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香港添馬添美道二號  
政府總部西翼十七樓



LC Paper No. PWSC249/17-18(01)

**Planning and Lands Branch  
Development Bureau**

17/F, West Wing  
Central Government Offices  
2 Tim Mei Avenue, Tamar  
Hong Kong

本局檔號 Our Ref.

電話 Tel.: 3509 8804

來函檔號 Your Ref.

傳真 Fax : 2845 3489

Clerk to Public Works Subcommittee  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road, Central  
Hong Kong  
(Attn: Ms Doris Lo)

14 June 2018

Dear Ms Lo,

**Public Works Subcommittee  
Follow-up Actions to Meeting on 19 May 2018**

At the Public Works Subcommittee meeting on 19 May 2018, Members requested supplementary information in relation to the agenda item “PWP Item No. 804CL – Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long – Advance Works”. The Government’s response is at **Enclosure**.

Yours sincerely,

( Raymond Wu )  
*for* Secretary for Development

**Enclosure**

**Supplementary Information on  
“PWP Item No. 804CL – Site Formation and Infrastructure Works for  
Development at Kam Tin South, Yuen Long – Advance Works”**

**(a) Details of the four proposed bus laybys along Kam Sheung Road with their estimated completion date;**

Under the proposed works, four bus laybys to be provided along Kam Sheung Road include (1) the Pat Heung Road Pat Heung stop and (2) the Kam Tsin Wai stop at West bound, as well as (3) the Tin Sam Tsuen stop and (4) the Pat Heung Road Pat Heung stop at East bound. The location plan of the proposed bus laybys is at Appendix 1. The design of these bus laybys complies with the standards prescribed in the Transport Planning and Design Manual of the Transport Department. The laybys could serve the three existing bus routes operating on Kam Sheung Road. Subject to funding approval of the Legislative Council Finance Committee, we plan to commence the proposed works in mid-2018 and the concerned bus laybys are estimated to be completed in early 2020.

**(b) Artistic impression of the proposed junction improvement works at Tsing Long Highway Slip Road/Pat Heung Road junction;**

2. The artistic impression of the concerned junction improvement works is at Appendix 2.

**(c) Location plan of the 7 private lots to be resumed under the proposed works, the area and estimated land acquisition cost for respective lots;**

3. Land to be resumed under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) for the proposed junction improvement works and the construction of the proposed bus laybys involves 7 private lots. Such land are located at the junction of Pat Heung Road and Kam Sheung Road. The total area of the 7 lots is 951 square metres (10 237 square foot). The estimated land acquisition cost is about \$5.32 million. The location plan of the private lots concerned, the area of land to be resumed for the proposed works and the estimated land acquisition cost are at Appendix 3. The current funding application only involves the advance works for supporting the proposed housing developments at Kam Tin South, and the above-mentioned 7 private lots are

resumed for carrying out the captioned advance works. As regards the proposed public housing developments at Kam Tin South, the Government will carry out land resumption separately in accordance with the statutory procedures.

**(d) In the location plan at Enclosure 1 of the captioned PWSC paper, the existing use of the land between Site 1 and Kam Ho Road;**

4. According to Enclosure 1 of the captioned PWSC paper, the land between Site 1 and Kam Ho Road is Lot No. 1653 in Demarcation District 113 has been granted to the Kowloon Canton Railway Corporation. The land grant stipulates that the subject lot shall be used for the purposes of maintenance depot, railway line of West Rail and other ancillary uses for the operation of West Rail.

**(e) Regarding the land for housing developments in the past 3 years, what is the respective number of public housing flats and private housing flats to be provided by each site; and whether the public/private housing split of 60:40 is complied with as suggested in the Long Term Housing Strategy; if not, what are the reasons; and**

5. Since the announcement of the Long Term Housing Strategy (LTHS) in December 2014, the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target. When announcing the ten-year housing supply target from 2014 to 2017 annually, the adoption of the public/private split of 60:40 for the supply of new housing units is to underline the Government's commitment in increasing public housing supply while ensuring the stable and healthy development of the private market. This split is based on the overall supply of new housing units in the coming 10 years, and hence neither based on an individual housing development nor an individual district. The total housing supply target for the ten-year period from 2018-19 to 2027-28 is 460 000 units. Based on the public/private split of 60:40, the public and private housing supply targets are 280 000 units and 180 000 units respectively.

