

**For discussion  
on 2 November 2020**

**Legislative Council Panel on Housing**

**Public Works Programme Items No. B811CL and B776CL**

**Site formation and infrastructure works for  
public housing developments at Tuen Mun Central  
and Kam Tin South, Yuen Long**

**Purpose**

This paper consults Members about the Government's proposal to upgrade the following two Public Works Programme items to Category A –

- (a) part of **B811CL**, entitled “Site formation and infrastructure works for public housing developments at Tuen Mun Central – Phase 1”; and
- (b) part of **B776CL**, entitled “Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long – Phase 1”.

**Proposed projects**

2. We have to take forward the proposed works to provide formed land and infrastructures for the related public housing developments. The proposed works include –

**B811CL – Site formation and infrastructure works for  
public housing developments at Tuen Mun Central – Phase 1**

3. To dovetail with the public housing developments at Tuen Mun Central, **B811CL** will be carried out in two phases: Phase 1 works and remaining works.

4. We propose to upgrade the “Site formation and infrastructure works for public housing developments at Tuen Mun Central – Phase 1” to Category A to tie in with the proposed public housing developments at Wu Shan Road, Tin Hau Road, Hang Fu Street and Hin Fat Lane of Tuen Mun Central; while the remaining works, which cover the site formation and associated infrastructure

works for the proposed public housing development at Tuen Hing Road of Tuen Mun Central, will be retained in Category B. The capital cost of the Phase 1 works is estimated to be \$968.4 million money-of-the-day (MOD) prices. Details of the Phase 1 works are at [Annex 1](#).

### **B776CL – Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long – Phase 1**

6. To dovetail with the public housing developments at Kam Tin South, Yuen Long, **B776CL** will be carried out in two phases: Phase 1 works and remaining works.

7. We propose to upgrade the “Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long – Phase 1” to Category A to tie in with the proposed public housing developments at Sites 1, 4a-1 and 6 of Kam Tin South; while the remaining works, which cover the site formation and associated infrastructure works for the proposed public housing development at Site 4a-2 of Kam Tin South, will be retained in Category B. The capital cost of the Phase 1 works is estimated to be \$907.1 million in MOD prices. Details of the Phase 1 works are at [Annex 2](#).

### **Way forward**

9. We plan to submit the funding proposal to Finance Committee for approval after the consultation of Public Works Subcommittee.

### **Advice sought**

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

**Transport and Housing Bureau  
October 2020**

**B811CL – Site formation and infrastructure works for public housing developments at Tuen Mun Central – Phase 1**

**Project Proposal**

We propose to upgrade Phase 1 works of **B811CL** to Category A. The location and site plans together with sections of the proposed works are at Enclosure 1 to Annex 1. The scope of works comprises –

- (a) site formation works and construction of associated retaining structures and slopes at Wu Shan Road site<sup>1</sup>;
- (b) modification works to the existing pedestrian and cycle bridge across Wu Shan Road near Lung Mun Road;
- (c) improvement works at junctions of (i) Pui To Road and Tsing Wun Road, (ii) Pui To Road and Tsun Wen Road, (iii) Hoi Wong Road and Hoi Chu Road, (iv) Pui To Road and Tuen Mun Heung Sze Wui Road, (v) Castle Peak Road – Castle Peak Bay and Tuen Shing Street, (vi) Castle Peak Road – Castle Peak Bay and Tuen Hing Road, and (vii) Castle Peak Road – Castle Peak Bay, Hin Fat Lane and Tsing Hoi Circuit;
- (d) construction/modification of lay-bys at Lung Mun Road, Wu Shan Road, Tin Hau Road, Tuen Shing Street, Tuen Hing Road and Castle Peak Road – Castle Peak Bay and other minor road improvement works; and
- (e) ancillary works including drainage, sewerage, water supply, slope stabilisation and landscaping works.

2. We will retain the remainder of **B811CL**, which covers the site formation and associated infrastructure works for the public housing development at Tuen Hing Road, in Category B. We will seek funding approval for the remainder of **B811CL** at an appropriate juncture.

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<sup>1</sup> Site formation works are not required for the public housing development at Tin Hau Road, Hang Fu Street and Hin Fat Lane.

3. Subject to timely funding approval by the Finance Committee, we plan to commence the Phase 1 works of **B811CL** in early 2021. The site formation works will be completed by 2022 to tie in with the proposed public housing development at Wu Shan Road, and the infrastructure works will be completed by 2024 to tie in with the population intake of the public housing developments.

### **Justification**

4. We propose to carry out the Phase 1 works of **B811CL** at four government lands of Tuen Mun Central, i.e. Sites at Wu Shan Road, Tin Hau Road, Hang Fu Street and Hin Fat Lane, to provide formed land and associated infrastructure to tie in with the public housing developments. The key development parameters and the conceptual plan of the public housing development are at **Enclosure 2** and **Enclosure 3** to **Annex 1** respectively.

5. According to the findings of the traffic impact assessment (TIA), we also propose to carry out the road improvement works as listed in items (b) to (d) in paragraph 1 above to accommodate the extra traffic and transportation needs arising from the proposed developments.

### **Project Estimate**

6. We estimate the capital cost of the proposed works to be \$968.4 million in money-of-the-day prices.

### **Public Consultation**

7. We consulted the full council meeting of Tuen Mun District Council (TMDC) about the proposed road and sewerage facilities on 5 March 2019. Members expressed concerns about the traffic condition of Tuen Mun district after population intake of the proposed public housing developments. We expect that after completion of the proposed road improvement works, the road networks in the vicinity will be able to accommodate the extra traffic and transportation needs arising from the proposed public housing developments.

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 6 September and 13 September 2019 respectively. No objection was received. The notices of authorisation were subsequently gazetted on 20 December and 27 December 2019 respectively.

9. We also updated the full council meeting of TMDC on the latest progress of the whole **B811CL** on 18 September 2020. Since the remainder of **B811CL** will involve clearance of part of the existing Tseng Tau Sheung Tsuen, TMDC expressed concerns about the settlement of villagers and passed a motion requesting to shelve the public housing development at Tuen Hing Road. We will keep communicating with TMDC, Tuen Mun Rural Committee and other stakeholders in respect of the public housing development at Tuen Hing Road.

