

**Addendum to the Approved Planning Brief for Public Housing Development
at Tung Chung Area 103
(September 2022)**

	Approved Planning Brief (as at 13 August 2020)	Amendment to Planning Brief (based on s.16 planning application approved on 9 September 2022)	Reasons for Change/ Remarks
Development Parameters			
Proposed No. of Flats	1,843	2,018	Due to increase in GFA. A -10% deviation is allowed subject to detailed design.
Design Population (approx.)	5,640	5,651	Based on the Average Household Size of 2.8 under the approved s.16 planning application. A -10% deviation is allowed subject to detailed design.
Total Plot Ratio	5.4	5.9	Minor relaxation of total plot ratio from 5.4 to 5.9 as approved by TPB on 9.9.2022.
Total GFA (sqm)	93,420	102,070	Ditto.
Maximum Building Height (mPD)	+110	+125	Minor relaxation of maximum Building Height from +110mPD to +125mPD as approved by TPB on 9.9.2022.
Planning Requirements			
Local Open Space (sqm)	Not less than 5,640	Not less than 5,651	Due to change in design population. Subject to design population and detailed design.
Retail GFA (sqm)	880	910	Subject to detailed design.
Car Parking (Domestic)	168	181	Increased by 13 due to the change in flat no. and the parking ratio of 1 per 11.2 flats as agreed with Transport Department (TD).
Visitor Parking	15	20	Increased by 5 due to change in the number of building blocks.
Motor-cycle Parking	17	19	Increased by 2 due to change in flat no. and based on 1 per 110 flats agreed with TD.
Light Goods Vehicular Parking and Light Bus	7	8	Increased by 1 due to change in flat no. and based on 1 per 260 flats as agreed with TD.
Loading/Unloading (Domestic)	6	8	Increased by 2 due to change in number of building blocks.
Bicycle Parking	123	135	Increased by 12 due to the change in flat no. and based on the parking standard of 1 per 15 flats as agreed with TD.

PLANNING BRIEF

PROJECT NAME: Tung Chung Area 103		
Date of Preparation: Jul 2, 2020 7:10:30 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Islands	
1.2 Site Location	Tung Chung Area 103	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	1.73	Based on the latest gazetted road scheme by CEDD. Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	1.73	Subject to detailed design and site survey.
1.4 Existing Land Use	Reclamation site	
1.5 Existing Zoning	R(A)5	As stipulated in the Approved Tung Chung Extension Area Outline Zoning Plan (OZP) No. S/I-TCE/2.
1.6 Existing Land Status	Under reclamation	
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	1,843	Subject to CEDD's technical review. Subject to change at detailed design stage. In view of the limitation of the infrastructure capacity, only -10% deviation is allowed subject to detailed design.
2.3 Design Population (approx)	5,640	Based on an average

2. Development Parameters	Current Proposal			Remarks
				household size of 3.06. Subject to CEDD's technical review. Subject to change in detailed design. In view of the limitation of the infrastructure capacity, only -10% deviation is allowed subject to detailed design.
2.4 Maximum Plot Ratio	-			
2.4.1 Total Plot Ratio	5.4			As stipulated in the Approved Tung Chung Extension Area OZP No. S/I-TCE/2.
2.4.2 Domestic Plot Ratio	5			
2.4.3 Non-Domestic Plot Ratio	0.4			
2.5 Maximum Gross Floor Area (GFA)	-			
2.5.1 Total GFA (sqm)	93,420			Subject to detailed survey of net site area and based on maximum PR of 5.4 under the OZP.
2.5.2 Domestic GFA (sqm)	86,500			Subject to detailed survey of net site area.
2.5.3 Non-Domestic GFA (sqm)	6,920			- ditto -
2.6 Maximum No. of Storeys or Building Height in mPD	110mPD (maximum)			As stipulated in the Approved Tung Chung Extension Area OZP No. S/I-TCE/2.
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1 Education Facilities				-
3.1.1 Nursery Class and Kindergarten [no. of classrooms]	500 half-day and 500 full-day places for every 1,000 children in the age group of 3 to under 6 (assume 34 classrooms (CRs) are required for every 1,000 children aged 3 to under 6)	5 classrooms	1 (9 classrooms)	One kindergarten of 9 classrooms are planned in Area 103 for both Tung Chung Areas 103 and 109. The use of premises is 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	10 classrooms	-	To be catered in surrounding area.
3.1.3 Secondary School [no.]	1 whole-day classroom	4 classrooms	-	To be catered in

