

For information

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

**PWP Item No. 460CL –
Tai Po development – Formation and servicing of Areas 12 (part) and
39, phase 2 remaining works**

PURPOSE

This paper informs Members of the proposal to upgrade part of **460CL “Tai Po development – Formation and servicing of Areas 12 (part) and 39, phase 2 remaining works”** to form the site with associated engineering infrastructure at the southern portion of Tai Po Area 39 to meet the programme of the proposed developments in the vicinity, including that under **713CL**¹, **723CL**² and **727CL**³, and the development of the Government, Institute and Community (GIC) site.

PROJECT SCOPE AND NATURE

2. The project **460CL** was included in Category B in September 2006. The full scope of works under **460CL** comprises the formation of about 10.8 hectares of land at the southern part of Tai Po Area 39, and the construction of about 160 metres (m) of a one-lane each way carriageway as the last

¹ PWP Item **713CL** “Tai Po development – formation and servicing of Areas 12 (part) and 39, phase 2A” is in Category B for providing roads, emergency vehicular accesses and associated engineering infrastructure, improvement of river channel and landscape works at Cheung Shue Tan and Tai Po Mei. The construction works are scheduled to commence in January 2008 for completion in August 2010.

² PWP Item **723CL** “Engineering infrastructure works for Pak Shek Kok development – stage 2D” is in Category B for construction of the proposed Road L7 and L7 Bridge linking Cheung Shue Tan with Pak Shek Kok. The construction works are scheduled to commence in January 2008 for completion in May 2011.

³ PWP Item **727CL** “Engineering infrastructure works for Pak Shek Kok development – stage 2B – extension of Yau King Lane” was upgraded to Category A in January 2007 for the proposed extension of the existing Yau King Lane at Cheung Shue Tan. The construction works are scheduled to commence in June 2007 for completion in November 2009.

section of Yau King Lane, about 320m of drainage box culverts, public car parks, a public transport terminus and a refuse collection point.

3. The scope of the part of 460CL which we propose to upgrade to Category A comprises –

- (a) formation of about 7.1 hectares of land at the southern part of Tai Po Area 39 for GIC use and Road L7;
- (b) construction of about 60 m of a single-cell drainage box culvert and 260 m of a multi-cell drainage box culvert connecting the existing Tai Po Mei Hang with the existing drainage box culvert at Pak Shek Kok;
- (c) construction of the associated drainage works, slopeworks and landscaping works; and
- (d) implementation of environmental mitigation measures and an Environmental Monitoring and Audit (EM&A) programme for the works mentioned in items (a) to (c) above.

4. We plan to commence the construction works in November 2007 for completion in January 2010.

5. We intend to retain the remainder of **460CL** in Category B.

6. The site plan and section diagram of the proposed works are at Enclosure 1.

JUSTIFICATION

7. The existing southern portion of Tai Po Area 39 is a low-lying area which is prone to flooding during rainstorm at high tide condition. The site is currently left vacant. There are several proposed projects in its vicinity, including the extension of Yau King Lane under **727CL**, construction of Road L7 for Pak Shek Kok development under **723CL** and construction of

access roads and drainage channel at Cheung Shue Tan and Tai Po Mei under **713CL**.

8. The Chinese University of Hong Kong (CUHK) needs to expand its campus to accommodate additional students due to the implementation of the four-year undergraduate programme under the New Academic Structure for Senior Secondary and Higher Education (i.e. the “3+3+4” academic structure) from the 2012/13 academic year onwards. A part of CUHK’s expansion plan is the construction of a Centralised General Research Laboratory Complex (CGRLC), which is scheduled to be completed in early 2012. CUHK has applied for land allocation at Tai Po Area 39 to construct the CGRLC.

9. To tie in with the construction programmes of the adjacent projects and CUHK’s development, the site at the southern portion of Tai Po Area 39 must be formed in phases from mid-2008 onwards. Engineering infrastructure including box culverts and associated drainage will also be required to serve the formed site.

