

## PLANNING BRIEF

<b>PROJECT NAME:</b> Tung Chung Area 133A		
<b>Date of Preparation:</b> Nov 27, 2023 6:37:10 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Islands	
1.2 Site Location	Tung Chung Area 133A	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	4.30 (including FEHD's public market site of approx. 0.6 ha)	Subject to detailed design and site survey.
1.3.2 Net Site Area (approx) (ha)	4.19 (including FEHD's public market site of approx. 0.6ha, excluding the "Open Space" zoned under the OZP with approx. 0.11 ha area)	Subject to detailed design and site survey.
1.4 Existing Land Use	Reclamation site	
1.5 Existing Zoning	Mostly R(A)2 with a small portion in area zoned as "Open Space"	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	6,817	A -10% deviation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities. Including about 1,426 flats for Type A (1P/2P) flats, subject to detailed design.
2.3 Design Population (approx)	18,406	Based on an average household size of 2.7. Subject to change based on actual flat mix. -10% adjustment is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities.
2.4 Maximum Plot Ratio	-	
2.4.1 Total Plot Ratio	7	Subject to approval of TPB on section 16 planning application for the minor relaxation of total plot ratio and building height restriction. Excluding the non- domestic PR of the public market to be provided by FEHD, which is exempted in accordance with the OZP. The maximum total plot ratio as stipulated in the approved Tung Chung Extension Area OZP No. S/I-TCE/2 is PR 6.5.
2.4.2 Domestic Plot Ratio	6.5	
2.4.3 Non-Domestic Plot Ratio	0.5	
2.5 Maximum Gross Floor Area (GFA)	-	

<b>2. Development Parameters</b>		<b>Current Proposal</b>			<b>Remarks</b>
2.5.1 Total GFA (sqm)		293,300			Subject to approval of TPB on section 16 planning application for the minor relaxation of total plot ratio and building height restriction. Excluding the non-domestic GFA of the public market to be provided by FEHD, which is exempted in accordance with the OZP. Subject to detailed survey of net site area.
2.5.2 Domestic GFA (sqm)		272,350			Subject to detailed survey of net site area.
2.5.3 Non-Domestic GFA (sqm)		20,950			Subject to detailed survey of net site area.
2.6 Maximum No. of Storeys or Building Height in mPD		135mPD			Subject to approval of TPB on section 16 planning application for the minor relaxation of total plot ratio and maximum building height restriction. The maximum building height as stipulated in the approved Tung Chung Extension Area OZP No. S/I-TCE/2 is 115mPD.
<b>3. Planning Requirements</b>		<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
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)	13 classrooms	12 classrooms	1 kindergarten to be provided. Subject to design population and detailed design. 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	33 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	24 classrooms	-	To be provided on district/territorial basis.	
3.2 Local Open Space (sqm)	1 sqm per person	18,406 sqm	Not less than 18,406 sqm	At a provision of not less than 1 sqm per person. Subject to design population and detailed design. Including 1,800 sqm local open space provided in FEHD's public market site. The greenery could be counted as local open space subject to the compliance of HKPSG.	
3.3 Recreation Facilities [no.]				-	
3.3.1 Badminton Court	1 per 8,000 persons	2.3 no.	2 no.	Subject to design population and detailed design.	
3.3.2 Table Tennis Table	1 per 7,500 persons	2.5 no.	2 no.	Subject to design population and detailed design.	
3.3.3 Basketball Court	1 per 10,000 persons	1.8 no.	1 no.	Subject to design population and detailed design.	
3.3.4 Children's Play Area / Playground (sqm)	400 sqm per 5,000 persons	1,473 sqm	Not less than 1,473 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 HD's District Tenancy Management Office (GFA)(sqm)	To be determined by HD	-	1 no. (with an area of about 810 sqm in GFA)	The GFA is subject to review and detailed design.	

