

PLANNING BRIEF

PROJECT NAME: Tung Chung Area 133C		
Date of Preparation: Nov 28, 2023 9:27:30 AM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Islands	
1.2 Site Location	Tung Chung Area 133C	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	1.85	Subject to detailed design and site survey.
1.3.2 Net Site Area (approx) (ha)	1.85	Subject to detailed design and site survey.
1.4 Existing Land Use	Reclamation site	
1.5 Existing Zoning	R(A)3	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	2,571	A -10% deviation is allowed for flexibility in detailed design subject to pro-rata adjustments of ancillary facilities.
2.3 Design Population (approx)	6,942	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	6.7	Subject to approval of TPB on section 16 planning application for the minor relaxation of total plot ratio and building height restriction. The maximum total plot ratio as stipulated in the approved Tung Chung Extension Area OZP No. S/I-TCE/2 is PR 6.4.
2.4.2 Domestic Plot Ratio	6.5	
2.4.3 Non-Domestic Plot Ratio	0.2	
2.5 Maximum Gross Floor Area (GFA)	-	
2.5.1 Total GFA (sqm)	123,950	Subject to approval of TPB on section 16 planning application for the minor relaxation of total plot ratio and building height restriction. Subject to detailed survey of net site area.
2.5.2 Domestic GFA (sqm)	120,250	Subject to detailed survey of net site area.

2. Development Parameters		Current Proposal			Remarks
2.5.3 Non-Domestic GFA (sqm)		3,700			Subject to detailed survey of net site area.
2.6	Maximum No. of Storeys or Building Height in mPD	130mPD			Subject to approval of TPB on section 16 planning application for the minor relaxation of total plot ratio and maximum building height. The maximum building height as stipulated in the approved Tung Chung Extension Area OZP No. S/I-TCE/2 is 110mPD.
3. Planning Requirements		HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.1	Education Facilities			-	
3.1.1	Nursery Classes 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	6 classrooms	1 no. of six-classroom kindergarten to be provided. 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	12 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	9 classrooms	-	To be provided on district/territorial basis.
3.2	Local Open Space (sqm)	1 sqm per person	6,942 sqm	Not less than 6,942 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	Badminton Court	1 per 8,000 persons	0.9 no.	1 no.	Subject to design population and detailed design.
3.3.2	Table Tennis Table	1 per 7,500 persons	0.9 no.	1 no.	Subject to design population and detailed design.
3.3.3	Basketball Court	1 per 10,000 persons	0.7 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	556 sqm	Not less than 556 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. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.4.2 100-p Residential Care Home for the Elderly (RCHE) cum 30-p Day Care Unit for the Elderly (DCU)	21.3 subsidised beds per 1 000 elderly persons aged 65 or above for RCHE. 17.2 subsidised community care places per 1 000 elderly persons aged 65 or above for DCU.	-	1 no.	As requested by SWD.
3.4.3 One team of Home Care Services (HCS) for Frail Elderly Persons (3-team size non-kitchen based)	17.2 subsidised community care places per 1 000 elderly persons aged 65 or above.	-	1 no.	As requested by SWD.
3.4.4 80-p Day Care Centre for the Elderly (DE)	17.2 subsidised places per 1 000 elderly persons aged 65 or above.	-	1 no.	As requested by SWD.
3.5 Retail & Commercial (R&C) Facilities			-	
3.5.1 Retail Floor Area	To be determined by HD	-	Nil	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 8-14 flats excluding type A flats	184 - 321 no.	321 no.	Based on 1 per 8 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 Visitor Parking	5 per residential block	20 no.	20 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.
3.6.3 Motor-cycle Parking	1 per 110-250 flats excluding type A flats	10 – 23 no.	23 no.	Based on 1 per 110 flats excluding Type A (1P/2P) flats in accordance with HKPSG. Subject to detailed design.
3.6.4 Light Goods Vehicle Parking	1 per 260 flats excluding type A flats	10 no.	10 no.	Shared use space of LGV and light buses based on 1 per 260 flats excluding Type A (1P/2P) flats in accordance with HKPSG. Subject to detailed design.
3.6.5 Loading / Unloading (Domestic)	2 per residential block	8 no.	8 no.	Based on 2 per residential block 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.
3.6.6 Bicycle Parking	Within 0.5-2km radius of a rail station: 1 per 15 flats with flat size smaller than 70 sqm	171 no.	171 no.	Based on 1 per 15 flats in accordance with HKPSG. Subject to detailed design.

