

PLANNING BRIEF

PROJECT NAME: Tung Chung Area 99		
Date of Preparation: May 27, 2019		
1. Site Particulars	Current Proposal	Remarks
1.1 District Location	Islands	
1.2 Site Location	Tung Chung Area 99	
1.3 Site Area		
1.3.1 Gross Site Area (approx) (ha)	3.26	Based on the latest gazetted road scheme by CEDD. Subject to detailed survey.
1.3.2 Net Site Area (approx) (ha)	3.2	Subject to detailed design and site survey, excluding internal road.
1.4 Existing Land Use	-	
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 HKPSG.
2.2 Proposed No. of Flats	4,800	Subject to change at detailed design stage. Subject to CEDD's technical review, 4,800 flats and 14,880 population are the infrastructure caps for Area 99. Only -10% deviation is allowed subject to detailed design. Including about 528 flats

2. Development Parameters		Current Proposal		Remarks	
				for Type A (1P/2P) flats.	
2.3 Design Population (approx)		14,880		Based on the proposed flat mix. Subject to CEDD's technical review, 4,800 flats and 14,880 population are the infrastructure caps for Area 99. Only -10% deviation is allowed subject to detailed design.	
2.4 Maximum Gross Floor Area (GFA)					
2.4.1 Total GFA (sqm)		214,400		Subject to detailed survey of net site area and based on PR 6.7. Subject to approval of TPB on section 16 application for maximum plot ratio of 6.7 (i.e. domestic PR 6.5 and non-domestic PR 0.2).	
2.4.2 Domestic GFA (sqm)		208,000		Ditto.	
2.4.3 Non-Domestic GFA (sqm)		6,400		Ditto.	
2.5 Maximum Plot Ratio					
2.5.1 Total Plot Ratio		6.7		Subject to approval of TPB on section 16 application for maximum plot ratio of 6.7 (i.e. domestic PR 6.5 and non-domestic PR 0.2). Total PR is 6.4 as stipulated in the Approved Tung Chung Extension Area OZP No. S/I-TCE/2.	
2.5.2 Domestic Plot Ratio		6.5		Ditto.	
2.5.3 Non-Domestic Plot Ratio		0.2		Ditto.	
2.6 Maximum No. of Storeys or Building Height in mPD		125mPD (maximum)		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)		11	11	As set out in the Explanatory Statement of OZP No. S/I-TCE/2, a kindergarten with GFA of 642 sqm consisting of not less than 6 classrooms

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
	(CRs) are required for every 1,000 children aged 3 to under 6)			shall 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	26	-	To be catered in surrounding area.
3.1.3 Secondary School [no.]	1 whole-day classroom per 40 persons aged 12-17	12	-	To be catered in surrounding area.
3.2 Local Open Space [sqm]	1 sqm per person	14,880	not less than 14,880 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	1.86	1 no.	According to the Tung Chung New Town Extension Planning & Engineering (P&E) Study, one basketball court, one 7-a-side mini soccer pitch, one tennis court and one volleyball court should be provided in Areas 99 and 100 (one basketball court will be provided in Area 99). Apart from the P&E Study requirement, one additional badminton court is provided in Area 99. Subject to detailed design.
3.3.2 Basketball Court	1 per 10,000 persons	1.49	1 no.	Ditto.
3.3.3 Table Tennis Table	1 per 7,500 persons	1.98	2 no.	Subject to design population and detailed design.
3.3.4 Children's Play Area / Playground [sqm]	400 sqm per 5,000 persons	1,190	not less than 1,190 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

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
				and persons with disabilities to foster sense of community in public housing developments.
3.4 Retail & Commercial (R&C) Facilities				
3.4.1 Retail GFA [sqm]	To be determined by HD	N/A	3,500 sqm	Subject to change and detailed design. The retail facilities to be provided in the site are subject to HD's retail viability study.
3.4.2 Retail IFA [sqm]	To be determined by HD	N/A	2,470 sqm	Ditto.
3.5 Parking Requirements [no.]				
3.5.1 Car Parking (Domestic - PRH)	Outside 500m radius of rail station: 1 per 26-40 flats excl. 1P/2P flats	107-164	164 no.	To adopt the upper end provision at 1 space per 26 flats excluding Type A (1P/2P) flats as per TD's advice. Full GFA exemption for parking spaces.
3.5.2 Car Parking (R&C - PRH)	1 per 200-300sqm retail GFA	12-18	20 no.	To adopt the upper end provision at 1 per 200 sqm GFA and including 2 spaces for kindergarten as requested by TD. Full GFA exemption for parking spaces.
3.5.3 Visitor Parking	Nil	Nil	25	Based on 5 residential blocks. The new measure to provide 5 visitor parking spaces per residential block as per TD's advice is adopted. Full GFA exemption for parking spaces. Subject to site and design constraints.
3.5.4 Motor-cycle Parking (PRH)	1 per 110-250 flats excl. 1P/2P flats	17-39	39 no.	To adopt the upper end provision at 1 space per 110 flats excluding Type A (1P/2P) flats as per TD's advice. Full GFA exemption for parking spaces.

