

**Public Works Subcommittee
Meeting on 14 April 2010**

**List of issues requiring follow-up actions by the Administration
before the Finance Committee meeting on 30 April 2010**

The proposed part-upgrading of **13GB** is to provide a village resite area with supporting infrastructure at Ta Kwu Ling for reprovisioning of the existing Chuk Yuen Village. This is the first step of the project for the development of Liantang/Heung Yuen Wai Boundary Control Point (BCP) which will only proceed after the completion of the reprovisioning of the village to the resite area. In respect of the detailed design and construction of the BCP itself and the associated new connecting road, we will consult the relevant LegCo Panels and submit funding applications separately at a later date when we are ready to take forward the implementation of the project.

Our responses to the issues raised by Members are given below.

Issue 1

At the request of Hon IP Kwok-him, the Administration agreed to provide information on the zonal compensation rates for land resumption for the proposed village resite area vis-à-vis that for Choi Yuen Village under the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail link project.

The proposed village resite area will involve the resumption of agricultural land only, as there is no private building land or existing domestic structures within the resite area. Information on the zonal compensation rates is at **Enclosure 1**.

Issue 2

Addressing Hon Cyd HO's concern on possible flooding risk, the Administration undertook to provide

- (a) information on the design capacity of the drainage system to be provided at the proposed village resite area and the return period of rainstorms adopted in the design; and**
- (b) information on whether there were alternatives to carrying out the proposed site formation works and the diversion of the existing stream of about one metre wide.**

- (a) Surface runoffs at the site of the proposed village resite area currently drain in the direction from the existing road to the existing stream following natural topography. In the design of the stormwater drainage system in the resite area, stormwater drains are provided for both within and in the periphery of the resite area to collect surface runoffs. The surface runoffs are then discharged following topography into the stream via drainage pipes. The existing stream will also be improved to increase its drainage capacity as part of the proposed works. The results of the drainage impact assessment study indicated that the proposed site formation and stream diversion works will not have adverse impacts on stormwater discharge in the adjacent areas.

In accordance with current stormwater drainage system design standard, village drainage should be designed to withstand rainstorms with a return period¹ of one in ten years. The drainage system in the proposed village resite area and the stream diversion works are designed to meet this standard.

- (b) The site of the proposed village resite area is a low-lying area and its level is lower than that of the adjacent existing road. The site is therefore prone to flooding. In order to remove the future flooding risk of the resite area and for convenient access connection to the existing road, we need to raise the level of the low-lying area by about 0.5 to 2 metres. Besides, if the existing stream that traverses the proposed resite area is not diverted, more land resumption and site formation works will be necessary in order to cater for the requirements of the village resite area, and this will translate into extra costs for the project. Having regard to the relatively low ecological value of the stream, the proposed stream diversion and improvement works are considered to be a more appropriate arrangement. In accordance with the Environmental Permit issued by the Environmental Protection Department, the Civil Engineering and Development Department will implement approved measures which include the use of rubbles to form the stream bed and gabions to stabilize the side slopes to preserve the existing ecological conditions of the stream.

We have considered an option to avoid the need to raise the level of the site of the proposed village resite area by encompassing the resite area with earth bunds and providing substantial pumping facilities as part of

¹ “Return period” is the average number of years during which a certain severity of flooding will occur once, statistically. The longer return period a drainage system is designed for the greater its capacity to withstand more severe rainstorms.

the drainage and sewerage systems. The option will result in significant increase in recurrent expenses for maintenance of the extra facilities. Further, we believe it is difficult to gain the support of the Chuk Yuen Village Removal Committee on the option, as the entire resite area will then be surrounded by earth bunds. We have also considered lowering the level of the site formation works. Owing to the need to discharge sewage via an underground soakaway system and that the flood level in the vicinity areas during heavy rainstorms can reach 13.3 metres above principal datum, it is necessary to form the village resite area to a proposed level of 15.5 metres above principal datum to ensure that backward flows in the drainage and sewerage systems will not occur.

Issue 3

At the request of Prof Hon Patrick LAU, the Administration agreed to beef up the site plan at Enclosure 1 to PWSC(2010-11)2 to show the village houses and other public facilities at the resite area.

A plan showing the layout of the village houses and other public facilities is at **Enclosure 2**. We have had many rounds of discussions and exchanged views with the Chuk Yuen Village Removal Committee since 2009 in regard to the layout and ancillary facilities of the resite area, including site selection, site formation and stream diversion, disposition and orientation of the village houses. The layout was firmed up after discussion and agreement of the Village Removal Committee.