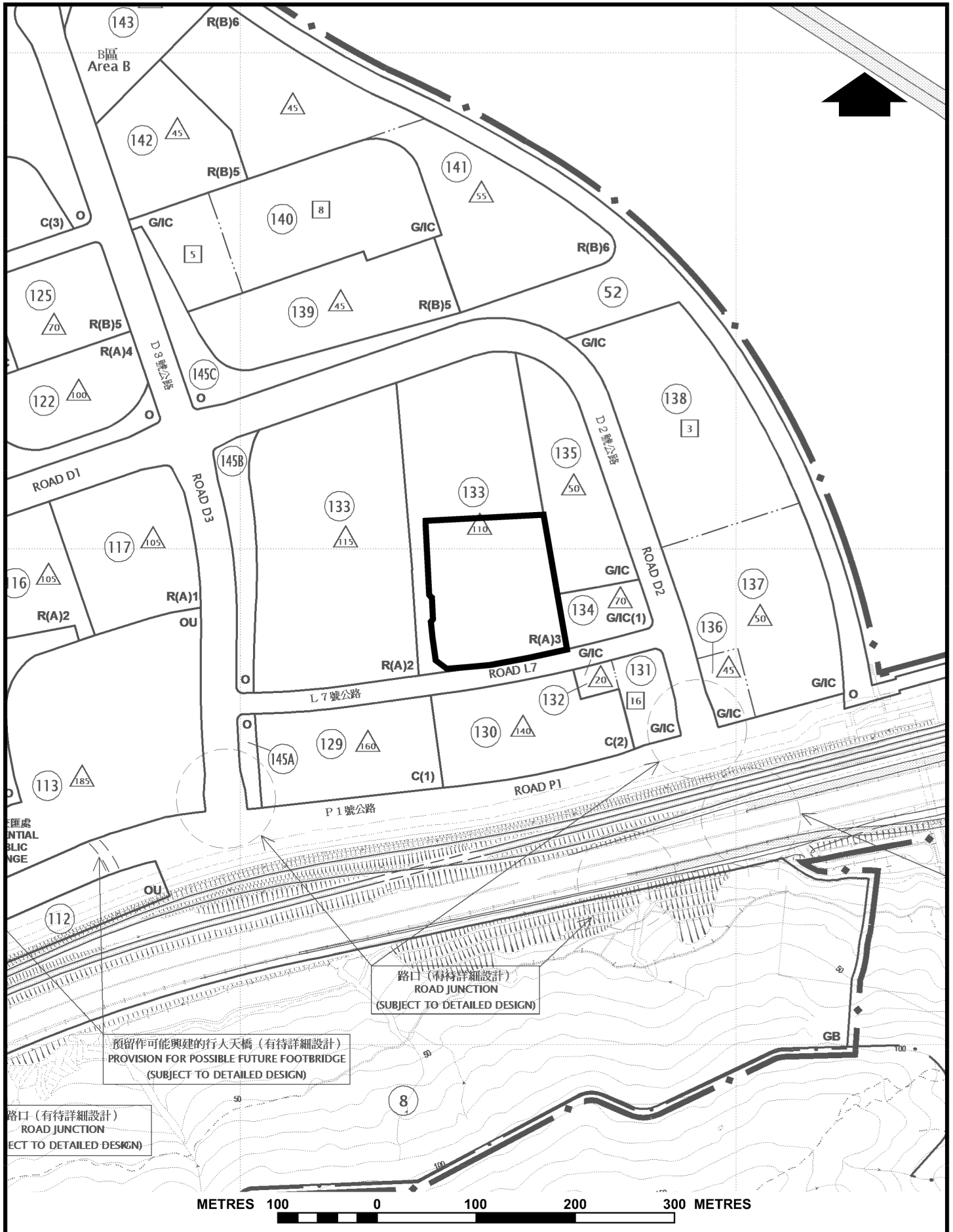
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.6.7 Welfare Facilities Parking	-	-	7 no.	<p>As per SWD's request and subject to confirmation on Government funding availability by SWD.</p> <p>One designated parking space for one private light bus with tail-lift measuring 8m x 3m with minimum headroom of 3.3m for Home Care Services (HCS) for Frail Elderly Persons is required.</p> <p>Two parking spaces for private light buses with tail-lift measuring 8m x 3m with minimum headroom of 3.3m for the exclusive use of the RCHE cum DCU.</p> <p>Four designated parking spaces for 4 private light buses with tail-lift each measuring 8m x 3m with minimum headroom of 3.3 m for DE are required.</p> <p>Subject to detailed design.</p>
3.6.8 Welfare Facilities Loading / Unloading	-	-	1 no.	<p>As per SWD's request, one shared loading / unloading area for the private light buses and ambulances or other vehicles of the development for RCHE cum DCU, HCS team for Frail Elderly Persons, DE and CCC. Such loading / unloading area would be shared with other non-domestic facilities.</p> <p>The location of the loading / unloading area should be in the close proximity to the entrances of the buildings of RCHE cum DCU and DE. The dimension of the shared loading / unloading area should be 11m x 3.5m with minimum headroom of 4.7m.</p> <p>Subject to detailed design.</p>
4. Technical	Current Proposal			Remarks
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. Technical		Current Proposal	Remarks
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	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.	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)	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.
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

- 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.

