

25 April 2022
For Discussion

**Public Housing Developments at
Siu Ho Wan Depot Site – Phases 1 and 3**

PURPOSE

1. This Paper aims to brief the Islands District Council (IsDC) and to seek Members' views on the proposed Hong Kong Housing Authority's (HA) Public Housing Developments (PHD) at Phases 1 and 3 of Siu Ho Wan Depot site of the Mass Transit Railway Corporation Limited (MTRCL).

BACKGROUND

2. The Planning Department consulted IsDC on the draft Siu Ho Wan Outline Zoning Plan (OZP) on 12 February 2018. The Chief Executive in Council approved the draft OZP on 12 February 2019 under the Town Planning Ordinance (the Ordinance).

3. Pursuant to the Notes of the OZP, MTRCL submitted a planning application to the Town Planning Board (TPB) on 25 October 2021, seeking permission for the proposed residential and commercial developments atop the Depot site, including the PHD at Phases 1 and 3. The TPB approved the application on 24 December 2021 under Section 16 of the Ordinance.

4. Siu Ho Wan Depot site is situated along northshore Lantau and has a gross site area of about 30 hectares. Proposed Depot site topside developments include public and private housing and commercial facilities, which will be implemented in four phases according to MTRCL's Depot migration programme. MTRCL would be responsible for the private residential developments in Phases 1 to 3, which also comprise retail facilities, primary and secondary schools, kindergartens, public transport interchange and part of the social welfare facilities. The remaining Depot site area in Phases 1 and 3 would be utilised for the PHD, which is the subject consultation of this Paper. Please refer to **Annex 1** for the Location Plan of Siu Ho Wan Depot site, and the public and private residential developments.

PROPOSED DEVELOPMENT

5. The development parameters of the proposed PHD are summarized as follows:

	<u>Phase 1</u>	<u>Phase 3</u>
Land Use Zoning	<p>“Other Specified Uses” annotated “Railway Depot and Public Transport Interchange with Commercial / Residential Development”</p>	
Net Site Area	About 2.11 hectares	About 1.06 hectares
Maximum Permissible Domestic GFA	Not exceeding 214 000m ²	
No. of Domestic Blocks / Building Height	4 domestic blocks of about 45 storeys (from podium level)	3 domestic blocks of about 40 storeys (from podium level)
	not exceeding +168mPD	
No. of Flats	About 2 900 flats	About 1 380 flats
Estimated Population	About 7 830	About 3 730
Social Welfare Facilities	<p>Neighbourhood Elderly Centre Integrated Community Centre for Mental Wellness Integrated Children and Youth Services Centre Day Care Centre for the Elderly Integrated Vocational Rehabilitation Services Centre Hostel for Moderately Mentally Handicapped Persons Hostel for Severely Physically Handicapped Persons Supported Hostel for Mentally Handicapped Persons Hostel for Severely Mentally Handicapped Persons Day Activity Centre (Subject to final confirmation from Social Welfare Department)</p>	
Recreational Facilities	Landscaped sitting area, children’s play area, basketball court, badminton court and table tennis court, etc.	
Parking Spaces	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 PHD are subject to detailed planning and design.

6. Please refer to **Annex 2** & **Annex 3** for the Conceptual Layout Plan and Section of the PHD.

DEVELOPMENT PROGRAMME

7. Based on the current development planning, the construction of the depot deck would be implemented in phases by MTRCL and handed over to HA for PHD construction upon completion. Subject to the progress of the depot deck construction, it is anticipated that Phase 1 PHD construction will complete in 2030/31 the earliest^{Note 1} while Phase 3 PHD construction is anticipated to complete in 2039/40.

FOR CONSULTATION

8. Members are invited to offer their valuable views on the proposed PHD.

Housing Department

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Enclosures

- Annex 1** Location Plan of Siu Ho Wan Depot site,
and the Public and Private Residential Developments
- Annex 2** Conceptual Layout Plan of PHD at Siu Ho Wan Depot Site
– Phases 1 and 3
- Annex 3** Conceptual Section of PHD at Siu Ho Wan Depot Site
– Phases 1 and 3

^{Note 1} Based on the assumption that MTRCL would complete Ph.1 depot deck construction in 2027 and hand over to HA for PHD construction.