

(Translation)

香港特別行政區政府  
The Government of the Hong Kong Special Administrative Region

運輸及房屋局

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Transport and Housing Bureau

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19 December 2016

Mr Derek Lo  
Clerk to Legislative Council Panel on Housing  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road, Central  
Hong Kong

Dear Mr Lo,

Legislative Council Panel on Housing  
Meeting on 5 December 2016

I enclose the supplementary information on Public Works Programme Items No. B778CL-1, B781CL and B186GK requested by Members at the meeting on 5 December 2016 (Annex) for Members' reference.

Yours sincerely,

( Original Signed )

( Jerry Cheung )

for Secretary for Transport and Housing

**Legislative Council Panel on Housing  
meeting on 5 December 2016**

**Supplementary Information**

**Purpose**

During the discussion of Public Works Programme (PWP) Items No. B778CL-1, B781CL and B186GK – Site Formation, Infrastructure, Community and Welfare Facilities to Support Public Housing Developments in Tai Po, Tung Chung and Tseung Kwan O at the Legislative Council Panel on Housing meeting on 5 December 2016, Members requested additional information on the following items. This paper provides the relevant information-

- (a) breakdown of the cost estimates for the three proposed projects;
- (b) whether the plot ratios of the three proposed project sites, including the non-domestic portions, had been fully utilised, details of the plot ratio calculations, and the proposed uses/facilities that would be provided in the non-domestic portions of the sites;
- (c) types, number of places and scale of additional child care services that would be provided in Tseung Kwan O district in the coming five years, and the relevant timetables;
- (d) types of facilities (including community and welfare facilities, etc.) that would be accommodated in the proposed ancillary facilities block at Tseung Kwan O Area 65C2 under PWP No. B186GK; and
- (e) the traffic impact of the proposed public housing developments in Tai Po district on the nearby area/roads, measures to address the impact and the relevant traffic impact assessment.

## Breakdown of the Cost Estimates

2. We estimate the capital cost of B778CL-1, B781CL and B186GK to be about \$1,146.8 million, about \$284.8 million and about \$235.2 million respectively in money-of-the-day (MOD) prices. The breakdown is as follows –

### PWP No. B778CL-1 – Site formation and infrastructure works for public housing developments at Chung Nga Road and Area 9, Tai Po – Phase 1

			\$ million(about)
(a)	Site formation works		494.4
(b)	Roadworks		69.9
(c)	Drainage works		95.6
(d)	Sewerage works		41.5
(e)	Waterworks		23.5
(f)	Landscape works		47.6
(g)	On-cost payable to the Hong Kong Housing Authority (HA) <sup>1</sup>		81.0
(h)	Consultants' fee for		1.6
	(I) contract administration	1.0	
	(II) management of resident site staff (RSS)	0.6	
(i)	Remuneration of RSS		12.4
(j)	Contingencies		86.7
	Sub-total		954.2
			(in September 2016 prices)
(k)	Provision for price adjustment		192.6
	Total		1,146.8
			(in MOD prices)

<sup>1</sup> The total estimated construction cost of items (a) to (f) is about \$772.5 million, of which about \$648.1 million is for the entrusted works. On-cost payable to HA is 12.5% of the above \$648.1 million, which will be charged by HA for the design, administration and supervision of the entrusted works.

PWP No. B781CL – Infrastructure works for public housing development at Area 54, Tung Chung

			<b>\$ million(about)</b>
(a)	Construction of new carriageway, road improvement works, footpaths, cycle track and amenity areas		70.9
(b)	Construction of sewers		81.2
(c)	Ancillary works including drainage, waterworks and landscaping works		39.2
(d)	Consultants' fee for		3.2
	(I) contract administration	2.4	
	(II) management of RSS	0.8	
(e)	Remuneration of RSS		25.5
(f)	Contingencies		22.0
	Sub-total		242.0
			(in September 2016 prices)
(g)	Provision for price adjustment		42.8
	Total		284.8
			(in MOD prices)

PWP No. B186GK – Ancillary facilities block at Tseung Kwan O Area 65C2

		<b>\$ million(about)</b>
(a)	Site works	1.7
(b)	Piling	35.2
(c)	Building	91.3
(d)	Building services	26.6
(e)	Drainage	0.3

