

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 Tung Chung Area 56 covers a site area of about 32,500 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/18, 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.
- 2.2 In 2003, the Housing Department (HD) consulted IsDC on a proposed public housing development in Tung Chung Area 56 (Paper no. IDC 63/2003). Members were supportive of the development and also expressed views on the related issues on its planning and transport facilities.
- 2.3 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. 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.

- 2.4 In February 2009, HD revised the public housing development proposal and consulted IsDC. Members considered that there were insufficient public transport and community facilities in the area. The residential blocks would cause “screen effect” to the surrounding environment affecting the air ventilation and air quality. HD was requested to re-examine the proposed development.

3. New Revised Proposal

- 3.1 The Planning Department briefed IsDC on 16 June 2008 that the maximum building height in Area 56 would be 140 meters above Principal Datum (mPD), which was lower than the adjacent built residential developments ranged from 174 to 186 mPD.
- 3.2 In response to the local aspiration, we propose to refine the development from the previously proposed four domestic blocks ranging from 47 to 49 storeys high in 2009 to the current proposal four 41-storey domestic blocks in order to increase the open area on ground floor and to minimize any “screen effect”. The proposed population has also been reduced from 10,300 (in the 2009 proposal) to approximately 9,900. 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 significant improvements in air quality and ventilation on ground level.
- 3.3 The originally proposed retail facilities of about 3,500 m² gross will be retained. A street shop arcade will be designed to provide a more vibrant shopping environment for the public.
- 3.4 In addition to a kindergarten, integrated service centre and residential care home for the elderly, the Social Welfare Department intends to provide a day activity centre cum hostel for severely mentally handicapped persons in Area 56 to cater for community needs.
- 3.5 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. It is targeted to achieve a greening ratio of 30%.
- 3.7 A comparison between the revised proposal and the previous proposals put forward for consultation in 2003 and 2009 is as follows:

	Public housing proposal presented to IsDC in June 2003	Public housing proposal presented to IsDC on 16 February 2009	Revised public housing proposal to be presented to IsDC on 20 June 2011
Production (no. of flats)	About 3 500	About 3 600	About 3 600
Estimated population	About 11 000	About 10 300	About 9 900
No. of blocks	Five each of 41 storeys high	Four each of 47 to 49 storeys high	Four each of 41 storeys high
Domestic Plot ratio	5		
Community/ social welfare facilities	Kindergarten	<ul style="list-style-type: none"> • Kindergarten • Work activity centre and day care service for severely disabled persons 	<ul style="list-style-type: none"> • Kindergarten • Day activity centre cum hostel for severely mentally handicapped persons • Residential care home for the elderly • integrated service centre sub-base
Government Facility	-	-	Hongkong Post delivery office
Retail facilities	about 2 300 m ² (Internal Floor Area)	about 2 100 m ² (Gross Floor Area)	about 3 500 m ² (Internal Floor Area)
Greening Ratio	-	-	About 30%
Recreational facilities	Open space, children's playground, basketball and badminton courts		

4. Supporting transport facilities

- 4.1 At present, Area 56 is not connected to a road. To cope with the development, a new Road L16 will be constructed to connect Area 56, 55B and Area 89 to the existing Ying Hei Road and Man Tung Road.

- 4.2 The new Road L16 will be 7.3-metre wide for two-way traffic with pavements, cycle tracks and planters along the route. Road L16 will be divided into Southern and Northern portion. The Southern portion will be constructed by the private developer of Area 55B. This portion will be completed in 2015 in order to connect Areas 55B and 89 to link Area 56 to Ying Hei Road and Man Tung Road. The Northern portion will be constructed by HD and planned for completion in 2016 to connect Area 56 to Ying Hei Road and Man Tung Road.
- 4.4 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. HD would closely co-ordinate with TD in order to ensure that there would be sufficient public transport facilities serving the subject area and connection to the MTR station.

5. Development schedule

- 5.1 The Ground Investigation Work will be commenced in end June 2011. Construction work for the revised public housing development is scheduled to commence in mid 2012 for completion in 2016.

