

**For discussion
on 28 March 2023**

Legislative Council Panel on Development

PWP Item No. 7849CL

**Site formation and infrastructure works for public housing development at
Cha Kwo Ling Village, Kowloon East**

and

PWP Item No. 7771CL

**Site formation and infrastructure works for the development of
ex-Cha Kwo Ling Kaolin Mine Site (Phase 2)**

PURPOSE

This paper briefs Members on the proposal to upgrade PWP Item Nos. **7849CL** and **7771CL** to Category A, so as to take forward the proposed public housing development at Cha Kwo Ling Village, Kowloon East (CKLV development) and the development of ex-Cha Kwo Ling Kaolin Mine Site (Phase 2) (ex-CKLKMS Phase 2 development).

PROJECT SCOPE AND NATURE

2. The scope of PWP Item No. **7849CL** comprises the following:
 - (a) site clearance and formation, as well as construction of related retaining walls and slopes;
 - (b) construction of two carriageways with associated footpaths to connect (i) Ko Ling Road and Cha Kwo Ling Road, and (ii) Cha Kwo Ling Road and Fan Wa Street, and associated improvement works for nearby roads;
 - (c) construction of a new pedestrian link to connect the new link road mentioned in paragraph 2(b)(i) to the CKLV development; and
 - (d) associated ancillary works including drainage works, sewerage works, waterworks and roadside greening works.

3. The scope of PWP Item No. **7771CL** comprises the following:
 - (a) site clearance and formation, as well as construction of related

retaining walls and slopes;

- (b) construction of a carriageway with associated footpaths to connect Ko Ling Road to the ex-CKLKMS Phase 2 development, and associated improvement works for nearby roads; and
- (c) associated ancillary works including drainage works, sewerage works, waterworks and roadside greening works.

4. The site plans of the proposed works and information of the associated ancillary works are at **Annex 1**.

JUSTIFICATIONS

CKLV Development – High-density Public Housing

5. It was announced in the 2019 Policy Address that the Government would redevelop three urban squatter areas (namely Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village), so as to increase public housing supply in the urban areas through high-density development and improve the living environment of squatter households through the Government’s compensation and rehousing arrangements. The Government subsequently commenced feasibility studies in this regard. In view of the experience of the Hong Kong Housing Society (HS) in areas of housing development, rehousing of residents and integrated community planning, we have invited the HS to undertake the implementation of these three projects. Based on the current estimates, the three projects will altogether provide around 8 700 public housing units in phases from 2029 onwards.

Public housing and ancillary facilities

6. Of the aforesaid three squatter areas, the CKLV development, with an area of about 8.9 hectares (ha), occupies the largest area and is capable of producing the greatest number of public housing units (about 4 500 public housing units¹, of which about 1 000 are included in the supply for the coming 10-year period (i.e., from 2023-24 to 2032-33) under the Long Term Housing Strategy).

7. Various ancillary facilities will be provided in the CKLV development, including a Government joint-user complex to be developed at a site adjoining Fan Wa Street in accordance with the “single site, multiple use” principle, which will tentatively provide facilities including sports centre, library, facilities of the Department of Health, public transport interchange, public parking spaces, etc..

¹ Including about 1 000 Dedicated Rehousing Estate (DRE) (rental) units and about 2 000 DRE (sale) units for rehousing persons who have to relocate because of projects of the Government and the Urban Renewal Authority. The remaining about 1 500 units are Subsidised Sale Flats.

Another site adjoining Cha Kwo Ling Road will be developed into a standard sub-divisional fire station cum ambulance depot to cope with the need of the new development area for fire and ambulance services. In addition, about 5% of the total gross floor area will be set aside for the provision of social welfare facilities under the existing policy, and a kindergarten will be provided in accordance with the requirements of the Education Bureau (EDB). A wet market and retail facilities will also be provided in the CKLV development.

8. Transport in the vicinity of Cha Kwo Ling Village is relatively convenient. Upon completion of the development, it only takes an around 10-minute walk from the development area to nearby MTR stations or major transport facilities, such as the MTR Lam Tin Station, the MTR Yau Tong Station and the Eastern Harbour Crossing Bus-bus interchange. A public transport interchange will be built within the aforementioned joint-user complex to provide more public transport service options for residents to choose from. In addition, with a view to enhancing the connectivity of pedestrians, the Civil Engineering and Development Department (CEDD) proposes to build a new pedestrian link to connect the new link road in item 2(b)(i) above to the CKLV development, thereby enabling pedestrians to commute to and from the MTR Lam Tin Station via the pedestrian link and the footpaths along Ko Ling Road and Sin Fat Road.