6. The Development Bureau (DEVB) and the Planning Department (PlanD) have been identifying suitable sites for housing development in accordance with the ten-year housing supply target set under the LTHS. DEVB and PlanD have been working closely with the Transport and Housing Bureau and the Housing Department to identify and provide suitable land to the Hong Kong Housing Authority and Hong Kong Housing Society for developing public housing. The Government also maintains a certain number of sites in the Land Sale Programme in order to provide

the market with a steady supply of sites for private residential development and to respond to the community's housing needs. Regarding land supply in the short to medium term, the Government in the last few years has identified some 210 housing sites with housing development potential, capable of providing over 310 000 housing units, with over 70% for public housing. If focusing on the 26 sites announced in the Policy Address in January 2017 providing over 60,000 flats in total, over 80% of them are public housing, which is higher than the split of 60:40 as suggested in the LTHS.

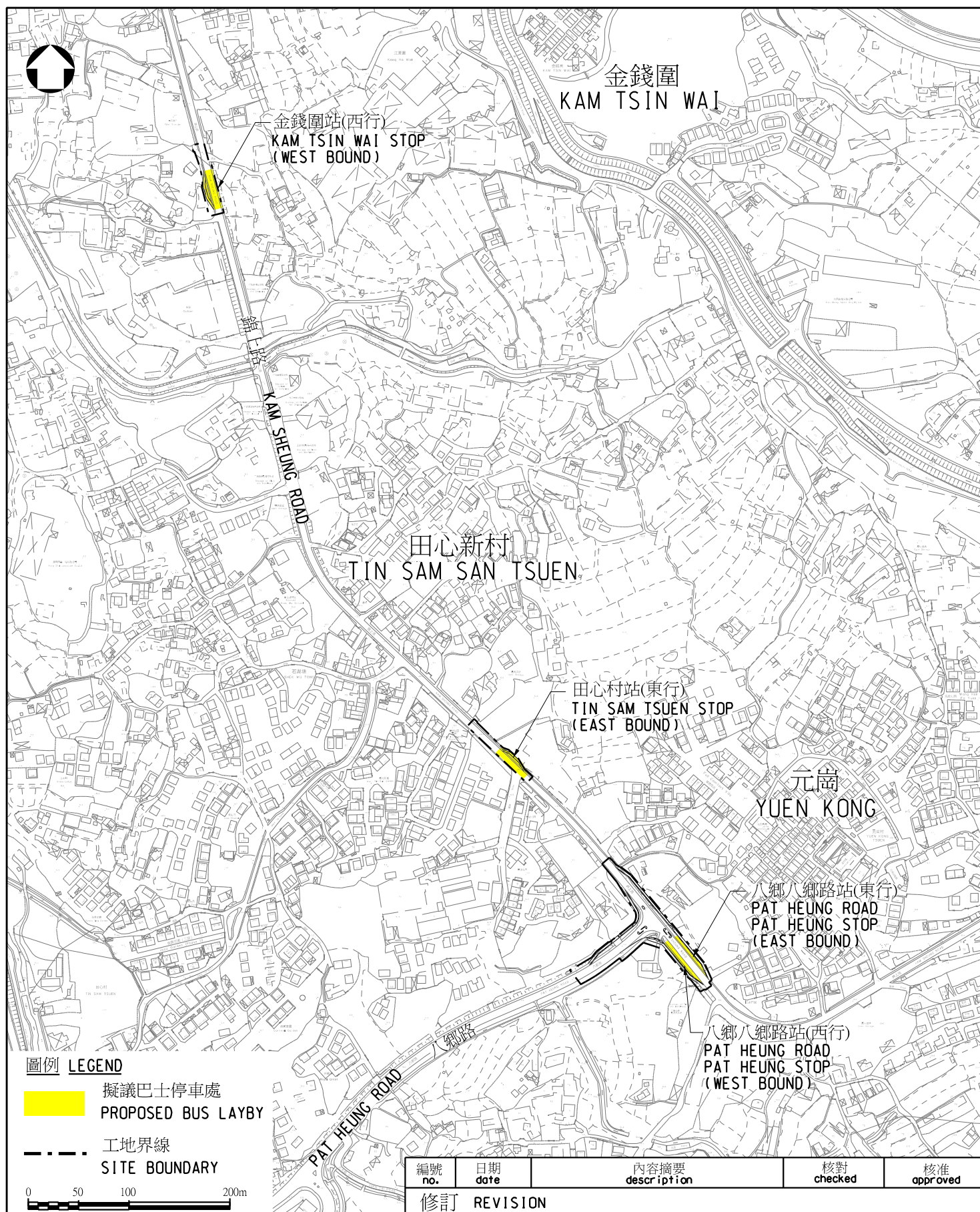
7. As regards public/private housing split in individual districts, the Government has to consider the overall planning of the community, including whether the community facilities and transportation capacities are sufficient, and will take into account the location and area of an individual site in determining its suitability for public or private housing use.

