

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/I-TCE/1
關乎申請編號 A/I-TCE/1 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/I-TCE/1		
Location/address 位置/地址	Government Land at Area 99, Tung Chung, Lantau Island 大嶼山東涌 99 區的政府土地		
Site area 地盤面積	About 約 32,600 sq. m 平方米 (Includes Government Land of about 包括政府土地約 32,600 sq. m 平方米)		
Plan 圖則	Approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2 東涌擴展區分區計劃大綱核准圖編號 S/I-TCE/2		
Zoning 地帶	"Residential (Group A) 3" 「住宅(甲類)3」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat and Public Transport Terminus or Station Uses, and Proposed Public Vehicle Park 擬議略為放寬地積比率限制，以作准許的分層住宅及公共車輛總站或車站發展，及擬議公眾停車場		
Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	Not more than 不多於 208,000	Not more than 不多於 6.5
	Non-domestic 非住用	Not more than 不多於 6,400	Not more than 不多於 0.2
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	5	
Building height/No. of storeys 建築物高度/層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 125	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	15m or below 15 米或以下: Not more than 不多於 75% Above 15m 15 米以上: Not more than 不多於 37.5%		

No. of units 單位數目	About 約 4,800	
Open space 休憩用地	Private 私人	Not less than 不少於 14,880 sq. m 平方米
	Public 公眾	- sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	<u>住用 Domestic</u>	
	Private Car Parking Spaces 私家車車位	189
	Motorcycle Parking Spaces 電單車車位	39
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	21
	Bicycle Parking 單車停放處	320
	Heavy Goods Vehicle Loading/Unloading Bays/Lay-bys 重型貨車上落客貨車位／停車處	5
	<u>非住用 Non-domestic</u>	
	Private Car Parking Spaces 私家車車位	20
	Heavy Goods Vehicle Loading/Unloading Bays/Lay-bys 重型貨車上落客貨車位／停車處	4
	<u>公眾停車場 Public Vehicle Park</u>	
Private Car Parking Spaces 私家車車位	80	

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

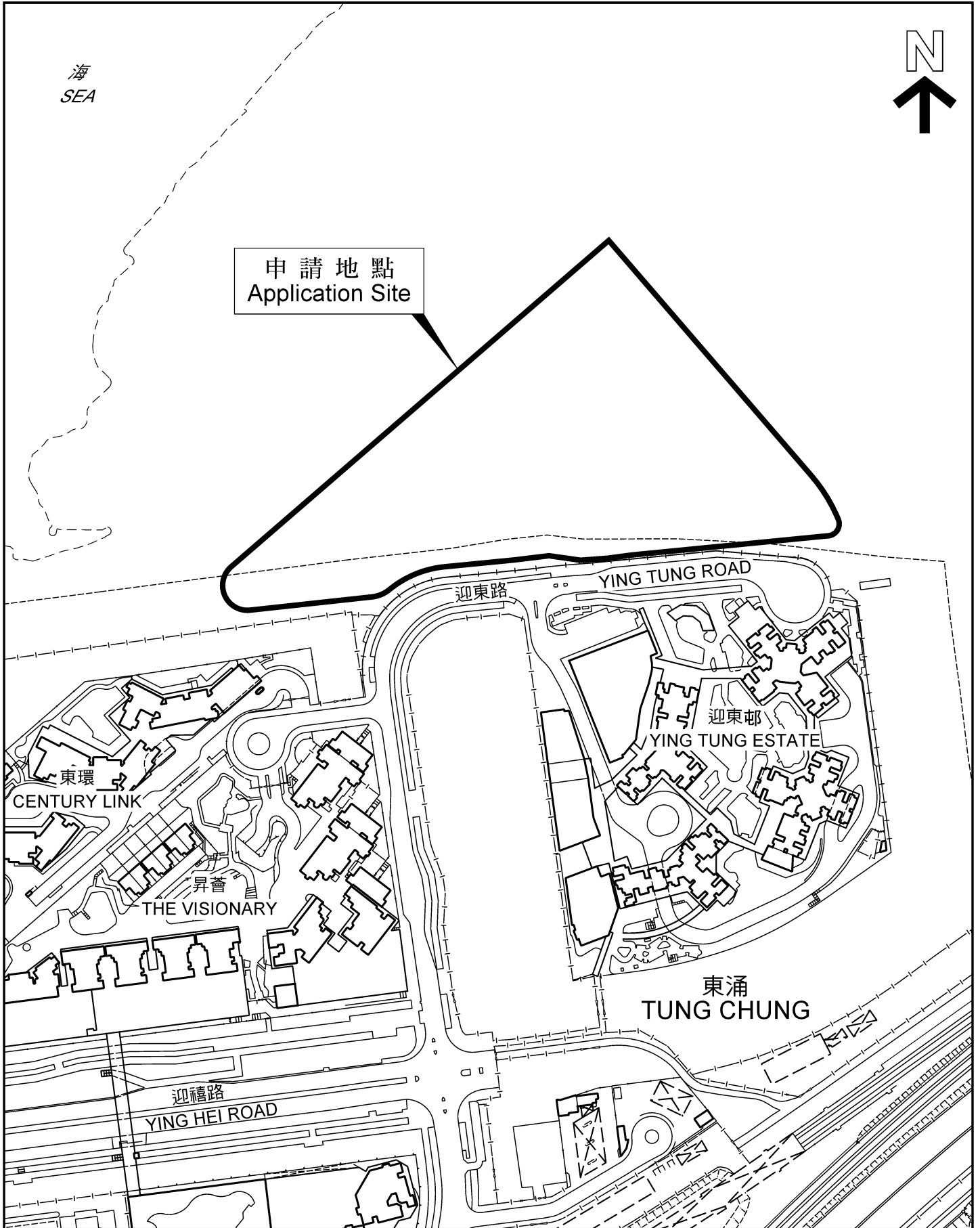
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Supply Impact Assessment 供水影響評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

A/I-TCE/1



Executive Summary

The Planning Application is submitted by the Hong Kong Housing Authority (“HKHA”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for minor relaxation of maximum overall Plot Ratio (PR) from 6.4 to 6.7 (+ around 4.7%) of the public housing development and the proposed public vehicle park (“PVP”) with 80 private car parking spaces at Tung Chung Area 99 (the Application Site).

The Application Site falls within an area zoned “Residential (Group A)3” (“R(A)3”) under the approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2 (the OZP), and is subject to a maximum overall permissible PR of 6.4 and building height restriction of 125 mPD. According to the Notes of the OZP, PVP use is a Column 2 use and planning permission from the TPB is required.

Due to shortage of land for public housing development, the Government has been adopting a multi-pronged approach in increasing public land supply, including optimization of development potential of public housing sites where technically permits. In line with Government’s initiative announced in December 2018 on “Enhanced Development Intensity of Public Housing Sites” to increase the maximum domestic PR of the public housing sites in New Towns by up to 30% as appropriate where their technical feasibility permit, the HKHA proposes to increase the maximum overall PR of the Application Site from 6.4 to 6.7, while keeping the building height below the statutory limit of 125 mPD, with a view to optimizing the use of the public housing land. The development proposal comprises of five housing blocks providing about 4,800 public housing flats with a design population of about 14,880 persons, as well as a public transport interchange (“PTI”) and a PVP.

The proposed minor relaxation of PR restrictions and the proposed PVP are fully justified with the following major reasons:

- The proposal is in-line with the refined policy on “Enhanced Development Intensity of Public Housing Sites” approved by Executive Council in December 2018 for optimizing land utilization;

- The proposal is to meet the acute demand for public housing. Under the Long Term Housing Strategy 2019, the split ratio of public / private housing of 70:30 is adopted continuously, and supply target for public housing is 301,000 for ten year from 2020/21 to 2029/30;
- The proposed public housing development is compatible with the surrounding development context;
- Technical assessments conclude that the proposal will have no insurmountable adverse impacts on traffic, fresh and salt water supply, environmental, drainage and sewerage capacity aspects; and
- A PVP is proposed to meet the parking demand in the district.

