

## Legislative Council Panel on Housing

### Public Works Programme Item No. B757CL – Roads and Drains in Area 16 and Area 58D, Sha Tin

#### PURPOSE

This paper seeks Members' support for the Government's proposal to upgrade **B757CL** to Category A at an estimated cost of \$224.5 million in money-of-the-day (MOD) prices, for the provision of the infrastructure to support the proposed public housing development in Area 16 and Area 58D, Sha Tin.

#### PROJECT PROPOSAL

2. The scope of works under **B757CL** comprises -
  - (a) widening and realignment of a section of Kwei Tei San Chuen Road to a single two-lane carriageway with associated retaining walls, slopeworks, footpaths and crossing facilities;
  - (b) widening of a section of Wong Chuk Yeung Street from Kwei Tei San Chuen Road to Wo Sheung Tun Street to a single two-lane carriageway with associated slopeworks, laybys, footpaths and crossing facilities; and
  - (c) ancillary works including drainage, sewerage, water supply system, and landscaping works.

..... A site plan showing the proposed works is attached at Annex.

3. Subject to the funding approval from the Legislative Council (LegCo) Finance Committee, we plan to commence the construction of the proposed works in November 2015 for completion in June 2018.

#### JUSTIFICATION

4. A site at Area 16 and Area 58D, Sha Tin will be used for public rental housing (PRH) development to address the increasing demand for public housing. The proposed PRH development is expected to be completed in 2018/19 and will provide about 4 800 flats for a population of about 13 500.

5. To support the proposed PRH development, it is necessary to improve the infrastructure, such as widening of the existing Kwai Tei San Chuen Road and Wong Chuk Yung Street and provision of drainage, sewerage and water supply system. The existing Kwei Tei San Chuen Road, which is only a single track access road for two-way traffic at present, will also need to be widened to a standard single two-lane carriageway and realigned. After the realignment, the land occupied by the existing Kwei Tei San Chuen Road will form part of the proposed PRH development.

6. To tie in with the scheduled completion of the proposed PRH development in 2018/19, timely completion of the infrastructure is necessary. Upon completion of the construction works, the roads and the associated infrastructure will be handed over to relevant departments for management and maintenance.

## **PROJECT ESTIMATE**

7. **B757CL** was upgraded to Category B in September 2012. The capital cost of the proposed works is estimated to be \$224.5 million in MOD prices.

## **PUBLIC CONSULTATION**

8. The Government consulted the Traffic and Transport Committee of the Sha Tin District Council on the proposed works on 10 September 2013. Members supported the proposal.

9. We gazetted the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) (the Ordinance) on 10 January 2014. One objection was received. The objectors mainly objected to the resumption of the private land arising from the proposed PRH development, and thus, also the proposed road and drainage works under **B757CL**, which is designed for supporting the PRH development. At the objection resolving meeting in April 2014, the Government clarified to the objectors that the road and drainage works under **B757CL** would not involve any land resumption, and also explained to them that the lot would be resumed for the proposed PRH development. Despite the Government's explanation, the objectors maintained their objection.

10. Having considered the unresolved objection, the Chief Executive-in-Council authorised the scheme in accordance with the Ordinance without modification on 6 January 2015. The notice of authorisation will be gazetted in the first quarter of 2015.

## **LAND ACQUISITION**

11. The proposed works do not require any land acquisition.

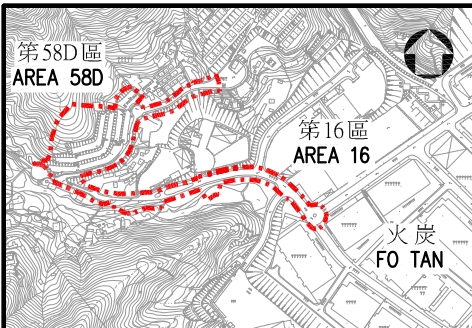
## **WAY FORWARD**

12. We plan to seek funding approval from the LegCo Finance Committee in the second quarter of 2015 after consulting the LegCo Public Works Subcommittee.

