

## PLANNING BRIEF

<b>PROJECT NAME:</b> Tung Chung Area 119		
<b>Date of Preparation:</b> May 2, 2023 2:38:17 PM		
<b>1. Site Particulars</b>	<b>Current Proposal</b>	<b>Remarks</b>
1.1 District Location	Islands	
1.2 Site Location	Tung Chung Area 119	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	1.44	Subject to detailed design and site survey.
1.3.2 Net Site Area (approx) (ha)	1.44	Subject to detailed design and site survey.
1.4 Existing Land Use	Reclamation site	
1.5 Existing Zoning	R(A)4	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	
<b>2. Development Parameters</b>	<b>Current Proposal</b>	<b>Remarks</b>
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	1,601	A $\pm 5\%$ deviation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities.
2.3 Design Population (approx)	4,323	Based on an average household size of 2.7. Subject to change based on actual flat mix. $\pm 5\%$ adjustment is allowed for flexibility in detailed design subject to pro-rata

2. Development Parameters	Current Proposal			Remarks
				adjustments of ancillary facilities.
2.4 Maximum Plot Ratio	-			
2.4.1 Total Plot Ratio	5.9			As stipulated in the Approved Tung Chung Extension Area OZP No. S/I-TCE/2.
2.4.2 Domestic Plot Ratio	5.5			
2.4.3 Non-Domestic Plot Ratio	0.4			
2.5 Maximum Gross Floor Area (GFA)	-			
2.5.1 Total GFA (sqm)	84,960			Subject to detailed survey of net site area and based on maximum PR of 5.9 under the OZP.
2.5.2 Domestic GFA (sqm)	79,200			Subject to detailed survey of net site area.
2.5.3 Non-Domestic GFA (sqm)	5,760			Subject to detailed survey of net site area.
2.6 Maximum No. of Storeys or Building Height in mPD	100 mPD			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)	3 classrooms	-	Demand to be met by provision in vicinity.
3.1.2 Primary School [no.]	1 whole-day classroom per 25.5 persons aged 6-11	8 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	6 classrooms	-	To be provided on district/territorial basis.
3.2 Local Open Space (sqm)	1 sqm per person	4,323 sqm	not less than 4,323 sqm	At a provision of not less than 1 sqm per person. Subject to design population and detailed design.

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
3.3 Recreation Facilities [no.]			-	
3.3.1 Table Tennis Table	1 per 7,500 persons	0.6 no.	1 no.	Subject to design population and detailed design.
3.3.2 Badminton Court	1 per 8,000 persons	0.5 no.	1 no.	Subject to design population and detailed design.
3.3.3 Children's Play Area / Playground (sqm)	400 sqm per 5,000 persons	346 sqm	not less than 346 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.]			-	The proposed facilities are requested by Social Welfare Department (SWD) and subject to 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 as stipulated by the bureaux/departments concerned.
3.4.1 100-p Child Care Centre (CCC)	100 aided places per 25 000 persons.	-	1 no.	As requested by SWD.
3.4.2 60-p Special Child Care Centre (SCCC)	The population-based planning standard for an Early Education and Training Centre (EETC)/SCCC is 23 subvented service	Subject to the population on children aged 0-6.	1 no.	As requested by SWD.

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
	places per 1 000 children aged 0-6.			
3.4.3 Social Security Field Unit (SSFU)	-	-	1 no.	As requested by SWD.
3.4.4 Centre for Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based)	17.2 subsidised places per 1 000 elderly persons aged 65 or above.	-	1 no.	As requested by SWD.
3.4.5 Residential Care Home for the Elderly (RCHE)	-	-	1 no.	As requested by SWD.
3.5 Retail & Commercial (R&C) Facilities			-	
3.5.1 Retail Floor Area	To be determined by HD	-	610 sqm	Subject to 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 8-14 flats	115 - 201 no.	208 no.	Based on 1 per 7.7 flats excluding Type A (1P/2P) flats as per TD's request. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.
3.6.2 Car Parking (R&C)	1 per 150-300 sqm retail GFA	3 - 5 no.	5 no.	Based on 1 per 150 sqm commercial GFA in accordance with HKPSG. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.
3.6.3 Visitor Parking	5 per residential block	15 no.	15 no.	Based on 5 per residential block in accordance with HKPSG. Shared-use by van-type Light Goods Vehicles or Taxis is allowed. Subject to detailed design.
3.6.4 Motor-cycle Parking	1 per 110-250 flats	7 – 15 no.	15 no.	Based on 1 per 110 flats excluding Type A (1P/2P) flats in accordance with HKPSG. Subject to detailed design.
3.6.5 Light Goods Vehicle Parking and Light Bus Parking	1 per 260 flats	7 no.	7 no.	Shared use space of Light Good Vehicles and light buses based on 1 per 260 flats excluding Type A

