

Islands District Council

**Home Ownership Scheme Development
at the Government Land adjacent to Mui Wo Fire Station**

1. Purpose

This paper aims to brief the Islands District Council (IDC) on the proposed Home Ownership Scheme (HOS) development at the government land adjacent to Mui Wo Fire Station (at **Annex 1**). Members are invited to comment on the proposed development.

2. Background

2.1 At the IDC Meeting held on 22 October 2012, Members recommended that the government land adjacent to the Mui Wo Fire Station could be used for HOS Development.

2.2 After the preliminary studies and discussions held amongst relevant departments, the Government introduced via Paper No. IDC 5/2013 at the IDC Meeting held on 25 February 2013 the proposed rezoning of the government land from the current “Government/ Institution or Community” to “Residential” for the HOS Development to meet the public demand for HOS. Members welcomed and supported the proposal at the meeting.

3. Proposed Development

3.1 Conceptual layout plan of the proposed HOS development is at **Annex 2**. Relevant development parameters are summarised as follows:

Site area	About 0.7 hectare
Plot ratio	Not exceeding 3.6
Proposed no. of units	About 460
No./ height of block	2 domestic blocks (building height: about 55 mPD)
Estimated population	About 1,420
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 east, all within walking distance from the site.

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

According to the preliminary development programme, the construction works are anticipated to commence in 2015 for completion in 2018.

5. Development Strategy

In response to the comments from Members in earlier meetings, we are planning to combine the proposed HOS with another proposed HOS development adjacent to Ngan Wan Estate (Paper No. IDC 99/2012) under one development project. Detailed development parameters are listed in **Annex 3**.

5. Consultation

This paper will be submitted to IDC for Members' reference and comments at its meeting on 24 June 2013.

Housing Department
29 May 2013

Attachments

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| Annex 1 | Location Plan |
| Annex 2 | Conceptual Layout Plan |
| Annex 3 | Development Parameters for Proposed HOS Developments in Mui Wo |