

**For discussion
on 5 February 2024**

Legislative Council Panel on Housing

Public Works Programme Item No. B867CL

**Site formation and infrastructure works for
public housing development at Tsing Yi Road West, Tsing Yi**

Purpose

This paper briefs Members on the Government's proposal to upgrade **B867CL** to Category A in order to complement the proposed public housing development project at Tsing Yi Road West, Tsing Yi.

Project proposal

2. We propose to upgrade **B867CL** to Category A. The scope of works includes –

- (a) formation of about 3 hectares works site and construction of associated retaining walls and slopes;
- (b) construction of a footbridge (including associated lift facilities) across Tsing Yi Road West, with a length of about 30 metres and a width of about 3 metres;
- (c) construction of a signal-controlled junction, at Tsing Yi Road West near Ching Hong Road, to connect a road at the proposed public housing development; and
- (d) ancillary works, including drainage, sewerage, water supply and landscaping works.

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

4. We plan to commence the proposed works upon obtaining approval of the Legislative Council Finance Committee (FC). It is expected that the site formation and infrastructure works will be completed in around five years. In order to meet the tight construction programme, we have invited tenders in parallel to enable early commencement of the proposed works. The returned tender price will be reflected in the estimated cost of the project. The works contract will only be awarded after obtaining FC's funding approval.

Justification

5. **B867CL** provides formed land and constructs associated infrastructure for the public housing development at Tsing Yi Road West, Tsing Yi. The key development parameters and the conceptual plan of the public housing development are at **Annex 2** and **Annex 3** respectively.

6. According to the findings of the traffic impact assessment (TIA), we propose to carry out the road improvement works as listed in the above paragraphs 2(b) and (c) to accommodate the traffic and transport needs arising from the proposed development.

Project estimate

7. We estimate that the capital cost of the proposed works is about \$966.2 million in money-of-the-day prices.

Public consultation

8. The Civil Engineering and Development Department (CEDD) consulted the Kwai Tsing District Council on the proposed works on 8 November 2022. The Council had no objection to the proposed works.

9. On 10 February 2023, CEDD gazetted the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) (RO) and the proposed sewerage works under the RO as applied by Section 26 of the Water Pollution Control (Sewerage) Regulation (Cap. 358AL). After the gazettal, we received two objections to the proposed road works while no objection was received regarding the proposed sewerage works. The objections were mainly about the road design and traffic, construction impact and issues related to the proposed public housing development. CEDD explained the details of the works to the objectors by exchange of correspondence and meeting. In the end, the two objections were not withdrawn. Subsequently, we

submitted the objections and the correspondence with the objectors (including the meeting minutes) to the Chief Executive in Council (CE in C) for consideration. On 5 December 2023, the CE in C authorised the proposed road works without modification. The notice of the authorisation was gazetted on 5 January 2024.

10. CEDD consulted the Advisory Committee on the Appearance of Bridges and Associated Structures¹ (ACABAS) about the aesthetic design of the proposed footbridge in 2023. The committee accepted the design in principle and provided some suggestions to improve the appearance of the structures. CEDD will refine the relevant aesthetic design and will continue to consult ACABAS.

Traffic implications

11. CEDD has conducted the TIA for the proposed development. According to the findings of the TIA, the road network in the vicinity will be able to accommodate the traffic and transport needs arising from the proposed development after implementation of the proposed road improvement works. During the construction period of the proposed works, CEDD will implement temporary traffic arrangements and appropriate control measures on construction vehicles to minimise the traffic impact of the proposed works on nearby roads.

Land acquisition

12. The proposed works do not require any land resumption of private land. To complement the works, the Government will clear about 5.8 hectares of Government land. A total of one grave and about 12 non-domestic temporary structures will be cleared on Government land. The Government will offer various prevailing administrative ex-gratia allowances to affected eligible persons in accordance with the prevailing general ex-gratia compensation arrangement. The Government plans to charge the relevant cost to **Head 701 – Land Acquisition**.

¹ The ACABAS comprises representative 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 CEDD. 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.

Way forward






13. We plan to submit the funding proposal to FC for approval after consultation with the Legislative Council Public Works Subcommittee in early-2024.