10. Besides, Civil Engineering and Development Department (CEDD) consulted the Advisory Committee on the Appearance of Bridges and Associated Structures<sup>2</sup> (ACABAS) about the design of the modification works to the existing pedestrian and cycle bridge across Wu Shan Road near Lung Mun Road on 19 May and 21 July 2020. The Committee accepted the design in principle and made some suggestions. We will refine the aesthetic design of the relevant modification works according to the suggestions and will continue to consult ACABAS.

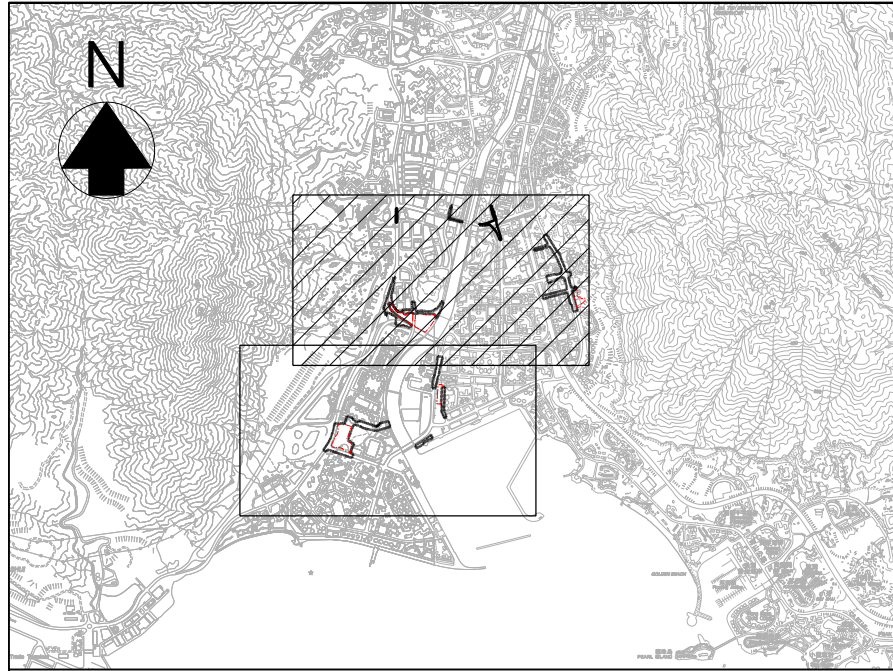
### **Traffic Implications**

11. CEDD has conducted TIA for the proposed developments. According to the findings of the assessment, after completion of the proposed road improvement works, the road networks in the vicinity will be able to accommodate the extra traffic and transportation needs arising from the proposed developments. CEDD will implement temporary traffic arrangement and appropriate control measures on the construction vehicles in order to minimise the traffic impact to the nearby roads during construction.

### **Transport and Housing Bureau October 2020**

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2 The ACABAS comprises representatives of the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the 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, including noise barriers and semi-enclosures, from the aesthetic and visual impact points of view.