		\$ million(about)
(f)	External works	0.8
(g)	Additional energy conservation, green and recycled features	1.7
(h)	On-cost payable to HA <sup>2</sup>	19.7
(i)	Furniture and equipment <sup>3</sup>	1.8
(j)	Contingencies	17.9
	Sub-total	197.0 (in September 2016 prices)
(k)	Provision for price adjustment	38.2
	Total	235.2 (in MOD prices)

### Plot Ratios and Proposed Uses/Facilities in Non-domestic Portions

3. The planning brief of the public housing development is based on the planning intention, the development restrictions on the Outline Zoning Plan, topography, surrounding land uses and comments received from the public. A number of urban design considerations including wind corridors, visual permeability, building block massing and, heights, connectivity and integration, open space and pedestrian linkages, etc., have been incorporated in the developments. In response to the society's demand for public housing, we have adopted the principle of optimising land use, and as long as planning, infrastructure and environmental factors permit, we will fully optimise the development potential of the sites to maximise public housing production, and to satisfy the needs of existing and future residents.

4. The Gross Site Area (GSA) of the public housing developments at Chung Nga Road East site and Tai Po Area 9 site is approximately 7.76 hectares (ha) in total. The Net Site Area (NSA) is approximately

<sup>2</sup> This is the estimated cost (12.5% of the construction cost) to be charged by HA for the design, administration and supervision of the project.

<sup>3</sup> The estimated cost is based on an indicative list of furniture and equipment required.

5.30 ha. The permitted plot ratio is not more than 6.0 (including a non-domestic plot ratio of not more than 0.5). The development at Chung Nga Road East site and Tai Po Area 9 site will provide a total of about 7 070 flats and associated non-domestic facilities, which comprise (i) educational facilities, including two kindergartens and a primary school; (ii) community and welfare facilities, including Integrated Support Service for Persons with Severe Physical Disabilities, a Child Care Centre, an Early Education Training Centre, a Neighbourhood Elderly Centre, a Day Care Centre for the Elderly and a Residential Care Home for the Elderly; (iii) traffic and transportation facilities, including covered car parks and public transport terminus; and (iv) retail/commercial facilities.

5. The GSA and NSA of the public housing development at Area 54, Tung Chung are both approximately 3.24 ha. The permitted domestic plot ratio is not more than 5.0 while the permitted non-domestic plot ratio is not specified in the “Draft Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/1”. The public housing development at Area 54, Tung Chung will provide about 3 300 flats and associated non-domestic facilities, which comprise a kindergarten, covered car parks, and retail/commercial facilities.

6. The GSA and NSA of the public housing development at Tseung Kwan O Area 65C2 are both approximately 2.00 ha. The permitted domestic plot ratio is not more than 3.3 and the permitted non-domestic plot ratio is not more than 0.5. The development at Tseung Kwan O Area 65C2 will provide about 1 400 flats and associated non-domestic facilities, which comprise a kindergarten, covered car parks, retail/commercial facilities, and the ancillary facilities block under PWP No. B186GK. The facilities accommodated in the ancillary block are listed in paragraph 12 below.

### **Child Care Services in Tseung Kwan O District in Coming Five Years**

7. Complying with the Child Care Services Ordinance (Cap. 243) and the Child Care Services Regulations (Cap. 243A), the Social Welfare Department (SWD) is committed to setting up more aided standalone child care centres (CCCs) to address the society’s demand for such

services and to support women in fulfilling work and family commitments. In 2014-15 and 2015-16, SWD provided a total of 46 additional places through in-situ expansion in six of the existing aided standalone CCCs. SWD will keep in view the demand for various child care services and plan for new CCCs in districts with high demand. SWD is also planning to provide about 100 additional aided long full-day child care places for children aged below three in 2018-19. Although these services are not set up in Tseung Kwan O district, SWD will continue to liaise closely with relevant government departments to explore the feasibility of setting up CCCs at suitable premises in the district.

8. Besides, in order to assist parents who cannot take care of their young children temporarily because of work or other reasons, SWD has been subsidising non-governmental organisations to provide a variety of child care services for children aged below six. The services include standalone CCCs, CCCs attached to kindergartens, occasional child care service (OCCS), extended hours service (EHS) and Neighbourhood Support Child Care Project (NSCCP), etc.

