

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-TCTC/67

| | |
|---------------------------|---|
| <u>Applicant</u> | : Hong Kong Housing Authority (HKHA) |
| <u>Site</u> | : Tung Chung Areas 42 (TC 42) and 46 (TC 46), Tung Chung, Lantau Island |
| <u>Site Area</u> | : TC 42: About 39,800m ² TC 46: About 11,100m ² |
| <u>Lease</u> | : TC 42: Government land vested to HKHA under Vesting Order (VO) No. 296 TC 46: Government land where a VO submitted by HKHA is being processed by Lands Department (LandsD) |
| <u>Plan</u> | : Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24 |
| <u>Zoning</u> | : TC 42: “Residential (Group A) 2” (“R(A)2”) (a) maximum plot ratio (PR) of 6.4 (b) maximum building height (BH) of 130mPD TC 46: “R(A)3” (a) maximum PR of 5.4 (b) maximum BH of 140mPD |
| <u>Application</u> | : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Public Housing Developments |

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR restriction and BH restriction (BHR) of two application sites (the Sites) i.e. TC 42 and TC 46 for permitted public housing developments with schools, social welfare facilities, commercial facilities and other ancillary facilities. For TC 42, the application proposes to relax PR restriction from 6.4 to 6.8 (with domestic PR of 6.5) (+ 0.4 or 6.3%) and BHR from 130mPD to 170mPD (+40m or 30.8%) while for TC 46, the application proposes to relax the PR restriction from 5.4 to 5.7 (with domestic PR

of 5.5) (+0.3 or 5.6%) and BHR from 140mPD to 170mPD (+30m or 21.4%) for TC 46. The Sites fall within areas zoned “R(A)2” and “R(A)3” respectively on the approved Tung Chung Town Centre Area OZP No. S/I-TCTC/24 (**Plan A-1**). According to the Notes of the OZP, ‘Flat’ and ‘Social Welfare Facility’, as well as ‘School’, ‘Eating Place’ and ‘Shop and Services’ on the lowest three floors of buildings are always permitted within “R(A)2” and “R(A)3” zones. Any floor space that is constructed or intended for use solely as Government, institution or community (GIC) facilities as required by the Government may be disregarded in maximum PR calculation. Based on the individual merits of a development proposal, minor relaxation of PR and/or BH restrictions may be considered by the Town Planning Board (the Board).

- 1.2 In support the application, the applicant submits proposed schemes for both development with the relaxed PR and BH (the Proposed Scheme).

TC 42

- 1.3 According to the Proposed Scheme, the proposed development at TC 42 has six housing blocks with varied BHs ranging from 131mPD to 168mPD comprising 37 to 43 domestic floors (with refuge floor in some blocks) over one non-domestic floor or 3 to 6 storeys high separated podia¹. The maximum BH of all buildings does not exceed 170mPD. Ten social welfare facilities², two 6-classroom kindergartens, ancillary carpark, district tenancy and estate management offices, commercial facilities and supporting building facilities are provided in the ground level of the housing blocks and podia. Besides height variation of the housing blocks, different design measures are proposed to achieve visual permeability and air ventilation which include five 15 to 23m-wide major building gaps in northwest-southeast axis to facilitate penetration of prevailing wind, enlarged building setback from northwest, east and southeast site boundary on podium level along major air path, 5m-high ventilation bays on communal podium garden level and five storeys permeable semi-enclosed carpark in the podium (**Drawings A-1 to A-5**).
- 1.4 Compared with the baseline scheme without minor relaxation of relevant restrictions of OZP (the Compliant Scheme), the proposed increases in PR and BH would allow an addition of 2,079 flats (total provision of 6,372 flats).
- 1.5 Site formation works at TC 42 are completed, and the site has been handed over to HKHA for foundation works since August 2023. The building works are planned for completion in two phases in 2027/28 and 2028/29 tentatively. To shorten the construction time for earlier completion time of some flats, Modular Integrated Construction method will be adopted for Blocks 1 to 3 with domestic storeys not exceeding 40 storeys without refuge floor.

