

PLANNING BRIEF

PROJECT NAME: Tung Chung Area 42		
Date of Preparation: Oct 21, 2022 11:14:36 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Islands	
1.2 Site Location	Tung Chung Area 42	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	3.98	Subject to detailed design and site survey.
1.3.2 Net Site Area (approx) (ha)	3.98	Subject to detailed design and site survey.
1.4 Existing Land Use	Under Site Formation	
1.5 Existing Zoning	Residential (Group A)2	As stipulated in the approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24.
1.6 Existing Land Status	Government land	
2. Development Parameters	Current Proposal	Remarks
2.1 Proposed Housing Type	Public Housing	Flexibility should be allowed to change the housing type to cater for demand change between Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and other Subsidised Sale Flats (SSFs) subject to pro-rata adjustments of provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
2.2 Proposed No. of Flats	6,152	A $\pm 10\%$ deviation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned. Including about 1,312 Type A (1P/2P) flats subject to detailed design.
2.3 Design Population (approx)	16,611	Based on an average household size (AHS) of

2. Development Parameters		Current Proposal			Remarks
					2.7. Subject to change based on actual flat mix and detailed design. ±10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities and consultation with departments concerned.
2.4 Maximum Plot Ratio		-			
2.4.1 Total Plot Ratio		6.8			Subject to approval of TPB on Section 16 application for maximum plot ratio of PR 6.8 (i.e. domestic PR 6.5 and non-domestic PR 0.3). Total PR is 6.4 as stipulated in the approved Tung Chung Town Centre Area OZP No. S/I-TCTC/24.
2.4.2 Domestic Plot Ratio		6.5			Ditto.
2.4.3 Non-Domestic Plot Ratio		0.3			Ditto.
2.5 Maximum Gross Floor Area (GFA)		-			
2.5.1 Total GFA (sqm)		270,640			Subject to detailed survey of net site area and based on PR of 6.8. Subject to approval of TPB on Section 16 application for maximum Plot Ratio of 6.8 (i.e. domestic PR 6.5 and non-domestic PR 0.3).
2.5.2 Domestic GFA (sqm)		258,700			Ditto.
2.5.3 Non-Domestic GFA (sqm)		11,940			Ditto.
2.6 Maximum No. of Storeys or Building Height in mPD		170mPD (main roof level)			Subject to approval of TPB on Section 16 application for maximum building height of 170mPD. Maximum building height is 130mPD as stipulated in the approved Tung Chung Town Centre Area OZP No. S/I-TCTC/24.
3. Planning Requirements		HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities				-	
3.1.1 Nursery Class and		500 half-day and 500	12 classrooms	2	The use of premises is

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
Kindergarten [no. of classrooms]	full-day places for every 1,000 persons aged 3 to under 6 (assume 34 classrooms are required for every 1,000 children aged 3 to under 6)		(12 classrooms)	subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	30 classrooms	-	Demand to be met by provision in vicinity.
3.1.3 Secondary School [no.]	1 whole day classroom per 40 persons aged 12-17	22 classrooms	-	To be provided on district/territorial basis.
3.2 Local Open Space (sqm)	1 sqm per person	16,611 sqm	Not less than 16,611 sqm	At a provision of not less than 1 sqm per person. Subject to design population and detailed design.
3.3 Recreation Facilities [no.]			-	
3.3.1 Children's Play Area / Playground (sqm)	400 sqm per 5,000 persons	1,329 sqm	Not less than 1,329 sqm	At a provision of not less than 400 sqm per 5,000 persons. Subject to design population and detailed design. Facility to be integrated with open space/play areas for all age groups and persons with disabilities to foster sense of community in public housing developments.
3.3.2 Badminton Court [no.]	1 per 8,000 persons	2.1	2	Subject to design population and detailed design.
3.3.3 Table Tennis Table [no.]	1 per 7,500 persons	2.2	2	Subject to design population and detailed design.
3.3.4 Basketball Court [no.]	1 per 10,000 persons	1.7	2	Subject to design population and detailed design.
3.3.5 Tennis Court [no.]	2 per 30,000 persons	1.1	1	Based on HKPSG. Subject to detailed design.
3.4 Social Welfare / Community Facilities [no.]			-	The proposed facilities are requested by Social Welfare Department (SWD) and subject to

