

For information
on 30 March 2010

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**13GB – Liantang/Heung Yuen Wai Boundary Control Point
and Associated Works**

PURPOSE

This paper informs Members of the proposal to upgrade part of **13GB “Liantang/Heung Yuen Wai Boundary Control Point and Associated Works”** to Category A at an estimated cost of \$51.3 million in money-of-the-day (MOD) prices to provide a village resite area with supporting infrastructure at Ta Kwu Ling.

PROJECT SCOPE

2. The scope of **13GB** comprises the formation of land for development of the Hong Kong portion of the Liantang/Heung Yuen Wai Boundary Control Point (BCP), provision of cargo-processing, passenger handling and transport facilities, accommodation and facilities for government departments at the BCP, a new connecting road to the BCP and improvement to existing roads, related improvement works for Shenzhen River, site formation for resite of Chuk Yuen Village, and associated drainage, sewerage and landscaping works.

3. The part of **13GB** that we propose to upgrade to Category A comprises –

- (a) formation of about 2.2 hectares of land for a village resite area at Ta Kwu Ling;

- (b) improvement of an existing access road of about 360 metres long between Lin Ma Hang Road and the village resite area;
- (c) diversion of an existing stream of about 1 metre wide; and
- (d) construction of parking spaces, watermains, drainage, sewerage, latrine, refuse collection point, sitting out area, landscaping works and other ancillary works.

4. The site plan of the proposed works is at **Enclosure 1**.

5. We plan to commence the proposed construction works in August 2010 for completion by February 2012.

JUSTIFICATION

6. The Hong Kong Special Administrative Region Government and the Shenzhen Municipal Government jointly announced at the second meeting of the Hong Kong-Shenzhen Joint Task Force on Boundary District Development on 18 September 2008 the implementation of the Liantang/Heung Yuen Wai BCP for operation in 2018.

7. The BCP construction works will affect the existing Chuk Yuen Village, an indigenous village at Ta Kwu Ling, which will need to be cleared for the BCP project. The Lands Department (LandsD) has carried out pre-clearance survey at Chuk Yuen Village and has conducted negotiations since September 2008 with the Village Removal Committee (VRC) formed by the indigenous villagers concerned. At the meeting held on 7 September 2009, the VRC agreed to the proposal of reprovisioning the village to a new resite area at Ta Kwu Ling (location shown at Enclosure 1).

8. We need to complete the proposed works to provide the resite area for subsequent reprovisioning of Chuk Yuen Village. After the completion of the reprovisioning works, the village is planned to be cleared for early commencement of the BCP construction works.

FINANCIAL IMPLICATIONS

9. We estimate the cost of the project to be \$51.3 million in MOD prices, made up as follows -

		\$ million	
(a)	Site formation	21.6	
(b)	Road works	4.6	
(c)	Drainage works	5.5	
(d)	Sewerage works	3.7	
(e)	Waterworks	3.0	
(f)	Landscaping works	0.8	
(g)	Environmental mitigation measures	0.6	
(h)	Consultants' fees	1.1	
	(i) contract administration	0.9	
	(ii) management of resident site staff	0.2	
(i)	Remuneration of resident site staff	3.6	
(j)	Contingencies	4.0	
	Sub-total	48.5	(in September 2009 prices)
(k)	Provision for price adjustment	2.8	
	Total	51.3	(in MOD prices)

PUBLIC CONSULTATION

10. The VRC was consulted on 27 May 2009 and 7 September 2009 on the village reprovisioning proposal. At the meeting on 7 September 2009, the VRC agreed to the reprovisioning proposal. The Ta Kwu Ling District Rural Committee was consulted on 3 June 2009. Members generally supported the reprovisioning proposal. The Concern Group on Liantang BCP under the North District Council was consulted on 4 June 2009 and 17 November 2009. Members did not raise objection to the proposed reprovisioning works.

ENVIRONMENTAL IMPLICATIONS

11. The proposed works at Ta Kwu Ling will involve stream improvement works which is classified as a designated project under Schedule 2 of the Environmental Impact Assessment Ordinance (Cap 499) (EIAO). Having regard to a project profile submitted by CEDD, the Director of Environmental Protection (DEP) was satisfied that the stream improvement works would unlikely have adverse environmental implications. DEP has granted permission under the EIAO on 30 December 2009 to CEDD to apply directly for an environmental permit. Apart from the stream improvement works, the other proposed works is not a designated project under the EIAO. We have conducted a Preliminary Environmental Review (PER) for the above works in November 2009. The PER concluded that, with the implementation of recommended mitigation measures, there would not be any significant environmental impacts.

