

Islands District Council

**New Home Ownership Scheme Development
at Government Land adjacent to Ngan Wan Estate, Mui Wo**

1. Purpose

- 1.1 This paper aims to brief the Islands District Council (IsDC) on the proposed New Home Ownership Scheme (HOS) development at government land adjacent to Ngan Wan Estate, Mui Wo. Members are invited to comment on the proposed development.

2. Background

- 2.1 The Chief Executive announced in his 2011-12 Policy Address the resumption of the HOS and tasked the Housing Authority (HA) with the responsibility to produce flats under the New HOS. Since then, the HA has been proactively carrying out planning and design studies for new HOS development and among them is the HOS site at Ngan Kwong Wan Road, Mui Wo. It covers an area of about 0.24 hectares (ha) and is adjacent to the Ngan Wan Estate under the HA (see **Annex 1**).
- 2.2 In trying to meet the public's continuing demand for HOS, HA studies suitable vacant government land for HOS development. After discussions with relevant government departments, the Government removed the site from the List of Sites for Sale by Application (Application List) in 2011 and allocated the site to HA for HOS development.

3. Proposed Development

- 3.1 The proposed HOS development conceptual layout plan is at **Annex 2**. Relevant development parameters are summarised as follows:

Site area	About 0.24 hectares
Plot ratio	Not exceeding 3.0
Proposed no. of units	About 130
No./ height of block	1 domestic block (maximum building height: about 47.5 mPD)
Estimated population	About 450
Recreational facilities	Green open space and recreational facilities, etc.
Parking facilities	Providing various types of parking facilities with reference to the Hong Kong Planning Standards and Guidelines (HKPSG).

3.2 At present, most of the major shopping, recreational, leisure and community facilities in Mui Wo are located at the town centre to the north of the site and the area around the pier to its west. Since both areas are within walking distance from the site, they are expected to be able to meet the needs of the residents.

3.3 As regards ancillary transport facilities, the Mui Wo Pier provides ferry services to and from Central, Cheung Chau, Ping Chau, etc. There are also kaito ferry services between Mui Wo and Discovery Bay. The bus terminal located next to the Mui Wo Pier provides bus services to and from the southern part of Lantau Island, Ngong Ping and Tung Chung town centre.

4. Development Schedule

4.1 According to the preliminary development plan, the works are expected to commence in 2014 and complete in 2017.

5. Consultation

- 5.1 This paper will be submitted to IDC for members' reference and comments on the proposed development at its meeting on 22 October 2012.

Housing Department
5 October 2012

Attachments

Annex 1 Location Plan
Annex 2 Conceptual Layout Plan