

**For discussion  
on 7 March 2016**

**Legislative Council Panel on Housing**

**Public Works Programme Item No. B777CL and B783CL**

**Infrastructure works for development  
at Lin Cheung Road, Sham Shui Po  
and Queen's Hill, Fanling**

**PURPOSE**

This paper seeks Members' support for the Government's proposals to upgrade the following two Public Works Programme items to Category A so as to support the public housing developments at Lin Cheung Road, Sham Shui Po and Queen's Hill, Fanling.

- (a) **B777CL** - Road and Infrastructure Works for Development at Lin Cheung Road, Sham Shui Po; and
- (b) **B783CL** - Infrastructure Works for Development at Queen's Hill, Fanling.

**PROJECT PROPOSALS**

2. The site plan showing the proposed works for **B777CL** is at **Annex 1** and the artist's impression drawing of the project is at **Annex 2**. The scope of works comprises –

- (a) construction of a single two-lane carriageway with footpaths;
- (b) construction of a pedestrian walkway at the eastern boundary of the site leading to Nam Cheong MTR Station; and
- (c) construction of ancillary works including drainage, waterworks, sewerage, retaining wall and landscaping works.

3. The site plan showing the proposed works for **B783CL** is at **Annex 3** and the artist's impression drawing of the project is at **Annex 4**. The scope of works comprises –

- (a) widening and realignment of Lung Ma Road to a single two-lane carriageway, and improvement works to associated roads and junctions;
- (b) construction of sewerage infrastructure including a sewage pumping station (SPS) and associated mains; and
- (c) construction of ancillary works including drainage, waterworks and landscaping works.

4. Subject to the funding approval of the Finance Committee, we plan to commence the construction works under **B777CL** and **B783CL** in late 2016. The projects are expected to be completed in mid-2018 and late 2019 respectively to tie in with the phased intake of the corresponding public housing developments.

## **JUSTIFICATION**

5. The proposed public housing developments at Lin Cheung Road site will be completed in phases from 2018-19 and will provide about 3 800 flats for a population of about 11 300. To support the developments, it is necessary to construct a new road and associated infrastructures under **B777CL**.

6. The proposed public housing developments at the western part of Queen's Hill site will be completed in phases from 2020-21 and will provide about 12 000 flats for a population of about 37 300. To support the developments, it is necessary to improve the existing infrastructures under **B783CL**.

7. To tie in with the proposed public housing developments at Lin Cheung Road and Queen's Hill, timely completion of the infrastructures under **B777CL** and **B783CL** are necessary. Upon completion, the proposed works will be handed over to relevant government departments for management and maintenance.

## PROJECT ESTIMATE

8. Based on the money-for-the day prices, the capital cost of the proposed works under **B777CL** and under **B783CL** are estimated to be \$114.8 million and \$1,459.5 million respectively.

## PUBLIC CONSULTATION

9. For the proposed works of **B777CL**, the Government –
- (a) consulted the Sham Shui Po District Council on 2 February 2016. Members did not object to the proposal to support public housing developments at the site, but requested the relevant departments to look into ways to mitigate the possible traffic impact and explore the feasibility of connecting roads to Wholesale Market Street in the long term;
  - (b) gazetted the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) (RO), and the proposed sewerage works, applying the RO in accordance with the Water Pollution Control (Sewerage) Regulation (Cap. 358AL) on 17 July 2015. No written objection was received. The authorisation notice was subsequently gazetted on 31 December 2015;
  - (c) consulted the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing of Harbourfront Commission on 9 November 2015 and Members did not object to the proposal; and
  - (d) consulted the Advisory Committee on the Appearance of Bridges and Associated Structures<sup>1</sup> (ACABAS) on 19 January 2016. The ACABAS accepted the proposed design of the retaining wall.

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<sup>1</sup> The Advisory Committee on the Appearance of Bridges and Associated Structures, which comprises representatives of the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the Hong Kong Institution of Planners, academic institutions, Architectural Services Department, Highways Department, Housing Department and Civil Engineering and Development Department, is responsible for vetting the design of bridges and other structures associated with the public highway system, including noise barriers and semi-enclosures, from aesthetic and visual impact points of view.