3. Planning Requirements	HKPSG Standards	Provision in accordance with HKPSG	Current Proposal	Remarks
3.5.5 Light Goods Vehicle Parking (PRH)	1 per 200-600 flats excl. 1P/2P flats	7-21	21 no.	To adopt the upper end provision at 1 space per 200 flats excluding Type A (1P/2P) flats as per TD's advice. Full GFA exemption for parking spaces.
3.5.6 Loading/Unloading (Domestic - PRH)	1 per residential block	5	5 no.	
3.5.7 Loading/Unloading (R&C - PRH)	1 per 800-1,200 sqm retail GFA	3-4	4 no.	To adopt the upper end provision at 1 per 800 sqm GFA.
3.5.8 Bicycle Parking (PRH)	Within 0.5-2km radius of a rail station: 1 per 15 flats with flat size smaller than 70 sqm	320	320 no.	
3.6 Public Parking (no.)				
3.6.1 Public Car Parking (Private Car)	-	-	80	As requested by TD to address the public car parking demand in the district. Full GFA exemption for parking spaces. Subject to detailed design and section 16 planning approval by TPB.
3.7 Public Transport Facilities (no.)				
3.7.1 Public Transport Terminal/Interchange (PTI)	-	-	1 no. (not less than 3,000sqm)	As set out in the Explanatory Statement of OZP No. S/I-TCE/2, PTI of GFA of not less than 3,000sqm shall be provided. The size of the PTI is subject to detailed design. According to the OZP, any floor space that is constructed for use solely as public transport terminus as required by the Government may be disregarded.
4. Technical Considerations/Constraints	Current Proposal			Remarks
4.1 Environmental				
4.1.1 Noise	HD will arrange EAS to be conducted to ensure the			Appropriate mitigating

4. Technical Considerations/Constraints	Current Proposal	Remarks
	project complying with the criteria stipulated in the HKPSG.	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	Stepped height profile among the proposed building blocks will be considered. A 20m-wide non-building area (NBA) would be provided for air ventilation, view corridor and pedestrian connectivity purposes. The NBA shall be accessible to the public. Sensitive design for the NBA including provision of greening as well as permeable fencing would be adopted. The design of NBA would integrate with the local open space to be provided on the site.	The urban design, visual and landscape requirements of the site are subject to (i) recommendations of the Urban Design Study, (ii) site constraints and (iii) detailed design.
4.3.1 Pedestrian Wind Environment	A 20m-wide non-building area (NBA) would be provided as breezeway to improve the pedestrian wind environment. No structure is allowed to be erected on the NBA except strong justifications and information demonstrating that such structure(s) would not bring adverse impact on the pedestrian wind environment.	An AVA has been conducted under the Tung Chung New Town Extension Study as reference.
4.4 Greening		