¹ Blocks 1 and 2 have 40 domestic floors over one-storey kindergarten; Block 3 has 37 domestic floors high atop a 3-storey podium and a recreational/landscape deck; Block 4 has 43 domestic floors high with one refuge floor atop a 5-storey podium and a recreational/landscape deck; and Blocks 5 and 6 have 43 domestic floors with one refuge floor atop a 6-storey podium and a recreational/landscape deck.

² These include a Residential Care Home for the Elderly, a Neighbourhood Elderly Centre, a Child Care Centre, an Integrated Children and Youth Services Centre, a Day Activity Centre, a Hostel for Severely Mentally Handicapped Persons, a Hostel for the Moderately Mentally Handicapped Persons, a Hostel for Severely Physically Handicapped Persons, an Integrated Vocational Rehabilitation Services Centre and a Supported Hostel for Mentally Handicapped Persons.

TC 46

- 1.6 According to the Proposed Scheme, the proposed development has two housing blocks with BHs of 163mPD and 166mPD respectively comprising 43 and 44 domestic floors and one refuge floor over a 2-storey podium for commercial facilities. The maximum BH of all buildings does not exceed 170mPD. A 6-storey non-domestic block with a social welfare facility of Long Stay Care Home, estate management offices and commercial facilities and supporting building facilities will be located at the northern part of TC 46. Different design measures are proposed achieve visual permeability and air ventilation which include a 15m-wide major building gap in northwest-southeast axis to facilitate penetration of prevailing winds (**Drawing A-7**) and three storeys permeable semi-enclosed car park in the non-domestic block (**Drawing A-10**).
- 1.7 Compared with the Compliant Scheme, the proposed increase in PR and BH would allow an addition of 635 flats (total provision of 3,755 flats).
- 1.8 Site formation works at TC 46 are in progress and foundation works will be commenced in 2024/25 tentatively. The building works are planned for completion in 2028/29 tentatively.

Technical Assessments

- 1.9 Traffic Impact Assessment (TIA), Sewerage Impact Assessment (SIA), Water Works Impact Assessment (WWIA), Environmental Assessment (EA), Air Ventilation Assessment (AVA) and Visual Impact Assessment (VIA) are submitted to demonstrate that the proposed minor relaxation of PR and BH restrictions has no adverse technical implications and no significant change in urban design and landscape impacts.
- 1.10 The Master Layout Plans (MLP) and plans showing the ground level and sections, Landscape Master Plans (LMP) and photomontages submitted by the applicant are at **Drawings A-1 to A-15**. The major development parameters are summarised in the following table:

| Development Parameters | Proposed Scheme | |
|--|--|--------------------------------------|
| | TC 42 | TC 46 |
| Site area (m ²) | 39,800 | 11,100 |
| Total PR | 6.8 | 5.7 |
| - Domestic | 6.5 | 5.5 |
| - Non-domestic | 0.3 | 0.2 |
| Total gross floor area (GFA) (m ²) | 270,640 | 63,270 |
| - Domestic | 258,700 | 61,050 |
| - Non-domestic | 11,940 | 2,220 |
| No. of housing blocks | 6 | 2 |
| BH (mPD) | 131 to 168 ^[1] | 163 and 166 ^[1] |
| No. of storeys | | |
| - Housing blocks | 37 to 43 (some with one refuge floor) | 43 and 44 (with one refuge floor) |
| - Podium / non-domestic floor | 1, 3 to 6 | 2 |

