

Proposed Development at Tung Tau Estate Phase 9
(Redevelopment of Block 23)

PURPOSE

1. To present the latest progress of proposed development at Tung Tau Estate Phase 9 (refer to Annex 1) at the Wong Tai Sin District Council Meeting.

BACKGROUND

2. During the 12th Meeting of the Wong Tai Sin District Council held on 13 September 2005, Members were informed on the preliminary design of the proposed development at Tung Tau Phase 9. Our Department has then further refined the design and a more detailed account of the project is submitted as follows.

PROPOSED DESIGN

3. The site area of Tung Tau Estate Phase 9 is approximately 11,300 square meters. Public rental housing development is proposed on part of the site, with the remaining portion used for the construction of a Community Centre. The residential portion contains two 38-storey housing blocks, with a total production of 1,478 rental flats, 34 open air car parking and 5 LCV parking spaces. (Please refer to Annex 2)

4. The following flat mix ratio of the proposed housing production is tentatively suggested: 664 nos. of 1/2P flats, 222 nos. of 2/3P flats, 444 nos. of 1-bedroom flats, and 148 nos. of 2-bedroom flats. (Please refer to Annex 3).

5. Housing Block Design : During the course of design development, considerations were given to various factors, such as site constraints, context in the vicinity, views, micro-climate, traffic noise impact, open space requirements, construction cost etc. Different layouts were analyzed against these factors to optimize comfort in the living environment. Both standard design and non-standard design have been examined in the evaluation process. The present proposal is worked out to achieve the best overall performance with most of the flats facing distant view and the least number of

flats overlooking each other.

6. Landscape Design: Hard and soft landscaped areas are to be provided with a mix of passive and active recreation spaces. Coordination with relevant department is also arranged to implement tree planting scheme along Lok Sin Road.

7. View Corridor towards Lion Rock: Members previously expressed worries that the ridgeline of the Lion Rock might be blocked by the proposed rental blocks. The Housing Department had in turn, conducted visual impact analysis and the result of computer simulation from the vantage point at Quarry Bay illustrates that the proposed height of buildings (38-storey) will not violate the planning guidelines regarding preservation of ridgeline.

8. Integrated Community Complex: Preliminary proposal has been made to construct a free-standing joint users' building, which consists of a community hall for 450 persons and an Integrated Family Service Centre to serve the WTS District.

