

**For discussion
on 1 February 2021**

Legislative Council Panel on Housing

**Public Works Programme Item No. B808CL
Site formation and infrastructure works for
public housing developments at Tseung Kwan O**

Purpose

This paper briefs Members on the Government's proposal to upgrade **B808CL** to Category A.

Project proposal

2. The scope of **B808CL** includes –
- (a) site formation works and construction of associated retaining walls and slopes;
 - (b) conversion of a roundabout at the junction of Ying Yip Road/Po Ning Road/Sheung Ning Road to a signal-controlled junction;
 - (c) widening of Ying Yip Road to provide an additional north bound traffic lane, laybys and a footpath, and construction of associated retaining walls and slopes;
 - (d) construction of a footbridge with an associated lift across Ying Yip Road;
 - (e) installation of a noise barrier at Ying Yip Road;
 - (f) construction of laybys at Pak Shing Kok Road;
 - (g) widening/ improvement/ construction of footpaths at Yau Yue Wan Village Road, Po Lam Road North and Ngan O Road respectively and construction of a covered walkway at Po Fung Road; and
 - (h) construction/ improvement of pedestrian crossings at Yau Yue Wan Village Road, Po Lam Road North, Pak Shing Kok Road and Chiu Shun Road; and

- (i) ancillary works including drainage, sewerage, waterworks and landscaping works.

3. The location, site plans and sections of the proposed works are at **Annex 1**.

4. We plan to commence the proposed works of **B808CL** upon obtaining approval from the Finance Committee (FC) for target completion in around five years to tie in with the public housing developments.

Justifications

5. We propose to carry out **B808CL** on three government lands at Tseung Kwan O (i.e. Sites at Northwest of Ying Yip Road, West of Yau Yue Wan Village and East of Hong Kong Movie City) 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 **Annex 2** and **Annex 3** respectively.

6. According to the findings of traffic impact assessment (TIA), we also propose to carry out the road improvement works as listed in items (b) to (h) in paragraph 2 above to accommodate the traffic and transportation needs arising from the proposed developments.

Project estimate

7. We estimate the capital cost of the proposed works to be about \$2.5 billion in money-of-the-day prices.

Public consultation

8. Civil Engineering and Development Department (CEDD) consulted the Traffic & Transport Committee (T&TC) of Sai Kung District Council (SKDC) about the proposed site formation and infrastructure works on 21 March 2019. The Committee expressed concerns about transport facilities and the public housing developments. As the relevant discussion involved various areas of issues, T&TC suggested referring the case to the full council of SKDC for further discussion. Subsequently, we consulted SKDC on 15 May 2019 on the proposed works and the concerned public housing developments. Although SKDC expressed that it would not oppose the Government identifying lands for housing developments, they expressed concerns about traffic and transportation impacts,

recreational and community facilities and site location for the public housing developments. SKDC also passed a motion against the concerned public housing developments. In response to the motion and SKDC's concerns, Housing Department and Development Bureau provided detailed written explanation to SKDC on 14 June 2019 and 18 June 2019 respectively.

9. 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 3 January 2020. After the gazettal, we received 16 objections to the proposed road works whereas no objection was received regarding the proposed sewerage works. We met the objectors to explain the details of the works. In the end, two objectors withdrew their objections unconditionally, while the remaining 14 objections were not withdrawn. The unresolved objections are mainly related to traffic and transport, recreational and community facility issues. We subsequently submitted the objections and the correspondence with the objectors (including meeting minutes) to the Chief Executive in Council (CE in C) for consideration. On 1 December 2020, the CE in C authorised the proposed road works and proposed sewerage works without modification. The notice of authorisation was subsequently gazetted on 18 December 2020.

10. Besides, CEDD consulted the Advisory Committee on the Appearance of Bridges and Associated Structures¹ (ACABAS) about the aesthetic design of the footbridge, the noise barrier, the covered walkway and the retaining structures. The Committee accepted the design in principle and provided some suggestions on the appearance of the structures. We will refine the aesthetic design of the relevant structures according to the suggestions and will continue to consult ACABAS.

Land acquisition

11. We will resume about 190 square metre (m²) of private land and clear about 16.5 hectares of government land. The clearance will involve 8 graves and 23 temporary structures², of which no domestic structure was involved. We plan to charge the cost to **Head 701 – Land Acquisition**.