| Development Parameters | Proposed Scheme | |
|--|---|---------------------|
| | TC 42 | TC 46 |
| Domestic storey floor-to-floor height (m) | | |
| - Typical floor | 2.75 | 2.75 |
| - Refuge floor | 4 | 4 |
| No. of non-domestic block | - | 1 (6 storeys) |
| No. of flats | 6,372 | 1,566 |
| Design population | 15,059 | 3,755 |
| Local open space (m ²) | Not less than 15,059 | Not less than 3,755 |
| Recreational facilities (Children's play area) (m ²) | 1,205 | 301 |
| Greenery coverage | Not less than 30% | Not less than 20% |
| Car parking spaces ^[2] | | |
| • Residents | 623 | 153 |
| • Non-domestic use | 18 | 3 |
| • Welfare facilities | 4 | 1 |
| • Housing Department's office | 8 | - |
| • Visitor | 30 | 10 |
| • Light goods vehicle (domestic) | 19 | 5 |
| • Bicycle | 425 | 105 |
| Motorcycle parking space | 45 | 12 |
| Bicycle parking space | 425 | 105 |
| Loading/unloading Bay | | |
| • Domestic | 12 (including 1 shared with welfare facilities) | 4 |
| • Retail and commercial | 4 | 1 |

Notes:

[1] The actual BH is subject to detailed design.

[2] Based on Hong Kong Planning Standards and Guidelines (HKPSG) and parking demand in the district as advised by Transport Department.

1.11 A summary of the changes upon the proposed minor relaxation of PR and BH restrictions is as follows:

| | Compliant Scheme | Proposed Scheme | Change | Compliant Scheme | Proposed Scheme | Change |
|--------------|--------------------------------|---------------------------|-------------------|-------------------------------------|-----------------|-------------------|
| | Total PR | | | Maximum BH (mPD) | | |
| TC 42 | 6.4 (6 for domestic) | 6.8 (6.5 for domestic) | +0.4 (+6.3%) | 130 | 170 | +40m (+30.8%) |
| TC 46 | 5.4 (5 for domestic) | 5.7 (5.5 for domestic) | +0.3 (+5.6%) | 140 | 170 | +30m (+21.4%) |
| | Domestic GFA (m ²) | | | Average Flat Size (m ²) | | |
| TC 42 | 214,920 ^[3] | 258,700 | +43,780 (+20%) | 50.1 | 40.6 | -9.5 (-19%) |
| TC 46 | 49,950 ^[3] | 61,050 | +11,100 (+22%) | 53.7 | 39 | -14.7 (-27.4%) |
| Total | 264,870 | 319,750 | +54,880 (+20%) | - | - | - |

| | Flat No. | | | Population (person) | | |
|--------------|----------|-------|------------------|---------------------|--------|------------------|
| TC 42 | 4,293 | 6,372 | +2,079 (+48%) | 13,137 | 15,059 | +1,922 (15%) |
| TC 46 | 931 | 1,566 | +635 (+68%) | 2,849 | 3,755 | +906 (32%) |
| Total | 5,224 | 7,938 | +2,714 (+52%) | 15,986 | 18,814 | +2,828 (+18%) |

Notes:

[3] With a large site reduction factor (LSRF) of 10% assumed.

1.12 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 6.11.2023 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) with schematic drawings and technical assessments received on 6.11.2023 **(Appendix Ia)**
- (c) Further Information (FI) received on 7.12.2023* **(Appendix Ib)**
- (d) FI received on 13.12.2023 and 14.12.2023* **(Appendix Ic)**

**accepted and exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the SPS (**Appendix Ia**) and FIs (**Appendices Ib and Ic**) and are summarised as follows:

In-line with Government's Policy

- (a) According to the policy initiative on 'Enhanced Development Intensity of Public Housing Sites', the maximum domestic PR of public housing sites located in selected zones may be increased by up to 30% where technically feasible;
- (b) The proposed increase in BH at the Sites is to accommodate (i) the increased PR arising from the above enhanced development intensity policy for 2,714 additional flats; (ii) more social welfare facilities to meet the Government's initiative as announced in the Policy Address 2020 which is equivalent to about 5% of the total attainable domestic GFA; and (iii) additional parking spaces to meet the latest parking standards of HKPSG;

Meet Acute Demand for Public Housing

- (c) As at end-June 2023, there were about 133,000 general applications for public rental housing, and about 96,900 non-elderly one-person applications under the Quota and Points System. With the proposed increase in PR, the two public housing will have a total of 7,938 flats (additional 2,714 flats) including 1,800 one-person/two-person flats can address the acute demand for public housing;

