

**Subsidised Sale Flats Development at Tung Chung Area 54**

**Purpose**

This paper aims to brief the Islands District Council on the latest proposal of the Hong Kong Housing Authority (HA) for subsidised sale flats (SSF) development at Tung Chung Area 54 and listen to the views of Members.

**Background**

2. To meet the persistently 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 proposed SSF development at Tung Chung Area 54 is bounded by Ying Hei Road (see **Annex 1**) with a site area of about 3.24 hectares. According to the draft Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/1, the Site is zoned “Residential (Group A)” for SSF development.

**Proposed Development**

3. The development parameters of the proposed SSF development are summarized as follows:

Land use zone	Residential (Group A)
Gross site area	About 3.24 hectares
Domestic plot ratio	5
Proposed no. of flats	3,300
Estimated population	About 10,000
Number of domestic blocks/ building height	8 domestic blocks of not more than 31 storeys (including ground floor) and not exceeding +95mPD
Retail facilities	About 1,500 m <sup>2</sup> (building area)

Recreational facilities	Landscaped sitting area, children's play area, basketball court, badminton court. Site coverage of greenery about 30%.
Parking facilities	To provide all types of parking spaces according to the Hong Kong Planning Standards and Guidelines.
Other facilities	Kindergarten
*The above information and annexes are for reference only. The particulars of the development are subject to detailed planning and design.	

Please refer to **Annexes 2** and **3** for the conceptual layout plan and schematic section.

4. In the proposed layout, there will be amiable separation between the proposed new buildings, introducing breezeway in between. Micro-climate study will be carried out to further improve natural ventilation at pedestrian level and to ensure comfortable wind environment. The southeastern part of the Site and the adjoining area outside site boundary will be planned as view corridor. Building height of the proposed development will be in line with the planning requirement and compatible with newly completed buildings in the neighbourhood.
5. In addition, the proposed retail facilities of 1,500 m<sup>2</sup> building area (about 870 m<sup>2</sup> internal floor area) will meet the daily needs of the residents.

### **Proposed Development Schedule**

6. According to the current development programme, the works are scheduled to commence in 2017 and complete in 2021/22.

### **Consultation**

7. Members are invited to offer their valuable views on the above development project.

Housing Department  
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## **Annexes**

- Annex 1     Site Location Plan of the Proposed SSF Development at Tung Chung Area 54
- Annex 2     Conceptual Layout Plan of the Proposed SSF Development at Tung Chung Area 54
- Annex 3     Schematic Section of the Proposed SSF Development at Tung Chung Area 54