In view of the above, the TPB is requested to give favorable consideration on the proposed minor relaxation of PR and proposed PVP at the Application Site.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

是項規劃申請是由香港房屋委員會（下稱「房委會」）向城市規劃委員會（下稱「城規會」）提出，旨在根據《城市規劃條例》第16條，向城規會申請規劃許可，略為放寬於東涌第99區公共房屋發展計劃（下稱「申請地盤」）的最高總地積比率由6.4倍增加至6.7倍（+約4.7%），及擬議提供一個有80個私家車泊位的公眾停車場。

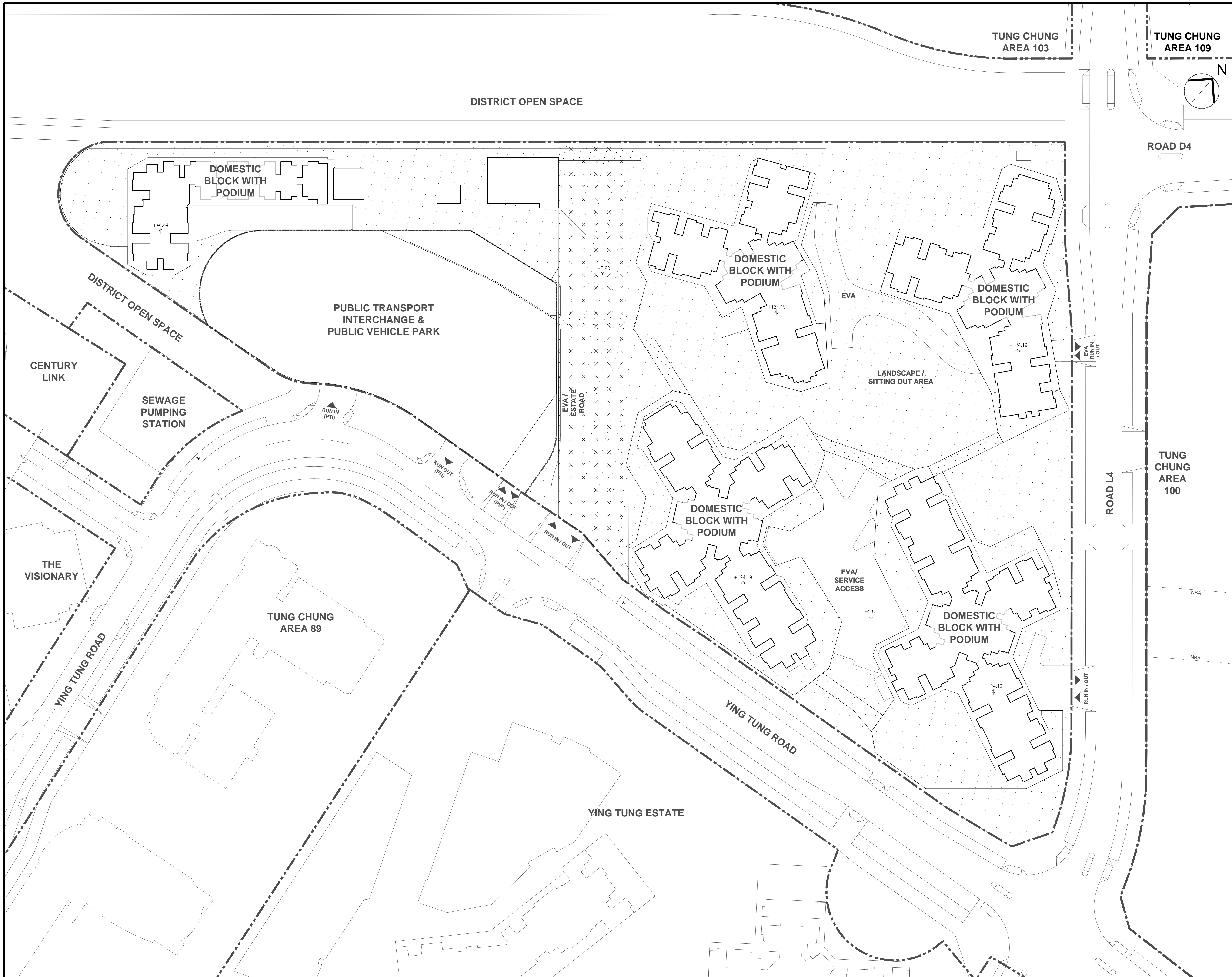
申請地盤位於《東涌擴展區分區計劃大綱核准圖編號 S/I-TCE/2》（以下簡稱「大綱核准圖」）上的「住宅（甲類）3」地帶內，受限於最高總地積比率6.4倍，以及建築物高度上限的主水平基準以上125米。另外，根據大綱核准圖，公眾停車場屬有關地帶《註釋》第二欄所載的用途，須向城規會申請規劃許可。




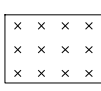
因應公營房屋用地短缺，政府一直採取多管齊下的措施以增加公營房屋土地供應，包括在技術可行的情況下優化個別公營房屋地盤的發展潛力。為配合2018年12月政府公布的「提升公營房屋用地的發展密度」政策，旨在技術可行的情況下可適度提高在新市鎮的最高住宅地積比率約三成。房委會建議申請地盤的總地積比率由6.4倍增加至6.7倍，並同時保持建築物高度低於主水平基準以上125米的限制，以更有效運用珍貴的土地資源。擬議發展包括興建5幢住宅大廈，提供約4,800個公營房屋單位，並容納約14,880預計人，以及一個公共運輸交匯處和公眾停車場。

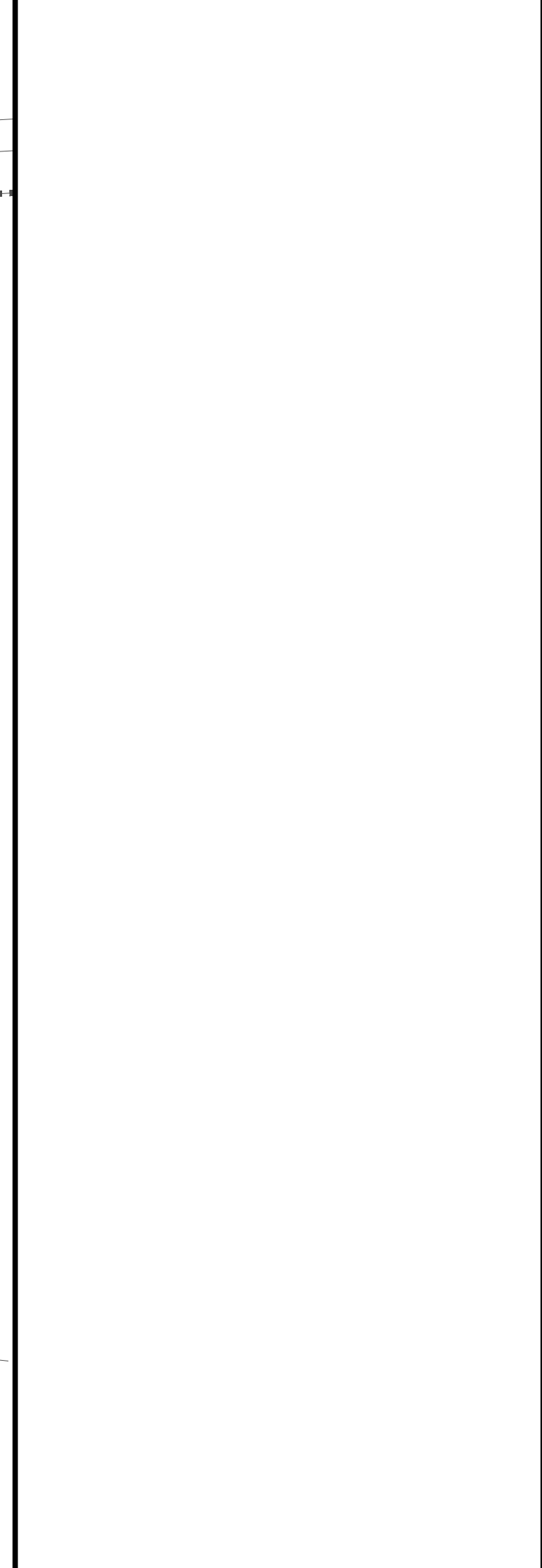
擬議略為放寬地積比率限制及擬議公眾停車場的主要理據如下：

- 提案符合行政會議於2018年12月核准的「提升公營房屋用地的發展密度」政策，以善用土地資源；
- 提案是為了滿足公營房屋的殷切需求。根據《長遠房屋策略2018》，公私營房屋供應比例繼續維持為70：30，而2020/21至2029/30年度10年間的公營房屋供應目標為301,000個單位；
- 擬議公營房屋發展與周邊的發展密度兼容；
- 技術評估亦證明提案不會在交通、食水及海水供應、環境、排水及排污流量方面構成不可克服的負面影響；以及
- 擬議公眾停車場是為滿足地區泊位需求。