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	per 40 persons aged 12-17			surrounding area.
3.2 Local Open Space [sqm]	1 sqm per person	5,640 sqm	not less than 5,640 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 Table Tennis Table	1 per 7,500 persons	0.8	1 no.	Subject to design population and design population.
3.3.2 Badminton Court	1 per 8,000 persons	0.7	1 no.	Subject to design population and detailed design.
3.3.3 Basketball Court	1 per 10,000 persons	0.6	1 no.	Subject to design population and detailed design.
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	452 sqm	not less than 452 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.
3.4 Social Welfare / Community Facilities [no.]			-	Subject to confirmation on government funding availability by SWD and detailed design. According to the Notes of the OZP, any floor space that is constructed or intended for GIC use

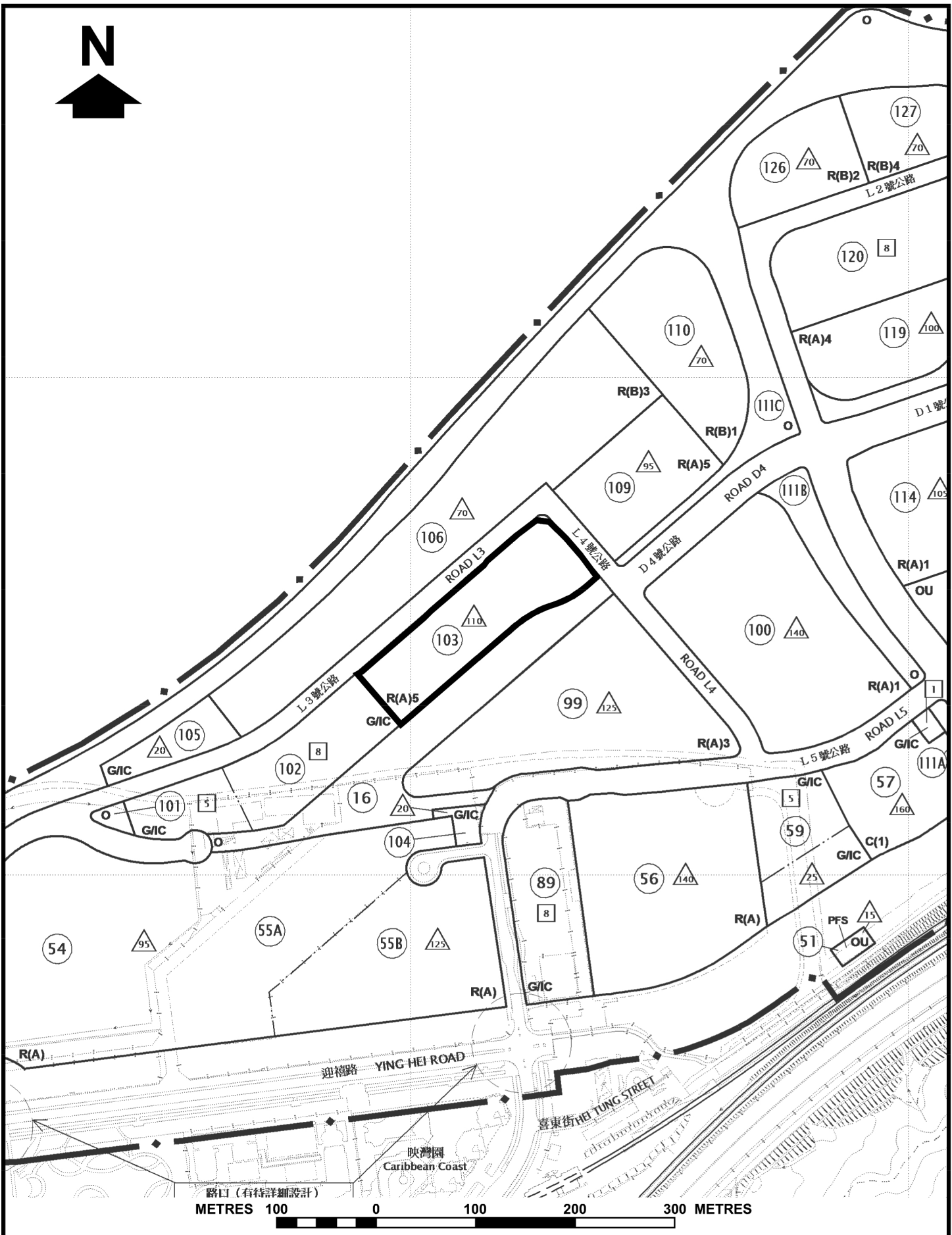
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				solely as required by the Government may be disregarded. The use of premises is subject to change to cope with the prevailing demand as stipulated by the bureaux/departments concerned.
3.4.1 Neighbourhood Elderly Centre	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, and SWD should be consulted	-	1 no.	As requested by SWD. The proposed facilities are subject to detailed design and the confirmation on the availability of government funding and public consultation.
3.4.2 Integrated Home Care Services Team (IHCST) (kitchen-based)	17.2 places per 1,000 elderly persons aged 65 or above. 60% the demand will be provided by home-based services.	9 places	1 team	As requested by SWD. The proposed facility is serving Tung Chung district and is subject to detailed design and the confirmation on the availability of government funding and public consultation.
3.5 Retail & Commercial (R&C) Facilities			-	
3.5.1 Retail GFA [sqm]	To be determined by HD	-	880 sqm	Subject to change and detailed design.
3.6 Parking Requirements [no.]			-	Full GFA exemption for all parking facilities.
3.6.1 Car Parking (Domestic)	Outside 500m radius of rail station: 1 per 13-19 flats	97-142	168	Based on proposed new standard of 1 per 11 flats excluding Type A (1P/2P) flats as requested by TD.