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				SWD's confirmation on funding availability and detailed design. According to the Notes of the OZP, any floor space that is constructed or intended for GIC use solely as required by the Government may be disregarded. The use of premises is subject to change to cope with the prevailing demand stipulated by the bureaux/departments concerned.
3.4.1 Residential Care Home for the Elderly (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	-	1 (150-p)	As requested by SWD.
3.4.2 Neighbourhood Elderly Centre (NEC)	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing	-	1	As requested by SWD.
3.4.3 Child Care Centre (CCC)	100 aided places per 25,000 persons	-	1 (100-p)	As requested by SWD.
3.4.4 Integrated Children and Youth Services Centre (ICYSC)	1/12,000 persons in 6-24 age group. The provision standard for this facility should be applied flexibly having regard to local factors	-	1	As requested by SWD.
3.4.5 Day Activity Centre (DAC)	To be determined taking into account the population, geographical factor, existing service provision and service demand	-	1 (50-p)	As requested by SWD.
3.4.6 Hostel for Severely Mentally Handicapped Persons (HSMH)	36 service places per 10,000 persons aged 15 or above	-	1 (50-p)	As requested by SWD.
3.4.7 Hostel for Moderately Mentally Handicapped Persons (HMMH)	36 service places per 10,000 persons aged 15 or above	-	1 (50-p)	As requested by SWD.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.8 Hostel for Severely Physically Handicapped Persons (HSPH)	36 service places per 10,000 persons aged 15 or above	-	1 (50-p)	As requested by SWD.
3.4.9 Integrated Vocational Rehabilitation Service Centre (IVRSC)	23 service places per 10,000 persons aged 15 or above	-	1 (120-p)	As requested by SWD.
3.4.10 Supported Hostel for Mentally Handicapped Persons [SHOS(MH)]	36 service places per 10,000 persons aged 15 or above	-	1 (20-p)	As requested by SWD.
3.5 Retail & Commercial (R&C) Facilities			-	
3.5.1 Retail GFA (sqm)	To be determined by HD	-	4,000 sqm	Subject to change and detailed design.
3.6 HD's Office GFA (sqm)	To be determined by HD	-	3,000 sqm	Subject to change and detailed design.
3.7 Parking Requirements [no.]			-	Full GFA exemption for all parking facilities.
3.7.1 Car Parking (domestic)	Outside 500m radius of rail station: 1 per 8-14 flats excluding Type A flats	346-605	611	Based on 1 per 7.9 flats excluding Type A (1/2p) flats as agreed with TD. Subject to detailed design.
3.7.2 Visitor Parking (domestic)	5 per residential block	30	30	Based on HKPSG ratio of 5 per residential block. Subject to detailed design.
3.7.3 Car Parking (R&C)	1 per 150 - 300 sqm retail GFA	14-27	27	Based on HKPSG ratio of 1 per 150 sqm of commercial GFA. Subject to detailed design.
3.7.4 Motorcycle Parking (domestic)	1 per 110 - 250 flats excluding Type A flats	20-44	44	Based on HKPSG ratio of 1 per 110 flats excluding Type A (1/2p) flats. Subject to detailed design.
3.7.5 Light Goods Vehicle Parking and Light Bus Parking	1 per 260 flats excluding Type A flats	19	19	Shared use space of Light Good Vehicles and light buses based on 1 per 260 flats excluding Type A (1P/2P) flats in accordance with HKPSG. Subject to detailed design.
3.7.6 Loading/ Unloading (domestic)	2 per residential block	12	12	Based on HKPSG ratio of 2 per residential block. The Loading/Unloading standard including the overnight parking requirement should be applied with due

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				consideration of the site constraint and local situation. Subject to detailed design.
3.7.7 Loading/ Unloading (R&C)	1 per 800 - 1,200 sqm retail GFA	4-5	5	Based on HKPSG ratio of 1 per 800 sqm of commercial GFA. The Loading/Unloading standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation. Subject to detailed design.
3.7.8 Bicycle Parking	Within a 0.5 - 2km radius of a rail station 1 per every 15 flats with flat size smaller than 70 sqm	410	410	Based on HKPSG ratio of 1 per 15 flats. Subject to detailed design.
3.7.9 Welfare Facilities Parking	-	-	4	As requested by SWD, one designated parking space for a private light bus with tail-lift measuring 8m x 3m with minimum headroom of 3.3m for RCHE. One designated parking space for a private light bus with tail-lift measuring 8m x 3m with minimum headroom of 3.3m for HSMH. One designated parking space for a 24-seater van with tail-lift and a shared loading/unloading area is required for HSPH. One designated parking space for 5.5-ton goods vehicle with loading/unloading area with tail-lift at least measuring 7m x 3.5m with minimum headroom of 3.6m for IVRSC.
3.7.10 Loading/Unloading (Welfare)	-	-	1 (to be shared with	As requested by SWD, one shared loading/unloading area is required.

