

**Addendum to the Approved Planning Brief for
Tung Chung Area 54, Tung Chung, Lantau
(January 2019)**

	Approved Planning Brief (as at 30 March 2017)	Amendment to Planning Brief	Reasons for Change
No. of Flats Proposed	3,280	3,300	A +/-10% variation is allowed for flexibility at the design stage subject to pro-rata adjustments of ancillary facilities. Flat number increased by 20 (0.6%) after detailed design.
Design Population (approx.)	10,110	10,164	Design population increased by 54 person (0.5%) due to increase in flat number. Based on an average household size of 3.08.
Local Open Space (sq.m.)	not less than 10,110	not less than 10,164	Local Open Space increased by 54m ² due to increase in design population. Based on 1m ² per design population.
Children's Play Area (sq.m.)	not less than 809	not less than 813	Children's Play Area increased by 4m ² due to increase in design population. Based on 400m ² per 5,000 design population.
Retail Gross Floor Area (sq.m.)	approx. 2,000	approx. 1,250	Retail GFA reduced by 750 sq.m. according to the latest scheme. Retail facilities will be designed to HD's requirements. Retail internal floor area of approx. 870 sq.m. remains unchanged.
Parking Facilities (no.)			
- Car Parking (Domestic)	196	250	Car Park (Domestic) increased by 54 due to increase in flat number and the revised requirement as agreed with TD based on 1 space per 13.2 flats.
- Car Parking (R&C)	10	7 (R&C) 1 (Kindergarten)	Car Park (R&C) reduced by 3 due to reduction in retail GFA. Based on 1 per 200 sq.m. GFA 1 Car Parking Space exclusively for kindergarten is requested by TD.
- Visitor Parking	16	12	Visitor Parking reduced by 4 due to reduction in number of residential blocks from 8 to 6. Based on 2 spaces per residential

			block.
- Motorcycle Parking	30	30	No change. Based on 1 per 110 flats.
- Loading/ Unloading (Domestic)	8	6	Loading/Unloading (Domestic) reduced by 2 due to reduction in number of residential blocks from 8 to 6. Based on 1 per residential block.
- Loading/ Unloading (R&C)	3	2	Loading/Unloading (R&C) reduced by 1 due to reduction in retail GFA. Based on 1 per 800 sq.m.
- Bicycle Parking	219	220	Bicycle parking increased by 1 due to increase in flat number. Based on 1 per 15 flats.



SEA

新路 (興建中)
NEW ROAD (UNDER CONSTRUCTION)

擬建地庫停車場
PROPOSED BASEMENT CARPARK
休憩用地
OPEN SPACE

東環
CENTURY LINK

迎禧路

YING HEI ROAD

映灣園
CARIBBEAN COAST

可譽中學
FO YU COLLEGE

-  地盤界線 SITE BOUNDARY
-  擬建住宅大樓 PROPOSED DOMESTIC BLOCK
-  擬建零售設施/幼稚園 PROPOSED RETAIL / KINDERGARTEN
-  非建築用地 NON-BUILDING AREA
-  出入口 INGRESS/ EGRESS

0 50 100 200 米 METERS

東涌第54區資助出售房屋發展計劃 - 概念規劃圖
SUBSIDISED SALE FLATS DEVELOPMENT AT
TUNG CHUNG AREA 54 - DEVELOPMENT CONCEPT PLAN



房屋署
HOUSING DEPARTMENT

日期 DATE:
23.05.2018