3.6.2 Car Parking (R&C)	1 per 200 sqm retail GFA	5	5	Based on 1 per 200 sq.m. of commercial GFA as requested by TD.
3.6.3 Visitor Parking	2-3 per residential block	6-9	15	Based on proposed new standard of 5 per residential block as requested by TD.
3.6.4 Motor-cycle Parking	1 per 110 flats	17	17	Based on 1 per 110 flats excluding Type A (1P/2P) flats as requested by TD.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.5 Car parking (Welfare Facilities)	N/A	N/A	1 (private light bus)	Requested by SWD for 1 designated parking space for 1 private light bus with tail-lift measuring 8m x 3m with minimum headroom of 3.3m and a shared loading/unloading area for the private light bus of the IHCST is required. Subject to review at detailed design stage.
3.6.6 Light Goods Vehicle Parking and Light Bus	N/A	N/A	7	Based on proposed new standard of 1 per 260 flats excluding Type A (1P/2P) flats as requested by TD.
3.6.7 Loading/Unloading (Domestic)	1 per residential block	3	6	Based on proposed new standard of 2 per residential block as requested by TD.
3.6.8 Loading/Unloading (R&C)	1 per 800-1,200 sqm retail GFA	1	1	Based on 1 per 800 sqm of commercial GFA.
3.6.9 Bicycle Parking	Within 0.5-2km radius of a rail station: 1 per 15 flats with flat size smaller than 70 sqm	123	123	Base on 1 per 15 flats.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	HD will arrange EAS to be conducted to ensure the project complying with the criteria stipulated in the HKPSG.			Appropriate mitigating measures, if necessary, will be proposed to the satisfaction of EPD.
4.1.2 Air	HD will arrange EAS to be conducted to ensure the project complying with the criteria stipulated in the HKPSG.			Appropriate mitigating measures, if necessary, will be proposed to the satisfaction of EPD.
4.2 Infrastructure	-			
4.2.1 Drainage and Sewerage	Implementation of planned infrastructure according to the planned population threshold to be undertaken by CEDD.			Subject to technical review by CEDD. To continue to liaise with CEDD and the concerned departments/parties.
4.2.2 Water Supply	Implementation of planned infrastructure according to the planned population threshold to be undertaken by CEDD.			Subject to technical review by CEDD. To continue to liaise with CEDD and the concerned

