

**For discussion  
on 28 November 2017**

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

**PWP Item No. 7804CL –  
Site Formation and Infrastructure Works for Development  
at Kam Tin South, Yuen Long – Advance Works**

**PURPOSE**

This paper briefs Members on the proposal to upgrade Public Works Programme Item No. **7804CL “Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long – Advance Works”** (the Project) to Category A, at an estimated cost of \$697 million in money-of-the-day (MOD) prices, for the construction of infrastructure to support the housing developments at Kam Tin South.

**PROJECT SCOPE AND NATURE**

2. **7804CL** which we propose to upgrade to Category A comprises —
  - (a) widening of a section of about 970 metres (m) long of Kam Ho Road between Kam Tin Road and Tung Wui Road from a single two-lane carriageway to a dual two-lane carriageway, including construction of a bridge of about 95 m long across Kam Tin River;
  - (b) widening of a section of about 360 m long of eastbound Kam Tin Road between Ko Po Tsuen and Kam Ho Road from a two-lane to three-lane carriageway;
  - (c) provision of four bus laybys along Kam Sheung Road;

- (d) construction of sewers along Tung Wui Road, Kam Ho Road and Kam Tai Road;
- (e) road junction improvement at Kam Tin Road/Kam Tin Bypass/Kam Ho Road, Kam Tin Road/Kam Sheung Road, Kam Ho Road/Tung Wui Road, Tung Wui Road/Kam Sheung Road, Pat Heung Road/Kam Sheung Road and Tsing Long Highway Slip Road/Pat Heung Road junctions;
- (f) ancillary works including geotechnical, drainage, water supply, landscaping and other miscellaneous re-provisioning works; and
- (g) implementation of environmental mitigation measures including construction of noise barriers at Kam Tin Road and re-provisioning of wetland near the junction of Chi Ho Road and Shui Tau Road for the works mentioned in 2(a) to (f) above.

3. A location plan and a layout plan of the proposed works, and an artist impression drawing of the bridge across Kam Tin River are at **Enclosures 1 to 3** respectively.

4. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed works in mid 2018 for completion in end 2021.

## **JUSTIFICATION**

5. To meet housing and other development needs, the Government adopts a multi-pronged strategy to increase land supply in the short, medium and long term. Kam Tin South is one of the areas contributing to the increase in housing land supply. To support three proposed public housing sites<sup>1</sup> and two West Rail property development projects<sup>2</sup> in Kam Tin South, it is necessary to carry out the proposed road works to cater for the increase in

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<sup>1</sup> The proposed Sites 1, 4a and 6 are currently undergoing rezoning procedures. The projected yields for the three sites are 3 700, 3 750 and 1 550 flats respectively.

<sup>2</sup> Planned projects at West Rail Kam Sheung Road Station and Pat Heung Maintenance Depot have projected yields of around 2 690 and 6 060 flats respectively.

traffic demand arising from the housing developments. The proposed road works can also help address the existing demand for improving the traffic condition of Kam Sheung Road.

6. There is no public sewerage system serving the proposed housing developments in Kam Tin South. The proposed sewerage, which will be connected to the existing Kam Tin Sewage Pumping Station, is required to provide proper and hygienic means to dispose of the sewage generated from the developments.

7. Currently, West Rail Kam Sheung Road Station (KSRS), MTR Kam Tin Building and Pat Heung Maintenance Centre are served by an on-site makeshift sewage storage facility which occupies part of the residential development site at KSRS. It is necessary to commence the proposed sewerage works in mid 2018 for completion in end 2021 so that the makeshift sewage storage facility can be demolished by 2021 to make way for the construction of residential building thereat. Early commencement of the proposed works would also enable the local community to benefit from the proposed road improvement earlier.

## **FINANCIAL IMPLICATIONS**

8. We estimate the capital cost of the Project to be \$697 million in MOD prices.

## **PUBLIC CONSULTATION**

9. We consulted the Kam Tin Rural Committee (KTRC) and the Pat Heung Rural Committee (PHRC) on 8 March 2016 and 9 March 2016 respectively. KTRC offered in-principle support for the Project, and requested the Government to follow up on a number of issues, including constructing new road(s) connecting KSRS and Route 3 in the long run and implementing the sewerage works on Kam Tin Road at the same time. PHRC indicated no objection to the proposed works, and requested the Government to widen Kam Sheung Road, construct new road(s) and bicycle tracks, and increase parking spaces in the park-and-ride facility and bicycle parking spaces

at the KSRS property development project.

