

Islands District Council

Public Housing Development at Tung Chung Area 56 – Revised Proposal

1. Purpose

- 1.1 This paper presents to the Islands District Council (IsDC) a revised proposal for public housing development in Tung Chung Area 56. Members are invited to comment on the proposal.

2. Background

- 2.1 In 2003, the Housing Department (HD) consulted IsDC on a proposed public housing development in Tung Chung Area 56 (Paper no. IDC 63/2003). While Members were supportive of the development, constructive views were acknowledged on the planning, transport and other supporting facilities for Area 56 and the adjacent sites.
- 2.2 In 2006, Area 56 was reallocated to the Government and included in the List of Sites for Sale by Application (commonly known as “Application List”) for 2006/07 and 2007/08, during which it was not triggered for sale. As a government policy, the Housing Authority (HA) is committed to assisting low-income families through the provision of affordable rental housing and keeping the average waiting time for public rental housing at around three years. HA has been continuously striving to identify suitable sites for public housing in different districts of the territory. Given the limited availability of land, it has become increasingly difficult for HA to identify new housing sites. Owing to the acute demand for public housing in the community, HA needs to carry out public housing projects under a structured programme. Under the present economic climate, the proposed public housing scheme would be able to create additional employment opportunities immediately for the construction industry. In view of the shortage of sites for public housing in recent years, HA has decided to include Area 56 in the public housing programme again, following consultation with the relevant government departments, so as to meet the overall objective of maintaining the average waiting time for public rental housing at about three years.

- 2.3 At present, HD is reviewing the design of the development and proceeding with associated consultations.

3. Revised proposal

- 3.1 Tung Chung Area 56 covers a site area of about 33 000 m² and is located to the east of Ying Hei Road (see [Annex 1](#)). According to the Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/15, the site is zoned “Residential (A)” and has a plot ratio of 5. The proposed public housing development is in line with the planning intention. In addition, the Planning Department briefed IsDC on 16 June 2008 that the maximum building height in Area 56 would be 140 meters above Principal Datum.
- 3.2 The original proposal presented at the DC in 2003 consisted of five 41-storey domestic blocks with a provision of 3,500 flats. In order to create more open space for greening, we now propose to refine the development to four domestic blocks ranging from 47 to 49 storeys high. Compared with the previous proposal in 2003, the number of blocks has been reduced by one while the number of storeys has been slightly increased to optimize the development potential of the site. As shown in Annex 2, the layout of the four blocks allows for a wider space between the blocks. Based on the findings of the initial micro-climate assessment, the proposal shows improvements in air quality and ventilation at ground level.
- 3.3 Owing to the increased proportion of small flats, the current proposal will provide about 3,600 flats or an increase of about 100 units over the proposal in 2003. However, due to a reduction in the average household size, the population is forecast to be about 10,300, which is less than the 11,000 estimated in 2003.
- 3.4 The shopping centre to be built on the southern part of the site under the original proposal will be retained. Retail facilities of about 2,100 m² net will be provided to meet the daily needs of residents.

- 3.5 In addition to a kindergarten, the Social Welfare Department intends to provide a work activity centre and a day care service centre for severely disabled persons in Area 56 to cater for community needs.
- 3.6 Other facilities will include a carpark, open space, children's playground, a basketball court and a badminton court. The environmental merits of capitalizing on the greening of common areas will be one of HD's major considerations in the design and planning of the project. Our landscape architect will thoroughly consider the landscape design with a view to serving not only the local residents, but also providing visual amenity and enjoyment for those living in the neighborhood.
- 3.7 A comparison between the revised proposal and the proposal put forward for consultation in 2003 is as follows:

	Public housing proposal presented to IsDC in June 2003	Revised public housing proposal presented to IsDC on 16 February 2009
Production (no. of flats)	About 3 500	About 3 600
Estimated population	About 11 000	About 10 300
No. of blocks	Five each of 41 storeys high	Four each of 47 to 49 storeys high
Plot ratio	5	5
Community/ social welfare facilities	Kindergarten	• Kindergarten • Work activity centre and day care service for severely disabled persons
Retail facilities	Shopping centre of about 2 300 m ²	Shopping centre of about 2 100 m ²
Recreational facilities	Open space, children's playground, basketball and badminton courts	Open space, children's playground, basketball and badminton courts

4. Supporting transport facilities

- 4.1 At the IsDC meeting of June 2003, Members considered there was an imminent need for supporting transport facilities near Area 56. HD will liaise closely with the Transport Department (TD) to ensure that sufficient public transport facilities will be provided, including access to and from MTR station in Tung Chung Town Centre.
- 4.2 At present, Area 56 is not connected to a road. To cope with the development, the nearby Areas 55B and 89, the Civil Engineering and Development Department has requested HD to conduct an initial assessment on the major infrastructure needed for Area 56, which will include the construction of a 7.3-metre wide Road L16 for two-way traffic with pavements, cycle tracks and planters along the route (see Annex 2). Road L16 will link the site of Area 56 to the existing Ying Hei Road and Man Tung Road.
- 4.3 On 24 November 2008, the Traffic and Transport Committee of IsDC was advised of the infrastructure works (Paper no. T&TC 32/2008) and was generally supportive in principle. According to the initial traffic assessment, the newly built road and associated facilities in the neighbourhood will be sufficient to cope with the traffic flow arising from the proposed development in Area 56. The assessment report will be submitted to TD for approval.