6. Consultation

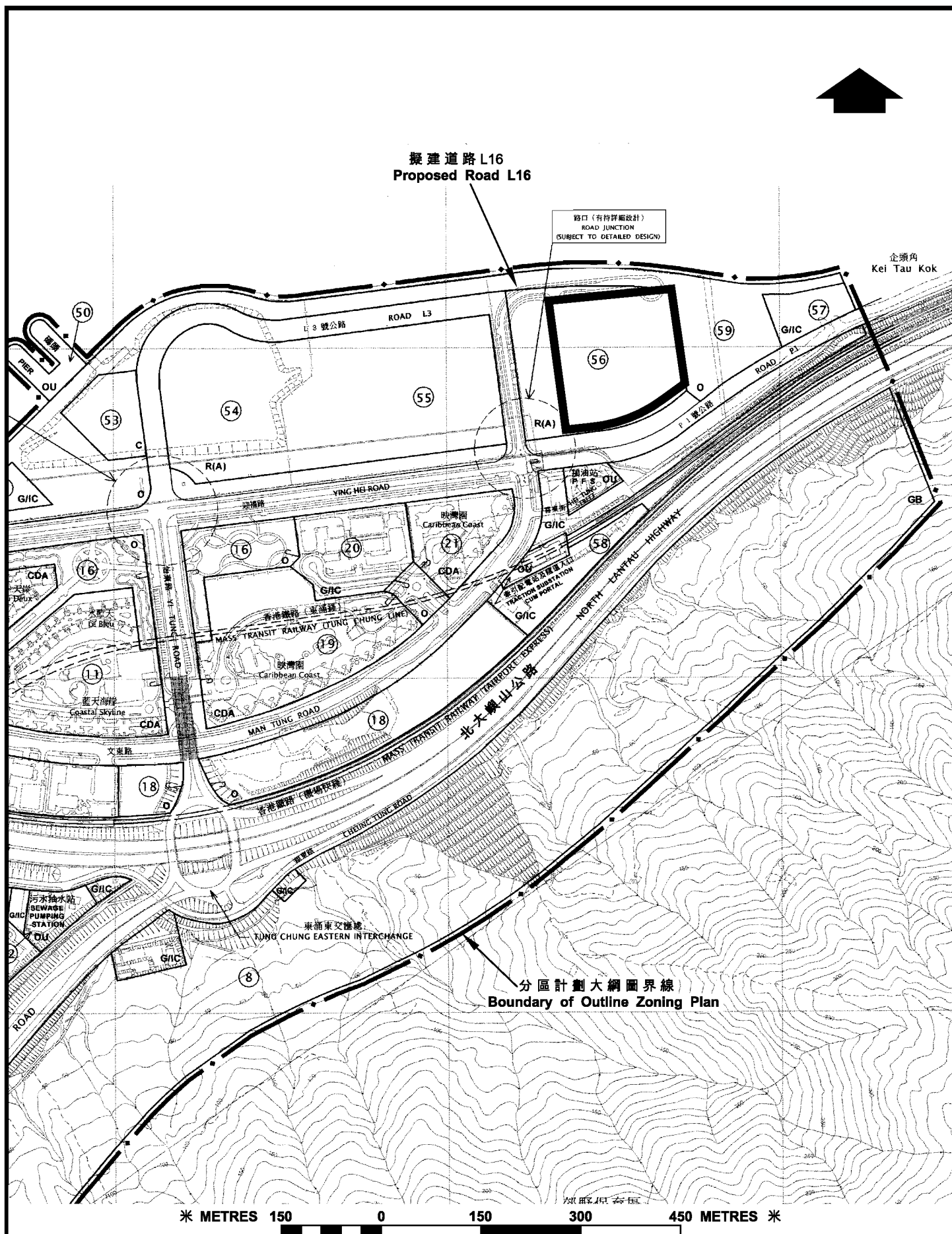
- 6.1 The layout, design and disposition of blocks have been modified as appropriate in the current revised public housing proposal. With a view to meeting the needs of the community and our pledge of timely provision of housing for the needy, Members are invited to give comments on the revised proposal.

