

For discussion
on 19 February 1997

PWSC(96-97)100

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 - NEW TOWNS AND URBAN AREA DEVELOPMENT

Housing - Rural housing improvement

Transport - Roads

18HH - Village improvements and development schemes in the New Territories

446TH - Improvement, reconstruction and extension of village access roads in the New Territories

Members are invited to recommend to Finance Committee -

- (a) the upgrading of part of **18HH**, entitled "Village improvements and development schemes in the New Territories: 1997-98 Programme", to Category A at an estimated cost of \$90.0 million in money-of-the day prices;
- (b) the upgrading of part of **446TH**, entitled "Improvement, reconstruction and extension of village access roads in the New Territories: 1997-98 Programme", to Category A at an estimated cost of \$120.7 million in money-of-the-day prices; and
- (c) the retention of the remainders of **18HH** and **446TH** in Category B.

PROBLEM

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Some villages in the New Territories (NT) lack basic amenities and infrastructure and suffer problems arising from pollution and local flooding.

PROPOSAL

2. The Director of Home Affairs, with the support of the Secretary for Home Affairs, proposes to upgrade parts of **18HH** and **446TH** to Category A at a total estimated cost of \$210.7 million in money-of-the-day (MOD) prices to implement the 1997-98 programme of the Rural Planning and Improvement Strategy (RPIS) in the rural New Territories.

PROJECT SCOPE AND NATURE

3. The scope of RPIS works comprises -
- (a) works related to infrastructural improvement or development within village layouts and provision of serviced land for village expansion;
 - (b) provision of sewerage networks and treatment plants to unsewered developments within the village confines (major sewers relating to the implementation of the Sewerage Masterplan Studies by the Environmental Protection Department are excluded from the RPIS);
 - (c) improvements and extensions to existing village roads and van tracks with footpath, passing places and associated drainage;
 - (d) incorporation of new amenities such as sitting-out areas, children's playgrounds and gardens in existing village layouts;
 - (e) works related to land drainage, river training and flood protection schemes for villages;
 - (f) provision and improvement of communal irrigation and field drainage facilities as well as farm access in selected agricultural areas; and

/(g)

- (g) other related works endorsed by the RPIS Minor Works District Working Groups and approved by the RPIS Minor Works Steering Committee.

Details of the proposed works are at Enclosure I.

JUSTIFICATION

4. We need to provide rural villages with basic modern amenities and infrastructure. There has also been general deterioration of the environment in the rural New Territories due to flooding, pollution arising from human, animal and industrial sources, and other reasons. The proposed works form the 1997-98 programme of the RPIS, which focuses on the infrastructural development and environmental improvement works in the rural New Territories where the cost of each works item does not exceed \$15 million.

FINANCIAL IMPLICATIONS

5. We estimate the total capital cost of the 1997-98 programme of works to be \$210.7 million in MOD prices (see paragraph 6 below), made up as follows -

Item	District	\$ million
(a) 18HH	(i) Islands	5.3
	(ii) Kwai Tsing	2.0
	(iii) North	8.5
	(iv) Sai Kung	12.2
	(v) Sha Tin	2.7
	(vi) Tai Po	1.8
	(vii) Tsuen Wan	4.0
	(viii) Tuen Mun	9.3

	(ix)	Yuen Long	18.5	
	(x)	Contingencies	5.0	
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		Sub-total	69.3	(at December 1995 prices)
	(xi)	Inflation allowance	20.7	
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		Total	90.0	(in MOD prices)
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(b) 446HH	(i)	Islands	21.2	
	(ii)	North	9.8	
	(iii)	Sai Kung	7.0	
	(iv)	Sha Tin	10.0	
	(v)	Tai Po	7.3	
	(vi)	Tsuen Wan	4.2	
	(vii)	Tuen Mun	8.3	
	(viii)	Yuen Long	18.5	
	(ix)	Contingencies	6.0	
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		Sub-total	92.3	(at December 1995 prices)
	(x)	Inflation allowance	28.4	
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		Total	120.7	(in MOD prices)
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6. Subject to approval, we will phase the expenditure as follows:-

Year	\$ million (Dec 1995)		Price Adjustment factor	\$ million (MOD)	
	18HH	446TH		18HH	446TH
1997-98	16.9	16.9	1.18250	20.0	20.0
1998-99	38.0	55.0	1.30075	49.4	71.5
1999-00	14.4	20.4	1.43083	20.6	29.2
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Total	69.3	92.3		90.0	120.7
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7. We have derived the MOD estimates on the basis of the Government forecast of trend labour and construction prices from 1997 to 2000. The proposed works consist of 94 small improvement projects. We will use fixed-price lump-sum contracts for most of these items managed by the relevant works departments and the works teams of NT District Offices. For some minor items, we will use existing remeasurement term contracts of the relevant works departments.