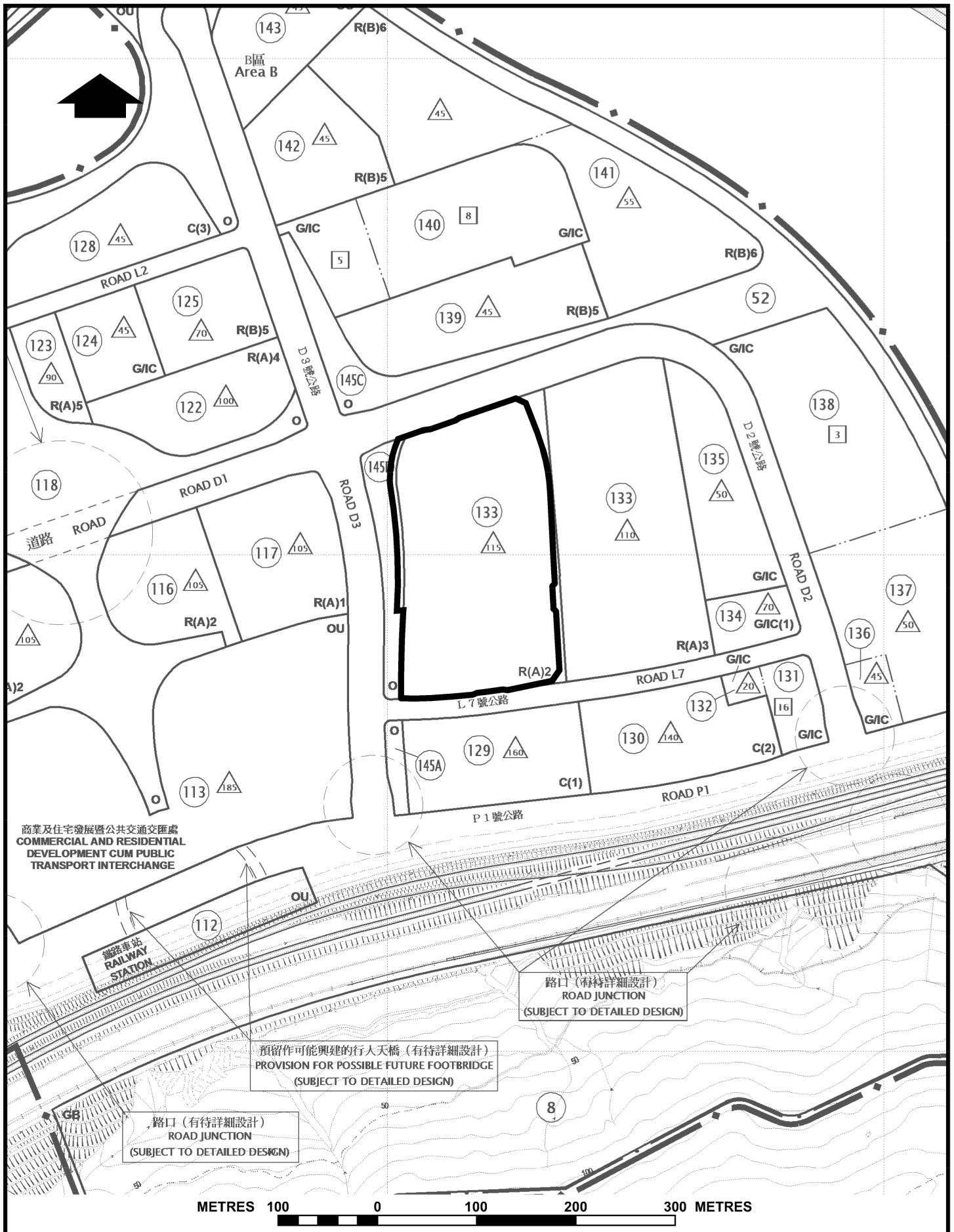
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.5 Retail & Commercial (R&C) Facilities			-	
3.5.1 Retail GFA (sqm)	To be determined by HD	-	8,800 sqm	At public housing portion and subject to detailed design. Excluding the public market to be provided by FEHD outside the public housing portion.
3.6 Parking Requirements [no.]			-	Full GFA exemption for all parking facilities. Parking facilities for the public market to be provided by FEHD within the public market site are excluded below.
3.6.1 Car Parking (Domestic)	Within 500m radius of rail station: 1 per 9-16 flats excluding Type A flats	337 – 599 no.	385 no.	Based on 1 per 14 flats excluding Type A (1P/2P) flats in accordance with HKPSG. 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	29 - 59 no.	59 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	25 no.	25 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 excluding Type A flats	22 – 49 no.	49 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	1 per 260 flats excluding Type A flats	21 no.	21 no.	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.
3.6.6 Loading/Unloading (Domestic)	2 per residential block	10 no.	10 no.	Based on 2 per residential block. Loading/unloading bay may be utilised for overnight parking in accordance with HKPSG. The Loading/Unloading standard including the overnight parking requirement should be applied with due consideration of the site constraint and local situation. One loading/unloading bays will share use with other non-domestic facilities. Subject to detailed design.
3.6.7 Loading/Unloading (R&C)	1 per 800 – 1 200 sqm retail GFA	8 – 11 no.	11 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. 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.