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				(1P/2P) flats in accordance with HKPSG. Subject to detailed design.
3.6.6 Loading/ Unloading (Domestic)	2 per residential block	6 no.	6 no.	Based on 2 per residential block in accordance with HKPSG. Loading/ unloading bay may be utilised for overnight parking in accordance with HKPSG. Subject to detailed design. The Loading/Unloading standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation.
3.6.7 Loading/ Unloading (R&C)	1 per 800-1,200 sq.m. retail GFA	1 no.	1 no.	Based on 1 per 800 sqm of commercial GFA in accordance with HKPSG. Loading / unloading bay may be utilised for overnight parking in accordance with HKPSG. Subject to detailed design. The Loading/Unloading standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation.
3.6.8 Bicycle Parking	Within 0.5-2km radius of a rail station: 1 per 15 flats with flat size smaller than 70 sq.m.	107 no.	107 no.	Based on 1 per 15 flats in accordance with HKPSG. Subject to detailed design.
3.6.9 Welfare Facilities Parking	-	-	3 no.	As per SWD's request. One parking space for a 48-seater coach measuring (12m L x 3.5m W x minimum 3.8m Headroom) is required for the SCCC. One designated parking space for one private light bus with tail-lift measuring

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				8m x 3m with minimum headroom of 3.3m is required for HCS. One parking space for private light bus with tail-lift measuring 8m x 3m with minimum headroom of 3.3m for the exclusive use of the RCHE.
3.6.10 Welfare Facilities Loading / Unloading	-	-	1 no.	As per SWD's request. One shared loading / unloading area for the private light buses, ambulances and other vehicles of the CCC, HCS, RCHE and SCCC, which should be accessible conveniently and close to the CCC, HCS, RCHE and SCCC, is required. Such loading / unloading area will be shared with domestic blocks. Subject to detailed design.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental	-			
4.1.1 Noise	EAS will be conducted to ensure the project complying with the criteria stipulated in the HKPSG.			Based on CEDD's preliminary blocks layout and technical assessments conducted under Agreement No. CE69/2015(CE), facade with no openable windows would be required at some locations of the building blocks. CEDD's information will be noted and EAS will be carried out for submission to EPD to confirm environmental acceptability of new blocks layout. Appropriate mitigation measures, if necessary will be proposed to the satisfaction of EPD.
4.1.2 Air	EAS will be conducted to ensure the project complying			Appropriate mitigating

4. Technical Considerations/Constraints	Current Proposal	Remarks
	with the criteria stipulated in the HKPSG.	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.	No insurmountable impact is envisaged. 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.	No insurmountable impact is envisaged. To continue to liaise with CEDD and the concerned 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.	No insurmountable impact is envisaged. 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.	No insurmountable problem is envisaged. 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	<p>To promote vibrant street life and provide local commercial uses serving the residents, the following measures would be considered at detailed design stage as far as practicable:</p> <ul style="list-style-type: none"> <li>- Commercial frontage with appropriate width shall be designated along site boundary fronting major open spaces and/or road;</li> <li>- Providing appropriate setback (with no structure) from the site boundary within the commercial frontage; <ul style="list-style-type: none"> <li>- Non-domestic GFA equivalent to an appropriate percentage of the total commercial frontage area (excluding the setback) shall be designated for non-domestic uses;</li> <li>- No part of building / structure within the commercial frontage area for non-domestic uses shall have excessive</li> </ul> </li> </ul>	The urban design, visual and landscape requirements of the site are subject to (i) recommendations of the Urban Design Study, (ii) site constraints, (iii) detailed design and (iv) no adverse impact to the development programme and flat production.