9. The CEDD will carry out the necessary site formation and infrastructure works for the whole project under PWP Item No. **7849CL**. The HS will undertake the design and construction of public housing and shopping mall as well as the social welfare facilities and the kindergarten for the CKLV development. The standard sub-divisional fire station cum ambulance depot and the joint-user complex will be designed and built by the Architectural Services Department.

Early provision of rehousing and compensation

10. The statutory rezoning procedures for the CKLV development were completed in November 2022. The Government will resume about 0.25 ha of private land and clear around 8.65 ha of government land. The Lands Department (LandsD) conducted pre-clearance survey for persons within the development area in December 2021 to collect information on the status within the area. According to existing information, about 850 households (involving some 1 500 persons) and approximately 26 business undertakings on the private and government lands will be affected, and about 1 500 temporary structures (including 2 graves and 5 urns) which are mostly squatter structures will be demolished.

11. The Government appreciates that affectees may wish to plan ahead for their departure. We recommend that procedures for reversion of land ownership and provision of compensation and rehousing under the Lands Resumption Ordinance

(Cap. 124) and other related ordinances may commence as soon as possible, and it is not necessary to wait until obtaining approval of the works funding by the Finance Committee (FC) of the Legislative Council (LegCo) before starting these procedures². Subject to Members' agreement, the LandsD will post land resumption notices after obtaining the approval of the Chief Executive in Council for land resumption, and will maintain close communications with the locals in the course of it. After the land ownership is reverted to the Government after a three-month period, relevant departments will be able to disburse compensation and rehousing formally. The land reversion dates are not necessarily the departure deadlines for affected persons. On this, the LandsD has already issued letters to each affected household and business undertaking to inform them of the individual departure deadlines (first half of 2024 or first half of 2025), so as to facilitate their early preparation.

12. The LandsD has also started to contact the affected households and business undertakings recently, and commenced the eligibility assessment for compensation and rehousing to prepare for its disbursement. Eligible households may choose the "means-tested" rehousing option provided by the Hong Kong Housing Authority (HA) to be rehoused at HA's public rental housing units, or the "non-means-tested" rehousing option introduced in 2018 to be rehoused at the DREs developed and managed by the HS. The first DRE in urban area, which is located in Kai Tak, is expected to be completed in around 2026. Before the intake of DRE, transitional accommodation at the vacant units of HA's or HS' existing public rental estates will be provided to eligible households. Nearer the time when the DREs are ready for intake, households may choose (instead of being mandated) to relocate to the DREs. Eligible households who do not opt for rehousing, and eligible business undertakings, may apply for ex-gratia allowance. In addition, domestic removal allowance will be provided for all households registered in the pre-clearance survey.

Development by phases – enhancing speed

13. The CEDD will carry out the site formation and infrastructure works in two phases, such that part of the land can be handed over to the HS for housing development early. The first phase involving government land for which no clearance is needed and a small amount of private lots to be resumed is expected to be handed over to the HS in 2026 after completion of site formation works. This will provide about 1 000 public housing units, whose population intake will be in Q2 2031. The second phase will be handed over to the HS in 2028 for

² There were precedents of commencing disbursement of compensation and rehousing prior to FC approval on works funding after obtaining the agreement of LegCo panel. To institutionalise the arrangement, the Development Bureau submitted to the LegCo in December 2022 the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022, where one of the amendments is to specify in the Lands Resumption Ordinance and other ordinances related to land resumption that upon the Chief Executive-in-Council's approval on land resumption, the Government may proceed with land resumption and disbursement of compensation and rehousing, without having to wait for funding approval for the relevant works. The bill is currently being examined by the Bills Committee of LegCo.

construction of about 3 500 public housing units. The expected population intake will be in Q4 2033. The conceptual plan and the major development parameters of the CKLV development are at Annex 2 and Annex 4 respectively.

