

**For discussion
on 5 March 2001**

**LEGISLATIVE COUNCIL
PANEL ON PLANNING, LANDS AND WORKS**

**PWP Item No. 177CL -
Sha Tin New Town - remaining engineering works**

PURPOSE

This paper seeks Members' support to the proposed site formation and engineering infrastructural works at Shui Chuen O and Kau To in Sha Tin.

BACKGROUND

2. In September 1998, we completed the "Feasibility Study for Housing Sites in Sha Tin District" which confirmed the feasibility of housing development at Areas 52 and 56A, and the associated G/IC facilities at Areas 34, 52 and 56A.

3. In January 2000, the Finance Committee endorsed the engagement of consultants to carry out the site investigation and detailed design for formation and servicing at Areas 34 and 52 in Shui Chuen O and Area 56A in Kau To at an estimated cost of \$45.3 million. The consultants have completed the site investigation and detailed design work in January 2001. We now propose to seek funds to start the site formation and engineering infrastructural works.

PROJECT SCOPE AND NATURE

4. The project scope comprises the following works at Areas 34, 52 and 56A of Sha Tin –

- (a) formation of about 21 hectares of land for housing, schools and community facilities;
- (b) associated slopes works and drainage works;
- (c) construction of earth retaining structures;
- (d) construction of a 355 metres twin-cell box culvert;
- (e) landscaping works; and
- (f) implementation of an environmental monitoring and audit (EM&A) programme for the works mentioned in (a) to (e) above.

Details of the proposed works are shown at Enclosures 1 and 2 (Drawing Nos ST1996A and ST1997A). The estimated cost of the above works is \$452 million in money-of-the-day prices. We plan to start the works in August 2001 for completion in January 2004.

JUSTIFICATION

5. The proposed works at Shui Chuen O are essential for public and private housing developments to accommodate 5,300 flats with a population of 17,000, the development of an Indoor Recreation Centre to serve residents in the district, and the construction of one primary school and one secondary school in the area. The proposed works at Kau To are to support the planned residential development comprising mainly private housing to accommodate 1,600 flats with a population of 4,750.

6. At the LegCo Education Panel meeting on 15 January 2001, we undertook to explore the possibility of advancing the availability of reserved school sites as far as practicable, in order to help alleviate the shortage of school sites in the territory. The two school sites to be formed in Shui Chuen O under this project are two of these reserved school sites.

7. We plan to start the site formation works in August 2001 for completion in January 2004, followed by infrastructural works in stages for completion by early 2005.

PUBLIC CONSULTATION

8. We consulted the Development and Housing Committee of the then Sha Tin Provisional District Board on the proposed development at Areas 52 and 56A on 23 February 1999. The Committee did not raise objection but expressed concern about whether the existing traffic infrastructure in the vicinity could cater for the population generated from the proposed housing development. We explained to the Committee that, according to the results of the traffic impact assessment (TIA), the proposed development would have no adverse traffic impact on the existing road network and the planned engineering infrastructure will be adequate to support the development.

9. We also consulted the Development and Housing Committee of the Sha Tin District Council on the infrastructural works at Areas 34, 52 and 56A on 27 June 2000. The Committee supported the proposed works but expressed concern about the potential adverse traffic impact generated by the proposed housing development. In this regard, the Committee requested Government to widen a section of Shui Chuen Au Street near the Pok Hong Estate to meet the increased traffic generated by the development. Having reviewed the results of the TIA, we concluded that this section of Shui Chuen Au Street would have adequate capacity to cater for the proposed housing development at Area 52. On the other hand, we have already included in our project widening of the section of Shui Chuen Au Street to the south of Sha Tin Road, which is at present a sub-standard road. The Committee also requested Government to provide a lay-by at Shui Chuen Au Street near Pok Hong Estate. The Transport Department will study how best to meet this request in the traffic scheme of the Sha Tin Wai Station of the Ma On Shan Rail.

