

**Addendum to the Approved Planning Brief for Public Housing Development
at Tung Chung Area 46
(May 2024)**

	Approved Planning Brief (as at 25 October 2022)	Amendment to Planning Brief (based on s.16 planning application approved on 22 December 2023 and TPB's advisory clause)	Reasons for Change/ Remarks
Development Parameters			
Gross Site Area (approx) (ha)	1.12	1.11	Subject to detailed design and site survey.
Net Site Area (approx) (ha)	1.12	1.11	
Proposed No. of Flats	1,512	1,530	A ±10% deviation is allowed subject to detailed design.
Design Population (approx)	4,082	3,745	Based on actual flat mix. A ±10% deviation is allowed subject to detailed design.
Maximum Domestic Gross Floor Area (GFA) (sqm)	61,600	61,050	Maximum domestic GFA decreased by 550 sqm due to change in site area. Subject to detailed survey of net site area and based on total plot ratio (PR) of 5.7 (i.e. domestic PR 5.5 and non-domestic PR 0.2) as approved by the TPB on 22.12.2023.
Maximum Non-Domestic GFA (sqm)	2,240	2,220	Maximum non-domestic GFA decreased by 20 sqm due to change in site area. Subject to detailed survey of net site area and based on total PR of 5.7 (i.e. domestic PR 5.5 and non-domestic PR 0.2) as approved by the TPB on 22.12.2023.
Maximum No. of Storeys or Building Height in mPD	175mPD (main roof level)	165mPD (main roof level)	Minor relaxation of maximum building height restriction in response to TPB's advisory clause.
Planning Requirements			
Local Open Space (sqm)	Not less than 4,082	Not less than 3,745	Due to change in design population. Subject to design population and detailed design.
Children's Play Area / Playground (sqm)	Not less than 327	Not less than 300	Due to change in design population. 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.
Retail GFA (sqm)	300	450	Subject to change and detailed design.

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Parking Requirements [no.]	-	-	Remark has been updated below: "Full GFA exemption for all parking facilities."
Car Parking (Domestic)	149	149	Remark has been updated below to reflect TD's latest agreement on addressing the parking demand flexibility: "Shared-use by van-type Light Goods Vehicles or Taxis is allowed."
Visitor Parking (Domestic)	10	10	Remark has been updated below to reflect TD's latest agreement on addressing the parking demand flexibility: "Shared-use by van-type Light Goods Vehicles or Taxis is allowed."
Car Parking (R&C)	2	3	Increased by 1 due to change in retail GFA and the parking ratio of 1 per 150 sqm of retail GFA as agreed with TD. Remark has been updated below to reflect TD's latest agreement on addressing the parking demand flexibility: "Shared-use by van-type Light Goods Vehicles or Taxis is allowed."
Bicycle Parking	101	102	Increased by 1 due to the change in flat no. and the parking ratio of 1 per 15 flats as agreed with TD.
Technical Considerations/Constraints			
Urban Design, Visual and Landscape	-	Urban Design and Visual – Stepped building height profile to be provided. A minimum 15m-wide building separation to be provided between domestic floors. A range of light warm colors in earth and natural tones to be proposed in the building façade, and building appearance to be studied to mitigate the potential visual impact and better harmonise with the surrounding country park setting. Landscape – Landscape areas to be provided at different levels of the development, native and adapted species to be selected, quality open space to be provided and connectivity with nature to be enhanced in the development to better harmonise with the surrounding country park setting.	In response to TPB's advisory clause. Subject to detailed design.

