

**For discussion
on 3 June 2019**

Legislative Council Panel on Housing

**Public Works Programme Item No. B812CL
Site formation and infrastructure works for
public housing developments at Pik Wan Road, Yau Tong**

Purpose

This paper consults Members about the Government's proposal to upgrade **B812CL** to Category A.

Project proposal

2. The scope of **B812CL** includes –
 - (a) site formation works and construction of associated retaining structures and slopes;
 - (b) construction of pedestrian walkway systems including footpath and two footbridges;
 - (c) road widening works at Ko Chiu Road and Ko Chiu Path;
 - (d) road improvement works at Pik Wan Road, Lei Yue Mun Road, and junctions of (i) Pik Wan Road and O King Road, (ii) Pik Wan Road and Ko Chiu Road, and (iii) Cha Kwo Ling Road and Ko Chiu Road; and
 - (e) ancillary works including drainage, sewerage, water supply and landscaping.
3. The location and site plan of the proposed works are at **Annex 1**.

4. Subject to the funding approval of the Finance Committee of the Legislative Council, we plan to commence the works of **B812CL** in early-2020. The site formation and infrastructure works are expected to be completed in 2023 for the construction of public housing developments at Pik Wan Road, Yau Tong; while the pedestrian walkway systems are expected to be completed in 2026 to tie in with the population intake of the public housing developments.

Justification

5. The public housing developments at Pik Wan Road, Yau Tong are expected to be completed between 2026 and 2028 in phases, and is planned to provide about 3 120 flats in total for a population of about 8 700. The key housing development parameters are at **Annex 2**. We propose to carry out **B812CL** for the provision of formed land and associated infrastructures for public housing developments.

Project estimate

6. The capital cost of the proposed works is estimated to be \$1,823.3 million in money-of-the-day prices.

Public consultation

7. We consulted the Housing Committee (HC) of the Kwun Tong District Council about the proposed works on 29 May 2018. In response to the HC's suggestion of enhancing pedestrian connectivity, we have revised the original scheme with one footbridge to two footbridges, and then circulated the revised scheme to the HC on 19 July 2018. No objection to the revised scheme was received.

8. We 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) on 9 November 2018. No objection was received. The authorisation notice was subsequently gazetted on 15 February 2019.

9. Also, we consulted the Advisory Committee on the Appearance of Bridges and Associated Structures ¹ (ACABAS) about the design of the pedestrian walkway systems on 15 January 2019. The ACABAS accepted the proposed design.

