

**For discussion
on 5 December 2016**

Legislative Council Panel on Housing

Public Works Programme 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**

PURPOSE

This paper seeks Members' support for the Government's proposal to upgrade the following three Public Works Programme items to Category A to support the public housing developments in Tai Po, Tung Chung and Tseung Kwan O –

- (a) B778CL-1 – Site formation and infrastructure works for public housing developments at Chung Nga Road and Area 9, Tai Po – Phase 1;
- (b) B781CL – Infrastructure works for public housing development at Area 54, Tung Chung; and
- (c) B186GK – Ancillary facilities block at Tseung Kwan O Area 65C2.

PROPOSED PROJECTS

2. To address the housing needs of the society, we have to take forward the proposed projects to provide formed land, infrastructure, community and welfare facilities for public housing developments. The proposed projects include –

B778CL-1 – Site formation and infrastructure works for public housing developments at Chung Nga Road and Area 9, Tai Po- Phase 1

3. This project aims to form land, construct new roads, and provide infrastructure to support three proposed public housing developments at the site of Area 9, Tai Po, Chung Nga Road East site and Chung Nga Road West site. To tie in with the development programmes of the above public housing developments, B778CL would be carried out in two parts.

4. We propose upgrading the first part of the project, i.e. B778CL-1, to Category A. This part, namely, “Site formation and infrastructure works for public housing developments at Chung Nga Road and Area 9, Tai Po – Phase 1”, supports the proposed public housing developments at Tai Po Area 9 site and Chung Nga Road East site. The proposed works include site formation at the site of Area 9, Tai Po, construction of a new single two-lane carriageway for the access to the site of Area 9, Tai Po and other ancillary works serving the above three public housing developments. The capital cost of the project is estimated to be \$1,146.8 million in money-of-the-day (MOD) prices. Details of the project are at **Enclosure 1**.

5. The remaining part of B778CL will be retained in Category B to dovetail with the implementation programme of the proposed public housing development at Chung Nga Road West site. That part of works will cover site formation at Chung Nga Road West site, widening of a road connecting to Chung Nga Road and other ancillary works.

B781CL – Infrastructure works for public housing development at Area 54, Tung Chung

6. This project aims to provide infrastructure to support the proposed public housing development at Area 54, Tung Chung. The proposed works include construction of a new single two-lane carriageway, sewerage infrastructure and other ancillary works. The capital cost of the project is estimated to be \$284.8 million in MOD prices. Details of the project are at **Enclosure 2**.

B186GK – Ancillary facilities block at Tseung Kwan O Area 65C2

7. This project aims to provide an ancillary facilities block at Tseung Kwan O Area 65C2 (TKO 65C2) to address the needs for community and welfare facilities arising from the public housing development at TKO 65C2 and other developments in the district. The proposed facilities include a community activity centre and various welfare facilities. The capital cost of the project is estimated to be \$235.2 million in MOD prices. Details of the project are at **Enclosure 3**.

WAY FORWARD

8. Subject to Members' support, we plan to submit the three proposed items to the Legislative Council Public Works Subcommittee for consideration and the Finance Committee for funding approval in the first quarter of 2017.

ADVICE SOUGHT

9. Members are invited to support the funding proposals for the proposed works.

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B778CL - 1 – Site formation and infrastructure works for public housing developments at Chung Nga Road and Area 9, Tai Po- Phase 1

Project Proposal

The proposed public housing developments at Chung Nga Road East site and Tai Po Area 9 site will be completed in 2020-21 and 2022-23 respectively and will provide about 7 070 flats for a population of about 17 500. To support the developments, provision of formed land and associated infrastructure are required.

2. We propose upgrading part of B778CL to Category A. The site plan showing the proposed works and the artist's impression drawing of the project are at **Annexes 1 and 2 to Enclosure 1**. The proposed scope of works comprises –

- (a) formation of land at Tai Po Area 9 site;
- (b) construction of a new single two-lane carriageway with footpaths connecting Tai Po Area 9 site and Chuen On Road, improvement works along Chung Nga Road and at two junctions of Chung Nga Road/Chuen On Road; and
- (c) commencement of ancillary works including drainage, sewerage, waterworks and landscaping works.

