

2024年 8月 7日

此文件在 收到。城市規劃委員會  
只會在收到所有必需的資料及文件後才正式確認收到  
申請的日期。

7 AUG 2024

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及：

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」；
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展；及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



2401921

6/8

By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/1-TC/15
	Date Received 收到日期	7 AUG 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Yau Lee Construction Company Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

AECOM Asia Company Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Government Land at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p>Area 114: 15,920 Area 117: 16,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Site area 地盤面積</p> <p>Area 114: Not more than 109,848 Area 117: Not more than 115,920</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	<p>Area 114: 15,920 Area 117: 16,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A) 1" ("R(A)1")
(f) Current use(s) 現時用途	Under Site Formation  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☐ is not a "current land owner".  
並不是「現行土地擁有人」。

- ☒ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)".  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)".  
已取得 ..... 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途



**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
	(b) Intended use/development 有意進行的用途/發展

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置  <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			



**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☒ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 .....105 mPD 米 (主水平基準上) to 至 .....108.39 mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

**Proposed Minor Relaxation of Building Height Restrictions  
for Permitted Public Housing Development**

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積

Proposed plot ratio 擬議地積比率

Proposed site coverage 擬議上蓋面積

Proposed no. of blocks 擬議座數

Proposed no. of storeys of each block 每座建築物的擬議層數

Proposed building height of each block 每座建築物的擬議高度

Area 114: Not more than 109,848

Area 117: Not more than 115,920 sq.m 平方米

Not more than 6.9

Domestic: Not more than 40%

Non-domestic: Not more than 65%

Area 114: 4 ; Area 117: 4

33

storeys 層

☐ include 包括 ..... storeys of basements 層地庫

☐ exclude 不包括 ..... storeys of basements 層地庫

Not more than 108.39

..... mPD 米(主水平基準上) ☐ About 約

..... m 米 ☐ About 約



☒ Domestic part 住用部分

GFA 總樓面面積

number of Units 單位數目

average unit size 單位平均面積

estimated number of residents 估計住客數目

Area 114: Not more than 103,480

Area 117: Not more than 109,200 sq. m 平方米

☐ About 約

Area 114: about 2,577; Area 117: about 2,710

40

..... sq. m 平方米 ☒ About 約

Area 114: about 5,921; Area 117: about 6,491

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆..... sq. m 平方米 ☐ About 約☐ hotel 酒店..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業..... sq. m 平方米 ☐ About 約☒ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

social welfare facilities .....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Commercial Uses (Eating Place and Shop &amp; Services), Kindergarten, Estate Management Office (EMO) and ancillary facilities .....

Area 114: Total non-domestic GFA of not more than 6,368 sq.m.

Area 117: Total non-domestic GFA of not more than 6,720 sq.m

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地Area 114: 5,921; Area 117: 6,491 sq. m 平方米 ☒ Not less than 不少於☐ public open space 公眾休憩用地..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Area 114: Block 1-4 .....	G/F-2/F .....	Commercial Uses (Eating Place and Shop & Services), Kindergarten, EMO, Social Welfare Facilities and ancillary facilities .....
Area 114: Block 1-4 .....	3/F-32/F .....	Residential Flats .....
Area 117: Block 1-4 .....	G/F-2/F .....	Commercial Uses (Eating Place and Shop & Services), Kindergarten, EMO, Social Welfare Facilities and ancillary facilities .....
Area 117: Block 1-4 .....	3/F-32/F .....	Residential Flats .....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Area 114: open space, recreational facilities, circulation area, roads and EVA .....

Area 117: open space, recreational facilities, circulation area, roads and EVA .....



## 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Tentatively 2028

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## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Area 114: Road L8; Area 117: Road L9</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																		
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>Area 114: 238</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>Area 117: 247</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>Area 114: 17</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>Area 117: 18</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>Area 114: 8</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Area 117: 8</td> </tr> <tr> <td>Parking for Social Welfare Facilities</td> <td></td> </tr> <tr> <td></td> <td>Area 114: 6</td> </tr> <tr> <td></td> <td>Area 117: 3</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	Area 114: 238	Motorcycle Parking Spaces 電單車車位	Area 117: 247	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Area 114: 17	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Area 117: 18	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Area 114: 8	Others (Please Specify) 其他 (請列明)	Area 117: 8	Parking for Social Welfare Facilities			Area 114: 6		Area 117: 3
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Parking for Social Welfare Facilities																				
	Area 114: 6																			
	Area 117: 3																			
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>Medium/Heavy Goods Vehicle</td> <td></td> </tr> </table> <p><input type="checkbox"/></p> <p>Area 114: 11 (8 for domestics; 3 for commercial uses) Area 117: 11 (8 for domestics; 3 for commercial uses)</p>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位		Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位		Others (Please Specify) 其他 (請列明)		Medium/Heavy Goods Vehicle					
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Medium/Heavy Goods Vehicle																				



## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input type="checkbox"/></td> </tr> </table> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input type="checkbox"/>																																			



**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Planning Statement





**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
.....  
Pearl HUI

Name in Block Letters  
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Executive Director, Urban Planning

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 No. 322

Others 其他 .....



on behalf of  
代表

AECOM Asia Company Limited

☐ Company 公司 / ☒ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

6.8.2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Government Land at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island		
Site area 地盤面積	Area 114: 15,920; Area 117: 16,800 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Area 114: 15,920; Area 117: 16,800 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2		
Zoning 地帶	Area 114: "Residential (Group A) 1" ("R(A)1"); Area 117: "Residential (Group A) 1" ("R(A)1")		
Applied use/ development 申請用途／發展	Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development		
(i) 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	Area 114: 103,480 <input type="checkbox"/> About 約 Area 117: 109,200 <input checked="" type="checkbox"/> Not more than 不多於	Area 114: 6.5 <input type="checkbox"/> About 約 Area 117: 6.5 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	Area 114: 6,368; Area 117: 6,720 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	Area 114: 0.4 <input type="checkbox"/> About 約 Area 117: 0.4 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	Area 114: 4; Area 117: 4	



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		108.39	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		33	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Non-domestic: Not more than 65 % Domestic: Not more than 40 <input type="checkbox"/> About 約		
(v) No. of units 單位數目	Area 114: about 2,577; Area 117: about 2,710		
(vi) Open space 休憩用地	Private 私人	Area 114: 5,921; Area 117: 6,491	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於



(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <u>Parking for Social Welfare Facilities</u> <hr/>	Private Car: Area 114: 238 Area 117: 247 Motorcycle: Area 114: 17 Area 117: 18 LGV: Area 114: 8 Area 117: 8  Area 114: 6 Area 117: 3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <u>Medium/Heavy Goods Vehicle</u> <hr/>	Area 114: 11 (8 Domestic; 3 Commercial Uses) Area 117: 11 (8 Domestic; 3 Commercial Uses)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 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/>		
<b>Reports 報告書</b>		
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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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"/>
<b>Visual Appraisal</b>		
<b>Air Ventilation Appraisal</b>		
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。



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# Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island



## Planning Statement

August 2024

Proponent:	Hong Kong Housing Authority
Main Contractor:	Yau Lee Construction Company Limited
Architect:	ALKF & Associates Architects Ltd.
Planning Consultant:	AECOM Asia Company Limited
Landscape Architect:	AECOM Asia Company Limited
Environmental Consultant:	Egis Engineering and Construction Hong Kong Ltd



香港房屋委員會  
Hong Kong Housing Authority

**AECOM**



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## **EXECUTIVE SUMMARY**

- E1 This planning application is submitted on behalf of Yau Lee Construction Company Limited (the Applicant) to the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance (the Ordinance) to seek permission for proposed minor relaxation of building height (BH) restriction from 105 mPD to 108.39 mPD (+3.23%) for the permitted public housing development (the Proposed Development) at Tung Chung Area 114 (Site A) and Area 117 (Site B), New Territories (the Application Sites). The project proponent of the Proposed Development is the Housing Authority (HA). The Application Sites are located at the newly reclaimed land in the Tung Chung Extension Area which have been handed over to Housing Authority (HA) on 28 June 2024 for public housing development.
- E2 The Application Sites fall within the area zoned as "Residential (Group A) 1" ("R(A)1") on the Approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2 (The OZP) and are subject to maximum BH of 105mPD and a maximum overall plot ratio (PR) of 6.9.
- E3 In recent years, the Government has been promoting the use of Modular Integrated Construction (MiC) in Hong Kong. This construction method can effectively enhance productivity, shorten construction time, improve quality control, environmental performance and reduce waste. In line with the Joint Practice Note No. 8 - Enhanced Facilitation Measures for Buildings Adopting MiC (JPN No. 8), HA took the initiative to explore the opportunity to adopt MiC for the Proposed Development. With the adoption of MiC, the slabs between MiC module would be thickened and hence resulting in an increase in storey height of MiC floors. The resultant domestic plot ratio (PR) and non-domestic PR would be 6.5 and 0.4 respectively for the Proposed Development at both Site A and Site B, complying with the restrictions under the OZP. The resultant BH of not exceeding 108.39 mPD would however slightly exceeds the BH restriction of 105 mPD as stipulated in the OZP. Therefore, a Section 16 Planning Application for Minor Relaxation of Building Height (BH) Restriction to 108.39 mPD is submitted to the TPB for consideration.
- E4 The development justifications in support of this planning application are listed as follows:
- respond to Government policy in promoting adoption of MiC and in line with Joint Practice Note No.8;
  - timely provision of public housing to meet the acute demand for public housing;
  - compatible with the surrounding development context; and
  - no insurmountable impacts in visual and air ventilation terms
- E5 In light of the above planning justifications, members of the TPB are respectfully requested to give favourable consideration to this application.



## 行政摘要

(如中英文版本內容有差異，應以英文版本為準)

- E1 本規劃申請謹代表有利建築有限公司（下稱「申請人」），根據《城市規劃條例》第 16 條，向城市規劃委員會（下稱「城規會」）申請規劃許可，略為放寬位於大嶼山東涌第 114 區（下稱「地盤 A」）和第 117 區（下稱「地盤 B」）的兩個公營房屋發展（下稱「擬議發展」）地盤（下稱「申請地盤」）的建築物高度限制，由主水平基準上 105 米增加至 108.39 米（增加約 3.23%）。地盤為東涌擴展區內填海所得的土地，並已於 2024 年 6 月 28 日交付至房屋委員會（房委會）予作興建公營房屋發展。
- E2 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（下稱「大綱圖」）上的「住宅（甲類）1」地帶內，受限於建築物高度限制的主水平基準以上 105 米及最高總地積比率 6.9 倍。
- E3 近年，政府大力推廣「組裝合成」建築法在香港的應用。此建築法有助提升生產力，既加快發展時序，又改善品質控制和發展在環保方面的表現，同時減少發展過程所產生的廢物。房委會響應政府政策，根據《聯合作業備考第八號 - 推廣環保及創新的樓宇鼓勵措施：進一步促進建築物採用「組裝合成」建築法的措施》，希望在擬議發展採用「組裝合成」建築法。在採用「組裝合成」建築法下，擬議發展在申請地盤（地盤 A 和地盤 B）的住用地積比和非住用地積比分別為 6.5 和 0.4，符合大綱圖所規定的發展限制；然而，建築物高度在採用「組裝合成」建築法下將達到不高於主水平基準以上 108.39 米，略為超出大綱圖所規定的建築物高度限制。為此，申請人現根據《城市規劃條例》第 16 條，就上述擬議發展向城規會提出申請略為放寬建築物高度限制至主水平基準上 108.39 米。
- E4 擬議發展具備以下充分理據的支持：
- 響應政府推廣「組裝合成」建築法在香港應用的政策，並符合《聯合作業備考第八號》中的規定；
  - 擬議發展加快公營房屋的供應，以滿足社會對公營房屋的迫切需求
  - 擬議發展與四周發展相容；及
  - 擬議發展不會在技術方面構成無法克服的負面影響
- E5 基於上述支持理據及此補充規劃文件內的詳述資料，懇請城規會委員對是項申請作出正面的考慮。



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# **1 INTRODUCTION**

## **1.1 Background and Purposes of this Application**

- 1.1.1 This planning application is submitted on behalf of Yau Lee Construction Company Limited (the Applicant) to the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance (the Ordinance) to seek permission for proposed Minor Relaxation of Building Height Restriction (BHR) from 105 mPD to 108.39 mPD (+3.23%) for Public Housing Development (Proposed Development) at Tung Chung Area 114 (Site A) and Tung Chung Area 117 (Site B), New Territories (the Application Sites). The project proponent of the Proposed Development is the Housing Authority (HA), the Applicant is the main contractor of the Proposed Development. The Application Sites are located at the newly reclaimed land in the Tung Chung Extension Area which have been handed over to Housing Authority (HA) on 28 June 2024 for public housing development.
- 1.1.2 In recent years, the Government has been promoting the use of Modular Integrated Construction (MiC) in Hong Kong. MiC is a construction method that employs the technique of off-site fabrication of building modules or component which are then transported to the construction site for assembly. This construction method can effectively enhance productivity, shorten construction time, improve quality control, environmental performance and reduce waste.
- 1.1.3 In line with the Joint Practice Note No. 8 - Enhanced Facilitation Measures for Buildings Adopting MiC (JPN No. 8), HA took the initiative to explore the opportunity to adopt MiC for the Proposed Development. Meanwhile, the adoption of MiC involves thicken/double slabs between MiC modules which would result in an increase in overall building height (BH).
- 1.1.4 With the adoption of MiC, the Proposed Development at Site A and Site B would result in schemes with domestic Plot Ratio (PR) of not more than 6.5, non-domestic PR of not more than 0.4 and total BH not exceeding 108.39 mPD (Proposed Schemes). The resultant plot ratio does not exceed the plot ratio restrictions on the extant statutory plan and in the approved Planning Briefs for Public Housing Developments at Area 114 and Area 117 (approved Planning Briefs). Nonetheless, the resultant BH will slightly exceed the restriction stipulated on the extant statutory plan by 3.39m to a total BH not exceeding 108.39. The Proposed Development could provide 2,577 and 2,710 numbers of residential units at Site A and Site B respectively.



## **1.2 Structure of the Planning Statement**

1.2.1 The remaining sections of this Planning Statement includes:

- **Section 2** – To review the site context and planning context;
- **Section 3** – To introduce the Proposed Development and key development parameters
- **Section 4** – To highlight the planning merits and justification of the Proposed Development
- **Section 5** – To conclude this Planning Statement



## 2 SITE AND PLANNING CONTEXT

### 2.1 The Site

- 2.1.1 Site A (Tung Chung Area 114) has a site area of 15,920 m<sup>2</sup> and Site B (Tung Chung Area 117) has a site area of 16,800 m<sup>2</sup>. Both Application Sites (Site A and Site B) are newly formed sites located at the central part of Tung Chung Extension Area (TCEA), northwest to the proposed MTR Tung Chung East Station (**Figure 2.1** refers). Site A and Site B are separated by Area 115 and 116, which are planned for private housing developments, and a district open space namely the "Central Green".
- 2.1.2 Site A is abutting Road L8 to the south, Road D5 to the west and Road D1 to the north (**Figure 2.2** refers), with a site area of 1.59 ha. Site B is abutting Road L9 to the south, Road D3 to the east and Road D1 to the north (**Figure 2.3** refers), with a site area of 1.68 ha.
- 2.1.3 The Application Sites are currently under site formation works by the Civil Engineering and Development Department (CEDD). The Application Sites have been handed over to HA on 28 June 2024 for public housing development.

### 2.2 Surrounding Context and Planned Developments

- 2.2.1 Majority of land in the TCEA, including the Application Sites, is currently undergoing site formation and infrastructure works. There are only 5 developments completed at the westmost of TCEA, including a hotel development in Area 53, a Home Ownership Scheme (HOS) development in Area 54, 2 private residential developments in Areas 55A and 55B, and a public rental housing development in Area 56. Four public housing developments (Tung Chung Areas 99, 100, 103 and 109) are currently under construction. (Please refer to **Figure 2.1** for locations of the planning area)
- 2.2.2 With the ongoing developments in the TCEA progress, the area, together with Tung Chung New Town (TCNT) will be transformed into a comprehensively planned new town with a Regional Commercial Hub. The Application Sites will predominantly be surrounded by high-rise residential and commercial developments, complemented by open spaces and a diverse range of Government Institution or Community (G/IC) facilities.



*Planned Development in the Surrounding*

2.2.3 The planned developments in the surrounding are listed as follows (please refer to **Figure 2.1** for locations of the planning area):

- a) There are 2 planned high-density private housing sites and a planned open space "Central Green" between the 2 Application Sites. The 2 high-density private housing sites are in Area 115 and 116 and the planned open space "Central Green" is in Area 118 with a total area 5 ha, serving a major focus and activity node in the heart of the Area.
- b) To the south is a planned integrated development with housing, office, retail facilities, open space, GIC facilities and Public Transport Interchange (PTI) in Area 113. Together with the office development in Area 57, 129 and 130, they form a commercial belt along North Lantau Highway, providing regional office/retail facilities and functioning as a major office node in North Lantau;
- c) To the further south is the proposed MTR Tung Chung East Station in Area 112;
- d) To the north are the planned public housing developments in Area 119 and Area 122. To the further north is the waterfront area, intertwined with planned high-density residential developments in Area 121 and Area 123; planned medium-density residential developments in Area 125, 126 and 127 respectively; planned developments for educational use in Area 120 and Area 124 ; a hotel development in Area 128; and the waterfront open spaces in Area 52.
- e) To the west are planned linear parks and planned public housing developments. Symmetrically, to the east are planned linear parks and planned public housing developments. The linear parks in Area 111B (West) and 145B (East), are in north-south directions through the Area, providing pedestrian corridors and visual corridors as well as to connect with the existing pedestrian spine network of the town centre area.
- f) In the west, there are 2 proposed public housing developments in Area 99 and Area 100. The construction for the 2 aforementioned public housing developments have started and are targeted to be completed in 2025 to have the first resident intake in TCEA. To the east is the planned public housing development in Area 133.



### Planned Surrounding Building Height Profile

- 2.2.4 The immediate surroundings of the Site have been planned with a high BH profile, with a maximum BH Restriction ranging from 90mPD to 185mPD, which are predominantly high-rise residential developments.
- 2.2.5 A stepped BH profile is adopted for the overall TCEA, according to the BH Strategy stipulated in the approved Tung Chung Town Extension Area Outline Zoning Plan No. S/I-TCE/2 (the OZP). The BHs are gradually decreased from the mountain backdrop in the south to the waterfront area in the north. This creates a distinctive outline of a varied urban environment as well as respecting the current setting of the mountain and the sea.
- 2.2.6 Both Application Sites have BH Restrictions of 105mPD which fall below the BH for integrated commercial and residential developments in the south (ranging from 140mPD to 185mPD), and the high-rise residential developments in the western and eastern side (ranging from 115mPD to 140mPD). Meanwhile, the BH Restrictions are slightly higher than the high-density residential developments with BHs ranging from 90mPD to 100mPD in the north.

## **2.3 Planning Context**

### Statutory Planning

- 2.3.1 Site A (Tung Chung Area 114) has a site area of 15,920 m<sup>2</sup> and Site B (Tung Chung Area 117) has a site area of 16,800 m<sup>2</sup>. Both Application Sites (Site A and Site B) fall within the area zoned "Residential (Group A) 1" ("R(A)1") on the approved Tung Chung Town Extension Area Outline Zoning Plan No. S/I-TCE/2 (the OZP), as shown in **Figure 2.1**. The planning intention of the "R(A)" zone is primarily for high-density residential developments, with commercial uses always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Two Non-building Areas (NBAs) are designated along eastern boundary of Site A adjoining Area 115 and along western boundary of Site B adjoining Area 116 (**Figure 2.2 and Figure 2.3** refer).
- 2.3.2 According to the Notes of the OZP, the Application Sites are subject to a maximum BH of 105 mPD and a maximum PR of 6.9, minor relaxation of the plot ratio and building height restrictions may be considered by the TPB based on the individual merits of the development proposal.



*Policy Directive on Adoption of MiC Approach & Joint Practice Note No. 8*

- 2.3.3 MiC is a construction method that employs the technique of off-site fabrication of building modules or component which are then transported to the construction site for assembly. This method enables better quality control, shortens construction period, reduces nuisance to the neighbourhood, simplifies the construction process and reduces waste. Nonetheless, the adoption of MiC would normally involve thicken/double slabs between MiC modules which would result in an increase in overall BH.
- 2.3.4 The Chief Executive's 2022 Policy Address (2022 PA) promulgated that all HKHA's public housing projects scheduled for completion in the first five-year period (from 2023 to 2027) shall adopt the Design for Manufacture and Assembly (DfMA) approach, including the adoption of the MiC approach in suitable projects. The Chief Executive's 2023 Policy Address (2023 PA) also reiterated that the Government and HA should continue to optimise the MiC approach in Public Housing Development to enhance speed, efficiency and quality of public housing supply.
- 2.3.5 In July 2022, JPN No. 8 "Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction" was promulgated by the Government to incentivise the adoption of MiC in new developments and promote the Green and Innovative Buildings. According to JPN No.8, *"Under current technology, the adoption of MiC normally involves thickened double slabs between MiC modules, resulting in an increase in storey height of MiC floor and hence in the overall BH of the building. To facilitate the adoption of MiC, favourable consideration may be given to an increase of BH up to 4% of the total storey height of MiC floors."*
- 2.3.6 Under the Town Planning regime, it is stated in the JPN No. 8 that Planning Department (PlanD) is prepared to support the S16 application for a minor relaxation of BH Restrictions associated with the adoption of MiC, which the relaxation can be up to a maximum of 4% of the total MiC storey height. *"PlanD is prepared to support such applications arising from adoption of MiC. If the site is already zoned for development and the minor relaxation of BH restriction is solely for adoption of MiC, the application would need no more than a simple visual appraisal as support. Air ventilation assessment is not required except for sites on major breezeways where a simple review of the air ventilation impacts might be required. In general, if no increase in plot ratio/GFA is involved, the concerned departments normally will not require assessments on traffic, environmental and infrastructure aspects."*, extracted from the JPN No. 8. Since this Application is solely for minor relaxation of BH restrictions due



to the adoption of MiC for the permitted public housing development with no increase in plot ratio/GFA when compared with the approved Planning Briefs for Area 114 and Area 117, as well as the plot ratio restrictions as stipulated on the OZP, the Application should only require a visual appraisal and a simple review of the air ventilation impact as support according to JPN. No. 8.

*Similar Planning Applications in "R(A)" on the Same OZP*

2.3.7 There are 4 similar applications within "R(A)" zones on the same OZP, involving minor relaxation of plot ratio or minor relaxation of plot ratio and BH restrictions. The details of the applications are listed in **Table 2.1** below.

**Table 2.1** – Similar Planning Applications in "R(A)" on the Same OZP

Application No.	Location	Proposed Use(s)	Subject of Application	Decision
A/I-TCE/1	Government Land at Area 99, Tung Chung, Lantau Island	Permitted Public Housing Development and Proposed Public Vehicle Park (PVP)	Minor Relaxation of PR Restriction from 6.4 to 6.7	Approved with condition on 6.11.2020
A/I-TCE/2	Government Land at Area 109, Tung Chung, Lantau Island	Permitted Public Housing Development	Minor Relaxation of Maximum Overall Plot Ratio Restriction from 5.4 to 5.8	Approved on 18.2.2022
A/I-TCE/3	Government Land at Area 103, Tung Chung, Lantau Island	Permitted Public Housing Development	Minor Relaxation of Restrictions of Maximum Overall Plot Ratio from 5.4 to 5.9 and Maximum Building Height from 110mPD to 125mPD	Approved on 9.9.2022
A/I-TCE/4	Government Land at Area 133A, Area 133B and Area 133C, Tung Chung, Lantau Island	Permitted Public Housing Development	Area 133A: Minor Relaxation of Restrictions of Maximum Overall Plot Ratio from 6.5 to 7 and Maximum Building Height from 115mPD to 135mPD  Area 133B: Minor Relaxation of Restrictions of Maximum Overall Plot Ratio from 6.4 to 6.8 and Maximum Building Height from 110mPD to 130mPD	Approved on 21.6.2024



			Area 133C: Minor Relaxation of Restrictions of Maximum Overall Plot Ratio from 6.4 to 6.7 and Maximum Building Height from 110mPD to 125mPD	
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2.3.8 Different from the similar applications in the vicinity, this Application involves no major changes in development parameters such as the Plot Ratio and GFA. This application is only to apply for minor relaxation in BHR for the permitted public housing development solely due to the adoption of MiC.

2.3.9 There is no increase development intensity in terms of plot ratio/GFA/design population in the Proposed Schemes under this Application when compared to the approved Planning Briefs. The proposed plot ratio under this Application also does not exceed the restriction as stipulated on the OZP. The magnitude of minor relaxation in BHR is also in line with that stipulated in the JPN No.8, which is within 4% of the total storey height of MiC floors.

## 2.4 Accessibility

2.4.1 The Application Sites are located within 400m walking distance to the proposed MTR Tung Chung East Station in the south. Site A is served by Road D5 and L8 while Site B is served by Road D3 and L9. Site A has vehicular ingress/egress at Road L8 for while Site B has vehicular ingress/egress at Road L9 (**Figure 2.2 and Figure 2.3** refer). There is a PTI to the south of the Application Sites, within the “Other Specific Uses” (“OU”) (Commercial and Residential Development cum PTI)” zone in Area 113.



### 3 PROPOSED DEVELOPMENT

#### 3.1 The Proposed Schemes

- 3.1.1 The Proposed Schemes for the Proposed Development at the Site A and Site B are in line with the approved planning briefs in terms of the plot ratio, GFA<sup>1</sup>, design population as well as flat production<sup>2</sup> and will not exceed the infrastructural capacity ascertained in the approved Environmental Impact Assessment Report of Tung Chung New Town Extension. There will be no increase in development intensity in terms of plot ratio, GFA and design population as per the approved Planning Briefs.
- 3.1.2 The Proposed Schemes for the Proposed Development at Site A and Site B both adopt a maximum overall PR of 6.9 of which PR of not more than 6.5 and not more than 0.4 are for domestic and non-domestic portions respectively. Providing 3 no. of podium storeys and 30 no. of domestic storeys, of which 30 storeys will be MiC floor<sup>3</sup>. The total storey height of the MiC floors is 84.94 m. The total maximum BH of the Proposed Development will not exceed 108.39 mPD.
- 3.1.3 The proposed Plot Ratio is in compliance with the restriction as stipulated on the OZP. Meanwhile, the maximum BH will slightly exceed the BH restriction by 3.39m, which is within 4% of the total storey height of MiC floors (maximum eligible relaxation of BH restriction as per JPN No. 8). In addition, no structure will be erected in the 2 designated 10-m wide Non-building Areas (NBAs) along eastern boundary of Site A adjoining Area 115 and along western boundary of Site B adjoining Area 116.
- 3.1.4 The Proposed Development at Site A would provide about 2,577 no. of flats and Site B would provide about 2,710 no. of flats. Site A and Site B each comprises 4 residential blocks accommodating residential flats, commercial uses (eating place and shop & services), kindergarten, social welfare facilities, estate management offices and other ancillary facilities. In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) requirement of 1m<sup>2</sup> ancillary open space per person, not less than 5,921 m<sup>2</sup> and 6,491 m<sup>2</sup> of open space with recreational spaces including basketball courts, badminton court, table tennis courts, communal play areas and fitness areas will be provided in Site A and Site B respectively.

---

<sup>1</sup> Calculation based on the proposed plot ratio and net site area upon site handover of 15,920 m<sup>2</sup> for Site A and 16,800 m<sup>2</sup> for Site B respectively.

<sup>2</sup> The proposed flat production is within the  $\pm 10\%$  deviation allowed in the approved Planning Briefs for flexibility in detailed design. The provision of ancillary facilities has been adjusted pro-rata.

<sup>3</sup> MiC floor is taken as a floor of a building where the MiC floor area is not less than 50% of the total area on that floor according to JPN No.8. Please refer to Appendix 1 for the MiC floor area calculation for Site A and Site B.



3.1.5 The key development parameters of the Proposed Development at Site A and Site B are summarised at **Table 3.1** below. A set of schematic drawings illustrating the master layout of the Proposed Development is provided at **Appendix 1** and Conceptual Landscape Plan is provided at **Appendix 2**.

**Table 3.1 - Key Development Parameters of the Proposed Development at Site A and Site B**

Development Parameters	Site A (Area 114)	Site B (Area 117)
<b>Site Area<sup>4</sup></b>	About 15,920 m <sup>2</sup>	About 16,800 m <sup>2</sup>
<b>Maximum Plot Ratio</b>	<b>Overall: 6.9</b> Domestic: 6.5 Non-domestic: 0.4	
<b>Total GFA<sup>5</sup></b>	Not more than 109,848 m <sup>2</sup>	Not more than 115,920 m <sup>2</sup>
<b>Total Domestic GFA</b>	Not more than 103,480 m <sup>2</sup>	Not more than 109,200 m <sup>2</sup>
<b>Total non-domestic GFA</b>	Not more than 6,368 m <sup>2</sup>	Not more than 6,720 m <sup>2</sup>
<b>BH (Main roof level)</b>	Not exceeding +108.39 mPD	
<b>No. of Storeys<sup>6</sup></b>	30 (Domestic) Storeys + 3 (Podium) Storeys	
<b>No. of Blocks</b>	4	4
<b>Total No. of Flats</b>	About 2,577 flats	About 2,710 flats
<b>Average Flat Size</b>	About 40 m <sup>2</sup>	
<b>Design Population</b>	About 5,921	About 6,491
<b>Site Coverage</b>	Domestic: Not more than 40% Non-domestic: Not more than 65%	
<b>Local Open Space</b>	Not less than 5,921 m <sup>2</sup>	Not less than 6,491 m <sup>2</sup>
<b>Recreation Facilities<sup>7</sup> (provided in Open Space)</b> <ul style="list-style-type: none"> <li>Table Tennis Table</li> <li>Basketball Court</li> <li>Badminton Court</li> <li>Communal play area</li> </ul>	1 no. 1 no. 1 no. Not less than 400 m <sup>2</sup> per 5,000 design population	1 no. 1 no. - Not less than 400 m <sup>2</sup> per 5,000 design population
<b>Green Coverage<sup>8</sup> (% of Gross Site Area)</b>	At least 20%	
<b>Car Parking Facilities<sup>9</sup></b>		
<b>Parking</b>		
<ul style="list-style-type: none"> <li>Private Car</li> <li>Light Good Vehicle</li> <li>Motorcycle</li> <li>Social Welfare Facilities</li> </ul>	238 8 17 6	247 8 18 3

<sup>4</sup> Site areas adjusted as per the finalised site boundaries further to site handover on 28 June 2024.

<sup>5</sup> Calculation based on the proposed plot ratio and net site area upon site handover of 15,920 m<sup>2</sup> for Site A and 16,800 m<sup>2</sup> for Site B respectively, subject to detailed design.

<sup>6</sup> Floor-to-floor height: (i) MiC: 2830mm (typical) / 2870mm (uppermost floor); and  
(ii) Conventional: 2750mm (typical) / 2790mm (uppermost floor).

<sup>7</sup> Recreation facilities provision is in accordance with HKPSG standard subject to design population and detailed design.

<sup>8</sup> Green coverage is provided in accordance with Sustainable Building Design Guidelines.

<sup>9</sup> The carparking provision is in accordance with HKPSG and subject to detailed design.



<b>Loading/Unloading (L/UL) (Total)</b>	11	11
• Medium/Heavy Good Vehicle (domestic)	8	8
• Medium/Heavy Good Vehicle (commercial use)	3	3

### 3.2 Implementation Programme

3.2.1 The Sites at Tung Chung Area 114 and Tung Chung Area 117 have been handed over to HA on 28 June 2024. Construction works for the Application Sites are tentatively to be commenced in Q3 of 2024 for building completion tentatively in 2028.



## **4 PLANNING JUSTIFICATIONS**

### **4.1 No Increase in Development Intensity as in Approved Planning Briefs**

- 4.1.1 The proposed plot ratio, GFA, flat production and design population are in line with the approved planning briefs and not exceeding the plot ratio restrictions stipulated on the OZP. Therefore, the proposed development would not result in increased development intensity and would not result additional pressure to the infrastructural capacity as ascertained in the technical assessments conducted by CEDD for Tung Chung New Town Extension.
- 4.1.2 The aim of this application is to apply for minor relaxation in BHR for permitted public housing development solely for the increase in overall BH due to the adoption of MiC. The Proposed Schemes would not result in development exceeding the plot ratio restrictions stipulated on the OZP and the approved Planning Briefs.

### **4.2 Respond to Government Policy in Promoting adoption of MiC and In line with Joint Practice Note No.8**

- 4.2.1 The adoption of MiC enables better quality control, shortens construction period, reduces nuisance to the neighbourhood, simplifies the construction process, reduces waste and respond to the shortage and ageing labour force in the construction industry. The Proposed Development constitutes one of the public housing initiatives promulgated under the 2022 PA, which highlights the utilisation of the MiC approach. According to the 2022 PA, at least 50% of the public housing projects targeted for completion during the second five-year phase (from 2028 to 2032) should adopt the MiC approach. The HA has endeavoured to integrate the MiC approach into public housing developments in the New Development Areas (NDAs), setting an initial target of approximately 20,000 MiC-developed units as part of its responsive measures. The 2023 PA also reiterated that the Government and HA will continue to optimise the MiC approach in public housing development to enhance speed, efficiency and quality of public housing supply.
- 4.2.2 In view of the Government's continual support and promotion of wider use of MiC on Hong Kong as promulgated in PA 2022 and PA 2023, HA took the initiative to adopt MiC in the Proposed Development. The Proposed Development represents a MiC-developed public housing project situated in the TCEA (One of the NDAs), and its expected completion date is 2028, falling within the second five-year period. The



Proposed Development also directly responds to the initiative outlined in the 2023 PA to enhance speed, efficiency and quality of public housing supply.

- 4.2.3 With the adoption of MiC, the Proposed Development would result in a minor increase in BH of 3.39 m to not exceeding 108.39 mPD. The magnitude of minor relaxation in BHR is in line with that stipulated in the JPN No.8, which is within 4% of the total storey height of MiC floors. As discussed in paras. 1.1.3, 2.3.9, 3.1.1 and 4.1.1 above, the Proposed Development would not cause increase in development intensity exceeding the approved planning briefs and plot ratio restrictions stipulated on the OZP. Moreover, the Application Sites are already zoned for residential development of which the proposed public housing development is an always permitted use and the minor relaxation of BH restrictions are solely for the adoption of MiC. As discussed in para. 2.3.6 above, therefore the Proposed Development is in line with the JPN No. 8 for minor relaxation in BHR under the Town Planning Regime.

#### **4.3 Timely Provision of Public Housing to Meet the Acute Public Housing Demand**

- 4.3.1 Under the Long-Term Housing Strategy Annual Progress Report 2023, the split ratio of public / private housing of 70:30 for the ten year from 2024-25 to 2033-34 is maintained. The supply target for public housing is 308,000. As at end-March 2024, there were about 127,900 general applications for Public Rental Housing, and about 92,300 non-elderly one-person applications under the Quota and Points System. The use of the MiC approach in the Proposed Development expedites the construction process and facilitate the timely supply of public housing. Therefore, the approval of the subject minor relaxation of BH Restriction is crucial for enabling the adoption of MiC to increase the efficiency of public housing production to meet the urgent housing demand.

#### **4.4 Compatible with the Surrounding Development Context**

- 4.4.1 The proposed increase in BH from +105mPD to +108.39mPD for Tung Chung Area 114 and 117 is minor in nature (+3.23%) that ensures compatibility with the high-rise residential developments in the vicinity. The planned residential developments at Tung Chung Areas 100, 133, 119 and 122, 115 and 116 have a maximum overall PR of ranging from 5.9 to 6.9, and a BH Restriction of ranging from +100mPD to +140mPD. The Proposed Development, with a maximum overall PR of 6.9, and a maximum BH of +108.39mPD, can be visually blended in with the surrounding developments. As



illustrated in the Visual Appraisal in **Appendix 3**, the Proposed Development in Tung Chung Area 114 and 117 is visually compatible with the surrounding development.

- 4.4.2 The proposed increase in BH from +105mPD to +108.39mPD for Tung Chung Area 114 and 117 does not compromise the overall urban design conceptions in TCEA. The OZP specifies a stepped BH profile and descending residential development density from the mountain backdrop in the south to the waterfront area in the north in TECA. The proposed BH of +108.39mPD does not exceed the BHs of planned Commercial and Residential Developments cum PTI (+185mPD) in the south or the planned public housing developments at the western and eastern sides (+140mPD and +115mPD respectively), which are intended to be taller than the Proposed Development. Without changing the PR of the Proposed Development (i.e. 6.5), the planned stepped BH profile and descending development density from inland to the waterfront in TCEA can be maintained.
- 4.4.3 The Application Sites and their surroundings are lately reclaimed land with no existing landscape resource and trees. As such, the Proposed Development is unlikely to cause any adverse landscape impact. In view of the public housing developments with similar scale under construction at Tung Chung Areas 99, 100 and 109 located to the east of the Application Sites, the Proposed Development is considered compatible with the local environment.