<b>3. Planning Requirements</b>	<b>HKPSG Standards</b>	<b>Provision in accordance with HKPSG</b>	<b>Current Proposal</b>	<b>Remarks</b>
3.6.8 Bicycle Parking	Within 0.5 - 2km radius of a rail station: 1 per 15 flats with flat size smaller than 70 sqm	454 no.	454 no.	Based on 1 per 15 flats in accordance with HKPSG. Subject to detailed design.
3.6.9 Car Parking (HA's District Tenancy Management Office)	To be determined by HD	-	2 no.	Subject to detailed design.
3.7 Potential Footbridge Connection	-	-	2 no.	Potential footbridge connection between TC 133 A & B and TC 133 A & FEHD's public market site. Subject to detailed design and / or agreement among HD and relevant government departments.
<b>4. Technical</b>	<b>Current Proposal</b>			<b>Remarks</b>
4.1 Environmental	-			
4.1.1 Noise	HD will arrange Environmental Assessment Study (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.			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.			To continue to liaise with CEDD on the design and construction of geotechnical works.
4.3 Urban Design, Visual and Landscape	-			

4. Technical	Current Proposal	Remarks
4.3.1 Urban Design, Visual and Landscape	<p>A 20-m wide non-building area (NBA) running in the east- west direction would be provided within the subject site for view corridor purpose.</p> <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;</li> <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 height;</li> <li>- Within the setback along the commercial frontage, covered pedestrian path with appropriate width and public access shall be provided and are exempted from GFA calculation; and</li> </ul> <p>A 6.5m-wide Dedicated Pedestrian Zone (DPZ) is proposed along the site's western boundary (included in V.O boundary) and abuts the open space at TC 145B. The DPZ will serve as Emergency Vehicular Access (EVA) on top of other purposes (e.g. lighting, ventilation, fire separation and means of escape, etc.) for the TC133A to allow greater flexibility for better integrated planning and design between the adjoining public open space and public housing development. The concerned DPZ/EVA is excluded from net site area and not PR/GFA countable and no building structure is allowed on the DPZ.</p>	The urban design, visual and landscape requirements of the site are based on the recommendation of the Urban Design Study and subject to site constraints and detailed design.
4.3.2 Pedestrian Wind Environment	A 20-m wide NBA running in the east-west direction would be provided within the subject site for air ventilation purpose.	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 30%	<p>At least 50% green coverage will be at grade or on levels easily accessible to pedestrians. Including 1,800 sqm green coverage provided in FEHD's public market site.</p> <p>On grade green coverage within FEHD's public market site (&lt;2 hectares) would be complied with relevant PNAPs and DevB's memo(s) / circular(s).</p> <p>The greenery could be counted as local open space subject to the compliance of HKPSG.</p>
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2024/2025	Tentative Date
5.2 Building Completion Date	2029/2030	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,  $\pm 10\%$  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.
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 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.