14. Regarding the remaining two urban squatter areas, namely Ngau Chi Wan Village and Chuk Yuen United Village, we will timely report to Members on the details and progress of the projects.

Ex-CKLKMS Phase 2 Development – High-density Public Housing

15. The site for the ex-CKLKMS Phase 2 development is one of the some 210 sites with housing development potential previously identified by the Government³. The CEDD will provide the formed land and associated infrastructure facilities for the provision of some 2 250 public housing units as proposed and a primary school site reserved as required by the EDB under PWP Item No. 7771CL. Similarly, about 5% of the gross floor area will be set aside for the provision of social welfare facilities in the ex-CKLKMS Phase 2 development.

16. The development involves site clearance of about 5.6 ha of Government land in total (it does not involve resumption of private land). Currently, there is only one grave in the construction site with no residents or business undertakings. Similar to the CKLV development, we recommend that the established procedures for handling compensation matters related to the removal of the grave may commence as soon as possible, and the site may be cleared according to the works programme. Upon obtaining funding approval from the FC for the works, the CEDD will commence the proposed works as soon as practicable. It is expected that the formed site can be delivered to the HA in phases to proceed with the construction works in Q4 2026. The expected population intake will be in 2030. The conceptual plan and the major development parameters of the ex-CKLKMS Phase 2 development are at Annex 3 and Annex 4 respectively.

ESTIMATES FOR THE DEVELOPMENTS

17. Due to the close geographical proximity of the CKLV development and the ex-CKLKMS Phase 2 development, the technical assessments of the two projects (such as traffic impact assessments) are conducted together. We therefore propose to brief Members on the two works projects together. Besides, undertaking the design and implementation of works of the two projects together will also bring effective outcomes. For example, their designs can complement each other, so as to minimise the repetition of the interfaces between these two developments and reduce the relevant temporary works (such as temporary soil-

³ The ex-CKLKMS Phase 1 development is a private development project with an area of about 1.77 ha. The site was sold to a private developer in December 2016 and has now already been developed into private housing.

nailed/retaining walls) for the projects. It is estimated that a total of about \$20 million can be saved in the construction costs for the two projects under the existing arrangement.

18. The CEDD already invited tender for the Phase 1 works of the CKLV development and the works for the ex-CKLKMS Phase 2 development in January 2023, and will submit funding application to the FC after consultation with the LegCo Public Works Subcommittee (PWSC).

19. The capital costs of the CKLV development and the ex-CKLKMS Phase 2 development are estimated to be about \$1,046 million and \$675.6 million respectively in money-of-the-day prices. The estimated breakdown of the costs in percentage is as follows –

	PWP Item No. 7849CL	PWP Item No. 7771CL
(a) Site formation works	About 60%	About 70%
(b) Road improvement and other ancillary works	About 20%	About 10%
(c) Others	About 20%	About 20%

PUBLIC CONSULTATION

Gazettal of proposed road works and sewerage works

20. For the CKLV development, the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) and sewerage works under Cap. 370 as applied by the Water Pollution Control (Sewerage) Regulation (Cap. 358AL) were gazetted in March 2022. No objections were received during the statutory objection period. The notice of authorisation of the proposed road works and sewerage works was subsequently gazetted in June 2022.

21. For the ex-CKLKMS Phase 2 development, the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) and sewerage works under Cap. 370 as applied by the Water Pollution Control (Sewerage) Regulation (Cap. 358AL) were gazetted in May 2015. No objections were received during the statutory objection period. The notice of authorisation of the proposed road works and sewerage works was subsequently gazetted in September 2015.

Public consultation on the proposed site formation and infrastructure works

22. On 10 May 2021, the CEDD, in collaboration with the Planning Department (PlanD) and the LandsD, arranged a briefing session for the parties

affected by the CKLV development (including villagers and business undertakings) in a bid to explain the development plan, schedule and related compensation and/or rehousing arrangements in connection with the CKLV development. Subsequently, the Government has also maintained close liaison with the affected persons and responded to their enquiries through the social services team commissioned by the LandsD. In addition, on 6 July 2021, 2 September 2021 and 27 October 2021, the CEDD together with other relevant departments consulted the Kwun Tong District Council, the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing under the Harbourfront Commission and the Estate Owners' Committees of Laguna City respectively on the proposed site formation and infrastructure works for the two development projects. While having no objection in principle to the Government's proposed works, the organisations put forward their comments on local traffic arrangements and the planning of community facilities, including, among others, the improvement of accessibility between the two developments and their surrounding areas, the increase of local parking spaces and charging devices for electric vehicles, and the provision of wet market and library etc. under the public housing projects.