Compatible with Surrounding Development Context

- (d) The Proposed Scheme is in line with the planning intention of "R(A)" zone which is primarily for high-density residential development;

- (e) Considering the existing high-density Mun Tung Estate and village settlements in the surrounding area as well as to respect the ridgeline of the nearby mountain backdrop, height variation is proposed for TC 42. Having regard the surrounding area, the proposal is visually compatible with the surroundings;

No Significant Changes in Urban Design and Landscape Impact

- (f) The landscape design of the proposal aims to maximise greening and recreational opportunity to cater for the enjoyment of the residents. A green coverage of 30% and 20% will be provided for TC 42 for TC 46 respectively (**Drawings A-6 and A-11**);

Optimisation of Site Development Potential

- (g) The disposition and layout of the building blocks of the proposals at Sites have been specifically designed in response to the site constraints (e.g. elongated slopes and drainage reserves along Tung Chung Road) in order to optimise the development potential of the Sites as far as practical, while addressing various environmental and technical aspects in minimising their impacts. The orientation and disposition of the buildings have been adjusted to minimise the traffic noise impact as far as practicable (**Drawings A-1 and Drawing A-7**);

No Adverse Visual Impact

- (h) The VIA conducted based on a total of eight visual sensitive receivers (VSRs) reveals that the Proposed Scheme is considered to be ‘negligible’ to ‘slightly adverse’. The proposed development will not create significant adverse visual impact from the VSRs (**Drawings A12 to A-15**); and

No Adverse Impact on Other Technical Aspects

- (i) The AVA submitted concludes that, with appropriate mitigation measures including minimum 15m-wide building separations and setbacks, the overall ventilation performance of the surrounding area would not be significantly affected by the proposed PR and BH under the Proposed Scheme. Other technical assessments including TIA, EA, SIA and WWIA also conclude that no adverse/insurmountable traffic, environmental, sewerage and water supply impacts are anticipated.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Sites involve government land only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) is not applicable to the application.

4. Background

- 4.1 In view of the high connectivity provided by Tung Chung Road, and the nearby proposed MTR Tung Chung West Station, TC 42 and TC 46 are zoned “R(A)2” and “R(A)3” primarily intended for high-density residential development subject to a maximum total PR of 6.4 and 5.4 respectively on the OZP. As stipulated on the adopted Tung Chung Town Centre Area (South) Outline Development Plan No. D/I-TCTCS/1, TC 42 is subject to a maximum domestic PR of 6 while TC 46 is subject to a maximum domestic PR of 5³. The BHs of the two public housing development are also controlled to remain lower than the ridgeline of the vegetated mountainous backdrop.
- 4.2 In December 2018, the Chief Executive in Council announced the policy of “Enhancement of the Development Intensity of Public Housing Sites” for addressing the shortage in public housing supply in that the domestic PR for public housing sites in Main Urban Areas and New Towns should be allowed to increase by up to 30% in respective Density Zones (up to a PR of 6.5 in Density Zone 1 and a PR of 5.5 in Density Zone 2) where technically feasible.

5. Previous Application

There is no previous application in respect of the Sites.

6. Similar Applications

- 6.1 There is no similar application within the “R(A)” zone of the Tung Chung Town Centre Area OZP.
- 6.2 In Tung Chung New Town, there are three approved planning applications submitted by HKHA for minor relaxation of PR and/or BH restriction for permitted public housing development zoned “R(A)2” and “R(A)3” (**Plan A-1b**) on the approved Tung Chung Extension Area OZP which are relevant for consideration of the current application. Application No. A/I-TCE/1 for minor relaxation of PR from 6.4 to 6.7 (+4.7%) of public housing development in Tung Chung Area 99, Application No. A/I-TCE/2 for minor relaxation of PR from 5.4 to 5.8 (+7.4%) of public housing development in Tung Chung Area 109 and Application No. A/I-TCE/3 for minor relaxation of PR from 5.4 to 5.9 (+9.3%) and BHR from 110mPD to 125mPD (+9.3%) of public housing development in Tung Chung Area 103 were approved with or without condition by the Committee on 6.11.2020, 18.2.2022 and 9.9.2022 respectively mainly on grounds that the applications are in line with Government’s policy; the proposals are not incompatible with the surrounding area; and no adverse impacts are anticipated.