## **ADVICE SOUGHT**

13. Members are invited to support the funding proposal for the proposed project.

**Transport and Housing Bureau  
January 2015**



現有桂地新村路將重新定線  
EXISTING KWAI TEI SAN CHUEN ROAD TO BE REALIGNED

前火炭平房區  
EX-FO TAN COTTAGE AREA

桂地新村路  
KWAI TEI SAN CHUEN ROAD

火炭谷新村  
FO TAN KUK SAN TSUEN

桂地新村  
KWAI TEI NEW VILLAGE

桂地村  
KWAI TEI VILLAGE

公共房屋發展項目  
PUBLIC HOUSING DEVELOPMENT

黃竹洋街  
WONG CHUK YEUNG STREET

禾上墩街  
WO SHEUNG TUN STREET

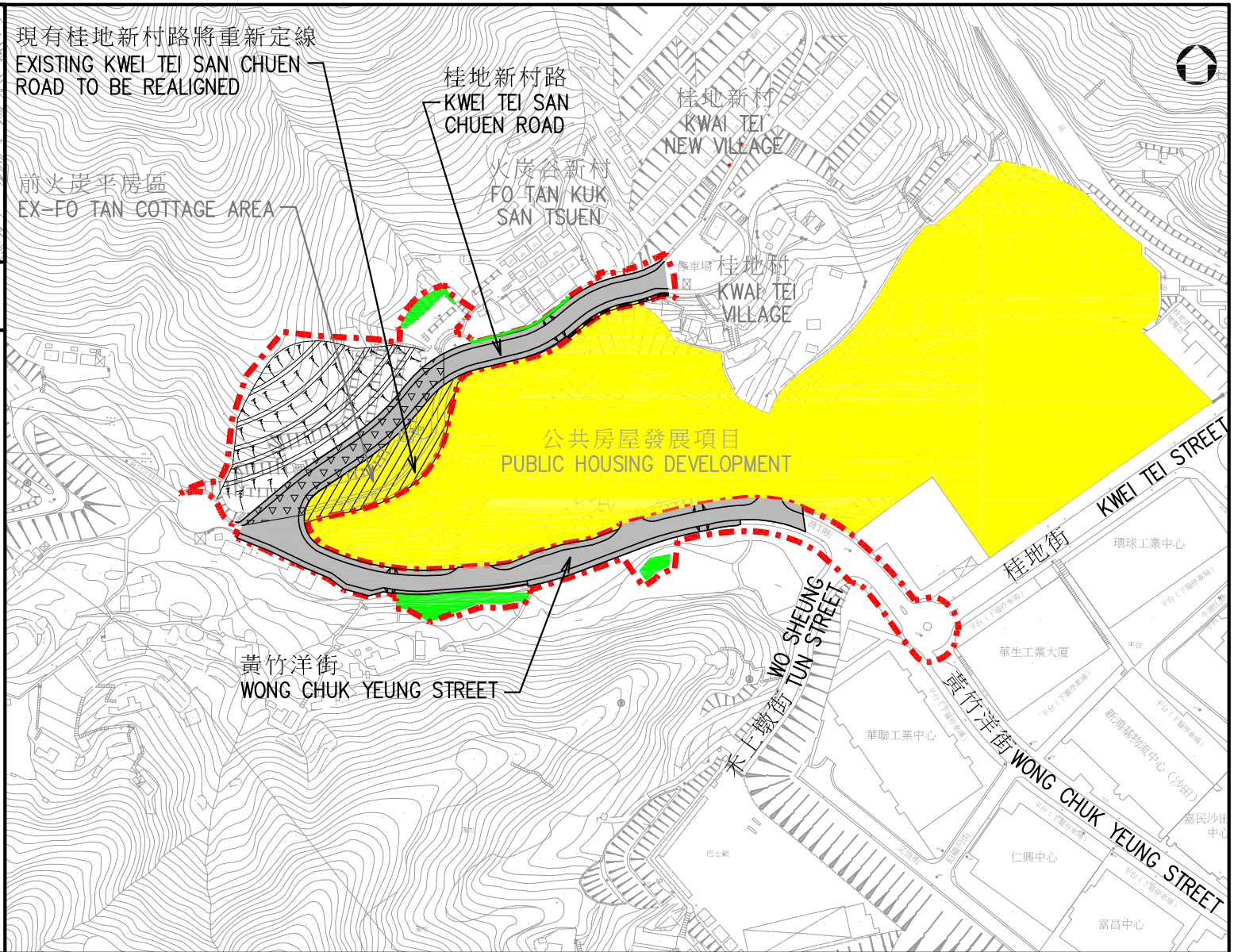
桂地街  
KWAI TEI STREET

黃竹洋街  
WONG CHUK YEUNG STREET

索引圖  
比例

KEY PLAN  
SCALE 1:10 000

- 圖例  
LEGEND
- 施工區界限  
SITE BOUNDARY
  - 擬議道路擴闊工程  
PROPOSED ROAD WIDENING WORKS
  - 擬議道路擴闊及重新定線工程  
PROPOSED ROAD WIDENING AND REALIGNMENT WORKS
  - 擬議斜坡加固工程  
PROPOSED SLOPE UPGRADING WORKS
  - 工程完成後，將移交作發展公共房屋的用地  
SITE TO BE HANDED OVER FOR PUBLIC HOUSING DEVELOPMENT AFTER COMPLETION OF THE WORKS
  - 擬議護土牆  
PROPOSED RETAINING WALL
  - 擬議削土斜坡  
PROPOSED CUT SLOPE
  - 擬議公共房屋發展項目  
PROPOSED PUBLIC HOUSING DEVELOPMENT



工務計劃項目編號B757CL  
沙田第16區及第58D區的道路及渠務工程  
PWP ITEM No. B757CL  
ROADS AND DRAINS IN AREA 16 AND AREA 58D, SHA TIN

工地平面圖  
SITE PLAN

比例  
SCALE 1:3 000