23. In response to the above comments, we have further reviewed the pedestrian connectivity and walkability in the vicinity of the sites, including carrying out beautification works along Sin Fat Road, as well as accessing the capacity and accessibility of Exit D1 of MTR Lam Tin Station, during the detailed design stage of the CKLV development. Regarding the supply of parking spaces, the Government is proactively examining the provision of such in the joint-user complex to meet local needs. The parking situation in the area will continue to be under close monitoring, and various timely measures will be adopted to increase parking space supply when necessary. With regard to the suggestion on provision of library, a small library (with a students' study room) will be included in the Government joint-user complex. As for other facilities such as charging devices for electric vehicles, they are expected to be provided by the HS under the housing projects.

Proposed amendments to the outline zoning plan (OZP)

24. The draft OZP covering the two developments⁴ was gazetted on 3 December 2021. During the exhibition period, the Town Planning Board (TPB) received a total of 184 representations and 5 comments, the contents of which are similar to those collected during the public consultation (at paragraphs 22-23 above). The CEDD and the PlanD duly responded to the representations at the public hearing of the TPB on 5 August 2022. After considering the representations and comments, the TPB decided not to amend the above draft OZP to meet the representations. On 8 November 2022, the Chief Executive in

⁴ Namely the Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/26.

Council approved the draft OZP. The statutory procedures required for amending the OZP under the Town Planning Ordinance in respect of the two developments have been completed.

TRAFFIC IMPLICATIONS

25. The CEDD has conducted traffic impact assessments for the two developments, which concluded that the nearby road system would be sufficient to cope with additional traffic demand arising from the two development projects upon completion of all the proposed traffic improvement measures⁵. In addition to the temporary traffic arrangements taken during the implementation of the proposed works, the CEDD will put in place appropriate control measures for construction traffic in a bid to minimise traffic impact of the two proposed works on the adjacent roads.

ENVIRONMENTAL IMPLICATIONS

26. The proposed site formation and infrastructure works for the two developments are not Designated Projects under the Environmental Impact Assessment Ordinance (Cap. 499). We have conducted a preliminary environmental review of the above works for the two developments, which concluded that the proposed works would not cause any insurmountable environmental impacts.

27. The CEDD will incorporate into the relevant works contracts to require the contractors to control environmental impacts arising from the construction works to within established standards and guidelines through the implementation of mitigation measures. These measures include the use of silencers, mufflers, movable acoustic panels or noise barriers to reduce construction noise; frequent cleaning and watering of the construction sites, and provision of sprinklers and wheel-washing facilities to minimise emission of construction dust; and the use of temporary site drains and sedimentation tanks to collect site run-off for on-site treatment before discharge. The CEDD will also request the contractors to adopt various measures to minimise the generation of construction waste.

HERITAGE IMPLICATIONS

28. The CEDD has completed a cultural heritage assessment during the

⁵ The proposed traffic improvement measures include (1) construction of two carriageways with associated footpaths mentioned in item 2(b) above to connect (i) Ko Ling Road and Cha Kwo Ling Road, and (ii) Cha Kwo Ling Road and Fan Wa Street, and associated improvement works for nearby roads; and (2) construction of a carriageway with associated footpaths mentioned in item 3(b) above to connect Ko Ling Road to the ex-CKLKMS Phase 2 development, and associated improvement works for nearby roads.

feasibility study stage. Given that there are no historic buildings graded by the Antiquities Advisory Board (AAB) in the ex-CKLKMS Phase 2 development area, a cultural heritage impact assessment (HIA) is not required. Regarding the Law Mansion rated as Grade 3 historic building by the AAB within the CKLV development area, it will be preserved and revitalised. The HS will be responsible for the relevant preservation and revitalisation, including building a visual corridor of not less than 20 metres outside the Mansion, with a set back of not less than 10 metres around this Grade 3 historic building, for public appreciation. Given that the Tin Hau Temple (Cha Kwo Ling), another Grade 3 historic building rated by the AAB, falls outside the two development areas, the HS will designate a buffer area of not less than 900 square metres at a location adjacent to the Tin Hau Temple (Cha Kwo Ling) within the CKLV development for public use. As such, the Tin Hau Temple (Cha Kwo Ling) will not be affected by the two developments.