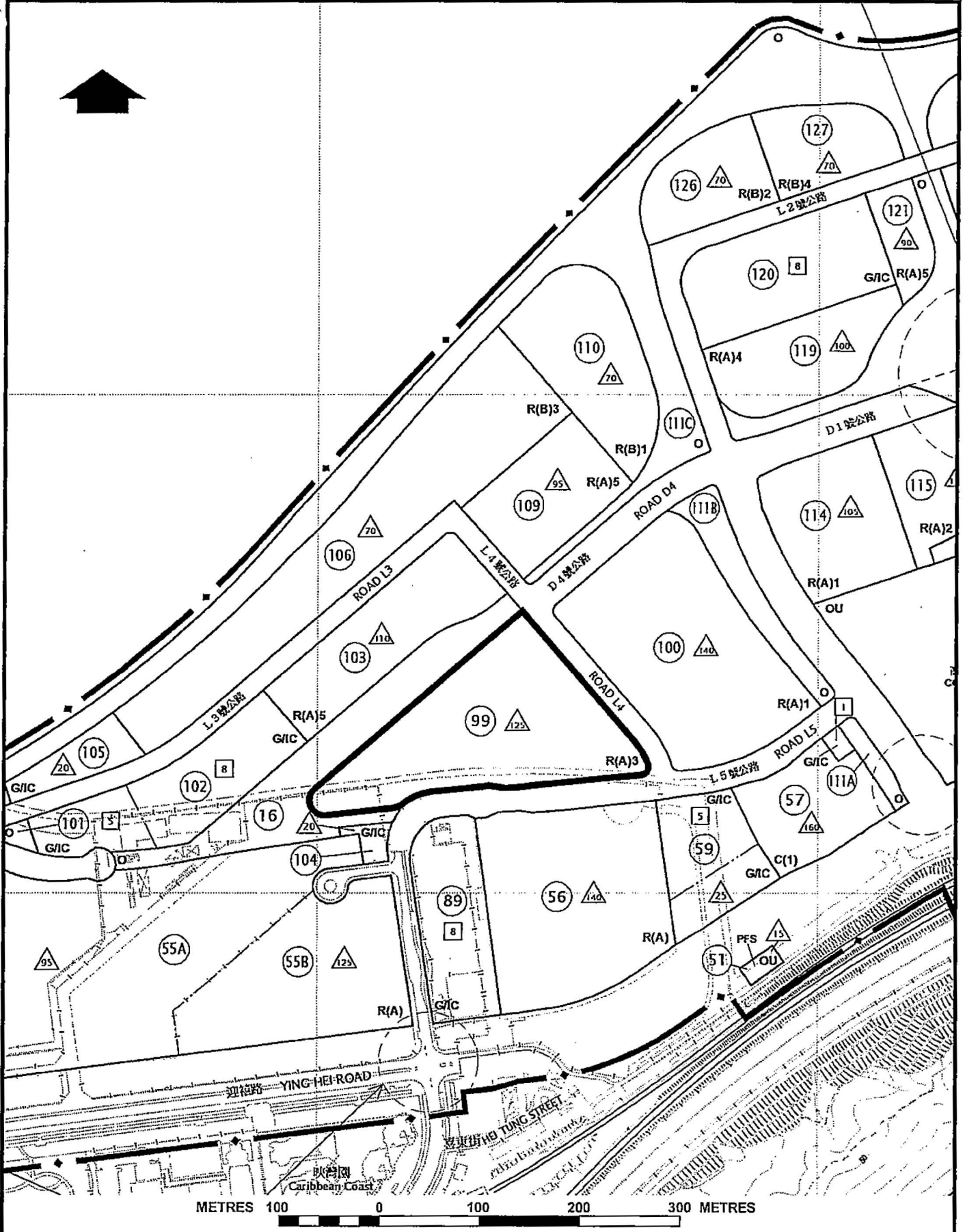
4. Technical Considerations/Constraints	Current Proposal	Remarks
4.4.1 Green Coverage (% of Gross Site Area)	Target 30%	To achieve an overall of 30% green coverage, half of which will be provided at grade or on levels easily accessible by pedestrians.
5. Development Programme	Current Proposal	Remarks
5.1 Foundation Commencement Date	2019/2020	
5.2 Building Completion Date	2023/2024	
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:
 - (a) district and public open space, public recreation facilities, free-standing schools and community facilities (including those on the podium), 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, -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.
3. **GROSS FLOOR AREA (GFA):** Covered public transport terminal/interchange should be accountable for GFA calculation unless otherwise specified in OZP.
4. **PLOT RATIO (PR):** PR should be calculated on the basis of net site area.
5. **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.
6. **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.
7. **PLANNING REQUIREMENTS:** The requirements of HKPSG should be complied with, where appropriate.
8. **SOCIAL WELFARE AND COMMUNITY FACILITIES:** District and territorial welfare/community facilities are determined by client departments (SWD, HAD, etc) and any site area involved in free standing facilities should be excluded from site area for PR/GFA calculation.
9. **RETAIL AND COMMERCIAL FACILITIES:** HD will determine the amount of retail floorspace required in the development.
10. **PEDESTRIAN WIND ENVIRONMENT:** HPLB / ETWB Joint Technical Circular on Air Ventilation Assessments to be referred, if appropriate.



11. **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.