PUBLIC CONSULTATION

10. We consulted the Environmental Improvement and Works Subcommittee of Tai Po District Council (TPDC) on 12 July 2002 on the parent item “Tai Po Development – Formation and Servicing of Areas 12 (Part) and 39, Phase 2”, which included **713CL** and **460CL**. Members of the subcommittee supported the implementation of the project.

11. We consulted the Village Representatives (VRs) of Cheung Shue Tan Village and Tai Po Mei Village, the TPDC member of the constituency concerned and a representative of the Tai Po Rural Committee (TPRC) on 22 March 2007 on **460CL** and they all supported the project and urged for its early implementation. We circulated a consultation paper to the TPRC and to the Environment, Housing and Works Committee of TPDC on 23 March 2007, and we did not receive any adverse comments on the proposed works from the two committees.

ENVIRONMENTAL IMPLICATIONS

12. The proposed works under **460CL** is not a designated project under the Environmental Impact Assessment (EIA) Ordinance and an environmental permit is not required for the construction and operation of the proposed works.

13. In June 1996, we completed an EIA report on “Tai Po Development - Formation and Servicing of Areas 12 (part) and 39” which includes the proposed works of **460CL**. On 12 August 1996, the Advisory Council on the Environment (ACE) endorsed the findings and recommendations of the EIA report. In February 1999, we completed a supplementary environmental study (SES) for the construction of the proposed works of **460CL**. On 7 April 1999, the ACE endorsed the findings and recommendations of the SES report. In February 2007, we completed a review of the SES based on the latest scope of **460CL**. The review confirms that the findings and recommendations of SES are still valid.

14. We will incorporate into the works contract mitigation measures recommended in the EIA report to control pollution arising from construction works to within established standards and guidelines. These measures include frequent watering of the site and provision of wheel-washing facilities to reduce emission of fugitive dust, and other procedures as recommended in Environmental Protection Department’s Recommended Pollution Control Clauses. Furthermore, we will implement the EM&A programme recommended in the SES report. We have included \$1.0 million in the project estimate for implementing the environmental mitigation measures (\$0.6 million for mitigation measures at construction stage and \$0.4 million for the EM&A programme).

15. We have considered the design level of the box culverts in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where possible. In addition, we will require the contractor to reuse inert C&D materials (e.g. excavated materials) on site as far as possible, in order to minimise the disposal of C&D materials to public fill reception facilities. We will encourage the contractor to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

16. We will also require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation

measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of C&D waste to landfills through a trip ticket system. We will require the contractor to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes.

17. We estimate that the project will generate about 59 500 tonnes of C&D materials. Of these, about 53 100 tonnes (89%) will be reused on site. The remaining 6 400 tonnes (11%) are C&D waste and they will be disposed of at landfills. The total cost for accommodating C&D waste at landfill sites is estimated to be \$800,000 for this project (based on a unit cost of \$125/tonne⁴ for disposal at landfills). We estimate that the project will require about 430 200 tonnes of fill materials for the site formation works. Apart from the C&D materials reused on site, we will use about 377 100 tonnes of public fill stockpiled in Pak Shek Kok area.

LAND ACQUISITION

18. No private land is required to be resumed. We will clear about 74 000 m² of Government land for the proposed works. The land clearance cost will be about \$1.2 million and will be charged to **Head 701 – Land Acquisition**.

BACKGROUND

19. In December 2006, we circulated an information paper (LC Paper No. CB(1)492/06-07(01)) to the Planning, Lands and Works Panel of the LegCo introducing the engineering infrastructure works for Pak Shek Kok development, stage 2B – improvement and extension of Yau King Lane under **714CL** (later re-numbered to **727CL** after upgrading to Category A in January 2007).

⁴ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

20. We intend to implement the remaining works of **460CL** at a later stage to tie in with the remaining planned developments in Tai Po Area 39.

WAY FORWARD

21. We plan to seek the Public Works Sub-Committee's endorsement for upgrading part of **460CL** described in paragraph 3 above to Category A (at an estimated cost of about \$56 million in money-of-the-day prices) in May 2007.

ATTACHMENT

Enclosure 1 Plan No. NTN 2180

Housing, Planning and Lands Bureau
Civil Engineering and Development Department
April 2007