基於以上各點，懇請城規會批准略為放寬申請地盤的地積比率限制及擬議公眾停車場。



- NOTES**
-  APPLICATION SITE
申請地點
 -  PTI BOUNDARY
公共運輸交匯處分界線
 -  AT GRADE OPEN SPACE /
LANDSCAPED DECK
地面休憩空間 / 園景平台
 -  20M NON-BUILDING AREA
20米非建築線



申請編號 Application No. : A/J-TCE/1
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PROJECT
**SECTION 16 PLANNING
 APPLICATION FOR TUNG
 CHUNG AREA 99**

DRAWING TITLE
**MASTER LAYOUT PLAN -
 BLOCK PLAN**

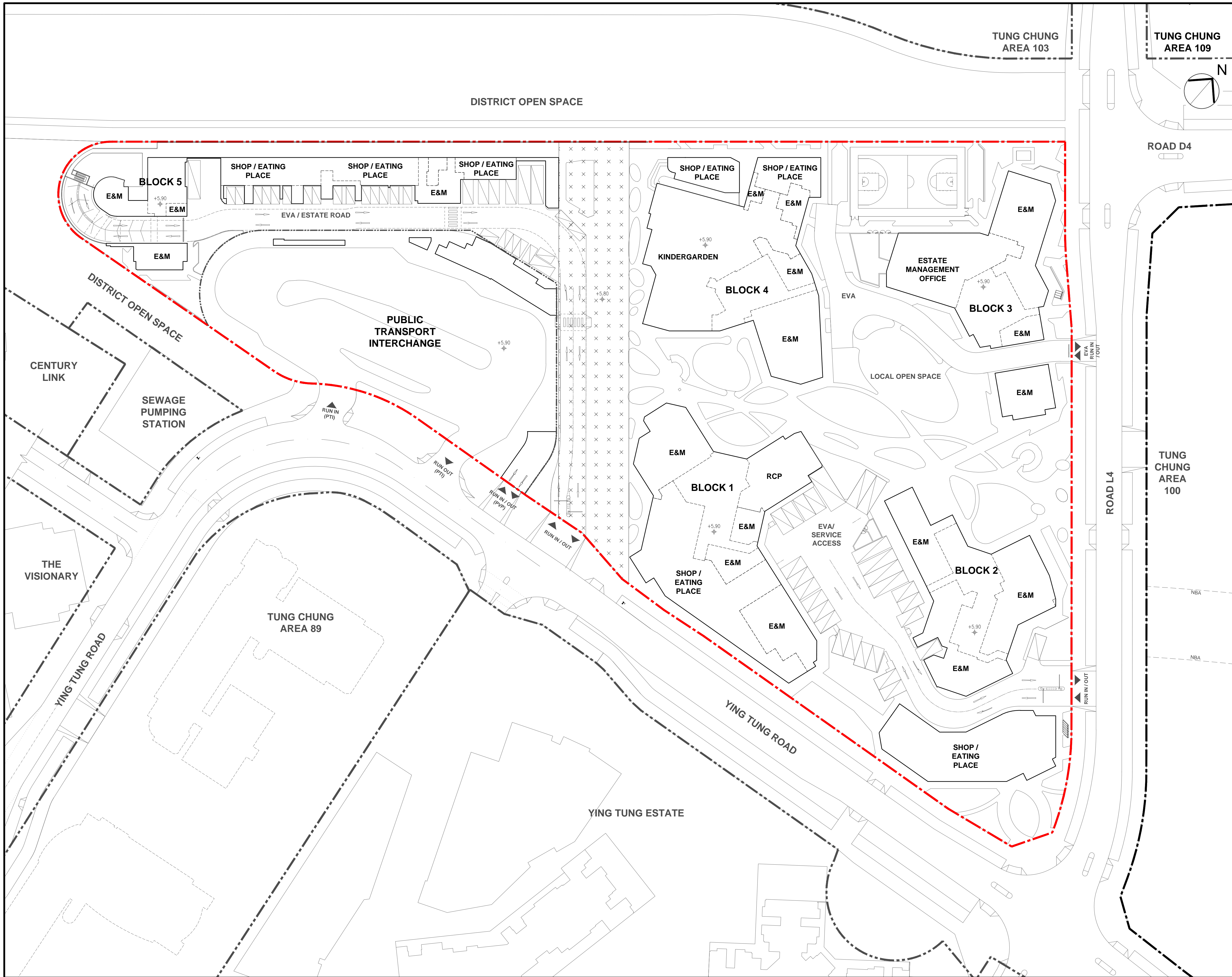
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DRAWING NO.
IS17/S16/A/LO-01

SOURCE APRIL 2020

ICU NO.





- NOTES**
- - - APPLICATION SITE
申請地點
 - PTI BOUNDARY
公共運輸交匯處分界線
 - 20M NON-BUILDING AREA
20米非建築線



PROJECT
**SECTION 16 PLANNING
 APPLICATION FOR TUNG
 CHUNG AREA 99**

DRAWING TITLE
**MASTER LAYOUT PLAN -
 GROUND FLOOR PLAN
 (FOR ILLUSTRATION ONLY)**

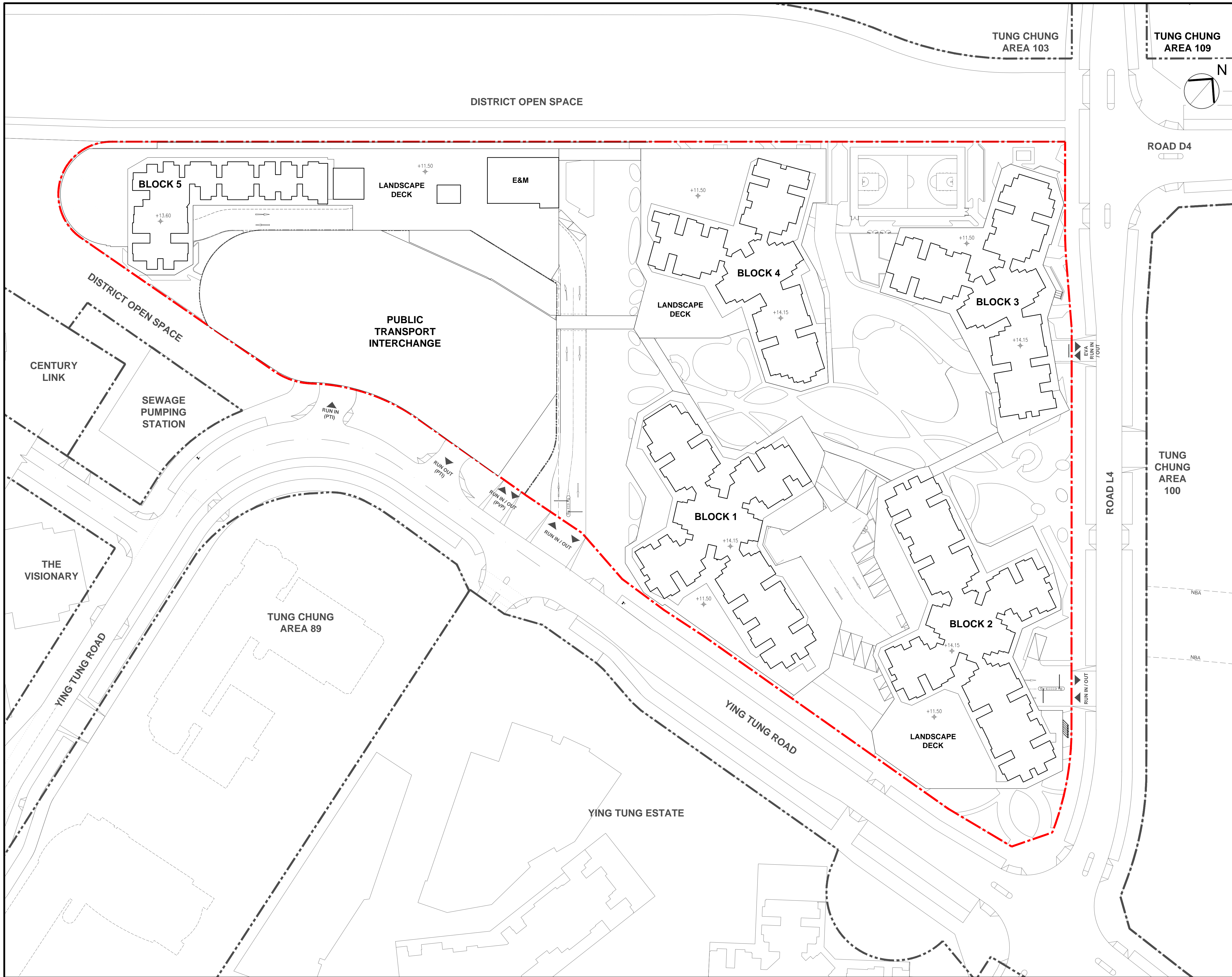
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IS17/S16/A/LO-02

SOURCE APRIL 2020

ICU NO.