29. The submitted HIA report in respect of the CKLV development was agreed and approved by the AAB at its meeting on 8 December 2022. The CEDD and the HS will ensure that the relevant construction works, mitigation measures and future repair and maintenance works are in compliance with the requirements stipulated in the report.

LAND RESUMPTION AND CLEARANCE

30. As mentioned above, the two developments involve land resumption and clearance, and the Government has an established policy for providing compensation and rehousing to relevant landowners and eligible households and business undertakings. The relevant funding is provided for under block allocations subject to the LegCo's approval on an annual basis.

WAY FORWARD






31. Subject to Members' agreement, the CEDD will consult the PWSC on the two projects and submit the funding application to the FC. The LandsD will also commence the necessary land resumption procedures and arrange to provide compensation and rehousing to eligible affected persons under the Lands Resumption Ordinance (Cap. 124) and other relevant ordinances.

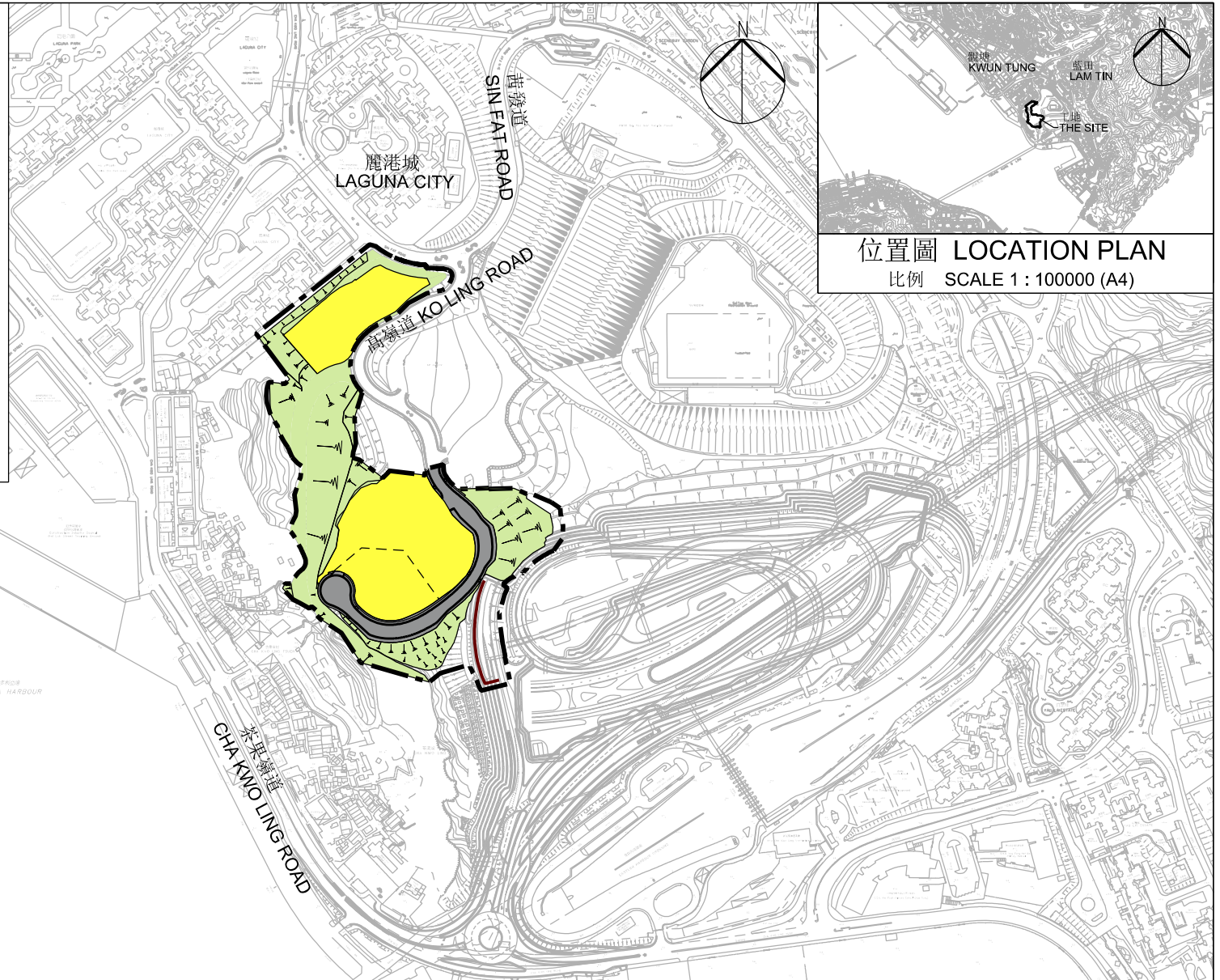
ADVICE SOUGHT

32. Members are invited to note the content of this paper and give their views.

Development Bureau
Civil Engineering and Development Department
March 2023

圖例 LEGEND

-  項目界限
PROJECT BOUNDARY
-  擬議工地平整工程
PROPOSED SITE FORMATION WORKS
-  擬議道路改善工程和附屬工程
PROPOSED ROAD IMPROVEMENT WORK AND ANCILLARY WORKS
-  擬議斜坡工程
PROPOSED SLOPE WORKS
-  其他擬議排污工程
OTHER PROPOSED SEWERAGE WORKS



工程計劃項目編號 7771CL

前茶果嶺高嶺土礦場發展（第二期）之工地平整及基礎設施工程

PWP ITEM NO. 7771CL

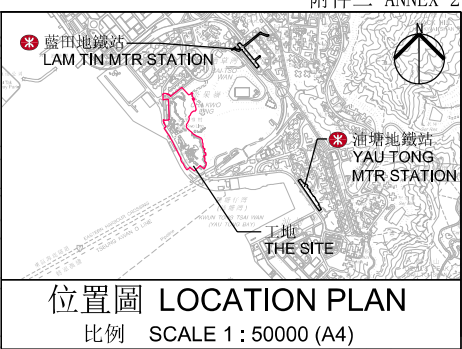
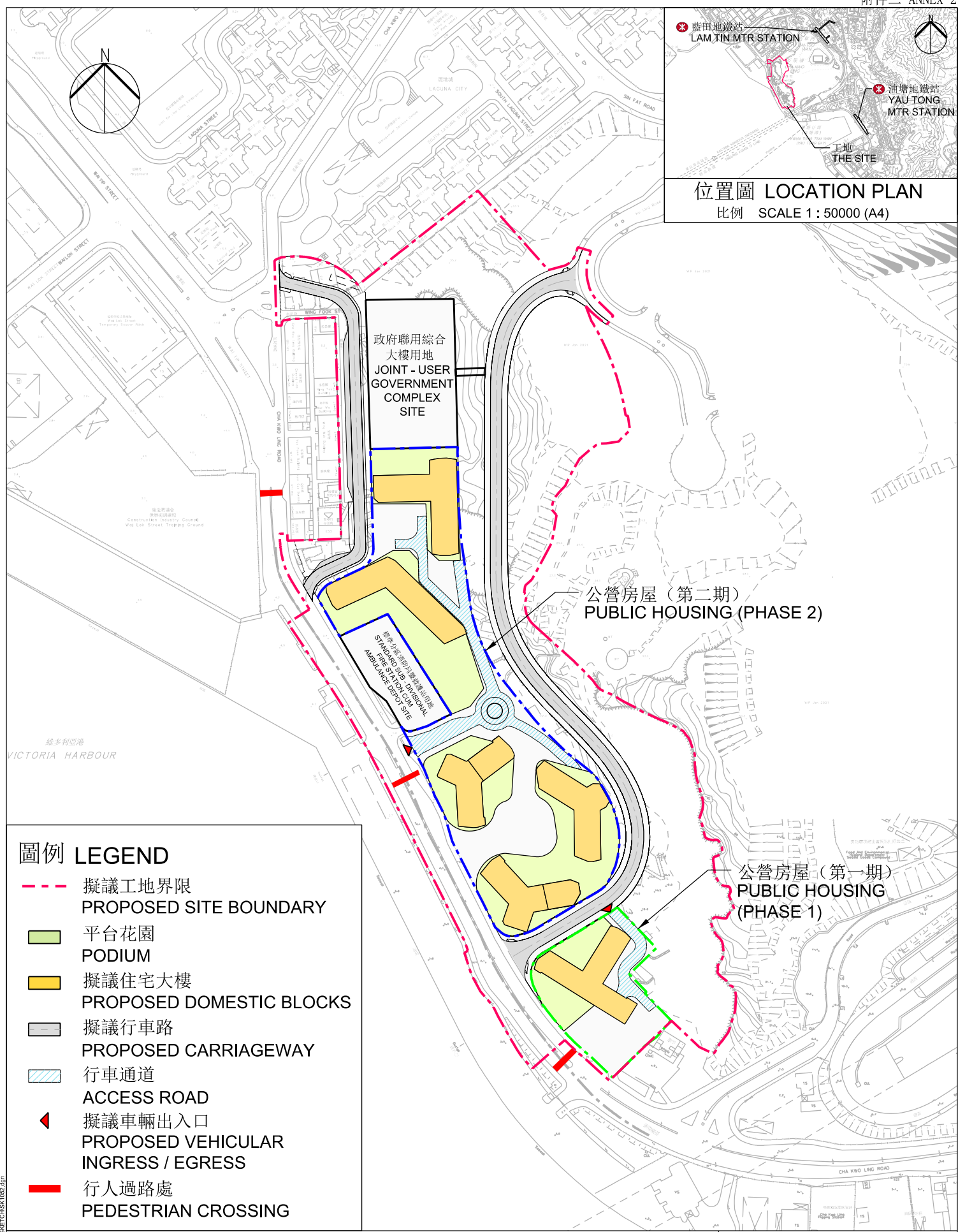
SITE FORMATION AND INFRASTRUCTURE WORKS FOR THE DEVELOPMENT OF EX-CHA KWO LING KAOLIN MINE SITE (PHASE 2)