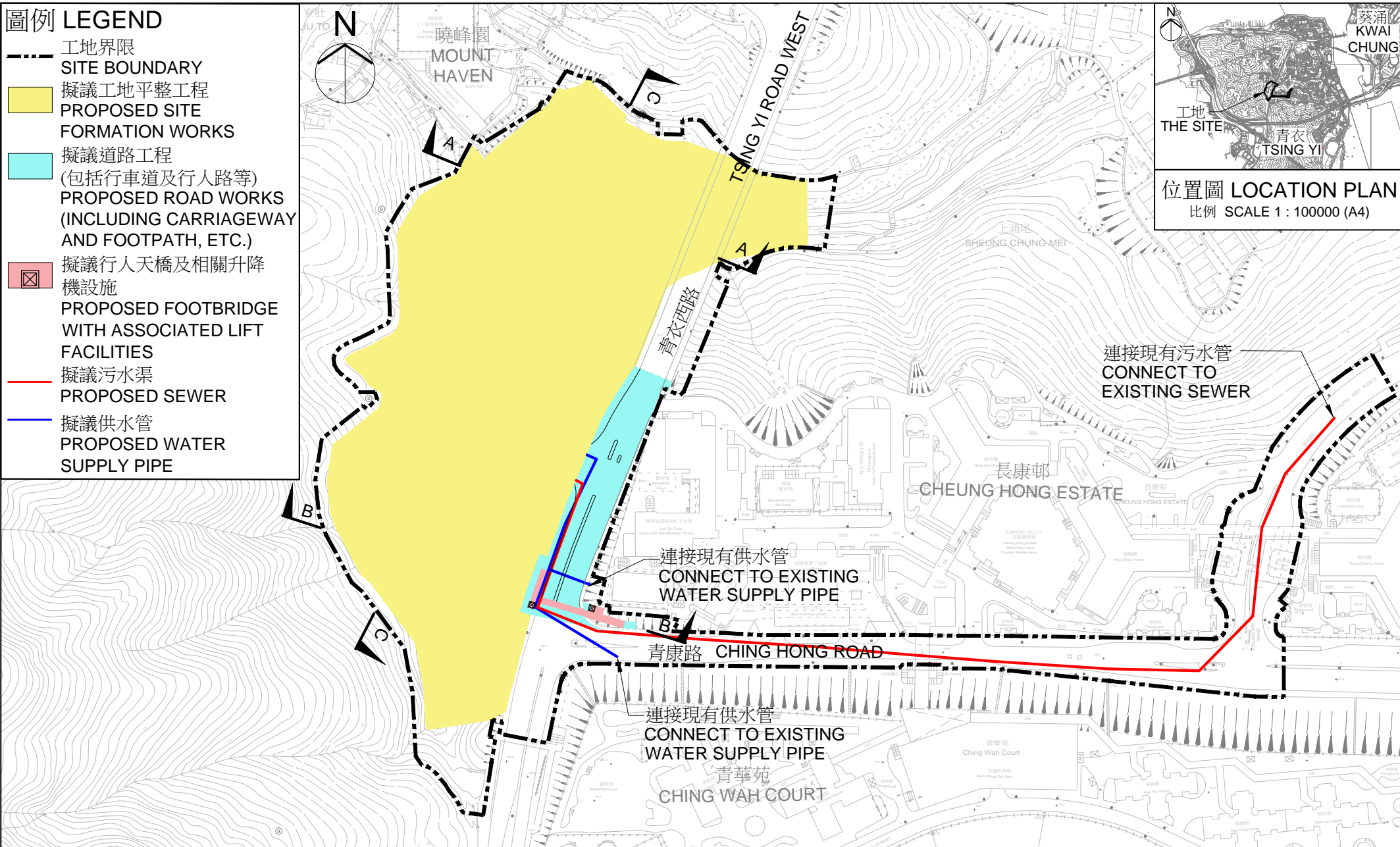
Advice sought

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

Housing Bureau
January 2024

圖例 LEGEND

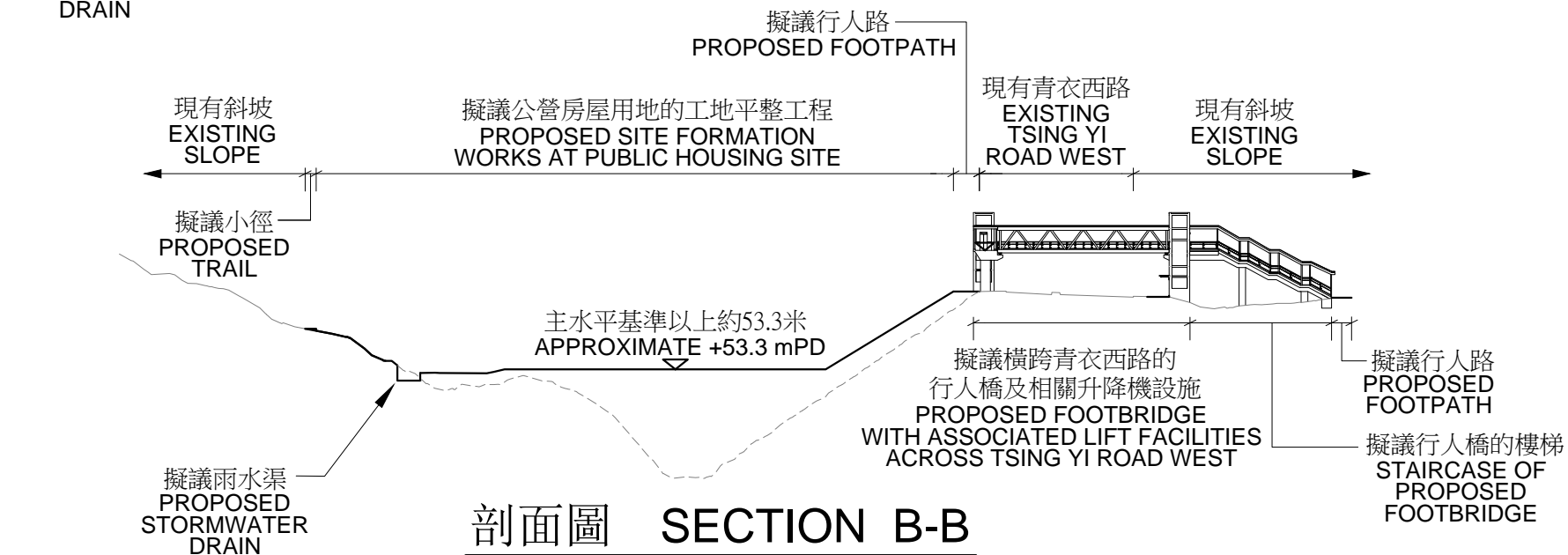
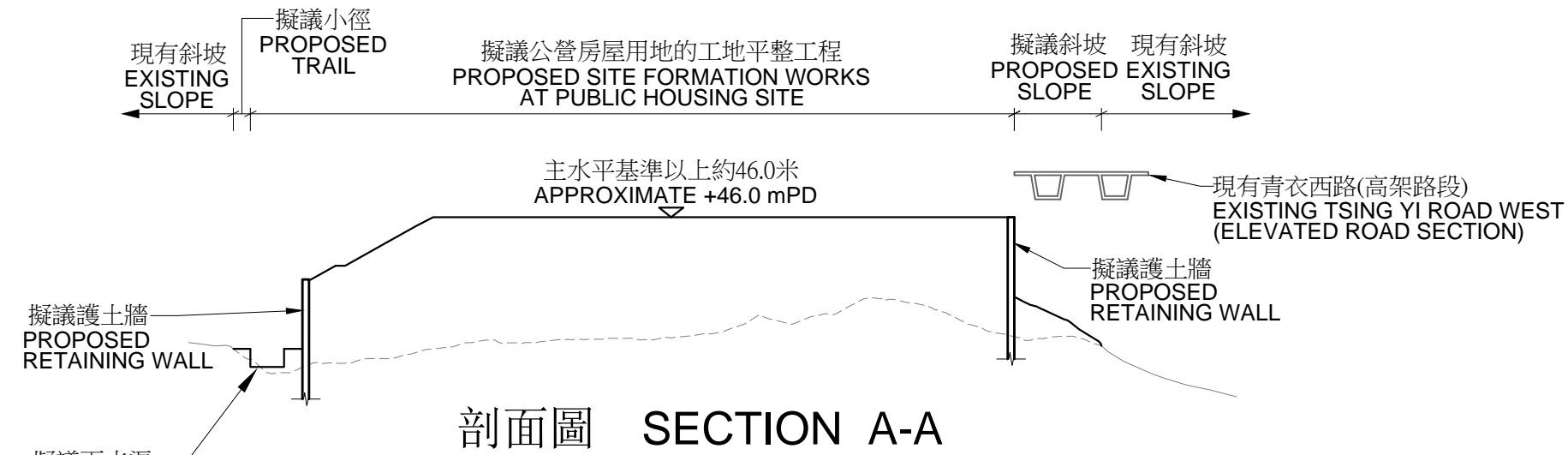
-  工地界限
SITE BOUNDARY
-  擬議工地平整工程
PROPOSED SITE FORMATION WORKS
-  擬議道路工程
(包括行車道及行人路等)
PROPOSED ROAD WORKS
(INCLUDING CARRIAGEWAY AND FOOTPATH, ETC.)
-  擬議行人天橋及相關升降機設施
PROPOSED FOOTBRIDGE WITH ASSOCIATED LIFT FACILITIES
-  擬議污水渠
PROPOSED SEWER
-  擬議供水管
PROPOSED WATER SUPPLY PIPE



