

**For information
on 28 April 2009**

LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT

PWP Item No. 715CL

Tseung Kwan O further development – infrastructure works at Town Centre South and Tiu Keng Leng, Tseung Kwan O

PURPOSE

This paper informs Members of the proposal to upgrade **715CL “Tseung Kwan O further development – infrastructure works at Town Centre South and Tiu Keng Leng, Tseung Kwan O”** to carry out site formation and infrastructure works for the planned development at Town Centre South and Tiu Keng Leng, Tseung Kwan O.

PROJECT SCOPE AND NATURE

2. Project **715CL** was upgraded to Category B in September 2005. The scope of works comprises -

- (a) site formation for about 23 hectares (ha) of land and the associated earthworks;
- (b) construction of about 2 700 metres (m) of local roads with improvement to adjoining existing roads and the associated footpaths, cycle tracks and planting areas;
- (c) construction of associated drains, sewers and water mains;
- (d) landscaping works;
- (e) construction of landing steps, modification of existing seawall and an existing box culvert outfall; and

- (f) implementation of environmental mitigation measures and an environmental monitoring programme for the works mentioned in (a) to (e) above.

3. The site plan and section diagram of **715CL** are at Enclosure 1.
4. We plan to commence the construction works in September 2009 for completion in March 2012.

JUSTIFICATION

5. The Town Centre South area is a new reclamation and currently largely undeveloped, except for a housing development and two schools in Tseung Kwan O (TKO) Area 65. Tiu Keng Leng is now partly developed for residential uses and schools. We completed the “Feasibility Study on Further Development of Tseung Kwan O” (TKO Study) in December 2005 which recommends high quality medium-density commercial/residential developments in the undeveloped areas in Town Centre South and Tiu Keng Leng to accommodate a population of about 25 000, with a Civic Node with GIC facilities and various open spaces, including a landscaped corridor and waterfront promenade. Our target is to complete the site formation and infrastructure works so as to make available Town Centre South and Tiu Keng Leng for the planned development at the earliest.

PUBLIC CONSULTATION

6. The Sai Kung District Council was consulted on the proposed works under **715CL** on 30 March 2007 and 22 January 2008. We obtained the Council’s support of the project on 22 January 2008.

7. We gazetted the proposed road scheme of **715CL** under the Roads (Works, Use and Compensation) Ordinance (RO) on 25 April 2008 and the associated proposed sewerage scheme under the RO as applied by Section 26 of the Water Pollution Control (Sewerage) Regulation on 2 May 2008. No objection to the two gazettals was received. The Secretary for Transport and Housing authorised the road scheme on 10 October 2008 and the Director of Environmental Protection authorised the sewerage scheme on 31 October 2008.

8. We gazetted the proposed seafront infrastructure works under the Foreshore and Sea-bed (Reclamations) Ordinance on 9 May 2008. Two objections were received, with one withdrawn subsequently upon clarification by the Administration of the project details and the other maintained. The objector requested for additional landing facilities for leisure vessels, and provision of two finger piers along the seafront of Town Centre South which was proposed in

previous feasibility and planning studies. The Administration explained that the construction of the infrastructure works at the seafront under **715CL** would not constrain the provision of additional landing facilities or piers if so required in the future. The objector however maintained his objection. On 10 March 2009, the Chief Executive in Council considered and overruled this objection, and authorised the proposed seafront infrastructure works.

ENVIRONMENTAL IMPLICATIONS

9. The proposed works under **715CL** do not constitute a Designated Project under Schedule 2 of the Environmental Impact Assessment (EIA) Ordinance. We completed an EIA report under Schedule 3 of the EIA Ordinance on the planned developments under the TKO Study. The EIA Report concluded that the planned developments, including the works proposed under **715CL** would be environmentally acceptable with the implementation of the mitigation measures recommended under the TKO Study during construction and operation phases. The Director of Environmental Protection approved the EIA report on 8 December 2005.