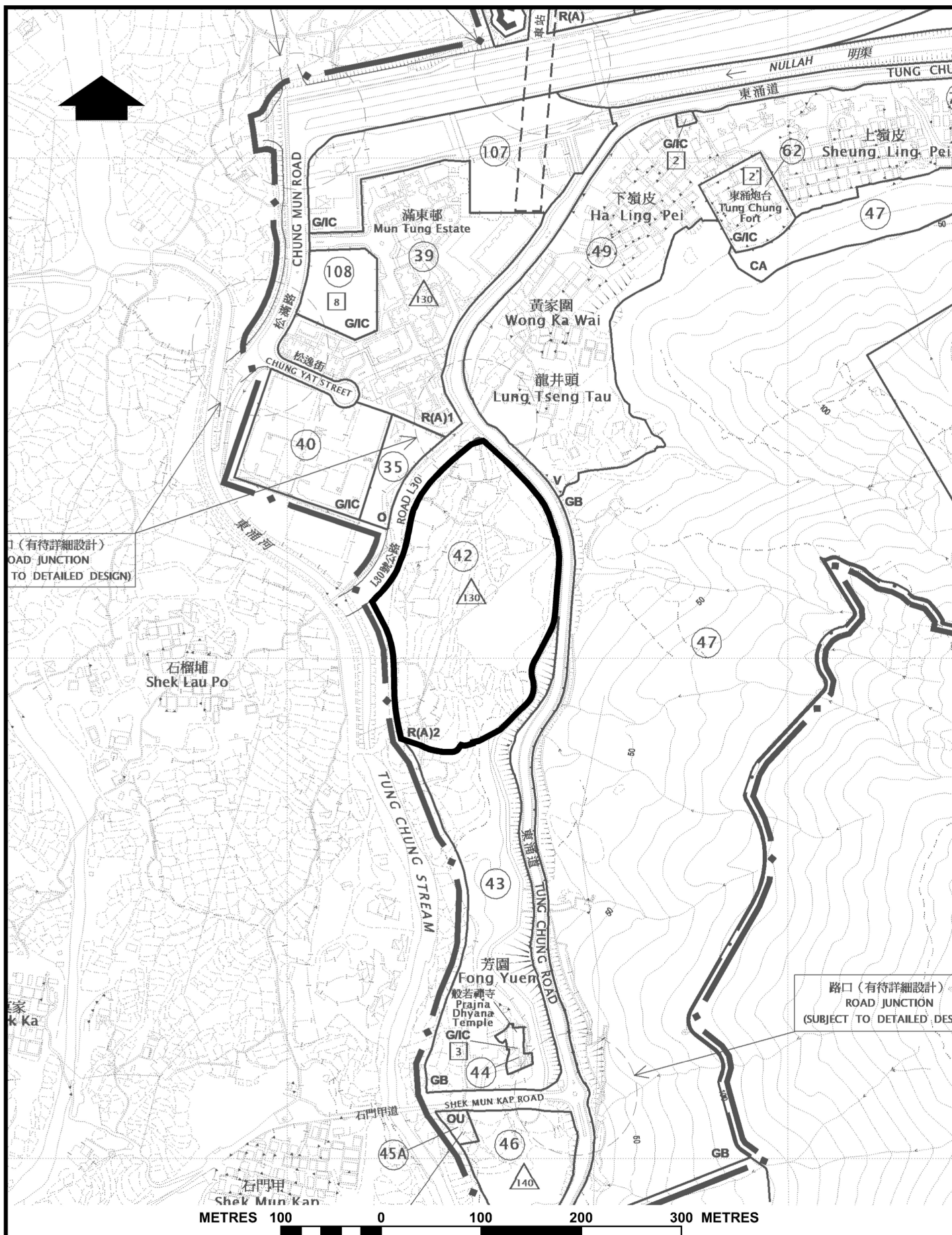
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
			domestic L/UL bay)	
3.7.11 Car Parking (HD's Office)	1 per 150 - 200 sqm GFA	-	15	Based on HKPSG ratio of 1 per 200 sqm GFA. Subject to detailed design.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	To carry out the necessary mitigation measures as recommended in Environmental Assessment Study (EAS) at detailed design stage. No insurmountable problem is envisaged.			To conduct EAS for assessing potential impacts due to road traffic that may affect the proposed development.
4.1.2 Air	To carry out the necessary mitigation measures as recommended in Environmental Assessment Study (EAS) at detailed design stage. No insurmountable problem is envisaged.			To conduct EAS for assessing potential impacts due to road traffic that may affect the proposed development.
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	To be connected to the proposed infrastructure by CEDD. No insurmountable problem is envisaged.			To liaise with EPD & DSD as and when necessary. A Drainage and Sewerage Impact Assessment (DSIA) has been completed by CEDD to demonstrate the sufficiency of the local drainage and sewerage system.
4.2.2 Water Supply	To be connected to the proposed infrastructure by CEDD. No insurmountable problem is envisaged.			To liaise with WSD as and when necessary.
4.2.3 Electricity, Telephone, Gas	Per D&C Study by CEDD			
4.2.4 Roads/Traffic Improvement	New public road network leading to the site will be implemented by CEDD. No insurmountable problem is envisaged.			A Traffic Impact Assessment (TIA) has been completed by CEDD to demonstrate the proposed development will not generate substantial impact on the surrounding existing and proposed traffic networks.
4.2.5 Geotechnical Requirement	Per D&C Study by CEDD			
4.3 Urban Design, Visual and Landscape	-			
4.3.1 Pedestrian Wind Environment	Setback from adjacent local road as a breezeway			An AVA has been conducted under the Tung