Housing Department

31 May 2011

Attachments

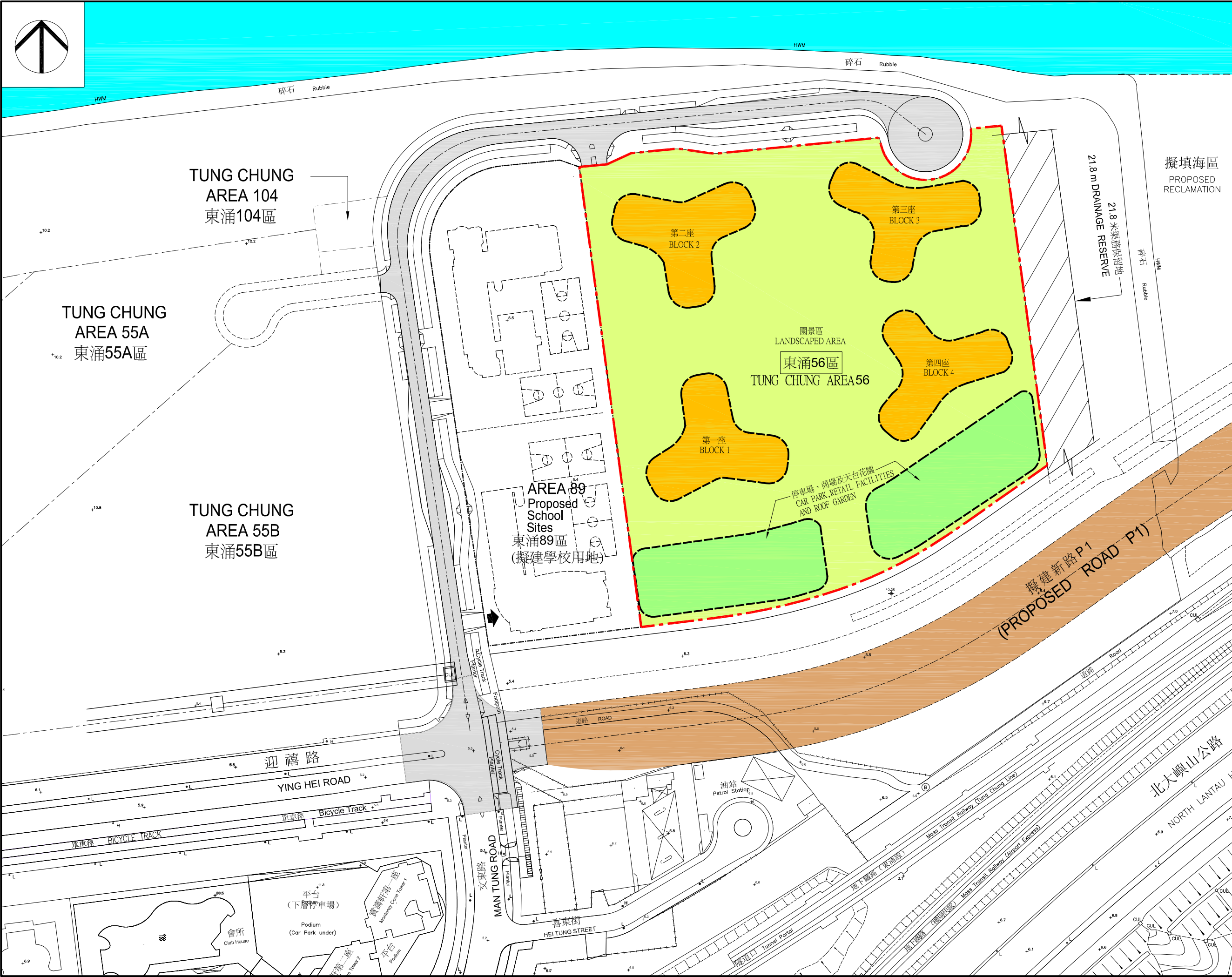
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| Annex 1 | Site Location Plan of Tung Chung Area 56 |
| Annex 2 | Site Layout Plan |



東涌第 56 區位置圖 SITE LOCATION PLAN OF TUNG CHUNG AREA 56

房屋署規劃組
HOUSING DEPARTMENT
PLANNING SECTION

日期 DATE:
24. 2. 2011



- NOTES
- 土地界線
SITE BOUNDARY
 - 擬建新路 L16
PROPOSED NEW ROAD L16
 - 擬建新路 P1
PROPOSED NEW ROAD P1
 - 擬建學校
PROPOSED SCHOOLS
 - 園景區 (20%-30%地盤面積)
LANDSCAPED AREA (20%-30% SITE AREA)
 - 擬建公共屋邨
PROPOSED PRH
 - 停車場、商場及天台花園
CAR PARK, RETAIL FACILITIES AND ROOF GARDEN
- (註:所有圖則只供參考,以最後批准者為準)
(NOTE: FOR REFERENCE ONLY, REFER TO LATEST APPROVED PLAN)

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	KEN K. S. CHEUNG CA/1		
CHECKED	CHIMMY W. M. CHU SA/27 PEG S. K. CHAN A/26 K.Y. LEUNG STO(A)/20		
DRAWN	JENNY C.Y. WONG CTA(A)/168		31-05-2011

PROJECT
東涌56區
TUNG CHUNG AREA 56

DRAWING TITLE
概念設計圖
SITE LAYOUT PLAN

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

DRAWING NO.
TC56/FS/SITE/A/SITE PLAN/PO-002

SOURCE

ICU NO.