10. In 2007, we conducted a Preliminary Environmental Review (PER) to ascertain the findings and recommendations in the approved Schedule 3 EIA report for the TKO Study in relation to the proposed works under **715CL**. The PER reconfirmed that, with the appropriate mitigation measures in place during the construction and operational stages as recommended in the EIA Report, there would not be any significant environmental impacts.

11. We will incorporate into the works contract mitigation measures recommended in the EIA report to control pollution arising from the 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, use of movable noise barrier at particular plant during construction, and other procedures as recommended by the Environmental Protection Department. Furthermore, we will implement an environmental monitoring programme recommended in the EIA and PER reports. We have included \$4.8 million (in September 2008 prices) in the project estimate for the implementation of environmental mitigation measures.

12. We have considered the alignment and the design level of the proposed works in the planning and design stages to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil) on site or in other suitable sites as far as possible, in order to minimise the disposal of inert construction waste to public fill reception facilities. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste.

13. We will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste in public fill reception facilities and landfills respectively through a trip-ticket system.

14. We estimate that there will be a total of about 1 243 000 tonnes of construction waste. This includes 1 100 000 tonnes of general fill which have already been deposited in the Town Centre South area for surcharging the reclamation and now have to be removed following the completion of settlement, as well as the 143 000 tonnes of construction waste generated by the project itself. Of the total 1 243 000 tonnes of construction waste, we will reuse about 90 600 tonnes (7.3%) of inert construction waste on site and deliver 1 039 400 tonnes (83.6%) of inert construction waste to public fill reception facilities¹ for subsequent reuse. In addition, we will dispose of 113 000 tonnes (9.1 %) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$42.2 million for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne² at landfills).

15. Of the 406 trees within the project boundary, 113 are *Leucaena leucocephala* (銀合歡), which are self-seeded trees that would affect growth of indigenous species and have to be felled. Of the remaining 293 trees, 163 will be preserved, 122 will be transplanted and 8 will be removed. All trees to be removed or transplanted are not important trees³. We will incorporate planting proposals as part of the project, including 614 trees and 55,000 shrubs.

HERITAGE IMPLICATIONS

¹ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

² 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.

³ “Important trees” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance, e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of the overall tree sizes, shape and any special features), e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with a trunk diameter equal to or exceeding 1.0 m (measured at 1.3 m above ground level), or with a height/canopy spread equal to or exceeding 25 m.

16. The proposed works will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

17. No land resumption is required for the project. Clearance for the project affects some fishermen. The estimated cost of clearance in the form of ex-gratia allowance is about \$54,000. The cost of clearance will be charged to **Head 701 – Land Acquisition**.