9. Construction Programme: According to the current program, the tentative completion date will be around 2010/2011.

SUBMISSION

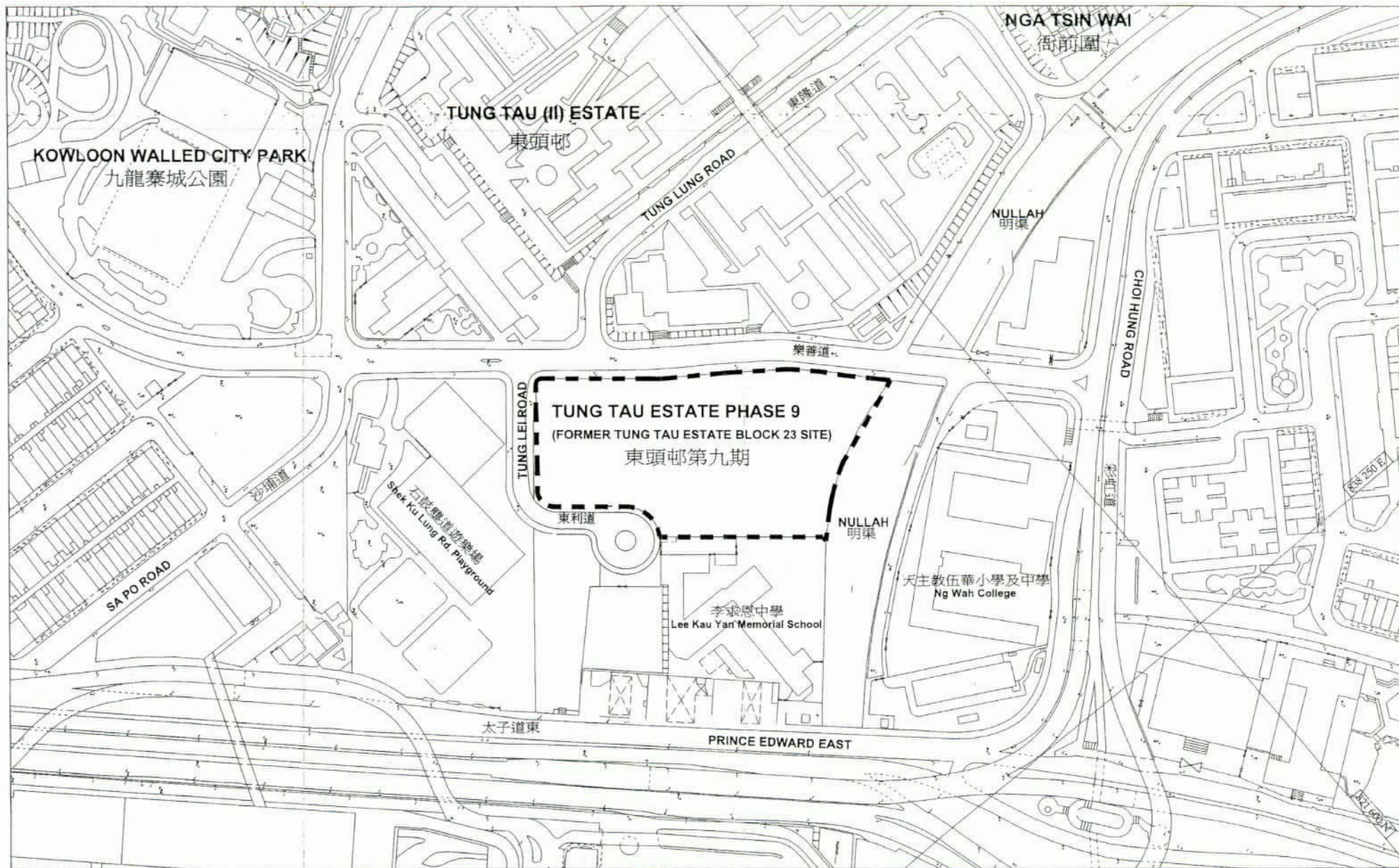
10. This Paper is submitted for presentation at the Wong Tai Sin District Council Meeting on 12 September 2006 for Members' information and discussion.

Development and Construction Division
Housing Department
25 August 2006

File Ref: HD(A2) KL22-9/DC

Attachment

- **Annex 1**: Tung Tau Estate Phase 9 - Site Location Plan
- **Annex 2**: Tung Tau Estate Phase 9 - Site Layout Plan
- **Annex 3**: Tung Tau Estate Phase 9 - Typical Floor Plan



