

Legislative Council Panel on Housing Meeting

Public Works Programme Item No. B776CL

Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long – Phase 2

Follow-up actions arising from the meeting of the Panel on Housing on 3 February 2025

At the Legislative Council Panel on Housing meeting held on 3 February 2025, Members requested the Government to provide the following information in the documents to be submitted to the Public Works Subcommittee (PWSC) for **B776CL** “Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long – Phase 2” -

- (a) According to the discussion paper provided to the Panel by the Administration, the proposed works are similar in nature and scale to **B850CL** “Site formation and infrastructure works for public housing at Choi Shun Street, Sheung Shui”. In this regard, the Administration must further explain the reasons for the considerable difference in the cost of the two projects;
- (b) Factors considered in determining the site formation level of the proposed works, in particular the result of the cost-effectiveness assessment; and
- (c) Information on the planned provision of welfare and other ancillary facilities in the adjoining Site 4a-1.

2. For the above matters, the Administration will provide detailed information in the documents to be submitted to PWSC. Key information is provided as follows -

- (a) & (b) The design of site formation is affected by various factors, including the location of the site, terrain, geotechnical conditions, the proposed site formation level, etc. Therefore, the cost of site formation and associated works of different projects varies. To align with the future ground level of Site 4a-1, we propose that the site formation level of Site 4a-2 will be at +7.5mPD, so that the pedestrian and vehicular roads of the two sites will be well-connected. Although the nature and scale of the proposed works and the site formation and infrastructure works of **B850CL** are similar, the two projects involve different height of earth filling, for example, the maximum height of earth filling of **B850CL** is about 0.3m only, while the average height of earth filling of the proposed works is about 1.3m. We consider the estimated unit cost of the proposed works reasonable.

- (c) When planning for social welfare and other ancillary facilities, we take the nearby Sites 1, 4a (including 4a-1 and 4a-2) and 6 of Kam Tin South, Yuen Long into consideration as a whole. Apart from the ancillary parking spaces, local open spaces, kindergartens, recreational and retail facilities, and wet markets, the Social Welfare Department preliminary planned to provide the following social welfare facilities: a Day Care Centre for the Elderly, a District Elderly Community Centre, a premises of Home Care Service for Frail Elderly Persons, an Integrated Family Service Centre, a centre for Outreaching Team for Ethnic Minorities, a Community Rehabilitation Day Centre, a Care and Attention Home for Severely Disabled Persons, a Long Stay Care Home, a Supported Hostel for Mentally Handicapped Persons, a Hostel for Severely Mentally Handicapped Persons, a Day Activity Centre, and an Integrated Children and Youth Services Centre and 2 nos. Child Care Centre.

Housing Bureau
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