

5 September 2022
For Discussion

**Public Housing Developments at
Tung Chung Area 133**

PURPOSE

1. The paper aims to brief the Islands District Council and seek Members' views on the proposal of Hong Kong Housing Authority (HA) for the proposed Public Housing Developments (PHD) at Tung Chung Area (TCA) 133.

BACKGROUND

2. The Civil Engineering and Development Department is currently carrying out reclamation and infrastructure works in the Tung Chung New Town Extension Area. It is expected that the housing development sites at TCA 133 will be handed over to the HA in the fourth quarter of 2024. (Please refer to the Location Plan at Annex 1).

PROPOSED DEVELOPMENTS

3. TCA 133 comprises 3 sites. The development parameters of the proposed PHD scheme are summarized as follows:

	TCA 133		
	TCA 133A	TCA 133B	TCA 133C
Land Use Zoning	“Residential(A)2”	“Residential(A)3”	“Residential(A)3”
Site Area	About 4.19 hectares	About 1.81 hectares	About 1.86 hectares
Overall Plot Ratio	Max. 6.9	Max. 6.6	Max. 6.6
No. of Flats	About 6,300 flats	About 2,700 flats	About 2,400 flats
Estimated Population	Approx. 17,010	Approx. 7,290	Approx. 6,480
No. of Domestic Blocks / Building Height	5 domestic blocks of about 40 storeys (incl.	4 domestic blocks of about 38 storeys (incl.	4 domestic blocks of about 33 to 37storeys (incl.

	ground floor and podium floors) (Not exceeding +135 mPD)	ground floor and podium floors) (Not exceeding +130 mPD)	ground floor and podium floors) (Not exceeding +130 mPD)
Welfare Facilities	Child Care Centre, Day Care Centre for the Elderly, Home Care Services for Frail Elderly Persons, Residential Care Home for the Elderly cum Day Care Unit for the Elderly, Hostel for Moderately Mentally Handicapped Persons, Supported Hostel for Mentally/Physically Handicapped Persons, Hostel for Severely Mentally Handicapped Persons, Care and Attention Home for Severely Disabled Persons, Integrated Vocational Rehabilitation Services Centre, Day Activity Centre		
Retail Facilities	- About 8,260 sq.m. of retail shops - Public Market to be constructed by FEHD	--	
Recreation Facilities	Provision of green recreation facilities, children’s play area, basketball court, badminton court, table tennis table etc. in accordance with “Hong Kong Planning Standards and Guidelines”		
	Min. 20% green coverage	Min. 20% green coverage	Min. 20% green coverage
Parking Facilities	Parking provisions in accordance with “Hong Kong Planning Standards and Guidelines”		
Other Facilities	Kindergarten	Kindergarten, Public Transport Interchange	Kindergarten

* The information and annexes contained in this Paper are for reference only. The particulars of the PHD are subject to the approval of Town Planning Board, detailed planning and design.

Please refer to **Annex 2** for the Conceptual Layout Plan of PHD.

DEVELOPMENT PROGRAMME

4. According to the current development schedule, the construction is expected to commence in the fourth quarter of 2024 and be completed in 2030.

FOR CONSULTATION

5. Members are invited to give their valuable views on the proposed PHD.

Housing Department

September 2022

Enclosures

Annex 1 Location Plan of Proposed PHD at Tung Chung Area 133

Annex 2 Conceptual Layout Plan of Proposed PHD at Tung Chung Area 133