位置圖 LOCATION PLAN
比例 SCALE 1 : 100000 (A4)

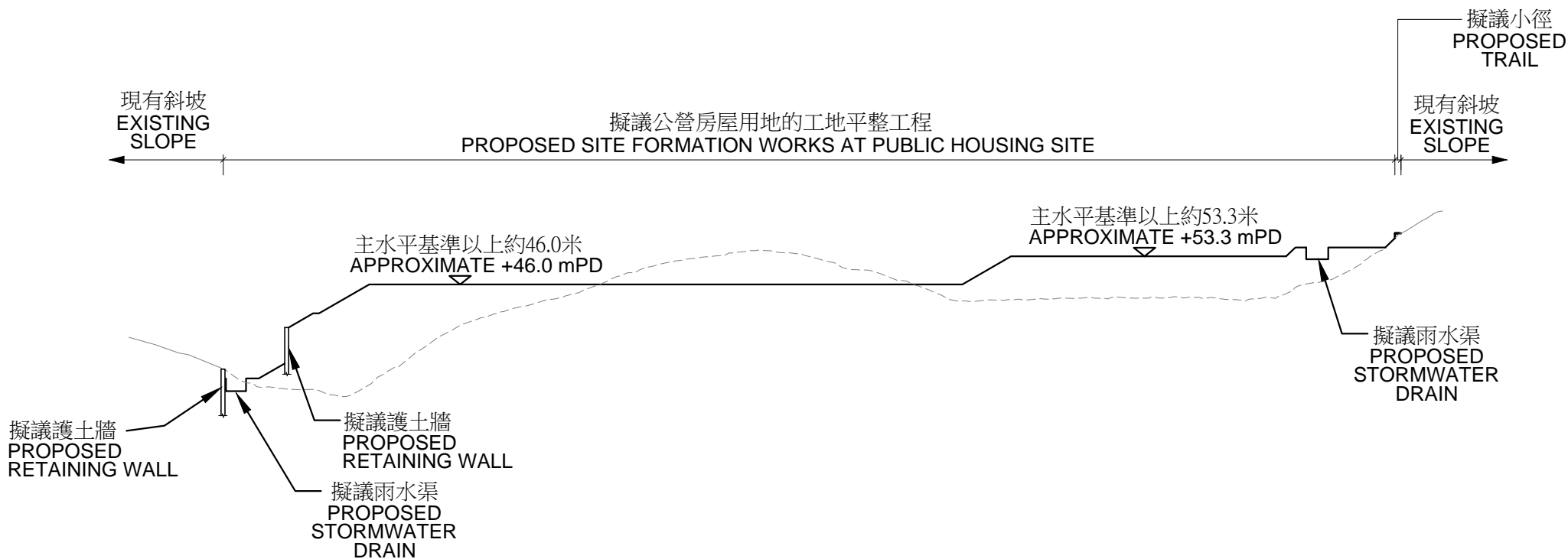
工程計劃項目編號 B867CL
 青衣青衣西路公營房屋發展的工地平整及基礎設施工程
 PWP ITEM NO. B867CL
 SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT
 AT TSING YI ROAD WEST, TSING YI

工地平面圖
 SITE PLAN
 比例 SCALE 1:2500 (A4)



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剖面圖
 SECTIONS
 不按比例 NOT TO SCALE