¹ The Advisory Committee on the Appearance of Bridges and Associated Structures, which comprises representatives of the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the Hong Kong Institution of Planners, academic institutions, Architectural Services Department, Highways Department, Housing Department and Civil Engineering and Development Department, is responsible for vetting the design of bridges and other structures associated with the public highway system, including noise barriers and semi-enclosures, from aesthetic and visual impact points of view.

² Including a fence wall, a dwarf wall, several steps of staircases, a fence, gates and abandoned beehive racks.

Traffic implications

12. CEDD has conducted the TIA for the proposed developments. Apart from assessing the traffic impacts of the proposed public housing developments on the roads in the vicinity, it has also reviewed the situation of the trunk roads to and from the urban areas and Tseung Kwan O after population intake of the proposed public housing developments. According to the findings of the TIA, after the completion of Tseung Kwan O-Lam Tin Tunnel and Cross Bay Link, the traffic condition between Tseung Kwan O and urban area would be at acceptable level (both Tseung Kwan O Tunnel and Tseung Kwan O-Lam Tin Tunnel have reserved capacity). With the implementation of the proposed traffic improvement measures, the local traffic conditions of the district are generally manageable to accommodate the traffic needs arising from the proposed public housing developments. During the construction period, CEDD will implement temporary traffic arrangement and appropriate control on construction vehicles to minimise traffic impact on nearby roads.

Community Facilities

13. The amount of existing and planned Government, Institution or Community facilities have mostly met the demand of the planned population (including the additional population arising from the proposed public housing developments). Social welfare and retail facilities will also be provided in the proposed public housing developments to serve the residents in the district. Preliminary information of the relevant facilities is at **Annex 2**.