³ A LSRF of about 10% has been assumed in the Planning and Engineering Study on the Remaining Development in Tung Chung whereby maximum GFA achievable for individual residential sites are calculated with the LSRF. Any proposal to increase the development intensity as proposed in the said study during implementation stage should be supported by further technical assessments to be conducted by the project proponent which would demonstrate that there is no unacceptable impacts on environment, traffic, infrastructure, air ventilation, visual and other technical aspects and are acceptable by concerned departments

6.3 Details of the similar applications are summarised at **Appendix II** for Members' reference.

7. The Site and Its Surrounding Areas (Plans A-1a to A-3 and site photos on Plan A-4a and A-4b)

7.1 The Sites:

- (a) are located at the south-western part of Tung Chung New Town;
- (b) are currently construction sites for foundation or site formation works;
- (c) were originally slopping ground and have been or are being formed with a site formation level of 13mPD and 24mPD respectively;
- (d) are surrounded by Tung Chung Road, Road L30 under construction (TC 42), Shek Mun Kap Road (TC 46) and Tung Chung Stream; and
- (e) will be accessed from Road L30 and Shek Mun Kap Road respectively.

7.2 The surrounding areas have the following characteristics (**Plan A-1 to A-4d**):

- (a) the Sites are enclosed by a series of vegetated mountainous slopes as the backdrop including Wo Liu Tung (about 324mPD) to the east. Mun Tung Estate with a maximum BH of about 130mPD and PR of 6, as well as Tung Chung River and the planned river park are located to the immediate north and west respectively. To the further west is Tung Chung Valley mainly occupied by villages including Shek Lau Po and Shek Mun Kap zoned "Village Type Development" and other vegetated/formed land zoned "Residential (Group C)" intended for low-rise and low-density residential development; and
- (b) the area in between TC 42 and TC 46 is vegetated land zoned "Green Belt" and Prajna Dhyana Temple zoned "Government, Institution or Community".

8. Planning Intention

- 8.1 The planning intention of "R(A)" zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 8.2 According to the Explanatory Statement (ES) of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR and/or BH restrictions may be considered by the Board through the planning permission system.

9. Comments from Relevant Government Departments

- 9.1 The following Government departments have been consulted and their views on the application are summarized as follows:

Land Administration

- 9.1.1 Comments of the District Lands Officer/Islands, LandsD:

- (a) he has no comment on the application from land administration point of view; and
- (b) the proposed public housing development site at TC42 is currently covered by a VO (VO No. 296) and is managed by HKHA. An application for VO at TC 46 has been received by his office and is under processing.

Urban Design, Visual, Air Ventilation and Landscape Aspects

- 9.1.2 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual Aspect

- (a) as demonstrated in the VIA, the proposed development would bring forth negligible to slightly adverse impact as compared to the Compliant Scheme. Stepped BH (168mPD to 131mPD) descending from the hill is incorporated in the Proposed Scheme for TC 42 and minimum 15m-wide building separations are incorporated in both schemes for TC 42 and TC 46. These design measures may promote visual interest.

Air Ventilation Aspect

- (b) the Proposed Schemes were compared to the Compliant Scheme in AVA. The Proposed Scheme for both TC 42 and TC 46 have incorporated several design measures to facilitate air ventilation, including minimum 15m-wide building separations above podium level (2 to 6 storeys high) and tower setbacks above podium level along major air paths. Ventilation bay of 5m tall on podium level (5 to 6 storeys high) is also incorporated in the Proposed Scheme for TC 42. The AVA concludes that while the proposed increase in PR and BH with larger podium bulk would have potential impact on the pedestrian wind environment at the immediate vicinity, the proposed design measures may help minimise such impact; and

Landscape Aspect

- (c) he has no comment on the application.