4. Technical Considerations/Constraints	Current Proposal	Remarks
		Chung New Town Extension P&E Study as reference.
4.4 Greening	-	
4.4.1 Green Coverage (% of Gross Site Area)	Not less than 30%	To achieve an overall of 30% green coverage, half of which will be provided at grade or on levels easily accessible by pedestrians.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2023/24	Tentative Date.
5.2 Building Completion Date	2028/29	Tentative Date.
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

Notes

- NET SITE AREA (NSA):** In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the NSA should exclude the following for the purpose of PR/GFA calculation:
 - district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, open-air public transport terminal/interchange;
 - internal roads; and
 - natural vegetated slopes and man-made slopes (for the latter, except slopes regraded to form developable area).
- NUMBER OF FLATS AND DESIGN POPULATION:** To allow flexibility in the design, $\pm 10\%$ adjustment will be allowed for the number of flats and design population together with corresponding adjustments to ancillary facilities in line with HKPSG or the requirements of client departments. If a project remains within the 10% allowance, no revision to PB and no re-submission to DipCon is necessary subject to no adverse comments from client departments on the corresponding adjustments to ancillary facilities. For schemes approved by the TPB under s.16 planning application, the changes in the number of flats should comply with the requirements as set out under the Town Planning Board Guidelines No. 36B.
- PLOT RATIO (PR):** PR should be calculated on the basis of NSA.
- MAXIMUM GFA, PR AND NUMBER OF STOREYS OR BUILDING HEIGHT:** OZP restrictions have to be specified under the Remarks column. The maximum GFA, PR and No. of storeys or building height for the current proposal should be based on the optimal development intensities of the site with reference to relevant planning studies or proposal by PlanD, or HD, with justifications instead of blanket adoption of the maximum development restrictions stipulated in the OZP.
- MAXIMUM NUMBER OF STOREYS OR BUILDING HEIGHT in mPD:** Should there be variations in height limits across the site, the different maximum heights in mPD at main roof level or number of storeys permitted should be indicated on a plan.
- PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
- RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
- PEDESTRIAN WIND ENVIRONMENT:** HPLB/ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
- DEPARTMENTAL COMMENTS:** Following circulation, a summary of comments with responses should be included in the appendix for submission of the draft planning brief for endorsement by DipCon.

10. **FUNCTION OF PB:** PB for public housing development is to provide guidelines for project during planning and design stage. Upon project completion and with the changing needs from district and the locality, development parameters and design may alter providing such alteration is technically feasible and acceptable by concerned bureaux/departments under relevant regulations and requirements. Therefore, amendment to the approved PBs is normally not required after completion of the development.



