

**Public Housing Developments at
Tung Chung Area 99 (TC 99) and Tung Chung Area 100 (TC 100)**

PURPOSE

1. This Paper aims to brief the Islands District Council (IsDC) on the proposal of the Hong Kong Housing Authority (HA) for two public housing developments at TC 99 and TC 100 and listen to the views of Members.

BACKGROUND

2. To meet the keen demand for public housing, the Government has been continuously striving to identify suitable sites for public housing in different districts of the territory in order to optimize the use of valuable land resources. The Government is carrying out reclamation works at Tung Chung Extension Area to provide about 130 hectares of land for development.

3. The Chief Executive in Council approved the Tung Chung Extension Area Outline Zoning Plan under the Town Planning Ordinance, and authorized the reclamation works under the Foreshore and Seabed (Reclamations) Ordinance on 7 February 2017. The reclamation works was commenced in end 2017 by Civil Engineering Development Department. The sites of TC 99 & TC 100 are targeted to be handed over to HA in 2020 for public housing developments (see **Annex 1** for the Location Plan).

PROPOSED DEVELOPMENT

4. The development parameters of the two proposed public housing developments are summarized as follows:

TC 99

Land Use Zone	Residential (Group A)3
Gross Site Area	About 3.26 hectares
Overall Plot Ratio (PR)	6.4 (maximum overall)
Proposed No. of Flat	About 4,300 public housing flats
Estimated Population	About 13,000
No.of Domestic Blocks/ Building Height	5 domestic blocks of not more than 41 storeys (including ground floor) and not exceeding +125mPD
Retail Facilities	About 2,500 m ²
Recreation Facilities	Landscaped sitting area, children's play area, basketball court and badminton court, etc. Green Coverage about 30%
Parking Space	Various types of parking spaces according to the Hong Kong Planning Standards and Guidelines
Other Facilities	A Public Transport Interchange and a kindergarten
* The information and annexes contained in this Paper are for reference only. The particulars of the development are subject to detailed planning and design.	

TC 100

Land Use Zone	Residential (Group A)1
Gross Site Area	About 3.61 hectares
Overall Plot Ratio (PR)	6.9 (maximum overall)
Proposed No. of Flat	About 5,100 public housing flats
Estimated Population	About 16,000
No.of Domestic Blocks/ Building Height	5 domestic blocks of not more than 41 storeys (including ground floor) and not exceeding +140mPD
Social Welfare / Community Facilities	Integrated Children and Youth Services Centre, Integrated Community Centre for Mental Wellness, Day Care Centre for the Elderly and Neighbourhood Elderly Centre
Retail Facilities	About 3,400m ²
Recreation Facilities	Landscaped sitting area, children's play area, 7-a-side soccer pitch, basketball court and badminton court, etc Green coverage about 30%
Parking Space	Various types of parking spaces according to the Hong Kong Planning Standards and Guidelines
Other Facilities	Kindergarten

<p>* The information and annexes contained in this Paper are for reference only. The particulars of the development are subject to detailed planning and design.</p>
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Please refer to **Annex 2** for the Conceptual Layout Plan of the Public Housing Developments at TC 99 & TC 100.

DEVELOPMENT PROGRAMME

5. According to the current development programme, the work is scheduled to commence in 2020 and complete in 2024.

FOR CONSULTATION

6. Members are invited to offer their valuable views on the two proposed public housing developments.

Housing Department

February 2019

Enclosures

Annex 1 Location Plan of Tung Chung Area 99 & Tung Chung Area 100

Annex 2 Conceptual Layout Plan of Public Housing Developments at Tung Chung Area 99 & Tung Chung Area 100