#### **4.5 No Insurmountable Impacts in Technical Terms**

- 4.5.1 According to JPN No. 8, If the site is already zoned for development and the minor relaxation of BH restrictions is solely for adoption of MiC, the application would need no more than a simple visual appraisal as support. A simple review of the air ventilation impacts is also required for sites on major breezeways. Except the BH restrictions, the Proposed Development would not exceed any other development restriction (i.e. maximum PR of 6.9) stipulated on the OZP. In general, if no increase in plot ratio/ GFA is involved, the concerned departments normally will not require assessments on traffic, environmental and infrastructure aspects as per the JPN no. 8 as discussed in para. 2.3.6. Since the proposed plot ratio, GFA, flat production and design population are in line with the approved planning briefs and not exceeding the plot ratio restrictions stipulated on the OZP, no insurmountable impacts on other relevant technical aspects, including traffic, environment and infrastructure are anticipated, hence technical assessments for such are not included in the current submission.



- 4.5.2 In accordance with the JPN No. 8, a Visual Appraisal (**Appendix 3** refers) and an Air Ventilation Appraisal (**Appendix 4** refers) have been conducted for the Proposed Development and the findings concluded that the Proposed Development has no insurmountable impacts in Visual and Air Ventilation Aspects based on the development parameters proposed.
- 4.5.3 Apart from visual and air ventilation impacts, the aircraft noise impacts have also been assessed in the approved Expansion of Hong Kong International Airport into a Three-Runway System (3RS) Environmental Impact Assessment (EIA) Report (AEIAR-185/2014) and the helicopter noise impact has been assessed in the approved EIA report for the Study of Tung Chung New Town Development Extension (TCNTE) (AEIAR-196/2016). The Proposed Development is in full compliance with the noise standards/requirements of the HKPSG.



## **5 CONCLUSION**

- 5.1.1 Echoing Government's policy support for adoption of MiC in public housing development and the relevant JPN No. 8 - Enhanced Facilitation Measures for Buildings Adopting MiC, HA took the initiative to explore the opportunity to adopt MiC for the Proposed Development to meet the public interest of enhancing public housing development. This Application also aims to set a desirable precedent case for promoting MiC application in new developments under the town planning regime.
- 5.1.2 The proposed minor increase in BH is also considered compatible with the surrounding developments without compromising the original planning and urban design of TCEA. As demonstrated in the technical assessments, the Proposed Development will have no insurmountable air ventilation and visual impacts.
- 5.1.3 In light of the above, members of the TPB are respectfully requested to give favourable consideration to this application.

August 2024

AECOM Asia Company Limited






## Figures

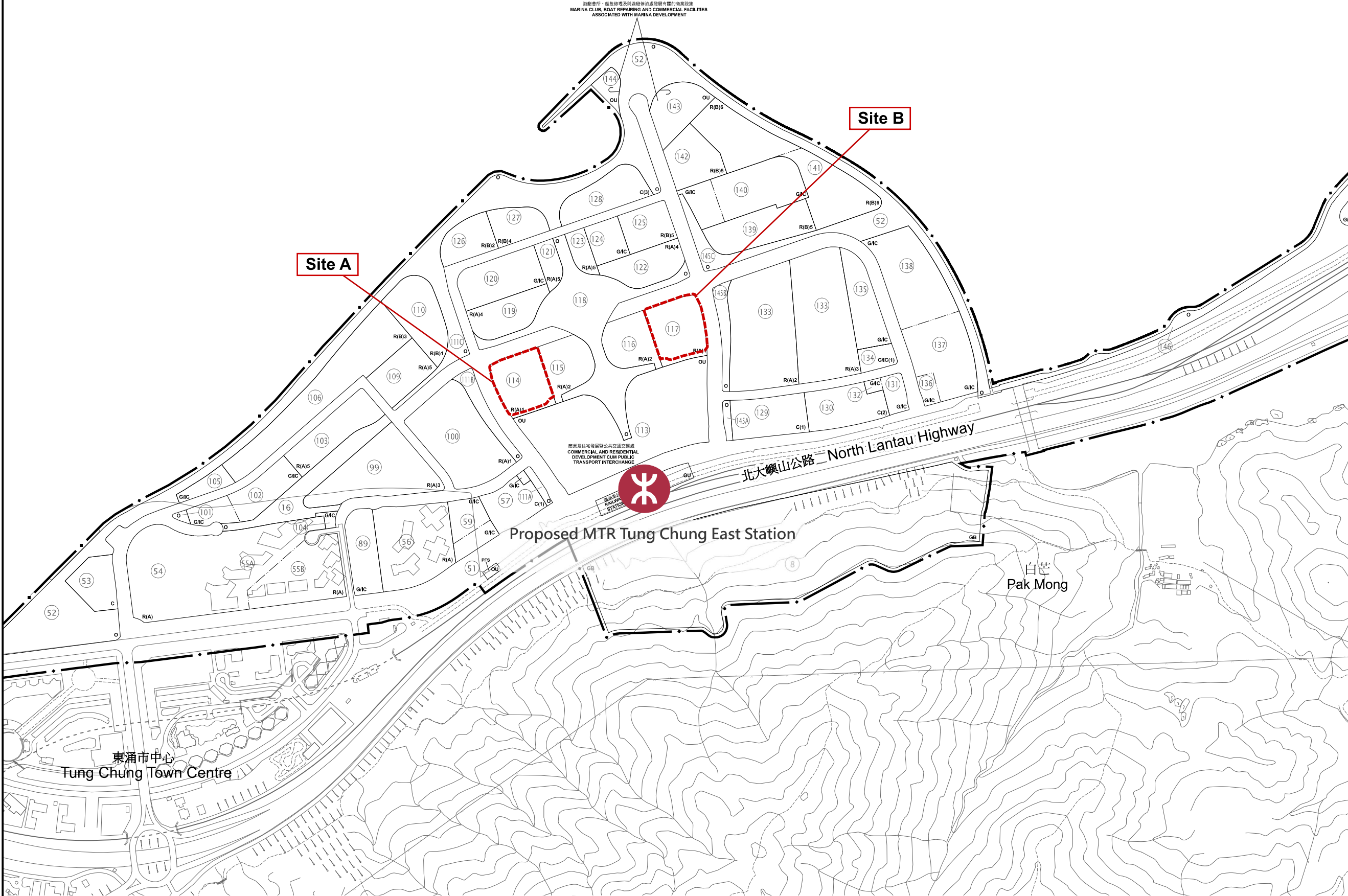



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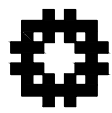
Legend

-  Planning Scheme Boundary of S/I-TCE/2
-  Application Sites
-  Planning Area Number





**PROJECT**  
項目  
PROPOSED PUBLIC HOUSING  
DEVELOPMENT AT TUNG  
CHUNG AREA 114 AND AREA 117

**CLIENT**  
業主  
 HOUSING DEPARTMENT

**ISSUE/REVISION**  
修訂

I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容摘要	校核

**STATUS**  
階段

**SCALE**  
比例  
A3 1 : 10000

**DIMENSION UNIT**  
尺寸單位  
METRES

**KEY PLAN**  
索引圖

**PROJECT NO.**  
項目編號  
60717243

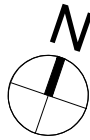
**AGREEMENT NO.**  
協議編號

**SHEET TITLE**  
圖紙名稱  
SITE LOCATION AND LAND USE  
ZONING PLAN OF THE SITE A AND  
SITE B IN AREA 114 AND AREA 117  
OF TUNG CHUNG

**SHEET NUMBER**  
圖紙編號  
FIGURE 2.1

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ROAD D5

TUNG CHUNG  
AREA 119

CENTRAL  
GREEN

ROAD D1

GREEN AREA

ROAD D5

BLOCK 1

108,390

21,950

BLOCK 2

108,390

21,950

PODIUM  
16,200

BLOCK 4

108,390

21,950

BLOCK 3

108,390

21,950

ROAD L8

RUN-IN/OUT

TUNG CHUNG  
AREA 113

TUNG CHUNG  
AREA 115

CENTRAL  
GREEN

NOTES:

FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

#### LEGEND

- SITE BOUNDARY
- NON-BUILDING AREA
- 5m COMMERCIAL SETBACK
- 10m COMMERCIAL FRONTAGE

#### REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION		
		DWN	OWN	AUTH

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED FOR ISSUE BY HO		

DESIGN AND CONSTRUCTION CONTRACTOR :  
YAU LEE CONSTRUCTION CO., LTD  
ASP :   
ESP :   
BSESP :

INDEPENDENT DESIGN CHECKERS :  
AIC :   
EIOC :   
BSIC :

AUTHORISED			
ENDORSED			
CHECKED			
DRAWN			

PROJECT  
**DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 114,  
ISLANDS DISTRICT**

JOB NO.

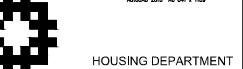
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**FIGURE 2.2**

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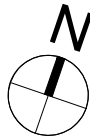
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CENTRAL  
GREEN

TUNG CHUNG  
AREA 122

ROAD D3

ROAD D1

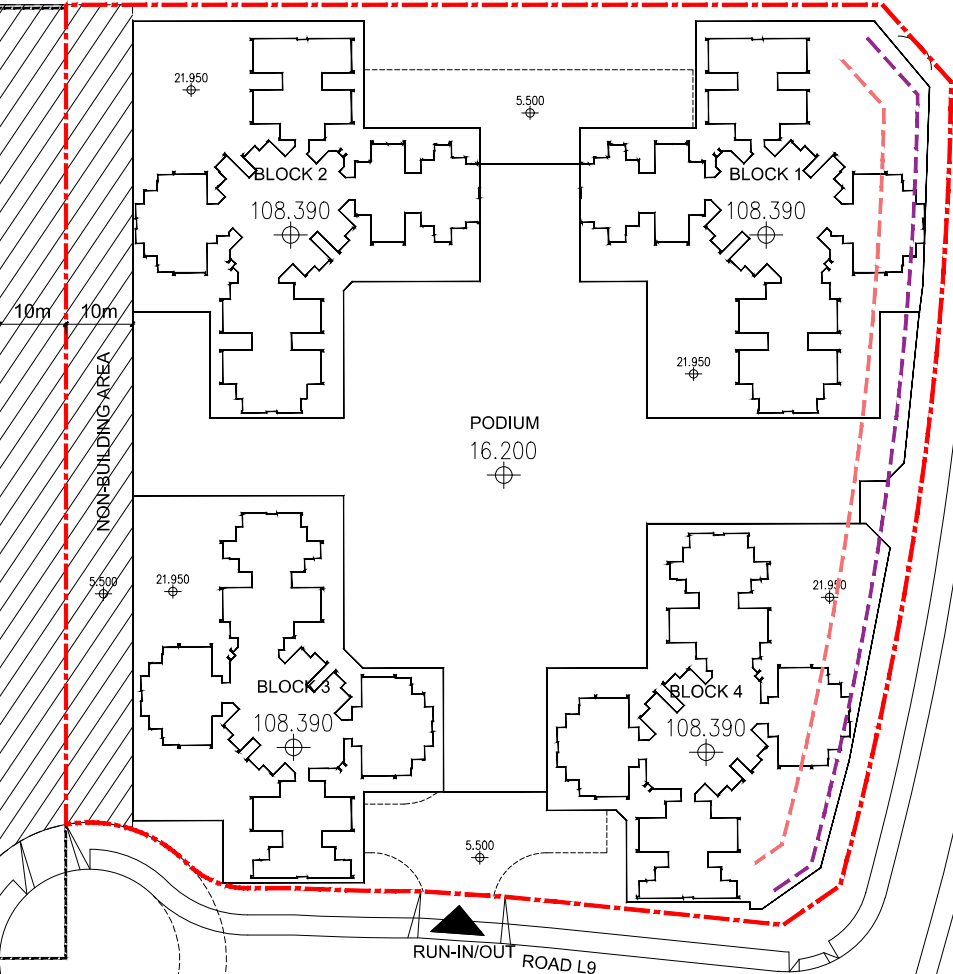
GREEN AREA

TUNG CHUNG  
AREA 116

CENTRAL  
GREEN

TUNG CHUNG  
AREA 113

MASTER LAYOUT PLAN



NOTES:

FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND

- SITE BOUNDARY
- NON-BUILDING AREA
- 5m COMMERCIAL SETBACK
- 10m COMMERCIAL FRONTAGE

REVISIONS

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		DWN	DND	AUTH

NAME AND DESIGNATION	INITIAL	DATE

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YAU LEE CONSTRUCTION CO., LTD  
ASP :   
ESP :   
BSESP :

INDEPENDENT DESIGN CHECKERS :  
AIDC :   
EIDC :   
BSIDC :

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ENDORSED			
CHECKED			
DRAWN			

PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 117,  
ISLANDS DISTRICT

JOB NO.

DRAWING TITLE  
SITE PLAN OF SITE B

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FIGURE 2.3

SOURCE

ICU NO.:



HOUSING DEPARTMENT

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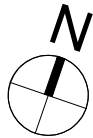


## **Appendix 1 – Schematic Drawings**



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ROAD D5

TUNG CHUNG  
AREA 119

CENTRAL  
GREEN

ROAD D1

GREEN AREA

ROAD D5

BLOCK 1

108,390

21,950

BLOCK 2

108,390

21,950

PODIUM  
16,200

BLOCK 4

108,390

21,950

BLOCK 3

108,390

21,950

ROAD L8

RUN-IN/OUT

TUNG CHUNG  
AREA 113

TUNG CHUNG  
AREA 115

CENTRAL  
GREEN

NOTES:

FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND

- SITE BOUNDARY
- NON-BUILDING AREA
- 5m COMMERCIAL SETBACK
- 10m COMMERCIAL FRONTAGE

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION		
		DWN	CD	AUTH

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED FOR ISSUE BY HO		

DESIGN AND CONSTRUCTION CONTRACTOR :

YAU LEE CONSTRUCTION CO., LTD

ASP :

ESP :

BSESP :

INDEPENDENT DESIGN CHECKERS :

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EDC :

BSDC :

AUTHORISED

ENDORSED

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DRAWN

PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 114,  
ISLANDS DISTRICT

JOB NO.

DRAWING TITLE  
BLOCK PLAN

SCALE 1:400 @A0, 1:1200 @A3

DRAWING NO.

SOURCE

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HOUSING DEPARTMENT

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ROAD D1

ROAD D5

5.500

CARPARK

PRIVATE CAR: 31  
LIGHT GOOD VEHICLE: 8  
MOTORCYCLE: 17  
SOCIAL WELFARE PARKING: 6  
LOADING/UNLOADING: 11

10m 10m

5m 10m

RAMP UP TO 1/F

RAMP UP TO 1/F

5.500

ROAD L8 RUN-IN/OUT  
MASTER LAYOUT PLAN (G/F)

- KINDERGARTEN
- DOMESTIC ENTRANCE LOBBY
- COMMERCIAL USE (EATING PLACE AND SHOP & SERVICES)

NOTES:  
FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

- LEGEND
- SITE BOUNDARY
  - NON-BUILDING AREA
  - 5m COMMERCIAL SETBACK
  - 10m COMMERCIAL FRONTAGE

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	AUTH

NAME AND DESIGNATION	INITIAL	DATE
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BSESP : ARCON		
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EDC :		
BSIC :		
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PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 114,  
ISLANDS DISTRICT

JOB NO.  
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(GROUND FLOOR)

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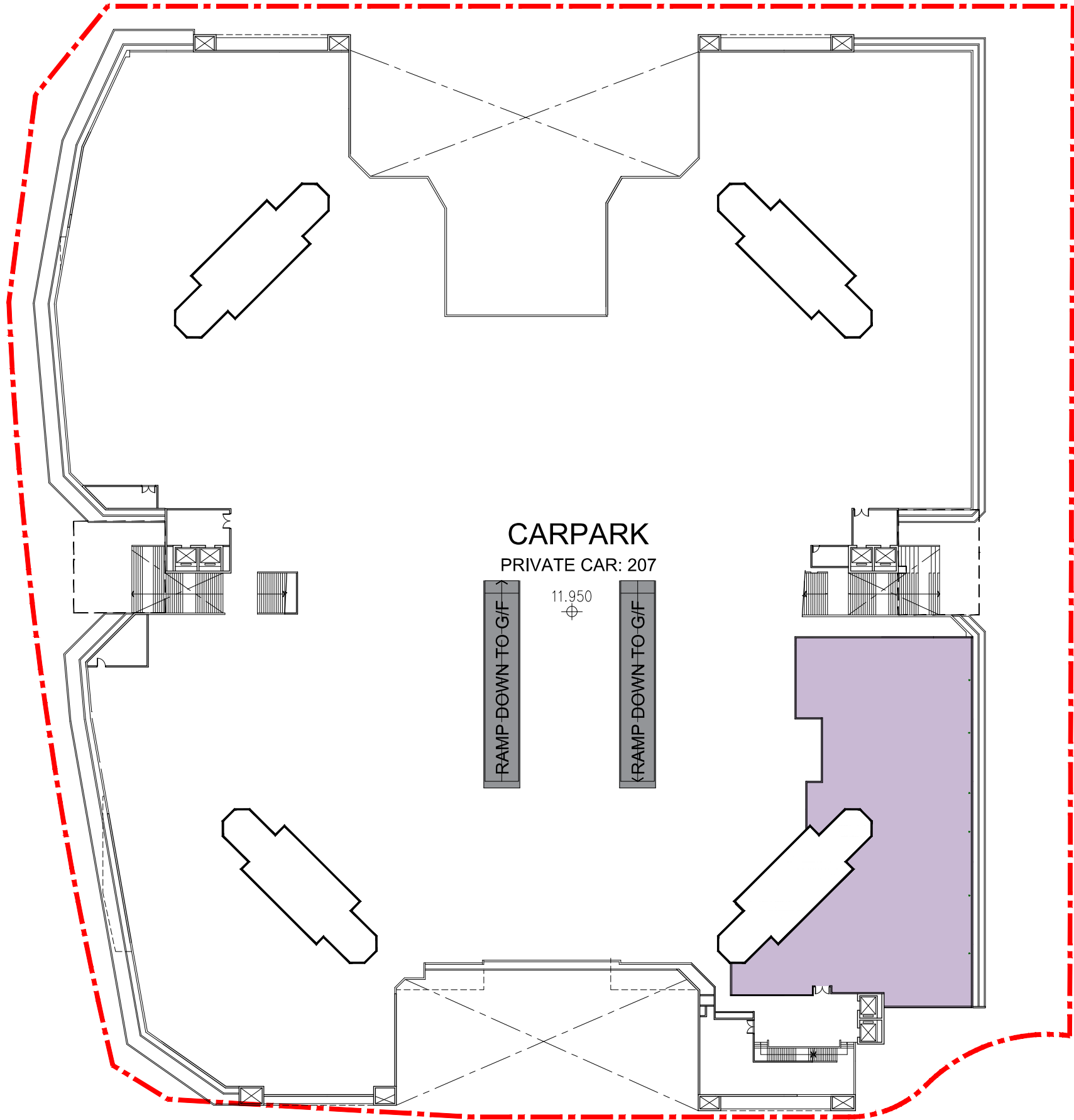
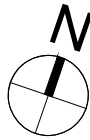
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AUGUST 2018 A0 841 x 1189

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




MASTER LAYOUT PLAN (1/F)

 SOCIAL WELFARE FACILITY

NOTES:  
FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND  
 SITE BOUNDARY

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	UPD AUTH

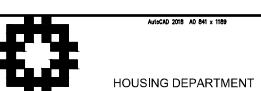
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ENDORSED		
CHECKED		
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PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 114,  
ISLANDS DISTRICT

JOB NO.  
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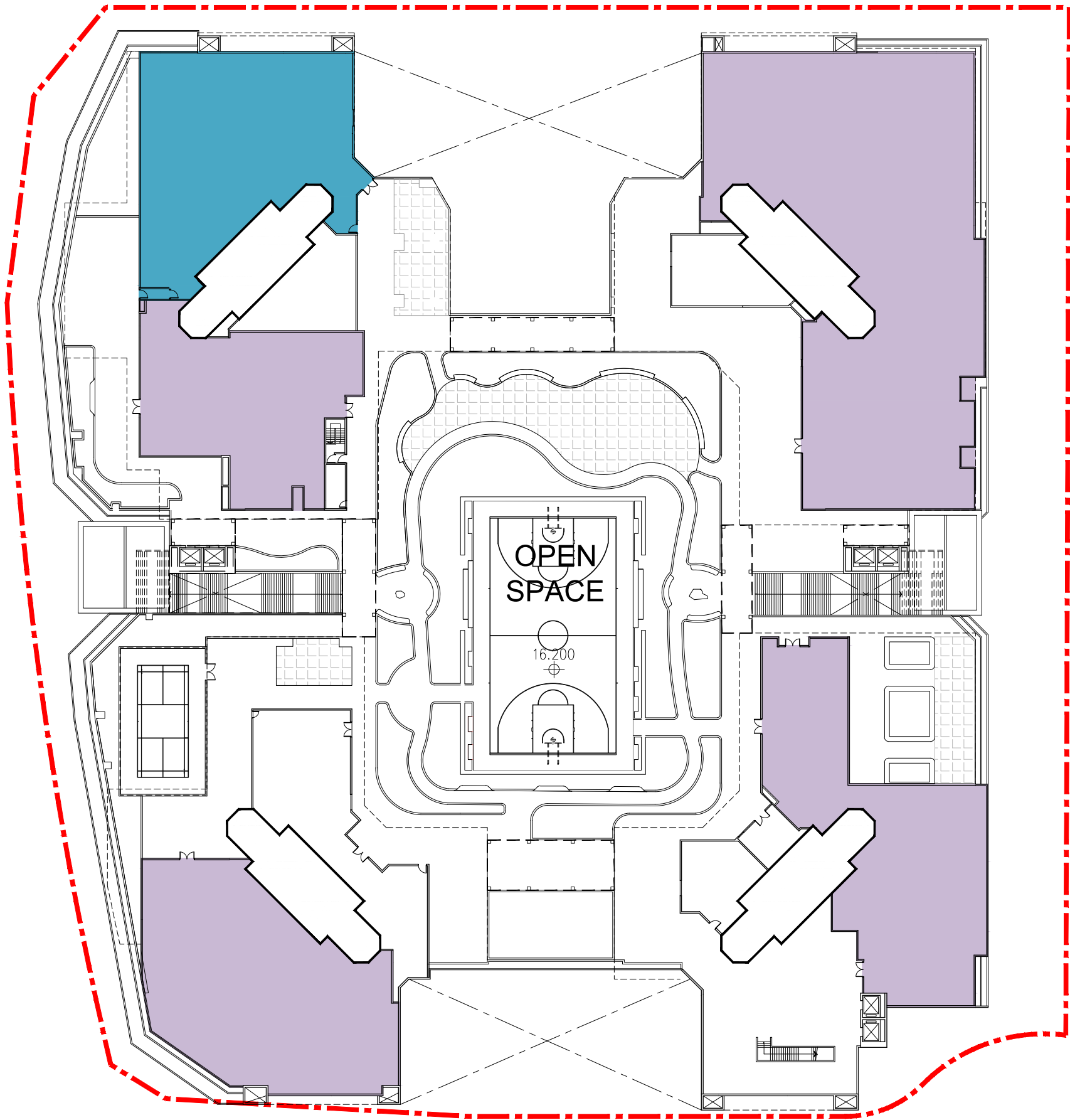
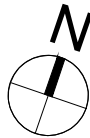
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COPY FOR: ☐ SITE ☐ KNOCKOUT ☐ ASSEMBLY ☐ B.S.E. ☐ C.E. ☐ O.S. ☐ FILE OFFICE ☐ OTHERS: \_\_\_\_\_

COUNTERCHECKED ☒





- SOCIAL WELFARE FACILITY
- ESTATE MANAGEMENT OFFICE

MASTER LAYOUT PLAN (2/F)

NOTES:

FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND

SITE BOUNDARY

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION		
		DWN	CDR	AUTH

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED FOR ISSUE BY HO		
DESIGN AND CONSTRUCTION CONTRACTOR :		
YAU LEE CONSTRUCTION CO., LTD		
ASP : <b>ALICE</b>		
ESP : <b>ABDOM</b>		
BSESP : <b>ABDOM</b>		
 耀利建築有限公司		
INDEPENDENT DESIGN CHECKERS :		
AIC : 		
EIC : 		
BSIC : 		
AUTHORISED		
ENDORSED		
CHECKED		
DRAWN		

PROJECT

DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 114,  
ISLANDS DISTRICT

JOB NO.

DRAWING TITLE

MASTER LAYOUT PLAN  
(2ND FLOOR)

SCALE 1:200 @A0, 1:600 @A3

DRAWING NO.

SOURCE

ICU NO.

Aug20 2018 10:04 v.108

 HOUSING DEPARTMENT

COPY FOR

☐ CONCEPT

☐ PRELIMINARY

☐ FOR REFERENCE

☐ FOR CONSTRUCTION

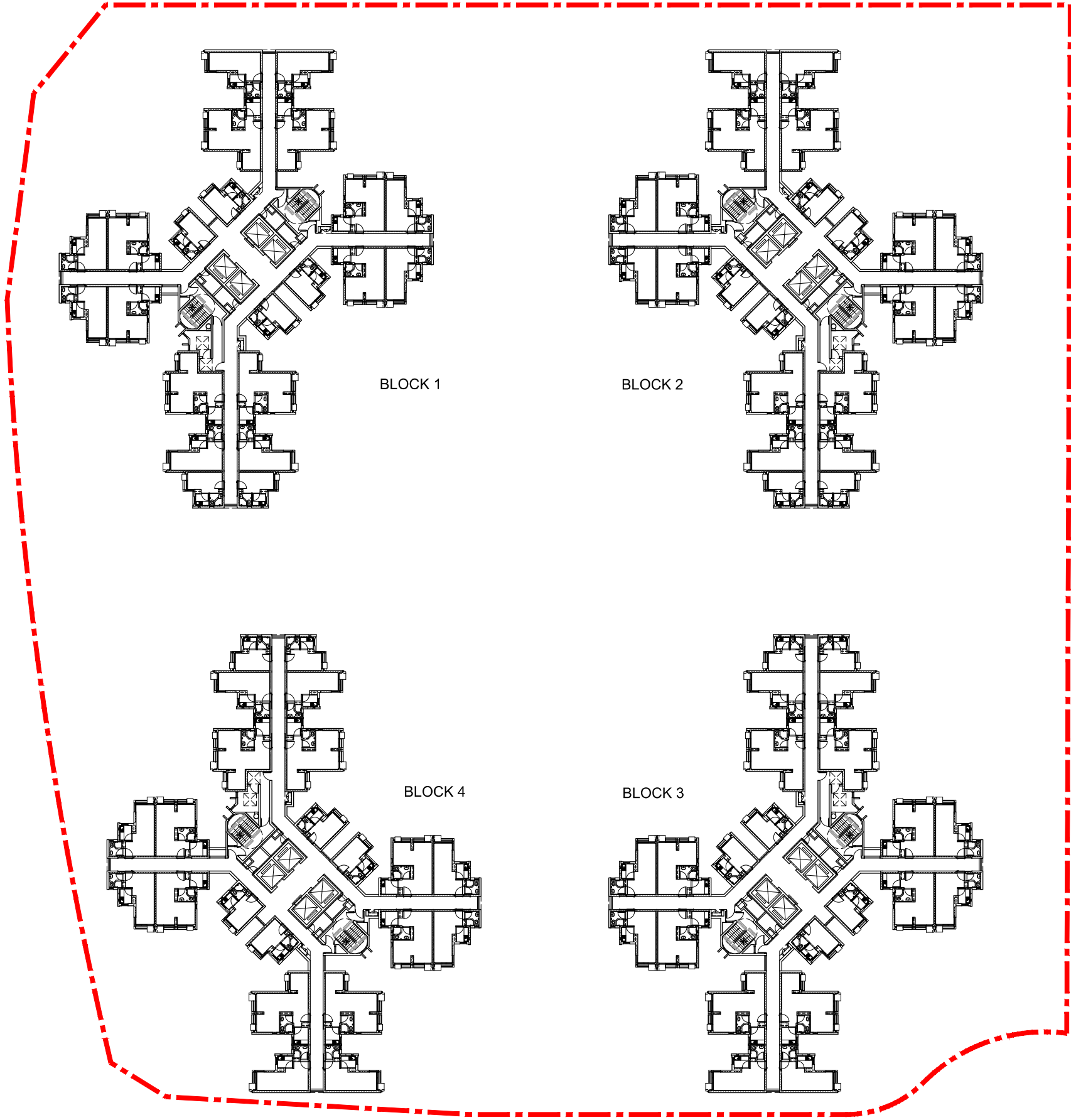
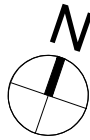
☐ FOR RECORD

☐ FOR ARCHIVE

☐ FOR OTHERS

COUNTERCHECKED





MASTER LAYOUT PLAN (TYP/F)

NOTES

FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND

SITE BOUNDARY

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	DNV	AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED FOR ISSUE BY HO			
DESIGN AND CONSTRUCTION CONTRACTOR : YAU LEE CONSTRUCTION CO., LTD			
ASP	: ALICIA		
ESP	: ARCON		
BSESP	: ARCON		
INDEPENDENT DESIGN CHECKERS :			
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EDC	: [Logo]		
BSIC	: [Logo]		
AUTHORISED			
ENDORSED			
CHECKED			
DRAWN			

PROJECT

DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 114,  
ISLANDS DISTRICT

JOB NO.

DRAWING TITLE

MASTER LAYOUT PLAN  
(TYPICAL FLOOR)

SCALE

1:200 @A0, 1:600 @A3

DRAWING NO.

SOURCE

ICU NO.

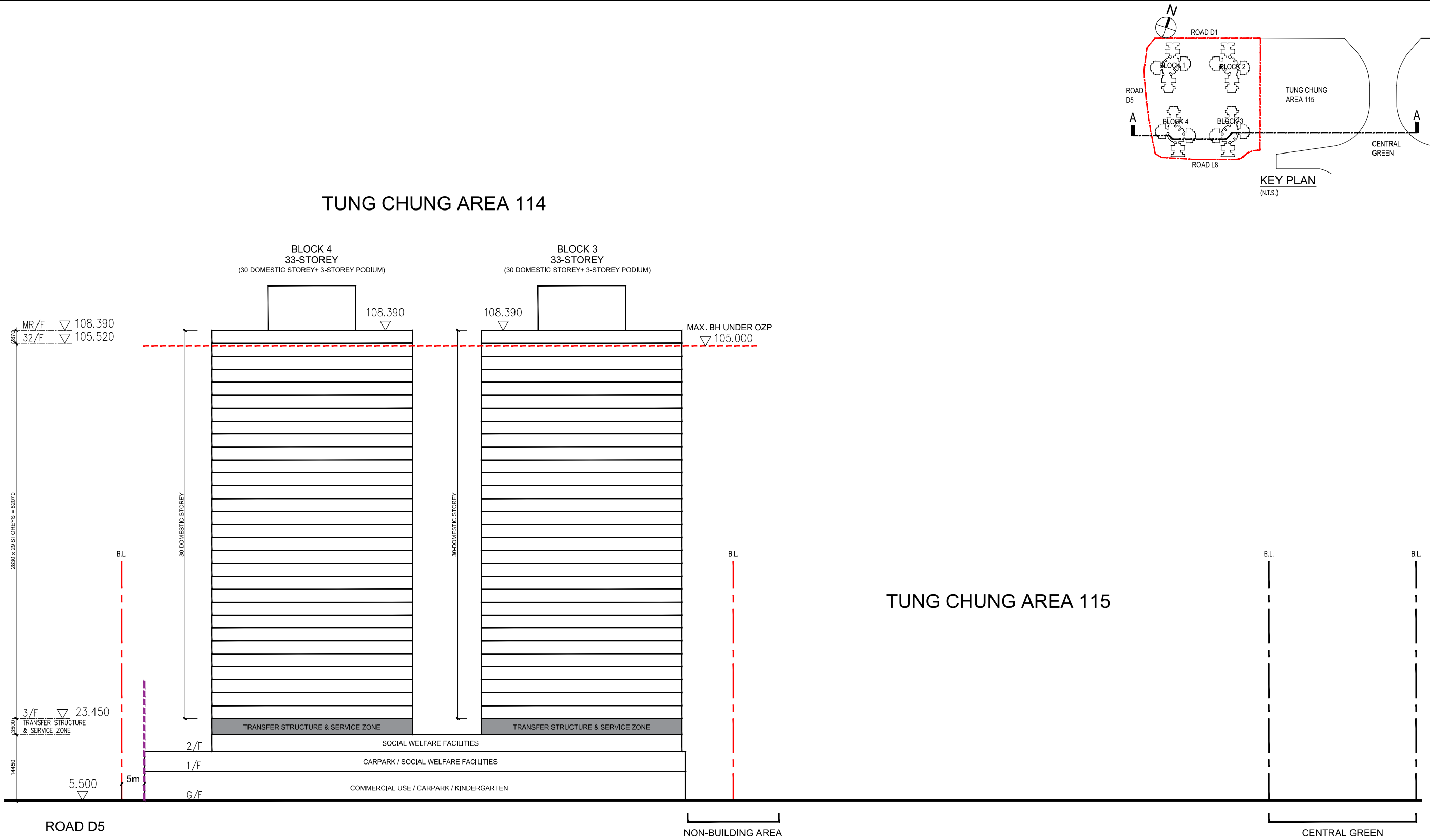
AUG20 2018 10 04 1:08

COPY FOR

HOUSING DEPARTMENT

COUNTERCHECKED



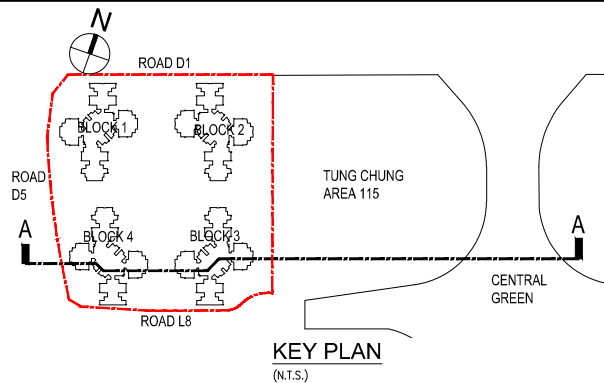


ROAD D5

NON-BUILDING AREA

CENTRAL GREEN

SITE SECTION A-A



NOTES:

FOR REFERENCE ONLY & SUBJECT TO DETAILED DESIGN

LEGEND

5m COMMERCIAL SETBACK

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	DNV

AUTHORISED FOR ISSUE BY HO		NAME AND DESIGNATION	INITIAL	DATE
DESIGN AND CONSTRUCTION CONTRACTOR :				
YAU LEE CONSTRUCTION CO., LTD				
ASP : ALICE				
ESP : ARDAM				
BSESP : ARDAM				
INDEPENDENT DESIGN CHECKERS :				
AIDC : ALICE				
EIDC : ARDAM				
BSIDC : ARDAM				
AUTHORISED				
ENDORSED				
CHECKED				
DRAWN				

PROJECT

DESIGN AND CONSTRUCTION OF PUBLIC HOUSING DEVELOPMENT AT TUNG CHUNG AREA 114, ISLANDS DISTRICT

JOB NO.

DRAWING TITLE

SITE SECTION A-A

SCALE

1:300 @A0, 1:900 @A3

DRAWING NO.

SOURCE

ICU NO.