8. We estimate the annually recurrent expenditure to be \$10.79 million at December 1995 prices.

PUBLIC CONSULTATION

9. We consulted the nine relevant NT District Boards between October 1996 and December 1996 and all supported the proposed works. Details of the District Boards meetings are at Enclosure II.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

10. The RPIS Programme involves small scale improvement works in rural areas. Their implementation improves the rural environment and as they are minor projects, no Environmental Impact Assessments are carried out. For short-term impact during construction, we will implement environmental pollution control measures under the relevant works contracts to mitigate noise, dust and site run-off impacts.

LAND ACQUISITION

11. The proposed works do not require land acquisition or clearance.

BACKGROUND INFORMATION

12. We included **18HH** and **446TH** in the Public Works Programme in October 1990 for the implementation of a programme of infrastructural development and environmental improvement works in the rural New Territories as formulated in the RPIS under the co-ordination of the Director of Territory Development. The Director of Home Affairs took over responsibility for the administration and co-ordination of minor RPIS projects in October 1994.

13. We revised the scopes of **18HH** and **446TH** in December 1991 and January 1994 respectively to include improvement works falling within country park areas and rural areas that are within new towns. We upgrade works under these two items to Category A on an annual programme basis.

14. We plan to start the proposed works under **18HH** and **446TH** in September 1997 for completion in March 2000.

(HH472)

Enclosure I to PWSC(96-97)100

**Proposed project list for the
Rural Planning and Improvement Strategy (1997-98 programme)**

18HH - Village improvements and development schemes in the New Territories

Item	District	Project Title
1.	Islands	Construction of footpath near Shek Tsai Po, Tai O
2.	Islands	Construction of footpath at Kan Cho Long, Lamma
3.	Islands	Construction of storm water channel at Pa Mei, Tung Chung
4.	Islands	Improvement to water supply system at Tung Chung
5.	Islands	Improvement to water supply system at Sha Lo Wan, Tai O
6.	Islands	Construction of stream lining at Tai Tei Tong, Mui Wo
7.	Islands	Construction of stream lining at Luk Tei Tong, Mui Wo
8.	Kwai Tsing	Country Trail (Phase II) at Area 28, Tsing Yi
9.	North	Ng Uk Tsuen Village Expansion Area, Area 36, Sheung Shui
10.	North	Construction of open channel at Tin Sam, Wu Kau Tang, Sha Tau Kok
11.	North	Construction of open channel at Ha Wo Hang, Sha Tau Kok
12.	Sai Kung	Ho Chung-village improvement
13.	Sai Kung	Tit Kim Hang – provision of water system
14.	Sai Kung	Village improvement at Leung Shuen Wan

15. Sai Kung Village improvement at Tai Wan Tau
16. Sai Kung Village improvement at Po Toi O
17. Sai Kung Drainage improvement at Pak Shek Toi, Phase 2
18. Sai Kung Drainage improvement at lower Tseng Lan Shue
19. Sha Tin Improvement to channel and paving at Tai Wai Village
20. Sha Tin Improvement to channel and slope at Tung Lo Wan
21. Tai Po Reconstruction of damaged coastal embankment at Wong Shek Pier, Sai Kung North
22. Tai Po Improvement to stream embankment at Yung Shue Au, Sai Kung North
23. Tai Po Construction of drainage channel at Yuen Leng
24. Tai Po Improvement to channel at Tai Hang
25. Tsuen Wan Construction of storm water channel at Sham Tseng
26. Tsuen Wan Provision of a communal cesspool at Yuen Tun Village
27. Tuen Mun Improvement to stream embankments and eroded slope at Tsoi Yuen Tsuen and Tan Kwai Tsuen
28. Tuen Mun Construction of drainage channel at Lo Tsing Shan, So Kwun Wat
29. Tuen Mun Construction of stream embankment at Tseng Tau Chung Tsuen
30. Tuen Mun Reconstruction of children playground and garden at Nai Wai
31. Tuen Mun Reconstruction of sitting-out area at Tseng Tau Chung Tsuen
32. Yuen Long Drainage improvement at Hang Hau Tsuen, Lau Fau Shan