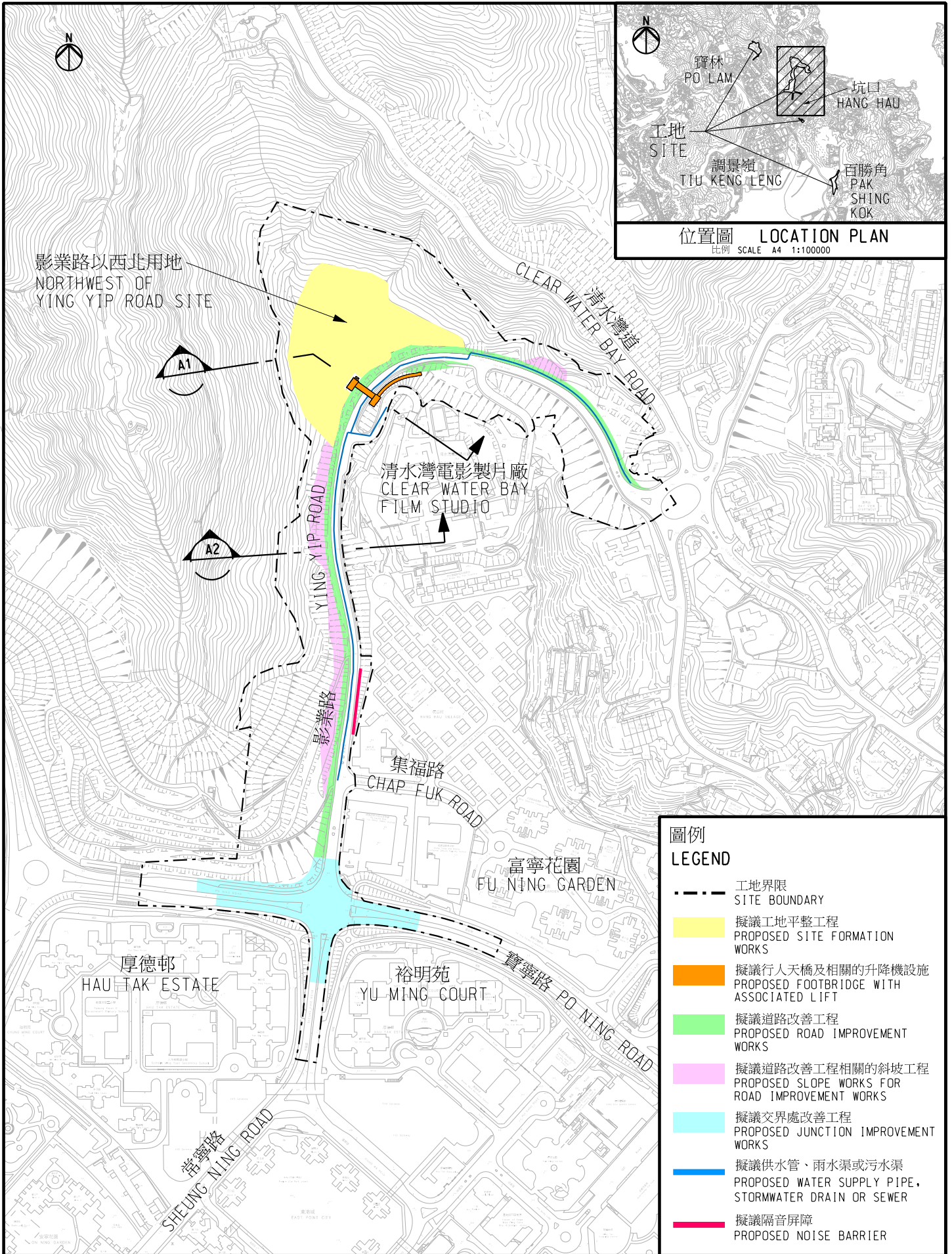
Way forward

14. We plan to seek support of Public Works Subcommittee for the approval from FC to upgrade **B808CL** to Category A.

Advice sought