8. In addition, the Government reviews the situation from time to time to determine the most suitable use of sites. Where appropriate and feasible, sites originally planned for private housing will be re-allocated for public housing. For Kam Tin South, the West Rail property development project at Pat Heung Maintenance Centre (PHMC) is estimated to provide more than 6,000 units. The PHMC project is under the preliminary study stage. Since the development project involves the operating depot and complicated construction of foundation works on rail and topside development, the specific planning details including the type of housing are subject to the result of the feasibility study to be conducted in future.

**(f) In the proposed housing developments in Kam Tin South (i.e. 3 proposed public housing sites and 2 West Rail property development projects), details of the Government's provision of social and welfare facilities.**

9. In the "Government, Institution or Community" (GIC) zone in Site 1 and Site 6 of Kam Tin South development, a community complex (including a clinic), a sports centre and two primary schools, etc. facilities are expected to be provided. In the three proposed housing developments at Sites 1, 4a and 6, three kindergartens are expected to be provided. Subject to the needs of local communities and residents, relevant departments will actively explore the feasibility of providing other community facilities during the detailed design stage of the public housing and GIC developments, with a view to addressing the local needs. In addition, according to the Kam Tin South Outline Zoning Plan approved by the Executive Council in August 2016, a kindergarten, a primary school and a secondary school are expected to be provided in the 2 West Rail

property development projects (i.e. the development projects at West Rail Kam Sheung Road Station and PHMC). Since the property development project at PHMC is still under preliminary study stage, the detailed planning of community facilities is yet to be confirmed.



圖則名稱 drawing title  
工務計劃項目第804CL號  
元朗錦田南發展計劃工地平整和基礎設施工程 - 前期工程  
擬議巴士停車處位置圖

PWP ITEM NO. 804CL  
SITE FORMATION AND INFRASTRUCTURE WORKS FOR  
DEVELOPMENT AT KAM TIN SOUTH, YUEN LONG - ADVANCE WORKS  
LOCATION PLAN OF PROPOSED BUS LAYBYS

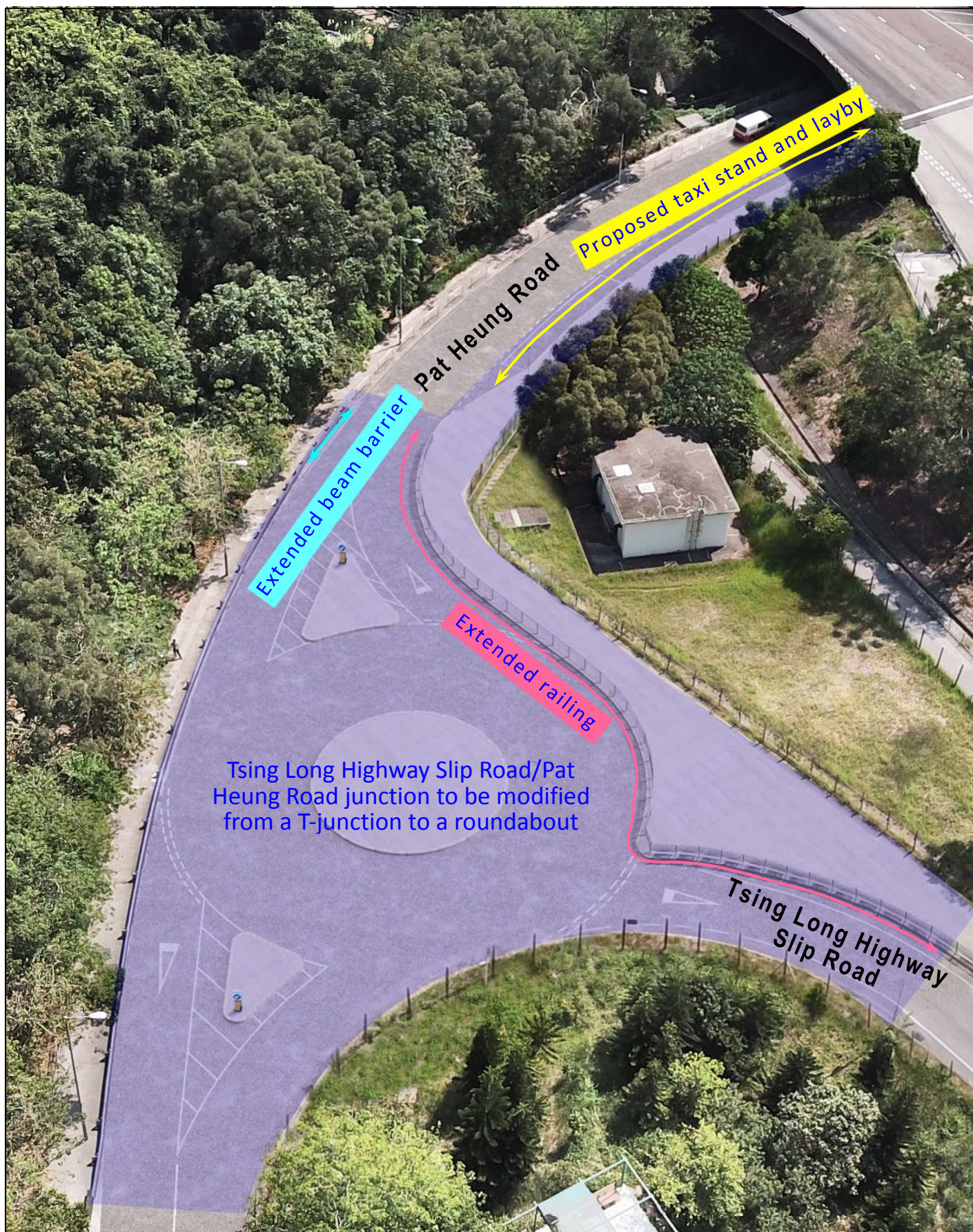
比例 scale  
1:5 000 (A4)