10. For the proposed works of **B783CL**, the Government –
- (a) consulted the North District Council (NDC) on the proposed works on 9 October 2014 and 17 February 2016, and consulted the Working Group on Housing and Town Planning of North District on 2 December 2014 and 30 April 2015. Members supported the proposal;
  - (b) gazetted the first amendment of the proposed widening of Lung Ma Road under the RO on 31 July 2015 and received six objections. One objection is related to a private lot boundary and it was withdrawn unconditionally after clarification. The other five objectors were against the provision of noise barriers nearby their lots on Lung Ma Road. Subsequently, the second amendment with the deletion of the concerned noise barriers was gazetted under the RO on 18 December 2015 to address the objectors' concerns. No objection was received to the second amendment scheme. The five objections against the first amendment scheme were withdrawn unconditionally. The authorisation notice will be gazetted in the second quarter of 2016;
  - (c) consulted the ACABAS on 16 February 2016 and will continue to work with the ACABAS to refine the aesthetic design of the proposed noise barriers; and
  - (d) maintained close dialogues with local stakeholders, including the NDC Members and the Fanling District Rural Committee and secured their support. The Government has mapped out betterment programme for the surrounding community (including minor improvements to local environment, such as greening and community facilities) to address local concerns over the project.

## **ENVIRONMENTAL IMPLICATIONS**

11. **B777CL** is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499) (EIAO).

12. The proposed SPS under **B783CL** is a designated project under Schedule 2 of the EIAO. Having regard to the project profile, the Director of Environmental Protection (DEP) is satisfied that the environmental impact of the project can meet the requirements of the Technical Memorandum on EIA Process. With the consent of the Secretary for Environment, the permission to apply directly for an Environmental Permit (EP) was granted on 20 November 2015 and the EP was issued on 22 January 2016. The Government shall implement the mitigation measures set out in the project profile, and the EP as well as those required by the DEP.

13. Except for the proposed SPS, other parts of **B783CL** are not designated project under the EIAO.

### **LAND ACQUISITION**

14. The proposed works under **B777CL** and **B783CL** do not require any land acquisition. **B783CL** requires clearance of Government land of about 62 270 square metres. The estimated cost of clearance is estimated to be \$2.9 million and will be charged to **Head 701 – Land Acquisition**.