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

Transport and Housing Bureau
January 2021



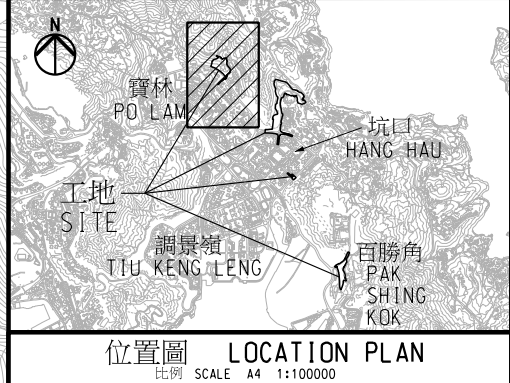
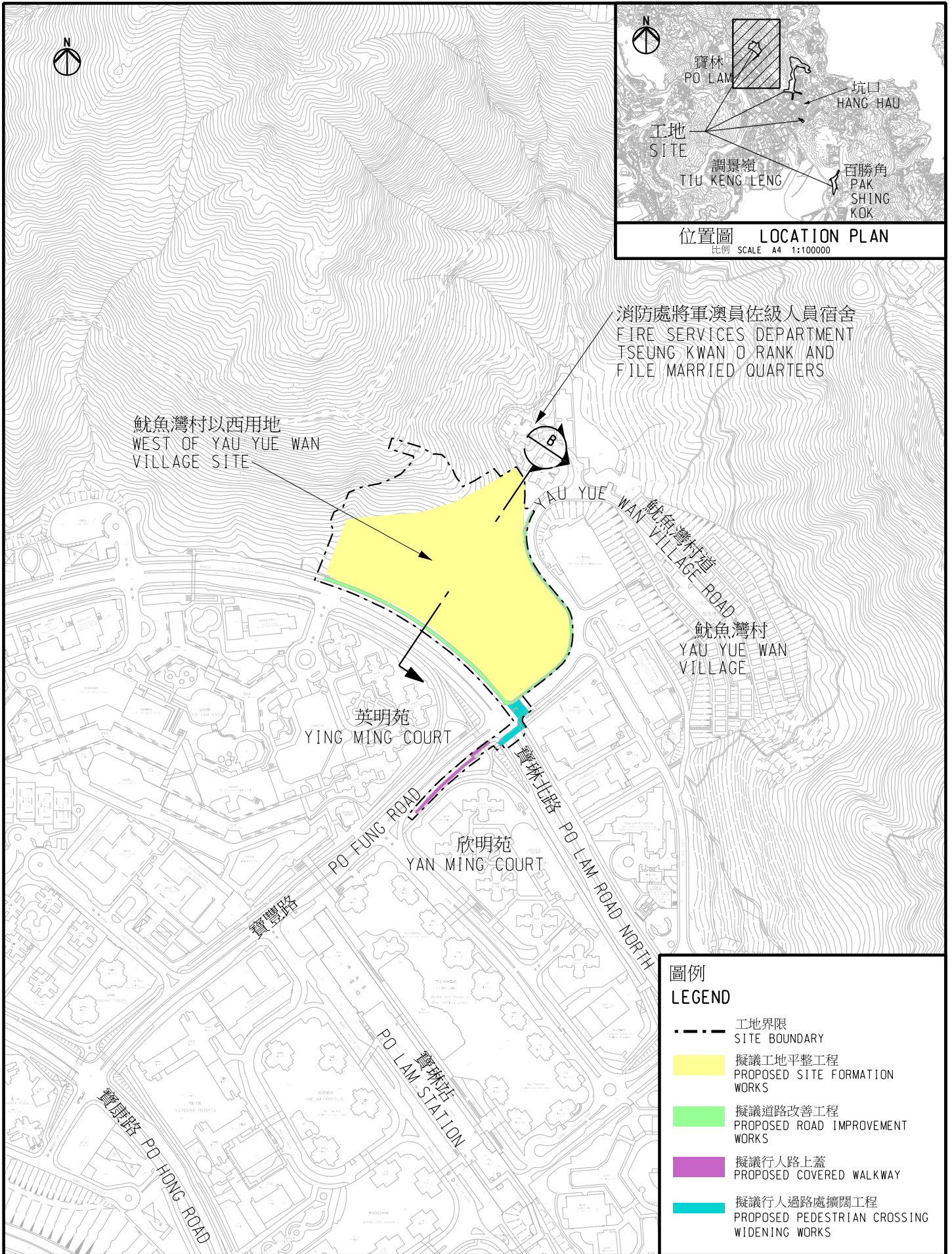
圖例
LEGEND