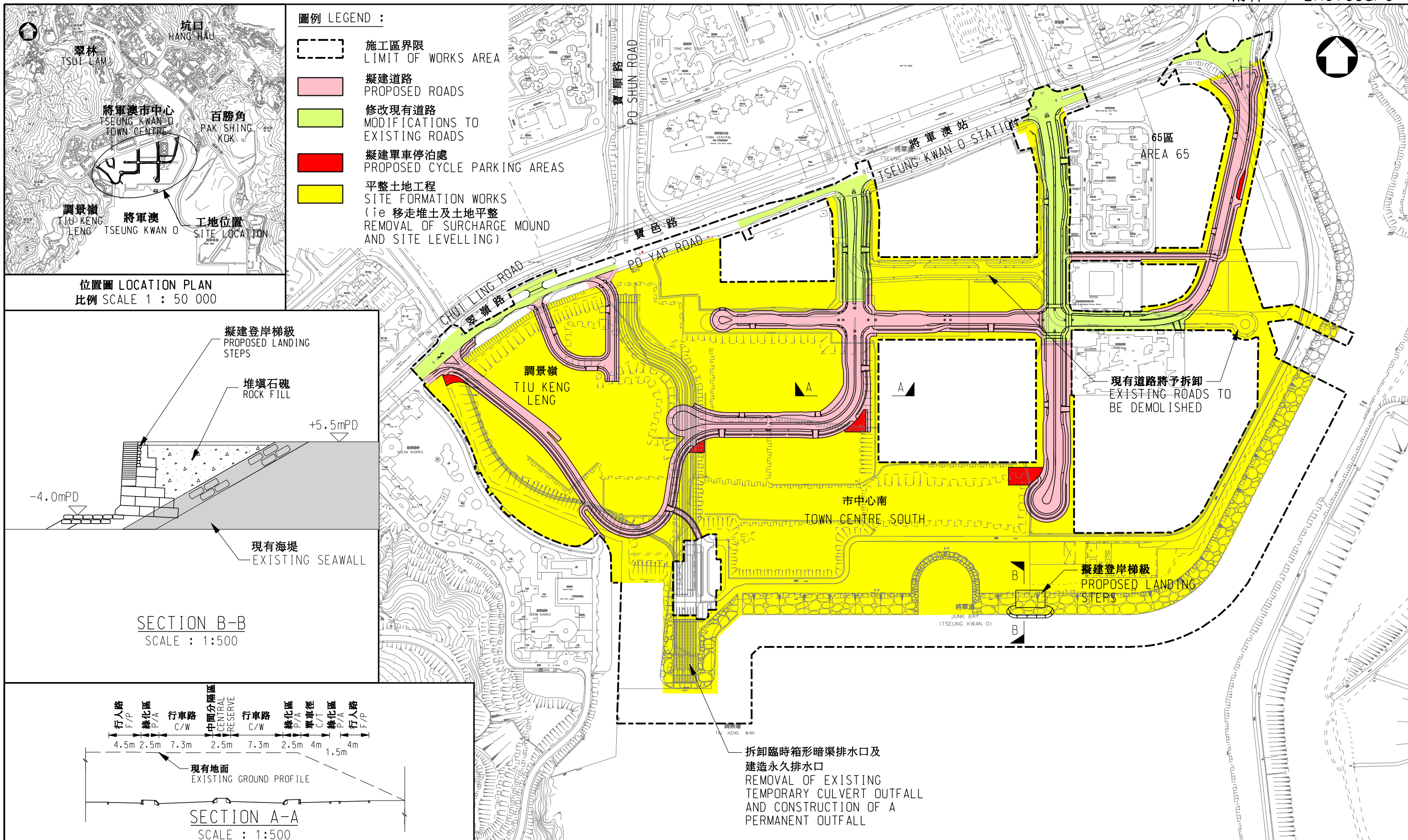
WAY FORWARD

18. We plan to seek the Public Works Sub-committee's endorsement for upgrading **715CL** to Category A (at an estimated cost of about \$546.7 million in money-of-the-day prices) on 20 May 2009.

ATTACHMENT

Enclosure 1 – Plan No. TK2364

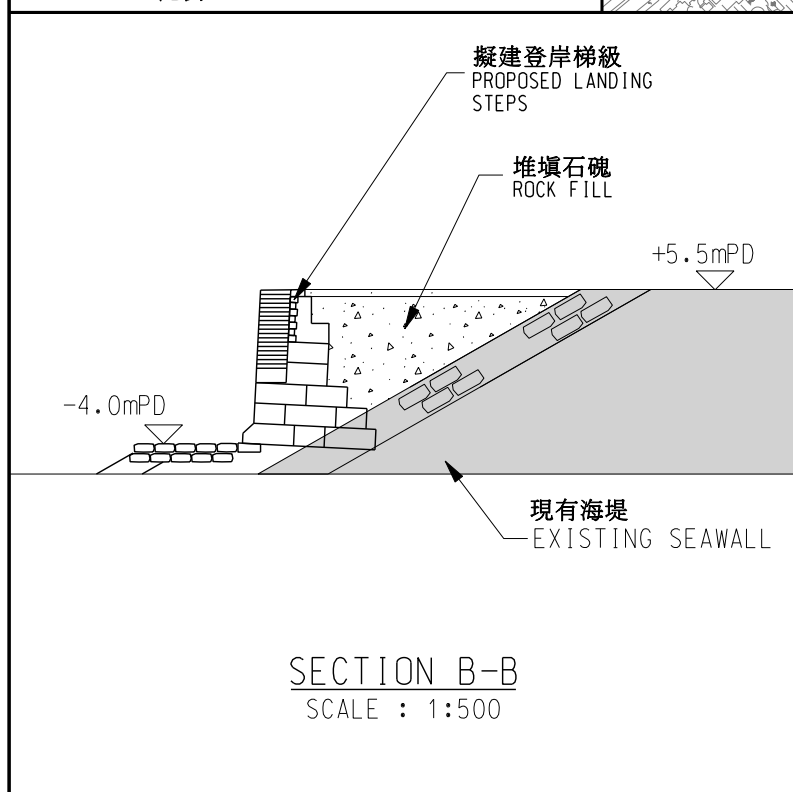
**Development Bureau
Civil Engineering and Development Department
April 2009**