PLANNING BRIEF

PROJECT NAME: Tung Chung Area 46		
Date of Preparation: Sep 16, 2022 1:49:59 PM		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Islands	
1.2 Site Location	Tung Chung Area 46	
1.3 Site Area	-	
1.3.1 Gross Site Area (approx) (ha)	1.12	Subject to detailed design and site survey.
1.3.2 Net Site Area (approx) (ha)	1.12	Subject to detailed design and site survey.
1.4 Existing Land Use	Under Site Formation	
1.5 Existing Zoning	Residential (Group A)3	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, Private Lots	
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	1,512	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 324 Type A (1P/2P) flats subject to detailed design.
2.3 Design Population (approx)	4,082	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	5.7			Subject to approval of TPB on section 16 application for maximum plot ratio of 5.7 (i.e. domestic PR 5.5 and non-domestic PR 0.2). Total PR is 5.4 as stipulated in the approved Tung Chung Town Centre Area OZP No. S/I-TCTC/24.
2.4.2 Domestic Plot Ratio	5.5			Ditto.
2.4.3 Non-Domestic Plot Ratio	0.2			Ditto.
2.5 Maximum Gross Floor Area (GFA)	-			
2.5.1 Total GFA (sqm)	63,840			Subject to detailed survey of net site area and based on PR of 5.7. Subject to approval of TPB on Section 16 application for maximum Plot Ratio of 5.7 (i.e. domestic PR 5.5 and non-domestic PR 0.2).
2.5.2 Domestic GFA (sqm)	61,600			Ditto.
2.5.3 Non-Domestic GFA (sqm)	2,240			Ditto.
2.6 Maximum No. of Storeys or Building Height in mPD	175 mPD (main roof level)			Subject to approval of TPB on section 16 application for maximum building height of 175mPD. Maximum building height is 140mPD 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	3 classrooms	-	Demand to be met by

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)			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	4,082 sqm	Not less than 4,082 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	327 sqm	Not less than 327 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	0.5	1	Subject to design population and detailed design.
3.3.3 Table Tennis Table [no.]	1 per 7,500 persons	0.5	1	Subject to design population and detailed design.
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

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				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 Long Stay Care Home (LSCH)	To be determined taking into account the service demand and the availability of suitable premises	-	1	As requested by SWD.
3.5 Retail & Commercial (R&C) Facilities			-	
3.5.1 Retail GFA [sqm]	To be determined by HD	-	300 sqm	Subject to change and detailed design.
3.6 Parking Requirements [no.]			-	
3.6.1 Car Parking (domestic)	Outside 500m radius of rail station: 1 per 8-14 flats excluding Type A flats	85-149	149	Based on HKPSG ratio of 1 per 8 flats excluding Type A (1P/2P) flats. Subject to detailed design.
3.6.2 Visitor Parking (domestic)	5 per residential block	10	10	Based on HKPSG ratio of 5 per residential block. Subject to detailed design.
3.6.3 Car Parking (R&C)	1 per 150-300 sqm retail GFA	1-2	2	Based on HKPSG ratio of 1 per 150 sqm of retail GFA. Subject to detailed design.
3.6.4 Motorcycle Parking (domestic)	1 per 110-250 flats excluding Type A flats	5-11	11	Based on HKPSG ratio of 1 per 110 flats excluding Type A (1P/2P) flats. Subject to detailed design.
3.6.5 Light Goods Vehicle Parking and Light Bus Parking	1 per 260 flats excluding Type A flats	5	5	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	4	4	Based on HKPSG ratio of 2 per residential block. The Loading/Unloading standard including the overnight parking