ENVIRONMENTAL IMPLICATIONS

10. We completed an Environmental Assessment (EA) Study in

September 1998. The Director of Environmental Protection has vetted the study report and agreed that the works would not have adverse long-term environmental impacts.

11. The key environmental mitigation measures set out in the EA for the site formation works at Areas 34, 52 and 56A include the use of silenced plant and noise screening, dust suppression by water spraying on unpaved roads, the use of detention basins for collecting site run-off, avoidance of disturbance to ravine habitats as far as practicable, and restoration of woodland and shrubland by replanting, where necessary. We will incorporate all the mitigation measures recommended in the EA into the works contract. We have included the costs of landscaping works including hydroseeding and the planting of about 70 000 seedling trees on 9 hectares of new and reconstructed slopes in the project estimate for the site formation works. Before population intake of the housing development, we will provide 400 metres of noise barriers along Sha Tin Road and 30 metres of noise barriers along the new access road within Area 52.

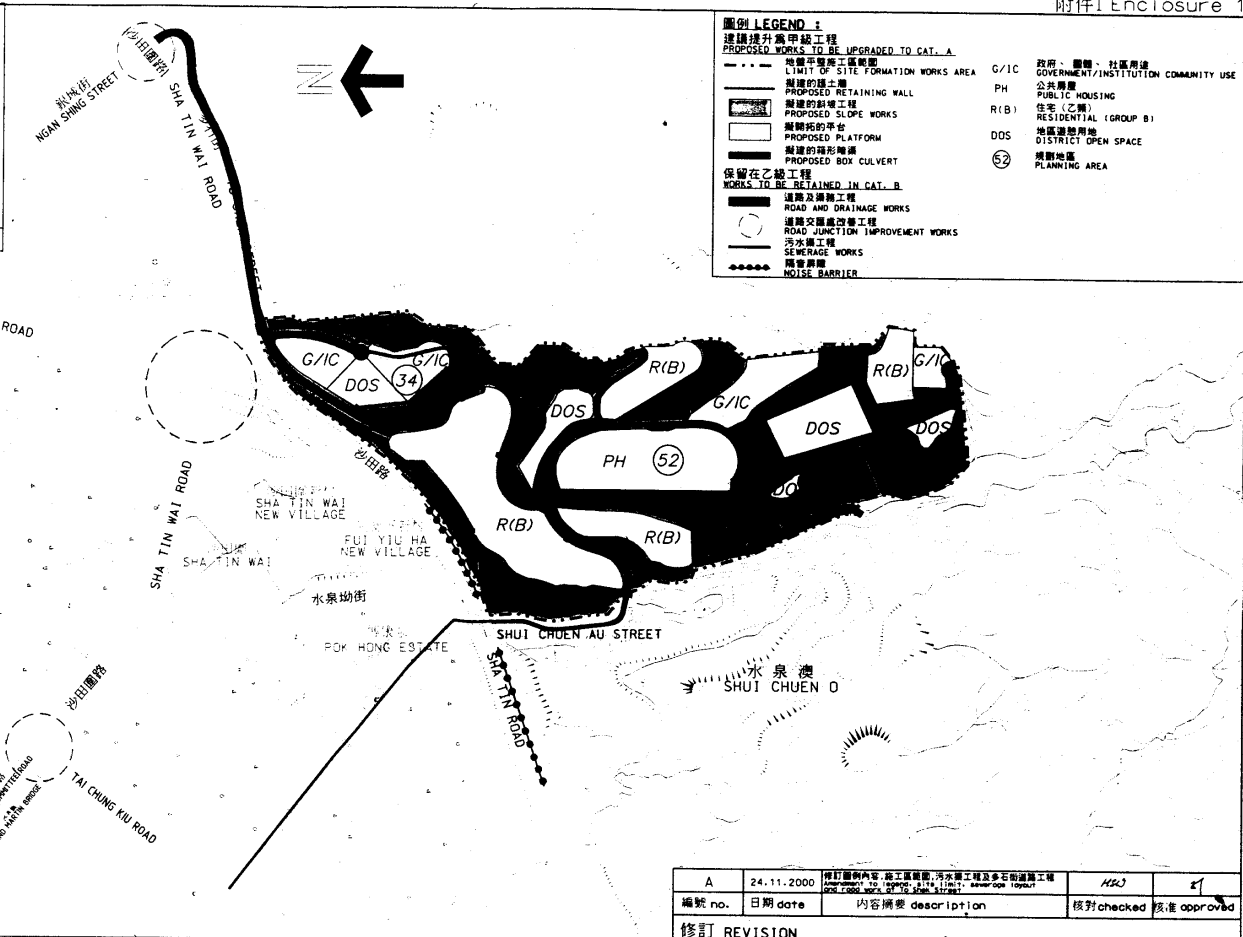
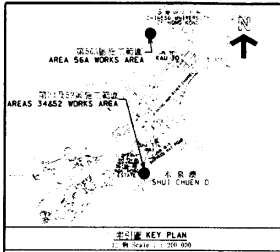
LAND ACQUISITION