COPY FOR

COPY FOR

HOUSING DEPARTMENT

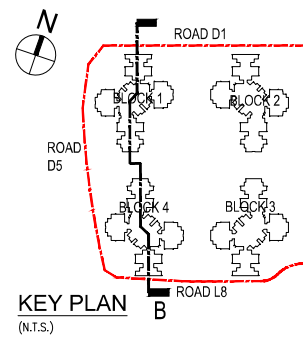
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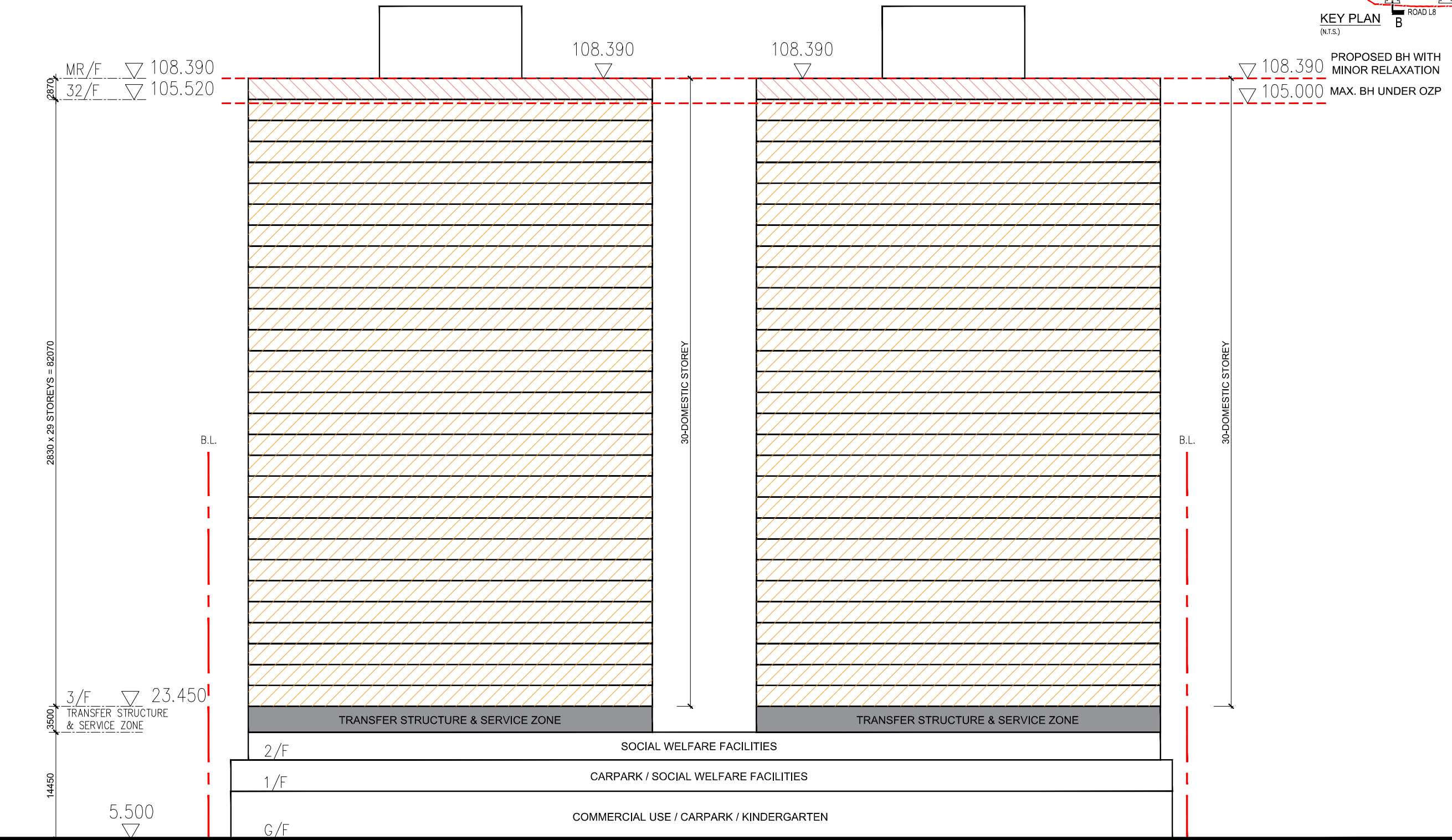
TUNG CHUNG AREA 114

BLOCK 1  
33-STOREY  
(30 DOMESTIC STOREY+ 3-STOREY PODIUM)

BLOCK 4  
33-STOREY  
(30 DOMESTIC STOREY+ 3-STOREY PODIUM)



NOTES:  
FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN



LEGEND

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	AUTH

NAME AND DESIGNATION	INITIAL	DATE
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DESIGN AND CONSTRUCTION CONTRACTOR :		
YAU LEE CONSTRUCTION CO., LTD		
ASP : ALICE		
ESP : ARDAM		
BSESP : ARDAM		
INDEPENDENT DESIGN CHECKERS :		
AIC :		
EDC :		
BSDC :		
AUTHORISED		
ENDORSED		
CHECKED		
DRAWN		

PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 114,  
ISLANDS DISTRICT

JOB NO.

DRAWING TITLE  
SITE SECTION B-B

SCALE 1:200 @A0, 1:600 @A3

DRAWING NO.

SOURCE

ICU NO.

Aug20 2018 10:04 v.108

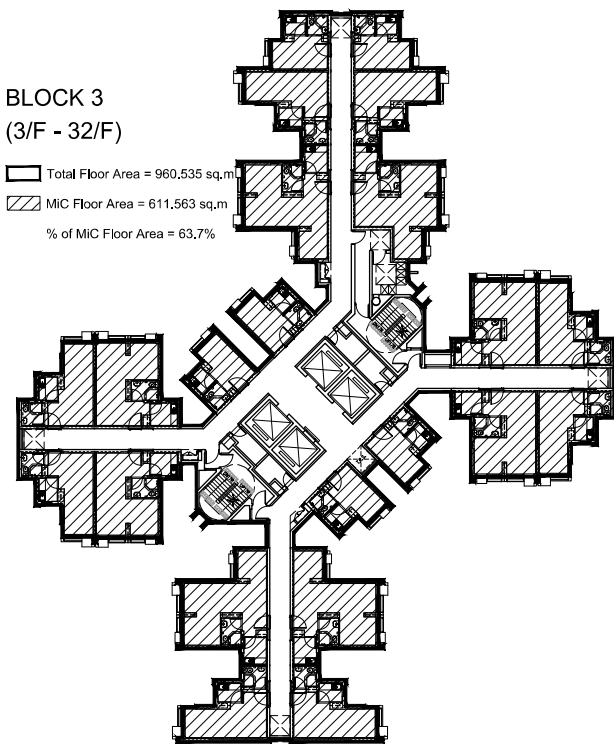
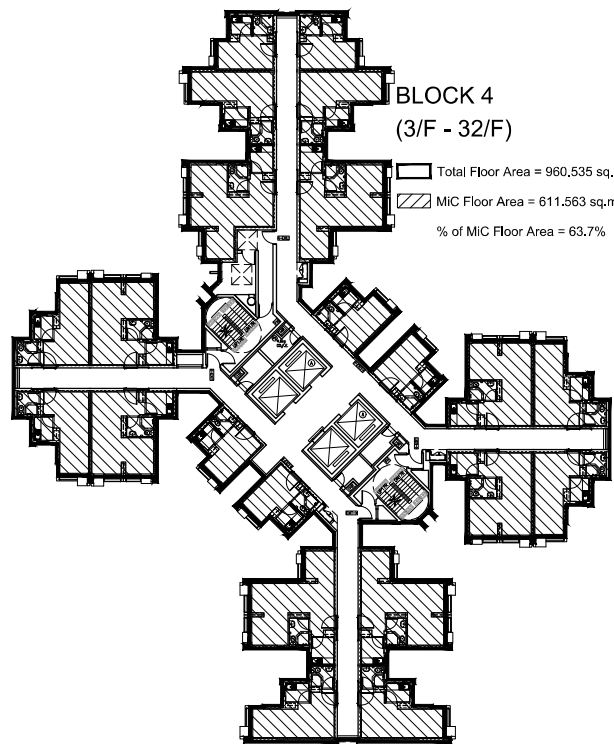
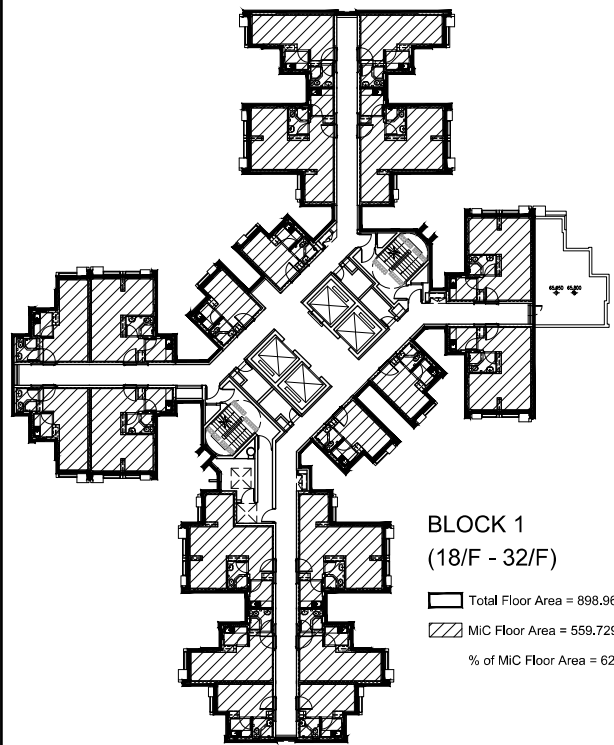
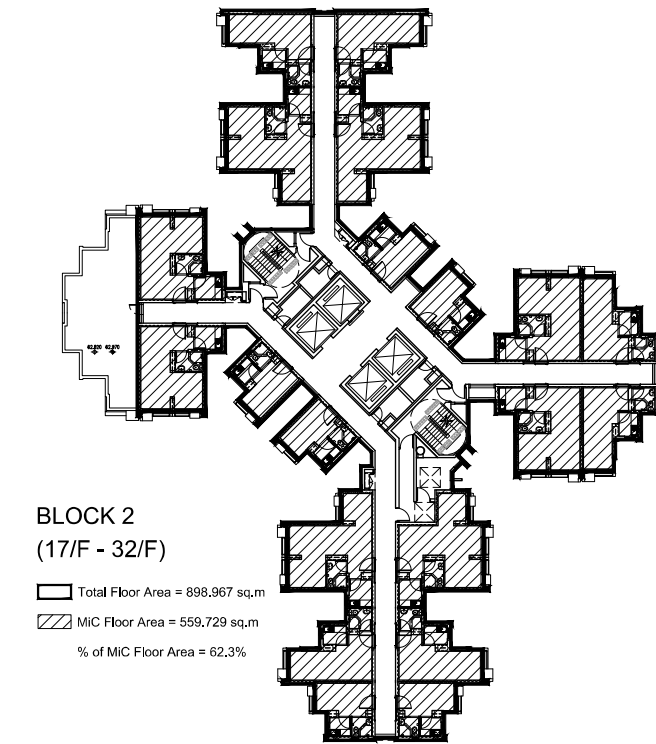
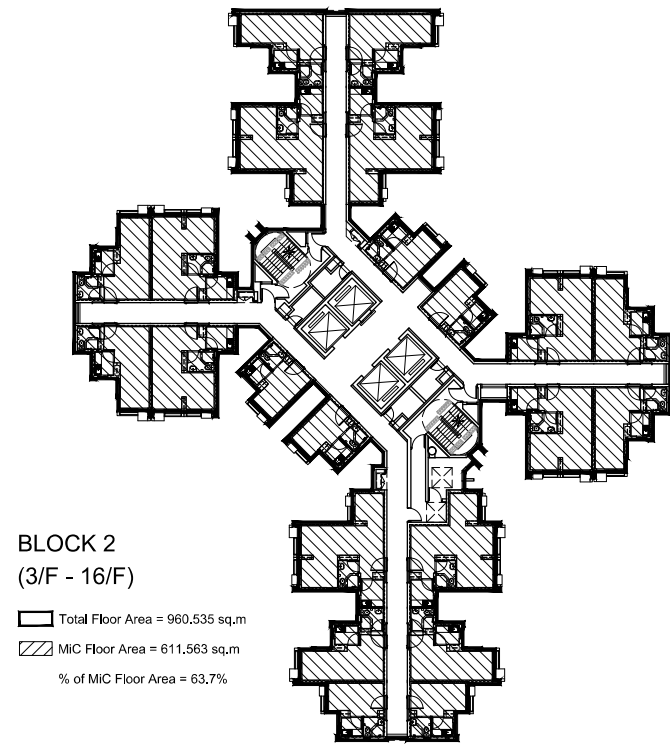
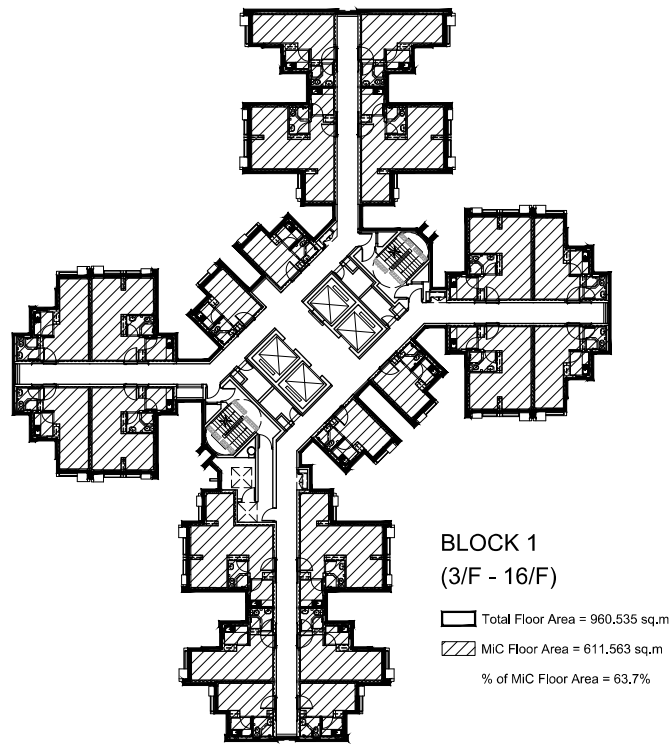
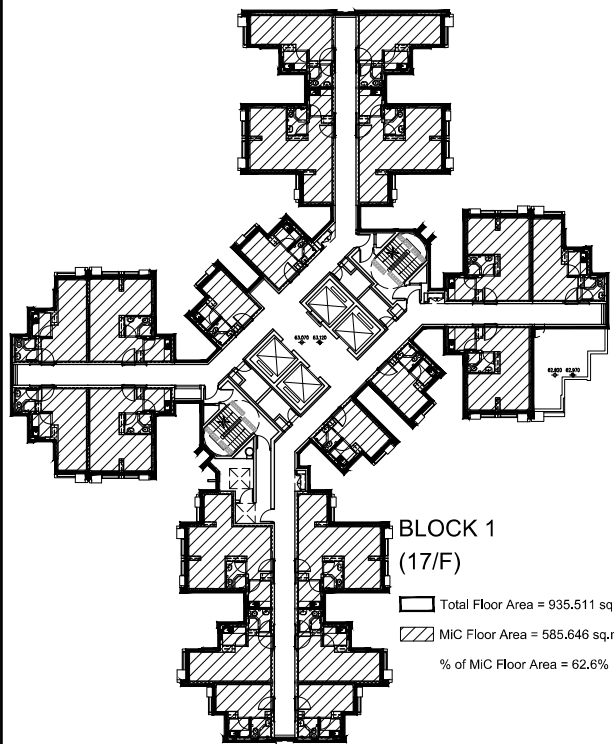
HOUSING DEPARTMENT

Calculation of MiC storey height & eligible relaxation		
Block 1 - 4	% of MiC Floor Area	Respective Storey Height
3/F - 31/F	>50%	2.83m x 29 storeys = 82.07m
32/F	>50%	2.87m
a. Total storey height of MiC floors		84.94m
b. Maximum eligible relaxation of BH restriction		3.3976m

SITE SECTION B-B

- MiC floor height in 2870mm
- MiC floor height in 2830mm





NOTES:  
FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	OWN	AUTH

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED FOR ISSUE BY HO		
DESIGN AND CONSTRUCTION CONTRACTOR :		
YAU LEE CONSTRUCTION CO., LTD		
ASP : ALIC		
ESP : ARDM		
BSESP : ARDM		
INDEPENDENT DESIGN CHECKERS :		
AIC : ARDM		
EDC : ARDM		
BSIC : ARDM		
AUTHORISED		
ENDORSED		
CHECKED		
DRAWN		

PROJECT  
**DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 114,  
ISLANDS DISTRICT**

JOB NO.

DRAWING TITLE  
**MIC FLOOR AREA  
CALCULATION**

SCALE  
1:200 @A0, 1:600 @A3

DRAWING NO.

SOURCE

CU NO.:

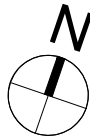
AUGUST 2019 10 04 1 108

COPY FOR

COUNTERCHECKED







CENTRAL  
GREEN

TUNG CHUNG  
AREA 122

ROAD D3

ROAD D1

GREEN AREA

TUNG CHUNG  
AREA 116

CENTRAL  
GREEN

TUNG CHUNG  
AREA 113

NON-BUILDING AREA

PODIUM  
16.200

BLOCK 2  
108.390

BLOCK 1  
108.390

BLOCK 3  
108.390

BLOCK 4  
108.390

RUN-IN/OUT  
ROAD L9

MASTER LAYOUT PLAN

NOTES:

FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND

- SITE BOUNDARY
- NON-BUILDING AREA
- 5m COMMERCIAL SETBACK
- 10m COMMERCIAL FRONTAGE

REVISIONS

NO.	DESCRIPTION AND DATE	INITIAL AND DESIGNATION		
		DWN	CD	AUTH

NAME AND DESIGNATION	INITIAL	DATE

AUTHORISED FOR ISSUE BY HO  
DESIGN AND CONSTRUCTION CONTRACTOR :  
YAU LEE CONSTRUCTION CO., LTD  
ASP :   
ESP :   
BSESP :

INDEPENDENT DESIGN CHECKERS :  
AIC :   
EIC :   
BSIC :

AUTHORISED			
ENDORSED			
CHECKED			
DRAWN			

PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 117,  
ISLANDS DISTRICT

JOB NO.

DRAWING TITLE  
BLOCK PLAN

SCALE 1:400 @A0, 1:1200 @A3

DRAWING NO.

SOURCE

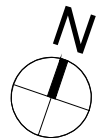
ICU NO.:



HOUSING DEPARTMENT

COUNTERCHECKED





ROAD D1

ROAD D3

CARPARK

PRIVATE CAR: 32  
LIGHT GOOD VEHICLE: 8  
MOTORCYCLE: 18  
SOCIAL WELFARE PARKING: 3  
LOADING/UNLOADING: 11

10m

10m

5m

10m

5.500

5.500

RAMP UP TO 1/F

RAMP UP TO 1/F

RUN-IN/OUT

ROAD L9

MASTER LAYOUT PLAN (GF)

KINDERGARTEN

DOMESTIC  
ENTRANCE LOBBY

COMMERCIAL USE  
(EATING PLACE AND SHOP & SERVICES)

NOTES:

FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND

- SITE BOUNDARY
- NON-BUILDING AREA
- 5m COMMERCIAL SETBACK
- 10m COMMERCIAL FRONTAGE

REVISIONS

NO	DESCRIPTION AND DATE	OWN	DESIGNATION	INITIAL	DATE

	NAME AND DESIGNATION	INITIAL	DATE
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DESIGN AND CONSTRUCTION CONTRACTOR :			
YAU LEE CONSTRUCTION CO., LTD			
ASP :	ALICE		
ESP :	ABDOM		
BSESP :	ABDOM		
INDEPENDENT DESIGN CHECKERS :			
AIC :			
EDC :			
BSDC :			

AUTHORISED			
ENDORSED			
CHECKED			
DRAWN			

PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 117,  
ISLANDS DISTRICT

JOB NO.  
DRAWING TITLE  
MASTER LAYOUT PLAN  
(GROUND FLOOR)

SCALE 1:200 @A0, 1:600 @A3

DRAWING NO.

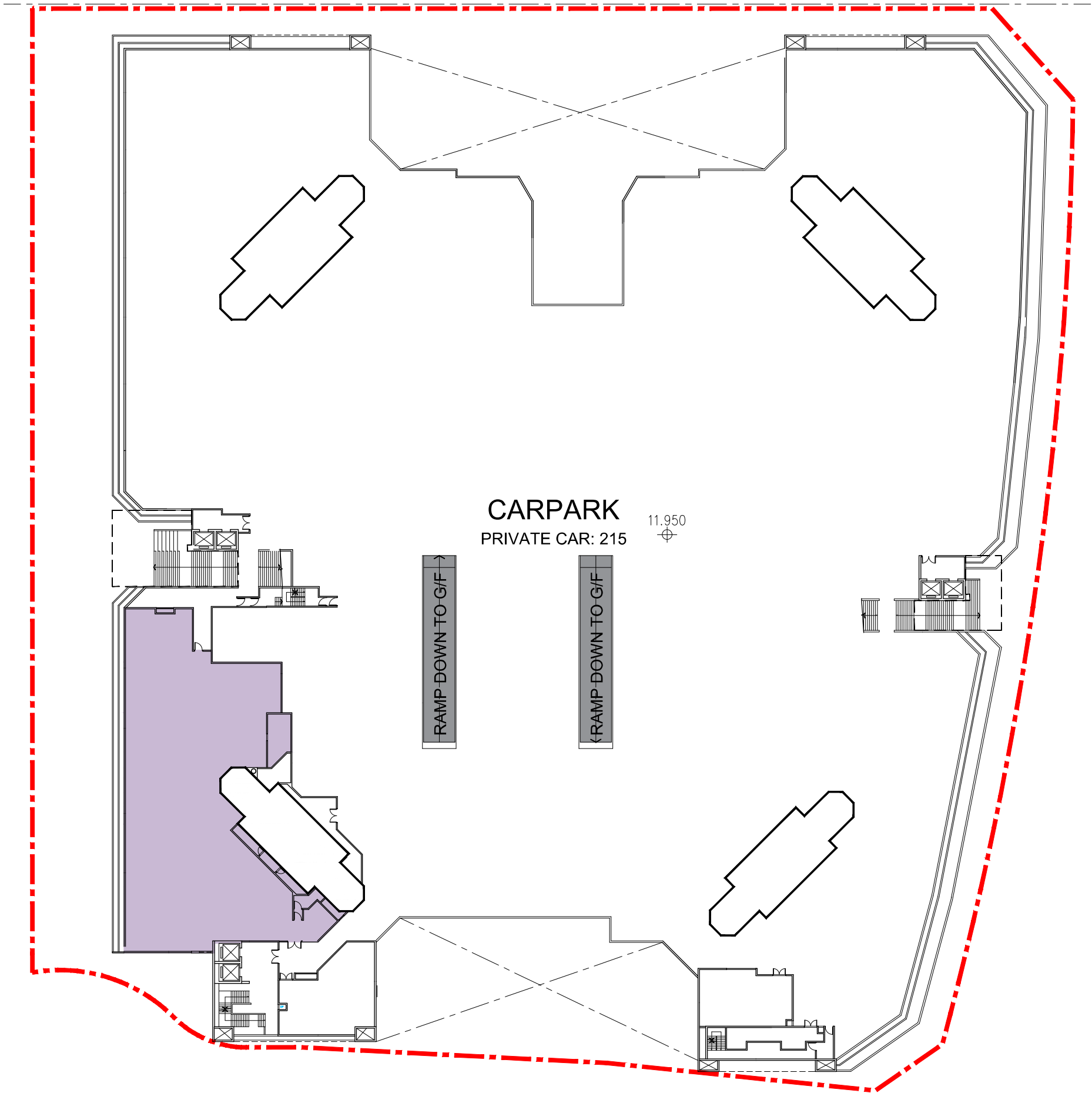
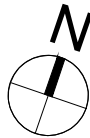
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ICU NO.

HOUSING DEPARTMENT

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


 SOCIAL WELFARE FACILITY

MASTER LAYOUT PLAN (1/F)

NOTES:  
FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND  
 SITE BOUNDARY

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	DNV

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED FOR ISSUE BY HO		
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YAU LEE CONSTRUCTION CO., LTD		
ASP : 		
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BSESP : 		
INDEPENDENT DESIGN CHECKERS :		
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BSIDC : 		
AUTHORISED		
ENDORSED		
CHECKED		
DRAWN		

PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 117,  
ISLANDS DISTRICT

JOB NO.  
DRAWING TITLE  
MASTER LAYOUT PLAN  
(1ST FLOOR)

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DRAWING NO.

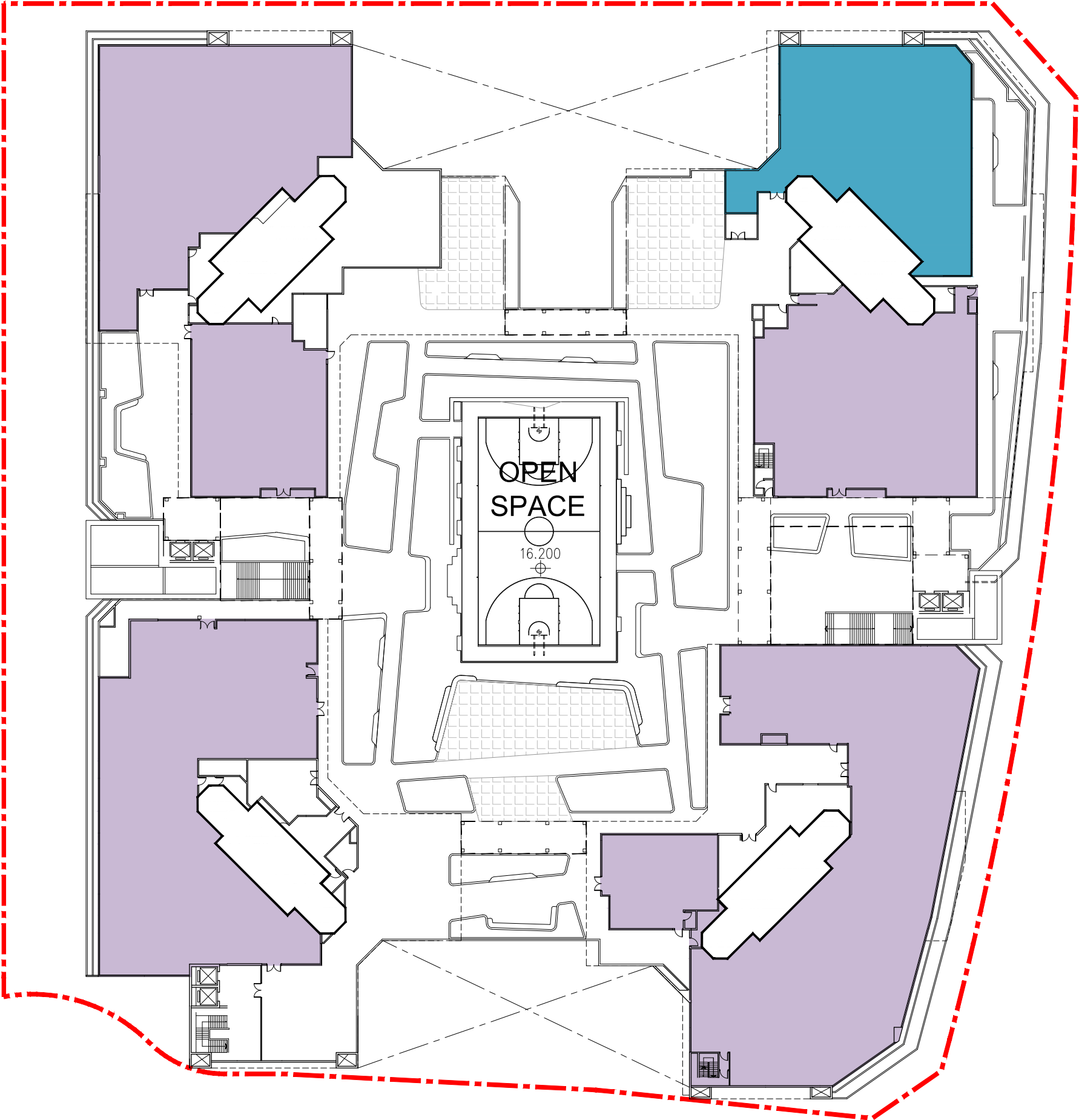
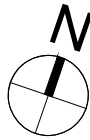
SOURCE

ICU NO.

 HOUSING DEPARTMENT

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SOCIAL WELFARE FACILITY



ESTATE MANAGEMENT OFFICE

MASTER LAYOUT PLAN (2/F)

NOTES:  
FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND  
SITE BOUNDARY

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	OWN	AUTH

NAME AND DESIGNATION	INITIAL	DATE
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DESIGN AND CONSTRUCTION CONTRACTOR :		
YAU LEE CONSTRUCTION CO., LTD		
ASP : ALICE		
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INDEPENDENT DESIGN CHECKERS :		
AIC : ALICE		
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AUTHORISED		
ENDORSED		
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PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 117,  
ISLANDS DISTRICT

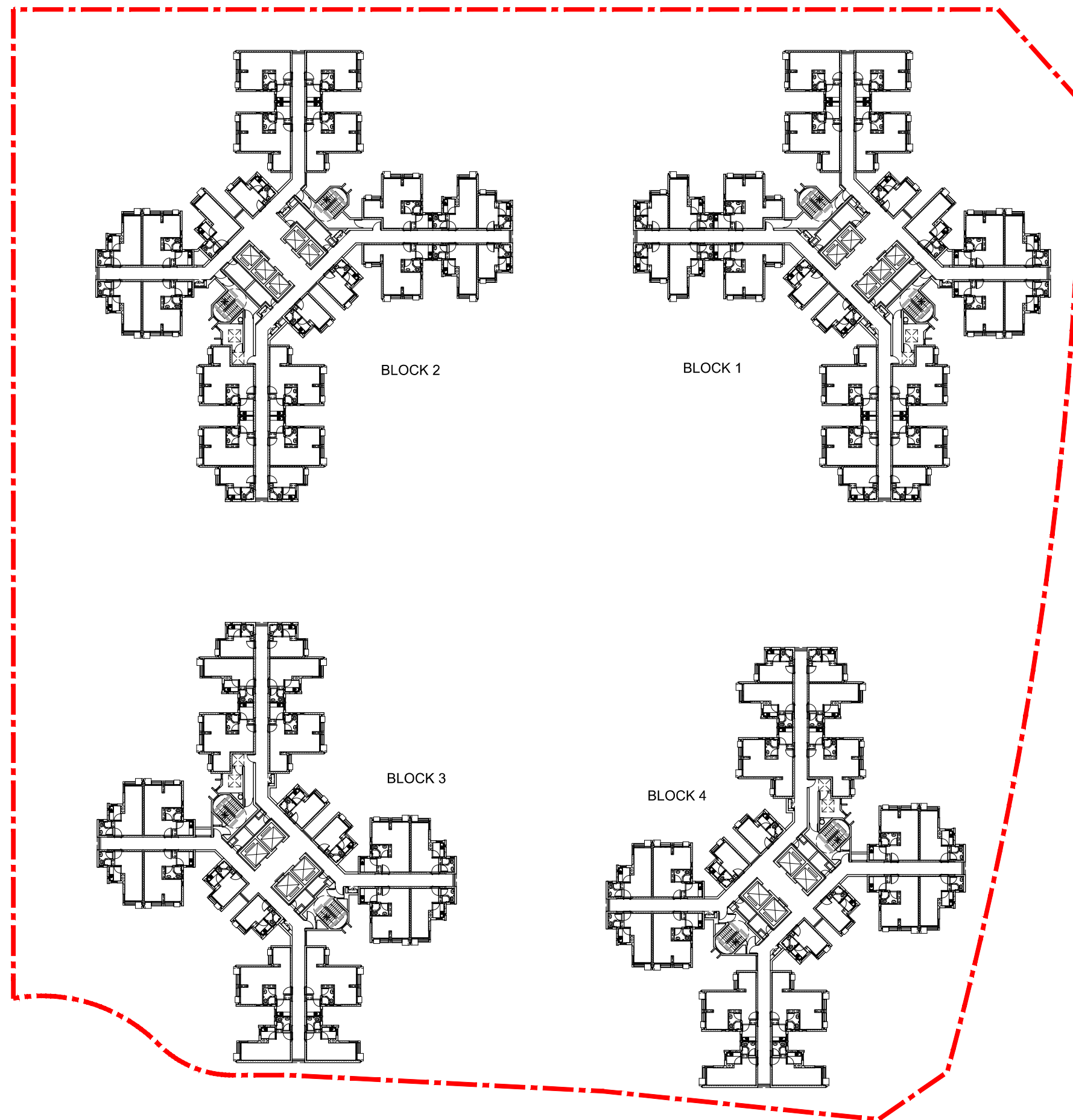
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DRAWING TITLE  
MASTER LAYOUT PLAN  
(2ND FLOOR)

SCALE 1:200 @A0, 1:600 @A3  
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SOURCE  
ICU NO.

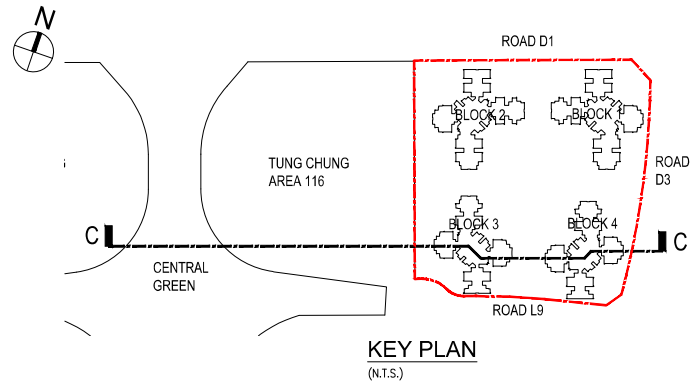






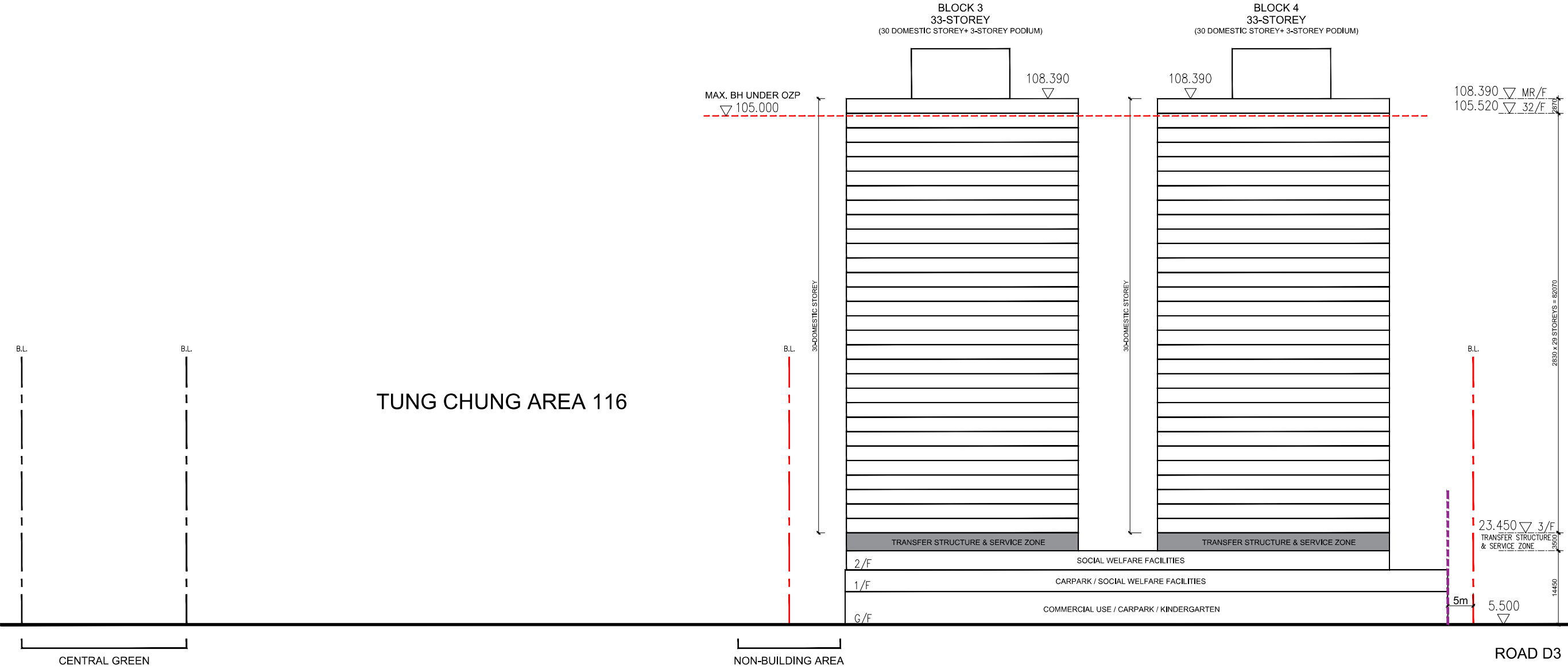
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FOR REFERENCE ONLY & SUBJECT TO DETAILED DESIGN															
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房屋署															
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AUTHORISED															
ENDORSED															
CHECKED															
DRAWN															
PROJECT <b>DESIGN AND CONSTRUCTION OF PUBLIC HOUSING DEVELOPMENT AT TUNG CHUNG AREA 117, ISLANDS DISTRICT</b>															
JOB NO.															
DRAWING TITLE															
<b>MASTER LAYOUT PLAN (TYPICAL FLOOR)</b>															
SCALE    1:200 @A0, 1:600 @A3															
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TUNG CHUNG AREA 117

TUNG CHUNG AREA 116



SITE SECTION C-C

NOTES:  
FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND  
5m COMMERCIAL SETBACK

REVISIONS  
NO | DESCRIPTION AND DATE | INITIAL AND DESIGNATION | AUTH

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED FOR ISSUE BY HO		
DESIGN AND CONSTRUCTION CONTRACTOR : YAU LEE CONSTRUCTION CO., LTD		
ASP : ALICE		
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AUTHORISED		
ENDORSED		
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DRAWN		

PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 117,  
ISLANDS DISTRICT

JOB NO.

DRAWING TITLE  
SITE SECTION C-C

SCALE 1:300 @A0 , 1:900 @A3

DRAWING NO.