12. We will incorporate the recommended mitigation measures of the environmental permit to be issued under the EIAO and the PER into the works contract to control its environmental impact to within established standard and guidelines. These measures include frequent watering of the site, provision of wheel-washing facilities, covering of materials on trucks, use of silenced construction plant and provision of mobile noise barriers. We have included \$0.6 million in the project estimate for the implementation of the environmental mitigation measures.

13. We have considered the design of the proposed works and the construction sequence 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 construction sites as far as possible, in order to minimize the disposal of inert construction waste to public fill reception facilities¹. We will encourage the contractor to maximize the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimize the generation of construction waste.

14. 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 to public fill reception facilities and landfills respectively through a trip-ticket system.

15. We estimate that the project will generate in total about 25 160 tonnes of construction waste. Of these, we will reuse about 11 100 tonnes (44%) of inert construction waste on site and deliver 12 760 tonnes (51%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 1 300 tonnes (5%) 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 about \$0.5 million for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne² at landfills).

HERITAGE IMPLICATIONS

16. The proposed works will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites

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.

of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

17. We have to resume 13 private agricultural lots (a total of about 19 462 square metres) for carrying out the proposed works. The land resumption and clearance will affect 4 agricultural structures and 2 irrigation ponds. The proposed works will also require the clearance of crops, fruit trees, fences and irrigation pipes and wells on both private agricultural land and Government land. The landowners will be offered ex-gratia cash compensation whereas displaced cultivators will be paid ex-gratia allowances. “Tun Fu” ceremonial fees will also be paid where appropriate. The cost of land acquisition and clearance is about \$55.0 million, which will be charged to **Head 701 – Land Acquisition**.

BACKGROUND

18. We upgraded **13GB** to Category B in July 2008.

19. We sought funding from the Finance Committee on 9 January 2009 for upgrading part of **13GB** to Category A as **14GB** “Liantang/Heung Yuen Wai Boundary Control Point and Associated Works – investigation and preliminary design” for carrying out investigation and preliminary design for the development of the BCP. We have completed the site investigation, detailed design and preparation of tender documents for the proposed works in paragraph 3 above.

20. In accordance with the prevailing policy for the removal of an indigenous village in the New Territories affected by public works, the Government will provide resite house entitlements to those indigenous villagers who owned building land or outsiders who acquired the building land before World War II, or the successors by inheritance of such indigenous villagers or outsiders. Accordingly, the Government is required to provide a village resite area with supporting infrastructure as proposed in paragraph 3 above to resite those eligible building lots owners at Chuk Yuen Village who are affected by

the BCP project. The village resite area also provides land for small house sites to cater for the small house applicants of Chuk Yuen Village whose small house applications, submitted prior to the announcement of the BCP development on 18 September 2008, were withheld due to the BCP project.

21. Of the 112 trees within the boundary of the proposed works, six are dead. Of the remaining 106 trees, 51 will be preserved. The proposed works will involve the removal of 55 trees, including 48 trees to be felled and seven trees to be transplanted within the site as far as possible. All trees to be removed or transplanted are not important trees³. We will incorporate planting proposals as part of the proposed works, including estimated quantities of 80 trees and 7 500 shrubs.

22. We estimate that the proposed works will create about 63 jobs (49 for labourers and another 14 for professional/technical staff), providing a total employment of 1012 man-months.