NOTES

- APPLICATION SITE 申請地點
- PTI BOUNDARY 公共運輸交匯處分界線

Application No. : A/1-TCE/1
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PROJECT
 SECTION 16 PLANNING APPLICATION FOR TUNG CHUNG AREA 99

DRAWING TITLE
 MASTER LAYOUT PLAN - FIRST FLOOR PLAN (FOR ILLUSTRATION ONLY)

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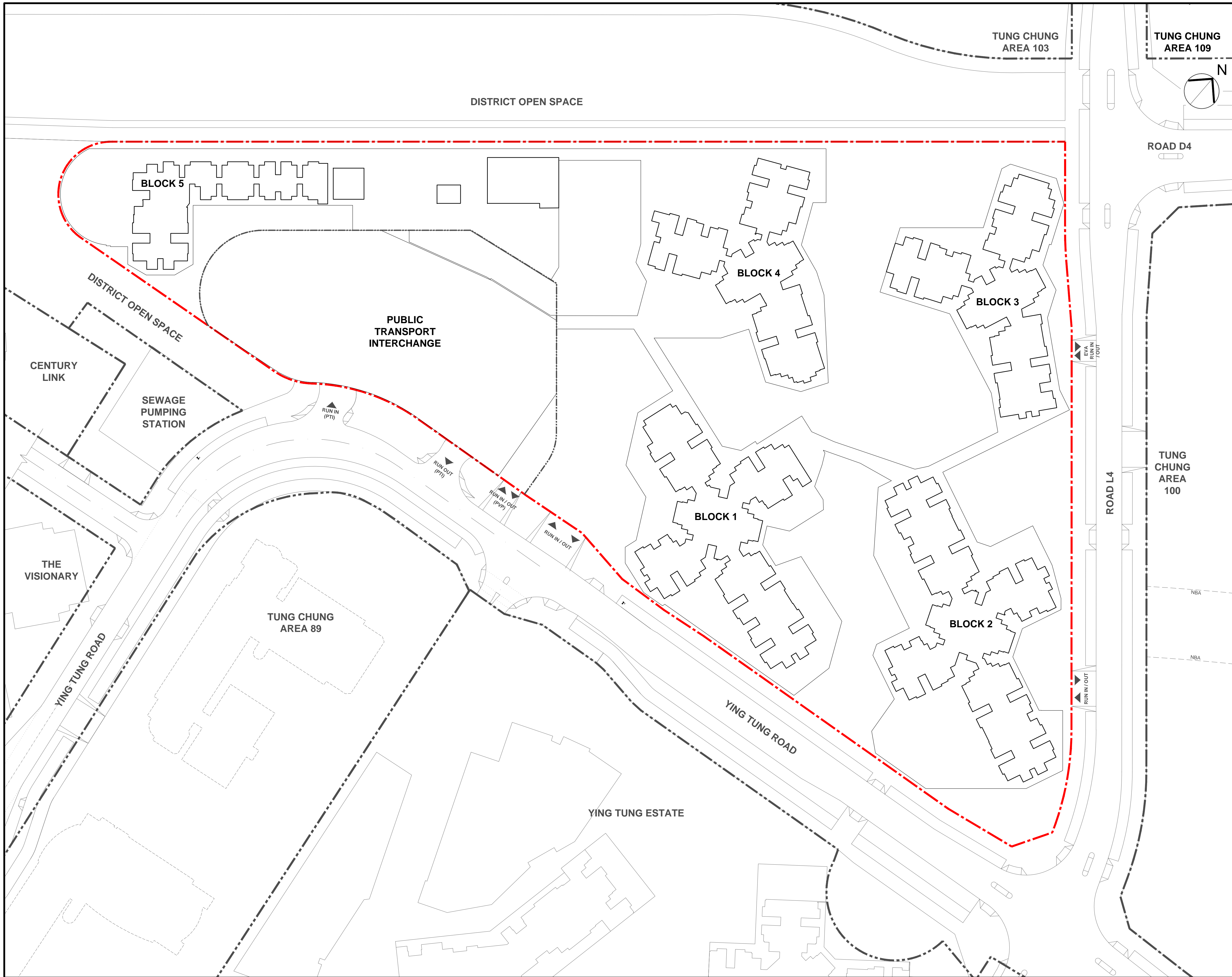
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 IS17/S16/A/LO-03

SOURCE APRIL 2020

ICU NO.

AutoCAD 2000 A1 594 x 841

HOUSING DEPARTMENT



- NOTES
- - - - - APPLICATION SITE
申請地點
 - PTI BOUNDARY
公共運輸交匯處分界線

申請編號 Application No. : A/1-TCE/1
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PROJECT
**SECTION 16 PLANNING
 APPLICATION FOR TUNG
 CHUNG AREA 99**

DRAWING TITLE
**MASTER LAYOUT PLAN -
 TYPICAL FLOOR PLAN
 (FOR ILLUSTRATION ONLY)**

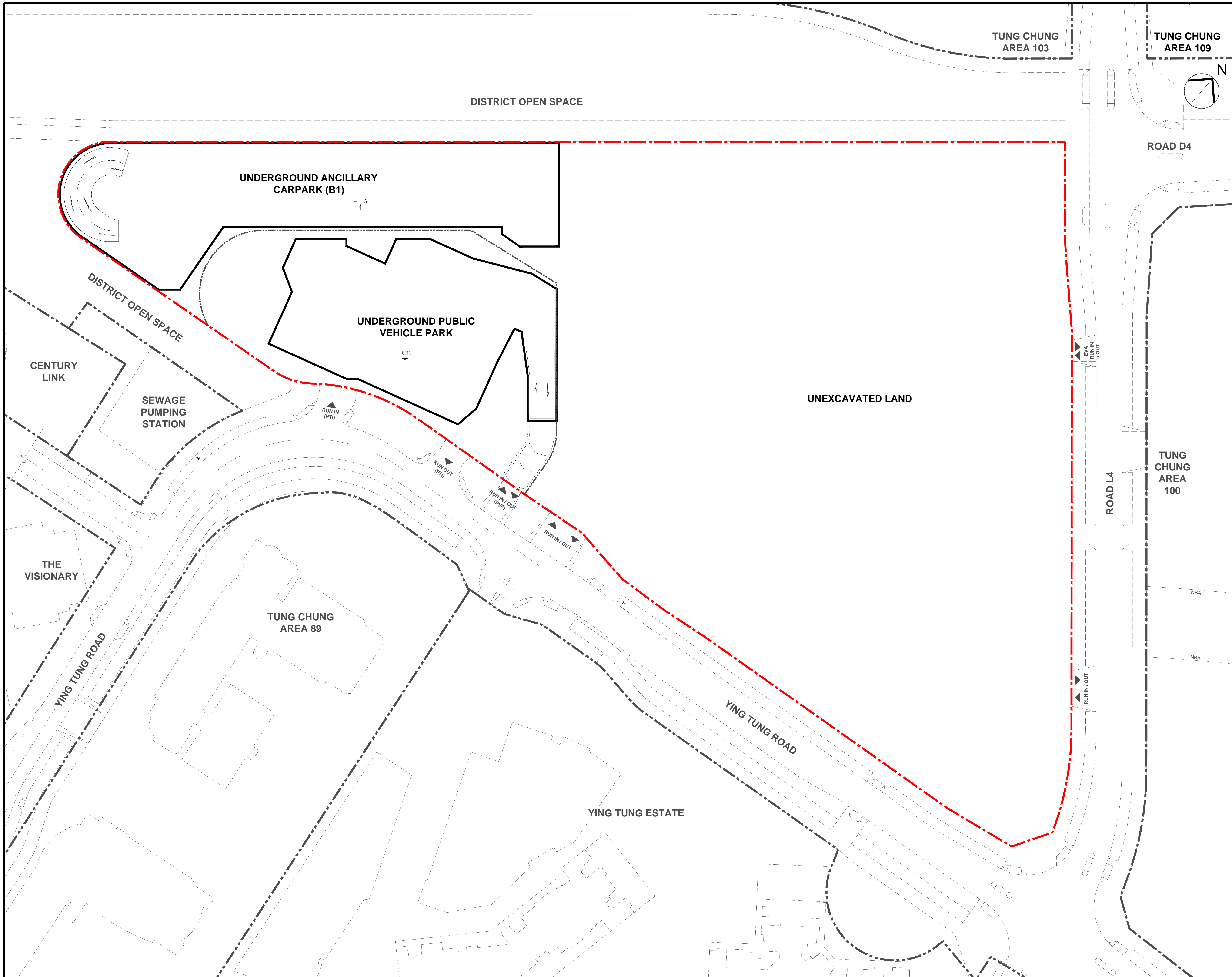
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DRAWING NO.
IS17/S16/A/LO-04