3. Subject to the funding approval of the Legislative Council Finance Committee, we plan to commence the construction works in mid-2017. The proposed works are expected to be completed in mid-2020 and late 2022 to tie in with the intake of the proposed public housing developments at Chung Nga Road East site and Tai Po Area 9 site respectively.

4. The remaining part of B778CL will be retained in Category B. This part covers site formation at Chung Nga Road West site, widening of a road connecting to Chung Nga Road and other associated works, to dovetail with the implementation programme of the proposed public housing development at Chung Nga Road West site.

Justification

5. It is necessary to form land and construct associated infrastructure to support the developments. To cope with the tight project programme, the Government plans to entrust the Hong Kong Housing Authority (HA) to undertake the design and construction of part of the project, which comprises site formation and infrastructure works at Tai Po Area 9 site. This arrangement will allow better coordination on design and construction interface, and ensure timely completion of the proposed works for the public housing development. The site of Chung Nga Road East is relatively flat and is ready for commencement of works by HA.

6. To tie in with the intake of the proposed public housing developments at Chung Nga Road East site and Tai Po Area 9 site, the Civil Engineering and Development Department will complete the remaining part of the project as scheduled. The remaining part of the project comprises infrastructure works at the vicinity of Chung Nga Road and Chuen On Road. Upon completion, the proposed works will be handed over to the relevant government departments for management and maintenance.

Project Estimate

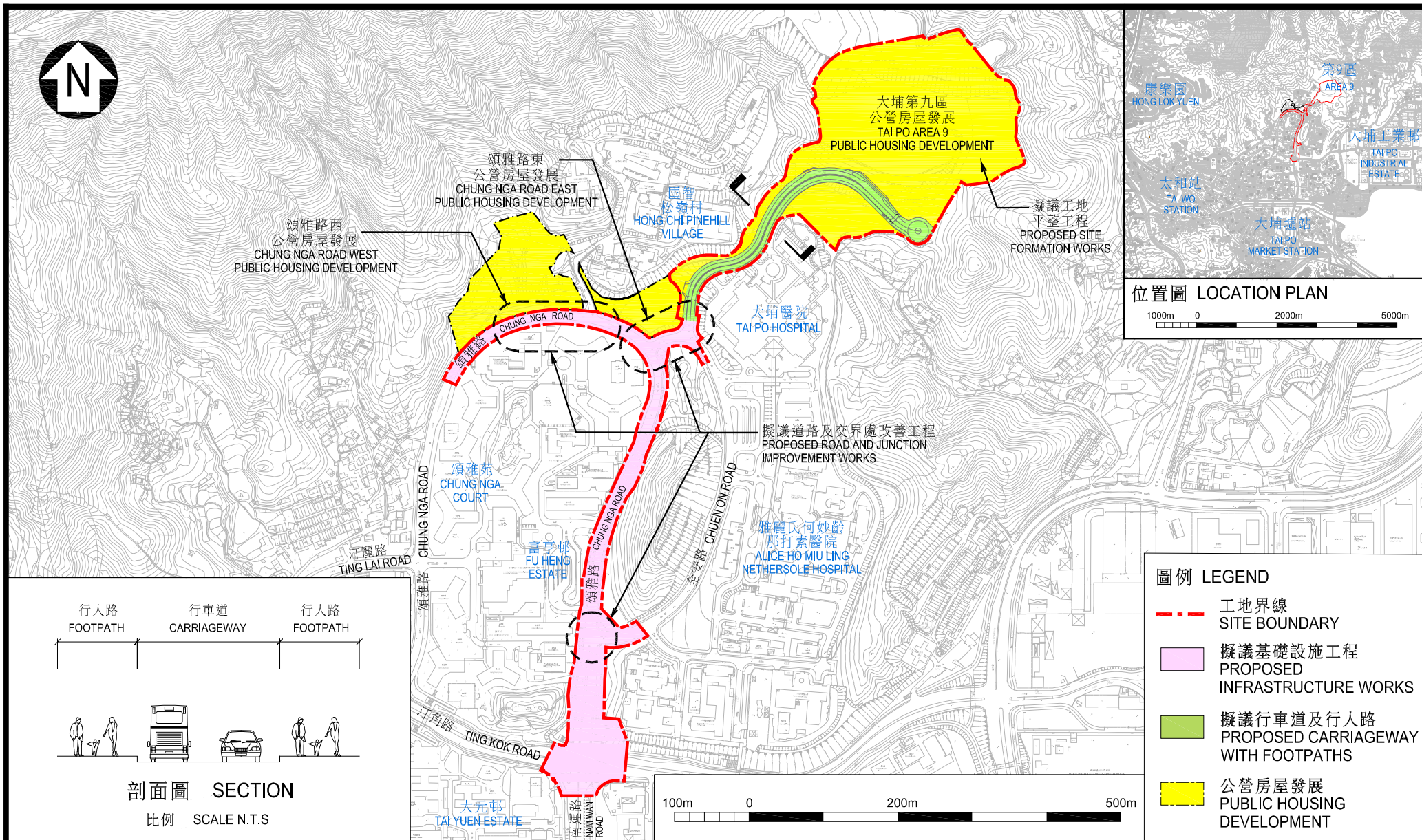
7. The capital cost of the proposed works as stated in paragraph 2 above is estimated to be \$1,146.8 million in money-of-the-day prices.