4. Technical Considerations/Constraints	Current Proposal	Remarks
		departments/parties.
4.2.3 Electricity, Telephone, Gas	Implementation of planned infrastructure according to the planned population threshold to be undertaken by utility undertakings.	No insurmountable impact is envisaged. To continue to liaise with the concerned departments/parties.
4.2.4 Roads/Traffic Improvement	Implementation of planned infrastructure according to the planned population threshold to be undertaken by CEDD.	Subject to technical review by CEDD. To continue to liaise with CEDD and the concerned departments/parties.
4.2.5 Geotechnical Requirement	Reclamation and site formation works are on-going and undertaken by CEDD.	To continue to liaise with CEDD on the design and construction of geotechnical works.
4.3 Urban Design, Visual and Landscape	-	
4.3.1 Urban Design, Visual and Landscape	Stepped height profile among the proposed building blocks will be considered. A 20m-wide non-building area (NBA) would be provided for air ventilation, view corridor purposes and pedestrian connectivity purposes. The NBA shall be accessible to the public. Sensitive design for the NBA including provision of greening as well as permeable fencing would be adopted. The design of NBA would integrate with the local open space to be provided on the site.	The urban design, visual and landscape requirements of the site are subject to (i) recommendations of the Urban Design Study, (ii) site constraints and (iii) detailed design.
4.3.2 Pedestrian Wind Environment	A 20m-wide non-building area (NBA) would be provided as breezeway to improve the pedestrian wind environment. No structure is allowed to be erected on the NBA except strong justifications and information demonstrating that such structure(s) would not bring adverse impact on the pedestrian wind environment.	An AVA has been conducted under the Tung Chung New Town Extension P&E Study as reference.
4.4 Greening	-	
4.4.1 Green Coverage (% of Gross Site Area)	Target 20%	To achieve an overall of 20% 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	2021/22	Tentative Date
5.2 Building Completion Date	2025/26	Tentative Date
6. Attachments		
6.1 Location Plan		
6.2 Development Concept Plan		

Notes

1. **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:
 - (a) district and public open space, public recreation facilities, free-standing schools and free-standing social welfare / community facilities, open-air public transport terminal / interchange;
 - (b) internal roads; and
 - (c) natural vegetated slopes and man-made slopes (for the latter, except slopes regraded to form developable area).
2. **NUMBER OF FLATS AND DESIGN POPULATION:** To allow flexibility in the design, -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.
3. **PLOT RATIO (PR):** PR should be calculated on the basis of NSA.
4. **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.
5. **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.
6. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
7. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floorspace required in the development.
8. **PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
9. **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.