Civil Aviation

9.1.3 Comments of the Controller, Government Flying Service:

he has no comment on the application and other advisory comments are at **Appendix IV**

9.1.4 Comments of the Director-General of Civil Aviation:

he has no comment on the application and other advisory comments are at **Appendix IV**

Environmental Aspect

9.1.5 Comments of the Director of Environmental Protection (DEP):

he has no comment on the application.

Fire Safety Aspect

9.1.6 Comments of the Director of Fire Services:

he has no in-principle objection to the application. Detailed fire safety requirement will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority.

Environmental Hygiene

9.1.7 Comments of the Director of Food and Environmental Hygiene:

he has no comment on the application and other advisory comments are at **Appendix IV**.

9.2 The following Government bureaux/departments have no objection/no comments on the application:

- (a) Secretary for Education;
- (b) Head of Sustainable Lantau Office, Civil Engineering and Development Department (H(SLO), CEDD);
- (c) Chief Architect/Central Management Division 2, Architectural Services Department;
- (d) Chief Highway Engineer/New Territories East, Highways Department;
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD);
- (g) Commissioner for Transport (C for T);
- (h) District Officer (Islands), Home Affairs Department;
- (i) Director of Leisure and Cultural Services;
- (j) Director of Electrical and Mechanical Services;
- (k) Director of Social Welfare (DSW); and
- (l) Head of Geotechnical Engineering Office, CEDD.

10. Public Comments Received During the Statutory Publication Period

On 10.11.2023, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual (**Appendix III**) who objected the application mainly on that tall buildings and less communal space will create mental stress of residents, raised concern about provision of additional quality open space and suggested to provide better living conditions of public housing estate.

11. Planning Considerations and Assessments

- 11.1 The application seeks planning permission for minor relaxation of PR restriction from 6.4 to 6.8 (with domestic PR of 6.5) (+6.3%) and BHR from 130mPD to 170mPD (+30.8%) for TC 42 zoned “R(A)2” and PR restriction from 5.4 to 5.7 (with domestic PR of 5.5) (+ 5.6%) and BHR from 140mPD to 170mPD (+21.4%) for TC 46 zoned “R(A)3” on the OZP for permitted public housing development. The proposed increase in PRs resulting in an additional domestic GFA of 54,880 m² (+20%) will provide additional flats of 2,714 (+52%) to accommodate additional population of 2,828 (+18%) at the Sites.
- 11.2 To increase housing supply and better utilise land resources, it is the Government’s policy to enhance development intensity of public housing sites by up to 30% in respective Density Zones (up to a PR of 6.5 in Density Zone 1 and a PR of 5.5 in Density Zone 2) where technically feasible. The proposed increase of PR for the Sites is in line with the Government’s initiative to increase housing supply. Moreover, the proposed public housing developments with the increased PRs are still in line with the planning intention of the “R(A)2” and “R(A)3” zones, which are primarily for high-density residential developments.
- 11.3 According to the ES of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR and/or BH restrictions may be considered by the Board. As shown in the Proposed Scheme, the maximum BHs of the public housing development in the Sites will be increased from 130mPD and 140mPD respectively to not exceeding 170mPD (+30.8% and 21.4%) with BH variations (ranging from 131mPD to 168mPD for TC 42 and 163mPD and 166mPD for TC 46). According to the applicant, the orientation and disposition of the blocks are constrained by an elongated slopes and drainage reserves along Tung Chung Road and has been specifically designed to minimise the environmental, traffic noise and other technical impacts. Besides to improve the overall layout and design arising from these site constraints, the proposed increased BHs are also to accommodate the increased flats generated from additional PR, a range of social welfare facilities provided according to Government’s initiative announced in the Policy Address 2020 to provide social welfare facilities in public housing development equivalent to about 5% domestic GFA and additional parking spaces to meet the latest parking standards in HKPSG. C for T and DSW have no adverse comment in this regard.
- 11.4 The Sites are located in south-western part of Tung Chung New Town enclosed by a series of vegetated mountainous slopes as the backdrop. The proposed developments, even with the increased BHs, are considered in line with the stepped BH profile of Tung Chung West gradually descending from the mountain,