Public Consultation

8. We consulted the Environmental, Housing and Works Committee of Tai Po District Council on 9 March 2016 on the proposed works. Members supported the proposal.

9. We gazetted the proposed works of the new road under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 8 May 2015. No written objection was received. The authorization notice was subsequently gazetted on 28 August 2015.

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工地平面圖
SITE PLAN



從南面望向擬議行車道及行人路

VIEW OF PROPOSED CARRIAGEWAY AND FOOTPATH FROM SOUTH DIRECTION

工務計劃項目編號 B778CL(部分)
 大埔第9區和頌雅路公營房屋發展之工地平整及基礎設施工程 - 第一期
 PWP ITEM NO. B778CL (PART)
 SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS
 AT CHUNG NGA ROAD AND AREA 9, TAI PO - PHASE 1

構思圖
 ARTIST'S
 IMPRESSION
 DRAWING

B781CL – Infrastructure works for public housing development at Area 54, Tung Chung

Project Proposal

The proposed public housing development at Area 54, Tung Chung will be completed in 2021-22. The development will provide about 3 300 flats for a population of about 10 000. To support the development, provision of associated infrastructure is required.

2. The site plan showing the proposed works and the artist's impression drawing of the project are at **Annexes 1 and 2 to Enclosure 2**. The proposed scope of works comprises –

- (a) construction of a new single two-lane carriageway with footpaths and public transport facilities connecting to the junction of Ying Hei Road/Tung Chung Waterfront Road, and also associated improvement works;
- (b) construction of footpaths, cycle track, cycle parking area, amenity areas and bus lay-bys to the north of Ying Hei Road;
- (c) construction of sewers connecting to the existing Tung Chung Sewage Pumping Station; and
- (d) commencement of ancillary works including drainage, waterworks and landscaping works.

3. Subject to the funding approval of the Legislative Council Finance Committee, we plan to commence the construction works in mid-2017. The proposed works are expected to be completed in mid-2020 to tie in with the intake of the proposed public housing development at Area 54, Tung Chung.

Justification

4. It is necessary to construct a new carriageway and associated

infrastructure to support the development. To tie in with the intake of the proposed public housing development at Area 54, Tung Chung, timely completion of the infrastructure is necessary. Upon completion, the proposed works will be handed over to the relevant government departments for management and maintenance.