10. We also consulted the Traffic and Transport Committee (T&TC) of Yuen Long District Council (YLDC) on 10 March 2016. A motion was passed by the YLDC T&TC requesting the Government to commit long-term traffic improvement proposal, including the widening of the entire Kam Sheung Road and the provision of new roads linking Kam Tin Road and Kam Sheung Road, to resolve the traffic problem of Kam Sheung Road; otherwise, YLDC T&TC would object to the Project. To address these concerns, the Government wrote to the YLDC T&TC on 10 May 2016 committing to carry out a number of traffic improvement measures and a feasibility study to review the road infrastructure in respect of the developments in Kam Tin South, which includes the long-term improvement of Kam Sheung Road. The YLDC T&TC noted the positive response from the Government.

11. We gazetted the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) and the proposed sewerage works under Cap. 370 as applied by the Water Pollution Control (Sewerage) Regulation (Cap. 358AL) on 24 March 2016 and 1 April 2016. During the statutory objection period, 23<sup>3</sup> and 15 objections to the proposed road scheme and sewerage works were received respectively. Five objections to the proposed road scheme were resolved, while others which were mainly related to the requested widening of the entire Kam Sheung Road remained unresolved. On 1 November 2016, the Chief Executive-in-Council overruled the remaining unresolved objections and authorised the proposed road works (with modification) and the sewerage works, of which the notices of authorisation were gazetted on 25 November 2016 and 2 December 2016.

## **ENVIRONMENTAL IMPLICATIONS**

12. The Project is not a designated project under the Environmental Impact Assessment (EIA) Ordinance (Cap. 499). We have completed the Preliminary Environmental Review which concluded that the Project would not cause adverse environmental impact with the implementation of mitigation

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<sup>3</sup> A total of 24 objection letters were received. Among them, two objection letters expressing the same concerns and requests submitted by the same person were considered as one objection. Hence, altogether there were 23 objections.

measures. These measures include wetland re-provisioning, the use of noise barriers and low noise road surfacing where practicable. For the proposed works within the main drainage channel at Kam Tin, as the drainage channel concerned is a designated project with a valid environmental permit, we will ensure the environmental acceptability of the proposed works and compliance with the statutory requirements under the EIA Ordinance. During the construction stage, the Civil Engineering and Development Department will implement suitable pollution control measures to control the short-term environmental impact to within established standards and guidelines.

## **HERITAGE IMPLICATIONS**

13. The Project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

## **TRAFFIC IMPLICATIONS**

14. The traffic impact assessment conducted reveals that the proposed road works will smoothen the existing traffic of Kam Sheung Road and also alleviate the traffic impact of the proposed housing developments to nearby roads. To minimise disturbance to the traffic during the construction of the Project, we will maintain the existing number of traffic lanes along the affected roads as far as practicable. In addition, we will establish a Traffic Management Liaison Group and closely liaise with the Transport Department, the Hong Kong Police Force and other stakeholders to discuss, scrutinise and review the proposed temporary traffic arrangements with a view to minimising the traffic impact arising from the construction of the Project.

## **LAND ACQUISITION**

15. The area to be resumed under the Project is 951 square metres (m<sup>2</sup>) and involves seven private lots. The area of government land required is 126 000 m<sup>2</sup> and 19 temporary structures on private and government land will

be cleared. No clearance of domestic structures is required. The estimated cost of land resumption and clearance is about \$5.94 million and will be charged to Head 701 – Land Acquisition.