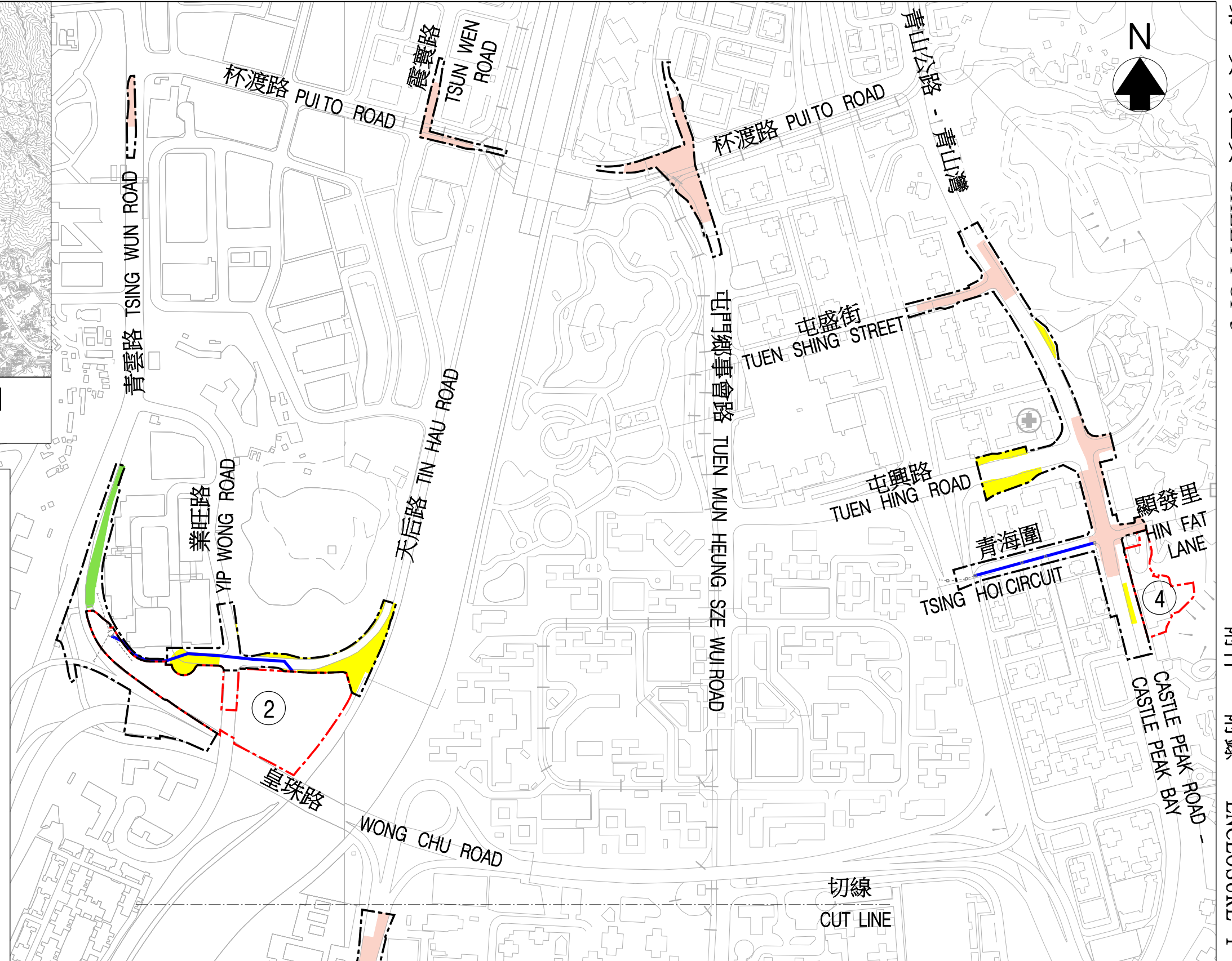


### 位置圖 LOCATION PLAN

比例 SCALE A4 1: 80 000

#### 圖例：LEGEND:

- 工地界限  
SITE BOUNDARY
- 公營房屋用地界限  
PUBLIC HOUSING AREA BOUNDARY
- 擬議道路改善工程  
PROPOSED ROAD IMPROVEMENT WORKS
- 擬議交界處改善工程  
PROPOSED ROAD JUNCTION IMPROVEMENT WORKS
- 擬議斜坡鞏固工程  
PROPOSED SLOPE STABILIZATION WORKS
- 擬建雨水渠以及污水渠  
PROPOSED STORMWATER DRAIN AND SEWER
- ② 天后路公營房屋用地  
PUBLIC HOUSING SITE AT TIN HAU ROAD
- ④ 顯發里公營房屋用地  
PUBLIC HOUSING SITE AT HIN FAT LANE



工務計劃項目編號B811CL

屯門中公營房屋發展之工地平整及基礎設施工程 - 第一期

PWP ITEM NO. B811CL

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT TUEN MUN CENTRAL - PHASE 1

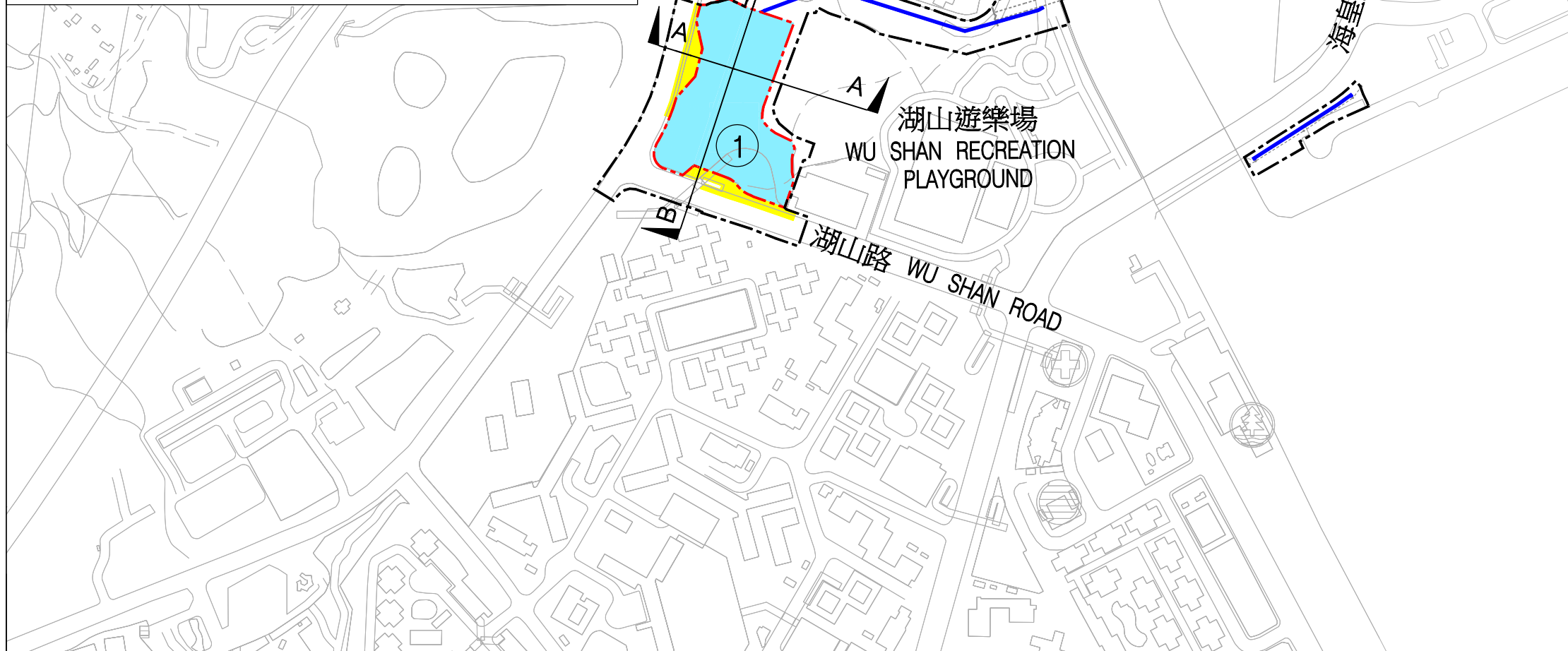
### 工地平面圖 SITE PLAN

比例 SCALE A4 1 : 8000



### 位置圖 LOCATION PLAN

比例 SCALE A4 1:80 000



### 圖例：LEGEND:

- 工地界限  
SITE BOUNDARY
- 公營房屋用地界限  
PUBLIC HOUSING AREA BOUNDARY
- 擬議工地平整工程  
PROPOSED SITE FORMATION WORKS
- 擬議道路改善工程  
PROPOSED ROAD IMPROVEMENT WORKS
- 擬議交界處改善工程  
PROPOSED ROAD JUNCTION IMPROVEMENT WORKS
- 擬建雨水渠以及污水渠  
PROPOSED STORMWATER DRAIN AND SEWER
- ① 湖山路公營房屋用地  
PUBLIC HOUSING SITE AT WU SHAN ROAD
- ③ 恆富街公營房屋用地  
PUBLIC HOUSING SITE AT HANG FU STREET