Project Estimate

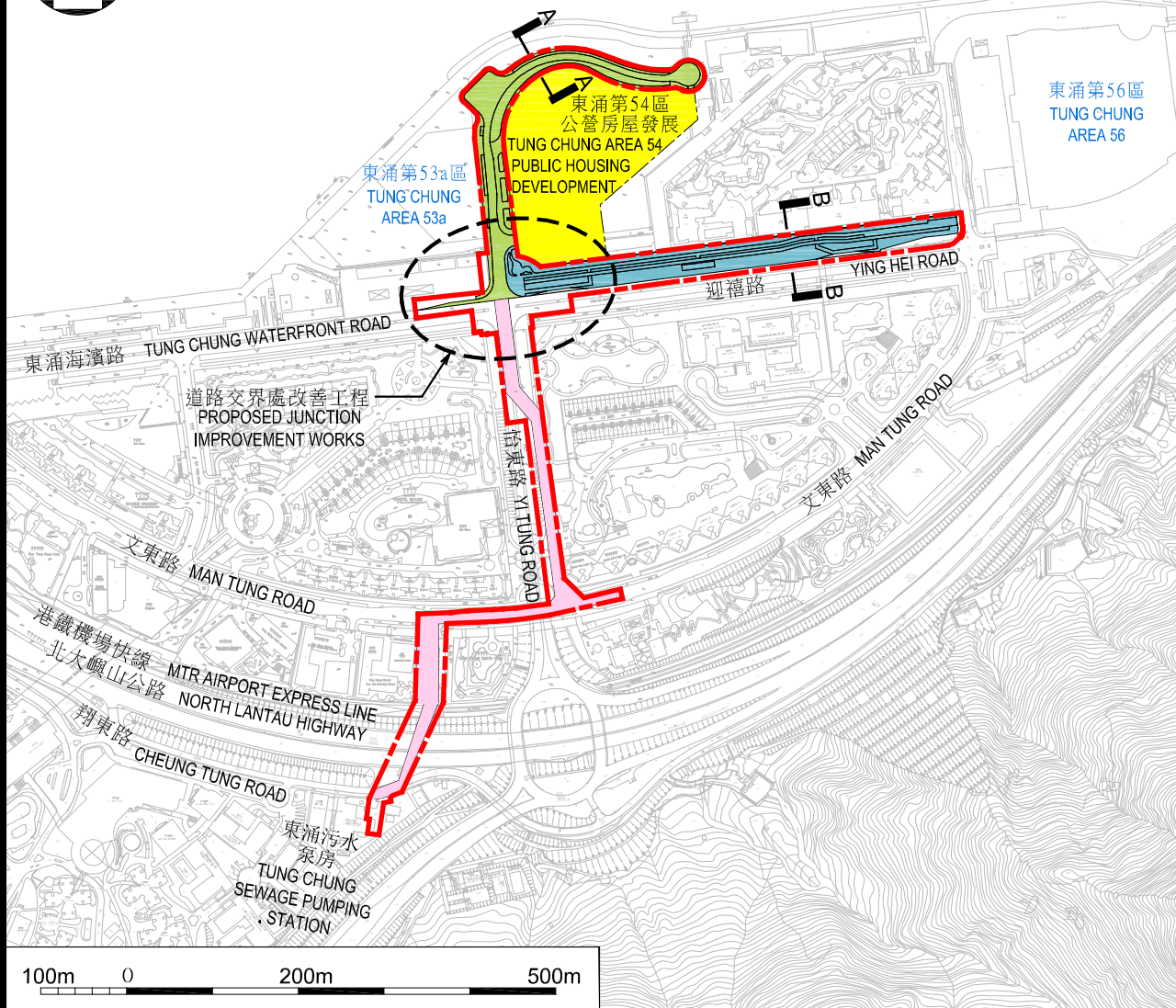
5. The capital cost of the proposed works is estimated to be \$284.8 million in money-of-the-day prices.