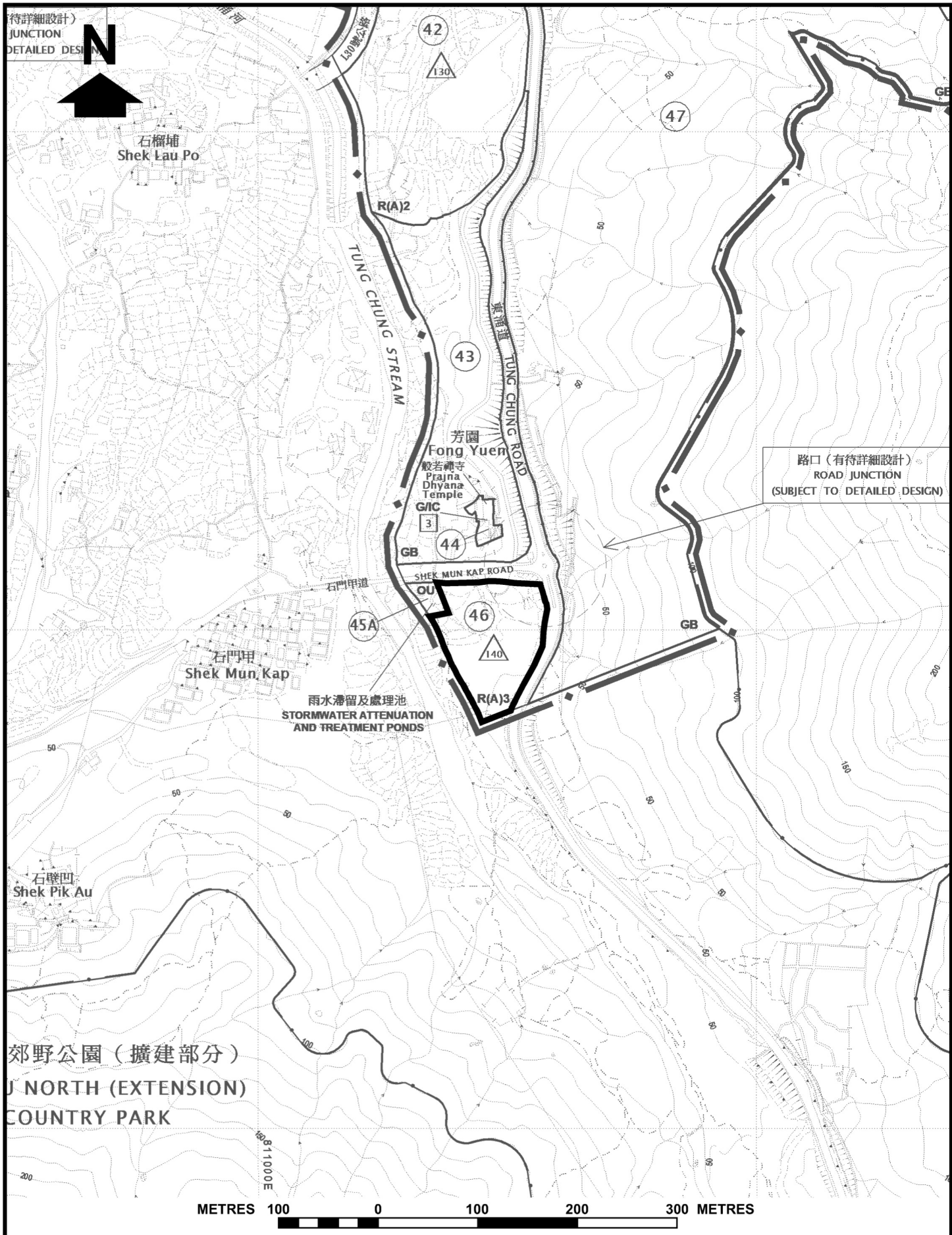
3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				requirement should be applied with due consideration of the site constraint and local situation. Subject to detailed design.
3.6.7 Loading/ Unloading (R&C)	1 per 800-1,200 sqm retail GFA	1	1	Based on HKPSG ratio of 1 per 800 sqm of retail 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.
3.6.8 Bicycle Parking	Within a 0.5-2km radius of a rail station 1 per every 15 flats with flat size smaller than 70 sqm	101	101	Based on HKPSG ratio of 1 per 15 flats. Subject to detailed design.
3.6.9 Welfare Facilities Parking	-	-	1	As requested by SWD. One parking space for a 16-seater private light bus with tail-lift and L/UL bay for LSCH.
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)

4. Technical Considerations/Constraints	Current Proposal	Remarks
		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	The existing Shek Mun Kap Road will be improved 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	-	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)	Not less than 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	2024/25	Tentative Date.
5.2 Building Completion Date	2029/30	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.
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.
4. **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.
5. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
6. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floor space required in the development.
7. **PEDESTRIAN WIND ENVIRONMENT:** HPLB/ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.
8. **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.
9. **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.
- 10.



