

**Public Housing Developments at
Tung Chung Area 103 (TC 103) and Tung Chung Area 109 (TC 109)**

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 103 and TC 109 and listen to the views of Members.

BACKGROUND

2. Civil Engineering and Development Department is carrying out reclamation and site formation works at Tung Chung Extension Area. The housing sites of TC 103 & TC 109 are targeted to be handed over to HA at end of 2020 for public housing developments (see **Annex 1** for the Location Plan).

PROPOSED DEVELOPMENT

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

TC 103

Land Use Zone	Residential (Group A)5
Gross Site Area	About 1.73 hectares
Overall Plot Ratio (PR)	5.4 (maximum overall)
Proposed No. of Flat	About 1,900 public housing flats
Estimated Population	About 5,800
No.of Domestic Blocks/ Building Height	3 domestic blocks of 29 to 35 storeys (including ground floor) (not exceeding +95mPD and +110mPD respectively)
Social Welfare / Community Facilities	Neighbourhood Elderly Centre Integrated Home Care Services Team

Retail Facilities	About 500 m ²
Recreation Facilities	Landscaped sitting area, children's play area, basketball court, etc. Green Coverage about 20%
Parking Space	Parking spaces according to the Hong Kong Planning Standards and Guidelines
Other Facilities	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 109

Land Use Zone	Residential (Group A)5
Gross Site Area	About 1.20 hectares
Overall Plot Ratio (PR)	5.4 (maximum overall)
Proposed No. of Flat	About 1,300 public housing flats
Estimated Population	About 4,000
No.of Domestic Blocks/ Building Height	2 domestic blocks of 30 storeys (including ground floor) (not exceeding +95mPD)
Retail Facilities	About 300m ²
Recreation Facilities	Landscaped sitting area, children's play area, etc. Green Coverage about 20%
Parking Space	Parking spaces according to the Hong Kong Planning Standards and Guidelines
* The information and annexes contained in this Paper 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 of the Public Housing Developments at TC 103 & TC 109.

DEVELOPMENT PROGRAMME

4. According to the current development programme, the works are scheduled to commence in 2021 and to be completed in 2025 to 2026 in phases.

FOR CONSULTATION

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

Housing Department

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Enclosures

Annex 1 Location Plan of Tung Chung Area 103 & Tung Chung Area 109

Annex 2 Conceptual Layout Plan of Public Housing Developments at Tung Chung Area 103 & Tung Chung Area 109