剖面圖 SECTION C-C

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剖面圖
SECTIONS

不按比例 NOT TO SCALE

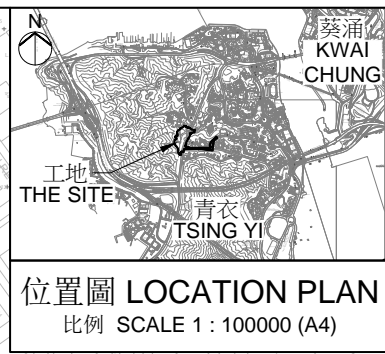
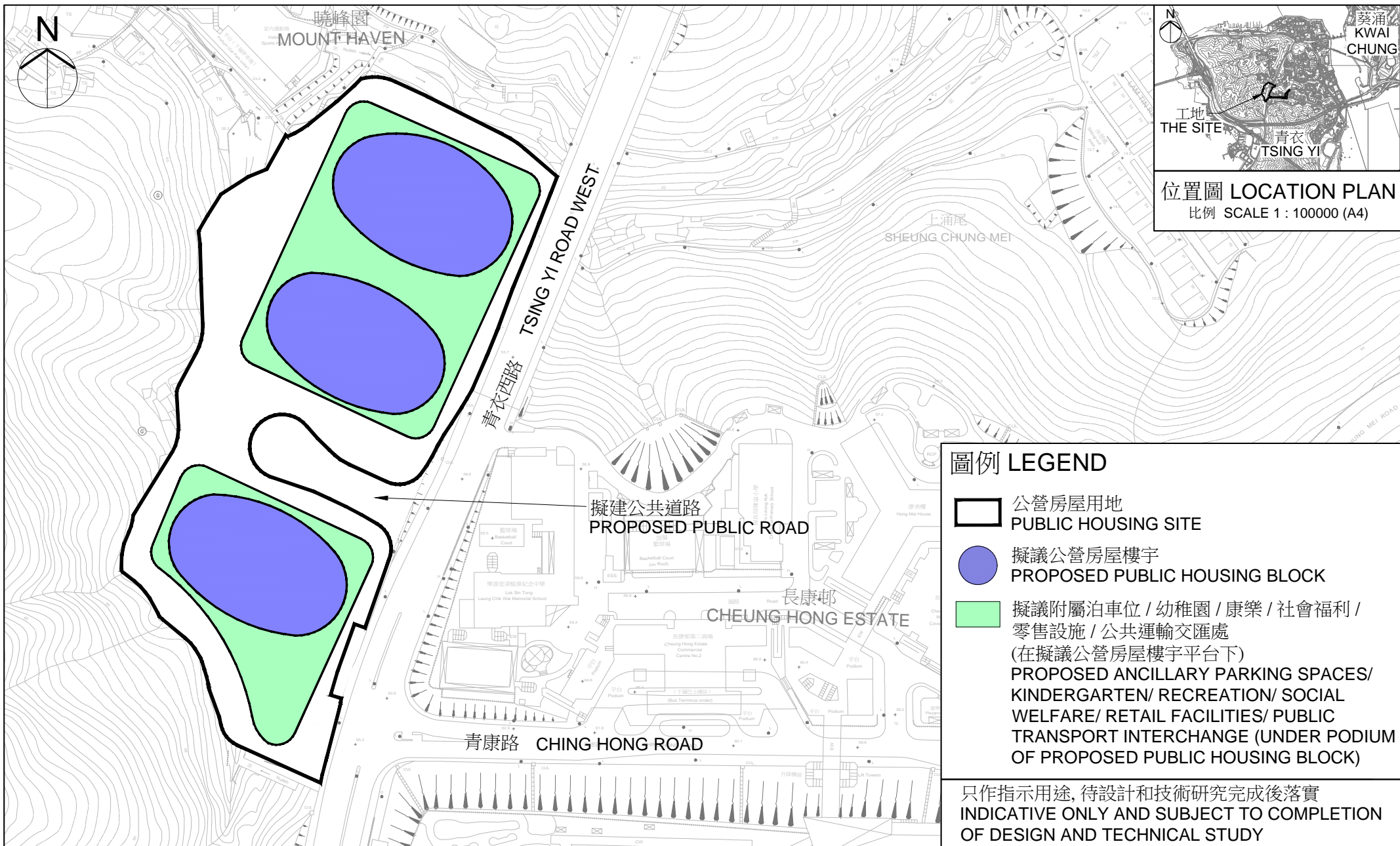
**Key development parameters of the public housing development
at Tsing Yi Road West, Tsing Yi**

Site area	About 2 hectares
Permitted plot ratio	6.7
Building height restriction	220 metres above Principal Datum
No. of domestic blocks	3 (Note 1)
No. of flats	About 3 400
Projected population	About 9 200
Completion date	2034/35
Non-domestic facilities	Ancillary parking spaces, local open spaces, kindergarten, recreation, welfare (Note 2), retail facilities and Public Transport Interchange (Note 3) etc.

Note 1: The number of domestic blocks is only preliminary information and will be finalised after the completion of the design and technical studies.

Note 2: The Hong Kong Housing Authority is discussing with the Social Welfare Department about the details of the welfare facilities. Facilities which will be provided tentatively include: Child Care Centre, Hostel for Severely Mentally Handicapped Persons, Day Activity Centre, Neighborhood Elderly Centre and Residential Care Home for the Elderly cum Day Care Unit.

Note 3: Funding proposal for the Public Transport Interchange and connecting road is planned to be submitted to the Legislative Council for approval in later sessions.



工程計劃項目編號 B867CL
 青衣青衣西路公營房屋發展的工地平整及基礎設施工程
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 SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT
 AT TSING YI ROAD WEST, TSING YI

概念平面圖
CONCEPTUAL PLAN
 比例 SCALE 1:2000 (A4)