9. In the 2015-16 school year, there were 33 kindergarten-cum-CCCs providing a total of 2 296 child care places to children aged below three in Sai Kung district (including Tseung Kwan O district, same hereinafter), with the overall utilisation rate of 67%. Among them, 13 aided kindergarten-cum-CCCs were providing full-day child care services to children aged below three. In general, there are still vacancies in these centres. Besides, some of the above aided centres also provide OCCS and EHS for parents of children aged below six, so as to assist the parents in case of sudden engagements or other matters, or long working hours. Up to 2015-16, the total number of places of OCCS and EHS in Sai Kung district were 20 and 88 respectively, with the respective utilisation rate of 72% and 64%.

10. Meanwhile, SWD also subsidises the Hong Kong Family Welfare Society to operate NSCCP in Sai Kung district, arranging volunteer child carers to provide flexible child care service for parents in need, with the service target recipients being children aged below nine. The project provided a minimum capacity of 53 places and served 876 children in 2015-16.

11. Besides, since 2015-16, SWD has provided in phases additional places of EHS at aided CCCs and kindergarten-cum-CCCs in districts with high demand so that more pre-primary children who are aged below six and in need can continue to receive extended hours of care in the same service units, alleviating the pressure of their working parents. Among all, 32 newly added places in Sai Kung district have been provided in phases since September 2015.

### **Types of Facilities in Ancillary Facilities Block at Tseung Kwan O Area 65C2**

12. The project site of PWP No. B186GK occupies an area of around 1 200 square metres at Tseung Kwan O Area 65C2. The proposed scope of works comprises the construction of an ancillary facilities block to accommodate the following facilities –

- (a) an activity centre consisting of a multi-purpose hall with a seating capacity of 200 persons that can be partitioned into three rooms, a conference room, a management office and office store room, a babycare room, store rooms and toilets;
- (b) five welfare facilities consisting of an Integrated Family Service Centre, a Neighbourhood Elderly Centre; a Special Child Care Centre, an Early Education and Training Centre and a Youth Outreaching Team office; and
- (c) ancillary facilities including lifts and lobbies, refuse room, parking spaces, loading/unloading area, building services plant rooms and landscaped areas.

### **Traffic Impact Arising from the Proposed Public Housing Developments in Tai Po District**

13. The Civil Engineering and Development Department employed a consultant to carry out an assessment on the traffic impact arising from the proposed public housing developments in Tai Po district to the



vicinity (near Chung Nga Road and Chuen On Road). The traffic assessment indicated that the volume to capacity ratio of Chung Nga Road and Chuen On Road would be about 0.58 during peak hours after the population intake of the proposed public housing developments. The traffic assessment proposed to construct a new carriageway connecting the proposed development at Tai Po Area 9 site and Chuen On Road. At the same time, the traffic assessment proposed to conduct improvement works at the two junctions, namely Chung Nga Road and Cheung On Road (South), and Chung Nga Road and Chuen On Road (North).

14. The above mentioned traffic improvement works would be sufficient for coping with the additional traffic flow. No adverse impact will be caused to the traffic in the vicinity. The capacities of the concerned junctions are set out below -

Junctions	Proposed Improvement Works	Junction Capacity <sup>4</sup>			
		Before improvement		After improvement	
		AM	PM	AM	PM
Chuen On Road and the new carriageway connecting with Tai Po Area 9	Widening of the junction between Chuen On Road and the new carriageway connecting with Tai Po Area 9 site (near Tai Po Hospital).	1.31	0.71	0.64	0.45
Chung Nga Road and Chuen On Road (South)	Widening of Chung Nga Road southbound for the provision of an additional lane at Chung Nga Road southbound.	-16%	5%	16%	35%

<sup>4</sup> The reserve capacity of signal-controlled junctions is indicated by percentage, a positive figure indicates that the junction could accommodate more traffic. As regards priority junctions (controlled by "Stop" or "Give Way" traffic signs and/or the associated road markings), the degree of saturation of traffic is indicated by design flow/capacity ratio and represented by decimal, a ratio above 1 indicates the presence of traffic queues.

Chung Nga Road and Chuen On Road (North)	Widening of the existing junction between Chung Nga Road and Chuen On Road, signalling of the junction and rearranging of pedestrian crossings.	0.91	0.61	16%	>50%
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**Social Welfare Department  
Transport and Housing Bureau  
December 2016**