

**For discussion  
on 6 November 2017**

**Legislative Council Panel on Housing**

**Public Works Programme Item No. B780CL  
Site formation and infrastructure works for  
public housing development at Wang Chau, Yuen Long**

**PURPOSE**

This paper consults Members about the Government's proposal to upgrade **B780CL** to Category A.

**PROJECT PROPOSAL**

2. The scope of **B780CL** includes –
- (a) formation of land platforms and construction of associated retaining walls and slopes;
  - (b) construction of a new single two-lane carriageway with a connected underpass, footpaths and pick-up / drop-off areas;
  - (c) improvement works at the junction of Long Ping Road and Fung Chi Road, and road resurfacing works along a section of Long Ping Road;
  - (d) construction of a footbridge across Long Ping Road with associated lifts; and
  - (e) ancillary works including drainage, sewerage, waterworks and landscaping.

- 3. The site plan of the proposed works is at **Annex**.

4. Subject to the funding approval of the Finance Committee (FC) of the Legislative Council, the Government plans to commence the proposed works in mid-2018. The site formation works are expected to be completed in phases from the third quarter of 2020, whereas the infrastructure works are expected to be completed in 2024.

## **JUSTIFICATION**

5. The proposed Wang Chau public housing development Phase 1, Yuen Long is forecast to be completed in 2024-25, and will provide about 4 000 units for a population of about 12 300. To facilitate the timely completion of this public housing development, the Government proposes to carry out site formation works, construct associated retaining walls and slopes, and carry out road works and relevant ancillary works.

## **PROJECT ESTIMATE**

6. The capital cost of the proposed works is estimated to be \$2,399.7 million in money-of-the-day prices.

## **PUBLIC CONSULTATION**

7. The Government consulted the Ping Shan Rural Committee (PSRC) and the Town Planning and Development Committee (TP&DC) of the Yuen Long District Council about the proposed works on 14 and 20 September 2017 respectively. Members of the PSRC had in principle no objection to the proposed works; members of TP&DC generally supported the proposed works, although some members raised objections to land resumption.

8. On 30 October 2015, the Government gazetted the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) (RO) and the proposed sewerage works under RO as applied by Section 26 of the Water Pollution Control (Sewerage) Regulation (Cap. 358AL). The Government received 159 relevant objections<sup>1</sup> after the gazettal, and met with the objectors between January and April 2016 to explain the details of the works project and the compensation package under the prevailing policy, etc. At the end, four objectors withdrew their objections unconditionally, while the remaining 155 objectors maintained their objections.

9. The Government subsequently submitted the objections and its correspondences with the objectors (including meeting minutes) to the Chief Executive in Council for consideration. On 11 October 2016, the Chief Executive in Council authorised the proposed road and sewerage works without modification. The notice of authorisation was gazetted on 11 November 2016.

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<sup>1</sup> The 159 objections do not include three objections that explicitly objected to land resumption in accordance with the Lands Resumption Ordinance (Cap. 124).

10. Besides, the Government consulted the Advisory Committee on the Appearance of Bridges and Associated Structures (ACABAS)<sup>2</sup> on 17 October 2017 regarding the design of the proposed underpass, retaining walls and footbridge. ACABAS accepted the proposed design in principle.

## **LAND ACQUISITION**

11. Land resumption of about 34 528 m<sup>2</sup> of private land and clearance of about 33 920 m<sup>2</sup> of government land are involved, the cost of which will be charged to **Head 701 – Land Acquisition**.

## **WAY FORWARD**

12. The Government plans to submit the funding proposal to the Public Works Subcommittee between late-2017 and early-2018 for consideration, and the FC in early-2018 for funding approval.

## **ADVICE SOUGHT**

13. Members are invited to note the paper and provide views.

**Transport and Housing Bureau**  
**November 2017**

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<sup>2</sup> The ACABAS comprises representatives of the Hong Kong Institute of Architects, Hong Kong Institution of Engineers, Hong Kong Institution of Planners, an academic institution, Architectural Services Department, Highways Department, Housing Department and Civil Engineering and Development Department. It is responsible for vetting the design of bridges and other structures associated with the highway system, from the aesthetic and visual impact points of view.