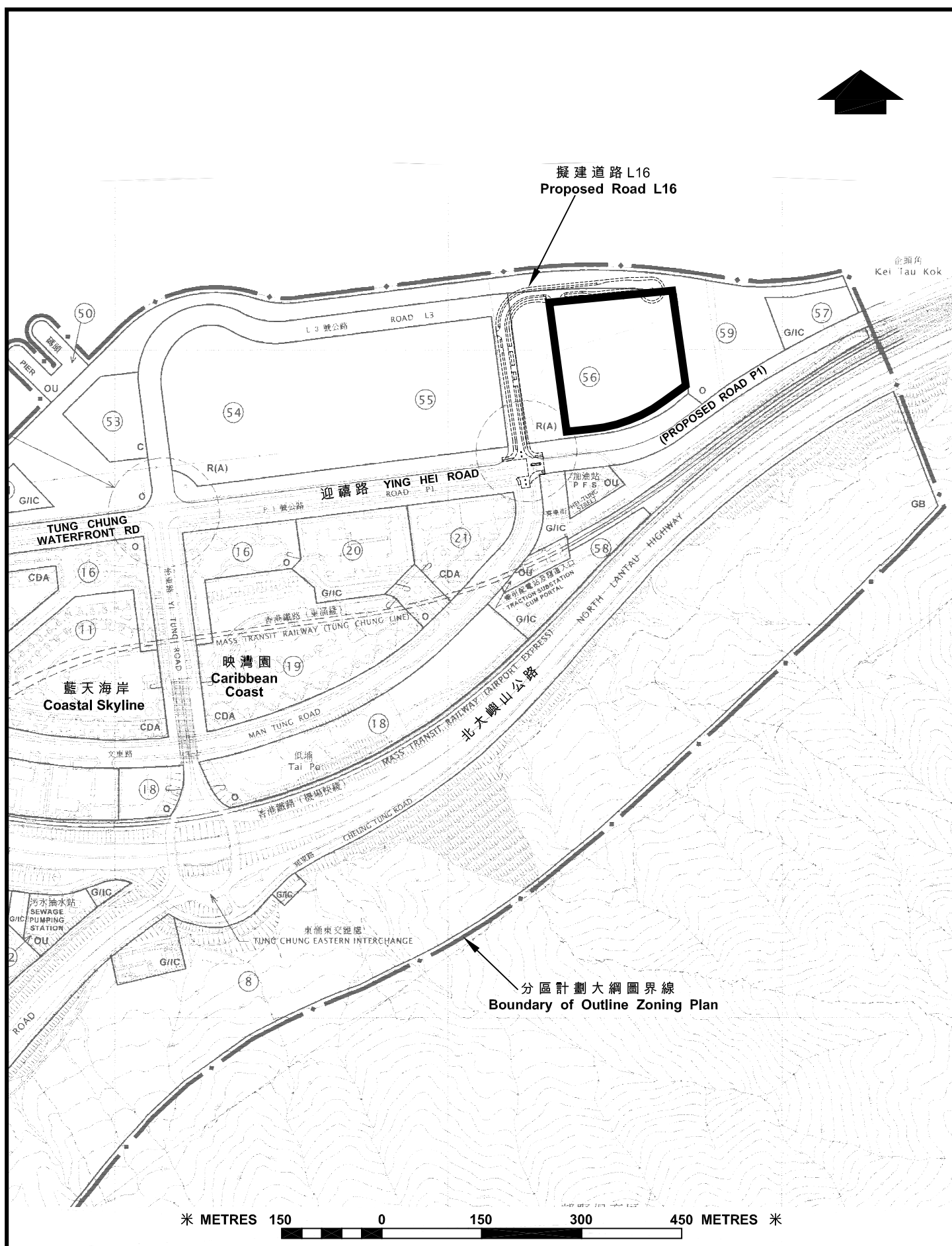
5. Development schedule

- 5.1 The revised public housing development is scheduled to commence in late 2010 for completion in 2015. To tally with the housing programme, Road L16 and the associated infrastructure works are expected to complete in 2012.