SOURCE APRIL 2020

ICU NO.





NOTES

- APPLICATION SITE 申請地點
- PTI BOUNDARY 公共運輸交匯處分界線

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PROJECT
SECTION 16 PLANNING APPLICATION FOR TUNG CHUNG AREA 99

DRAWING TITLE
MASTER LAYOUT PLAN - B1 FLOOR PLAN (FOR ILLUSTRATION ONLY)

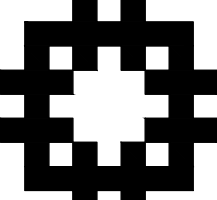
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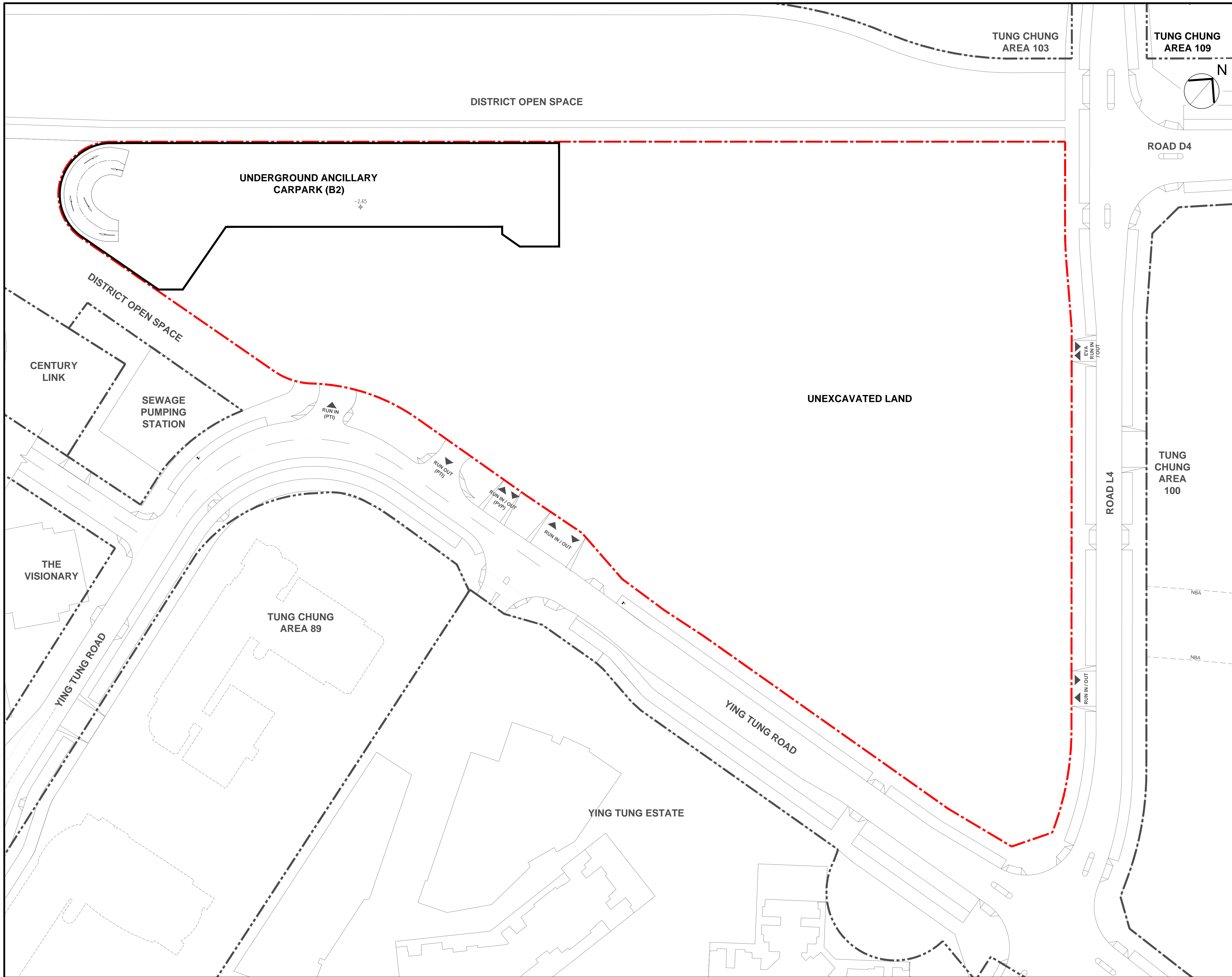
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SOURCE APRIL 2020

ICU NO.

AutoCAD 2000 A1 594 x 841

 HOUSING DEPARTMENT



NOTES

--- APPLICATION SITE
 --- 申請地點

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PROJECT
**SECTION 16 PLANNING
 APPLICATION FOR TUNG
 CHUNG AREA 99**

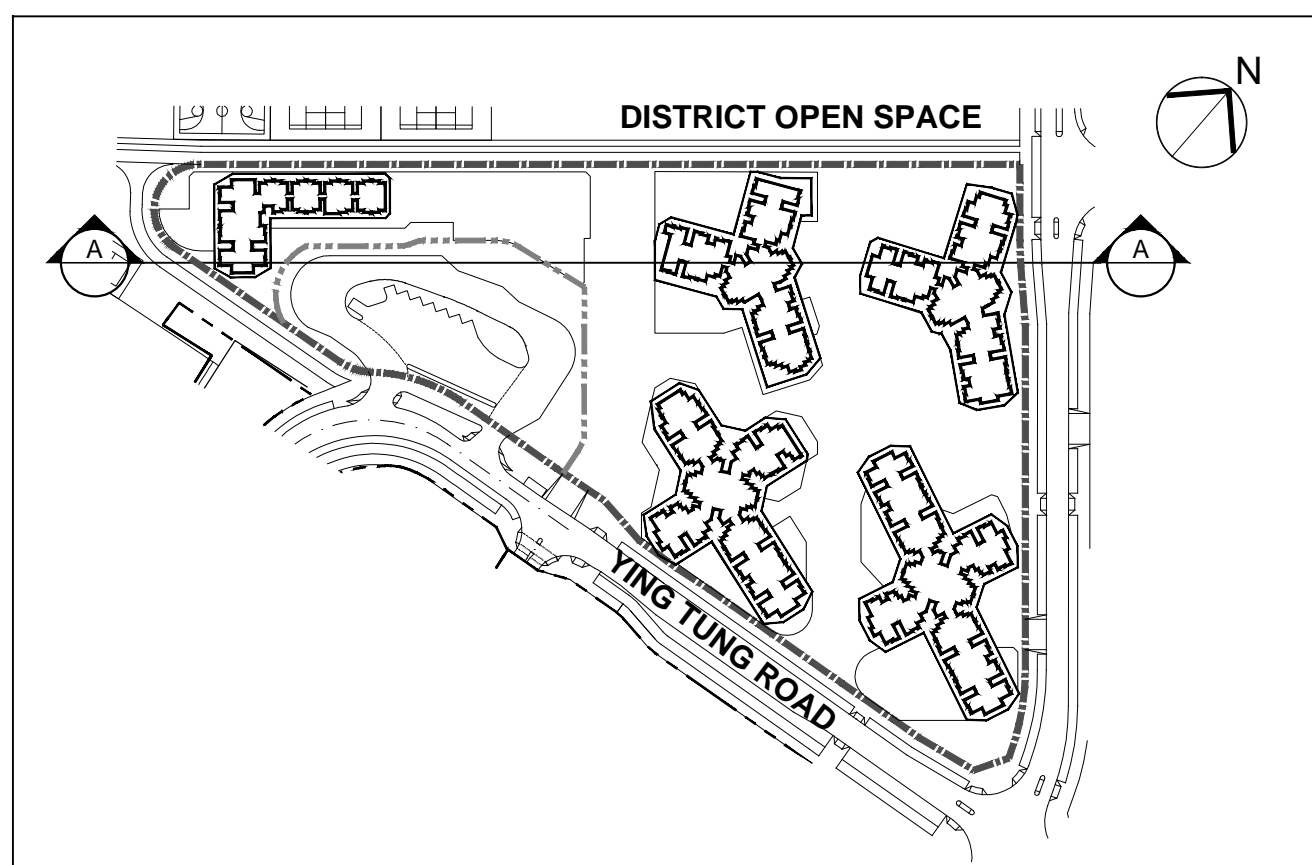
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**MASTER LAYOUT PLAN -
 B2 FLOOR PLAN
 (FOR ILLUSTRATION ONLY)**