工務計劃項目編號B811CL

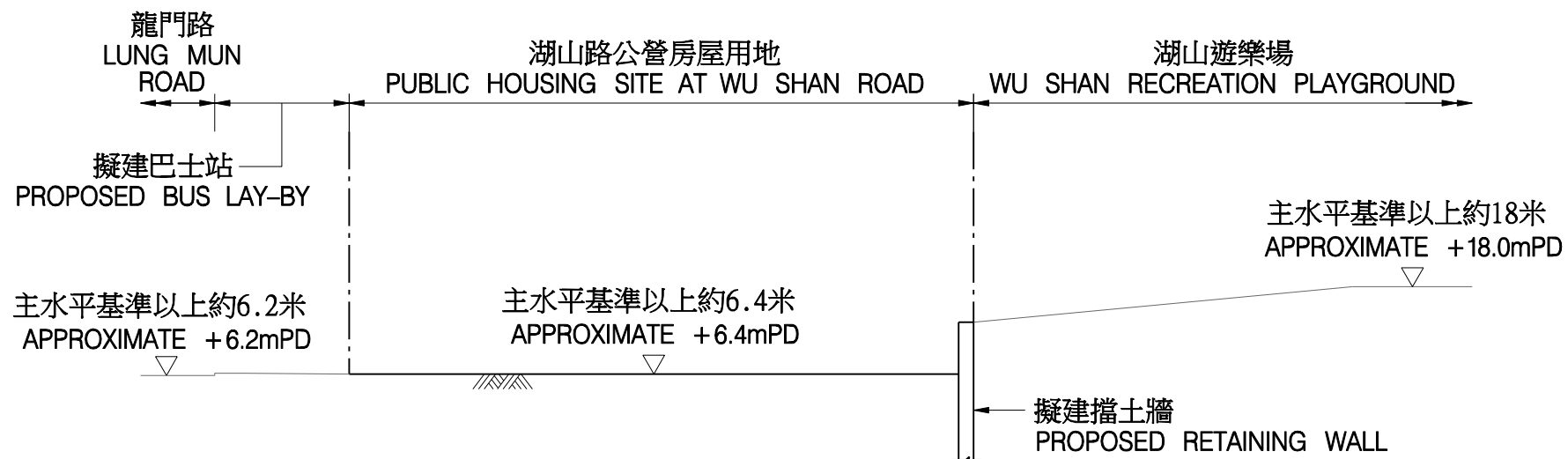
屯門中公營房屋發展之工地平整及基礎設施工程 - 第一期

PWP ITEM NO. B811CL

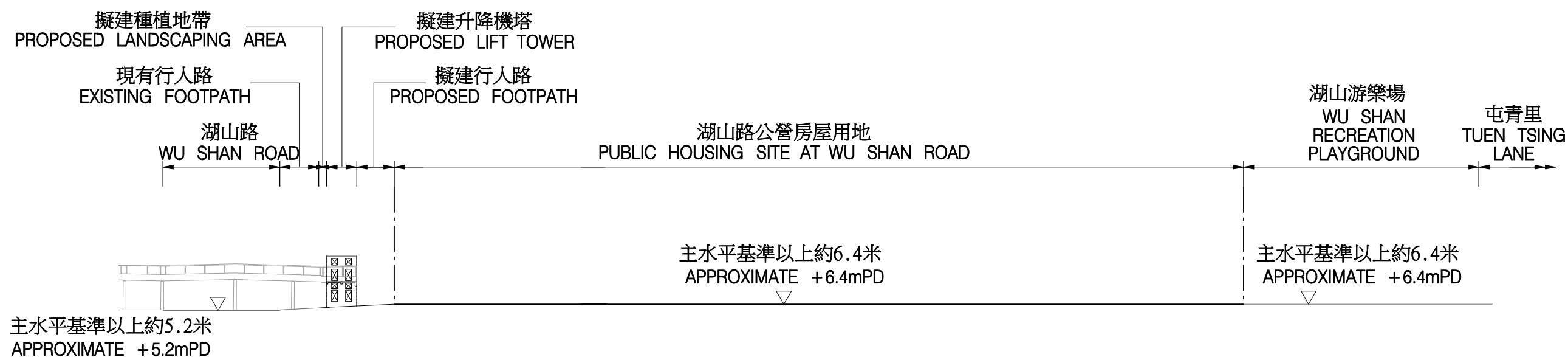
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT TUEN MUN CENTRAL - PHASE 1

### 工地平面圖 SITE PLAN

比例 SCALE A4 1 : 8000



剖面圖 A-A  
SECTION A-A  
比例 SCALE: 1:1250



剖面圖 B-B  
SECTION B-B  
比例 SCALE: 1:1250

工務計劃項目編號B811CL  
 屯門中公營房屋發展之工地平整及基礎設施工程 - 第一期  
 PWP ITEM NO. B811CL  
 SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT TUEN MUN CENTRAL - PHASE 1

剖面圖  
SECTIONS



**Key development parameters of the public housing developments at  
Tin Hau Road, Wu Shan Road, Hang Fu Street and Hin Fat Lane  
at Tuen Mun Central**

<b>Site area</b>	A total of about 5.3 hectares
<b>Total gross floor area</b>	About 320 000 m <sup>2</sup>
<b>Building height restriction</b>	Height bands of 100, 125, 140 and 150 meters above Principal Datum
<b>No. of domestic blocks</b>	10 (Subject to detailed design)
<b>No. of flats</b>	About 8 000
<b>Projected population</b>	About 21 300
<b>Completion date</b>	In phases from 2024
<b>Non-domestic facilities</b>	Ancillary parking spaces, local open spaces, kindergartens, recreational, welfare and retail facilities, etc.



