

**Public Housing Developments at  
Tung Chung Area 23 Phase 1, Area 42 and Area 46**

**PURPOSE**

1. This Paper aims to brief the Islands District Council (IsDC) on the proposal of the Hong Kong Housing Authority (HA) for three public housing developments at Tung Chung Area 23 Phase 1 (TC 23 Ph. 1), Area 42 (TC 42) and Area 46 (TC 46) and listen to the views of Members.

**BACKGROUND**

2. Civil Engineering and Development Department (CEDD) will carry out site formation and infrastructure works at Tung Chung Town Centre Area. The housing sites of TC 23 Ph. 1, TC 42 and TC 46 are targeted to be handed over to HA between 2023 and 2024 for public housing developments (see **Annex 1** for the Location Plan).

**PROPOSED DEVELOPMENT**

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

**TC 23 Ph. 1**

Land Use Zone	Residential (Group B)1
Gross Site Area	About 0.5 hectares
Overall Plot Ratio (PR)	4 (maximum overall)
Proposed No. of Flat	About 450 public housing flats
Estimated Population	About 1,400
No. of Domestic Blocks/ Building Height	1 domestic blocks of 22 storeys (including ground floor) (not exceeding +75mPD)
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.	

**TC 42**

Land Use Zone	Residential (Group A)2
Gross Site Area	About 4 hectares
Overall Plot Ratio (PR)	6.4 (maximum overall)
Proposed No. of Flat	About 6,100 public housing flats
Estimated Population	About 18,800
Social Welfare / Community Facilities	Integrated Children and Youth Services Centres, Residential Care Services for the Elderly, Neighbourhood Elderly Centre & Child Care Centres
Retail Facilities	About 4,000 m <sup>2</sup>
No. of Domestic Blocks/ Building Height	5 domestic blocks of 41 storeys (including ground floor) (not exceeding +130mPD respectively)
Recreation Facilities	Landscaped sitting area, children's play area, basketball court, badminton court, etc. Green Coverage about 30%
Parking Space	Parking spaces according to the Hong Kong Planning Standards and Guidelines
Other Facilities	Kindergarten
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**TC 46**

Land Use Zone	Residential (Group A)3
Gross Site Area	About 1.1 hectares
Overall Plot Ratio (PR)	5.4 (maximum overall)
Proposed No. of Flat	About 1,550 public housing flats
Estimated Population	About 4,800
Retail Facilities	About 550 m <sup>2</sup>
No. of Domestic Blocks/ Building Height	2 domestic blocks of 40 storeys (including ground floor) (not exceeding +140mPD respectively)
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
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Please refer to **Annex 2** for the Conceptual Layout Plans of the Public Housing Developments at TC 23 Ph. 1, TC 42 & TC 46.

## **DEVELOPMENT PROGRAMME**

4. According to the current development programme, and upon CEDD's completion of the relevant site formation works, the public housing development works are scheduled to commence in 2023 in phases and to be completed between 2027 and 2028 in phases.

## **FOR CONSULTATION**

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

## **Housing Department**

October 2020

## **Enclosures**

**Annex 1** Location Plan of Tung Chung Area 23 Phase 1, Area 42 & Area 46

**Annex 2** Conceptual Layout Plans of Public Housing Developments at Tung Chung Area 23 Phase 1, Area 42 & Area 46