high-density development at the Sites, low-density development in Tung Chung Valley to the waterfront of Tung Chung Bay. According to CTP/UD&L, PlanD, as demonstrated in VIA, the proposed development would bring forth negligible to slightly adverse impact as compared to the Compliant Schemes and the stepped BH descending from the hill and building separations incorporated in the Proposed Scheme may promote visual interest. For air ventilation, CTP/UD&L, PlanD points out that the Proposed Scheme incorporates several design measures to facilitate air ventilation, including minimum 15m-wide separations above podium, enlarged buildings setbacks, ventilation bays on communal podium garden, permeable semi-enclosed car parks and landscape areas at various levels. The AVA concludes that while the proposed increase in PR and BH with larger podium bulk would have potential impact on the pedestrian wind environment at the immediate vicinity, the proposed design measures may help minimise such impact. CTP/UD&L, PlanD have no adverse comment on the application.

- 11.5 As reflected in the applicant's submission, the proposed developments at TC 42 and TC 46 are scheduled for completion in phases in 2027/28 and 2028/29 respectively. The TIA, EA, SIA and WWIA conducted for the proposed development demonstrate that no adverse traffic, environmental, sewerage, and water supply impacts will be caused by the proposed development to the surrounding areas. Relevant departments including C for T, DEP, H(SLO), CEDD, CE/HK&I, DSD and CE/C, WSD have no objection to/no adverse comment on the proposed development on technical aspects.
- 11.6 According to the applicant, the application will lead to an increase in design population by 2,828 persons. Taking into account the requirement of the HKPSG and the advice of relevant bureaux/departments, the overall planned provision of GIC facilities and open space will be adequate to serve the needs of the existing and new population in Tung Chung New Town and its extension including the Sites. Apart from the existing facilities provided in Mun Tung Estate nearby, commercial facilities, two 6-classroom kindergartens, a total of 11 social welfare facilities, sufficient car parking spaces within the Sites and bus lay-by at the adjoining Road L30 will also be provided to serve the future residents.
- 11.7 In Tung Chung New Town, there are three similar applications submitted by the same applicant for minor relaxation of PR and/or BH restriction for permitted public housing development falling within Tung Chung Extension Area OZP approved with or without condition by the Committee in 2020 and 2022 as detailed in paragraph 6.2 above. Approval of the current application is generally in line with the Committee's previous decisions.
- 11.8 Regarding the public comments on the application as summarized in paragraph 10 above, the planning consideration and assessments in paragraphs 11.1 to 11.6 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 22.12.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The advisory clauses suggested for Members' reference are at **Appendix IV**.

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

| | |
|------------------------------|--|
| Appendix I | Application form received on 6.11.2023 |
| Appendix Ia | SPS |
| Appendix Ib | FI received on 7.12.2023 |
| Appendix Ic | FI received on 13.12.2023 and 14.12.2023 |
| Appendix II | Similar applications |
| Appendix III | Public comment |
| Appendix IV | Recommended advisory clauses |
| Drawing A-1 | MLP for TC 42 |
| Drawings A-2 to A-5 | Floor plans and sections for TC 42 |
| Drawing A-6 | LMP for TC42 |
| Drawing A-7 | MLP for TC 46 |
| Drawings A-8 to A-10 | Floor plans and sections for TC 46 |
| Drawing A-11 | LMP for TC 46 |
| Drawings A-12 to A-15 | Photomontages |
| Plan A-1a | Location Plan |
| Plan A-1b | Location plan of similar applications |
| Plan A-2 | Site plan |
| Plan A-3 | Aerial photo |
| Plan A-4a and A-4b | Site photos |