Way forward

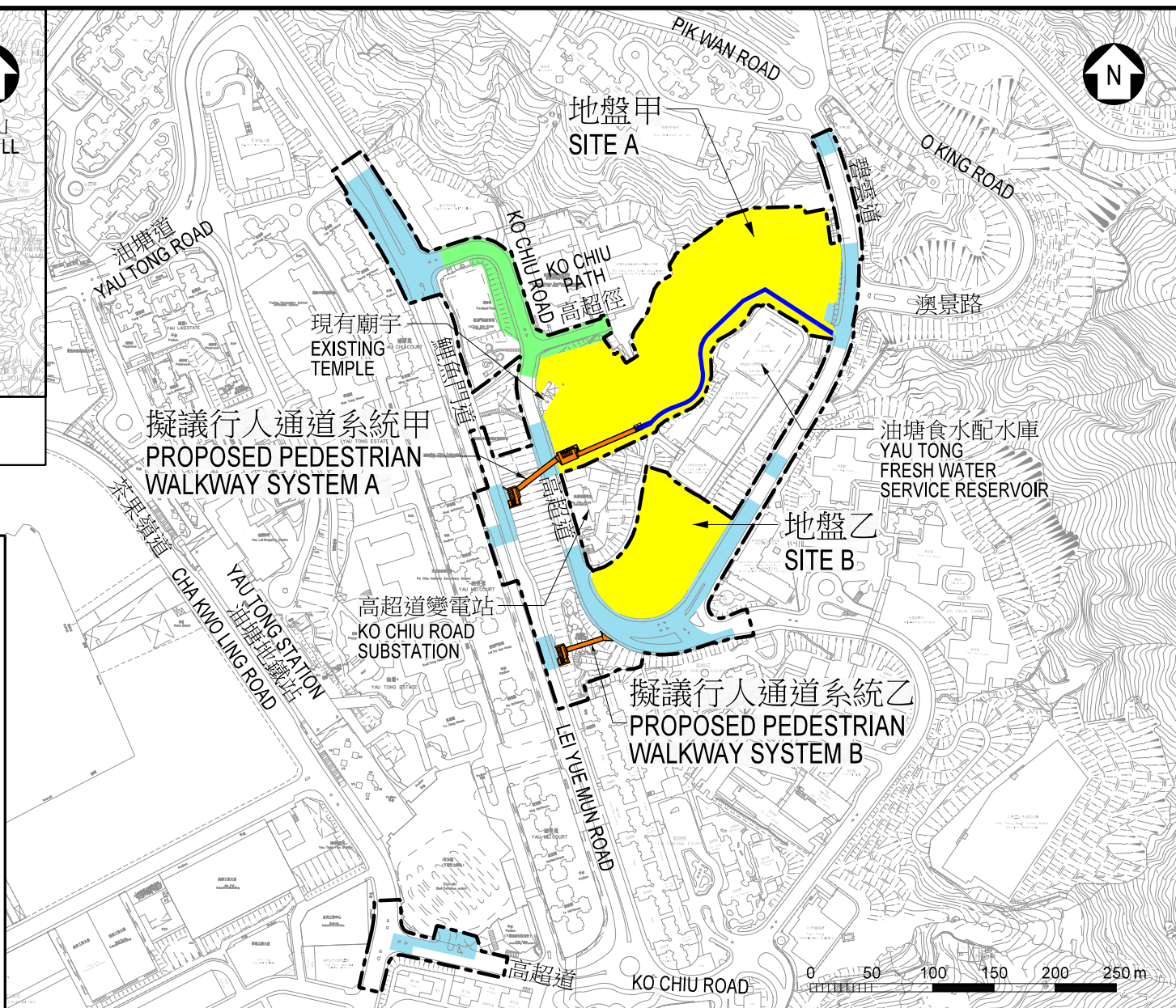
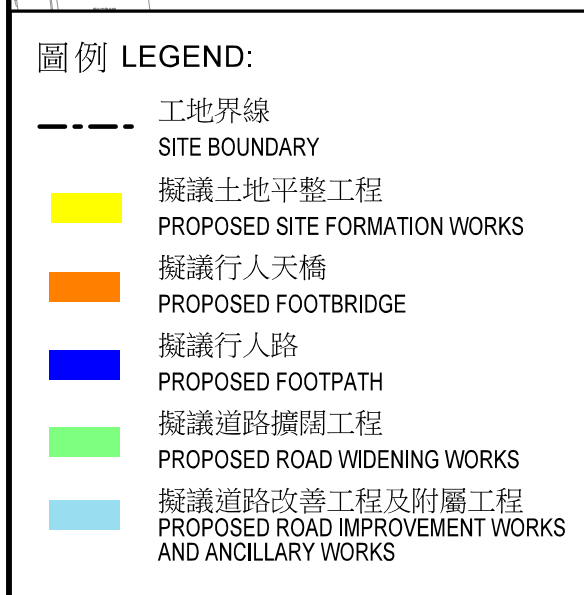
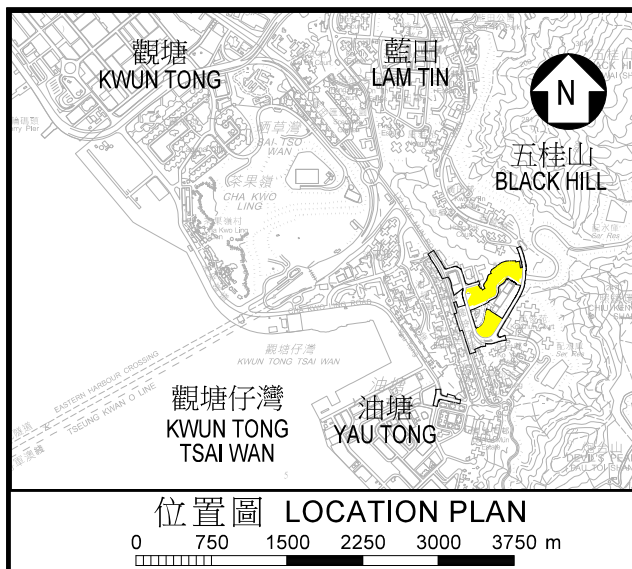
10. We plan to submit the funding proposal of the proposed works to the Public Works Subcommittee for consideration and Finance Committee for funding approval in 2019-20 legislative session.

Advice sought

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

Transport and Housing Bureau
May 2019

¹ The ACABAS comprises representatives of the Hong Kong Institute of Architects, Hong Kong Institution of Engineers, Hong Kong Institute 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 public highway system, from the aesthetic and visual impact points of view.



工務計劃項目編號 B812CL
油塘碧雲道公營房屋發展之工地平整及基礎設施工程
PWP ITEM NO. B812CL

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT PIK WAN ROAD, YAU TONG

工地平面圖
SITE PLAN

比例 SCALE 1 : 5000

**Key development parameters of the public housing developments
at Pik Wan Road, Yau Tong**

Site area	A total of about 2.5 hectares
Permitted plot ratio	Total : 9 Domestic : 7.5
No. of domestic blocks	5
No. of flats	About 3 120
Projected population	About 8 700
Completion date	In phases between 2026 and 2028
Ancillary facilities	General out-patient clinic [#] , child assessment centre [#] , residential care home for the elderly, kindergarten, parking spaces for private cars and motorcycles, children's play area, greening and open spaces, etc.

[#] Funding proposal is planned to be submitted to the Legislative Council for approval in later sessions.