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.



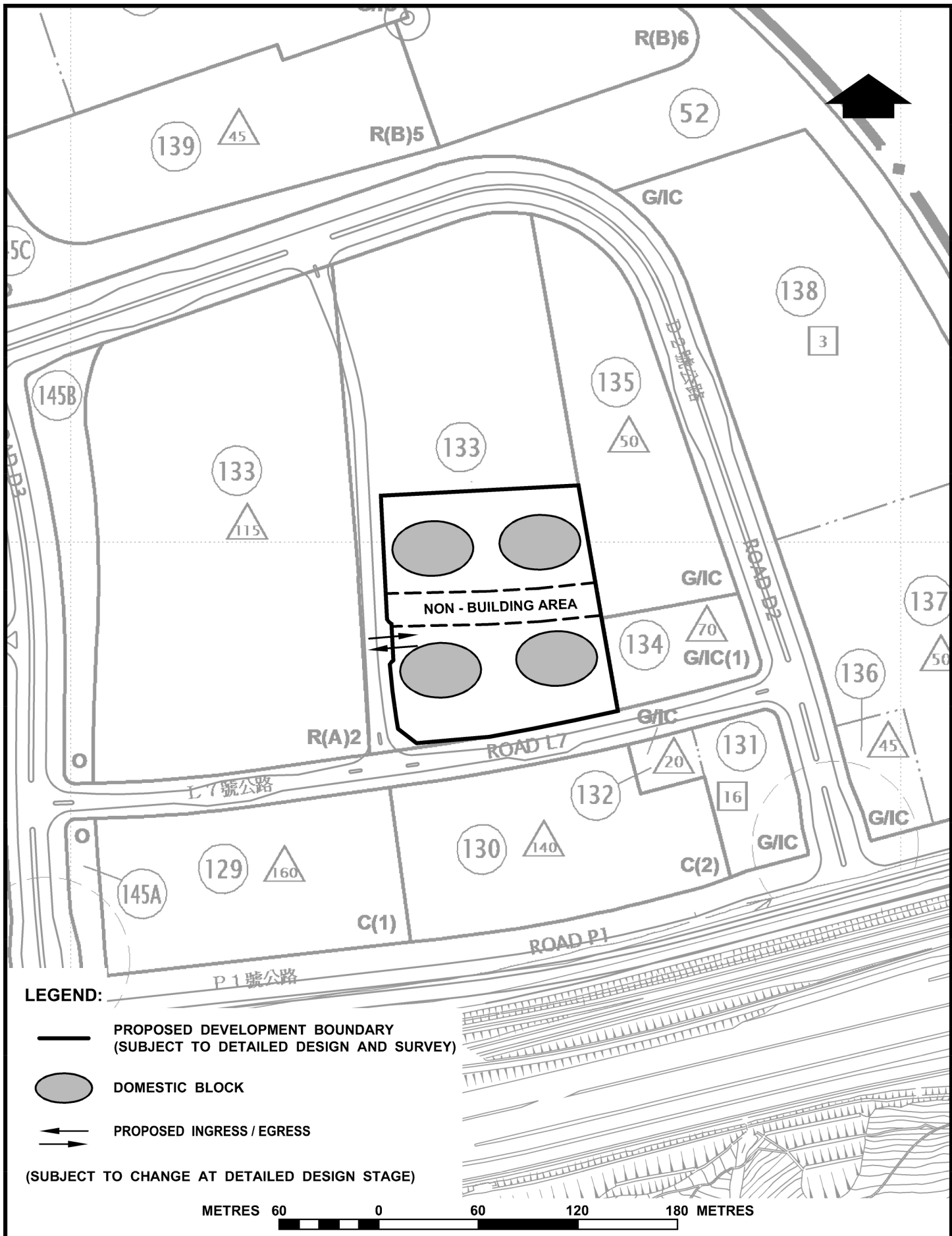
**LOCATION PLAN
TUNG CHUNG AREA 133C**






**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
12. 9. 2023**



LEGEND:

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

(SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)

METRES 60 0 60 120 180 METRES

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



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
12. 9. 2023**