## **BACKGROUND**

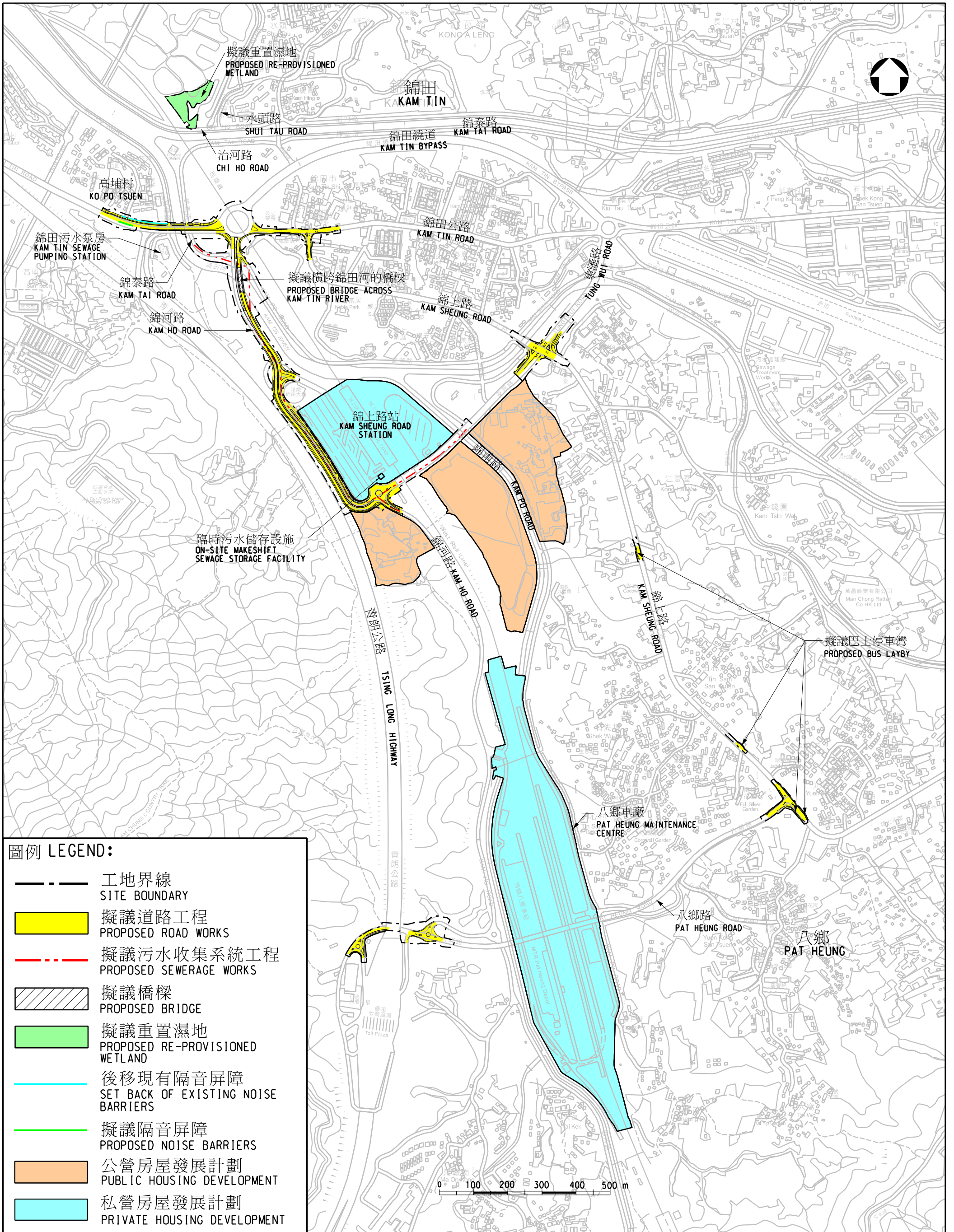
16. We upgraded **7804CL** to Category B in September 2016.
  
17. We engaged consultants to carry out investigation and detailed design for the Project in November 2014, funded by Subhead **B100HX** “Minor housing development related works, studies and investigations for items in Category D of the Public Works Programme”. We have substantially completed the detailed design of the Project.

## **WAY FORWARD**

18. We plan to seek support from the Public Works Subcommittee for full upgrading of **7804CL** to Category A in end 2017/early 2018 before seeking funding approval from FC. We will consider inviting tenders in parallel to facilitate commencement of the Project in mid 2018 for completion in end 2021. We will only award the contract after obtaining FC’s funding approval.