TUNG CHUNG AREA 99








**HOUSING DEPARTMENT
PLANNING SECTIONS**

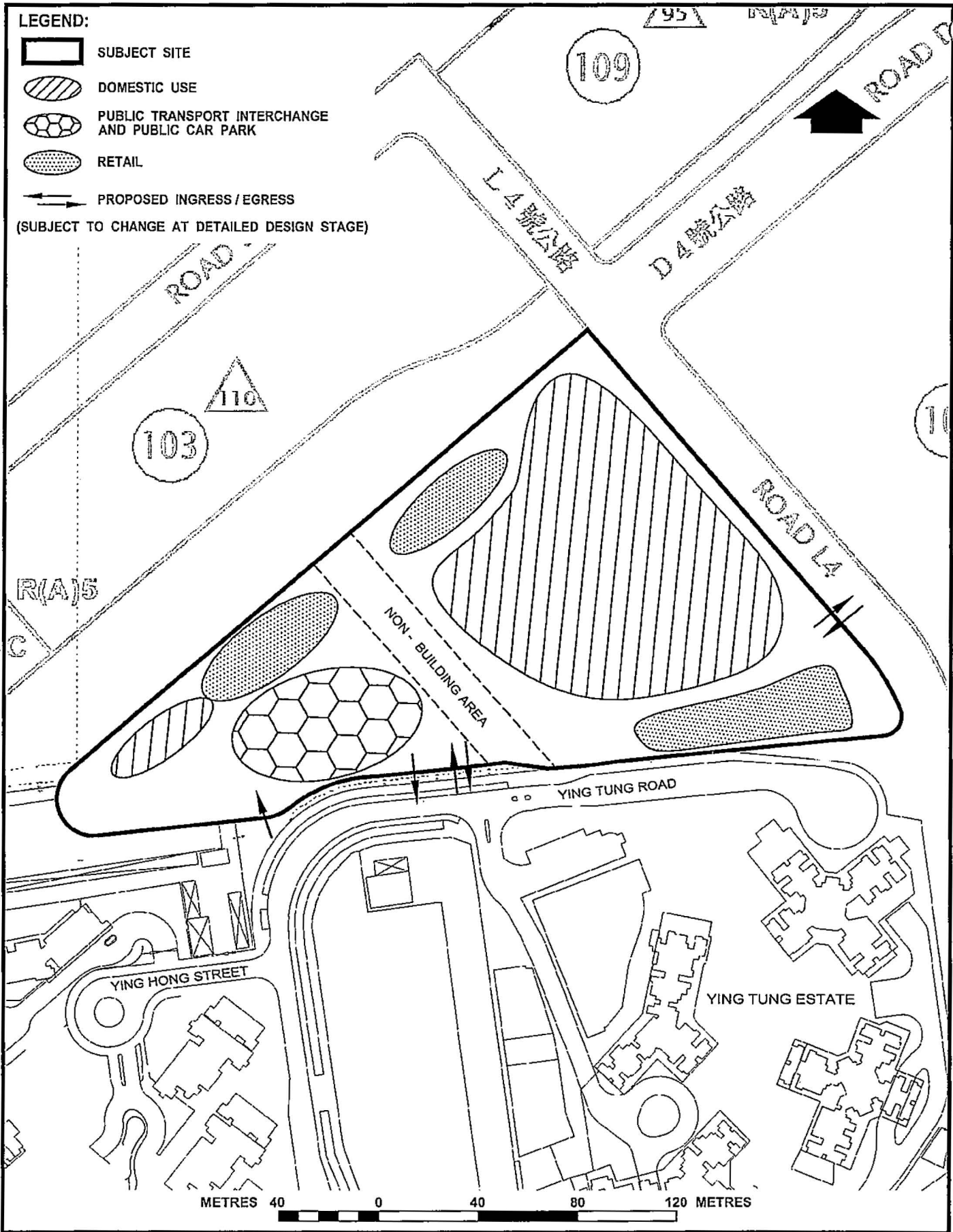
PLAN 1a

**DATE :
21. 12. 2018**


LEGEND:

-  SUBJECT SITE
-  DOMESTIC USE
-  PUBLIC TRANSPORT INTERCHANGE AND PUBLIC CAR PARK
-  RETAIL
-  PROPOSED INGRESS / EGRESS

(SUBJECT TO CHANGE AT DETAILED DESIGN STAGE)



**DEVELOPMENT CONCEPT PLAN FOR
TUNG CHUNG AREA 99**

 HOUSING DEPARTMENT PLANNING SECTIONS	
PLAN 2a	DATE: 16. 5. 2019