辦事處 office  
西拓展處  
WEST DEVELOPMENT OFFICE

圖則編號 drawing no.  
WDOST-Z0062

CEDD 土木工程拓展署  
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT



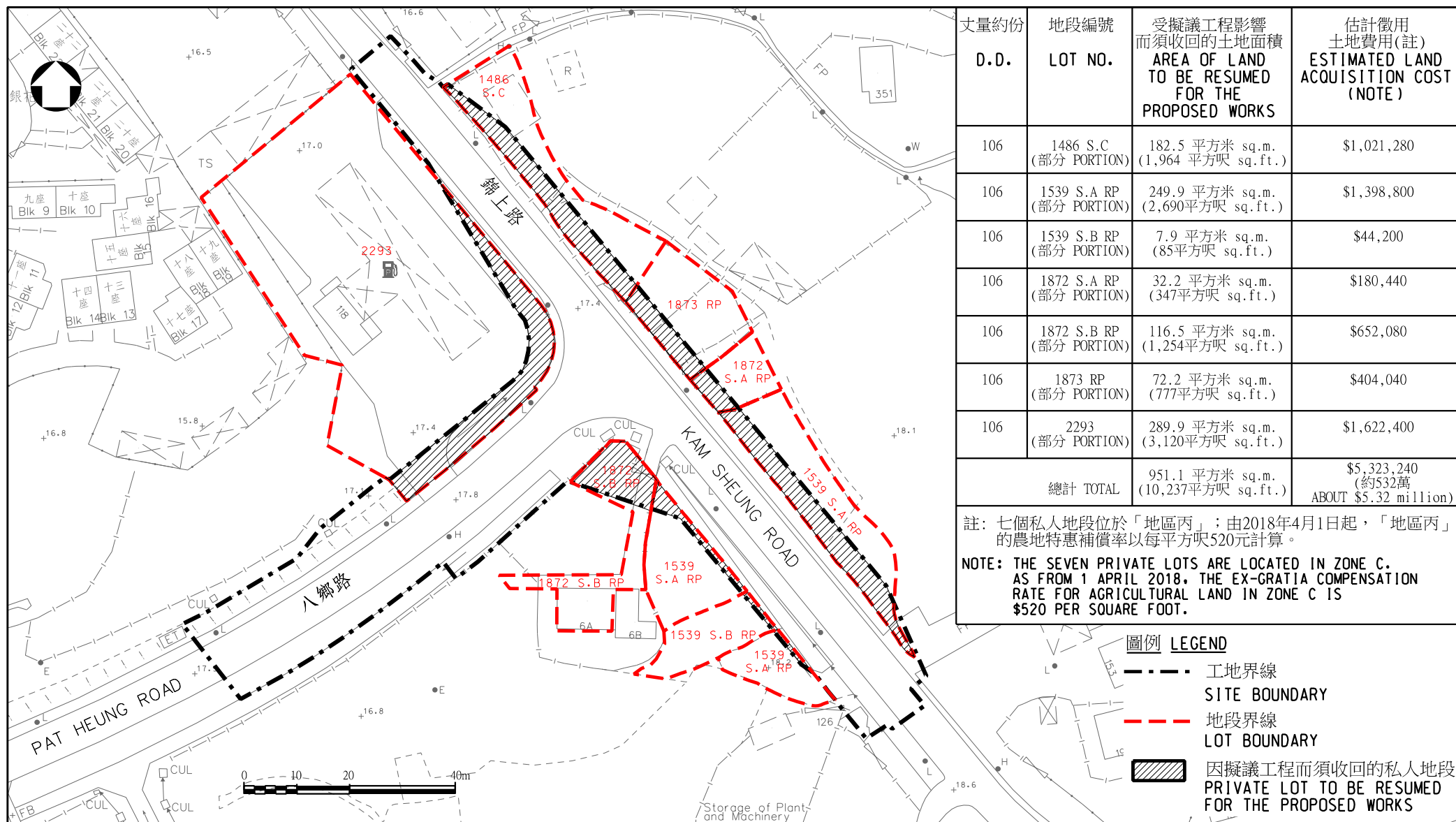


PWP ITEM NO. 804CL

SITE FORMATION AND INFRASTRUCTURE WORKS FOR DEVELOPMENT AT  
KAM TIN SOUTH, YUEN LONG – ADVANCE WORKS

ARTIST IMPRESSION OF TSING LONG HIGHWAY SLIP ROAD / PAT HEUNG ROAD  
JUNCTION IMPROVEMENT WORKS





丈量約份 D.D.	地段編號 LOT NO.	受擬議工程影響 而須收回的土地面積 AREA OF LAND TO BE RESUMED FOR THE PROPOSED WORKS	估計徵用 土地費用(註) ESTIMATED LAND ACQUISITION COST (NOTE)
106	1486 S.C (部分 PORTION)	182.5 平方米 sq.m. (1,964 平方呎 sq.ft.)	\$1,021,280
106	1539 S.A RP (部分 PORTION)	249.9 平方米 sq.m. (2,690平方呎 sq.ft.)	\$1,398,800
106	1539 S.B RP (部分 PORTION)	7.9 平方米 sq.m. (85平方呎 sq.ft.)	\$44,200
106	1872 S.A RP (部分 PORTION)	32.2 平方米 sq.m. (347平方呎 sq.ft.)	\$180,440
106	1872 S.B RP (部分 PORTION)	116.5 平方米 sq.m. (1,254平方呎 sq.ft.)	\$652,080
106	1873 RP (部分 PORTION)	72.2 平方米 sq.m. (777平方呎 sq.ft.)	\$404,040