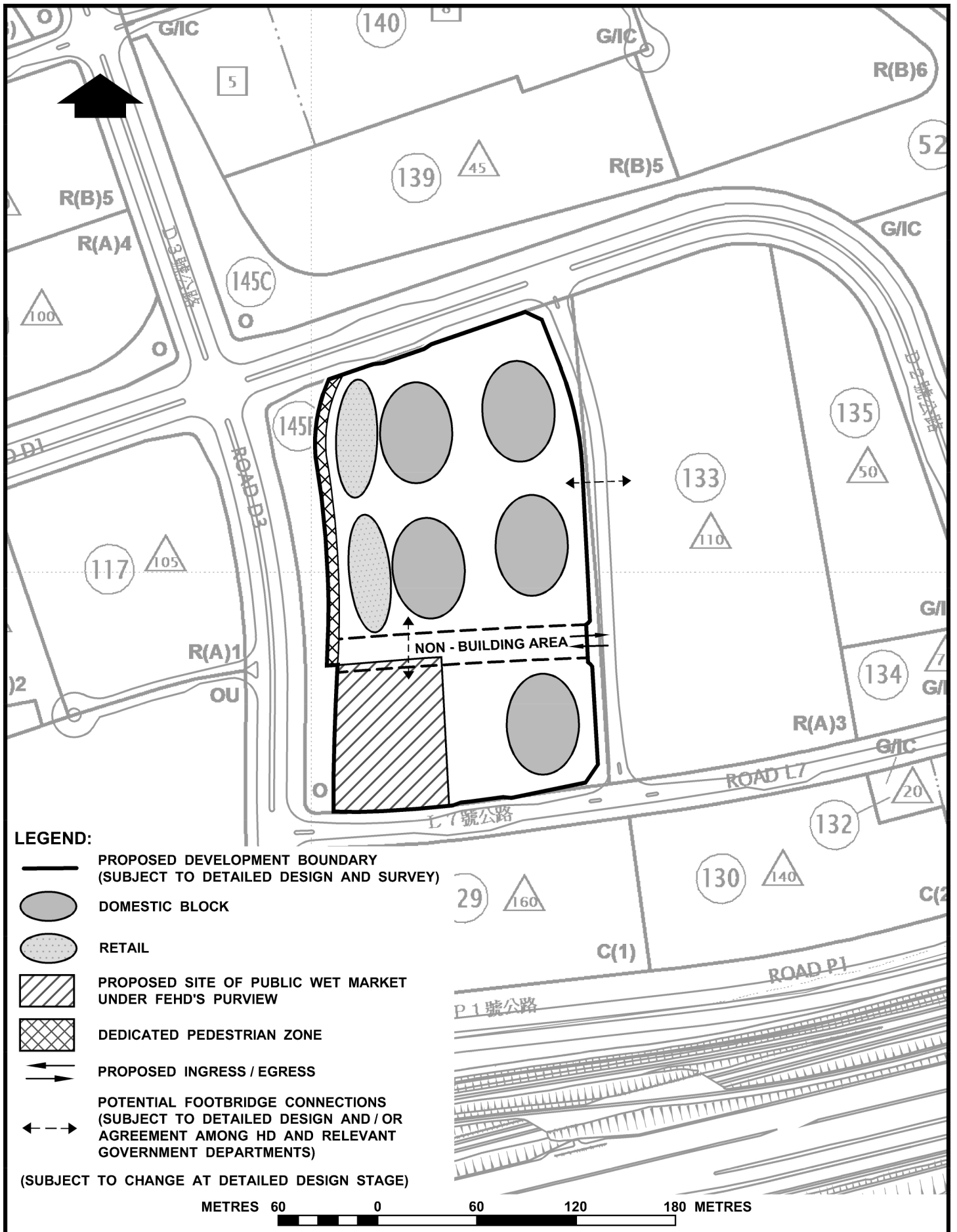
# LOCATION PLAN TUNG CHUNG AREA 133A










HOUSING DEPARTMENT  
PLANNING SECTIONS

PLAN 1

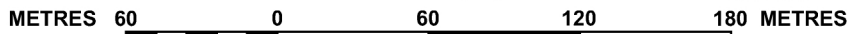
DATE :  
15. 9. 2023



**LEGEND:**

-  PROPOSED DEVELOPMENT BOUNDARY  
(SUBJECT TO DETAILED DESIGN AND SURVEY)
-  DOMESTIC BLOCK
-  RETAIL
-  PROPOSED SITE OF PUBLIC WET MARKET  
UNDER FEHD'S PURVIEW
-  DEDICATED PEDESTRIAN ZONE
-  PROPOSED INGRESS / EGRESS
-  POTENTIAL FOOTBRIDGE CONNECTIONS  
(SUBJECT TO DETAILED DESIGN AND / OR  
AGREEMENT AMONG HD AND RELEVANT  
GOVERNMENT DEPARTMENTS)

(SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)



**DEVELOPMENT CONCEPT PLAN  
PUBLIC HOUSING DEVELOPMENT AT  
TUNG CHUNG AREA 133A**



**HOUSING DEPARTMENT  
PLANNING SECTIONS**

**PLAN 2**

**DATE :  
15. 9. 2023**