SCALE 1:500 (A1) 1:1000(A3)

DRAWING NO.
IS17/S16/A/LO-06

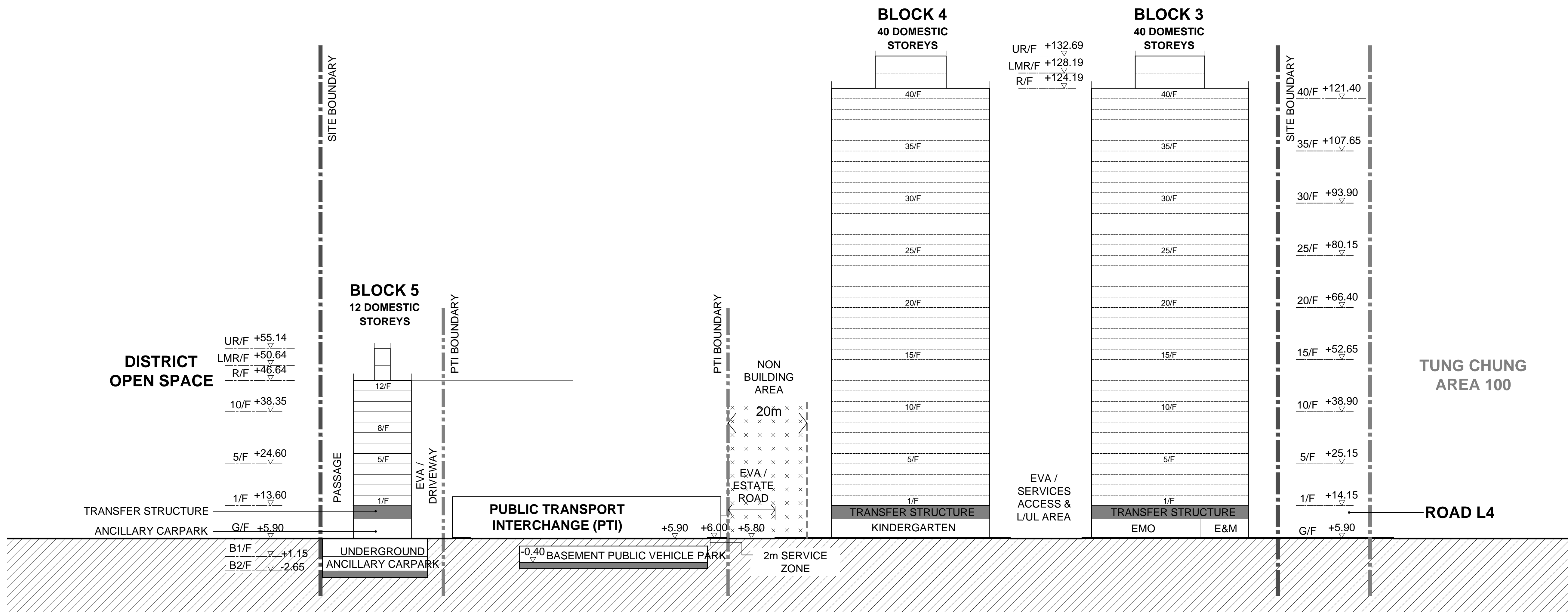
SOURCE APRIL 2020

ICU NO.



KEY PLAN SCALE 1:2500(A1) / 1:5000(A3)

- NOTES
- APPLICATION SITE
申請地點
 - PTI BOUNDARY
公共運輸交匯處分界線
 - ×××× 20M NON-BUILDING AREA
20米非建築線



申請編號 Application No. : A / 1 - TCE / 1
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PROJECT
SECTION 16 PLANNING APPLICATION FOR TUNG CHUNG AREA 99

DRAWING TITLE
SECTION (SHEET 1)

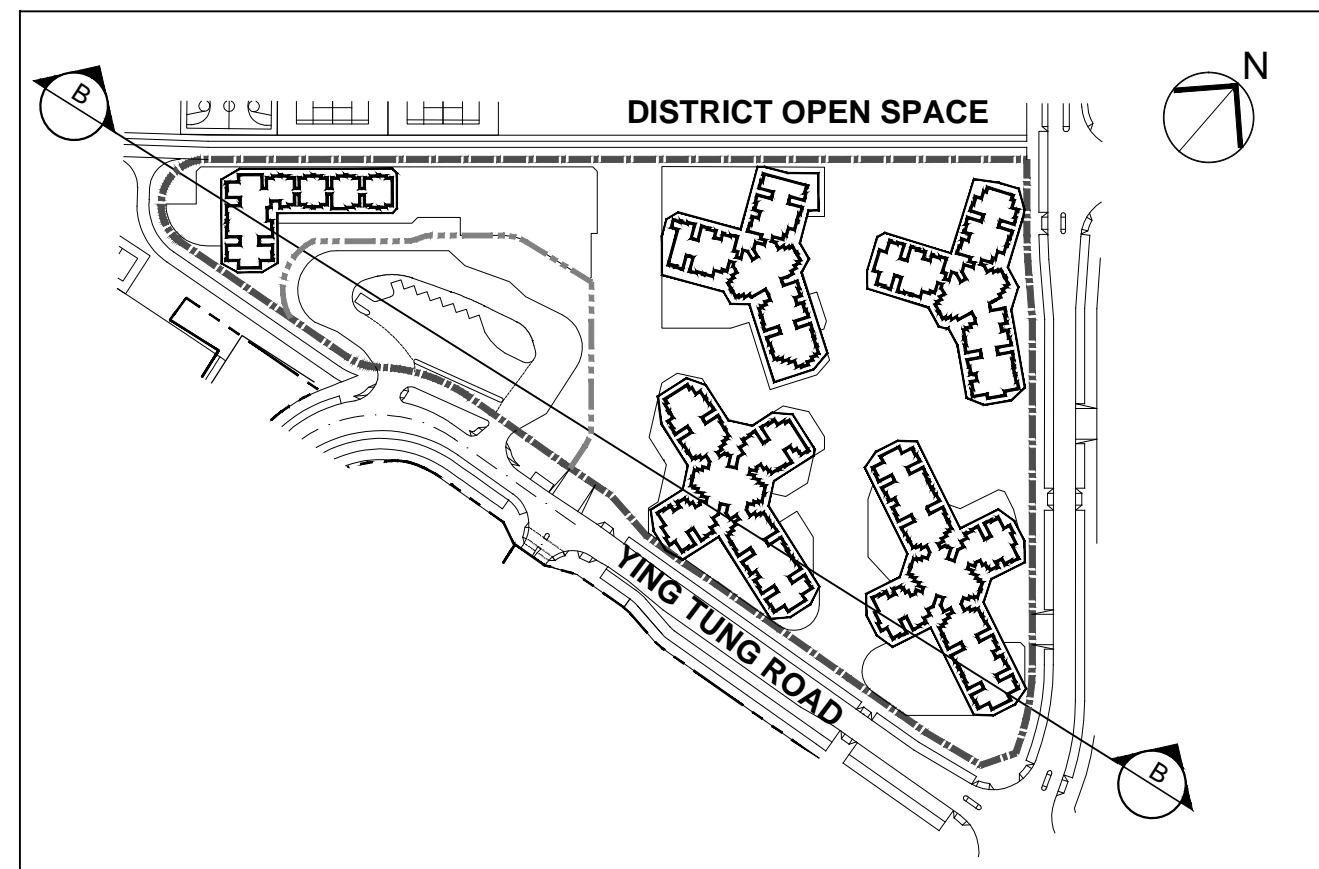
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DRAWING NO.
IS17/S16/A/LO-07

SOURCE APRIL 2020

ICU NO.