SOURCE

ICU NO.:

Aug20 2019 10:04 v 108

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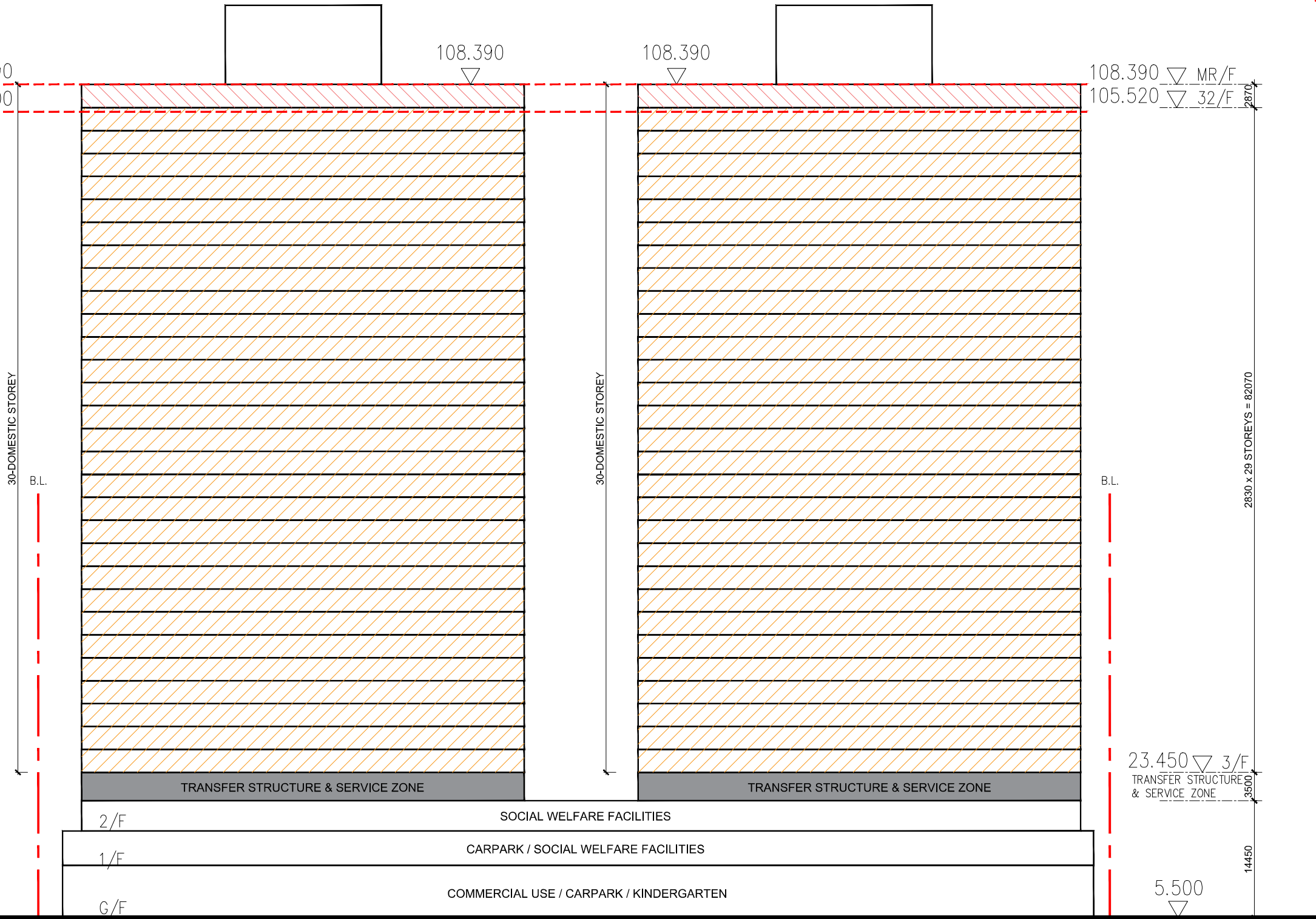


TUNG CHUNG AREA 117

BLOCK 4  
33-STOREY  
(30 DOMESTIC STOREY+ 3-STOREY PODIUM)

BLOCK 1  
33-STOREY  
(30 DOMESTIC STOREY+ 3-STOREY PODIUM)

PROPOSED BH WITH  
MINOR RELAXATION ▽ 108.390  
MAX. BH UNDER OZP ▽ 105.000



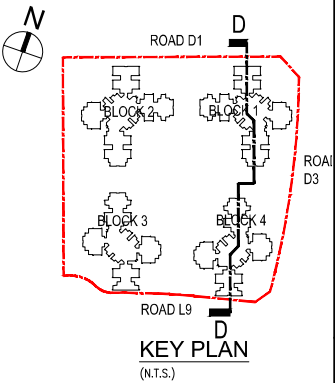
ROAD L9

ROAD D1

SITE SECTION D-D

Calculation of MiC storey height & eligible relaxation		
Block 1 - 4	% of MiC Floor Area	Respective Storey Height
3/F - 31/F	>50%	2.83m x 29 storeys = 82.07m
32/F	>50%	2.87m
a. Total storey height of MiC floors		84.94m
b. Maximum eligible relaxation of BH restriction		3.3976m

- MiC floor height in 2870mm
- MiC floor height in 2830mm



NOTES:  
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SUBJECT TO DETAILED DESIGN

LEGEND

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NAME AND DESIGNATION	INITIAL	DATE
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PROJECT  
DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 117,  
ISLANDS DISTRICT

JOB NO.  
DRAWING TITLE  
SITE SECTION D-D

SCALE 1:300 (A4) , 1:900 (A3)  
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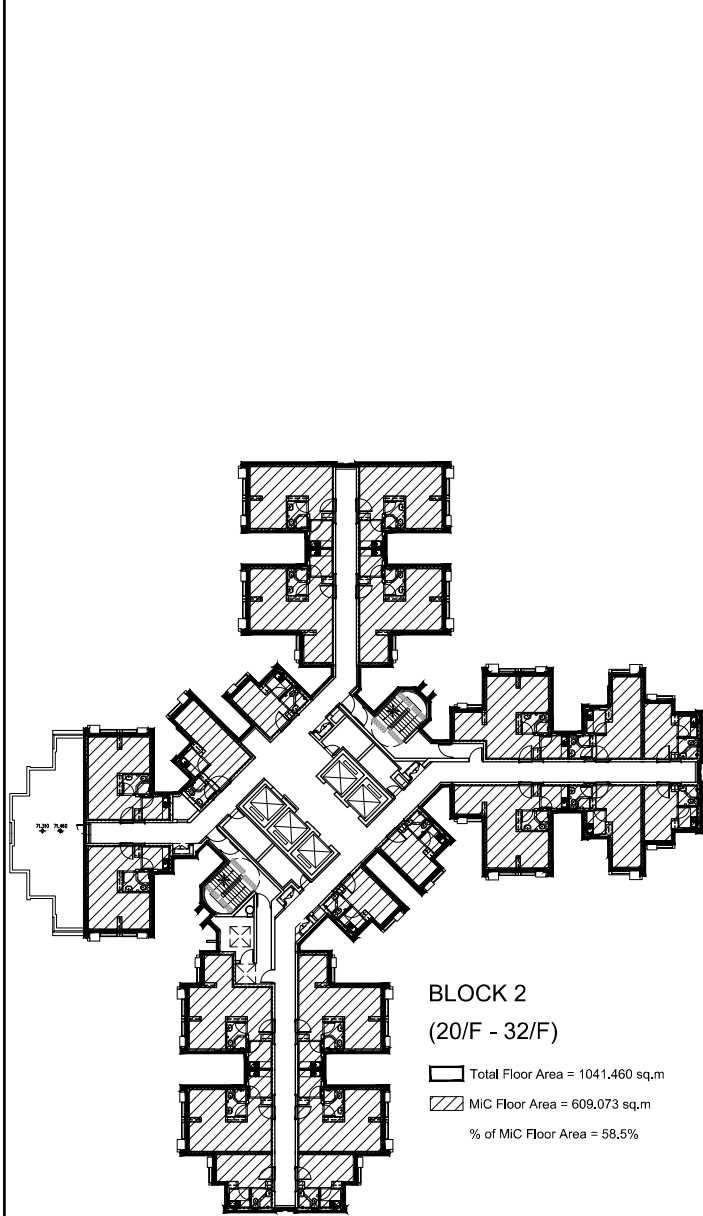
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ICU NO.:

HOUSING DEPARTMENT

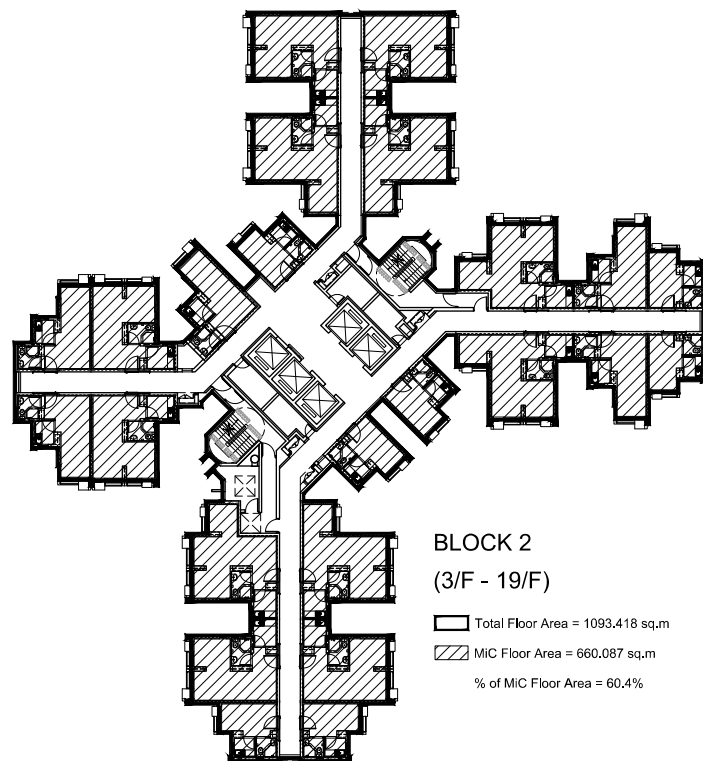
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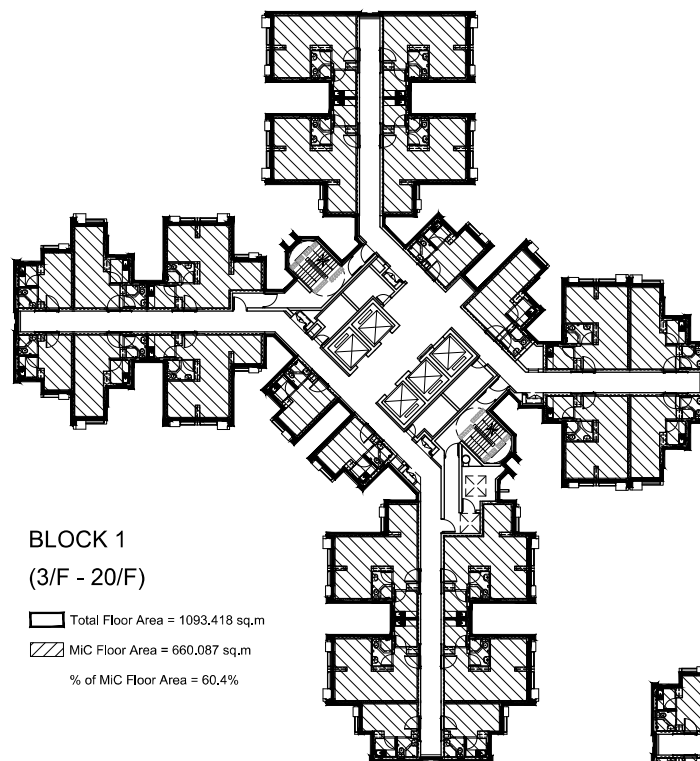
**BLOCK 2**  
(20/F - 32/F)

Total Floor Area = 1041,460 sq.m  
MIC Floor Area = 609,073 sq.m  
% of MIC Floor Area = 58.5%



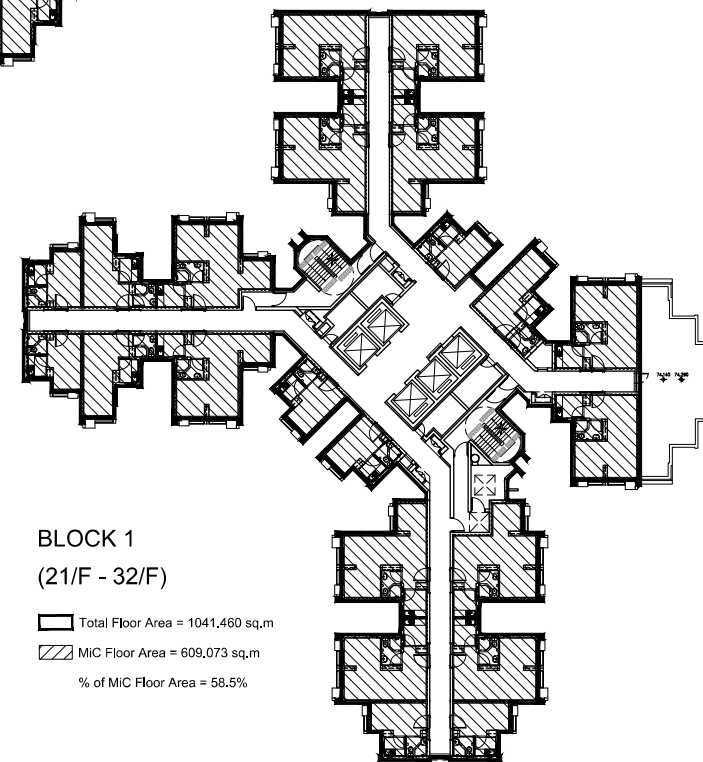
**BLOCK 2**  
(3/F - 19/F)

Total Floor Area = 1093,418 sq.m  
MIC Floor Area = 660,087 sq.m  
% of MIC Floor Area = 60.4%



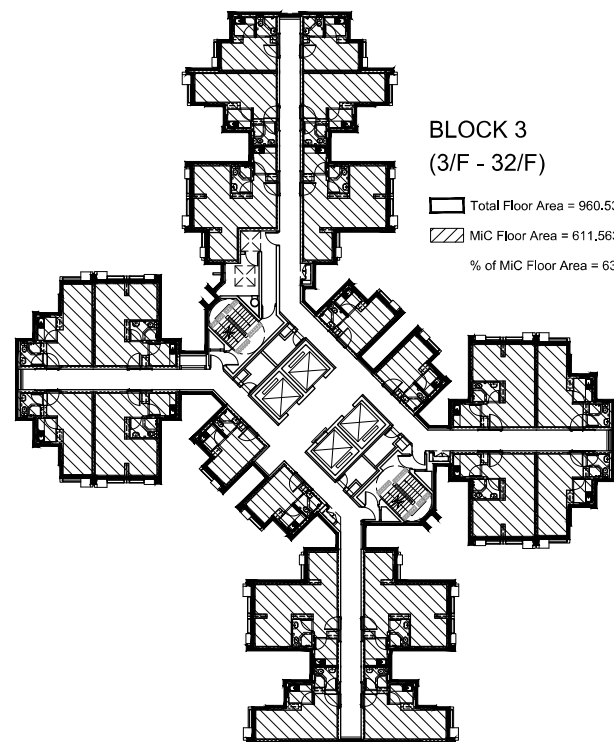
**BLOCK 1**  
(3/F - 20/F)

Total Floor Area = 1093,418 sq.m  
MIC Floor Area = 660,087 sq.m  
% of MIC Floor Area = 60.4%



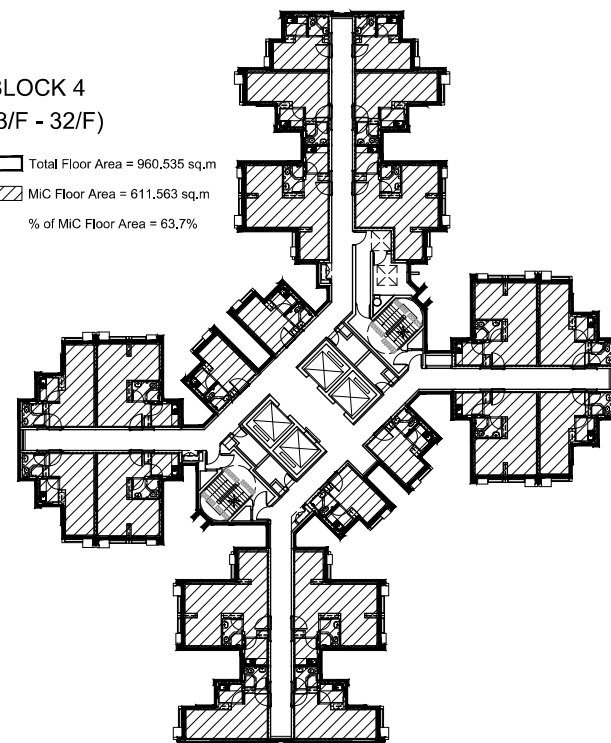
**BLOCK 1**  
(21/F - 32/F)

Total Floor Area = 1041,460 sq.m  
MIC Floor Area = 609,073 sq.m  
% of MIC Floor Area = 58.5%



**BLOCK 3**  
(3/F - 32/F)

Total Floor Area = 960,535 sq.m  
MIC Floor Area = 611,563 sq.m  
% of MIC Floor Area = 63.7%



**BLOCK 4**  
(3/F - 32/F)

Total Floor Area = 960,535 sq.m  
MIC Floor Area = 611,563 sq.m  
% of MIC Floor Area = 63.7%

NOTES

FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

LEGEND

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL	AND DESIGNATION
		OWN	OWN AUTH

NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED FOR ISSUE BY HO		
DESIGN AND CONSTRUCTION CONTRACTOR : YAU LEE CONSTRUCTION CO., LTD		
ASP : <b>ALICE</b>		
ESP : <b>ABDOM</b>		
BSESP : <b>ABDOM</b>		
<b>香港房屋委員會</b>		
INDEPENDENT DESIGN CHECKERS :		
AIC : <b>ALICE</b>		
EIC : <b>ALICE</b>		
BSIC : <b>ALICE</b>		
AUTHORISED		
ENDORSED		
CHECKED		
DRAWN		

PROJECT

DESIGN AND CONSTRUCTION OF  
PUBLIC HOUSING DEVELOPMENT  
AT TUNG CHUNG AREA 117,  
ISLANDS DISTRICT

JOB NO.

DRAWING TITLE

MIC FLOOR AREA  
CALCULATION

SCALE 1:200 @A0, 1:600 @A3

DRAWING NO.

SOURCE

CU NO.:

Aug20 2018 10:04 v.108

COPY FOR

COUNTERCHECKED

HOUSING DEPARTMENT

COUNTERCHECKED

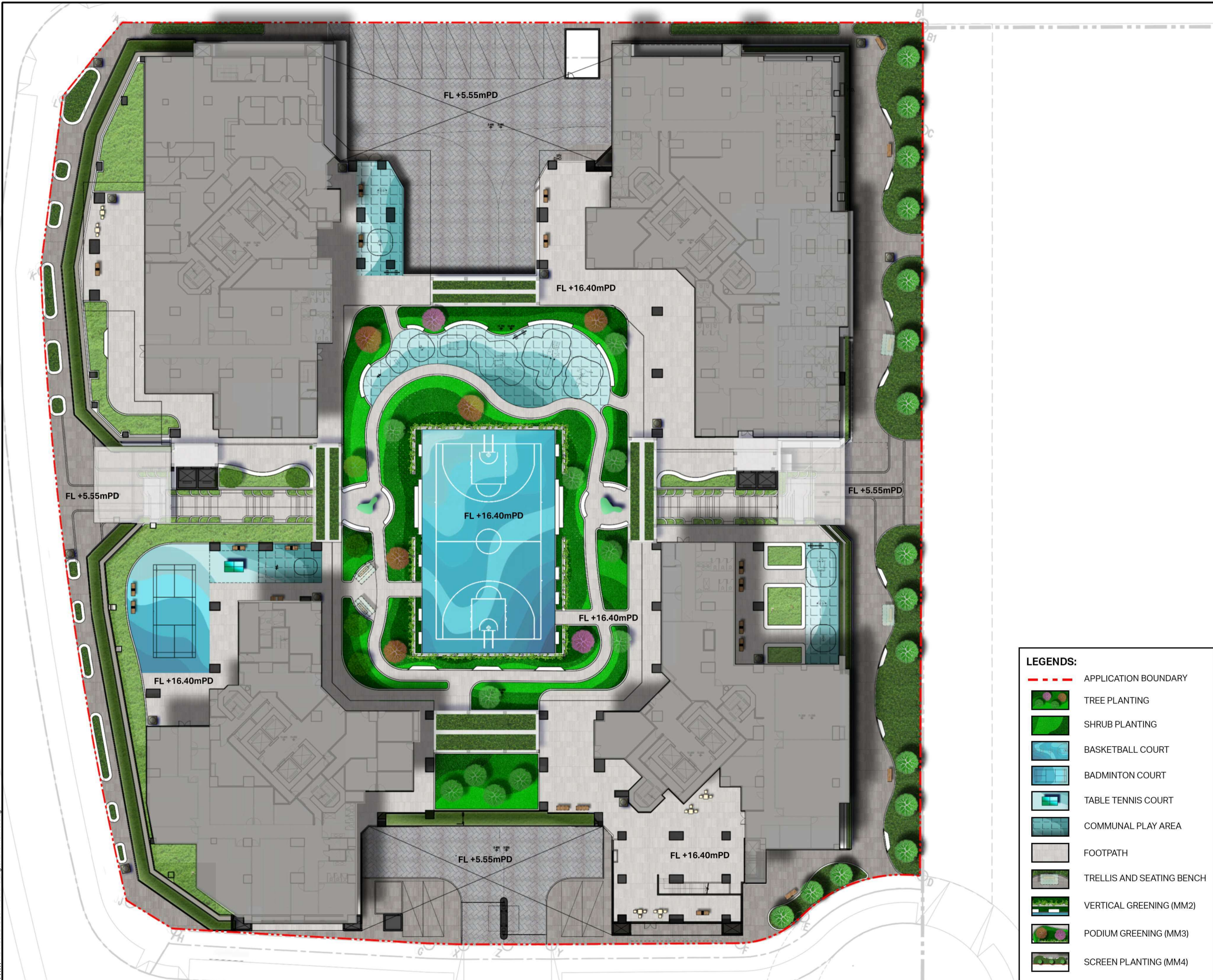


## **Appendix 2 – Conceptual Landscape Plan**



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AECOM

PROJECT

PROPOSED PUBLIC HOUSING  
DEVELOPMENT AT TUNG  
CHUNG AREA 114 AND AREA 117

CLIENT



HOUSING DEPARTMENT

FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN

ISSUE/REVISION

I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容摘要	覆核

STATUS

階段

SCALE

比例 500 METRES

KEY PLAN

圖紙名稱

PROJECT NO.

項目編號

60717243

SHEET TITLE

圖紙名稱

TUNG CHUNG AREA 114  
LANDSCAPE MASTER PLAN

SHEET NUMBER

圖紙編號

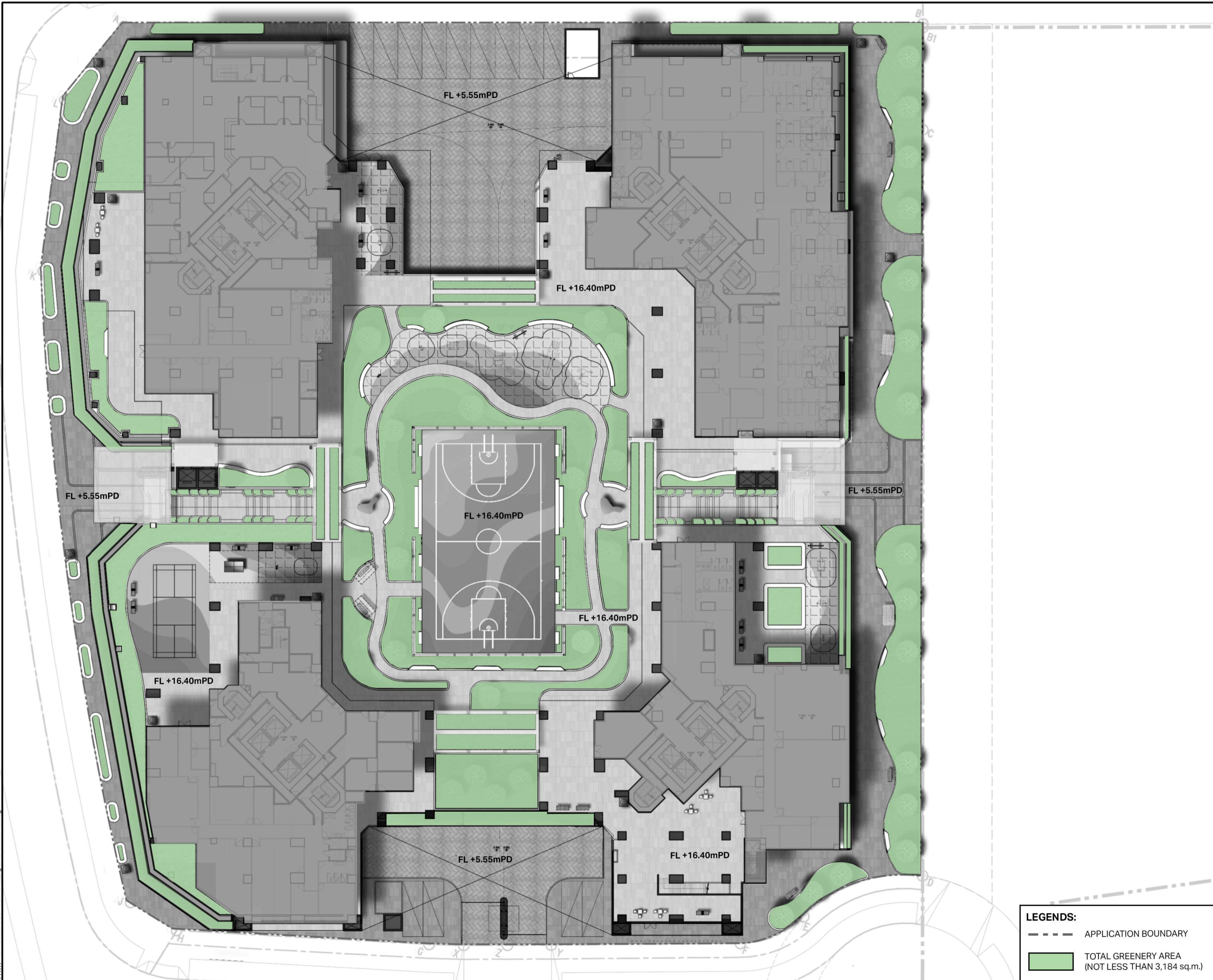
IS25-/S16/L/LMP-01

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I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容摘要	覆核



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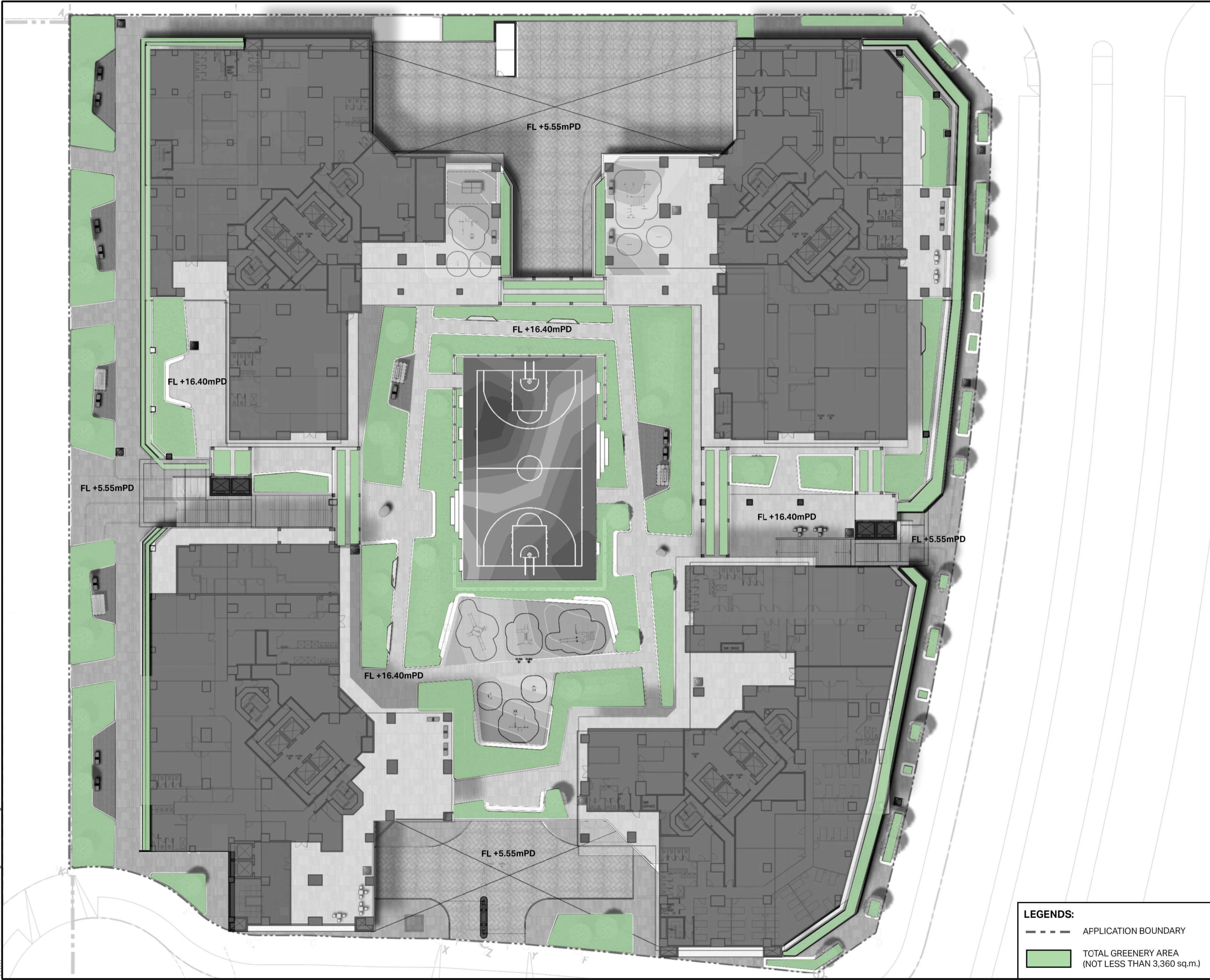
ISO A1 594mm x 841mm

Approved:

Checked:

Designer:

Project Management Initials:



**AECOM**

PROJECT  
項目  
PROPOSED PUBLIC HOUSING  
DEVELOPMENT AT TUNG  
CHUNG AREA 114 AND AREA 117

CLIENT  
業主  
 HOUSING DEPARTMENT

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SUBJECT TO DETAILED DESIGN

ISSUE/REVISION 修訂			
I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 審核

STATUS  
階段

SCALE 比例	DIMENSION UNIT 尺寸單位
A3 1 : 500	METRES

KEY PLAN  
索引圖

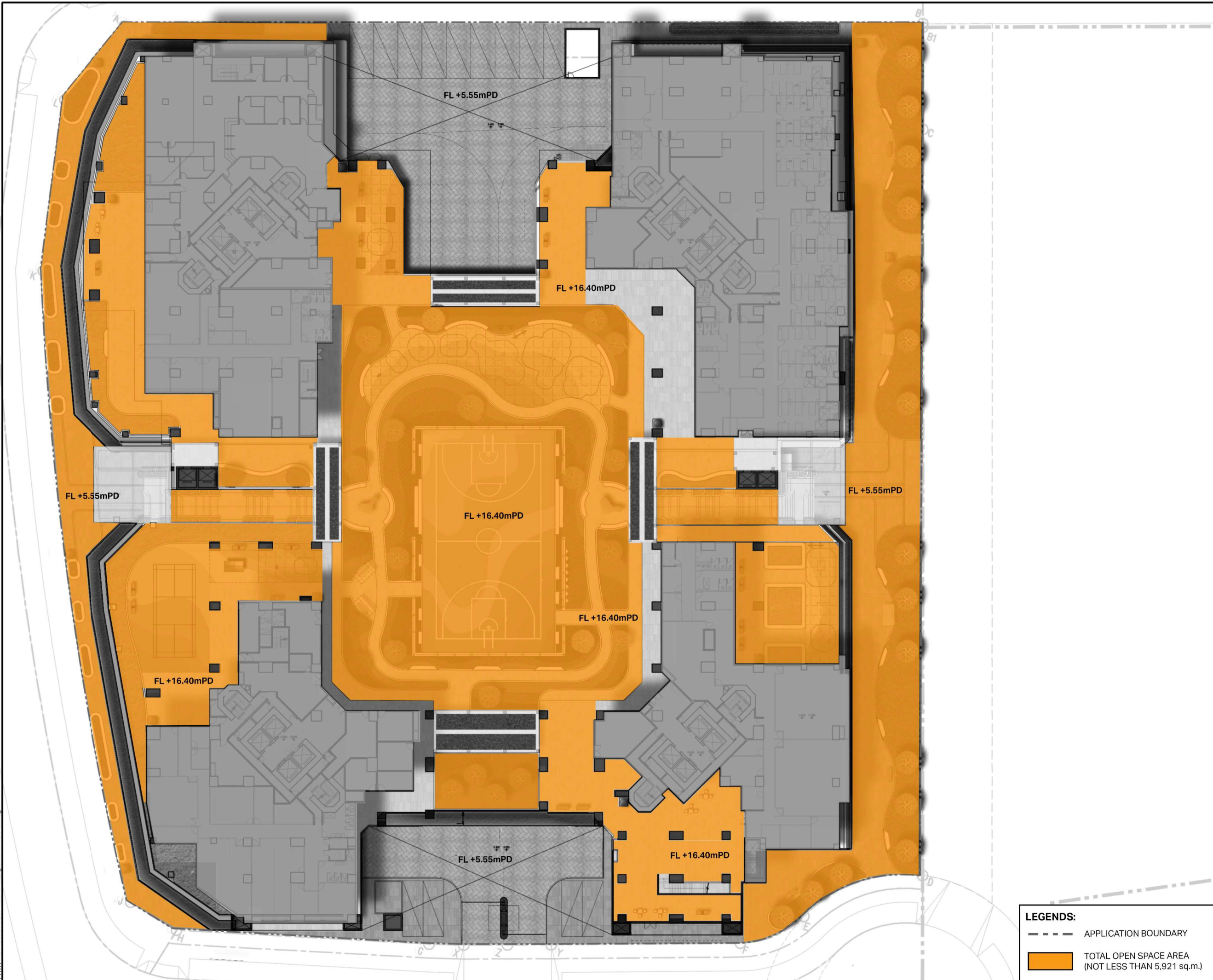
PROJECT NO. 項目編號	AGREEMENT NO. 協議編號
60717243	

SHEET TITLE  
圖紙名稱  
TUNG CHUNG AREA 117  
GREENERY AREA

SHEET NUMBER 圖紙編號
IS25/-/S16/LR-02

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**LEGENDS:**

--- APPLICATION BOUNDARY

TOTAL OPEN SPACE AREA  
(NOT LESS THAN 5,921 sq.m.)

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**PROJECT**  
項目  
PROPOSED PUBLIC HOUSING  
DEVELOPMENT AT TUNG  
CHUNG AREA 114 AND AREA 117

**CLIENT**  
業主  
 HOUSING DEPARTMENT

**FOR REFERENCE ONLY &  
SUBJECT TO DETAILED DESIGN**

ISSUE/REVISION 修訂			
I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 覆核

**STATUS**  
階段

SCALE 比例	DIMENSION UNIT 尺寸單位
A3 1: 500	METRES

**KEY PLAN**  
索引圖

**PROJECT NO.**  
項目編號  
60717243

**AGREEMENT NO.**  
協議編號

**SHEET TITLE**  
圖紙名稱  
TUNG CHUNG AREA 114  
OPEN SPACE

**SHEET NUMBER**  
圖紙編號  
IS25-/S16/L/LO-01



[illegible]



## **Appendix 3 – Visual Appraisal**



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# **Hong Kong Housing Authority**

## **Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development at Tung Chung Area 114 and Area 117, Lantau Island**

### **Visual Appraisal**

Aug 2024



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Figure 2	Proposed Housing Development at Area 114 and Area 117
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## **APPENDIX**

APP 1	Master Layout Plan with Building Height Restriction from OZP
-------	--



## 1 INTRODUCTION

### 1.1 Background

1.1.1 AECOM Asia Co. Ltd. has been commissioned by Hong Kong Housing Authority (HKHA) to undertake Section 16 Application for relaxation of the development parameter including building height restriction at Public Housing Development at Tung Chung Area 114 and Area 117.

1.1.2 This visual appraisal is prepared as supporting document for the proposed minor relaxation of building height restriction for adoption of Modular Integrated Construction (MiC) in line with Joint Practice Note No. 8 – Enhanced Facilitation Measures for Buildings Adopting MiC (JPN No. 8).

## 2 SUMMARY OF PROPOSED DEVELOPMENT

### 2.1 Proposed Scheme for Building Height Relaxation

2.1.1 The Subject Sites, with site areas of about 1.59 ha for Site A (Area 114) and 1.68 ha for Site B (Area 117), are located to the northeast of Tung Chung Ying Tung Estate, and the northwest of Tai Ho Wan. The Subject Site is bounded by North Lantau Highway to the south, Hong Kong Boundary Crossing Facilities to the north, Hong Kong International Airport to the northwest and Tai Ho Wan to the southeast.