天后路用地  
SITE AT  
TIN HAU ROAD

教育設施  
EDUCATION FACILITY

TUEN MUN RIVER

屯興路 TUEN HING ROAD

顯發里用地  
SITE AT  
HIN FAT LANE

福利設施  
WELFARE FACILITIES

Castle Peak Road

友愛邨  
YAU OI  
ESTATE

安定邨  
ON TING  
ESTATE

龍逸邨  
LUNG YAT  
ESTATE

零售及福利設施  
RETAIL AND  
WELFARE FACILITIES

WONG CHU ROAD

TUEN MUN ROAD

青山公路

福利設施  
WELFARE FACILITY

恆富街用地  
SITE AT  
HANG FU STREET

屯門河

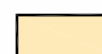
零售、教育及福利設施  
RETAIL, EDUCATION  
AND WELFARE  
FACILITIES

湖山路用地  
SITE AT  
WU SHAN ROAD

青山灣  
CASTLE PEAK BAY

兆山苑  
SIU SHAN COURT

圖例: LEGEND:



公營房屋用地  
PUBLIC HOUSING SITES



擬議公營房屋  
PROPOSED PUBLIC HOUSING

工務計劃項目編號B811CL

屯門中公營房屋發展之工地平整及基礎設施工程 - 第一期

PWP ITEM NO. B811CL

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT TUEN MUN CENTRAL - PHASE 1

概念平面圖  
CONCEPTUAL PLAN

比例 SCALE A4 1 : 8000

**B776CL – Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long – Phase 1**

**Project proposal**

We propose to upgrade Phase 1 works of **B776CL** to Category A. The location and site plans together with sections of the proposed works are at Enclosure 1 to Annex 2. The scope of works comprises –

- (a) site formation and construction of associated retaining structures and slopes;
- (b) construction of a single two-lane carriageway with footpaths connecting to Tung Wui Road at Site 1;
- (c) widening of a section of Kam Po Road from an existing single lane road to a single two-lane carriageway with footpaths and a cycle track;
- (d) improvement works at the junction of Tung Wui Road and Kam Po Road;
- (e) construction of a lay-by and road improvement works at Kam Ho Road;
- (f) road improvement works at Tung Wui Road, and provision of a cycle parking area near Site 6; and
- (g) ancillary works including drainage, sewerage, water supply, landscaping works.

2. We will retain the remainder of **B776CL**, which covers the site formation and associated infrastructure works for the public housing development at Site 4a-2, in Category B. We will seek funding approval for the remainder of **B776CL** at an appropriate juncture.

3. Subject to timely funding approval by the Financial Committee, we plan to commence the Phase 1 works of **B776CL** in mid-2021. The site formation works will be completed in phases from 2023 to 2025 to tie in with the public housing developments at Sites 1, 4a-1 and 6 of Kam Tin South. The infrastructure works will be completed by 2026 to tie in with the population intake of the public housing developments.

## **Justification**

4. We propose to carry out the Phase 1 works of **B776CL** at Sites 1, 4a-1 and 6 of Kam Tin South to provide formed land and associated infrastructure to tie in with the public housing developments. The key development parameters and the conceptual plan of the public housing developments are at **Enclosure 2** and **Enclosure 3** to **Annex 2** respectively.

5. According to the findings of the traffic impact assessment (TIA), we also propose to carry out the road improvement works as listed in items (b) to (f) in paragraph 1 above to accommodate the extra traffic and transportation needs arising from the proposed developments.

## **Project estimate**

6. We estimate the capital cost of the proposed works to be \$907.1 million in money-of-the-day prices.

## **Public consultation**

7. 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 22 February 2019. After the gazettal, we received 17 objections to the proposed road works and 15 objections to the proposed sewerage works. We met the objectors to explain the details of the works. In the end, three objectors of the proposed roadworks and three objectors of the proposed sewerage works withdrew their objections unconditionally, while the remaining 14 objectors of the proposed road works and 12 objectors of the proposed sewerage works maintained their objections. The unresolved objections were mainly about compensation and rehousing arrangements, and traffic and transportation issues. Following the established procedures, we subsequently submitted the objections and the correspondences with the objectors (including meeting minutes) to the Chief Executive in Council (CE in C) for consideration. On 31 March 2020, the CE in C authorised the proposed road works and the proposed sewerage works with no modification required. The notices of authorisation were subsequently gazetted on 29 April 2020.

8. We consulted the Kam Tin Rural Committee on 12 March 2020. The Committee expressed in-principle support for the Government to carry out public housing developments, but expressed concerns about community facilities, traffic and transportation impacts, compensation and rehousing arrangements as well as sewerage systems, etc.

9. We also consulted the Housing, Town Planning and Development Committee of Yuen Long District Council and Pat Heung Rural Committee on 29 April and 21 May 2020 respectively. While both Committees acknowledged the urgency to tackle the housing problem in the territory, they passed motions to express concerns about location of public housing developments, community facilities, traffic and transportation impacts, compensation and rehousing arrangements, agricultural land rehabilitation as well as drainage and sewerage systems. We provided a detailed written explanation to address their concerns on 24 June 2020.

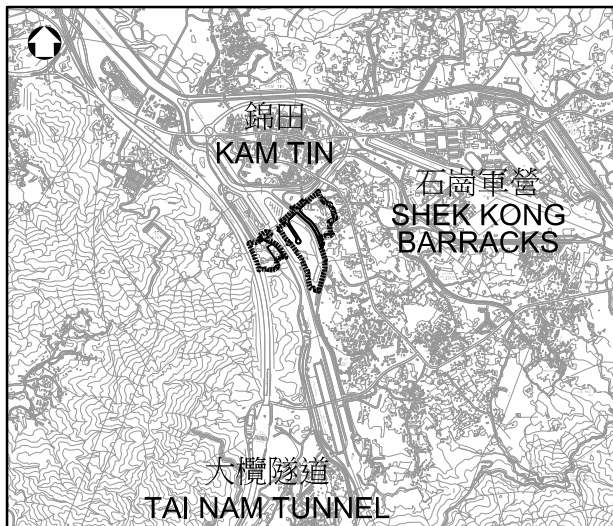
### **Land acquisition**

10. Land resumption of about 12.4 hectares of private land and clearance of about 8.3 hectares of government land are involved. We plan to charge the cost to **Head 701 – Land Acquisition**.

### **Traffic Implications**

11. Civil Engineering and Development Department (CEDD) has conducted TIA for the proposed developments. According to the findings of the assessment, after completion of the proposed road improvement works, the road networks in the vicinity will be able to accommodate the extra traffic and transportation needs arising from the proposed developments. CEDD will also implement temporary traffic arrangements and appropriate control measures on the construction vehicles in order to minimise the traffic impacts to the nearby roads during construction.