**Development Bureau**  
**Civil Engineering and Development Department**  
**November 2017**

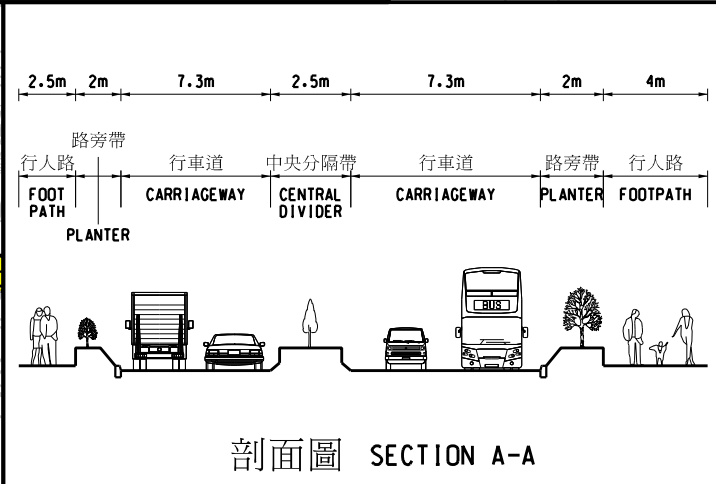
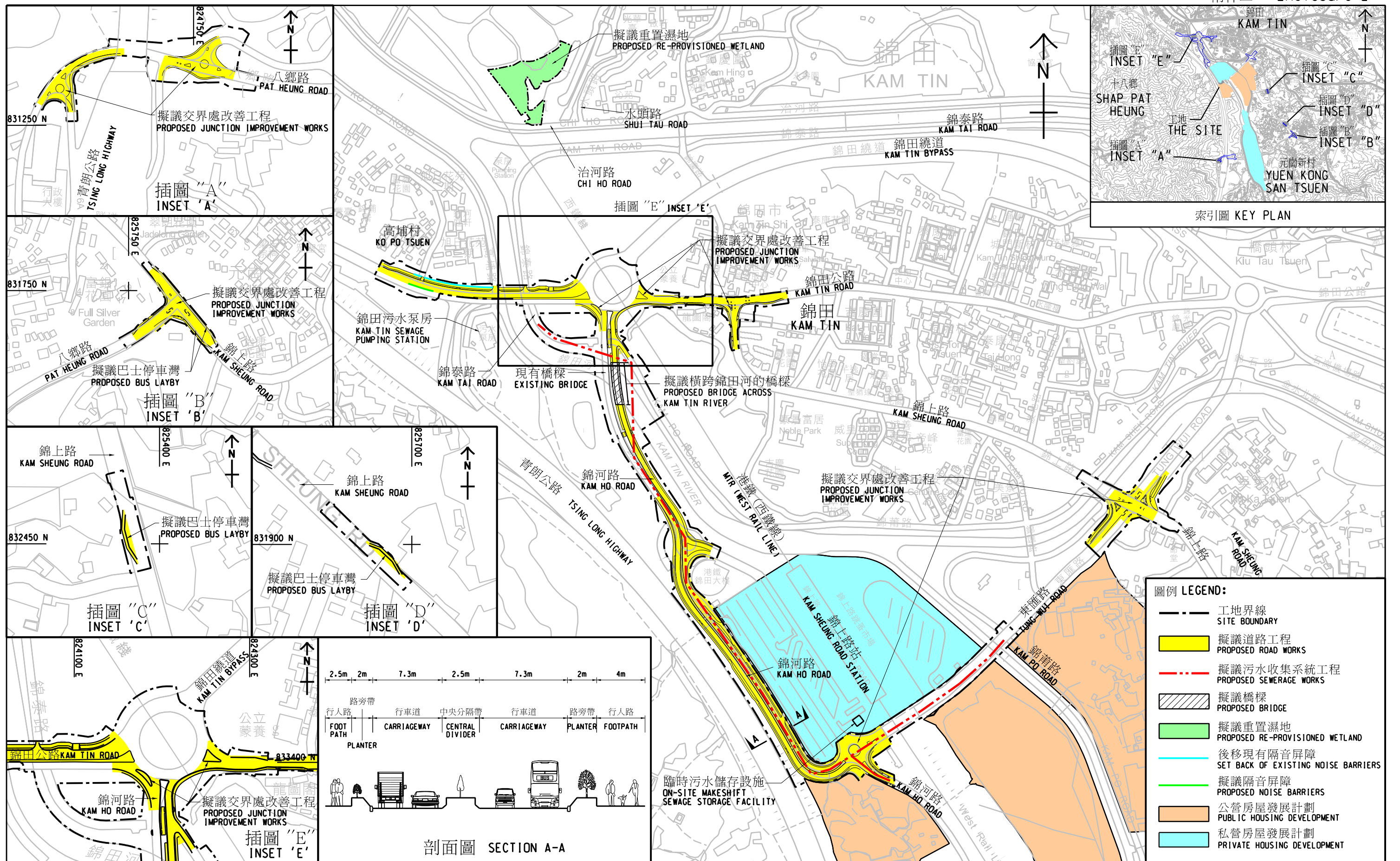




工務計劃項目第7804CL號  
 元朗錦田南發展計劃工地平整和基礎建設工程 - 前期工程  
 PWP ITEM NO. 7804CL  
 SITE FORMATION AND INFRASTRUCTURE WORKS FOR DEVELOPMENT AT  
 KAM TIN SOUTH, YUEN LONG - ADVANCE WORKS

位置圖  
 LOCATION PLAN





**圖例 LEGEND:**

- 工地界線  
SITE BOUNDARY
- 擬議道路工程  
PROPOSED ROAD WORKS
- 擬議污水收集系統工程  
PROPOSED SEWERAGE WORKS
- 擬議橋樑  
PROPOSED BRIDGE
- 擬議重置濕地  
PROPOSED RE-PROVISIONED WETLAND
- 後移現有隔音屏障  
SET BACK OF EXISTING NOISE BARRIERS
- 擬議隔音屏障  
PROPOSED NOISE BARRIERS
- 公營房屋發展計劃  
PUBLIC HOUSING DEVELOPMENT
- 私营房屋發展計劃  
PRIVATE HOUSING DEVELOPMENT

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

工程平面圖  
LAYOUT PLAN





工務計劃項目第7804CL號

元朗錦田南發展計劃工地平整和基礎建設工程 - 擬議橫跨錦田河的橋樑的構思圖

PWP ITEM NO. 7804CL

SITE FORMATION AND INFRASTRUCTURE WORKS FOR DEVELOPMENT AT KAM TIN SOUTH, YUEN LONG  
- ARTIST IMPRESSION OF PROPOSED BRIDGE ACROSS KAM TIN RIVER