- 工地界限
SITE BOUNDARY
- 黃色 擬議工地平整工程
PROPOSED SITE FORMATION WORKS
- 橘色 擬議行人天橋及相關的升降機設施
PROPOSED FOOTBRIDGE WITH ASSOCIATED LIFT
- 綠色 擬議道路改善工程
PROPOSED ROAD IMPROVEMENT WORKS
- 粉紅色 擬議道路改善工程相關的斜坡工程
PROPOSED SLOPE WORKS FOR ROAD IMPROVEMENT WORKS
- 淺藍色 擬議交界處改善工程
PROPOSED JUNCTION IMPROVEMENT WORKS
- 藍色 擬議供水管、雨水渠或污水渠
PROPOSED WATER SUPPLY PIPE, STORMWATER DRAIN OR SEWER
- 紅色 擬議隔音屏障
PROPOSED NOISE BARRIER

工程計劃項目編號B808CL
將軍澳公營房屋發展之工地平整及基礎設施工程
PWP ITEM NO. B808CL
SITE FORMATION AND INFRASTRUCTURE WORKS FOR
PUBLIC HOUSING DEVELOPMENTS AT TSEUNG KWAN O

工地平面圖
SITE PLAN

比例 SCALE A4 1:5000



消防處將軍澳員佐級人員宿舍
FIRE SERVICES DEPARTMENT
TSEUNG KWAN O RANK AND
FILE MARRIED QUARTERS

鯪魚灣村以西用地
WEST OF YAU YUE WAN
VILLAGE SITE

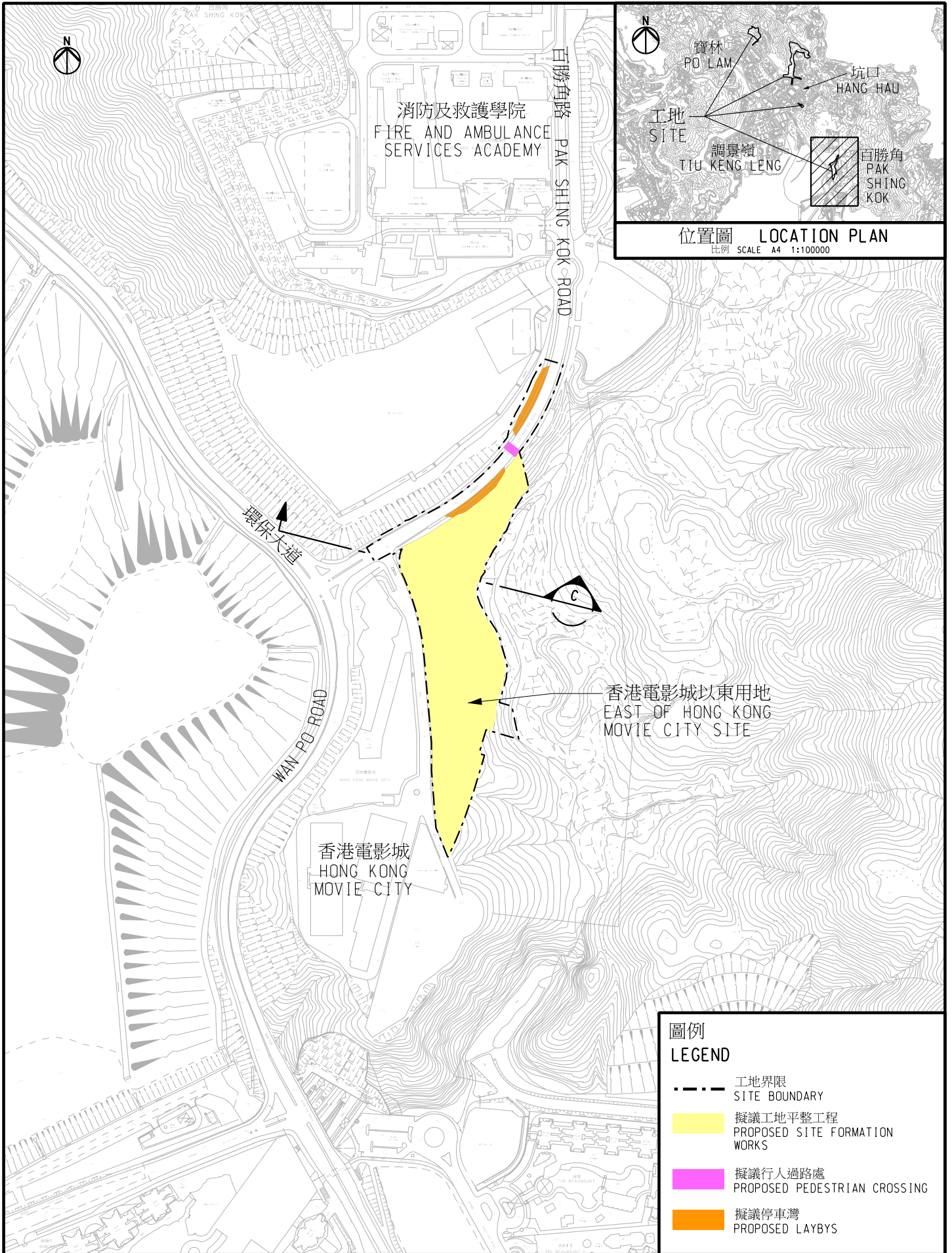
圖例
LEGEND

- 工地界限
SITE 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
- 擬議行人路上蓋
PROPOSED COVERED WALKWAY
- 擬議行人過路處擴闊工程
PROPOSED PEDESTRIAN CROSSING WIDENING WORKS

