

Islands District Council

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

1 Purpose

- 1.1 This Paper aims to brief the Islands District Council (IsDC) on the revised proposal for the public rental housing (PRH) development at Tung Chung West (Area 39) & (Area 108 part) (known as Tung Chung Area 39). Members are invited to comment on the proposal.

2 Background

- 2.1 The PRH development at Tung Chung Area 39 is located on the south west of Yat Tung Estate. 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; and to the south are YMCA of Hong Kong Christian College and Caritas Charles Vath College (see **Annex 1**).
- 2.2 On 18 June 2012, the Housing Department (HD) consulted IsDC on the proposed PRH development at Tung Chung Area 39 (Paper no. IDC 66/2012). Members were supportive of the development as well as the inclusion of the Chung Yat Street Soccer Pitch for the PRH development. Following consultation with relevant government departments and conducting relevant technical assessment, it was proposed to include both the Chung Yat Street Soccer Pitch and the government land reserved for telephone exchange as part of the Tung Chung Area 39 PRH development.

3. Revised Proposal

- 3.1 By incorporating the Chung Yat Street Soccer Pitch and the government land reserved for telephone exchange into the Tung Chung Area 39 PRH site, the site area has been increased to around 3.15ha. In order to optimize the land resources, we have consulted relevant government departments to increase the plot ratio of the development to around 6 without compromising the overall planning and living environment. In the revised proposal, we propose to build four domestic blocks ranging from 32 to 41 storeys high providing

around 3,500 PRH flats (see **Annex 2**).

- 3.2 We propose to arrange the retail facilities of about 4,000m² gross in a string of street shops on the eastern part of the site. This will include a wet market of around 40 stalls to meet the daily need of the residents.
- 3.3 A comparison between the revised proposal and the previous proposals put forward for consultation in 2012 is as follows:

	Public Rental Housing Proposal presented to IsDC on 18 June 2012	Revised Public Rental Housing Proposal to be presented to IsDC on 25 February 2013
Site Area	About 2.56 Hectares	About 3.15 Hectares
Plot Ratio	About 5	About 6
Proposed no. of units	About 2,500	About 3,500
No./height of blocks	3 domestic blocks (maximum building height: about 90-110mPD)	4 domestic blocks (maximum building height: about 105-128mPD)
Estimated population	About 7,500	About 10,500
Retail facilities	About 2,700m ² (Gross floor Area)	About 4,000m ² (Gross floor Area)
Community facilities	<ul style="list-style-type: none"> • Kindergarten • Special Child Care Centre • Early Education and Training Centre • Integrated Vocational Rehabilitation Services Centre • Integrated Community Centre for Mental Wellness • Hostel for Moderately Mentally Handicapped Persons 	<ul style="list-style-type: none"> • Kindergarten • Special Child Care Centre • Early Education and Training Centre • Integrated Vocational Rehabilitation Services Centre • Hostel for Moderately Mentally Handicapped Persons
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 The ground investigation works has commenced in September 2012. Construction work 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 25 February 2013.

Housing Department

28 January 2013

Attachments

Annex 1 Tung Chung Area 39 Location Plan

Annex 2 Tung Chung Area 39 PRH Development Conceptual Layout Plan