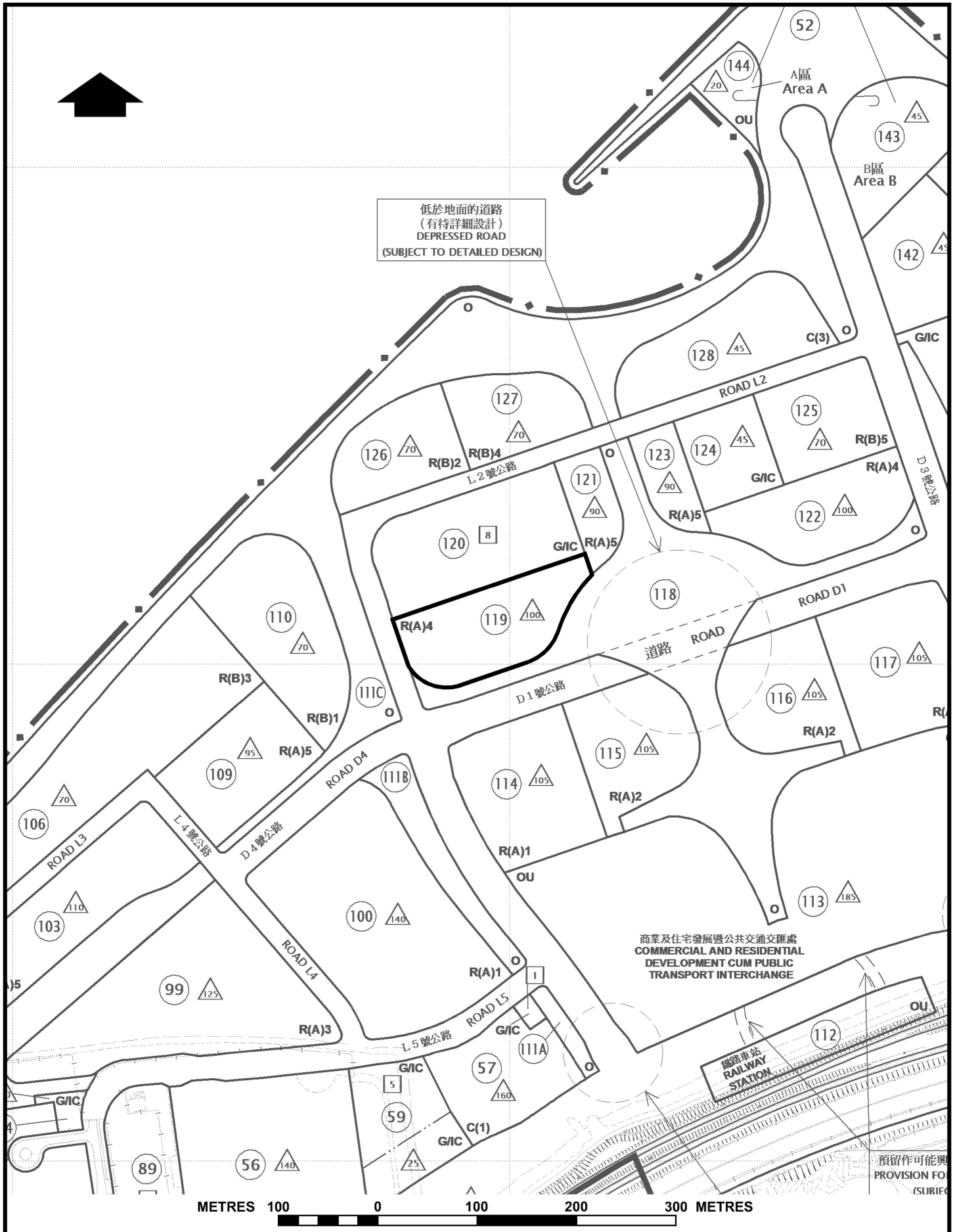
<b>4. Technical Considerations/Constraints</b>	<b>Current Proposal</b>	<b>Remarks</b>
	height; - Within the setback along the commercial frontage, covered pedestrian path with appropriate width and public access shall be provided; and - Fencing / boundary wall fronting major open spaces shall achieve an appropriate visual permeability.	
4.3.2 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)	At least 20%	To achieve an overall of 20% green coverage, half of which will be provided at grade or on levels easily accessible by pedestrians.
<b>5. Development Programme</b>	<b>Current Proposal</b>	<b>Remarks</b>
5.1 Foundation Commencement Date	2023/2024	Tentative Date
5.2 Building Completion Date	2028/2029	Tentative Date
<b>6. Attachments</b>		
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.



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 floor space 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.