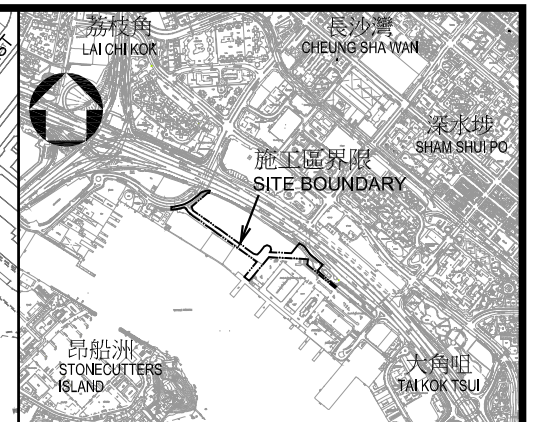
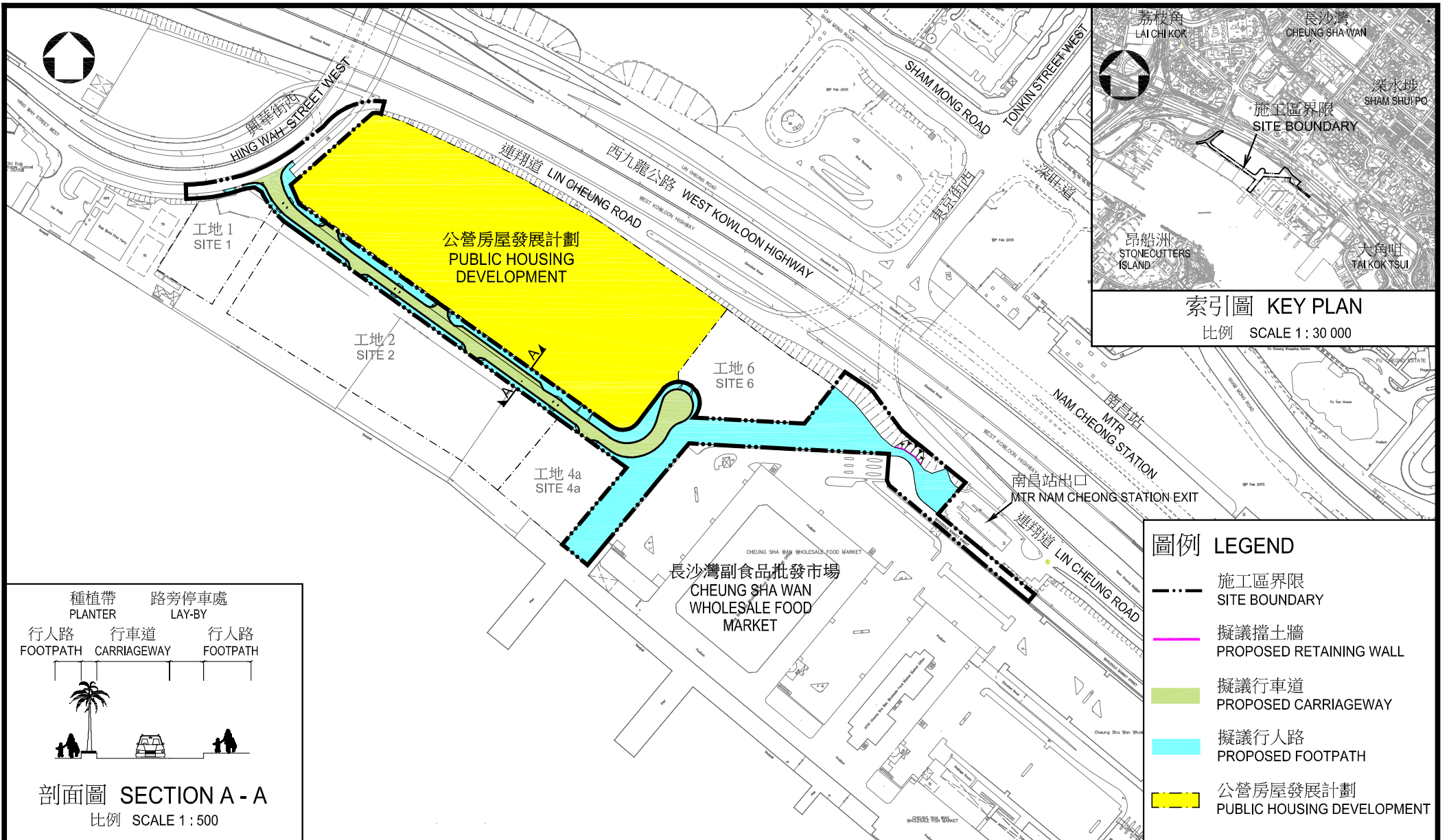
### **WAY FORWARD**

15. Subject to Member's support, we plan to consult the Public Works Subcommittee on the project proposals in the second quarter of 2016.

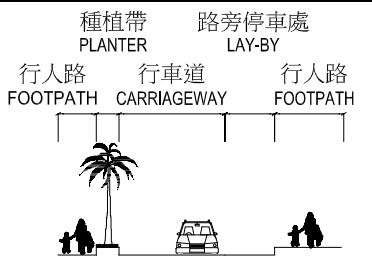
### **ADVICE SOUGHT**

16. Members are invited to support the funding proposals for the proposed works under **B777CL** and **B783CL**.

**Transport and Housing Bureau**  
**February 2016**



索引圖 KEY PLAN  
比例 SCALE 1 : 30 000



剖面圖 SECTION A - A  
比例 SCALE 1 : 500

圖例	LEGEND
	施工區界限 SITE BOUNDARY
	擬議擋土牆 PROPOSED RETAINING WALL
	擬議行車道 PROPOSED CARRIAGEWAY
	擬議行人路 PROPOSED FOOTPATH
	公營房屋發展計劃 PUBLIC HOUSING DEVELOPMENT