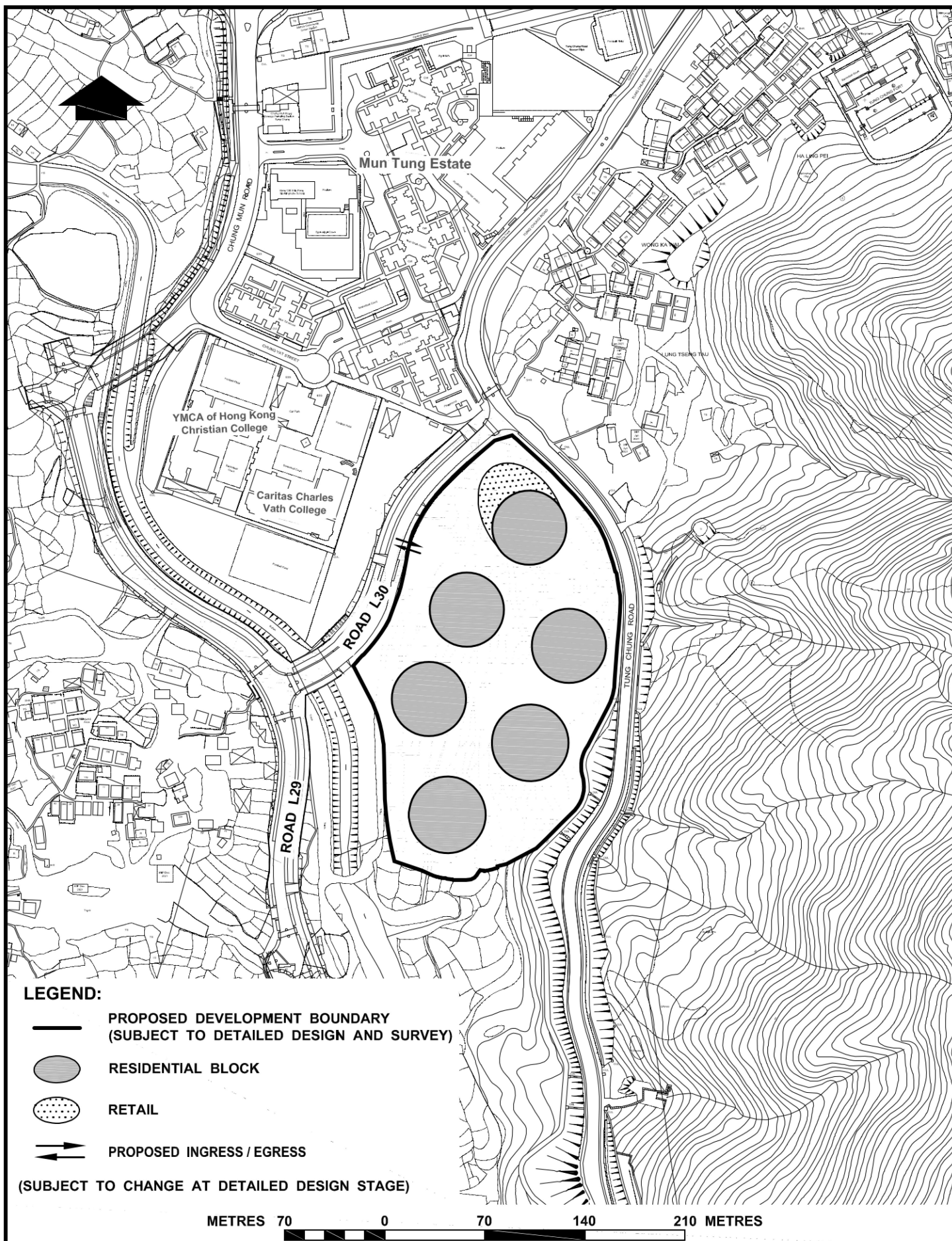
LOCATION PLAN TUNG CHUNG AREA 42



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
3. 8. 2022



DEVELOPMENT CONCEPT PLAN **PUBLIC HOUSING DEVELOPMENT AT** **TUNG CHUNG AREA 42**



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE :
3. 8. 2022

**Addendum to the Approved Planning Brief for Public Housing Development
at Tung Chung Area 42
(October 2024)**

	Approved Planning Brief (as at 25 October 2022)	Amendment to Planning Brief
Development Parameters		
Proposed No. of Flats	6,152	6,372
Design Population (approx.)	16,611	15,059
Planning Requirements		
Local Open Space (sqm)	Not less than 16,611	Not less than 15,059
Children's Play Area / Playground (sqm)	Not less than 1,329	Not less than 1,205
Tennis Court	1	0
Retail GFA (sqm)	4,000	2,650
HD's Office GFA (sqm)	3,000	1,600
Car Parking (Domestic)	611	623 (Shared-use by van-type Light Goods Vehicles or Taxis is allowed)
Visitor Parking (Domestic)	30	30 (Shared-use by van-type Light Goods Vehicles or Taxis is allowed)
Car Parking (R&C)	27	18 (Shared-use by van-type Light Goods Vehicles or Taxis is allowed)
Motorcycle Parking (Domestic)	44	45
Loading/Unloading (R&C)	5	4
Bicycle Parking	410	425
Car Parking (HD's Office)	15	8