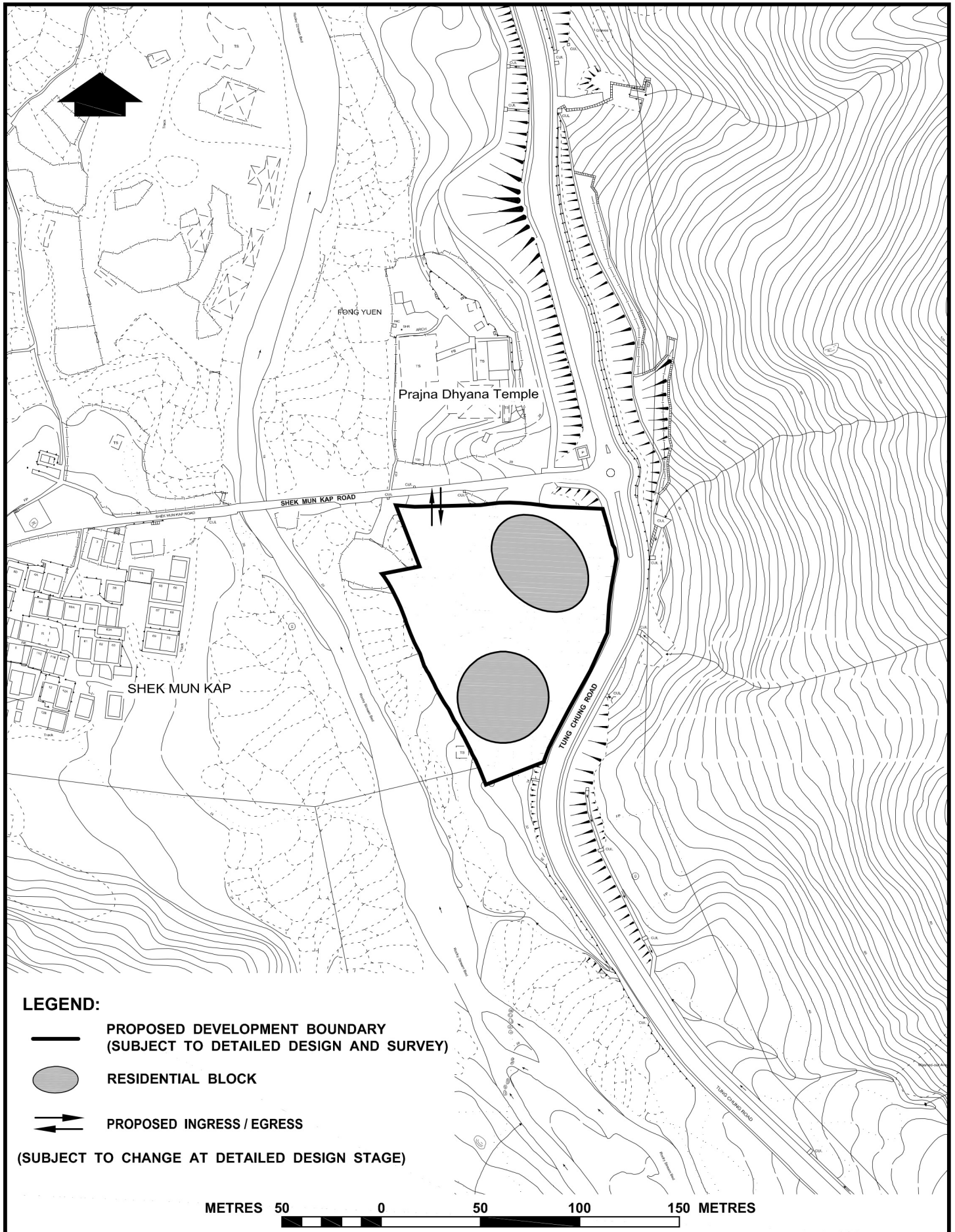
LOCATION PLAN TUNG CHUNG AREA 46



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1

DATE :
3. 8. 2022



**DEVELOPMENT CONCEPT PLAN
PUBLIC HOUSING DEVELOPMENT AT
TUNG CHUNG AREA 46**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
3. 8. 2022**