工務計劃項目編號 B777CL  
深水埗連翔道用地發展之道路及基礎設施工程  
PWP ITEM NO. B777CL

ROAD AND INFRASTRUCTURE WORKS FOR DEVELOPMENT AT LIN CHEUNG ROAD, SHAM SHUI PO

工地平面圖  
SITE PLAN  
比例 SCALE 1:4000



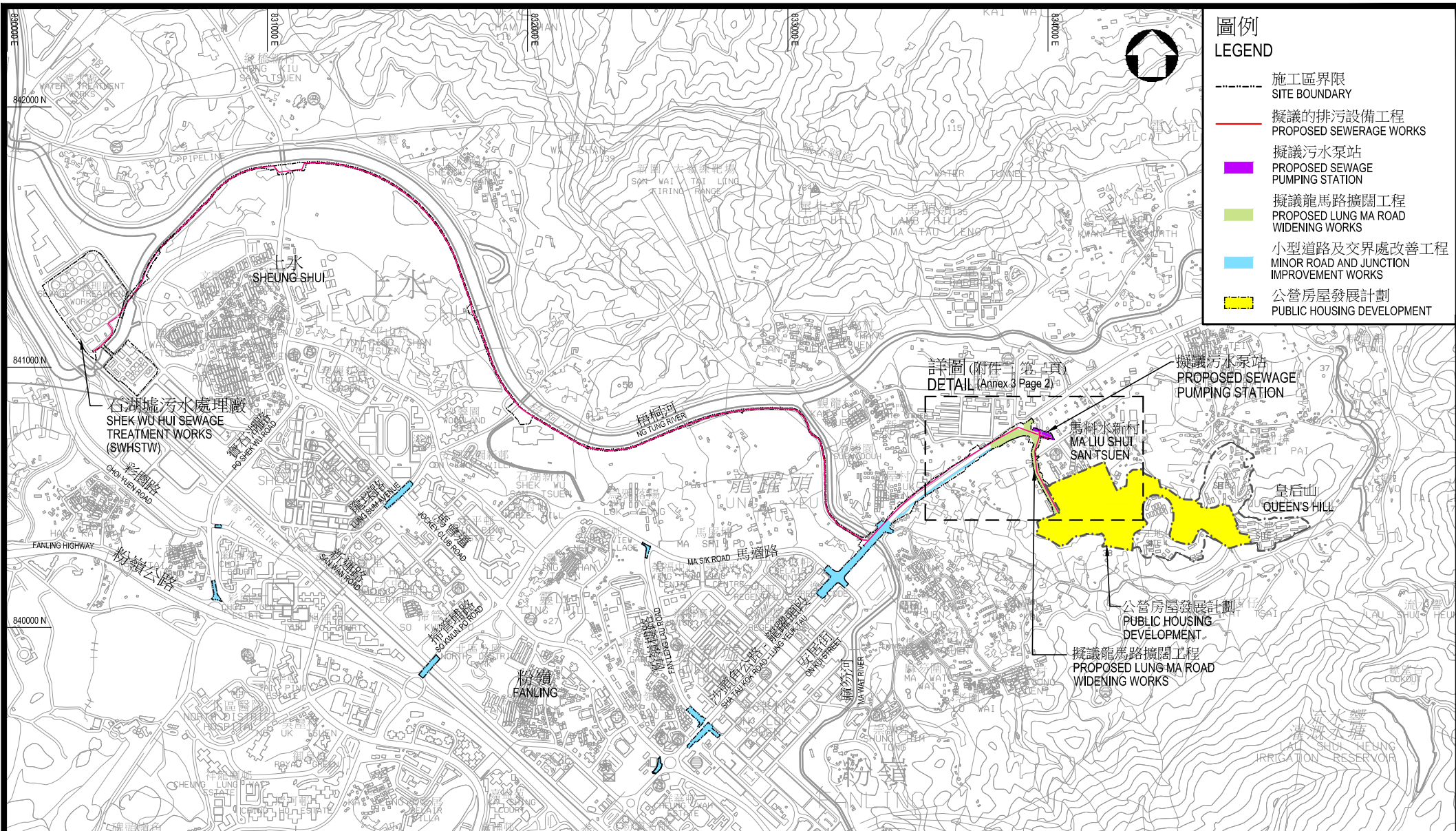
從東北面望向擬議行人路

VIEW OF PROPOSED PEDESTRIAN WALKWAY FROM NORTH-EAST DIRECTION

工務計劃項目編號 B777CL  
深水埗連翔道用地發展之道路及基礎設施工程  
PWP ITEM NO. B777CL

ROAD AND INFRASTRUCTURE WORKS FOR DEVELOPMENT AT LIN CHEUNG ROAD, SHAM SHUI PO

構思圖  
ARTIST'S  
IMPRESSION  
DRAWING



**圖例**  
**LEGEND**

- 施工區界限  