Public Consultation






6. We consulted the Islands District Council on 1 February 2016 on the proposed works. Members supported the proposal.

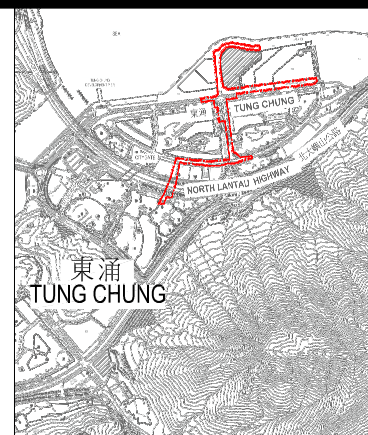
7. We gazetted the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) (RO) on 15 September 2016 and, in accordance with the Water Pollution Control (Sewerage) Regulation (Cap. 358AL), applied the RO and gazetted the proposed sewerage works. No written objection was received. The authorization notices will be gazetted subsequently.

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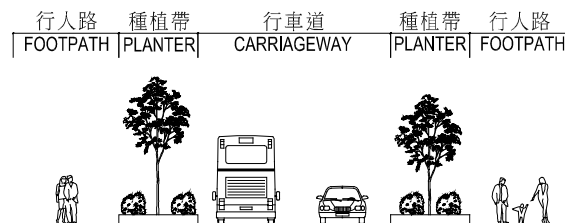
圖例 LEGEND

-  工地界線
SITE BOUNDARY
-  擬議行車道及行人路
PROPOSED CARRIAGEWAY WITH FOOTPATHS
-  擬議行人路及單車徑
PROPOSED FOOTPATH AND CYCLE TRACK
-  擬議排污工程
PROPOSED SEWERAGE WORKS
-  公營房屋發展
PUBLIC HOUSING DEVELOPMENT



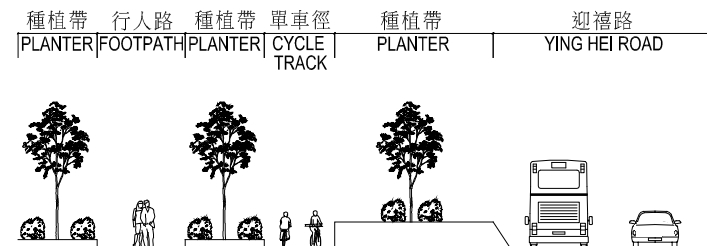
位置圖 LOCATION PLAN

300m 0m 600m 1500m



剖面圖 SECTION A-A

比例 SCALE N.T.S.



剖面圖 SECTION B-B

比例 SCALE N.T.S.

工務計劃項目編號 B781CL
東涌第54區公營房屋發展之基礎設施工程
PWP ITEM NO. B781CL

INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT AT AREA 54, TUNG CHUNG

工地平面圖
SITE PLAN



從南面望向擬議行車道及行人路

VIEW OF PROPOSED CARRIAGEWAY AND FOOTPATH FROM SOUTH DIRECTION

工務計劃項目編號 B781CL
東涌第54區公營房屋發展之基礎設施工程
PWP ITEM NO. B781CL

INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT AT AREA 54, TUNG CHUNG

構思圖
ARTIST'S
IMPRESSION
DRAWING

B186GK - Ancillary facilities block at Tseung Kwan O Area 65C2

Project Proposal

The site of Tseung Kwan O Area 65C2 (TKO 65C2) has been earmarked for public housing development accommodating about 1 400 flats for a population of about 4 300. To meet the needs of residents in the new development and the locality, we need to construct an ancillary facilities block (AFB) as part of the proposed public housing development to provide community and welfare facilities.

