

Islands District Council

Public Rental Housing Development
at Tung Chung West (Area 39) & (Area 108 part)

1. Purpose

- 1.1 This paper aims to brief the Islands District Council (IsDC) on the proposed public rental housing (PRH) development in the west of Tung Chung New Town (Area 39) & (Area 108 part). Members are invited to comment on the proposed development.

2. Background

- 2.1 On 8 November 2010, the Development Bureau, the Planning Department, the Civil Engineering and Development Department, and the Housing Department (HD) held a LegCo case conference with members of LegCo on the “Planning of Tung Chung New Town Phase 3”. At the conference, members also proposed to use the formed government land near Yat Tung Estate for residential purposes. HD also noted that some members of the District Council and the local community had called for the advanced implementation of the public housing development at Tung Chung West.
- 2.2 The government land concerned is located in the west of Tung Chung New Town. To the east of the site are villages including Ha Ling Pei, Wong Ka Wai and Lung Tseng Tau; to the west are agricultural land; to the north-east is Yat Tung Estate; and to the south are Chung Yat Street football pitch, YMCA of Hong Kong Christian College and Caritas Charles Vath College (see **Annex 1**). According to the “North Lantau New Town Phase IIB Area (Part) Layout Plan” (Plan No. L/I-TCIIB/1C), the government land concerned is reserved for uses including district open space, school, telephone exchange and indoor recreation centre (see **Annex 2**).

- 2.3 After deliberation with the government departments concerned and conducting relevant technical assessments, it is now proposed that part of the above government land (known as “Tung Chung Area 39”) be used for PRH development, while the rest will be reserved for the reprovision of the indoor recreation centre, school and telephone exchange.

3. Proposed PRH Development

- 3.1 The conceptual layout plan for the proposed PRH development is at **Annex 3**. Relevant development parameters are summarised as follows:

Site area	About 2.56 hectares
Plot ratio	About 5
Proposed no. of units	About 2,500
No./ height of blocks	3 domestic blocks (maximum building height: about 90 - 110 mPD)
Estimated population	About 7,500
Retail facilities	About 2,700 m ²
Community facilities	A kindergarten is proposed to cater for the demand from the estate. The Social Welfare Department also proposed the provision of a Special Child Care Centre; an Early Education and Training Centre; an Integrated Vocational Rehabilitation Services Centre; an Integrated Community Centre for Mental Wellness; and a Hostel for Moderately Mentally Handicapped Persons to serve the district wide community.
Recreational facilities	Open space with greening, recreational facilities, children's playground, activity area for the elderly, table tennis table, badminton court, etc.

Parking facilities	Parking facilities will be provided with reference to the Hong Kong Planning Standards and Guidelines (HKPSG).
Transport services and pedestrian facilities	HD will closely liaise with the Transport Department to provide public transport services to meet the needs of the proposed public housing development. The existing footbridge to the north of Tung Chung Area 39 connects the site with Yat Tung Estate.

4. **Development Schedule**

- 4.1 According to the development plan to date, the project is scheduled to commence in 2014 and complete in 2018.

5. **Consultation**

- 5.1 This paper will be submitted to IsDC for members' reference and comments on the proposed development at its meeting on 18 June 2012.

Housing Department
5 June 2012

Attachments

- Annex 1 Tung Chung Area 39 Location Plan
Annex 2 Tung Chung Area 39 PRH Development
Annex 3 Tung Chung Area 39 PRH Development Conceptual Layout Plan