2.1.2 The Subject Sites are located within "Residential (Group A)1" Zone, upon future development of the site into proposed Public Housing Development. The Proposed Development at the subject Site A and Site B consist of 4 residential blocks each, with about 2,577 and 2,710 flat units respectively. Under the Proposed Scheme, the details of the development are tabulated as follows and shown in **Figure 2:-**

	Site A (Area 114)	Site B (Area 117)
Maximum Plot Ratio	Overall: 6.9 Domestic: 6.5 Non-domestic: 0.4	Overall: 6.9 Domestic: 6.5 Non-domestic: 0.4
Total GFA	Not more than 109,848 m <sup>2</sup>	Not more than 115,920 m <sup>2</sup>
Total Domestic GFA	Not more than 103,480 m <sup>2</sup>	Not more than 109,200 m <sup>2</sup>
Total non-domestic GFA	Not more than 6,368 m <sup>2</sup>	Not more than 6,720 m <sup>2</sup>
Approved Building Height in OZP (Base Scheme)	+105 mPD	
Proposed Building height (Proposed Scheme)	+108.39 mPD	



---

### **3 VIEW POINT**

#### **3.1 Photomontage**

- 3.1.1 Photomontage from the agreed view point is generated to illustrate the visual impacts brought by the Base Scheme and Proposed Scheme. Location of viewpoint can be referred to **Figure 1** and corresponding photomontages are illustrated in **Figure 3**.

#### **3.2 View Point VP1 – Shun Long Road, Near Waterfront**

- 3.2.1 VP1 is located at an approximate 1000–1100m distance to the North of the Proposed Development. The VP is standing at the promenade of the reclamation island of Hong Kong Boundary Crossing Facility (HKBCF). The general view of this VP consists of planned development of Tung Chung New Town Extension in the foreground and the Por Kai Shan as visual backdrop. The key public viewers of this VP are mainly the travelers along Shun Long Road and Chek Lap Kok Road, and recreational users at the promenade. In view of the viewing distance of these viewers are relatively long and they are usually dominated by the planned building clusters of Tung Chung New Town Extension, the corresponding visual sensitivity of the public viewers from this VP is graded as low. Location and photomontages of VP1 can be referred to **Figure 1** and **Figure 3** respectively.



## **4 APPRAISAL OF THE PROPOSED SCHEME**

### **4.1 Visual Appraisal of VP1**

- 4.1.1 The visual appraisal compares the visual changes of the Base Scheme (OZP-compliant scheme) and the Proposed Scheme at the Application Sites. As demonstrated in the photomontage in **Figure 3**, the Proposed Scheme creates no visual change as viewed from this view point. The visual composition remained unchanged with no additional visual obstruction to the visual resource in this view point. The building disposition and variation in building heights resemble those presented in the Base Scheme.

### **4.2 Cumulative Impact**

- 4.2.1 The appraisal would take into account of planned development in the vicinity such as Tung Chung New Town Extension under approved EIA report (AEIAR-196/2016). In view of the building heights are minor relaxed with its building mass remain unchanged, the proposed changes in the Application Sites Area 114 and Area 117, in terms of scale and height which would be perceived in a holistic manner with the building clusters of the planned Tung Chung New Town Extension.

### **4.3 Summary of Visual Appraisal**

- 4.3.1 The proposed minor relaxation of building height restriction for public housing development at Application Sites Area 114 and Area 117 from +105 to +108.39 mPD is anticipated to create negligible visual change as compared to the Base Scheme. The overall building height profile and building bulk are compatible to the building clusters of the planned Tung Chung New Town Extension and remain visually unchanged as the Base Scheme. As such, insignificant implication on visual impact is anticipated.



## **5 MITIGATION MEASURES**

### **5.1 Mitigation measures for Application Site Area 114 and Area 117**

5.1.1 The change in overall visual impact is considered negligible as demonstrate in the assessment above and photomontage provided in **Figure 3**. The following mitigations will be tallied with the approved EIA report (AEIAR-196/2016) and adopted to enhance the landscape and visual amenity and minimize any potential adverse visual impact of this Proposed Development.

#### **5.1.2 Detailed Design (Visual) (MM1)**

The footprint of development components and the works area should also be kept to a practical minimum and the detailed design of development components for construction stage should follow the Sustainable Building Design Guidelines. The form, textures, finishes and colours of the proposed buildings and boundary treatment should aim to be compatible with the existing and planned surroundings.

To improve visual amenity, designs should be aesthetically pleasing and treatment of structures also improve visual amenity, for instance, natural building materials such as stone and timber should be considered for architectural features, and light earthy tone colours such as shades of grey, shades of brown and off-white should also be considered to reduce the visibility of the development components.

#### **5.1.3 Vertical Greening (MM2)**

Planting of climbers to grow up vertical surfaces are proposed at podium level such as along perimeter fencing/walling and building walls are recommended to break up uniform surfaces and provide visual amenity.

#### **5.1.4 Podium Greening (MM3)**

5.1.5 Podium greening should be established on proposed structures such as podium garden and where appropriate to reduce exposure to untreated concrete surfaces and particularly mitigate visual impact to users at higher elevations.

#### **5.1.6 Screen Planting (MM4)**

Buffer planting should be planted to screen proposed structures such as roads and buildings. This measure may additionally form part of the compensatory planting and will improve compatibility with the surrounding landscape.

5.1.7 The proposed minor building height relaxation under this Section 16 application would have negligible visual change to the overall building clusters. There will not be any discernible effect to the public viewers and the visual change to key public viewpoint is negligible. As such, insignificant implication on visual impact is anticipated.



### LEGENDS:



BOUNDARY OF APPLICATION SITES  
UNDER S16 APPLICATION



TUNG CHUNG NEW TOWN  
EXTENSION BOUNDARY



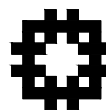
VIEWPOINT FOR PHOTOMONTAGE

**AECOM**

## PROJECT

PROPOSED PUBLIC HOUSING  
DEVELOPMENT AT TUNG  
CHUNG AREA 114 AND AREA 117

**CLIENT**



HOUSING DEPARTMENT

## ISSUE/REVISION

I/R	DATE	DESCRIPTION	CHK
帳目	日票	内容摘要	附註

**STATUS**

**SCALE**

A3 1:1000

**DIMENSION UNIT**

METRES

## KEY PLAN

## PROJECT NO.

60717243

**AGREEMENT NO**

**SHEET TITLE**

圖紙名稱  
\_\_\_\_\_

### LOCATION OF VIEWPOINT

**SHEET NUMBER**

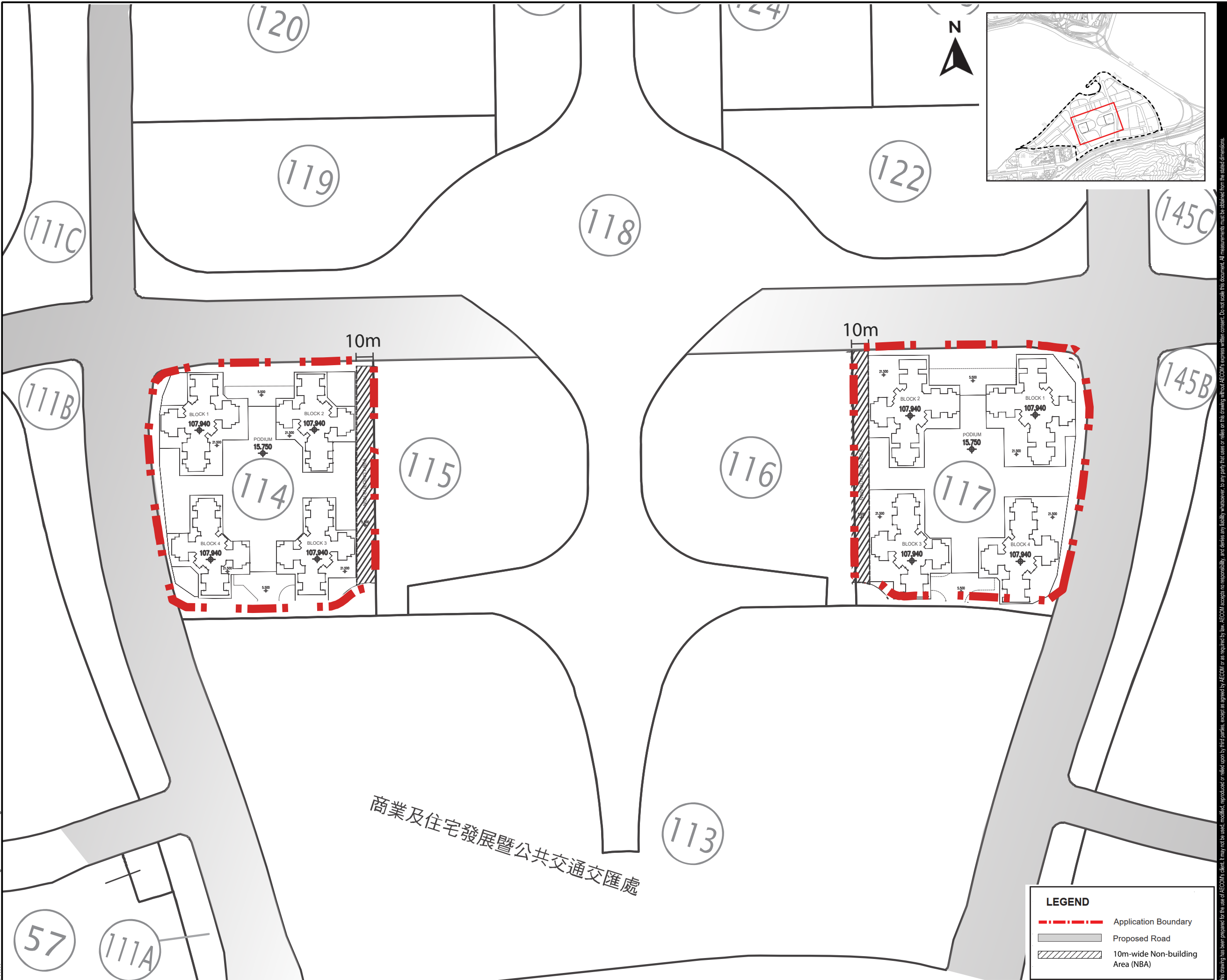
IS25/-/S16/VIA/FIGURE 1

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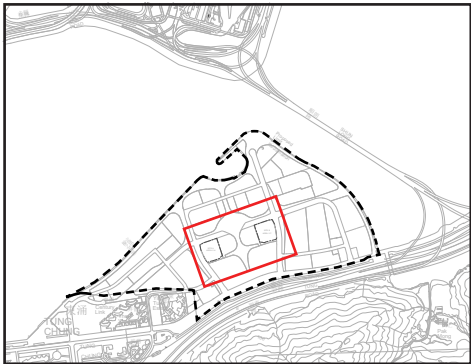


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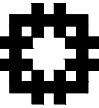


商業及住宅發展暨公共交通交匯處



**AECOM**

**PROJECT**  
項目  
PROPOSED PUBLIC HOUSING  
DEVELOPMENT AT TUNG  
CHUNG AREA 114 AND AREA 117

**CLIENT**  
業主  
 HOUSING DEPARTMENT

ISSUE/REVISION			
修訂			
I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容摘要	核對

**STATUS**  
階段

**SCALE**  
比例  
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**DIMENSION UNIT**  
尺寸單位  
METRES

**KEY PLAN**  
索引圖

**PROJECT NO.**  
項目編號  
60717243

**AGREEMENT NO.**  
協議編號

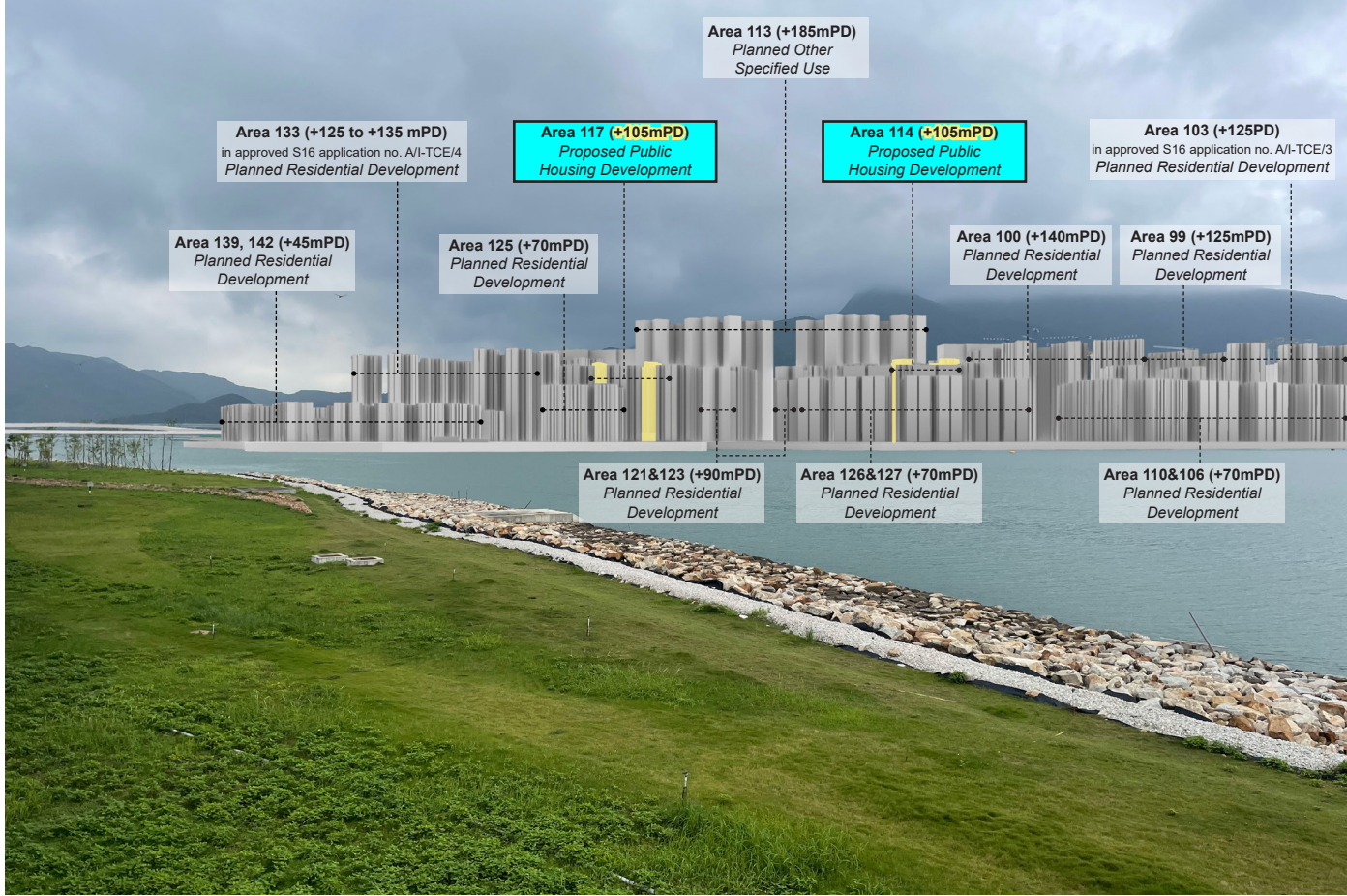
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圖紙名稱  
PROPOSED HOUSING DE-  
VELOPMENT AT AREA 114  
AND AREA 117

**SHEET NUMBER**  
圖紙編號  
IS25/-/S16/VIA/FIGURE 2

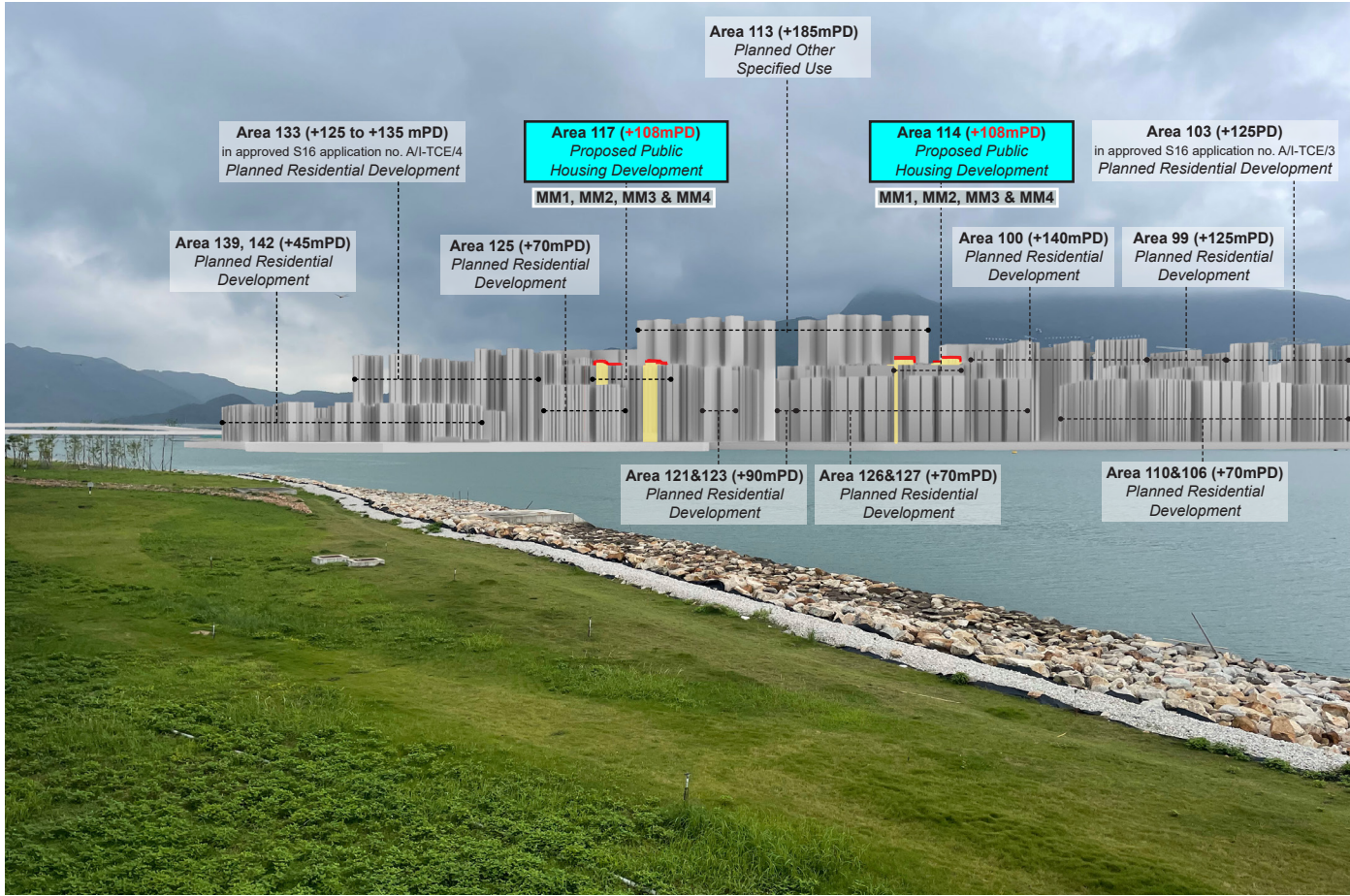
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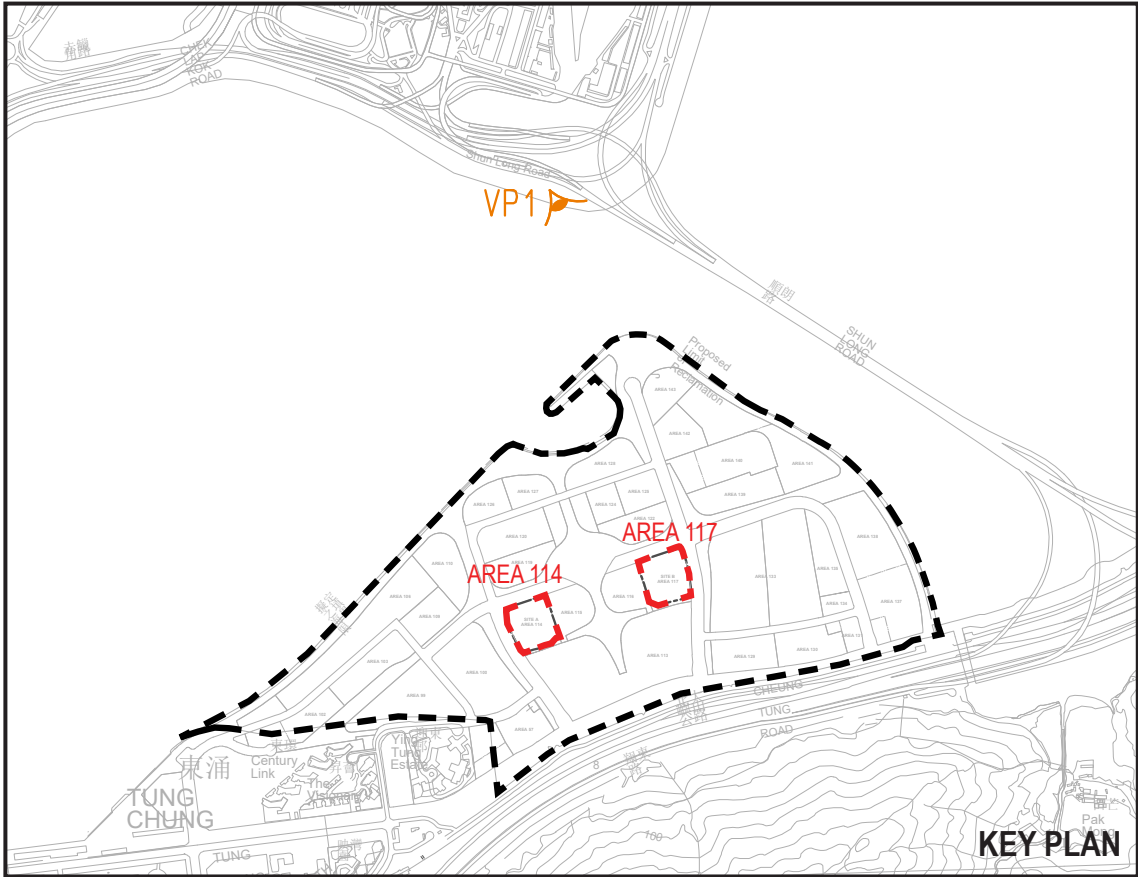
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Check:  
Design:  
Project Management Initials:  
Plot File by: Weilin Pan 2024/1/15  
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VP1 - Photomontage under Building Height Restriction before Proposed Changes



VP1 - Photomontage under Proposed Scheme



LEGEND:

- BUILDING HEIGHT RESTRICTION IN THE CURRENT OUTLINE ZONING PLAN
- PROPOSED BUILDING HEIGHT RELAXATION UNDER S16 APPLICATION

PROPOSED PUBLIC HOUSING DEVELOPMENT AREA 114 AND AREA 117 UNDER S16 APPLICATION

MITIGATION MEASURES APPLIED IN THE APPLICATION SITES

- MM1 - DETAIL DESIGN (VISUAL)
- MM2 - VERTICAL GREENING
- MM3 - PODIUM GREENING
- MM4 - SCREEN PLANTING

AECOM

PROJECT  
PROPOSED PUBLIC HOUSING  
DEVELOPMENT AT TUNG  
CHUNG AREA 114 AND AREA 117

CLIENT  
HOUSING DEPARTMENT

ISSUE/REVISION			
修改			
I/R	DATE	DESCRIPTION	CHK.
修改	日期	内容描述	核核

STATUS  
阶段

SCALE  
比例

DIMENSION UNIT  
尺寸单位

METRES

KEY PLAN  
索引图

PROJECT NO.  
项目编号

AGREEMENT NO.  
协议编号

60717243

SHEET TITLE  
图名

PHOTOMONTAGE OF VP1 -  
SHUN LONG ROAD, NEAR  
WATERFRONT

SHEET NUMBER  
图号

IS25/-S16/VIA/FIGURE 3

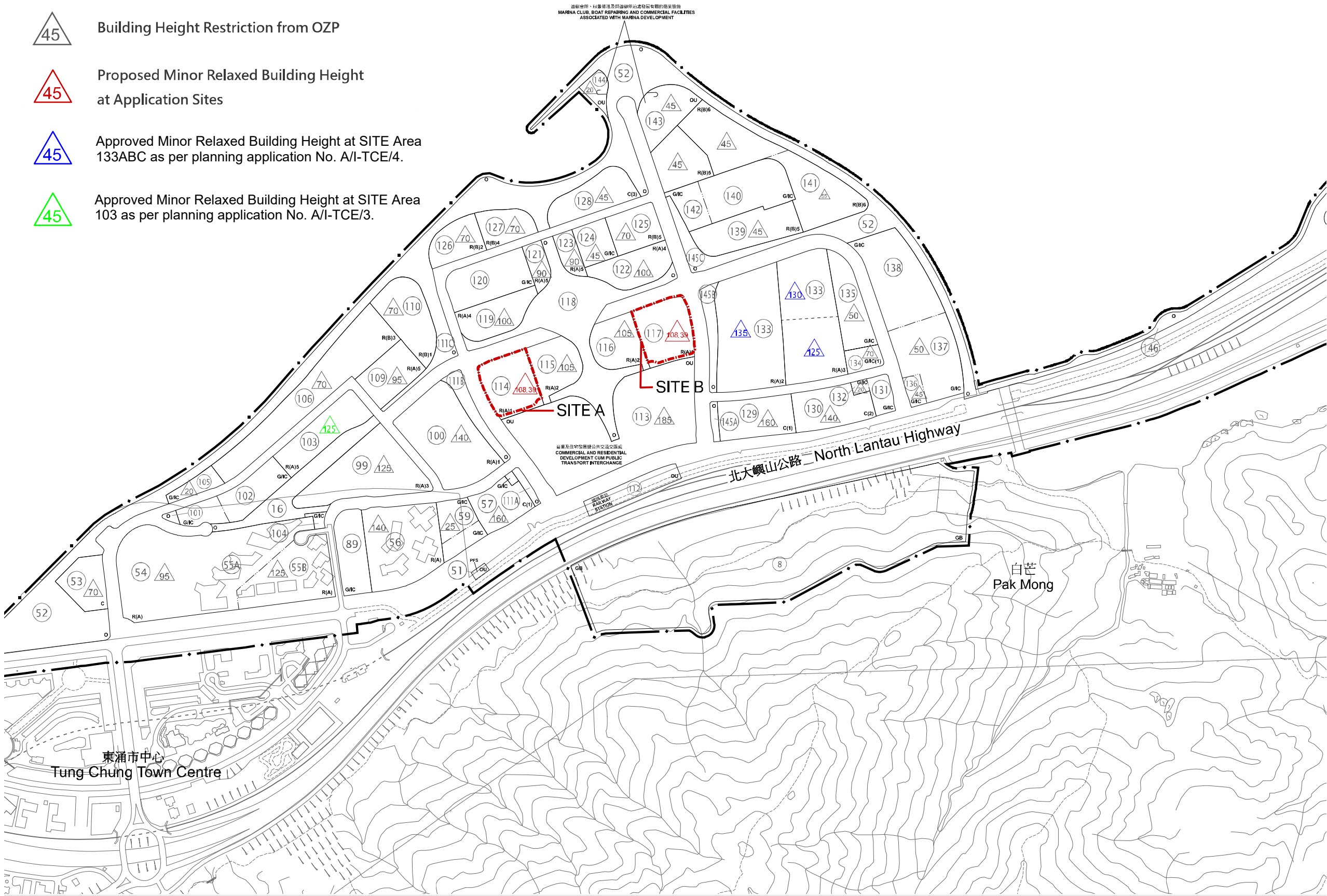
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Checked:  
Project Management Initials:  
Designer:  
Plot File by: Weiliu.Pan\_20241115  
PATH: P:\PROJECTS\60717392\Drawing\SKETCH\1003.dgn


Legend

-  Planning Scheme Boundary of S/I-TCE/2
-  Application Sites
-  Planning Area Number
-  Building Height Restriction from OZP
-  Proposed Minor Relaxed Building Height at Application Sites
-  Approved Minor Relaxed Building Height at SITE Area 133ABC as per planning application No. A/I-TCE/4.
-  Approved Minor Relaxed Building Height at SITE Area 103 as per planning application No. A/I-TCE/3.



AECOM

PROJECT  
項目  
PROPOSED PUBLIC HOUSING  
DEVELOPMENT AT TUNG  
CHUNG AREA 114 AND AREA 117

CLIENT  
業主  
 HOUSING DEPARTMENT

ISSUE/REVISION				
修訂				
I/R	DATE	DESCRIPTION	CHK.	
修訂	日期	內容摘要	核核	
STATUS				
階段				
		</		

PROJECT NO. 項目編號  
60717243

AGREEMENT NO. 協議編號

SHEET TITLE  
圖紙名稱  
MASTER LAYOUT PLAN  
WITH BUILDING HEIGHT  
RESTRICTION FROM OZP

SHEET NUMBER  
圖紙編號  
IS25/-S16/VIA/APP1



## **Appendix 4 – Air Ventilation Appraisal**



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<b>Date</b>	17 July 2024
<b>Project</b>	Public Housing Development at Tung Chung Area 114 and 117
<b>Reference</b>	HK-20024-RPT-ES0001 (02)
<b>Subject</b>	Air Ventilation Appraisal for Public Housing Development at Tung Chung Area 114 and 117

## 1.0 Introduction

### 1.1 Objective

Inhabit has been appointed by Yau Lee Construction Limited to conduct an Air Ventilation Appraisal of the proposed development. According to OZP, the maximum height of the proposed development is 105mPD. The building height of the proposed development is 108.39mPD, which exceeds the maximum height of OZP by 3.39m. This air ventilation appraisal aims to describe the expected wind environment with the height increase and good design features of the proposed development in support of the application of Section 16 for minor height relaxation.

### 1.2 Proposed Development

#### 1.2.1 Overview of the Development

The proposed residential development 'Public Housing Development at Tung Chung Area 114 and 117' is located Tung Chung New Town Extension East. Area 114 is surrounded by a cluster of high-rise planned residential developments to its north, east and west whilst a high-rise comprehensive development area is located to the south. Similarly, Area 117 is also surrounded by a cluster of high-rise planned residential developments to its north, east and west whilst a high-rise comprehensive development area is located to the south. Figure 1 shows an overview of the Development and its surrounding area.

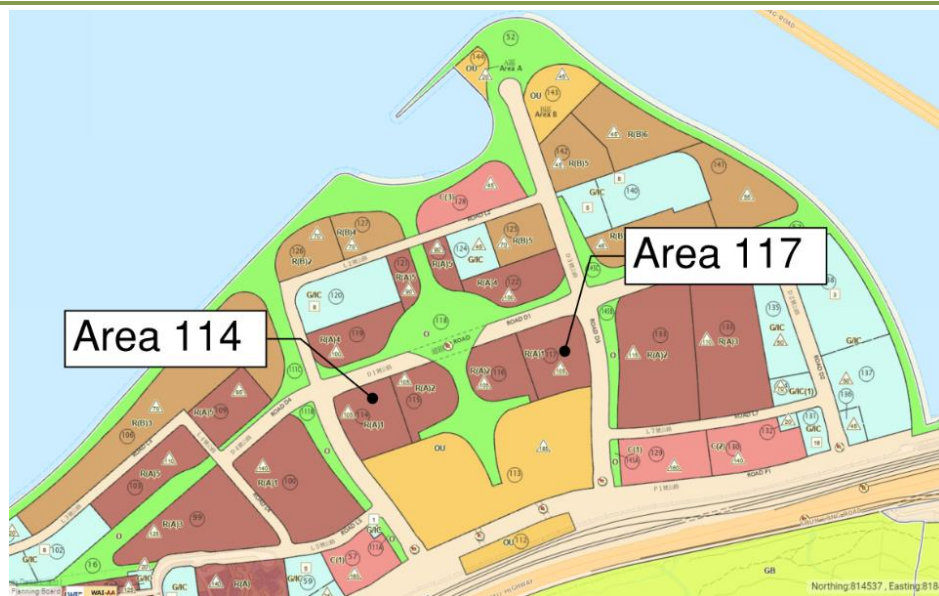


Figure 1 – Overview of the Development and its Surrounding Area



## 1.2.2 Development Parameters

Area 114 and Area 117 will each house 4 residential towers of public housing with a podium beneath. Below **Table 2** and **Table 2** below show the development parameters of the baseline scheme and proposed scheme of Area 114 and Area 117 respectively. In the proposed scheme, the 10m non-building area is maintained while the setback distance from the north site boundary is increased to at least 5m. These design features will be discussed in Section 3.2.

**Table 1: Development Parameters of Area 114**

Development Parameters	Baseline Scheme	Proposed Scheme
Site Area	About 1.59 ha	About 1.59 ha
Total GFA	Not more than 109,848m <sup>2</sup>	Not more than 109,848m <sup>2</sup>
Building Height (Main roof level)	105.00mPD	108.39mPD
No. of Storeys	30 (Domestic) Storeys + 3 (Podium) Storeys	
No. of Blocks	4	4
Total No. of Flats	About 2,577 flats	About 2,577 flats
Designed Population	About 6,119	About 5,921

**Table 2: Development Parameters of Area 117**

Development Parameters	Baseline Scheme	Proposed Scheme
Site Area	About 1.68 ha	About 1.68 ha
Total GFA	Not more than 115,920m <sup>2</sup>	Not more than 115,920m <sup>2</sup>
Building Height (Main roof level)	105.00mPD	108.39mPD
No. of Storeys	30 (Domestic) Storeys + 3 (Podium) Storeys	
No. of Blocks	4	4
Total No. of Flats	About 2,710 flats	About 2,710 flats
Designed Population	About 6,427	About 6,491

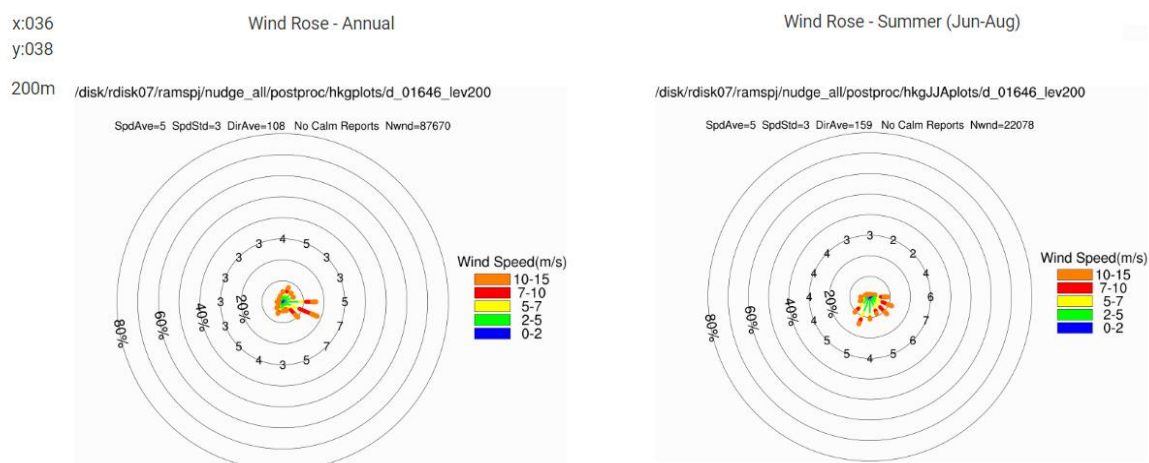
## 2.0 Site Wind Availability Data

The Regional Atmospheric Modelling System (RAMS) wind data is adopted as it most closely reflects the location of the Project Area. According to the location grid from RAMS, the project site is located within grid 036 038. Therefore, data at the grid corresponds to the location of the Project Area and annual wind conditions at 200m above ground are referenced in this study.

The extracted wind roses show that eastern and southeastern winds are the prevailing wind directions under annual conditions. Meanwhile, summer prevailing winds are expected to come from the southeast and southwestern quadrants. **Figure 2** shows the annual and summer wind roses at 200m above ground level for grid.







**Figure 2 – Annual and Summer Wind Roses at 200m above Ground Level at Grid 036 038**

According to the RAMS wind data of the Project Site, ESE, E and SE winds contribute to 18.1%, 16.2% and 10.4% of the annual wind frequency respectively, while SSW, SE and ESE winds contribute to 14.4%, 12.0% and 11.9% of the summer wind frequency respectively. Hence, ESE, E and SE winds are identified as the annual prevailing wind direction while SSW, SE and ESE winds are identified as the summer prevailing wind direction for the Project Site.

**Table 3: Prevailing Winds under Annual and Summer Conditions by RAMS Wind Data**

	Annual Condition			Summer Condition		
Direction	ESE	E	SE	SSW	SE	ESE
Frequency	18.1%	16.2%	10.4%	14.4%	12.0%	11.9%





### 3.0 Air Ventilation Appraisal

#### 3.1 Wind Flow Pattern

##### 3.1.1 Urban Design Concept

As described in Section 1.2, the sites of both Area 114 and Area 117 are surrounded by a cluster of high-rise planned residential developments and high-rise comprehensive development areas. As shown in the Urban Design Concept of Tung Chung Extension Area from the Explanatory Statement of the approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2, it is expected that the major breezeways/view corridors are located along the roads/ street at the north, east and west of Area 114 and north, east and west of Area 117 as shown in **Figure 3**.