工地平面圖

SITE PLAN

比例 SCALE 1 : 6000 (A4)

ISO A4 297mm x 420mm
Approved:
Checked:
Designer:
Project Management Unit:



- 圖例 LEGEND**
- - - 擬議工地界限
PROPOSED SITE BOUNDARY
 - 平台花園
PODIUM
 - 擬議住宅大樓
PROPOSED DOMESTIC BLOCKS
 - 擬議行車路
PROPOSED CARRIAGEWAY
 - 行車通道
ACCESS ROAD
 - ◀ ▶ 擬議車輛出入口
PROPOSED VEHICULAR INGRESS / EGRESS
 - 行人過路處
PEDESTRIAN CROSSING

工程計劃項目編號 7849CL
 九龍東茶果嶺村公營房屋發展之工地平整及基礎設施工程
 PWP ITEM NO. 7849CL
 SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT AT CHA KWO LING VILLAGE, KOWLOON EAST

公營房屋發展概念平面圖
 CONCEPTUAL PLAN OF PUBLIC HOUSING DEVELOPMENT
 比例 SCALE 1:3000 (A4)

Key development parameters of the two developments (note)

	CKLV development	Ex-CKLKMS Phase 2 development
Total site area	about 8.9 ha	about 5.6 ha
Public housing site area	about 3.0 ha	about 1.5 ha
Maximum domestic plot ratio	7.5	7.5
Number of domestic blocks	6	3
Number of public housing units	about 4 500	about 2 250
Projected population	about 12 600	about 6 400
Major Government, Institution or Community facilities	<ul style="list-style-type: none">- Government joint-user complex (including sports centre, library, facilities of the Department of Health, public transport interchange and public parking spaces, etc.)- 1 kindergarten- about 5% of the gross floor area to be set aside for the provision of social welfare facilities under the established policy- standard sub-divisional fire station cum ambulance depot	<ul style="list-style-type: none">- 1 primary school- about 5% of the gross floor area to be set aside for the provision of social welfare facilities under the established policy

	CKLV development	Ex-CKLKMS Phase 2 development
Expected population intake date	Phase 1 (about 1 000 units): second quarter of 2031 Phase 2 (about 3 500 units): fourth quarter of 2033	Fourth quarter of 2030

Note: These parameters are only preliminary information and will be finalised after the completion of the detailed design.