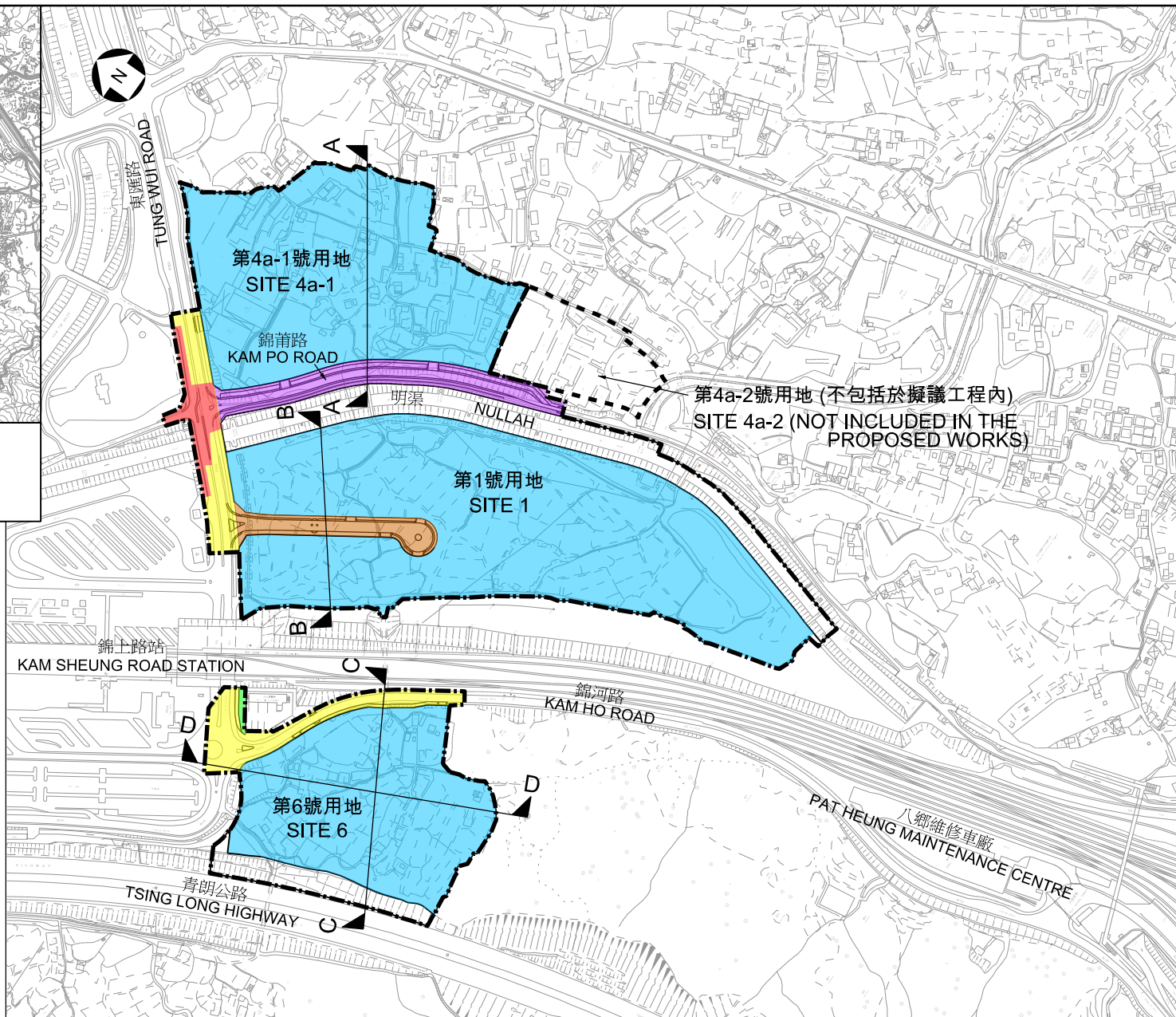
**Transport and Housing Bureau  
October 2020**



位置圖  
LOCATION PLAN  
比例 SCALE A4 1 : 58000

圖例 LEGEND

- 工地範圍  
SITE BOUNDARY
- 公營房屋及「政府、機構或社區」用地的  
擬議工地平整工程  
PROPOSED SITE FORMATION WORKS  
FOR PUBLIC HOUSING AND  
"GOVERNMENT, INSTITUTION OR  
COMMUNITY" SITES
- 擬議道路改善工程  
PROPOSED ROAD IMPROVEMENT WORKS
- 擬議新建道路  
PROPOSED NEW ROAD
- 擬議交界處改善工程  
PROPOSED JUNCTION IMPROVEMENT WORKS
- 擬議道路擴闊工程  
PROPOSED ROAD WIDENING WORKS
- 擬議單車停放處  
PROPOSED CYCLE PARKING AREA



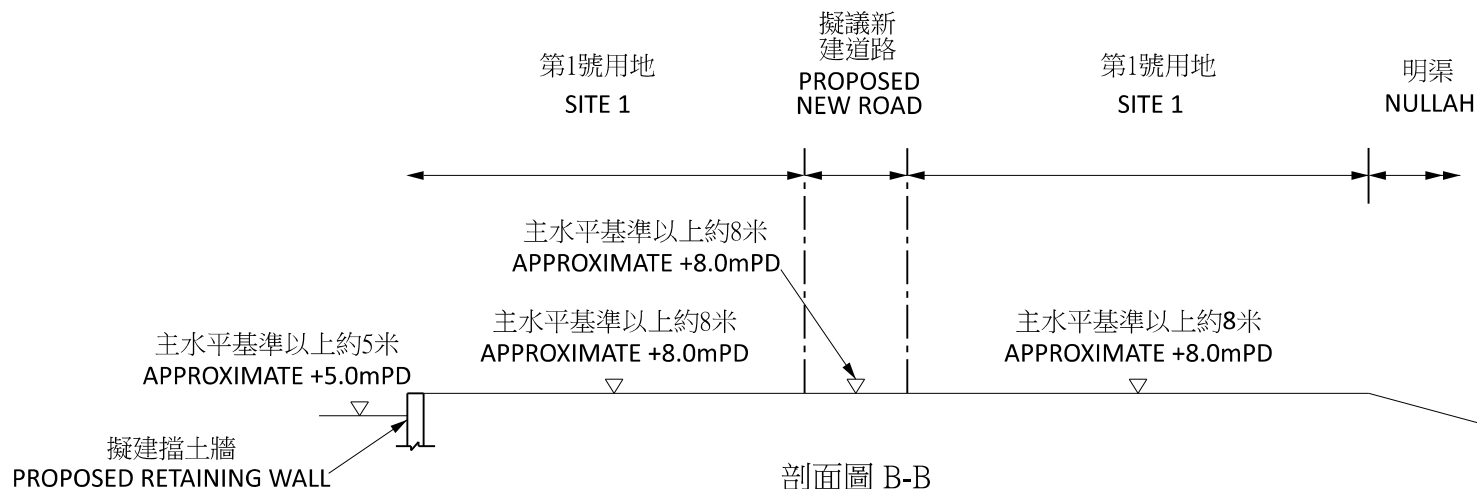
工務計劃項目編號第B776CL - 元朗錦田南公營房屋發展之工地平整及基礎設施工程 - 第一期  
PWP ITEM NO. B776CL -  
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS  
AT KAM TIN SOUTH, YUEN LONG - PHASE 1