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工地平面圖
SITE PLAN

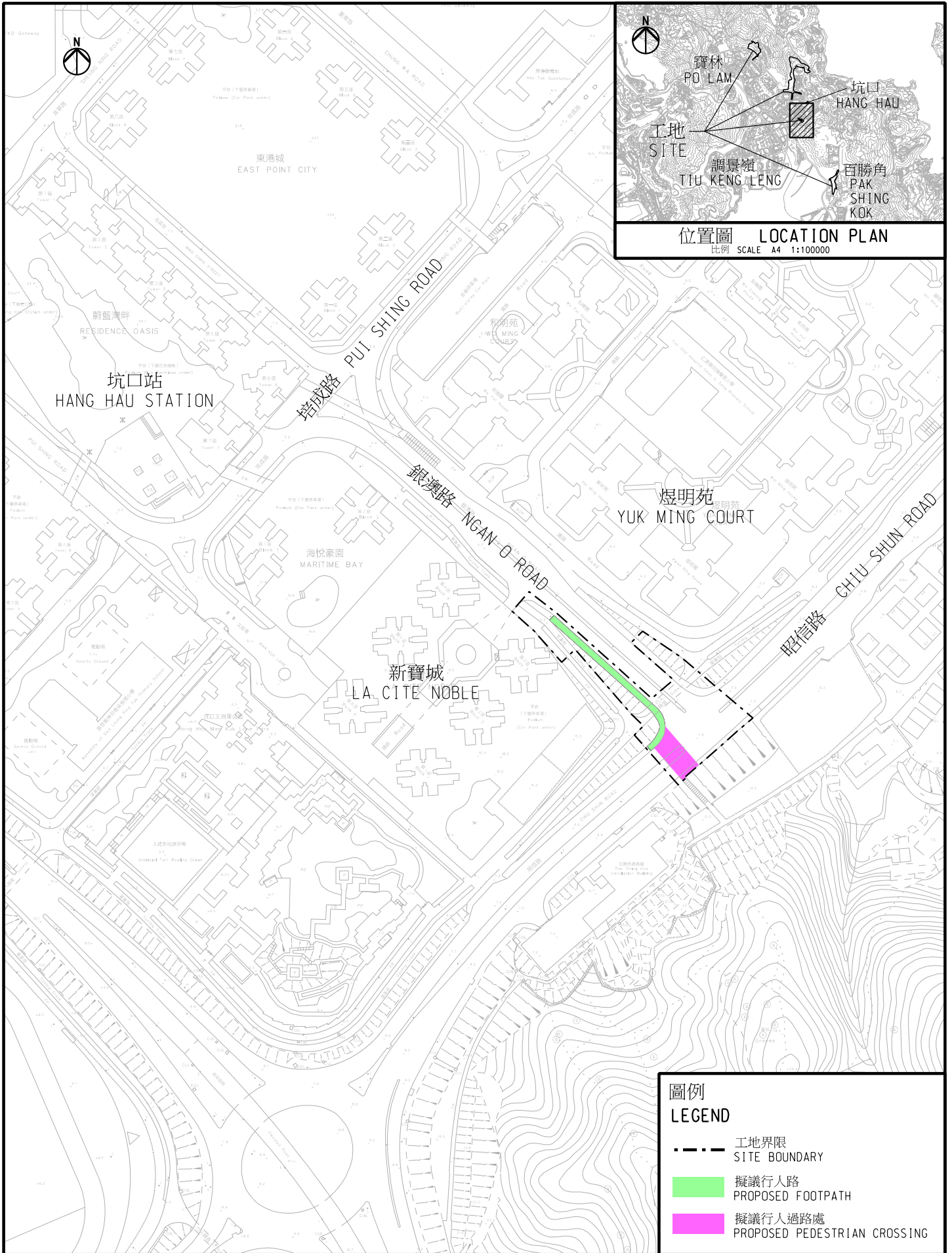
比例 SCALE A4 1:5000



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工地平面圖
SITE PLAN

比例 SCALE A4 1:5000



位置圖 LOCATION PLAN
 比例 SCALE A4 1:100000

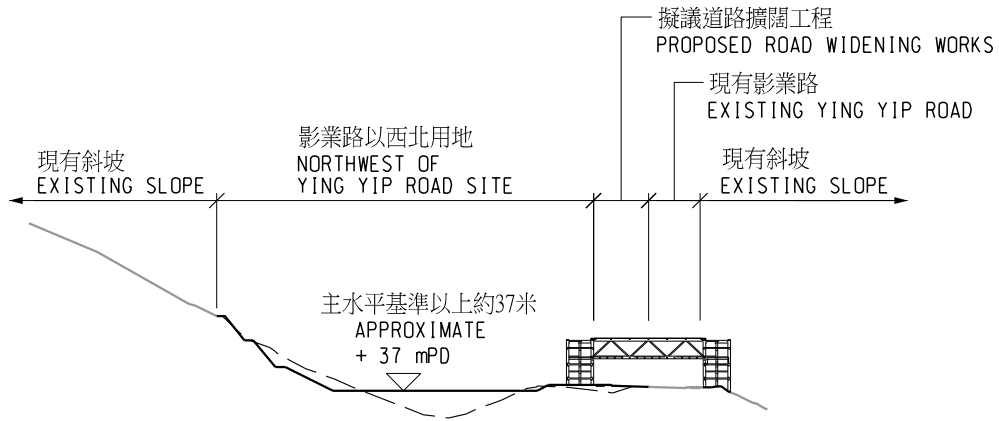
圖例
LEGEND

- 工地界限
 SITE BOUNDARY
- █ 擬議行人路
 PROPOSED FOOTPATH
- █ 擬議行人過路處
 PROPOSED PEDESTRIAN CROSSING