2. The location plan, site plan and an artist's impression drawing of the proposed AFB are at **Annexes 1 and 2 to Enclosure 3**. The proposed scope of works comprises the construction of the AFB to accommodate the following facilities –

- (a) an activity centre consisting of –
 - (i) a multi-purpose hall with a seating capacity of 200 persons that can be partitioned into three individually accessible rooms; and
 - (ii) a conference room, a management office and office store room, a babycare room, an air-conditioning plant room, store rooms and toilets.
- (b) five welfare facilities –
 - (i) an Integrated Family Service Centre (IFSC)¹;
 - (ii) a Neighbourhood Elderly Centre (NEC)²;

¹ For the reprovisioning of the Tseung Kwan O (East) IFSC operated by the Social Welfare Department, the proposed IFSC will be provided with fitting-out. The IFSC comprises a drop-in cum exhibition area, an activities cum audio-visual room, an information and resource corner, a special family care room, a common room, a study room, a play room, a cyber point, a conference room, three interview rooms, three small group rooms, and other ancillary facilities including a store room, a pantry, offices and toilets.

² Bare shell premises will be constructed for the NEC, SCCC, EETC and YOT office. The construction costs of the premises will be paid by the Lotteries Fund (LF) under the established mechanism. In line with the statutory provisions under the Government Lotteries Ordinance (Cap. 334), the Financial Secretary may appropriate the LF monies to finance welfare projects as the Chief Executive, after consultation with the Social Welfare Advisory Committee, may approve. The Director of Social Welfare, as the Controlling Officer of LF, shall ensure that the applications for LF fall within the

- (iii) a Special Child Care Centre (SCCC)²;
 - (iv) an Early Education and Training Centre (EETC)²;
and
 - (v) a Youth Outreaching Team (YOT) office²; and
- (c) ancillary facilities including lifts and lobbies, a refuse room, parking spaces, an loading/unloading area, building services plant rooms and landscaped areas.

3. Subject to the funding approval of the Legislative Council Finance Committee, we plan to commence the construction of the proposed works in late 2017. The proposed works are expected to be completed in early 2020 to tie in with the construction of the proposed public housing development at TKO 65C2.

Justification

4. At present, the population of Tseung Kwan O Town Centre South is about 96 000. Upon completion of the public housing development at TKO 65C2 and the nearby residential developments in 2019-20, the projected population in the area will be about 125 000. We need to provide community and welfare facilities at TKO 65C2 to support the proposed public housing development and the local residents.

5. The provision of the activity centre will provide venues for holding activities, seminars, workshops, forums, variety shows, meetings and exhibitions. The proposed five welfare facilities will support needy individuals and disadvantaged families, and contribute to the improvement of livelihood. The proposed facilities will enable the optimal use of the site for addressing the demands for public housing and also the growing aspirations for community and welfare facilities in the area.

6. To tie in with the proposed public housing development at TKO 65C2, we need to commence the construction of the proposed works in late 2017 in conjunction with the proposed public housing development at

approved ambit of LF. Grants can be made to meet non-recurrent commitments for construction, fitting-out and purchase of furniture and equipment, etc., for premises occupied by non-government organisations providing welfare services.

TKO 65C2. As the site area is small and congested, the Government intends to entrust the Hong Kong Housing Authority with the design and construction of the proposed works for better design coordination and construction interface to ensure timely commencement and completion. Upon completion, the proposed facilities will be handed over to relevant government departments for management and maintenance.