工地平面圖  
SITE PLAN

比例 SCALE A4 1 : 5800



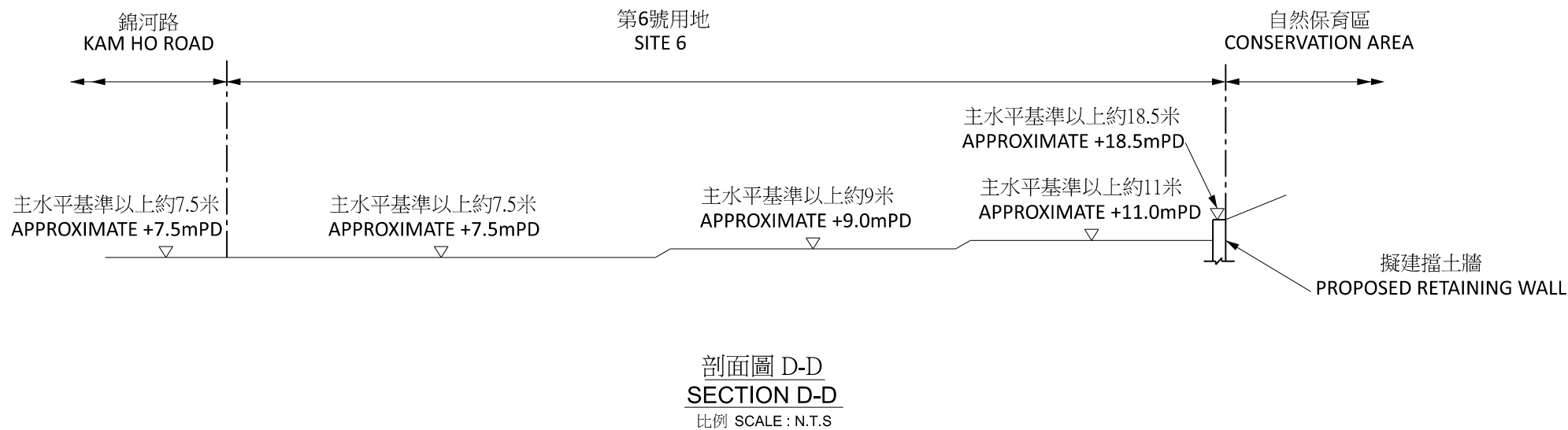
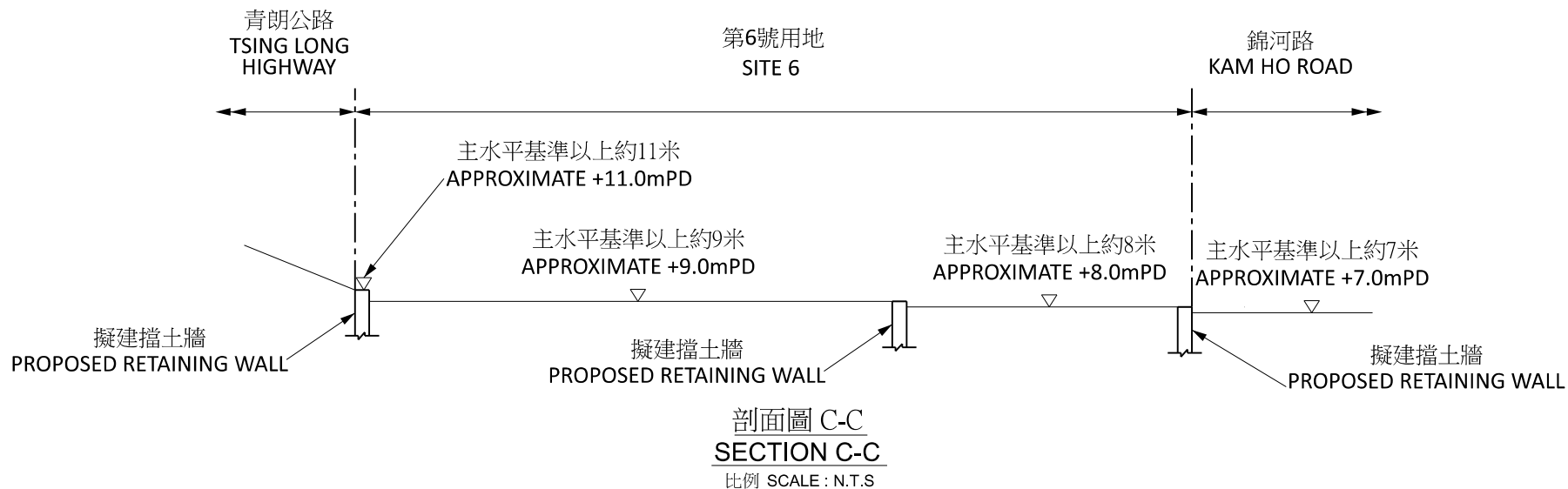
剖面圖 A-A  
SECTION A-A  
比例 SCALE : N.T.S



剖面圖 B-B  
SECTION B-B  
比例 SCALE : N.T.S

工務計劃項目編號第B776CL - 元朗錦田南公營房屋發展之工地平整及基礎設施工程 - 第一期  
PWP ITEM NO. B776CL -  
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS  
AT KAM TIN SOUTH, YUEN LONG - PHASE 1