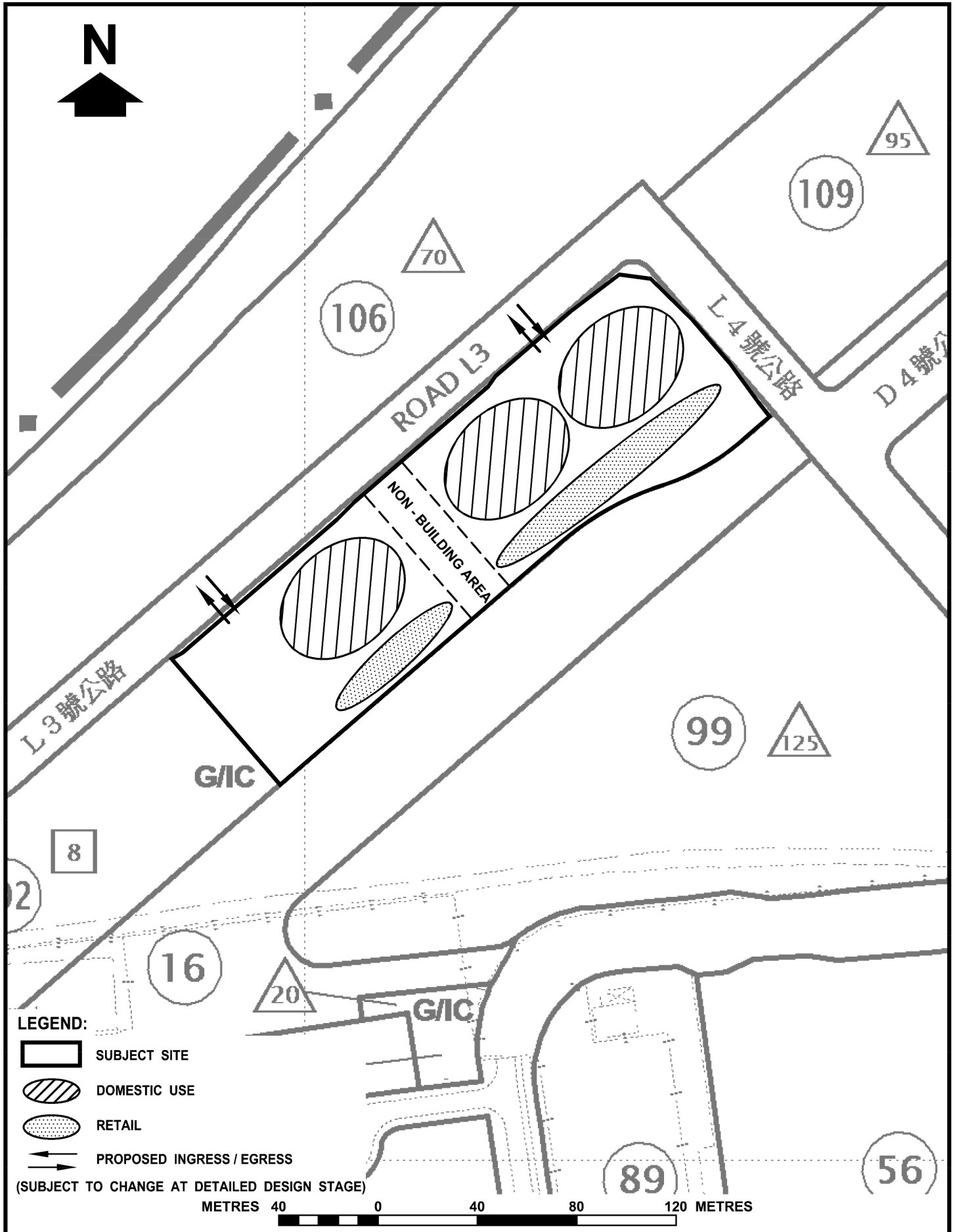


LOCATION PLAN TUNG CHUNG AREA 103





 HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
10. 6. 2020



LEGEND:

-  SUBJECT SITE
-  DOMESTIC USE
-  RETAIL
-  PROPOSED INGRESS / EGRESS

(SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)

METRES 40 0 40 80 120 METRES

**DEVELOPMENT CONCEPT PLAN
TUNG CHUNG AREA 103**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
10. 6. 2020**