SITE BOUNDARY
- 擬議的排污設備工程  
PROPOSED SEWERAGE WORKS
- 擬議污水泵站  
PROPOSED SEWAGE PUMPING STATION
- 擬議龍馬路擴闊工程  
PROPOSED LUNG MA ROAD WIDENING WORKS
- 小型道路及交界處改善工程  
MINOR ROAD AND JUNCTION IMPROVEMENT WORKS
- 公營房屋發展計劃  
PUBLIC HOUSING DEVELOPMENT

詳圖(附件三第2頁)  
DETAIL (Annex 3 Page 2)

工務計劃項目編號 B783CL  
粉嶺皇后山發展之基礎設施工程  
PWP ITEM NO. B783CL

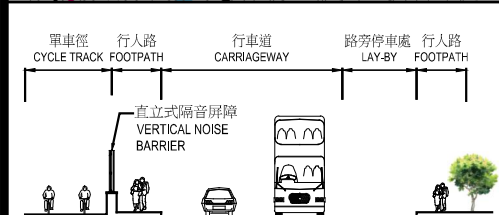
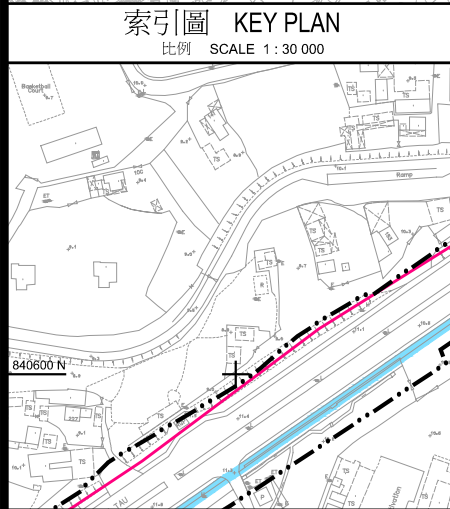
INFRASTRUCTURE WORKS FOR DEVELOPMENT AT QUEEN'S HILL, FANLING