剖面圖  
SECTIONS



工務計劃項目編號第B776CL - 元朗錦田南公營房屋發展之工地平整及基礎設施工程 - 第一期  
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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS  
AT KAM TIN SOUTH, YUEN LONG - PHASE 1

剖面圖  
SECTIONS



**Enclosure 2 to Annex 2**

**Key development parameters of the public housing developments  
at Sites 1, 4a-1 and 6 of Kam Tin South, Yuen Long**

<b>Site area</b>	A total of about 13.0 hectares
<b>Total gross floor area</b>	About 390 000 m <sup>2</sup>
<b>Building height restriction</b>	69 metres above Principle Datum
<b>No. of domestic blocks</b>	19 (subject to detailed design)
<b>No. of flats</b>	About 8 100
<b>Projected population</b>	About 22 700
<b>Completion date</b>	In phases from 2026
<b>Non-domestic facilities<sup>#</sup></b>	Ancillary parking spaces, local open spaces, kindergartens, recreational, welfare, retail facilities and wet market, etc.

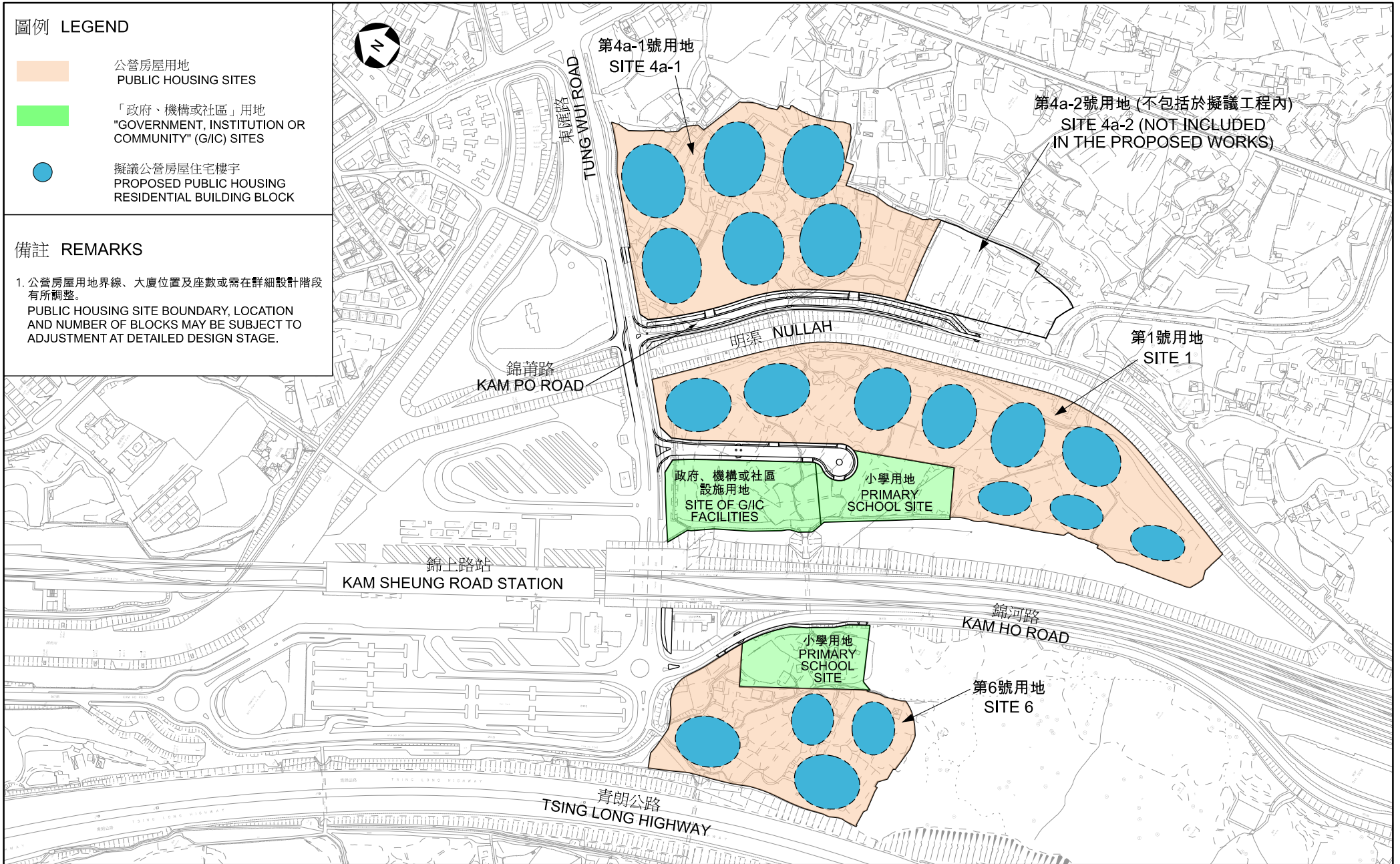
# The “Government, Institution or Community” (“GIC”) sites in Sites 1 and 6 with a total area of about 2.4 hectares will be reserved for supporting facilities including primary schools, an electricity sub-station as well as a community complex.

圖例 LEGEND

- 公營房屋用地  
PUBLIC HOUSING SITES
- 「政府、機構或社區」用地  
"GOVERNMENT, INSTITUTION OR COMMUNITY" (G/I/C) SITES
- 擬議公營房屋住宅樓宇  
PROPOSED PUBLIC HOUSING RESIDENTIAL BUILDING BLOCK

備註 REMARKS

1. 公營房屋用地界線、大廈位置及座數或需在詳細設計階段有所調整。  
PUBLIC HOUSING SITE BOUNDARY, LOCATION AND NUMBER OF BLOCKS MAY BE SUBJECT TO ADJUSTMENT AT DETAILED DESIGN STAGE.



工務計劃項目編號第B776CL - 元朗錦田南公營房屋發展之工地平整及基礎設施工程 - 第一期  
 PWP ITEM NO. B776CL -  
 SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS  
 AT KAM TIN SOUTH, YUEN LONG - PHASE 1

概念平面圖  
 CONCEPTUAL PLAN

比例 SCALE A4 1 : 5000