

Islands District Council

Paper No. IDC 84/2014

Home Ownership Scheme Development at Tung Chung Area 27

Purpose

1. This paper aims to brief the Islands District Council on the Hong Kong Housing Authority's (HA) proposed Home Ownership Scheme (HOS) development at Tung Chung Area 27. Members are invited to comment on the proposed development and support the development proposal.

Background

2. The Government announced in the 2014 Policy Address the adoption of a new supply target of 470, 000 private and public housing units in the coming ten years. Public housing (including public rental housing and subsidized sale flats) will account for 60% (i.e. about 282, 000 units) of the new housing stock.
3. To meet the persistently keen demand for subsidized sale flats, the HA proposes that the government land at Tung Chung Area 27 be used for HOS development after discussing with government departments concerned and conducting preliminary technical assessments.
4. Tung Chung Area 27 (the Site) is bounded by Yu Tung Road, Chung Yan Road and Tung Chung Road. Ma Wan New Village is nearby and at its southeast. The Site comprises the existing Tung Chung Road Soccer Pitch and a vacant "Government, Institution and Community" site. It is expected that the Site can be rezoned to "Residential (Group A)" for HOS development after obtaining the Town Planning Board's approval to amend the relevant statutory plans. Please refer to **Annex 1** for the location plan.

Proposed Development

5. The development parameters of the proposed HOS development are summarised as follows:

Land Use	It is proposed to rezone the land use from the existing “Government, Institution and Community (GIC)” to “Residential (Group A) (R(A))”.
Gross Site Area	About 0.9 hectare
Plot Ratio	Not more than 6
Proposed No. of Flats	About 1,000 HOS Flats
Estimated Population	About 3,100
No. of Domestic Blocks/ Building Height	Two domestic blocks of not more than 41 storeys (including ground floor) and not exceeding +135mPD
Recreational Facilities	Landscaped sitting area, children’s play area etc.
Parking Facilities	To provide all types of parking spaces according to the Hong Kong Planning Standards and Guidelines.
Transport and Pedestrian Facilities	Based on the preliminary Traffic Impact Assessment by the traffic consultant, the proposed development will not impose adverse impacts on nearby roads. However, some road improvement works are required in the vicinity. We will work closely with the Transport Department to ensure the existing road network and public transport services will not be affected.
* The above information and annexes are for reference only. The particulars of the development are subject to detailed planning and design.	

Please refer to **Annex 2** for the conceptual layout plan.

Proposed Development Schedule

6. According to the current development programme, the works are expected to commence in 2016 and complete in 2019/20.

Consultation

7. Members are invited to comment on the proposed development. We sincerely solicit Members' support of the proposal so as to expedite HOS flat production.

Housing Department
25 August 2014

Annexes

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| <u>Annex 1</u> | Location Plan of the HOS Development at Tung Chung Area 27 |
| <u>Annex 2</u> | Conceptual Layout Plan of the HOS Development at Tung Chung Area 27 |