TUNG TAU ESTATE PHASE 9

東頭邨第九期

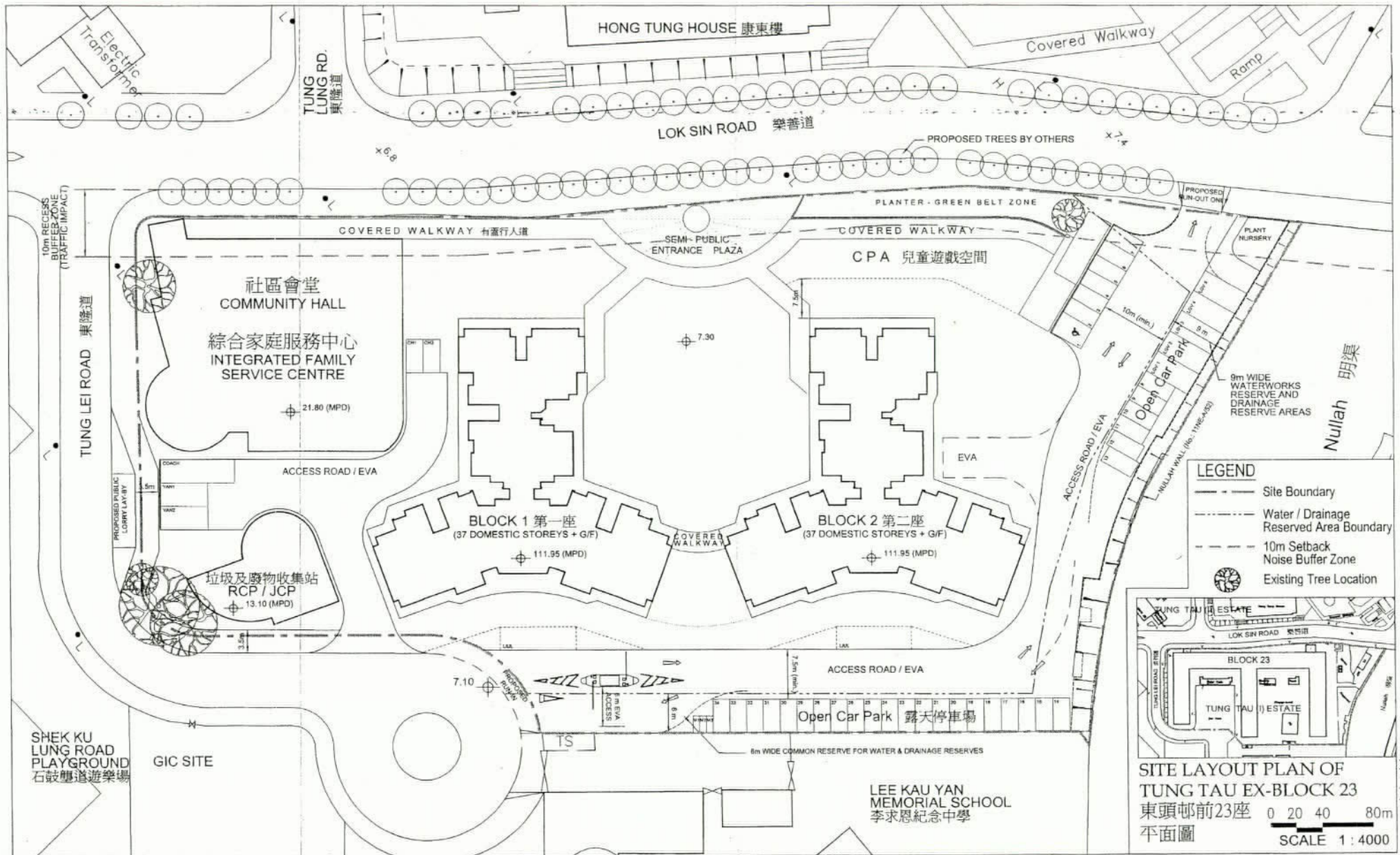
DRAWING REF. : KL22/9/SITE/A/DC-D01/P00
Date : 23-August-2006

DRAWING TITLE : SITE LOCATION PLAN 發展計劃位置圖

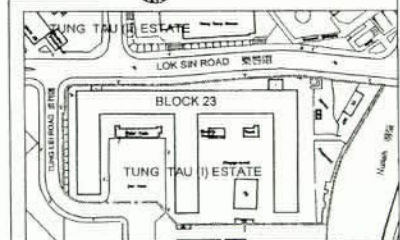
0 5 10 20m

SCALE 1 : 2500 (A4)





- LEGEND**
- Site Boundary
 - - - Water / Drainage Reserved Area Boundary
 - - - 10m Setback Noise Buffer Zone
 - ⊙ Existing Tree Location



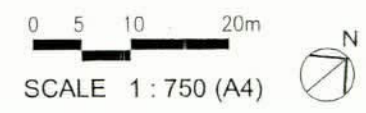
SITE LAYOUT PLAN OF TUNG TAU EX-BLOCK 23
 東頭邨前23座
 平面圖
 0 20 40 80m
 SCALE 1:4000