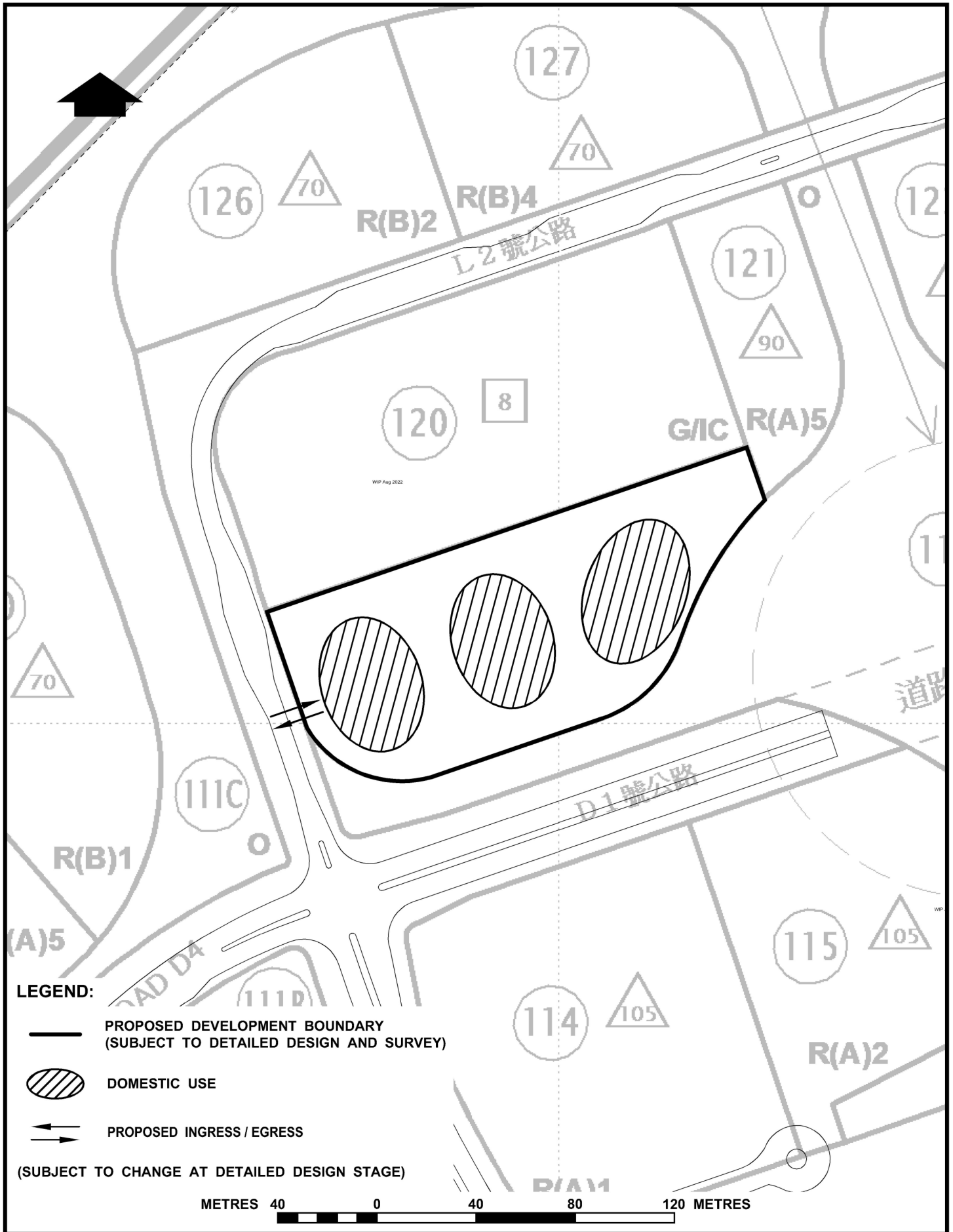
# LOCATION PLAN TUNG CHUNG AREA 119






HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 1

DATE :  
2. 5. 2023



**LEGEND:**

-  PROPOSED DEVELOPMENT BOUNDARY  
(SUBJECT TO DETAILED DESIGN AND SURVEY)
-  DOMESTIC USE
-  PROPOSED INGRESS / EGRESS

(SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)

METRES 40 0 40 80 120 METRES

**DEVELOPMENT CONCEPT PLAN  
TUNG CHUNG AREA 119**

 HOUSING DEPARTMENT  
PLANNING SECTIONS

<b>PLAN 2</b>	<b>DATE :</b> 2. 5. 2023
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