106	2293 (部分 PORTION)	289.9 平方米 sq.m. (3,120平方呎 sq.ft.)	\$1,622,400
總計 TOTAL		951.1 平方米 sq.m. (10,237平方呎 sq.ft.)	\$5,323,240 (約532萬 ABOUT \$5.32 million)
註：七個私人地段位於「地區丙」；由2018年4月1日起，「地區丙」 的農地特惠補償率以每平方呎520元計算。 NOTE: THE SEVEN PRIVATE LOTS ARE LOCATED IN ZONE C. AS FROM 1 APRIL 2018, THE EX-GRATIA COMPENSATION RATE FOR AGRICULTURAL LAND IN ZONE C IS \$520 PER SQUARE FOOT.			

圖例 LEGEND

- 工地界線  
SITE BOUNDARY
- - - 地段界線  
LOT BOUNDARY
- ▨ 因擬議工程而須收回的私人地段  
PRIVATE LOT TO BE RESUMED  
FOR THE PROPOSED WORKS

圖則名稱 drawing title

工務計劃項目第804CL號  
元朗錦田南發展計劃工地平整和基礎設施工程 - 前期工程  
擬議工程收回的私人土地位置圖

PWP ITEM NO. 804CL  
SITE FORMATION AND INFRASTRUCTURE WORKS FOR DEVELOPMENT AT KAM TIN SOUTH, YUEN LONG - ADVANCE WORKS  
LOCATION PLAN OF PRIVATE LAND TO BE RESUMED FOR THE PROPOSED WORKS

比例 scale

1:1 000 (A4)

辦事處 office

西拓展處  
WEST DEVELOPMENT OFFICE

圖則編號 drawing no.

WDOST-Z0058



土木工程拓展署  
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT