

2016-2017 Environment, Hygiene and District Development Committee

Tuen Mun Area 29 (West) Public Housing Development

Purpose

1. This paper updates the Environment, Hygiene and District Development Committee (EHDDC) of the Tuen Mun District Council (TMDC) on the latest progress of the public housing development and the associated community facilities, road upgrading works etc., in Tuen Mun Area 29 West.

Background

- 2.1 On 23 November 2012, 21 February 2014, and 1 November 2016, the Housing Department (HD) introduced the public housing development in Tuen Mun Area 29 West to the TMDC and its EHDDC and Tuen Mun North West Area Subcommittee, and the committee / subcommittee had no in-principle objection to the said development.
- 2.2 HD has approached the relevant government departments, including the Food and Health Bureau and Social Welfare Department, to explore the design and reached a preliminary consensus on the provision of the following community facilities.

Proposed Development

- 3.1 The public housing development proposal is at Annexes 1 and 2. The relevant development parameters are summarised as follows:-

Area	About 0.75 ha
No. of Block / Storeys	One 40-storey composite building comprising domestic units and community facilities **

Plot Ratio (PR)	Domestic PR – 6 Non-domestic PR – 2
Building Height	+140mPD
Proposed Number of Flats	about 990
Estimate Population	about 2,500
Community Facilities	One Community Health Centre (CHC) (occupying 4 storeys) One Residential Care Home for the Elderly (100 place) (occupying 1 storey)
Other Facilities	Carpark, Recreational and Green area and Children Play Area etc.
<p><i>Remarks:</i></p> <p>* <i>The above information is for reference only. Details are subject to fine-tuning during detail design development.</i></p> <p>** <i>Funding approval from the Legislative Council for the community facilities is required.</i></p>	

3.2 The following community facilities are included in the development :-

3.2.1 The Hospital Authority is planning to develop a Community Health Centre, which is expected to provide services including medical consultation, multi-disciplinary medical care, chronic disease management, and patient education and support services, etc., to provide comprehensive, one-stop primary care services.

3.2.2 SWD plans to provide in the proposed contract residential care home for the elderly a total of 100 residential care places including subsidised and non-subsidised places for elders who are assessed to be of moderate or severe level of impairment under the Standardised Care Need Assessment Mechanism for Elderly Services, and cannot be adequately taken care of at home, with provision of residential care, meals, personal care, basic nursing / medical care as well as social support.

- 3.3 To provide proper vehicular and pedestrian access for the development, the existing access road adjoining the Tuen Mun North West Swimming Pool (Swimming Pool) will be upgraded (road upgrading works). The said access road, currently under the lease of Leung King Estate, belonged to a “Green Area”, for which the management and maintenance has been undertaken by Leung King Estate. Upon the completion of the road upgrading works and written confirmation from the Government on handover, the public road including the roundabout, in which part of the roundabout is formed using the area of existing guardhouse, store and planters of Swimming Pool, will be managed and maintained by the Government thereafter. In addition to the existing footpath within the “Green Area”, the public carpark adjoining the Swimming Pool will also be required to be temporarily suspended for about 6 months for alteration works in public carpark to cater for the area required for the roundabout of the road upgrading works. The public footpath from Tin King Road to the development site will also be upgraded to be a Barrier Free Access.
- 3.4 In order to enhance the pedestrian connectivity among Po Tin Estate, Leung King Estate and the development, a pedestrian passage will be provided through portion of the existing refuse collection area of Po Tin Estate. Apart from that, sewage discharge from this development shall be discharged via Po Tin Estate to the public sewer at Ming Kum Road.
- 3.5 In terms of transportation services, Tin King LRT Station to the South East of the development site provides a connection point for travelling to various areas in the Tuen Mun District, while the nearby mini-bus stops, bus stops and public transport terminus provide access within and outside the Tuen Mun District. According to the preliminary Traffic Impact Assessment Study’s result, there is no insurmountable problem in the capacity of the local road network taking into consideration of this development.

Development Programme

- 4.1 According to the preliminary programme, construction will commence in 2019 at the earliest upon successful funding approval and will complete by 2024.

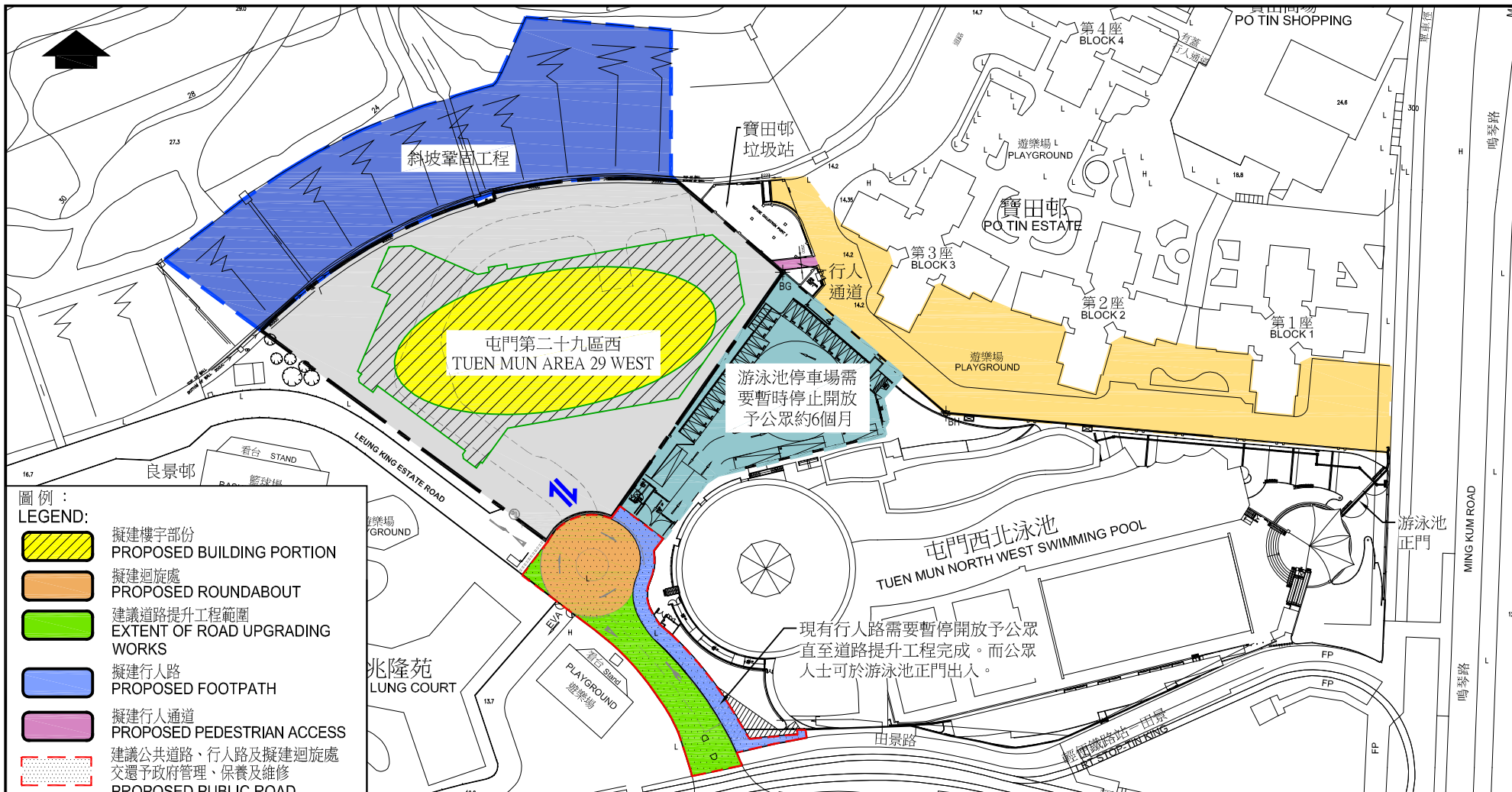
Advice Sought

- 5.1 This paper is submitted to the EHDDC for the meeting on 26 May 2017. Valuable views on the development proposal from the Members are welcomed.

Housing Department
11 May 2017

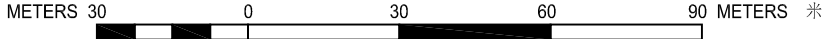
Annexes

- Annex 1 Conceptual Layout Plan
Annex 2 Diagrammatic Section



圖例：
LEGEND:

- 擬建樓宇部份
PROPOSED BUILDING PORTION
- 擬建迴旋處
PROPOSED ROUNDABOUT
- 建議道路提升工程範圍
EXTENT OF ROAD UPGRADING WORKS
- 擬建行人路
PROPOSED FOOTPATH
- 擬建行人通道
PROPOSED PEDESTRIAN ACCESS
- 建議公共道路、行人路及擬建迴旋處交還予政府管理、保養及維修
PROPOSED PUBLIC ROAD, FOOTPATH AND ROUNDABOUT TO BE HANDOVER TO GOVERNMENT FOR MANAGEMENT AND MAINTENANCE
- 擬建公共房屋地盤界線
PROPOSED PUBLIC RENTAL DEVELOPMENT SITE BOUNDARY
- 擬建出入口
PROPOSED RUN-IN/OUT
- 擬建排污渠範圍
PROPOSED SEWAGE ZONE



屯門第二十九區(西) 公共房屋發展 - 概念規劃圖
PUBLIC HOUSING DEVELOPMENT AT TUEN MUN AREA 29 (WEST)
-- CONCEPTUAL LAYOUT PLAN

房屋署
HOUSING DEPARTMENT

附件一 ANNEX 1	日期 DATE : 11.05.2017
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屯門第二十九區(西)公共房屋發展 - 樓層示意圖
 PUBLIC HOUSING DEVELOPMENT AT TUEN MUN AREA 29 (WEST)
 DIAGRAMATIC SECTION