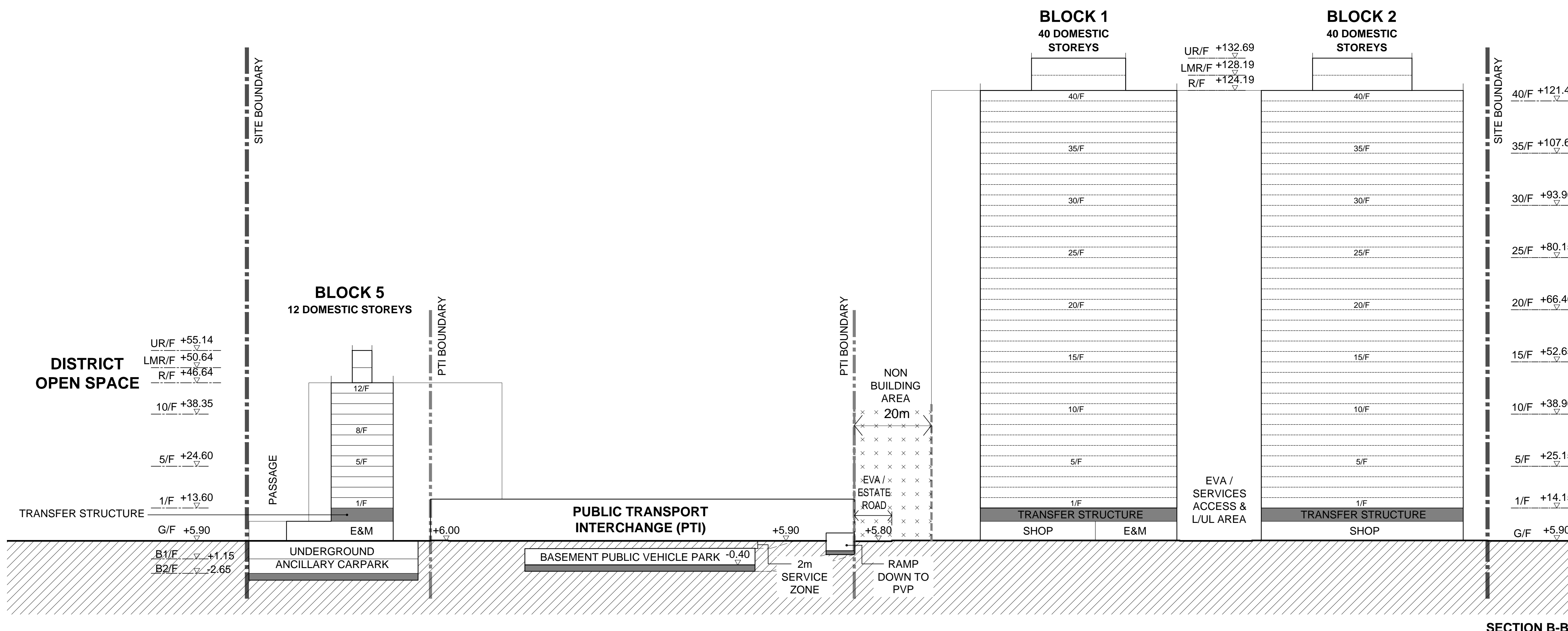




KEY PLAN SCALE 1:2500(A1) / 1:5000(A3)

NOTES

- APPLICATION SITE
申請地點
- PTI BOUNDARY
公共運輸交匯處分界線
- ×××× 20M NON-BUILDING AREA
20米非建築線



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PROJECT
SECTION 16 PLANNING APPLICATION FOR TUNG CHUNG AREA 99

DRAWING TITLE
SECTION (SHEET 2)

SCALE 1:600 (A1) 1:1200(A3)

DRAWING NO.
IS17/S16/A/LO-08

SOURCE APRIL 2020

ICU NO.





NOTES

- LEGEND:
- PLANTING AREA
 - VERTICAL GREEN
 - TREE
 - 1 COMMUNAL PLAY AREA
 - 2 BASKETBALL COURT
 - 3 TRELLIS
 - 4 ENTRANCE PLAZA
 - 5 TERRACE PLAZA
 - 6 TABLE TENNIS COURT
 - 7 PLANT NURSERY
 - 8 COMMUNITY FARM
 - 9 SMOKING AREA
 - ENTRANCE POINT

申請編號 Application No.: A/1-TCE/1
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REVISIONS

NO.	DESCRIPTION AND DATE	INITIAL AND DESIGNATION	
		OWN	CKD/AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	STANLEY ING RLA		
CHECKED	KEN P. TRIBIANA ASSOCIATE		
DRAWN	ROY CHOW LD		

PROJECT
PUBLIC HOUSING DEVELOPMENT AT TUNG CHUNG AREA 99
 DRAWING TITLE
LANDSCAPE MASTER PLAN (GROUND FLOOR)
 SCALE 1:500 (A1) 1:1000(A3)

DRAWING NO.
IS17/D2/L/LO-01

SOURCE
 TCU NO.

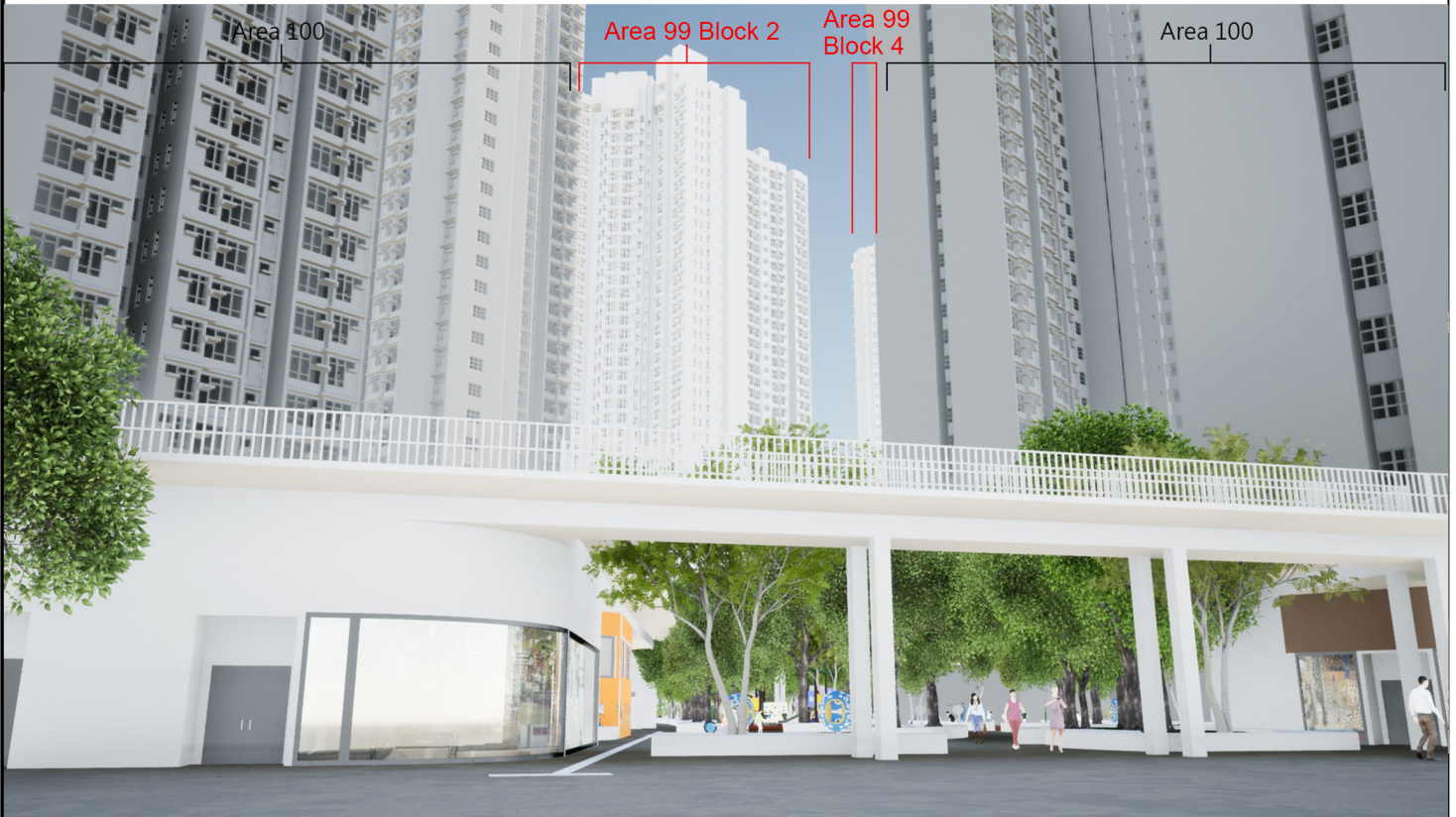
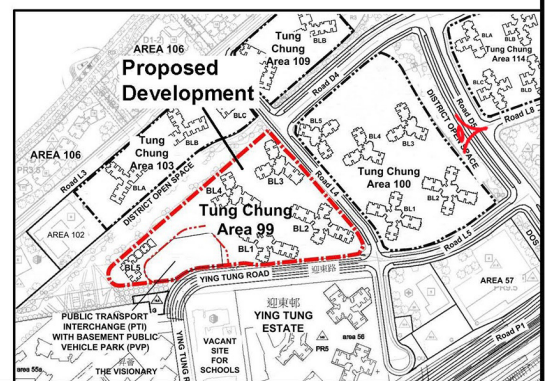
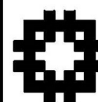