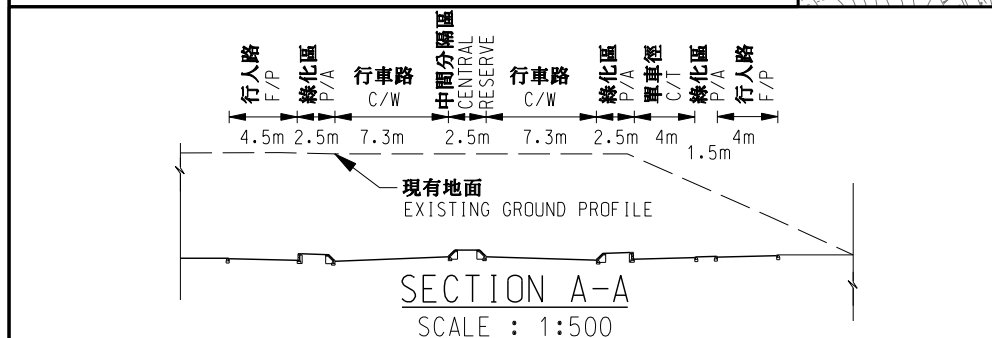
- 圖例 LEGEND :**
- 施工區界限
LIMIT OF WORKS AREA
 - 擬建道路
PROPOSED ROADS
 - 修改現有道路
MODIFICATIONS TO EXISTING ROADS
 - 擬建單車停泊處
PROPOSED CYCLE PARKING AREAS
 - 平整土地工程
(ie 移走堆土及土地平整)
SITE FORMATION WORKS
(ie REMOVAL OF SURCHARGE MOUND AND SITE LEVELLING)



位置圖 LOCATION PLAN
比例 SCALE 1 : 50 000



SECTION B-B
SCALE : 1:500



SECTION A-A
SCALE : 1:500

拆卸臨時箱形暗渠排水口及
建造永久排水口
REMOVAL OF EXISTING
TEMPORARY CULVERT OUTFALL
AND CONSTRUCTION OF A
PERMANENT OUTFALL

二零零九年至二零一零年度工務小組委員會文件 P.W.S.C. SUBMISSION 2009-2010

圖則名稱 drawing title 將軍澳未來發展 - 將軍澳市中心南及調景嶺的基礎設施工程 - 平面圖 TSEUNG KWAN O FURTHER DEVELOPMENT - INFRASTRUCTURE WORKS AT TOWN CENTRE SOUTH AND TIU KENG LENG, TSEUNG KWAN O - LAYOUT PLAN	繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office 新界東拓展處 NEW TERRITORIES EAST DEVELOPMENT OFFICE 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
	核對 checked	簽署 initial	日期 date	比例 scale	
	核准 approved	簽署 initial	日期 date	圖則編號 drawing no.	
	Y W LO		16.4.09	715CL	
C C LEUNG		16.4.09	1 : 5000 OR AS SHOWN		
K C LEUNG		16.4.09	TK2364		