TUNG TAU ESTATE PHASE 9

東頭邨第九期

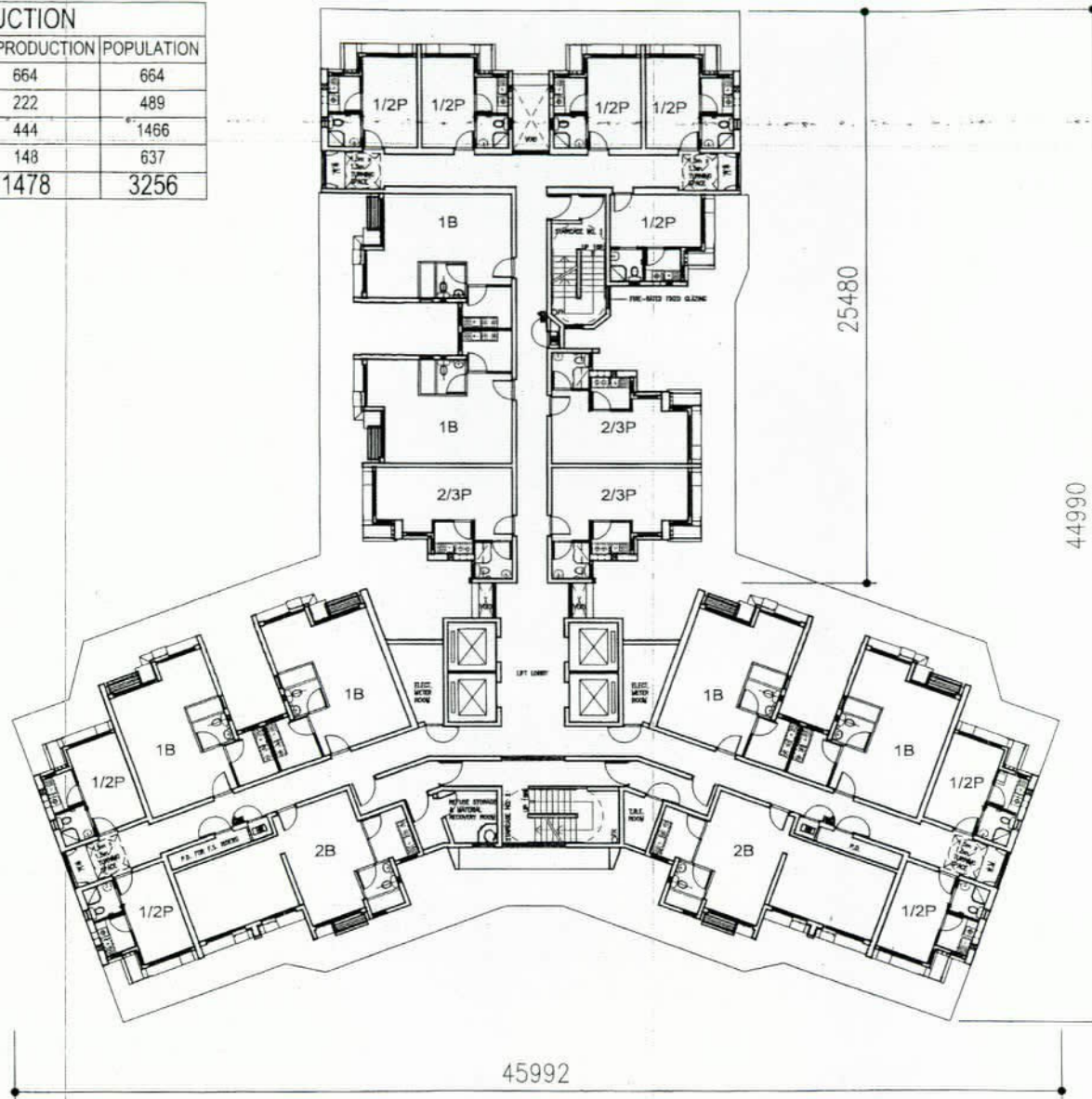
DRAWING REF.: KL29/9/SITE/A/DC-D02/P00
 Date: 23-August-2006

DRAWING TITLE: SITE LAYOUT PLAN 總綱發展平面圖



附件二 ANNEX 2

FLAT MIX & PRODUCTION			
FLAT TYPE	NO. OF FLATS/FLOOR	FLAT PRODUCTION	POPULATION
1P/2P	9	664	664
2P/3P	3	222	489
1B	6	444	1466
2B	2	148	637
TOTAL		1478	3256



TUNG TAU ESTATE PHASE 9

東頭邨第九期

DRAWING REF. : KL22/9/BLK/A/DC-D03/P00
Date : 23-August-2006

DRAWING TITLE : TYPICAL FLOOR PLAN 標準樓層圖



SCALE 1 : 300 (A4)