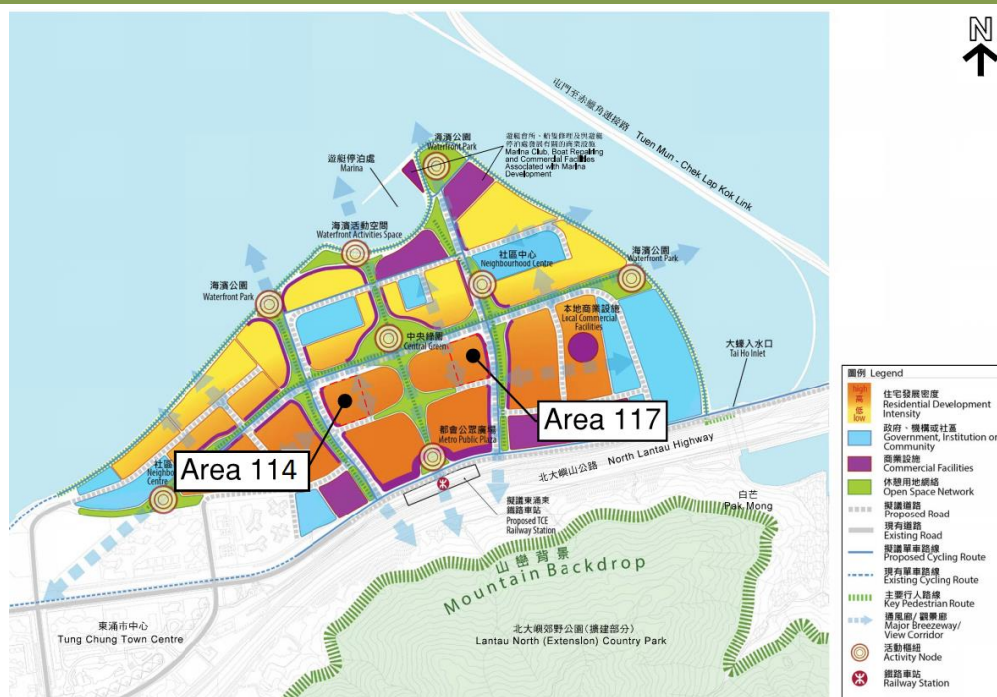


Figure 3 – Urban Design Concept of Tung Chung Extension Area





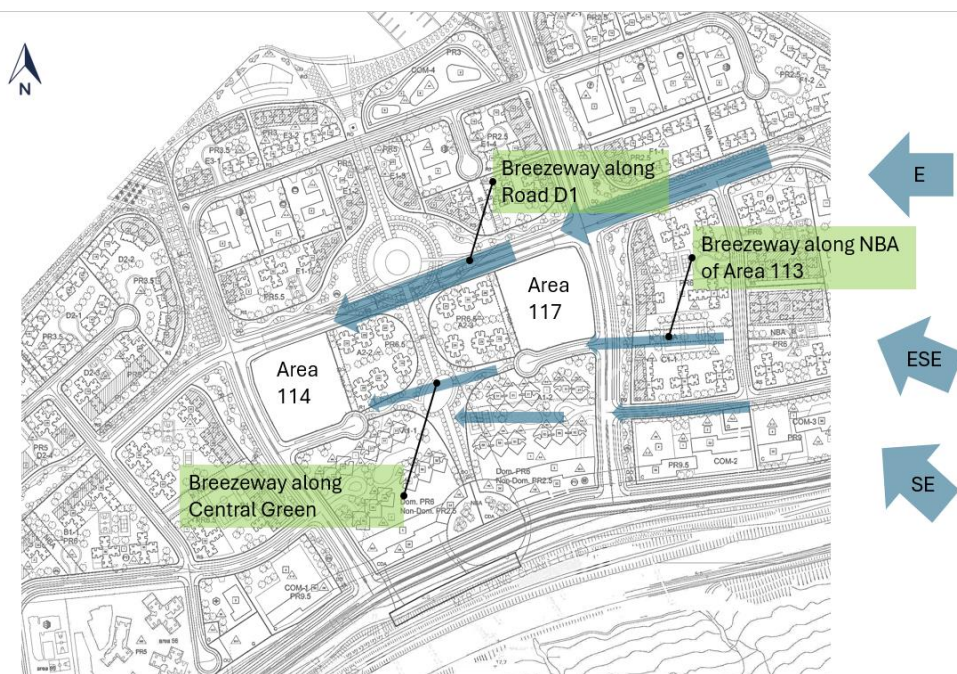
### 3.1.2 Annual Prevailing Conditions

The annual prevailing winds are mainly from ESE, E and SE directions, whereas under summer wind conditions, the prevailing winds are mainly from SSW, SE, and ESE directions.

Under E wind, incoming wind will flow along the major breezeway at the north of both Area 114 and Area 117 along Road D1. A minor breezeway is also identified along the non-building area (NBA) in Area 133 to the east which is expected to channel incoming wind to the south of Area 117. The breezeway extends to Central Green which brings wind to the south of Area 114.

Under the proposed scheme of both Area 114 and Area 117, setback distance from the north site boundary is increased. It allows more wind to flow along the major breezeway. Hence, it reduces the blockage of wind to further downwind locations as well as enhances the local wind environment at the north portion.

Under ESE and SE wind, the wind flow pattern is expected to be similar to E wind as the road and NBA shall channel and divert easterly wind.



**Figure 4 – Expected Wind Flow Pattern under Annual Prevailing ESE, E and SW Wind**





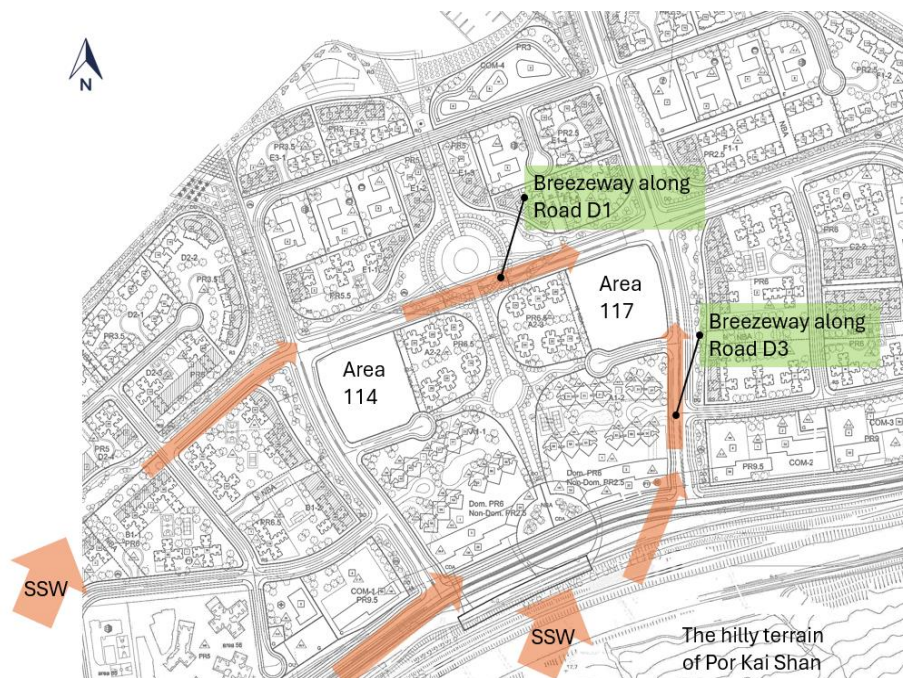
### 3.1.3 Summer Prevailing Conditions

Under SSW wind, Area 114 and Area 117 are located at the downwind location. Upwind high-rise residential and comprehensive development buildings at the south and southwest of the sites are expected to block incoming wind.

Incoming wind will flow along the major breezeway at the north of both Area 114 and Area 117 along Road D1. Downhill wind from the hilly terrain of Por Kai Shan will flow along the breezeway along Road D3 to bring wind to the east of Area 117.

Under the proposed scheme of both Area 114 and Area 117, setback distance from the north site boundary is increased. It allows more wind to flow along the major breezeway. Hence, it reduces the blockage of wind to further downwind locations as well as enhances the local wind environment at the north portion.

The wind flow patterns under ESE and SE wind are discussed in previous Section 3.1.2.



**Figure 5 – Expected Wind Flow Pattern under Summer Prevailing SSW Wind**

## 3.2 Good Design Feature

### 3.2.1 Non-Building Area

A 10m non-building area from the east boundary of Area 114 is maintained. It combines with the 10m non-building area of the east adjacent Area 115 to form a 20m non-building area to create an adequate building separation between the tall buildings of the two sites. The non-building area allows wind to flow between south and north directions between the sites thus enhancing the localized wind environment.

Similarly, a 10m non-building area from the west boundary of Area 117 is maintained which combines with the that of the west adjacent Area 116 to form a 20m non-building area. The non-building area allows wind to flow between south and north directions between the sites thus enhancing the localized wind environment.



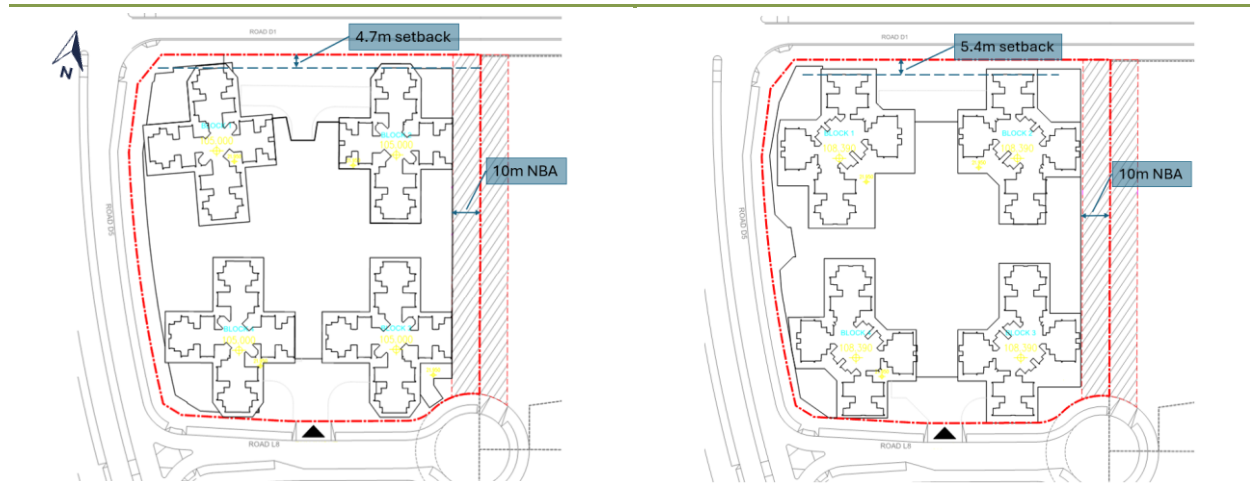


The maintained 10m non-building area of Area 114 and Area 117 are illustrated in **Figure 6** and **Figure 7** respectively.

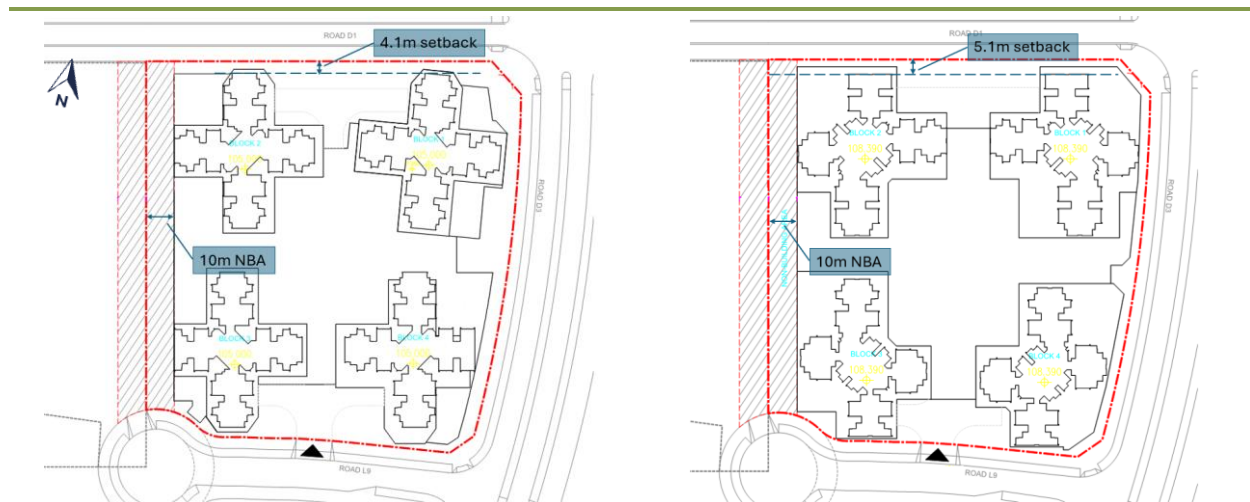
### 3.2.2 Set Back from North Site Boundary

As described in the wind flow pattern analysis in Section 3.1.2, the sites are abutting major breezeway to the north (Road D1). To mitigate impede on downwind development, both Area 114 and 117 buildings including both podiums and residential towers are set back at least 5m from the north site boundary as illustrated in **Figure 6** and **Figure 7**.

The increase in setback distance allows more wind to flow along the breezeway, enhancing the localized wind environment of both sites and reducing the blockage of wind to downwind locations.



**Figure 6 – Master Layout Plan of Base Scheme (left) and Proposed Scheme (right) of Area 114**



**Figure 7 – Master Layout Plan of Base Scheme (left) and Proposed Scheme (right) of Area 117**

### 3.3 Minor Height Increase

According to OZP, the maximum height of the proposed development is 105mPD. The building height of the proposed development is 108.39mPD, which exceeds the maximum height of OZP by 3.39m. The increase in height is considered minimal and does not lead to a significant increase in the building's bulkiness.





Under E and ESE wind, the high-level incoming wind is blocked by upwind high-rise residential development such as Area 133 which has a height limit of 115mPD. The high-level incoming wind will skim over Area 133 and then the proposed development to the top of the downwind high-rise development.

Under SE and SSW wind, the high-level incoming wind is blocked by upwind high-rise comprehensive development buildings at the south and southwest of the sites which have a height limit of 145mPD-180mPD. The high-level incoming wind will skim over these tall buildings and then the proposed development to the top of the downwind high-rise development.

Therefore, the minor increase in height is not expected to impede the wind environment of the site and the nearby surroundings.

## 4.0 Conclusion

According to the site wind availability analysis, the annual prevailing wind of the Development comes from ESE, E and SE directions, and the summer prevailing wind is from SSW, ESE and SE directions. Two schemes, namely baseline scheme and proposed scheme are compared in this appraisal. In the proposed scheme, the 10m non-building area is maintained while the setback distance from the north site boundary is increased to at least 5m.

These good design features aim at reducing potential impedance to surroundings and downwind locations. The good design features in the proposed scheme are summarized below.

- A non-building area of 10m is maintained
- A setback distance of at least 5m from the north site boundary

With the aid of the aforementioned good design features, it is expected that the proposed development does not create an adverse air ventilation impact to the surroundings.





---

**From:** Liu, Emily [REDACTED]  
**Sent:** 2024-08-09 星期五 10:01:01  
**To:** TPB Submission/PLAND <tpbsubmission@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** [Submission of SI] Submission of Soft Copy of New s.16 Planning application No. A/I-TCE/5  
**Attachment:** 20240808\_SI\_Cover Letter Signed.pdf; A\_I-TCE\_5\_SI(1)\_Visual Appraisal(replacement Figures 2A\_2B).pdf; A\_I-TCE\_5\_SI(1)\_Updated\_Air\_Ventilation\_Appraisal.pdf

Dear Sir/Madam,

**Planning Application under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height Restrictions  
for Permitted Public Housing Development at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island (Application No.: A/I-TCE/5)  
Submission of Supplementary Information**

---

Reference is made to the captioned S.16 planning application received by the Town Planning Board on 7 August 2024.

---

On behalf of the Applicant, Yau Lee Construction Company Limited, we hereby submit the replacement pages (Figures 2A & 2B) of the original Figure 2 of the Visual Appraisal, and the updated Air Ventilation Appraisal to support the captioned planning application. The soft copy of the supplementary information submission is attached to this email and uploaded to the designated link from TPB for the captioned application for your processing. 4 hard copies will also be delivered to your office separately.

Please note that this supplementary information submission only serves technical clarification purposes and does not result in a material change of the nature of the captioned planning application.

Should you have any queries or require further information, please do not hesitate to contact our Ms. Emily LIU [REDACTED] or Mr. Raymond NG [REDACTED]  
[REDACTED]

Regards,  
**Emily Liu**  
MRTPI  
Senior Urban Planner,  
Urbanism + Planning  
[REDACTED]

**AECOM**  
10/F, Tower 2, Grand Central Plaza, 138 Shatin Rural Committee Road, Shatin, New Territories, Hong Kong  
T 852 3922 9000 F 852 3922 9797

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Our Ref: 60727604/0104/24/2024000019D  
Date: 8 August 2024

By Hand and by Email

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
Hong Kong.

Dear Sir/Madam,

**Planning Application under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island (Application No.: A/I-TCE/5)  
Submission of Supplementary Information**

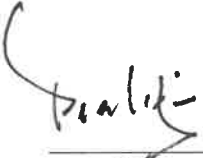
Reference is made to the captioned S.16 planning application received by the Town Planning Board (TPB) on 7 August 2024.

On behalf of the Applicant, Yau Lee Construction Company Limited, we hereby submit the replacement pages (Figures 2A & 2B) of the original Figure 2 of the Visual Appraisal, and the updated Air Ventilation Appraisal to support the captioned planning application.

Please note that this supplementary information submission only serves technical clarification purposes and does not result in a material change of the nature of the captioned planning application.

Should you have any queries or require further information, please do not hesitate to contact our Ms. Emily LIU [REDACTED] or Mr. Raymond NG [REDACTED]  
[REDACTED]

Yours faithfully,  
For and on behalf of  
AECOM Asia Company Limited

  
\_\_\_\_\_  
Pearl HUI  
Executive Director, Urban Planning

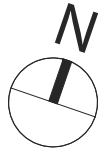
Encl.

cc: SKIs DPO/PlanD  
Yau Lee Construction Company Limited  
Housing Authority  
ALKF & Associates Architect Ltd.

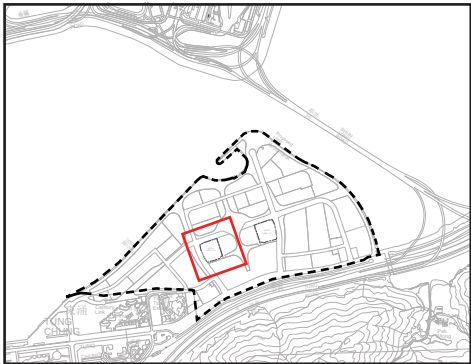
w/e  
w/e  
w/e  
w/e



ISO A1 594mm x 841mm  
Approval:  
Checked:  
Design:  
Project Management Initials:  
Plot File by: Weilin Pan 2024/1/15  
PATH: P:\PROJECTS\60717392\Drawing\SKETCH\1003.dgn



TUNG CHUNG  
AREA 119



PROJECT  
項目  
PROPOSED PUBLIC HOUSING  
DEVELOPMENT AT TUNG  
CHUNG AREA 114 AND AREA 117

CLIENT  
業主  
 HOUSING DEPARTMENT

ISSUE/REVISION 修訂			
I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 核對

STATUS  
階段

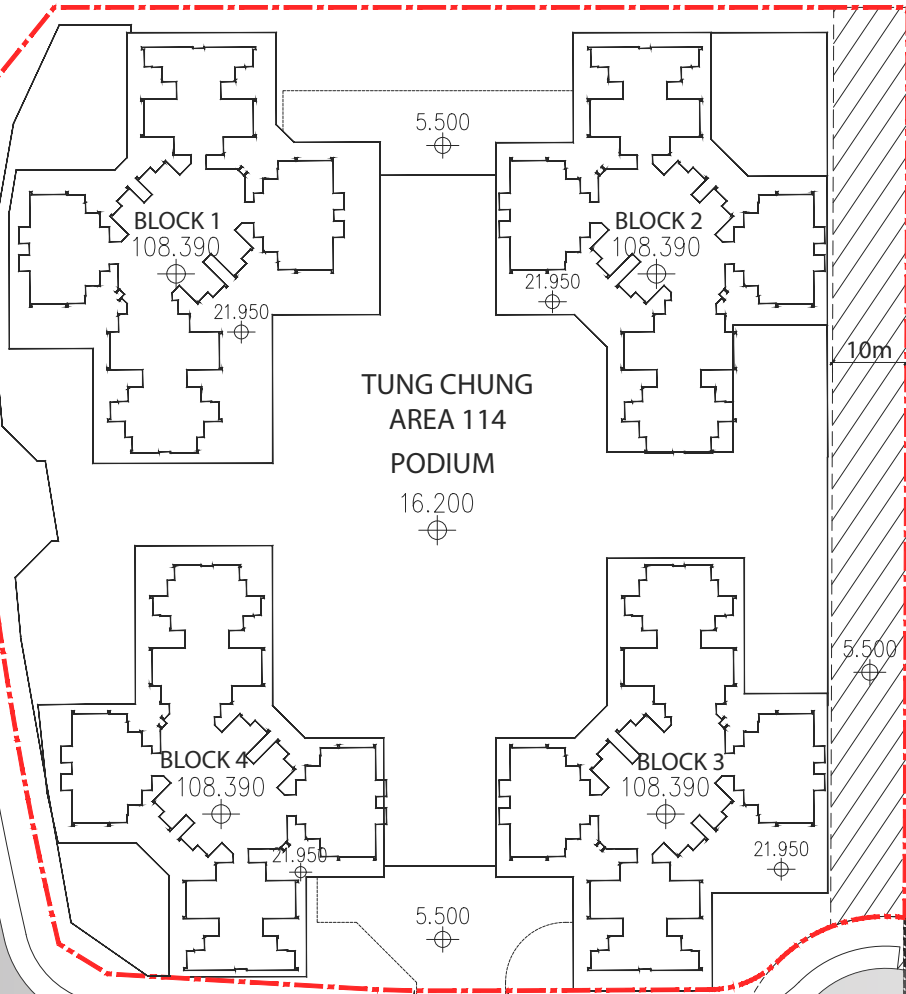
SCALE 比例	DIMENSION UNIT 尺寸單位
A3 1:100	METRES

KEY PLAN  
索引圖

PROJECT NO. 項目編號	AGREEMENT NO. 協議編號
60717243	

SHEET TITLE  
圖紙名稱  
PROPOSED HOUSING DE-  
VELOPMENT AT AREA 114  
AND AREA 117

SHEET NUMBER  
圖紙編號  
IS25/-/S16/VIA/FIGURE 2A



TUNG CHUNG  
AREA 115

CENTRAL  
GREEN

LEGEND

Application Boundary

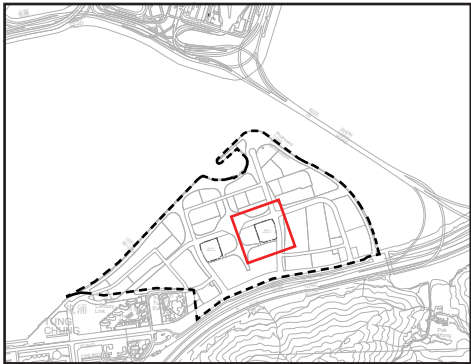
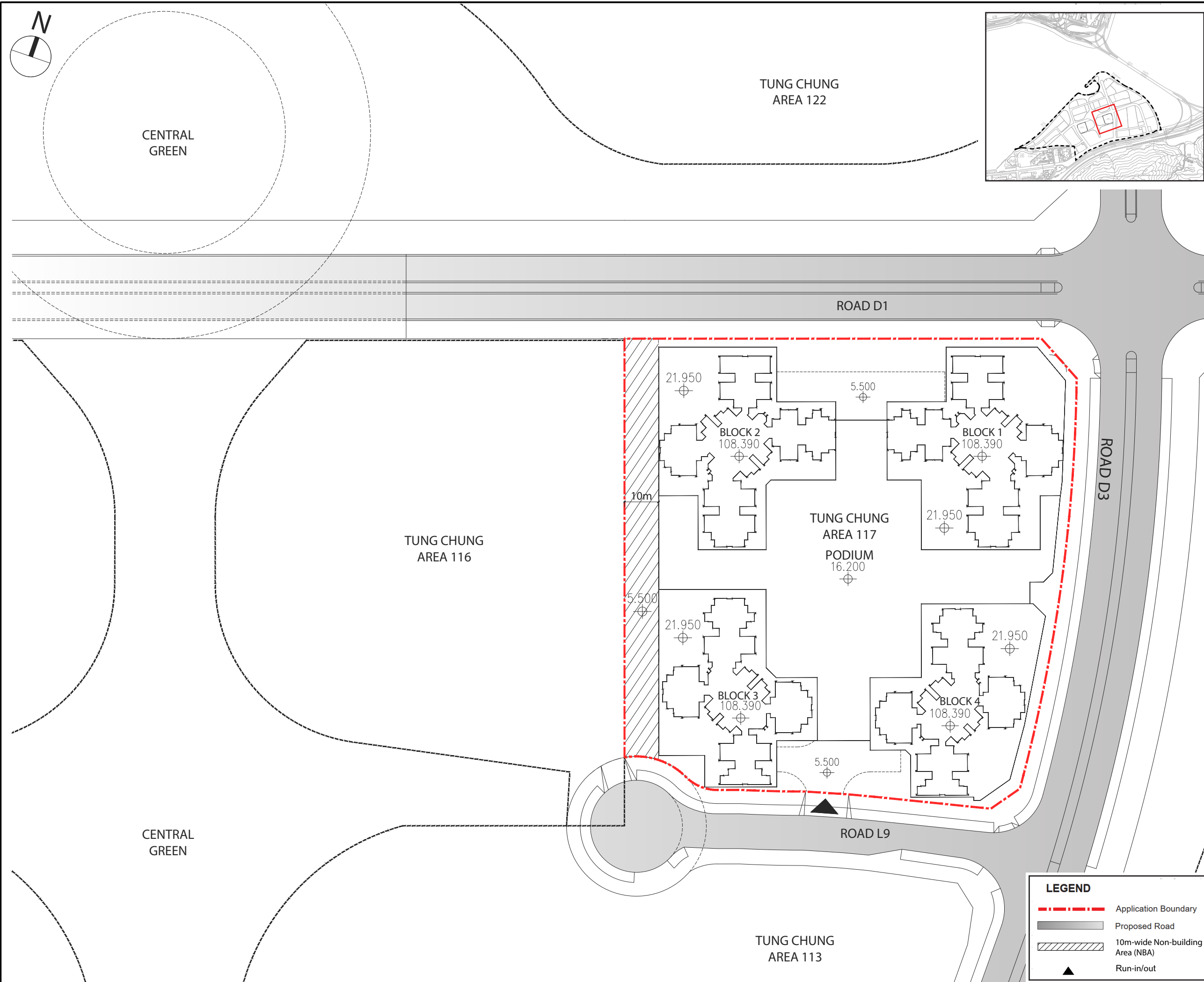
Proposed Road

TUNG CHUNG  
AREA 113

ROAD L8



ISO A1 594mm x 841mm  
Approval:  
Checked:  
Design:  
Project Management Initials:  
Plot File by: Wellun Pan 2024/1/15  
PATH P:\PROJECTS\60717392\Drawing\SKETCH\SK1003.dgn



AECOM

PROJECT  
項目  
PROPOSED PUBLIC HOUSING  
DEVELOPMENT AT TUNG  
CHUNG AREA 114 AND AREA 117

CLIENT  
業主  
 HOUSING DEPARTMENT

ISSUE/REVISION 修訂			
I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 核對

STATUS  
階段

SCALE  
比例  
A3 1:100

DIMENSION UNIT  
尺寸單位  
METRES

KEY PLAN  
索引圖

PROJECT NO.  
項目編號  
60717243

AGREEMENT NO.  
協議編號

SHEET TITLE  
圖紙名稱  
PROPOSED HOUSING DE-  
VELOPMENT AT AREA 114  
AND AREA 117

SHEET NUMBER  
圖紙編號  
IS25/-/S16/VIA/FIGURE 2B

LEGEND

Application Boundary

Proposed Road

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<b>Date</b>	8 August 2024
<b>Project</b>	Public Housing Development at Tung Chung Area 114 and 117
<b>Reference</b>	HK-20024-RPT-ES0001 (04)
<b>Subject</b>	Air Ventilation Appraisal for Public Housing Development at Tung Chung Area 114 and 117

## 1.0 Introduction

### 1.1 Objective

Inhabit has been appointed by Yau Lee Construction Limited to conduct an Air Ventilation Appraisal of the proposed development. According to OZP, the maximum height of the proposed development is 105mPD. The building height of the proposed development is 108.39mPD, which exceeds the maximum height of OZP by 3.39m. This air ventilation appraisal aims to describe the expected wind environment with the height increase and good design features of the proposed development in support of the application of Section 16 for minor height relaxation.

### 1.2 Proposed Development

#### 1.2.1 Overview of the Development

The proposed residential development 'Public Housing Development at Tung Chung Area 114 and 117' is located Tung Chung New Town Extension East. Area 114 is surrounded by a cluster of high-rise planned residential developments to its north, east and west whilst a high-rise comprehensive development area is located to the south. Similarly, Area 117 is also surrounded by a cluster of high-rise planned residential developments to its north, east and west whilst a high-rise comprehensive development area is located to the south. Figure 1 shows an overview of the Development and its surrounding area.

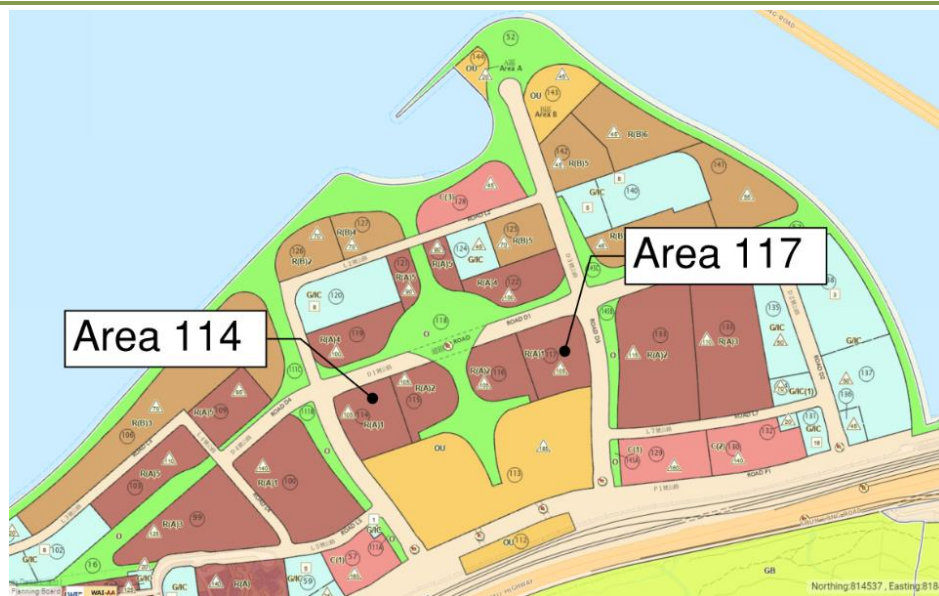


Figure 1 – Overview of the Development and its Surrounding Area



## 1.2.2 Development Parameters

Area 114 and Area 117 will each house 4 residential towers of public housing with a podium beneath. Below **Table 1** and **Table 2** below show the development parameters of the baseline scheme and proposed scheme of Area 114 and Area 117 respectively. In the proposed scheme, the 10m non-building area is maintained while the setback distance of the residential towers from the north site boundary is increased to at least 5m. These design features will be discussed in Section 3.2.

**Table 1: Development Parameters of Area 114**

Development Parameters	Baseline Scheme	Proposed Scheme
Site Area	About 1.59 ha	About 1.59 ha
Total GFA	Not more than 109,848m <sup>2</sup>	Not more than 109,848m <sup>2</sup>
Building Height (Main roof level)	105.00mPD	108.39mPD
No. of Storeys	30 (Domestic) Storeys + 3 (Podium) Storeys	
No. of Blocks	4	4
Total No. of Flats	About 2,577 flats	About 2,577 flats

**Table 2: Development Parameters of Area 117**

Development Parameters	Baseline Scheme	Proposed Scheme
Site Area	About 1.68 ha	About 1.68 ha
Total GFA	Not more than 115,920m <sup>2</sup>	Not more than 115,920m <sup>2</sup>
Building Height (Main roof level)	105.00mPD	108.39mPD
No. of Storeys	30 (Domestic) Storeys + 3 (Podium) Storeys	
No. of Blocks	4	4
Total No. of Flats	About 2,710 flats	About 2,710 flats

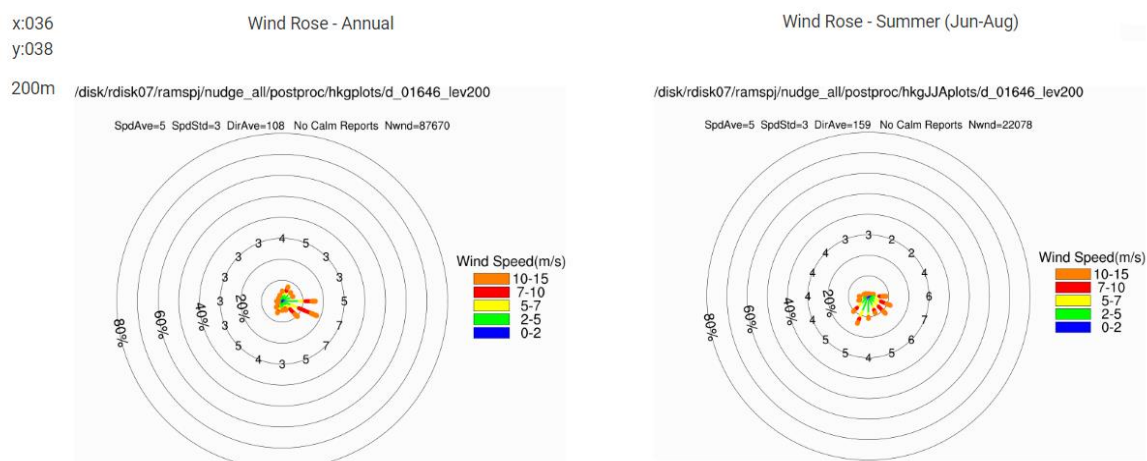
## 2.0 Site Wind Availability Data

The Regional Atmospheric Modelling System (RAMS) wind data is adopted as it most closely reflects the location of the Project Area. According to the location grid from RAMS, the project site is located within grid X:036, Y:038. Therefore, data at the grid corresponds to the location of the Project Area and annual wind conditions at 200m above ground are referenced in this study.

The extracted wind roses show that eastern and southeastern winds are the prevailing wind directions under annual conditions. Meanwhile, summer prevailing winds are expected to come from the southeast and southwestern quadrants. **Figure 2** shows the annual and summer wind roses at 200m above ground level for grid.







**Figure 2 – Annual and Summer Wind Roses at 200m above Ground Level at Grid X:036, Y:038**

According to the RAMS wind data of the Project Site, ESE, E and SE winds contribute to 18.1%, 16.2% and 10.4% of the annual wind frequency respectively, while SSW, SE and ESE winds contribute to 14.4%, 12.0% and 11.9% of the summer wind frequency respectively. Hence, ESE, E and SE winds are identified as the annual prevailing wind direction while SSW, SE and ESE winds are identified as the summer prevailing wind direction for the Project Site.

**Table 3: Prevailing Winds under Annual and Summer Conditions by RAMS Wind Data**

	Annual Condition			Summer Condition		
Direction	ESE	E	SE	SSW	SE	ESE
Frequency	18.1%	16.2%	10.4%	14.4%	12.0%	11.9%





### 3.0 Air Ventilation Appraisal

#### 3.1 Wind Flow Pattern

##### 3.1.1 Urban Design Concept

As described in Section 1.2, the sites of both Area 114 and Area 117 are surrounded by a cluster of high-rise planned residential developments and high-rise comprehensive development areas. As shown in the Urban Design Concept of Tung Chung Extension Area from the Explanatory Statement of the approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2, it is expected that the major breezeways/view corridors are located along the roads/ street at the north, east and west of Area 114 and north, east and west of Area 117 as shown in **Figure 3**.

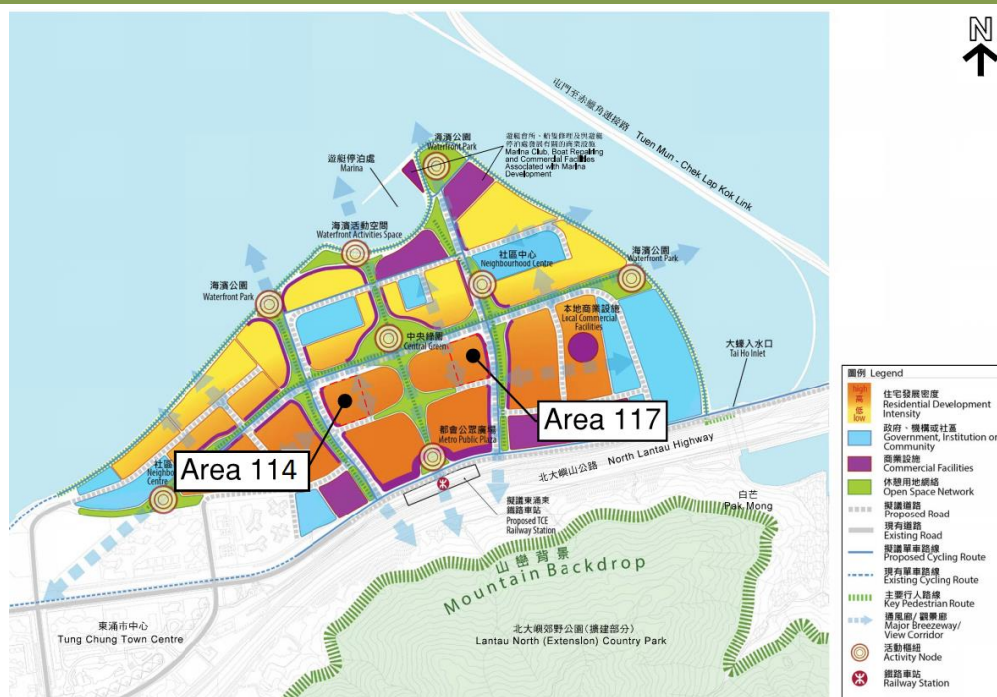


Figure 3 – Urban Design Concept of Tung Chung Extension Area





### 3.1.2 Annual Prevailing Conditions

The annual prevailing winds are mainly from ESE, E, and SE directions.