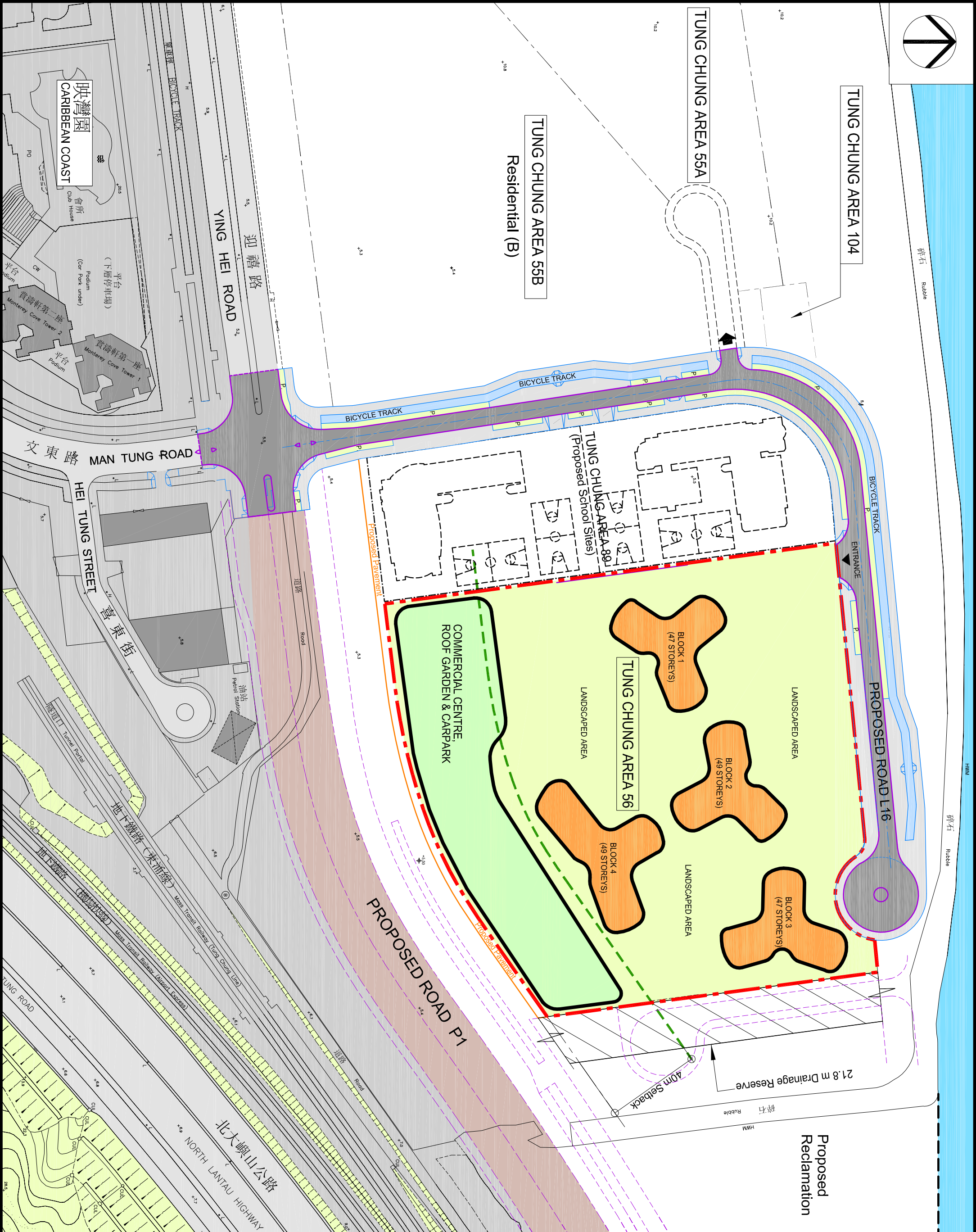
6. Consultation

- 6.1 The layout, design and disposition of blocks have been modified as appropriate in the revised public housing proposal. With a view to meeting the needs of the community and our pledge of timely provision of housing for the needy, Members are invited to give comments on the revised proposal.

Housing Department
16 February 2009



日期 DATE :
13. 11. 08



NOTES

- Boundary
- Proposed new road L16
- Proposed new road
- Proposed new pavement
- Proposed schools
- Setback
- Landscaped Area
- Proposed PRH
- Existing Road
- P. Planter

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION	DWN	CRD	DATE
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NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED		
IRIS CHAN SADC		23/01/2008
CHECKED		
S.F.YAU A/E1		23/01/2008
W.Y.TONG S/OA/14		23/01/2008
DRAWN		
C.C.LIO TOM/114		23/01/2008

TUNG CHUNG AREA 56

SITE LAYOUT PLAN

SCALE 1:1500 (A3)

TC56/F/S/SITE/ASITEPLAN

SOURCE

CU NO.