工地平面圖  
SITE PLAN  
比例 SCALE 1:20 000

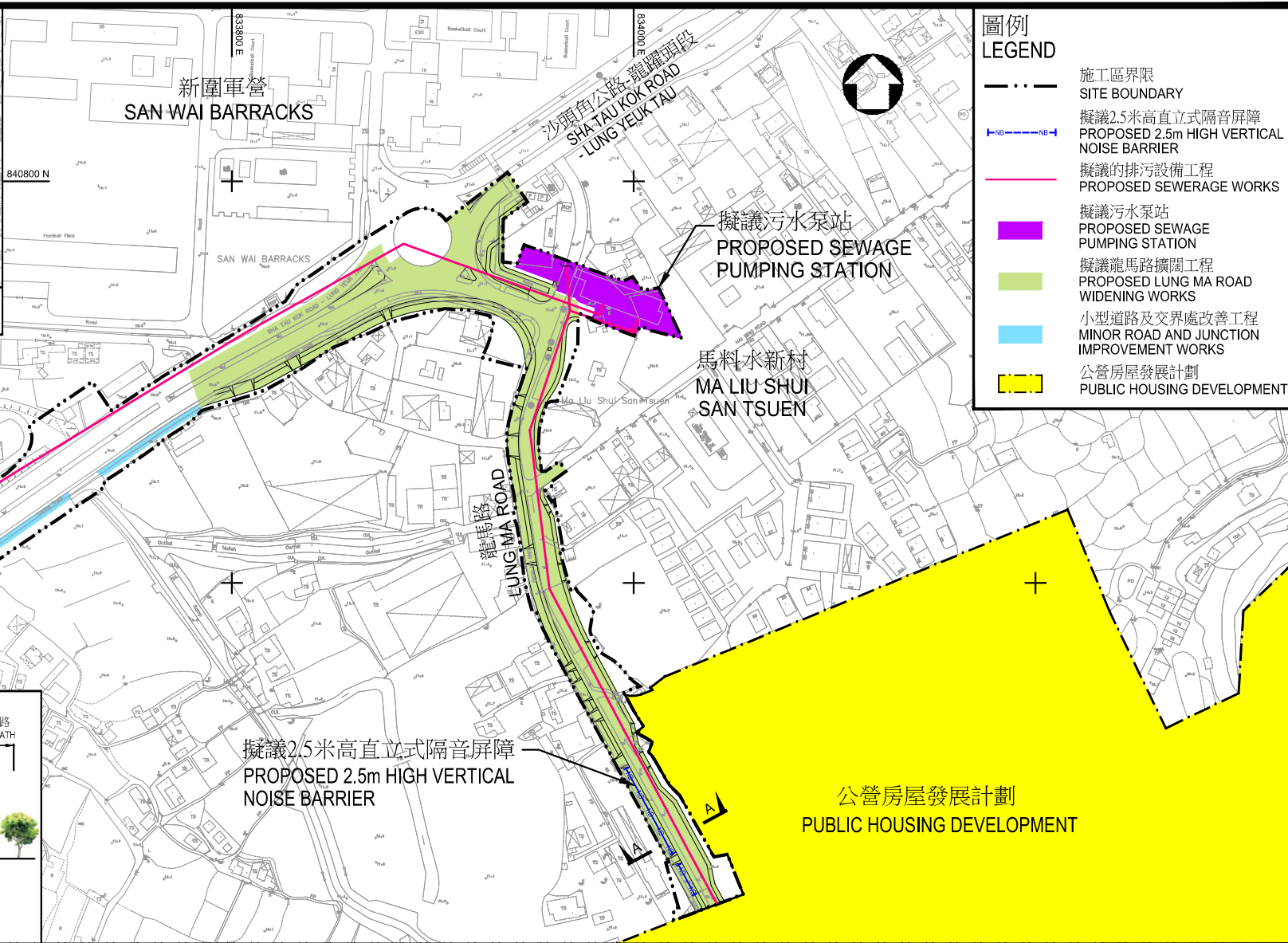




索引圖 KEY PLAN  
比例 SCALE 1 : 30 000



剖面圖 SECTION A - A  
比例 SCALE 1 : 300



圖例 LEGEND

- SITE BOUNDARY
- PROPOSED 2.5m HIGH VERTICAL NOISE BARRIER
- PROPOSED SEWERAGE WORKS
- PROPOSED SEWAGE PUMPING STATION
- PROPOSED LUNG MA ROAD WIDENING WORKS
- MINOR ROAD AND JUNCTION IMPROVEMENT WORKS
- PUBLIC HOUSING DEVELOPMENT

工務計劃項目編號 B783CL  
粉嶺皇后山發展之基礎設施工程  
PWP ITEM NO. B783CL

INFRASTRUCTURE WORKS FOR DEVELOPMENT AT QUEEN'S HILL, FANLING

工地平面圖  
SITE PLAN

比例 SCALE 1:3000



從北面望向龍馬路  
VIEW OF LUNG MA ROAD FROM NORTH DIRECTION

工務計劃項目編號 B783CL  
粉嶺皇后山發展之基礎設施工程  
PWP ITEM NO. B783CL  
INFRASTRUCTURE WORKS FOR DEVELOPMENT AT QUEEN'S HILL, FANLING

構思圖  
ARTIST'S  
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