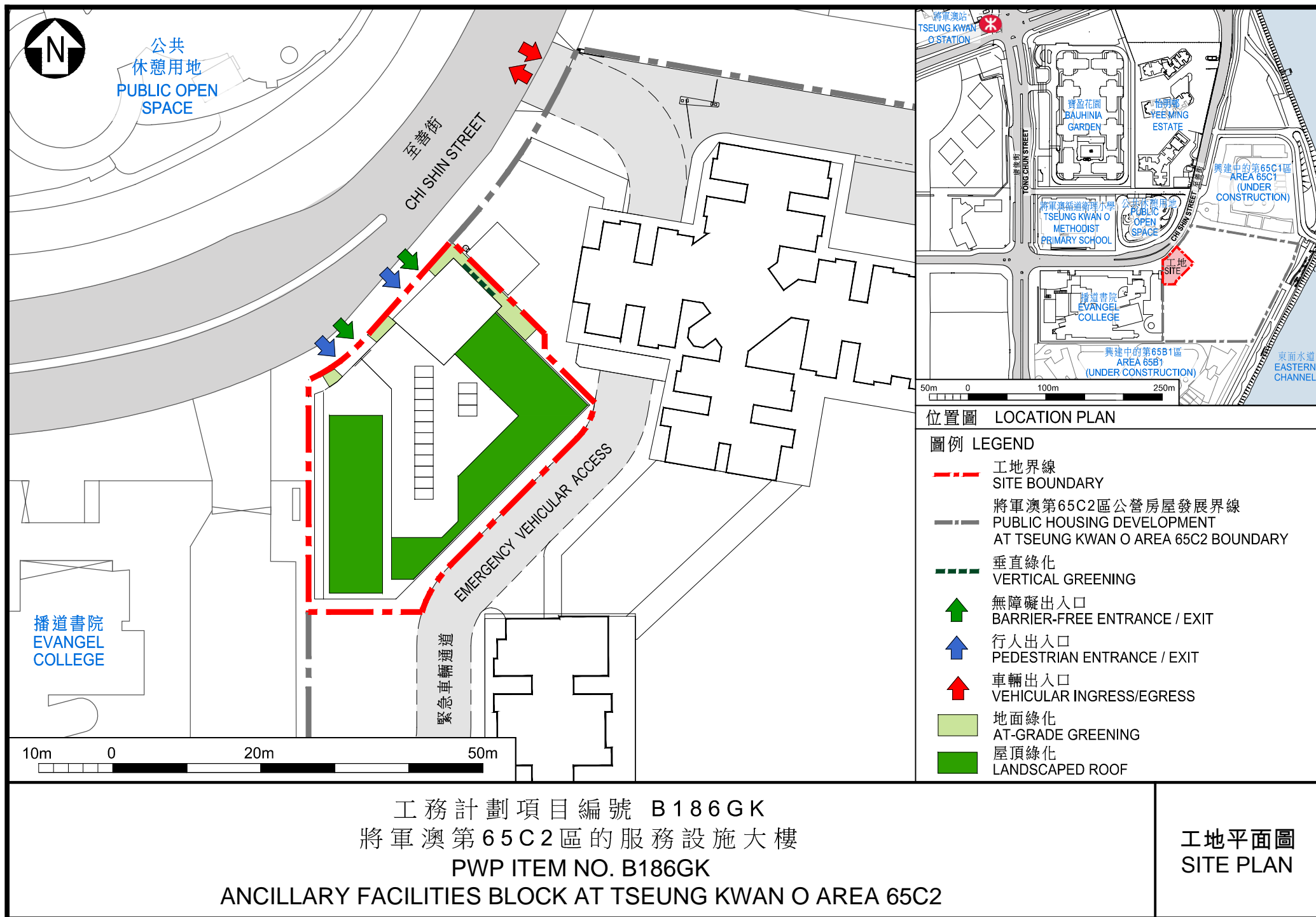
Project Estimate

7. The capital cost of the proposed works is estimated to be \$235.2 million in MOD prices. The cost of the bare shell premises will be reimbursed from the Lotteries Fund.

Public Consultation

8. We consulted Sai Kung District Council on 4 November 2014 and 7 July 2015 on the development proposal of TKO 65C2, which included the proposed facilities. The proposed works are in line with Members' strong requests for the early provision of community and welfare facilities to tie in with the public housing development.

**Transport and Housing Bureau
November 2016**



從北面望向服務設施大樓的透視圖
PERSPECTIVE VIEW FROM NORTH DIRECTION



工務計劃項目編號 B186GK
將軍澳第65C2區的服務設施大樓
PWP ITEM NO. B186GK

ANCILLARY FACILITIES BLOCK AT TSEUNG KWAN O AREA 65C2

構思圖
ARTIST'S
IMPRESSION
DRAWING