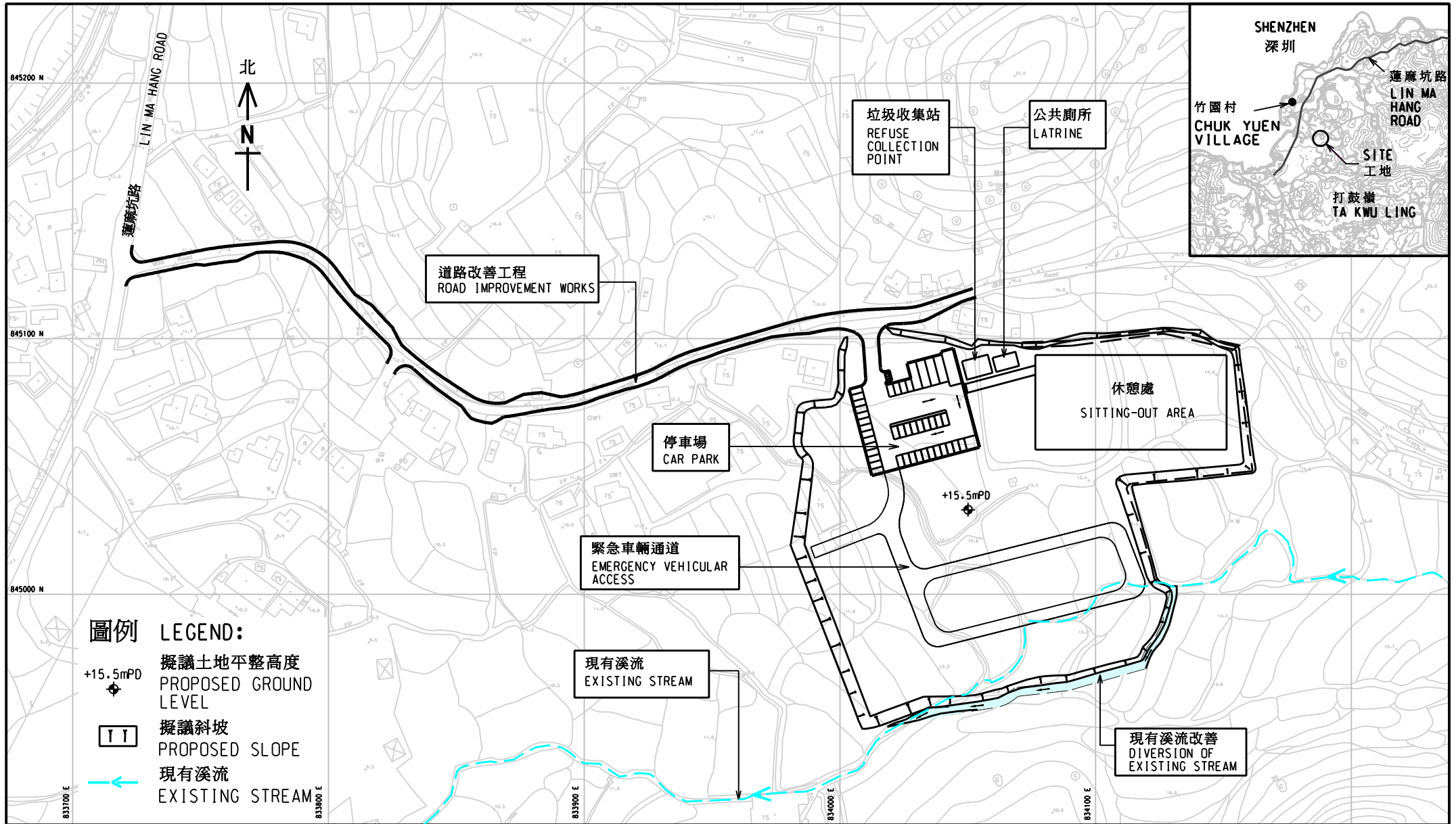
WAY FORWARD

23. We plan to seek the support of the Public Works Sub-committee for part-upgrading **13GB** to Category A with a view to seeking funding approval from the Finance Committee in end April 2010.

Development Bureau March 2010

³ “Important trees” refer 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 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.



- 圖例 LEGEND:**
- \blacklozenge +15.5mPD
擬議土地平整高度
PROPOSED GROUND LEVEL
 - \square 擬議斜坡
PROPOSED SLOPE
 - \leftarrow 現有溪流
EXISTING STREAM

drawing title 圖則名稱

13GB (PART) - LIANTANG / HEUNG YUEN WAI BOUNDARY CONTROL POINT AND ASSOCIATED WORKS - VILLAGE REPROVISIONING WORKS - SITE PLAN

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

drawing no. 圖則編號

BCP - 010

scale 比例

1 : 2 000



附冊一
ENCLOSURE 1