12. The proposed works do not require any land acquisition. The clearance of the government land for the project will require the termination of six Short Term Tenancies, including three open storage sites, two garage maintenance depots and a shooting range.

WAY FORWARD

13. Subject to Members' support, we plan to seek the Public Works Sub-Committee's endorsement for upgrading this project to Category A in April 2001.

Territory Development Department
February 2001



圖例 LEGEND

建議提升為甲級工程 PROPOSED WORKS TO BE UPGRADED TO CAT. A	G/I/C	政府、機構、社區用途 GOVERNMENT/INSTITUTION COMMUNITY USE
地盤平整工程區範圍 LIMIT OF SITE FORMATION WORKS AREA	PH	公共房屋 PUBLIC HOUSING
擬建的擋土牆 PROPOSED RETAINING WALL	R(B)	住宅(乙類) RESIDENTIAL (GROUP B)
擬建的斜坡工程 PROPOSED SLOPE WORKS	DOS	地區滯留地 DISTRICT OPEN SPACE
擬建的平台 PROPOSED PLATFORM	(52)	規劃地區 PLANNING AREA
擬建的箱形涵渠 PROPOSED BOX CULVERT		
保留在乙級工程 WORKS TO BE RETAINED IN CAT. B		
道路及排水工程 ROAD AND DRAINAGE WORKS		
道路交匯處改善工程 ROAD JUNCTION IMPROVEMENT WORKS		
污水渠工程 SEWERAGE WORKS		
噪音屏障 NOISE BARRIER		

編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
A	24.11.2000	修訂圖則內容，為工程範圍、排水渠工程及多石物料運送工程 Amendment to original site plan, drainage works and multi-stone material transport works	HWJ	ST

二〇〇〇年至二〇〇一年度工務小組委員會文件 P.W.S.C. SUBMISSION 2000-2001

圖則名稱: title 沙田新市鎮 - 餘下工程 (水泉澳第34及第52區土地平整工程) SHA TIN NEW TOWN - REMAINING ENGINEERING WORKS (SITE FORMATION AT AREAS 34 AND 52 IN SHUI CHUEN O)				項目編號 ITEM No. 177CL 辦事處 office 新界東拓展處 N.E. EAST DEVELOPMENT OFFICE 拓展署 TERRITORY DEVELOPMENT DEPARTMENT	
繪圖 drawn	簽署 initial	日期 date	比例 scale		
C. S. LAU	HWJ	30.8.2000			
核對 checked	簽署 initial	日期 date	圖則編號 drawing no.		
H. S. WONG	HWJ	20.11.2000			
核准 approved	簽署 initial	日期 date	ST1996A		
TSUI WAI	ST	21.11.2000			