FIGURE 3 - VIEW FROM THE DISTRICT OPEN SPACE TO THE EAST OF AREA 100



**PROPOSED PUBLIC HOUSING DEVELOPMENT AT
TUNG CHUNG AREA 99**

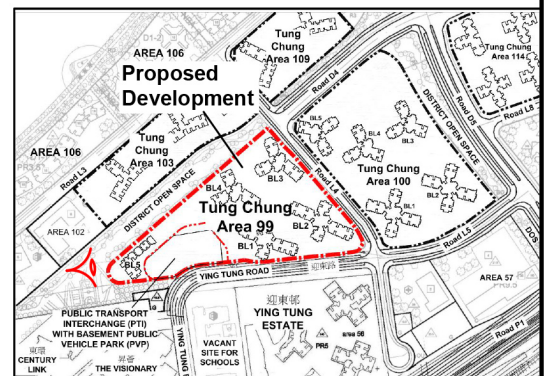


HOUSING DEPARTMENT

DATE



FIGURE 4 - VIEW FROM LINEAR PARK NEAR CENTURY LINK



**PROPOSED PUBLIC HOUSING DEVELOPMENT AT
TUNG CHUNG AREA 99**



HOUSING DEPARTMENT

DATE

19. 06. 2020

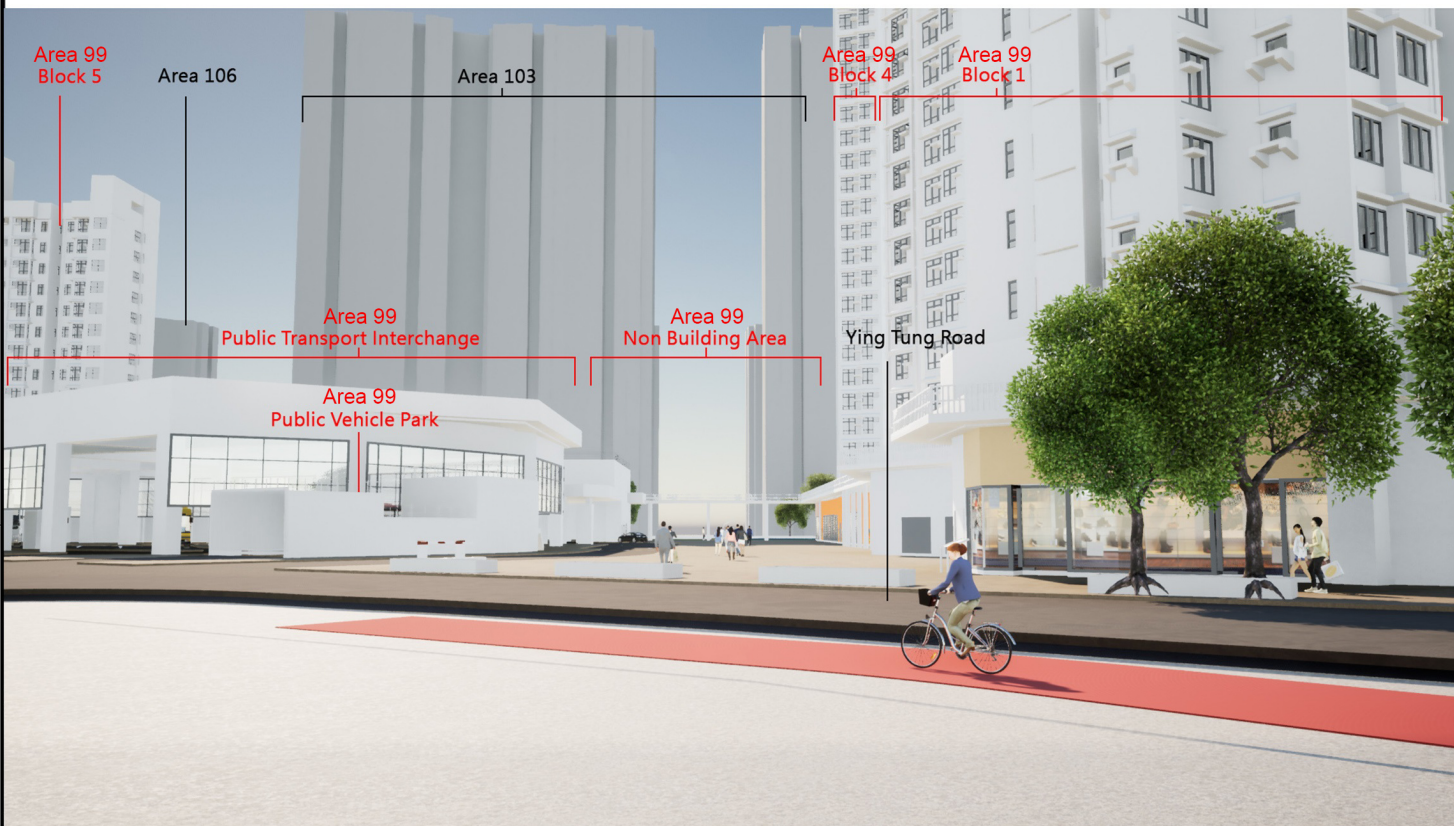
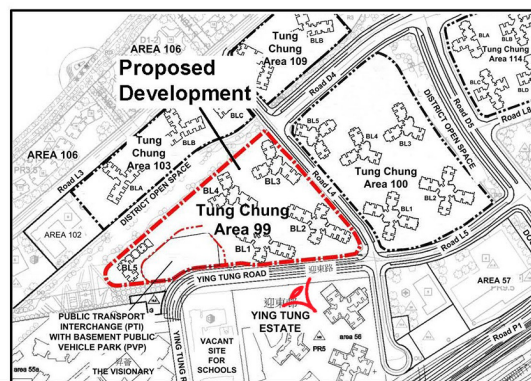
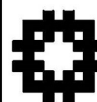


FIGURE 5 - VIEW VIA NON BUILDING AREA TO SEASHORE



**PROPOSED PUBLIC HOUSING DEVELOPMENT AT
TUNG CHUNG AREA 99**



HOUSING DEPARTMENT

DATE

申請編號 Application No. : A/I-TCE/1

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
	沒有 NIL	

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.