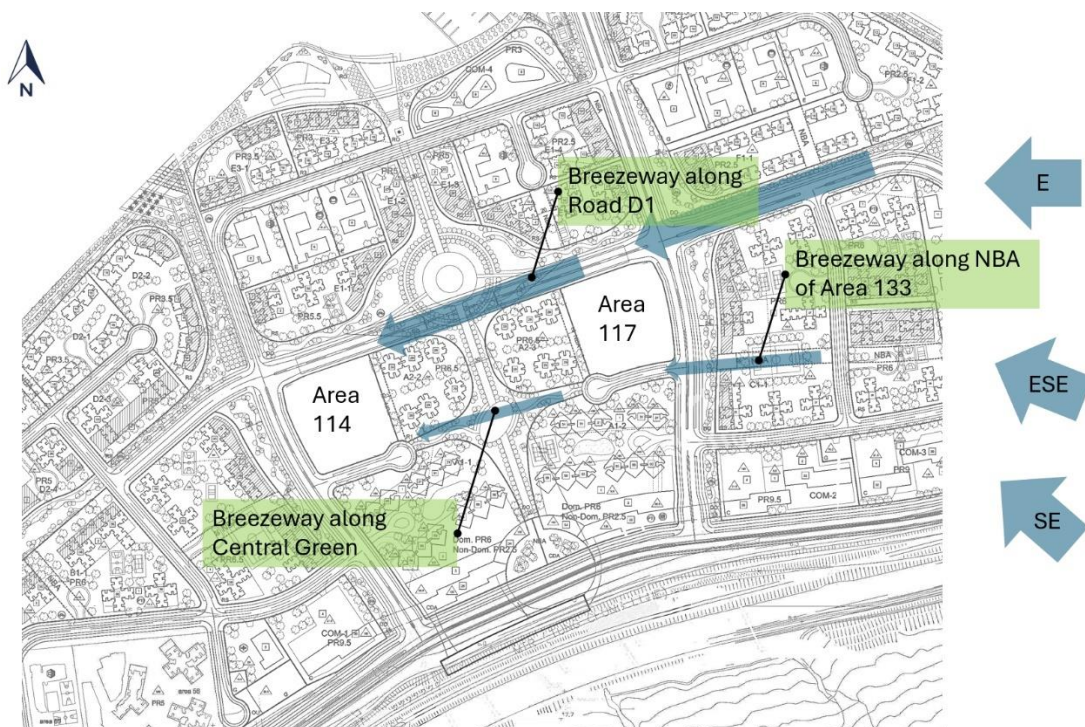
#### **E**

Under E wind, incoming wind will flow along the major breezeway at the north of both Area 114 and Area 117 along Road D1. A minor breezeway is also identified along the 20m non-building area (NBA) in Area 133 to the east which is expected to channel incoming wind to the south of Area 117. The breezeway extends to Central Green which brings wind to the south of Area 114.

Under the proposed scheme of both Area 114 and Area 117, the setback distance of the residential tower from the north site boundary is increased. The setback distance is increased from 4.7m to 5.4m for the residential tower of Area 114 while that of Area 117 is increased from 4.1m to 5.1m. The increase in setback allows more wind to flow along the major breezeway. Hence, it reduces the blockage of wind to further downwind locations as well as enhances the local wind environment at the north portion.

#### **ESE & SE**

Under ESE and SE wind, the wind flow pattern is expected to be similar to E wind as the adjacent roads and the 20m NBA of Area 133 shall channel and divert easterly wind.



**Figure 4 – Expected Wind Flow Pattern under Annual Prevailing ESE, E and SW Wind**





### 3.1.3 Summer Prevailing Conditions

The summer prevailing winds are mainly from SSW, SE, and ESE directions.

#### **SSW**

Under SSW wind, Area 114 and Area 117 are located at the downwind location. Upwind high-rise residential and comprehensive development buildings at the south and southwest of the sites are expected to block the incoming wind.

Incoming wind will flow along the major breezeway at the north of both Area 114 and Area 117 along Road D1. Downhill wind from the hilly terrain of Por Kai Shan will flow along the breezeway along Road D3 to bring wind to the east of Area 117.

Under the proposed scheme of both Area 114 and Area 117, the setback distance of the residential tower from the north site boundary is increased. The setback distance is increased from 4.7m to 5.4m for the residential tower of Area 114 while that of Area 117 is increased from 4.1m to 5.1m. Hence, it reduces the blockage of wind to further downwind locations as well as enhances the local wind environment at the north portion.

#### **ESE & SE**

Under ESE and SE wind, incoming wind will flow along the major breezeway at the north of both Area 114 and Area 117 along Road D1. A minor breezeway is also identified along the 20m non-building area (NBA) in Area 133 to the east which is expected to channel incoming wind to the south of Area 117. The breezeway extends to Central Green which brings wind to the south of Area 114.

Under the proposed scheme of both Area 114 and Area 117, the setback distance of the residential tower from the north site boundary is increased. The setback distance is increased from 4.7m to 5.7m for the residential tower of Area 114 while that of Area 117 is increased from 4.1m to 5.1m. The increase in setback allows more wind to flow along the major breezeway. Hence, it reduces the blockage of wind to further downwind locations as well as enhances the local wind environment at the north portion.





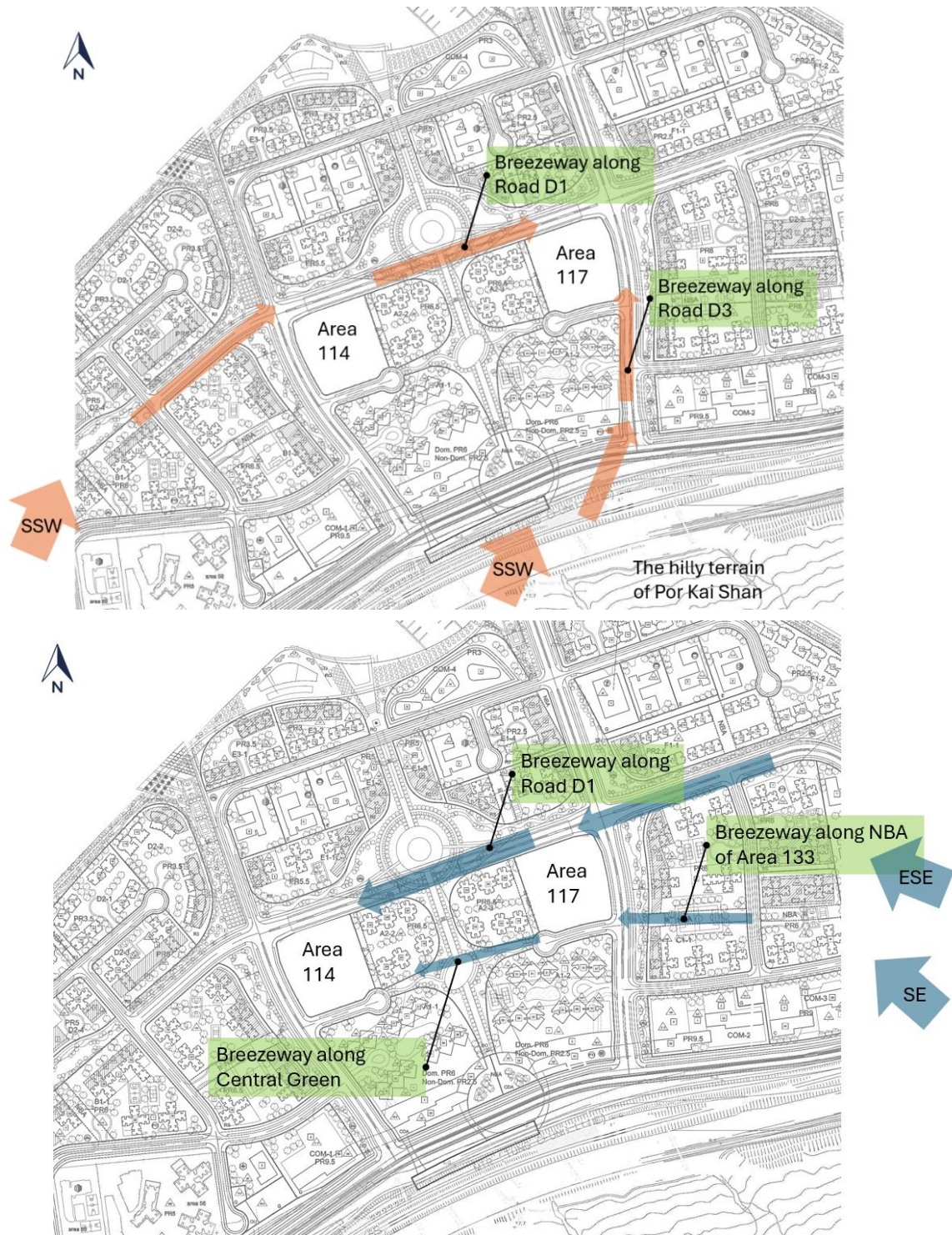


Figure 5 – Expected Wind Flow Pattern under Summer Prevailing SSW Wind (Top), and ESE and SE Wind (Bottom)





## 3.2 Good Design Feature

### 3.2.1 Non-Building Area

A 10m non-building area from the east boundary of Area 114 is maintained. It combines with the 10m non-building area of the east adjacent Area 115 to form a 20m non-building area to create an adequate building separation between the tall buildings of the two sites. The non-building area allows wind to flow between south and north directions between the sites thus enhancing the localized wind environment.

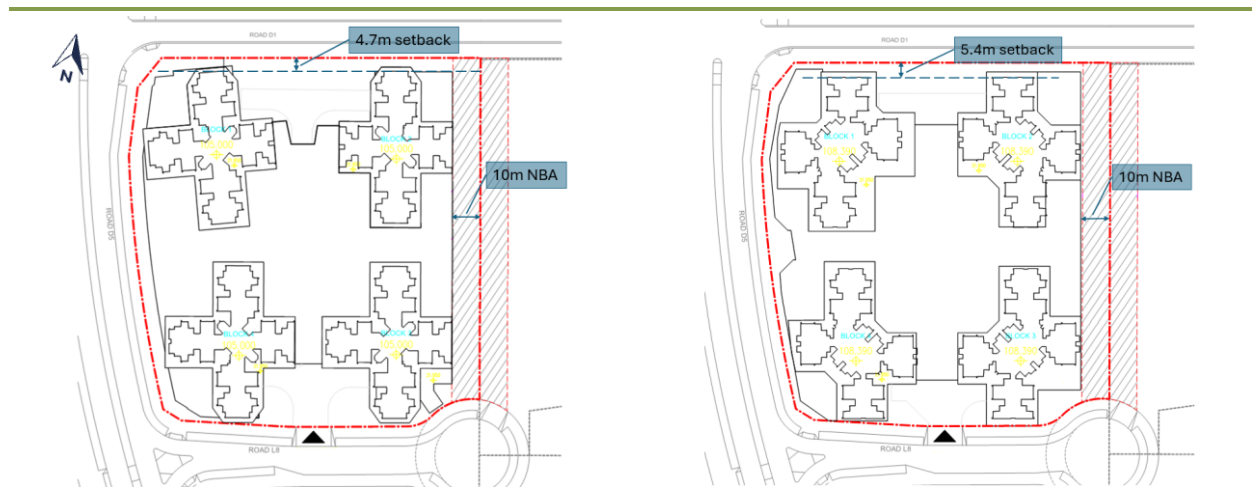
Similarly, a 10m non-building area from the west boundary of Area 117 is maintained which combines with the that of the west adjacent Area 116 to form a 20m non-building area. The non-building area allows wind to flow between south and north directions between the sites thus enhancing the localized wind environment.

The maintained 10m non-building area of Area 114 and Area 117 are illustrated in **Figure 6** and **Figure 7** respectively.

### 3.2.2 Set Back from North Site Boundary

As described in the wind flow pattern analysis in Section 3.1.2, the sites are abutting major breezeway to the north (Road D1). To mitigate impede on downwind development, the residential towers of both Area 114 and Area 117 are set back at least 5m from the north site boundary as illustrated in **Figure 6** and **Figure 7**.

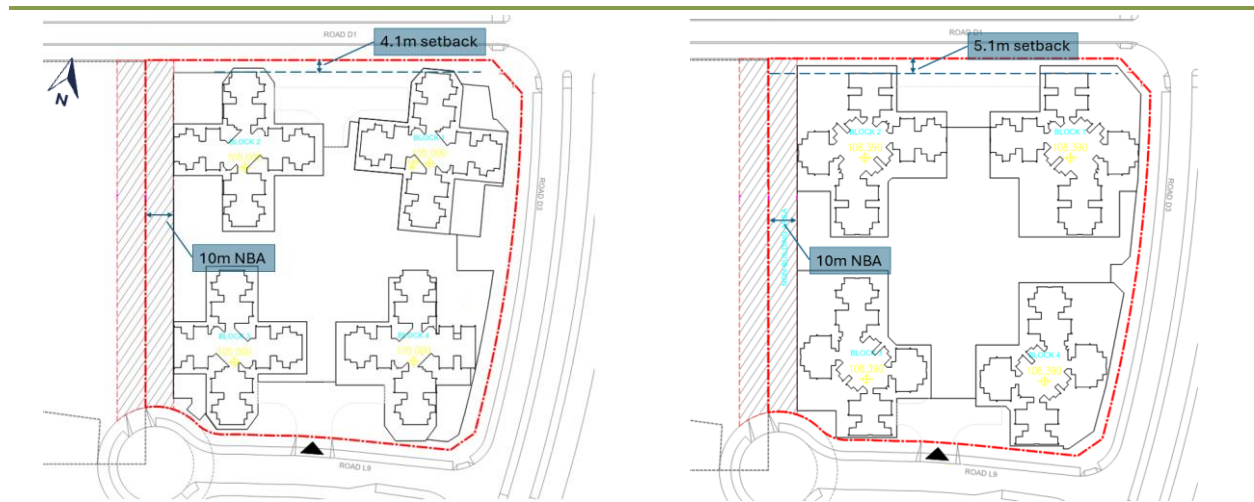
The increase in setback distance allows more wind to flow along the breezeway, enhancing the localized wind environment of both sites and reducing the blockage of wind to downwind locations.



**Figure 6 – Master Layout Plan of Base Scheme (left) and Proposed Scheme (right) of Area 114**







**Figure 7 – Master Layout Plan of Base Scheme (left) and Proposed Scheme (right) of Area 117**

### 3.3 Minor Height Increase

According to OZP, the maximum height of the proposed development is 105mPD. The building height of the proposed development is 108.39mPD, which exceeds the maximum height of OZP by 3.39m. The increase in height is considered minimal and does not lead to a significant increase in the building's bulkiness.

Under E and ESE wind, the high-level incoming wind is blocked by upwind high-rise residential development such as Area 133 which has a height limit of 125mPD – 135mPD according to approved s.16 application no. A/I-TCE-4. The high-level incoming wind will skim over Area 133 and then the proposed development to the top of the downwind high-rise development.

Under SE and SSW wind, the high-level incoming wind is blocked by upwind high-rise comprehensive development buildings at the south and southwest of the sites which have a height limit of 145mPD-180mPD. The high-level incoming wind will skim over these tall buildings and then the proposed development to the top of the downwind high-rise development.

Therefore, the minor increase in height is not expected to impede the wind environment of the site and the nearby surroundings.

## 4.0 Conclusion

According to the site wind availability analysis, the annual prevailing wind of the Development comes from ESE, E and SE directions, and the summer prevailing wind is from SSW, ESE and SE directions. Two schemes, namely baseline scheme and proposed scheme are compared in this appraisal. In the proposed scheme, the 10m non-building area is maintained while the setback distance from the north site boundary is increased to at least 5m.

These good design features aim at reducing potential impedance to surroundings and downwind locations. The good design features in the proposed scheme are summarized below.

- A non-building area of 10m is maintained
- A setback distance of at least 5m of the residential tower from the north site boundary

With the aid of the aforementioned good design features, it is expected that the proposed development does not create an adverse air ventilation impact to the surroundings.





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**From:** Liu, Emily [REDACTED]  
**Sent:** 2024-09-16 星期一 15:01:19  
**To:** TPB Submission/PLAND <tpbsubmission@pland.gov.hk>  
**Cc:** [REDACTED]

**Subject:** [A/I-TCE/5 - FI Submission] Planning Application for Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island (No.: A/I-TCE/5)

**Attachment:** A\_I-TCE\_5\_FI(1)\_Cover Letter.pdf; A\_I-TCE\_5\_FI(1)\_Response\_To\_Comments.pdf; A\_I-TCE\_5\_FI(1)\_Air\_Ventilation\_Appraisal.pdf

Dear Sir/Madam,

**Planning Application under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island (Application No.: A/I-TCE/5)**  
**Submission of Further Information**

Reference is made to the captioned Section 16 Planning Application received by Town Planning Board (TPB) on 7 August 2024.

On behalf of the Applicant, the Yau Lee Construction Company Limited, we hereby submit a table of responses to departmental comments (RtoC table) at **Annex A** and the Revised Air Ventilation Appraisal at **Annex B** in response to departmental comments from the Environmental Protection Department, Civil Aviation Department and Planning Department. The soft copy of the further information submission is attached to this email and uploaded to the designated link from TPB for the captioned application for your processing. 4 hard copies will also be delivered to your office separately.

In accordance with TPB PG-No. 32B, this submission of further information does not result in a material change of the nature of the captioned planning application, hence it should be accepted by Secretary of the Town Planning Board for inclusion into the application and exempted from the publication requirement and/or the recounting requirement.

We sincerely hope that with the above information, the outstanding issues can be resolved satisfactorily with the concerned departments. Should you have any queries or require further information, please do not hesitate to contact our Ms. Emily LIU [REDACTED] or Mr. Raymond NG [REDACTED]  
[REDACTED]

Regards,  
**Emily Liu**  
MRTPI  
Senior Urban Planner,  
Urbanism + Planning  
[REDACTED]

**AECOM**  
10/F, Tower 2, Grand Central Plaza, 138 Shatin Rural Committee Road, Shatin, New Territories, Hong Kong  
T 852 3922 9000 F 852 3922 9797

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Our Ref: 60727604/0120/24/2024000024D  
Your Ref: TPB/A/I-TCE/5  
Date: 16 September 2024

By Email and by Hand

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
Hong Kong

Dear Sir/Madam,

**Planning Application under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island (Application No.: A/I-TCE/5)**  
**Submission of Further Information**

Reference is made to the captioned Section 16 Planning Application received by Town Planning Board (TPB) on 7 August 2024 as requested by the Applicant.

On behalf of the Applicant, the Yau Lee Construction Company Limited, we hereby submit a table of responses to departmental comments (RtoC table) at **Annex A** and the Revised Air Ventilation Appraisal at **Annex B** in response to departmental comments from the Environmental Protection Department, Civil Aviation Department and Planning Department.

In accordance with TPB PG-No. 32B, this submission of further information does not result in a material change of the nature of the captioned planning application, hence it should be accepted by Secretary of the Town Planning Board for inclusion into the application and exempted from the publication requirement and/or the recounting requirement.

We sincerely hope that with the above information, the outstanding issues can be resolved satisfactorily with the concerned departments. Should you have any queries or require further information, please do not hesitate to contact our Ms. Emily LIU [REDACTED] or Mr Raymond NG [REDACTED]

Yours faithfully,  
For and on behalf of  
AECOM Asia Company Limited



Pearl HUI  
Executive Director, Urban Planning

Encl.  
cc: Yau Lee Construction Company Limited  
Housing Authority  
ALKF & Associates Architect Ltd.

w/e  
w/e  
w/e



**S.16 Planning Application for Proposed Minor Relaxation of  
Building Height Restrictions for Permitted Public Housing Development  
at Tung Chung Area 114 and Area 117, Lantau Island  
(Application No.: A/I-TCE/5)**

***Responses to Departmental Comments***

<b>Item</b>	<b>Bureau/Department</b>	<b>Date</b>
1.	Environmental Protection Department	26 August 2024
2.	Civil Aviation Department	26 August 2024
3.	Sai Kung and Islands District Planning Office, Planning Department	9 September 2024
4.	Urban Design and Landscape, Planning Department	9 September 2024



Comments Received		Responses												
<b>1.</b>	<b>Environmental Protection Department</b> <b>Received via email from PlanD dated 26 August 2024</b> <b>(Contact Person: Mr. Andy WONG, Tel: 2835 1127)</b>													
1.1.	It is noted that the planning statement does not contain any environmental assessment on the developments. We also understand that a EAS is being conducted to assess the air quality and noise impacts associated with the developments. We trust that HD will complete the EAS and demonstrate no adverse environmental impacts of the project for EPD's agreement.	Noted. Revised EAS will be submitted in due course for EPD's acceptance separately.												
	For sewerage impact, please find our comments below for follow up.													
1.2.	<p>Section 4.1.1 - As per our previous comments on pre-submission, please advise:</p> <p>(a) the projected commercial population (i.e. restaurant, welfare, school staff/students and commercial respectively) for the proposed development;</p> <p>(b) sewage estimate of the proposed development; and</p>	<p>(a) The proposed non-domestic plot ratio under the current application is the same as the endorsed planning briefs, which is both 0.4 for Area 114 and 117, the provision of kindergarten and social welfare facilities also remain unchanged as proposed under the endorsed planning briefs. The slight adjustment in maximum GFA is due to the site boundary adjustment after site handover in June 2024. As such, significant changes in projected commercial population to that adopted under the endorsed planning briefs are not anticipated.</p> <table border="1"> <thead> <tr> <th></th><th colspan="2">Maximum non-domestic GFA (incl. commercial, kindergarten and other ancillary facilities)</th></tr> <tr> <th>Area</th><th>Current Application</th><th>Endorsed Planning Briefs</th></tr> </thead> <tbody> <tr> <td>114</td><td>Not more than 6,368 m<sup>2</sup></td><td>Not more than 6,360 m<sup>2</sup></td></tr> <tr> <td>117</td><td>Not more than 6,720 m<sup>2</sup></td><td>Not more than 6,680 m<sup>2</sup></td></tr> </tbody> </table> <p>(b) The difference in maximum non-domestic GFA is minor and in line with the plot ratio</p>		Maximum non-domestic GFA (incl. commercial, kindergarten and other ancillary facilities)		Area	Current Application	Endorsed Planning Briefs	114	Not more than 6,368 m <sup>2</sup>	Not more than 6,360 m <sup>2</sup>	117	Not more than 6,720 m <sup>2</sup>	Not more than 6,680 m <sup>2</sup>
	Maximum non-domestic GFA (incl. commercial, kindergarten and other ancillary facilities)													
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Comments Received		Responses																																											
	(c) the referred estimated population and sewage generation as assessed by CEDD.	<p>restrictions and the design residential population in the current application is also within the endorsed planning briefs. As such, no additional sewage impact is anticipated.</p> <table><tr><td></td><td colspan="2">Design Population (about)</td></tr><tr><td>Area</td><td>Current Application (calculated based on proposed flat mix)</td><td>Endorsed Planning Briefs</td></tr><tr><td>114</td><td>5,921</td><td>6,910</td></tr><tr><td>117</td><td>6,491</td><td>7,199</td></tr></table> <p>(c) Please refer below for the estimated population and sewage generation assessed for public housing development at Area 114 and 117 under Tung Chung New Town Extension (East) – Design and Construction*</p> <table><tr><td>Area</td><td>Category</td><td>Population/Employee</td><td>ADWF (m³/day)</td></tr><tr><td rowspan="4">114</td><td>Special Residential</td><td>7,886</td><td>1,498</td></tr><tr><td>Commercial</td><td>285</td><td>80</td></tr><tr><td>Kindergarten</td><td>200</td><td>13</td></tr><tr><td>Welfare facilities</td><td>183</td><td>51</td></tr><tr><td rowspan="4">117</td><td>Special Residential</td><td>8,293</td><td>1,579</td></tr><tr><td>Commercial</td><td>301</td><td>84</td></tr><tr><td>Kindergarten</td><td>200</td><td>13</td></tr><tr><td>Welfare facilities</td><td>192</td><td>54</td></tr></table> <p>*Information extracted from the Sewage Impact Assessment Report of planning application no. A/I-TCE/4.</p>			Design Population (about)		Area	Current Application (calculated based on proposed flat mix)	Endorsed Planning Briefs	114	5,921	6,910	117	6,491	7,199	Area	Category	Population/Employee	ADWF (m³/day)	114	Special Residential	7,886	1,498	Commercial	285	80	Kindergarten	200	13	Welfare facilities	183	51	117	Special Residential	8,293	1,579	Commercial	301	84	Kindergarten	200	13	Welfare facilities	192	54
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1.3.	Section 4.1.1 - As per pre-submission and public housing developments in Area 133, buffer on population estimation have been added for sewerage impact assessment. Please advise the type of public housing development proposed (e.g. PRH, SSF or GSH, etc.) and the population buffer	Please note that Public Rental Housing (PRH) is proposed for the public housing development at both Area 114 and Area 117 under the current application.																																											



Comments Received		Responses
	considered for the sewerage capacity check.	
<b>2.</b>	<b>Civil Aviation Department</b> <b>Received via email from PlanD dated 26 August 2024</b> <b>(Contact Person: Mr. Luke LI, Tel: 2910 6906)</b>	
2.1.	Similar to other applications in Tung Chung Areas earlier, we would like to reiterate our previous comments that subject areas will be subject to aircraft/helicopter noise and appropriate noise mitigation measures should be implemented, despite that the consultant mentioned that the relevant HKPSG standards will be met.	<p>The aircraft noise impacts have been already assessed in the approved Expansion of Hong Kong International Airport into a Three-Runway System (3RS) Environmental Impact Assessment (EIA) Report (AEIAR-185/2014) and the helicopter noise impact has been assessed in the approved EIA report for the Study of Tung Chung New Town Development Extension (TCNTE) (AEIAR-196/2016).</p> <p>Based on the Noise Exposure Forecast (NEF) noise contours as predicted in AEIAR-185/2014, the proposed development in Area 114 &amp; 117 under the current application are located outside the NEF25 contour for the worst 3RS operation mode in Year 2030 and full 3RS operation mode in Year 2032. Adverse aircraft noise impact on the Proposed Development is not expected. The potential environmental impacts on the proposed development have been evaluated in the EAS adhering to the guidance for environmental considerations as stipulated in the HKPSG.</p>
<b>3.</b>	<b>Sai Kung and Islands District Planning Office, Planning Department</b> <b>Received via email from PlanD dated 9 September 2024</b> <b>(Contact Person: Mr. Nora CHOI, Tel: 2158 6155)</b>	
3.1.	<p>Please provide the following supplementary information for our processing:</p> <p>(a) The GFA allocated for Social</p>	<p>(a) Not more than 4,080 m<sup>2</sup> and not more than 4,940 m<sup>2</sup> would be allocated for Social Welfare Facilities for Site A (TCA 114) and Site B (TCA 117) respectively, which is equivalent to</p>



Comments Received		Responses
	<p>Welfare Facilities (SWFs) in (i) each of the Sites; and (ii) the % of the domestic GFA allocated for SWFs in the two Sites in total; and</p> <p>(b) Non-domestic uses included in the GFA calculation</p>	<p>approximately 4% and 4.5% of domestic GFA for Site A (TCA 114) and Site B (TCA 117) respectively. The GFA for SWFs is subject to GBP approval and detailed design.</p> <p>(b) The non-domestic uses included in the GFA calculation comprise commercial use such as shop &amp; services and eating place, kindergarten, and other ancillary facilities.</p>
<b>4.</b>	<b>Urban Design and Landscape, Planning Department</b> <b>Received via email from PlanD dated 9 September 2024</b> <b>(Contact Person: Mr. Timothy LAM, Tel: 3565 3940)</b>	
4.1.	Please find our observations/comments below from urban design and visual as well as air ventilation perspectives.	
	<b><i>Urban Design and Visual</i></b>	
4.2.	The Sites are located within an urban cluster to be developed into the Tung Chung Extension Area. The BH Restriction in the surrounding range from 45 - 100mPD for sites near the waterfront to 140 - 185mPD for sites closer to the mountain backdrop in the south. The proposed maximum BH of 108.39mPD of the Sites remains lower than the maximum BH of commercial and residential development to the south and southeast/ southwest of Site A and B respectively (i.e. 140-185mPD). The proposed BH increase is minor (i.e. +3.39m), the overall descending BH profile concept would still be maintained.	Noted.
4.3.	As demonstrated by the photomontage, the proposed increase in BH would lead	Noted.



Comments Received		Responses
	to a slightly taller building barely visible for the public viewers. In the Visual Appraisal, the applicant has proposed mitigation measures tallied with the approved EIA report (AEIAR-106/2016) including detailed design and vertical greening to minimize potential adverse visual impact. Given the minor increase in BH height of 3.39m, significant adverse visual impact arising from the proposed minor relaxation of BHR is not anticipated.	
	<b><i>Air Ventilation</i></b>	
4.4.	Below please find our comments from air ventilation perspective on the Air Ventilation Appraisal submitted by the applicant.	Noted.
4.5.	Section 1.22 – Consultant please clarify is the baseline scheme an OZP-compliant scheme.	Please be clarified that the baseline scheme as presented in table 1 and 2 are OZP compliant scheme.
4.6.	Section 3.1.2 – The statement of “Under ESE and SE wind, the wind flow pattern is expected to be similar to E wind as the adjacent roads and the 20m NBA of Area 133 shall channel and divert easterly wind” is inaccurate. Wind in ESE direction may not blend and flow along Road D1 and SE wind appear to be obstructed by various building blocks. Consultant please consider updating the text.	<p>The text describing wind patterns under ESE and SE wind is revised and presented in separated paragraphs. It says:</p> <p><b><u>ESE</u></b>  Under ESE Wind, a minor breezeway along the 20m non-building area (NBA) in Area 133 is expected to channel incoming wind to the south of Area 117. The breezeway extends to Central Green which brings wind to the south of Area 114. The wind environment under the proposed scheme and baseline scheme is expected to be similar.</p> <p><b><u>SE</u></b>  Under SE wind, the incoming wind to Area 114 and Area 117 is obstructed by the high-rise comprehensive development southeast and south of the site. A breezeway along Road D5 is</p>



Comments Received	Responses
	<p>identified which can bring downhill wind from Por Kai Shan to the west of Area 114. For Area 117, the majority of wind is blocked by upwind development. Therefore, wind availability of Area 117 would be impeded. The wind environment under the proposed scheme and baseline scheme is expected to be similar."</p>
<p>4.7. Section 3.1.3 – Similar to the above comment, consultant please consider updating the text and remove the breezeway along Road D1 in Figure 5.</p>	<p>The text describing wind patterns under ESE and SE wind is revised as described in the above response to comment.</p> <p>The breezeway along Road D1 is removed in Figure 5 for ESE wind. Meanwhile, a breezeway along Road D5 is added in Figure 4 and Figure 5 for SE wind.</p>
<p>4.8. Figures 4 and 5 –</p> <p>(i) Consultant please use the building blocks of the proposed scheme of both Sites in Figures 4 and 5.</p> <p>(ii) Noting the Consultant considered the approved s.16 application no. A/I-TCE-4 as mentioned in Section 3.3, please update the block layout in Figures 4 and 5. Furthermore, in the wind flow pattern, Consultant may consider to reflect the impact of the approved applications.</p>	<p>The building block of the proposed scheme is included in Figure 4 and Figure 5.</p> <p>The building block of Area 133 are adopted from approved s.16 application no. A/I-TCE-4 and included in Figure 4 and Figure 5.</p>
<p>4.9. Section 3.2.1 – Consultant claimed the NBAs could enhance the wind flow between south and north directions between the sites. However, there is no breezeway or airpath shown in Figures 4 and 5, Consultant please consider</p>	<p>The two sentences are removed and replaced by new text. It says:</p> <p>"The non-building area maintains a good ventilation environment in the localized areas."</p>



Comments Received	Responses
<p>removing the two sentences “The non-building area allows wind to flow between south and north directions between the sites thus enhancing the localized wind environment”.</p>	
<p>4.10 Section 3.2.2 – It is observed that the podiums for Site A and B extend near to the north boundary of the site compared to the baseline scheme. The Consultant should consider clarifying the impact of these layout changes in the paragraph.</p>	<p>The following text is added to describe the impact of the change of setback distance of podiums.</p> <p>"Regarding the podium, for Area 114, the setback distance of the podium is decreased from 2.8m to 2.4m from the baseline scheme to the proposed scheme. For Area 117, the setback distance is decreased from 2.8m to 2.5m. The decrease is considered minimal and is expected to cause an insignificant effect on the wind environment."</p>
<p>4.11 Section 3.3 – Please clarify the sentence, “The high-level incoming wind will skim over Area 133 and then the proposed development to the top of the downwind high-rise development”, as the meaning is not clear.</p>	<p>The sentence is revised to say:</p> <p>"These upwind buildings have a major effect on the wind blockage of high-level wind. The minor increase in height of the proposed development has minimal effect on wind blockage."</p>
<p>4.12 <u>Editorial Comments</u> Please include scale bar for the figures in the Air Ventilation Appraisal.</p>	<p>Scale bars are added to Figure 1, and Figure 4 to Figure 7.</p>
<p>4.13 Section 1.2.2 – Should read as “Table <b><u>21</u></b> and Table 2”.</p>	<p>Typo of Table number is amended.</p>
<p>4.14 Figures 6 and 7 – “Base Scheme” should read as “Baseline Scheme”.</p>	<p>"Baseline Scheme" is used consistently throughout the revised AVA appraisal.</p>



## Air Ventilation Appraisal

<b>Date</b>	13 September 2024
<b>Project</b>	Public Housing Development at Tung Chung Area 114 and 117
<b>Reference</b>	HK-20024-RPT-ES0001 (06)
<b>Subject</b>	Air Ventilation Appraisal for Public Housing Development at Tung Chung Area 114 and 117

## 1.0 Introduction

### 1.1 Objective

Inhabit has been appointed by Yau Lee Construction Limited to conduct an Air Ventilation Appraisal of the proposed development. According to OZP, the maximum height of the proposed development is 105mPD. The building height of the proposed development is 108.39mPD, which exceeds the maximum height of OZP by 3.39m. This air ventilation appraisal aims to describe the expected wind environment with the height increase and good design features of the proposed development in support of the application of Section 16 for minor height relaxation.

### 1.2 Proposed Development

#### 1.2.1 Overview of the Development

The proposed residential development 'Public Housing Development at Tung Chung Area 114 and 117' is located Tung Chung New Town Extension East. Area 114 is surrounded by a cluster of high-rise planned residential developments to its north, east and west whilst a high-rise comprehensive development area is located to the south. Similarly, Area 117 is also surrounded by a cluster of high-rise planned residential developments to its north, east and west whilst a high-rise comprehensive development area is located to the south. Figure 1 shows an overview of the Development and its surrounding area.



**Figure 1 – Overview of the Development and its Surrounding Area**



## 1.2.2 Development Parameters

Area 114 and Area 117 will each house 4 residential towers of public housing with a podium beneath. **Table 1** and **Table 2** below show the development parameters of the baseline scheme and proposed scheme of Area 114 and Area 117 respectively. The baseline scheme is an OZP compliance scheme. In the proposed scheme, the 10m non-building area is maintained while the setback distance of the residential towers from the north site boundary is increased to at least 5m. These design features will be discussed in Section 3.2.