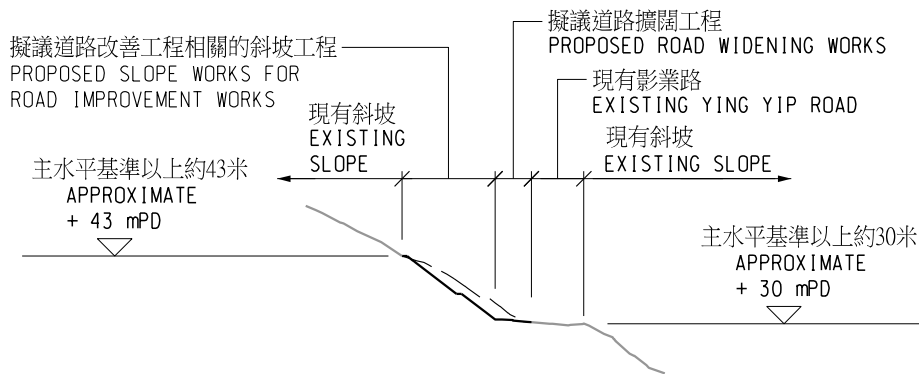
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工地平面圖
 SITE PLAN

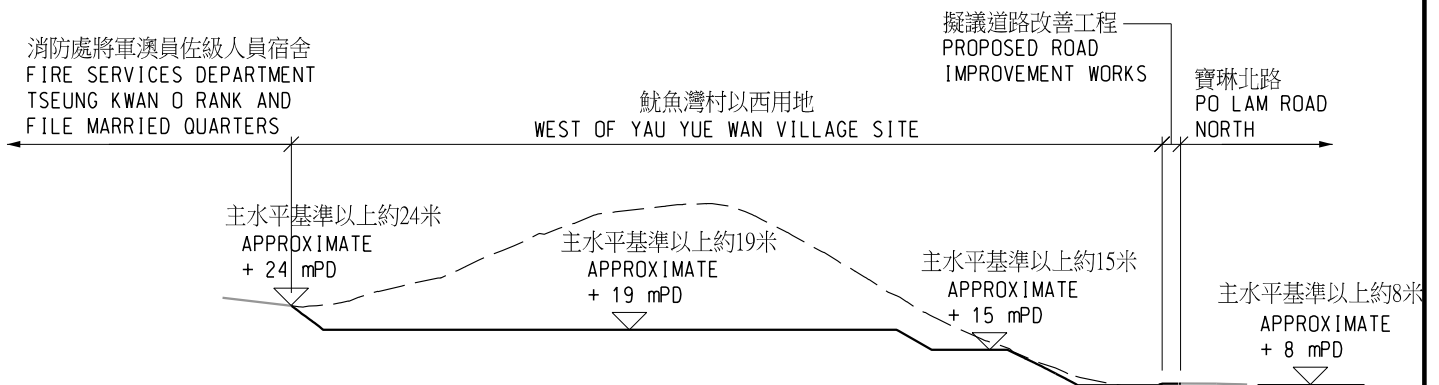
比例 SCALE A4 1:2500



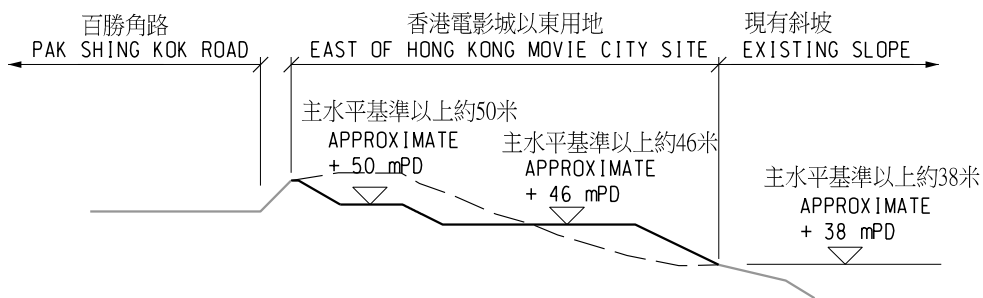
剖面圖 SECTION A1-A1



剖面圖 SECTION A2-A2



剖面圖 SECTION B-B



剖面圖 SECTION C-C

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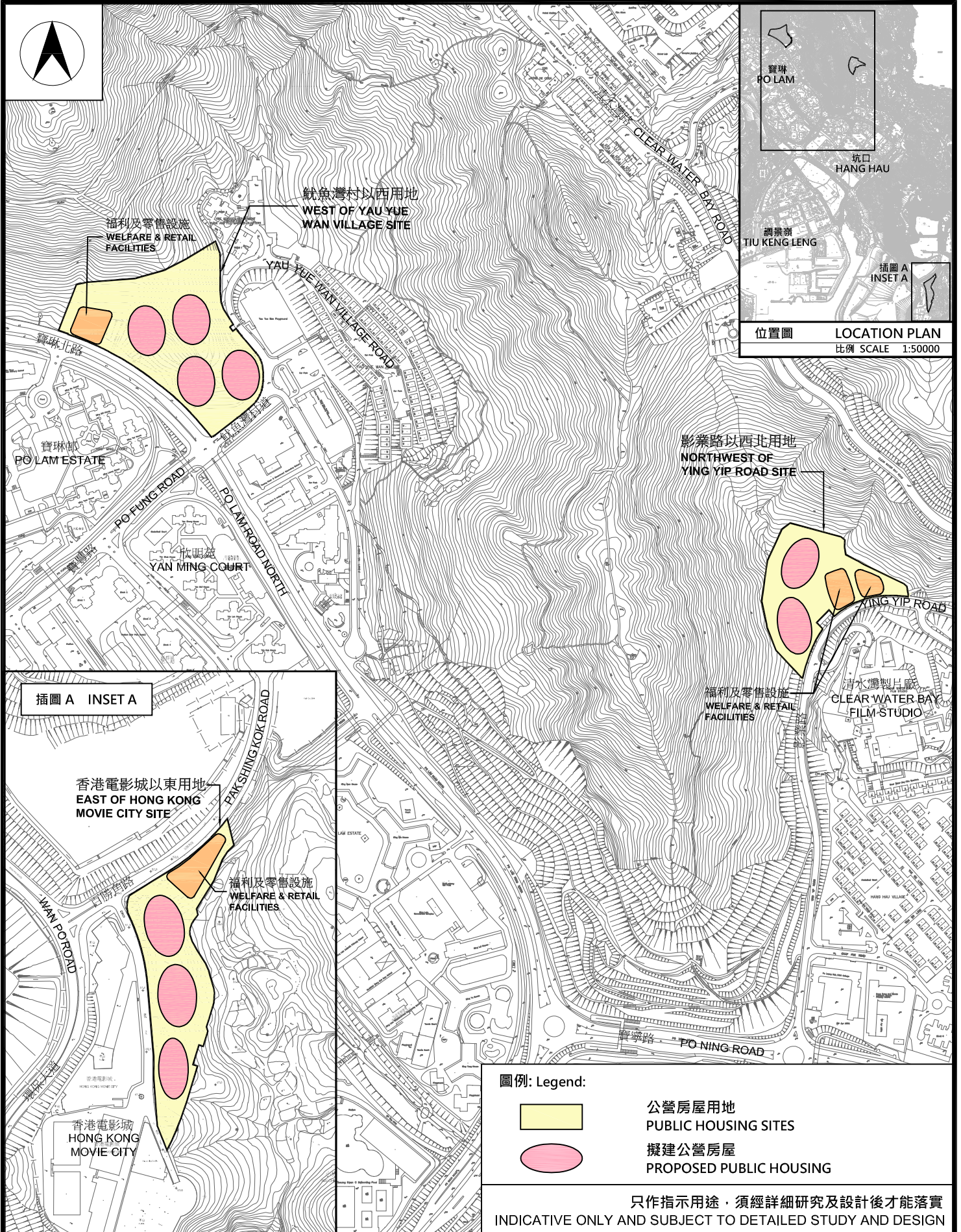
剖面圖
SECTIONS

比例 SCALE A4 1:1500

**Key development parameters of the public housing developments at
Northwest of Ying Yip Road, West of Yau Yue Wan Village and
East of Hong Kong Movie City at Tseung Kwan O**

Site area	A total of about 6.8 hectares
Plot ratio permitted	6.5
Building height restriction	Height bands of 140, 170 and 210 meters above Principal Datum
No. of domestic blocks	9 (subject to detailed design)
No. of flats	About 7 000
Projected population	About 19 600
Completion date	In phases from 2027
Non-domestic facilities	Ancillary parking spaces, local open spaces, kindergartens, recreational, welfare [#] and retail facilities, etc.

We are discussing with Social Welfare Department regarding the details of community/welfare facilities. Facilities which will be provided tentatively include: Day Care Center for the Elderly, Neighbourhood Elderly Centre, Home for the Elderly, Child Care Centre, Day Activity Centre, Special Child Care Centre cum Early Education and Training Centre, etc.



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概念平面圖
CONCEPTUAL PLAN

比例 SCALE 1:6000 (A4)