Development Bureau
April 2010

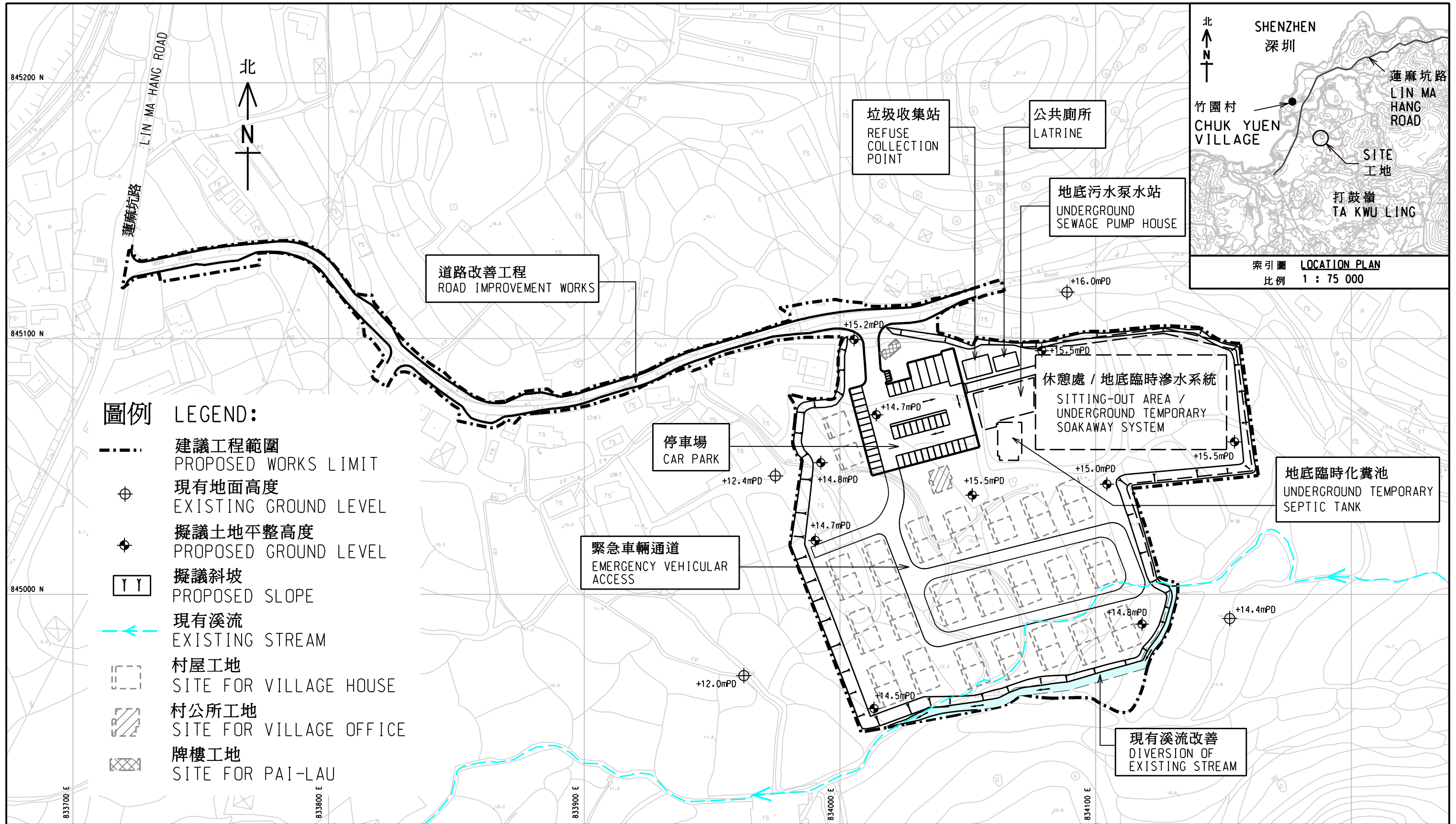
Ex-gratia Zonal Compensation Rates for Land Resumption

Location	Zonal Rate for Building Land (per sq.ft.)	Zonal Rate for Agricultural Land (per sq.ft.)
Choi Yuen Tsuen (under the Hong Kong section of the Express Rail Link (XRL) project)	<u>Zone A</u> : \$1,176	<u>Zone A</u> : \$595.2
Proposed Village Resite Area ¹ for Chuk Yuen Village (associated with the Liantang / Heung Yuen Wai Boundary Control Point project)	Not applicable. There is no private building land or existing domestic structures within the proposed village resite area.	<u>Zone C</u> : \$248

Note: The ex-gratia compensation system for land resumption in the New Territories covers four compensation zones. The ex-gratia compensation rate for Choi Yuen Tsuen was upgraded to Zone A to recognize the territory-wide significance of the Hong Kong section of the XRL project. For the Village Resite Area for Chuk Yuen Village (the purpose of which is to provide a resite area for the affected indigenous villagers in Chuk Yuen Village under the Village Removal Policy), the ex-gratia compensation rate was Zone C as the definition of Zone C² is met.

¹ The proposed village resite area is about 500 metres away from Chuk Yuen Village.

² Definition of Zone C - Areas in which no urban development is planned and which are unlikely to be affected by later extension to layout areas, but where resumptions are required sometimes for purposes directly connected with urban layout development and sometimes for local improvement schemes.



- 圖例 LEGEND:**
- 建議工程範圍
PROPOSED WORKS LIMIT
 - ⊕ 現有地面高度
EXISTING GROUND LEVEL
 - ⊙ 擬議土地平整高度
PROPOSED GROUND LEVEL
 - YY 擬議斜坡
PROPOSED SLOPE
 - ← 現有溪流
EXISTING STREAM
 - 村屋工地
SITE FOR VILLAGE HOUSE
 - ▨ 村公所工地
SITE FOR VILLAGE OFFICE
 - ▩ 牌樓工地
SITE FOR PAI-LAU

drawing title 圖則名稱		drawing no. 圖則編號	scale 比例
13GB (PART) - LIANTANG / HEUNG YUEN WAI BOUNDARY CONTROL POINT AND ASSOCIATED WORKS - VILLAGE REPROVISIONING WORKS - SITE PLAN		BCP - 016A	1 : 2 000
13GB (部份) - 蓮塘 / 香園圍口岸與相關工程 - 重置鄉村工程 - 工地平面圖		 CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT HONG KONG	