**Table 1: Development Parameters of Area 114**

Development Parameters	Baseline Scheme	Proposed Scheme
Site Area	About 1.59 ha	About 1.59 ha
Total GFA	Not more than 109,848m <sup>2</sup>	Not more than 109,848m <sup>2</sup>
Building Height (Main roof level)	105.00mPD	108.39mPD
No. of Storeys	30 (Domestic) Storeys + 3 (Podium) Storeys	
No. of Blocks	4	4
Total No. of Flats	About 2,577 flats	About 2,577 flats

**Table 2: Development Parameters of Area 117**

Development Parameters	Baseline Scheme	Proposed Scheme
Site Area	About 1.68 ha	About 1.68 ha
Total GFA	Not more than 115,920m <sup>2</sup>	Not more than 115,920m <sup>2</sup>
Building Height (Main roof level)	105.00mPD	108.39mPD
No. of Storeys	30 (Domestic) Storeys + 3 (Podium) Storeys	
No. of Blocks	4	4
Total No. of Flats	About 2,710 flats	About 2,710 flats

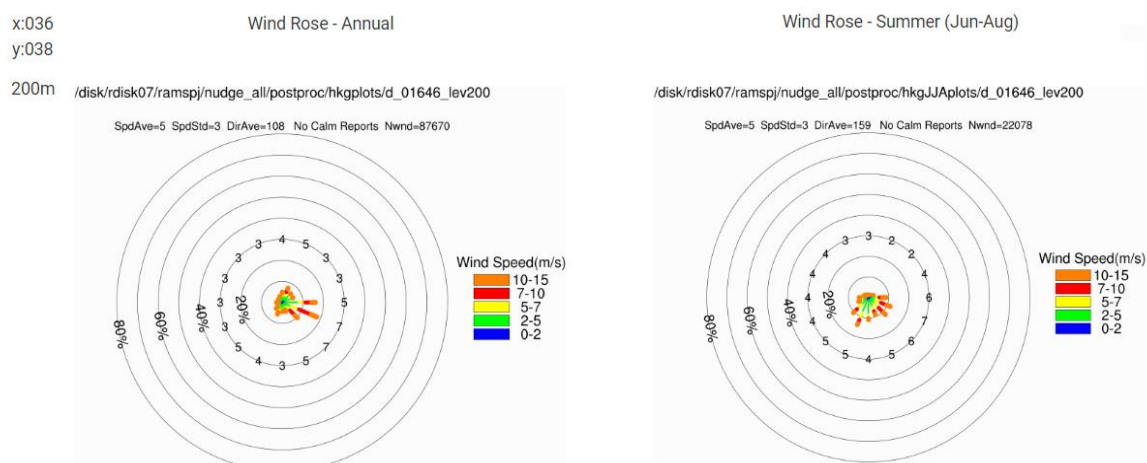
## 2.0 Site Wind Availability Data

The Regional Atmospheric Modelling System (RAMS) wind data is adopted as it most closely reflects the location of the Project Area. According to the location grid from RAMS, the project site is located within grid X:036, Y:038. Therefore, data at the grid corresponds to the location of the Project Area and annual wind conditions at 200m above ground are referenced in this study.

The extracted wind roses show that eastern and southeastern winds are the prevailing wind directions under annual conditions. Meanwhile, summer prevailing winds are expected to come from the southeast and southwestern quadrants. **Figure 2** shows the annual and summer wind roses at 200m above ground level for grid.







**Figure 2 – Annual and Summer Wind Roses at 200m above Ground Level at Grid X:036, Y:038**

According to the RAMS wind data of the Project Site, ESE, E and SE winds contribute to 18.1%, 16.2% and 10.4% of the annual wind frequency respectively, while SSW, SE and ESE winds contribute to 14.4%, 12.0% and 11.9% of the summer wind frequency respectively. Hence, ESE, E and SE winds are identified as the annual prevailing wind direction while SSW, SE and ESE winds are identified as the summer prevailing wind direction for the Project Site.

**Table 3: Prevailing Winds under Annual and Summer Conditions by RAMS Wind Data**

	Annual Condition			Summer Condition		
Direction	ESE	E	SE	SSW	SE	ESE
Frequency	18.1%	16.2%	10.4%	14.4%	12.0%	11.9%





### 3.0 Air Ventilation Appraisal

#### 3.1 Wind Flow Pattern

##### 3.1.1 Urban Design Concept

As described in Section 1.2, the sites of both Area 114 and Area 117 are surrounded by a cluster of high-rise planned residential developments and high-rise comprehensive development areas. As shown in the Urban Design Concept of Tung Chung Extension Area from the Explanatory Statement of the approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2, it is expected that the major breezeways/view corridors are located along the roads/ street at the north, east and west of Area 114 and north, east and west of Area 117 as shown in **Figure 3**.

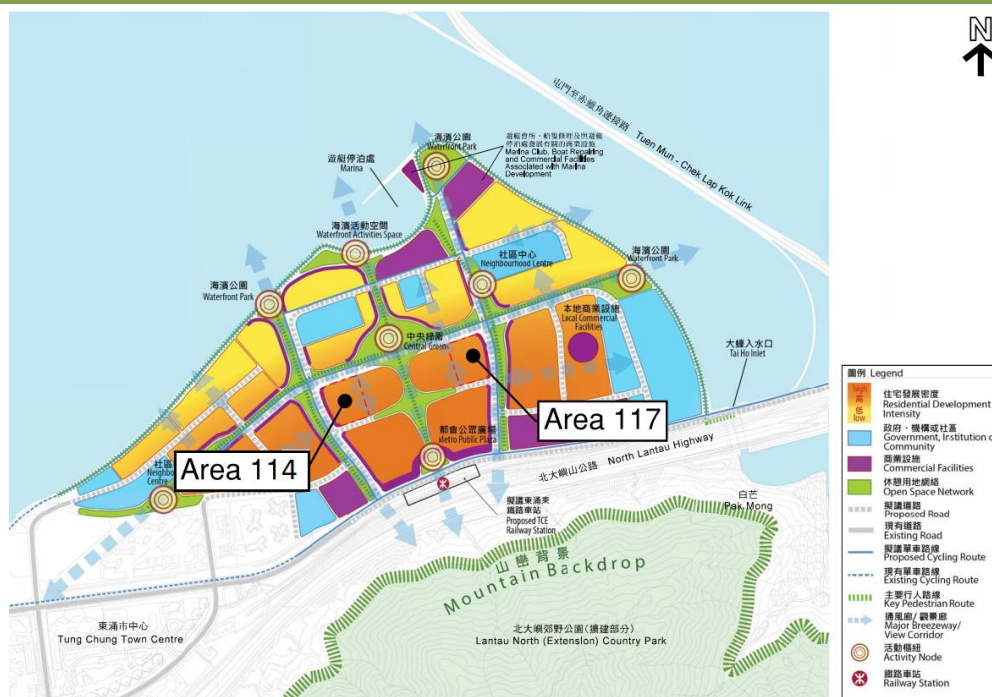


Figure 3 – Urban Design Concept of Tung Chung Extension Area





### 3.1.2 Annual Prevailing Conditions

The annual prevailing winds are mainly from ESE, E, and SE directions.

#### **E**

Under E wind, incoming wind will flow along the major breezeway at the north of both Area 114 and Area 117 along Road D1. A minor breezeway is also identified along the 20m non-building area (NBA) in Area 133 to the east which is expected to channel incoming wind to the south of Area 117. The breezeway extends to Central Green which brings wind to the south of Area 114.

Under the proposed scheme of both Area 114 and Area 117, the setback distance of the residential tower from the north site boundary is increased. The setback distance is increased from 4.7m to 5.4m for the residential tower of Area 114 while that of Area 117 is increased from 4.1m to 5.1m. The increase in setback allows more wind to flow along the major breezeway. Hence, it reduces the blockage of wind to further downwind locations as well as enhances the local wind environment at the north portion.

#### **ESE**

Under ESE Wind, a minor breezeway along the 20m non-building area (NBA) in Area 133 is expected to channel incoming wind to the south of Area 117. The breezeway extends to Central Green which brings wind to the south of Area 114.

The wind environment under the proposed scheme and baseline scheme is expected to be similar.

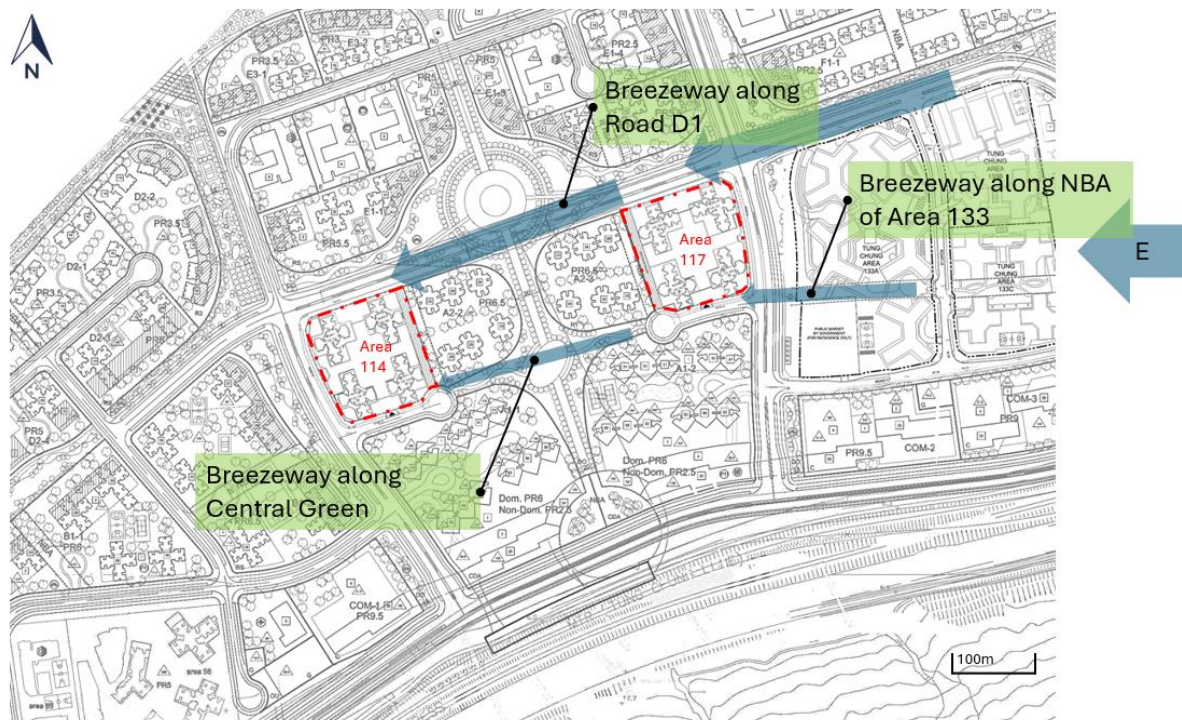
#### **SE**

Under SE wind, the incoming wind to Area 114 and Area 117 is obstructed by the high-rise comprehensive development southeast and south of the site. A breezeway along Road D5 is identified which can bring downhill wind from Por Kai Shan to the west of Area 114. For Area 117, the majority of wind is blocked by upwind development. Therefore, wind availability of Area 117 would be impeded.

The wind environment under the proposed scheme and baseline scheme is expected to be similar.









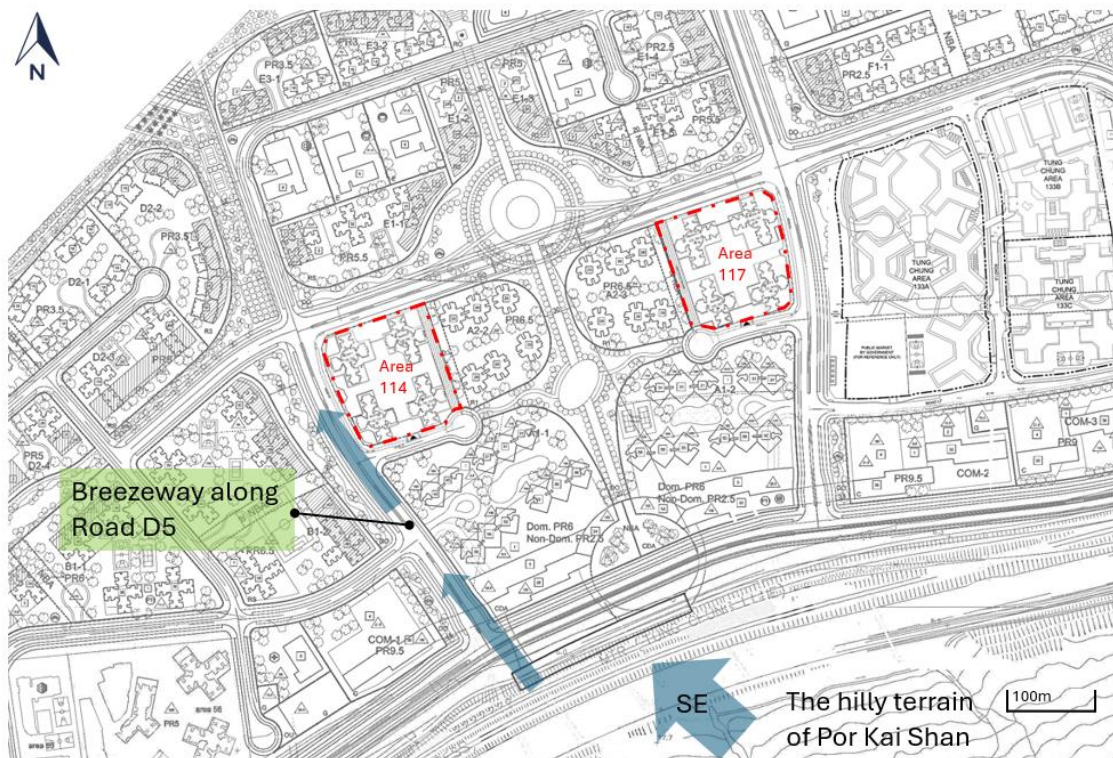


Figure 4 – Expected Wind Flow Pattern under Annual Prevailing E (Top), ESE (Middle) and SE Wind (Bottom)





### 3.1.3 Summer Prevailing Conditions

The summer prevailing winds are mainly from SSW, SE, and ESE directions.

#### **SSW**

Under SSW wind, Area 114 and Area 117 are located at the downwind location. Upwind high-rise residential and comprehensive development buildings at the south and southwest of the sites are expected to block the incoming wind.

Incoming wind will flow along the major breezeway at the north of both Area 114 and Area 117 along Road D1. Downhill wind from the hilly terrain of Por Kai Shan will flow along the breezeway along Road D3 to bring wind to the east of Area 117.

Under the proposed scheme of both Area 114 and Area 117, the setback distance of the residential tower from the north site boundary is increased. The setback distance is increased from 4.7m to 5.4m for the residential tower of Area 114 while that of Area 117 is increased from 4.1m to 5.1m. Hence, it reduces the blockage of wind to further downwind locations as well as enhances the local wind environment at the north portion.

#### **ESE**

Under ESE Wind, a minor breezeway along the 20m non-building area (NBA) in Area 133 is expected to channel incoming wind to the south of Area 117. The breezeway extends to Central Green which brings wind to the south of Area 114.

The wind environment under the proposed scheme and baseline scheme is expected to be similar.

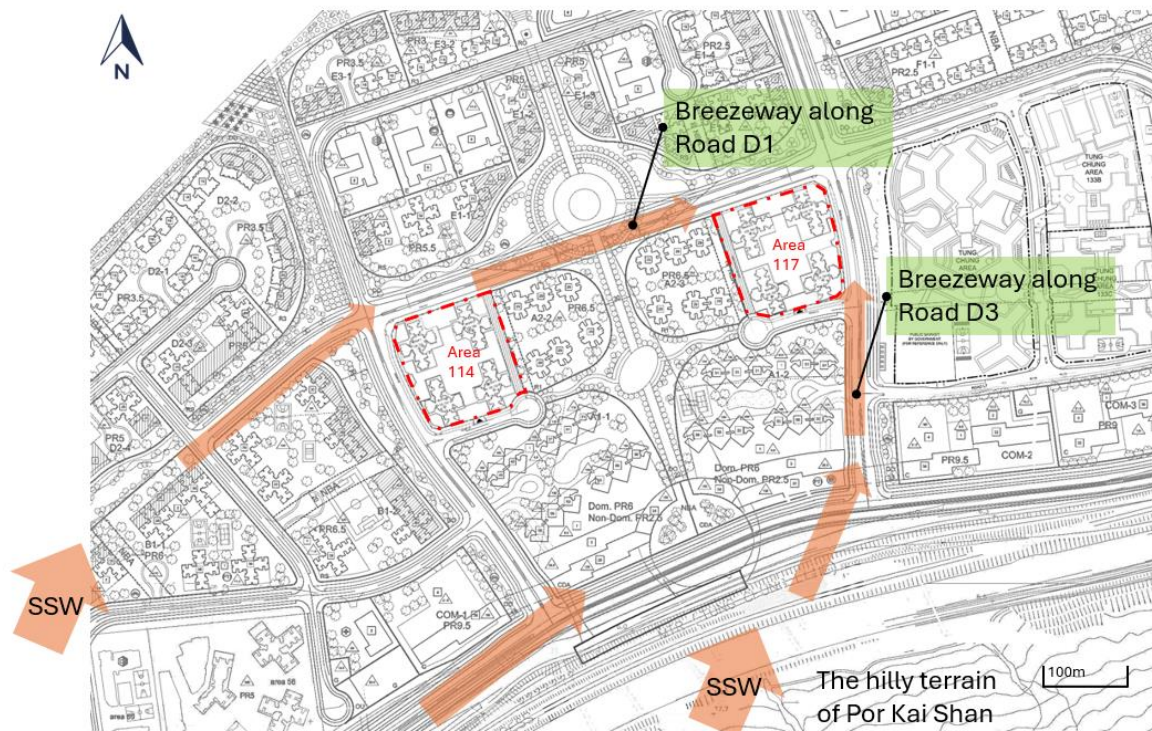
#### **SE**

Under SE wind, the incoming wind to Area 114 and Area 117 is obstructed by the high-rise comprehensive development southeast and south of the site. A breezeway along Road D5 is identified which can bring downhill wind from Por Kai Shan to the west of Area 114. For Area 117, the majority of wind is blocked by upwind development. Therefore, wind availability of Area 117 would be impeded.

The wind environment under the proposed scheme and baseline scheme is expected to be similar.









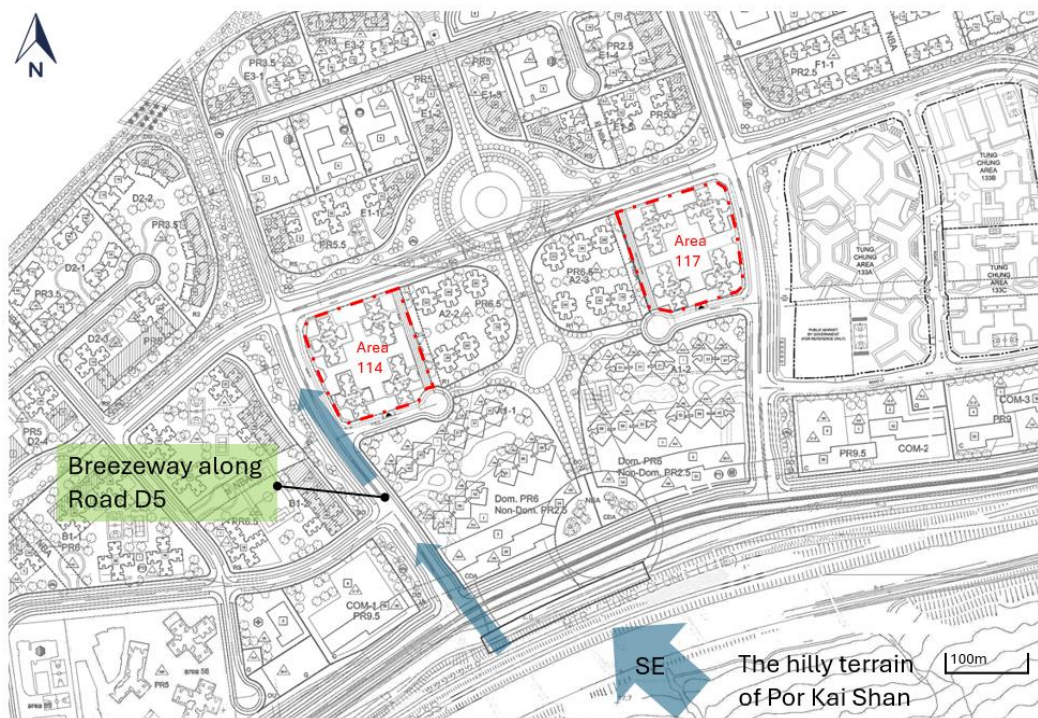


Figure 5 – Expected Wind Flow Pattern under Summer Prevailing SSW Wind (Top), ESE (Middle) and SE Wind (Bottom).





## 3.2 Good Design Feature

### 3.2.1 Non-Building Area

A 10m non-building area from the east boundary of Area 114 is maintained. It combines with the 10m non-building area of the east adjacent Area 115 to form a 20m non-building area to create an adequate building separation between the tall buildings of the two sites. The non-building area maintains a good ventilation environment in the localized areas.

Similarly, a 10m non-building area from the west boundary of Area 117 is maintained which combines with that of the west adjacent Area 116 to form a 20m non-building area. The non-building area maintains a good ventilation environment in the localized areas.

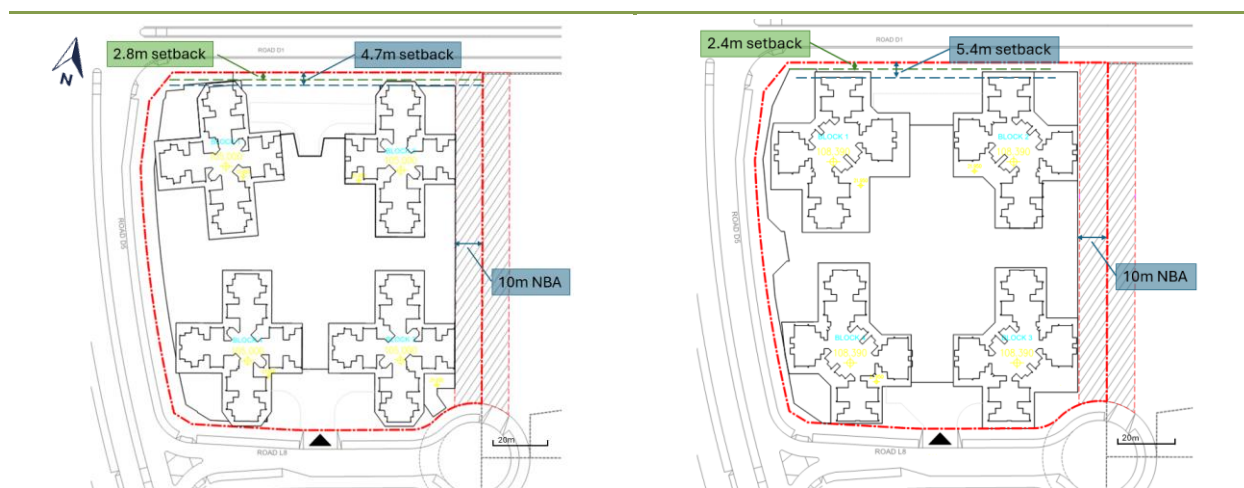
The maintained 10m non-building area of Area 114 and Area 117 are illustrated in **Figure 6** and **Figure 7** respectively.

### 3.2.2 Set Back from North Site Boundary

As described in the wind flow pattern analysis in Section 3.1.2, the sites are abutting major breezeway to the north (Road D1). To mitigate impedance to downwind development, the residential towers of both Area 114 and Area 117 are set back at least 5m from the north site boundary as illustrated in **Figure 6** and **Figure 7**.

For Area 114, the setback distance of the tower is increased from 4.7m to 5.4m from the baseline scheme to the proposed scheme. For Area 117, the setback distance is increased from 4.1m to 5.1m. The increase in setback distance allows more wind to flow along the breezeway. It is expected to reduce the blockage of wind to the downwind locations.

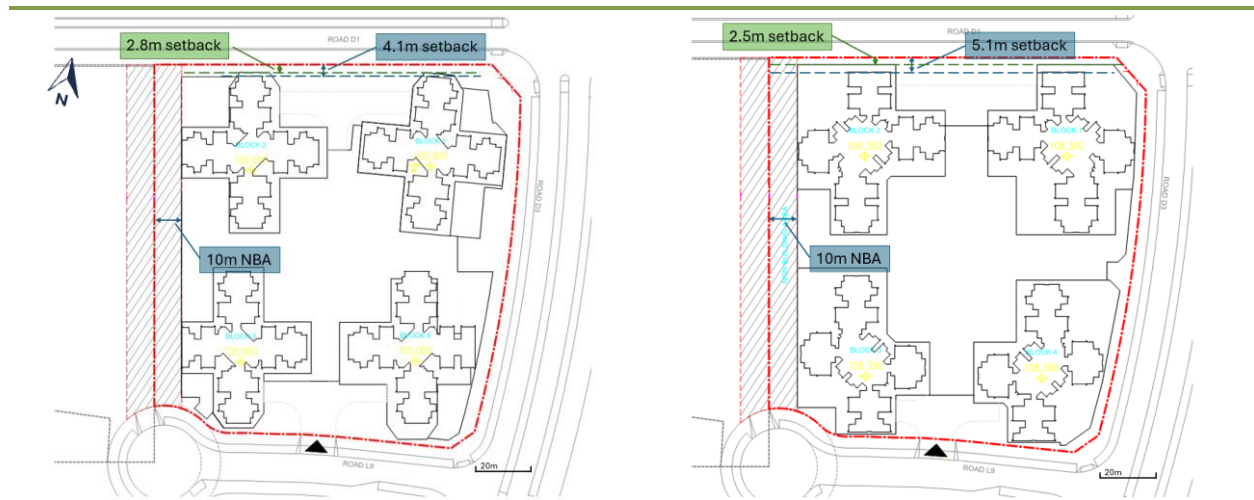
Regarding the podium, for Area 114, the setback distance of the podium is decreased from 2.8m to 2.4m from the baseline scheme to the proposed scheme. For Area 117, the setback distance is decreased from 2.8m to 2.5m. The decrease is considered minimal and is expected to cause an insignificant effect on the wind environment.



**Figure 6 – Master Layout Plan of Baseline Scheme (left) and Proposed Scheme (right) of Area 114**







**Figure 7 – Master Layout Plan of Baseline Scheme (left) and Proposed Scheme (right) of Area 117**

### 3.3 Minor Height Increase

According to OZP, the maximum height of the proposed development is 105mPD. The building height of the proposed development is 108.39mPD, which exceeds the maximum height of OZP by 3.39m. The increase in height is considered minimal and does not lead to a significant increase in the building's bulkiness.

Under E and ESE wind, the high-level incoming wind is blocked by upwind high-rise residential development such as Area 133 which has a height limit of 125mPD – 135mPD according to approved s.16 application no. A/I-TCE-4. These upwind buildings have a major effect on the wind blockage of high-level wind. The minor increase in height of the proposed development has minimal effect on wind blockage.

Under SE and SSW wind, the high-level incoming wind is blocked by upwind high-rise comprehensive development buildings at the south and southwest of the sites which have a height limit of 145mPD-180mPD. These upwind buildings have a major effect on the wind blockage of high-level wind. The minor increase in height of the proposed development has minimal effect on wind blockage.

Therefore, the minor increase in height is not expected to impede the wind environment of the site and the nearby surroundings.

## 4.0 Conclusion

According to the site wind availability analysis, the annual prevailing wind of the Development comes from ESE, E and SE directions, and the summer prevailing wind is from SSW, ESE and SE directions. Two schemes, namely baseline scheme and proposed scheme are compared in this appraisal. In the proposed scheme, the 10m non-building area is maintained while the setback distance from the north site boundary is increased to at least 5m.

These good design features aim at reducing potential impedance to surroundings and downwind locations. The good design features in the proposed scheme are summarized below.

- A non-building area of 10m is maintained
- A setback distance of at least 5m of the residential tower from the north site boundary

With the aid of the aforementioned good design features, it is expected that the proposed development does not create an adverse air ventilation impact to the surroundings.





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**From:** Liu, Emily [REDACTED]  
**Sent:** 2024-09-26 星期四 15:08:22  
**To:** TPB Submission/PLAND <tpbsubmission@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** [A/I-TCE/5 - FI Submission] Planning Application for Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island (No.: A/I-TCE/5)  
**Attachment:** A\_I-TCE\_5\_FI(2)\_Cover\_Letter.pdf; A\_I-TCE\_5\_FI(2)\_Response\_To\_Comments.pdf

Dear Sir/Madam,

**Planning Application under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island (Application No.: A/I-TCE/5)**  
**Submission of Further Information**

Reference is made to the captioned Section 16 Planning Application received by Town Planning Board (TPB) on 7 August 2024 and the Further Information submitted on 16 September 2024.

On behalf of the Applicant, the Yau Lee Construction Company Limited, we hereby submit a table of responses to departmental comments (RtoC table) at **Annex A** in response to departmental comments from the Environmental Protection Department and Planning Department. The soft copy of the further information submission is attached to this email and uploaded to the designated link from TPB for the captioned application for your processing. 4 hard copies will also be delivered to your office separately.

In accordance with TPB PG-No. 32B, this submission of further information does not result in a material change of the nature of the captioned planning application, hence it should be accepted by Secretary of the Town Planning Board for inclusion into the application and exempted from the publication requirement and/or the recounting requirement.

We sincerely hope that with the above information, the outstanding issues can be resolved satisfactorily with the concerned departments. Should you have any queries or require further information, please do not hesitate to contact our Ms. Emily LIU [REDACTED] or Mr Raymond NG [REDACTED]

[REDACTED] Thank you.

Regards,  
**Emily Liu**  
MRTPI  
Senior Urban Planner,  
Urbanism + Planning  
[REDACTED]

**AECOM**

10/F, Tower 2, Grand Central Plaza, 138 Shatin Rural Committee Road, Shatin, New Territories, Hong Kong  
T 852 3922 9000 F 852 3922 9797

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Our Ref: 60727604/0124/24/2024000025D  
Your Ref: TPB/A/I-TCE/5  
Date: 25 September 2024

By Email and by Hand

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
Hong Kong

Dear Sir/Madam,

**Planning Application under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development at Tung Chung Area 114 and Tung Chung Area 117, Lantau Island (Application No.: A/I-TCE/5)**  
**Submission of Further Information**


Reference is made to the captioned Section 16 Planning Application received by Town Planning Board (TPB) on 7 August 2024 and the Further Information submitted on 16 September 2024.

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In accordance with TPB PG-No. 32B, this submission of further information does not result in a material change of the nature of the captioned planning application, hence it should be accepted by Secretary of the Town Planning Board for inclusion into the application and exempted from the publication requirement and/or the recounting requirement.

We sincerely hope that with the above information, the outstanding issues can be resolved satisfactorily with the concerned departments. Should you have any queries or require further information, please do not hesitate to contact our Ms. Emily LIU [REDACTED] or Mr Raymond NG [REDACTED]

Yours faithfully,  
For and on behalf of  
AECOM Asia Company Limited

  
\_\_\_\_\_  
Pearl HUI  
Executive Director, Urban Planning

Encl.

cc: Yau Lee Construction Company Limited w/e  
Housing Authority w/e  
ALKF & Associates Architect Ltd. w/e



**S.16 Planning Application for Proposed Minor Relaxation of  
Building Height Restrictions for Permitted Public Housing Development  
at Tung Chung Area 114 and Area 117, Lantau Island  
(Application No.: A/I-TCE/5)**

***Responses to Departmental Comments***

<b>Item</b>	<b>Bureau/Department</b>	<b>Date</b>
1.	Environmental Protection Department	25 September 2024
2.	Sai Kung and Islands District Planning Office, Planning Department	25 September 2024



Comments Received		Responses																																							
<b>1.</b>	<b>Environmental Protection Department</b> <b>Received via email from PlanD dated 25 September 2024</b> <b>(Contact Person: Mr. Andy WONG, Tel: 2835 1127)</b>																																								
1.1.	Please confirm that the total estimated population (both residential and commercial) and total ADWF of the proposed development would be the same or lower than that as assessed in CEDD's Sewerage Design Report (ref. C20), which were extracted in Consultant's response to Item 1.2(c) of the provided R-to-C table.	Please be confirmed that the total estimated population (both residential and commercial) of the proposed development would not be more than that as assessed in CEDD's Sewerage Design Report (ref. C20), as such, the total ADWF is not expected to exceed that estimated under CEDD's Sewerage Design Report (ref. C20). Hence, no adverse sewerage impact is anticipated.																																							
<b>2.</b>	<b>Sai Kung and Islands District Planning Office, Planning Department</b> <b>Received via email from PlanD dated 25 September 2024</b> <b>(Contact Person: Mr. Nora CHOI, Tel: 2158 6155)</b>																																								
2.1.	Please provide the following supplementary information for our processing - (a) Types of SWF to be provided at each site;	(a) Please refer to table below. Kindly note the proposed provision of SWF are the same as the approved planning briefs. <table border="1"> <thead> <tr> <th>Social Welfare Facilities</th><th>Site A (Area 114)</th><th>Site B (Area 117)</th></tr> </thead> <tbody> <tr> <td>100-place Child Care Centre (CCC)</td><td>1 no.</td><td>1 no.</td></tr> <tr> <td>Community Rehabilitation Day Centre (CRDC)</td><td>1 no.</td><td>-</td></tr> <tr> <td>60-place Day Care Centre for the Elderly (DE)</td><td>1 no.</td><td>-</td></tr> <tr> <td>50-place Care and Attention Home for Severely Disabled Persons (C&amp;A/SD)</td><td>1 no.</td><td>-</td></tr> <tr> <td>60-place Special Child Care Centre (SCCC)</td><td>-</td><td>1 no.</td></tr> <tr> <td>Integrated Family Services Centre (IFSC)</td><td>-</td><td>1 no.</td></tr> <tr> <td>Short-term Food Assistance Service Team (STFAST)</td><td>-</td><td>1 no.</td></tr> <tr> <td>Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)</td><td>-</td><td>1 no.</td></tr> <tr> <td>Youth Outreaching Team (YOT)</td><td>-</td><td>1 no.</td></tr> <tr> <td>Neighbourhood Elderly Centre (NEC)</td><td>1 no.</td><td>1 no.</td></tr> <tr> <td>40-place Halfway House (HWH)</td><td>-</td><td>1 no.</td></tr> <tr> <td>20-place Supported Hostel for Persons in Mental Recovery (SHOS)</td><td>-</td><td>1 no.</td></tr> </tbody> </table>	Social Welfare Facilities	Site A (Area 114)	Site B (Area 117)	100-place Child Care Centre (CCC)	1 no.	1 no.	Community Rehabilitation Day Centre (CRDC)	1 no.	-	60-place Day Care Centre for the Elderly (DE)	1 no.	-	50-place Care and Attention Home for Severely Disabled Persons (C&A/SD)	1 no.	-	60-place Special Child Care Centre (SCCC)	-	1 no.	Integrated Family Services Centre (IFSC)	-	1 no.	Short-term Food Assistance Service Team (STFAST)	-	1 no.	Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)	-	1 no.	Youth Outreaching Team (YOT)	-	1 no.	Neighbourhood Elderly Centre (NEC)	1 no.	1 no.	40-place Halfway House (HWH)	-	1 no.	20-place Supported Hostel for Persons in Mental Recovery (SHOS)	-	1 no.
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Comments Received		Responses
	<p>(b) No. of classrooms to be provided in each kindergarten;</p> <p>(c) Planned construction schedule and status of the Sites (e.g. undergoing site formation works / foundation works) as of early October 2024; and</p>	<p>(b) One 6-classroom kindergarten will be provided in each Site A (Area 114) and Site B (Area 117) respectively. The proposed kindergarten provision remains the same as the approved planning briefs.</p> <p>(c) The construction work has commenced since Q3 2024 at both Sites and the building completion is targeted in 2028. The Sites are undergoing foundation works as of early October 2024.</p>



**Similar Applications**

<b>Application No.</b>	<b>Location</b>	<b>Zoning</b>	<b>Date of Consideration</b>	<b>Decision of the RNTPC</b>	<b>Approval Condition</b>
A/I-TCE/3  Proposed Minor Relaxation of Plot Ratio (PR) and Building Height (BH) Restrictions for Permitted Public Housing Development	Government Land at Area 103, Tung Chung, Lantau Island	“R(A)5”	9.9.2022	Approved	-
A/I-TCTC/67  Proposed Minor Relaxation of PR and BH Restrictions for Permitted Public Housing Developments	Government Land at Areas 42 and 46, Tung Chung, Lantau Island	“R(A)2” and “R(A)3”	22.12.2023	Approved	-
A/I-TCE/4  Proposed Minor Relaxation of PR and BH Restrictions for Permitted Public Housing Development	Government Land at Areas 133A, 133B and 133C, Tung Chung, Lantau Island	“R(A)2”, “R(A)3” and “O”	21.6.2024	Approved	-



**Recommended Advisory Clauses**

- (a) to note the comments of Director of Fire Services that:
  - the EVA provision in the caption work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department; and
  - height restriction as stipulated in relevant regulations governing the proposed social welfare facilities shall be observed. Licensing requirements will be formulated upon receipt of a formal application via the licensing authority.
- (b) to note the comments of Director-General of Civil Aviation that:
  - the subject areas will be subjected to aircraft/helicopter noise due to its close proximity to the Hong Kong International Airport and associated flight path. As CAD is aware that complaints on aircraft noise from residents in Tung Chung area have been received from time to time, the proponent is strongly recommended to implement appropriate noise mitigation measures to alleviate the situation.
- (c) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department that:
  - optimisation of native species should be considered. Please consider to include planting with native species to enhance bio-diversity; and
  - approval of s.16 application under the Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under DEVB TC(W) No. 3/2012. The site coverage of greenery calculation should be submitted separately to the Buildings Department/relevant departments for approval.
- (d) to note that comments of Director of Leisure and Cultural Services that:
  - given the captioned application falls outside our Tree Team's ambit and not roadside tree-related, our New Territories West Tree Team is not in the proper position to offer comment. Should any Leisure and Cultural Services Department's maintained trees will be affected we shall reserve the rights to comment on relevant details when the information is ready.
- (e) to note the comments of Director of Food and Environmental Hygiene that:
  - proper FEHD licence / permit is required if there is any food business / catering service / activities regulated under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation(s).