33. Yuen Long Construction of drainage channel at Sheung Yau Tin Tsuen, Shap Pat Heung
34. Yuen Long Construction of drainage channel at Chuk San Tsuen, Shap Pat Heung
35. Yuen Long Construction of drainage channel at Tin Ha Road near San Uk Tsuen, Ha Tsuen
36. Yuen Long Drainage improvement along Lau Fau Shan Road near San Hing Tsuen, Ha Tsuen
37. Yuen Long Drainage improvement at Fung Kong Tsuen near Hang Hau Tsuen, Ha Tsuen
38. Yuen Long Drainage improvement at Shan Ha Tsuen, Ping Shan (Phase II)

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Enclosure I to PWSC(96-97)100

446TH - Improvement, reconstruction and extension of village access roads in the New Territories

Item	District	Project Title
1.	Islands	Construction of pier at Shek Pai Wan (Tung O), South Lamma
2.	Islands	Construction of an elevated walkway from Yung Shue Ha to Tung O at Shek Pai Wan, South Lamma
3.	Islands	Resurfacing of Tai O Wing On Street, Lantau
4.	Islands	Construction of country trail at Poi Toi, South Lamma
5.	Islands	Improvement of footpath at Luk Chau, South Lamma
6.	Islands	Widening of footpath leading from Tung Chung to San Tau, Tai O
7.	Islands	Construction of footpath and footbridge from Chi Ma Wan to Mong Tung Wan, South Lantau
8.	Islands	Construction of country trail between Fa Peng Shek and Human Head Rock, Cheung Chau
9.	Islands	Reconstruction of footbridge and river training at Shap Long, South Lantau
10.	North	Improvement of van track at Tai Po Tin, Ta Kwu Ling
11.	North	Improvement to van track at Wa Shan, Sheung Shui, Phase I
12.	North	Improvement of van track at Yin Kong, Sheung Shui
13.	North	Improvement of footpath and drainage system at Ho Sheung Heung, Sheung Shui
14.	North	Improvement of van track and drainage system near Chow Tin Village, Ta Kwu Ling

15. North Construction of footpath at Kai Kuk Shue Ha, Sha Tau Kok
16. North Improvement to footpath and drainage system at Fan Yuen, Fanling
17. North Improvement of van track and paving at Ma Mei Ha Tsuen, Fanling
18. North Construction of van track at Leng Tsui, Fanling
19. North Extension of van track at Lin Ma Hang, Sha Tau Kok
20. Sai Kung Ma Yau Tong - access road improvement
21. Sai Kung Che Keng Tuk Road – road widening
22. Sai Kung Sheung Yeung (near Sam Yuk Middle School) - junction improvement
23. Sai Kung Construction of helipad at Sai Wan
24. Sai Kung Construction of footpath at On Luen Tsuen
25. Sha Tin Slope improvement works at Shui Chuen Au Street
26. Sha Tin Improvement to van track at Fuk Lok Tsuen
27. Sha Tin Construction of footpath from Hin Tin Village to Union Hospital
28. Sha Tin Improvement to country trail near Pai Tau Hang
29. Tai Po Reconstruction of van track at Wong Chuk Yeung (near Police Station), Sai Kung North
30. Tai Po Reconstruction of footbridge at Chek Keng, Sai Kung North
31. Tai Po Improvement to footpath from Tang Ka Wan to Sham Wan, Sai Kung North

32. Tai Po Construction of country trail from Kau Lung Hang Shan to Tai Po Tau
33. Tai Po Construction of staircase at San Tong Ha Tsuen, Lam Tsuen
34. Tai Po Improvement to footpath and paving at Ping Long, Lam Tsuen
35. Tai Po Improvement to footpath and paving from Ping Long to Tai Om, Lam Tsuen
36. Tai Po Reconstruction of van track and footpath at Shui Wo, Lam Tsuen
37. Tai Po Improvement to footpath at Tsung Tsai Yuen, Lai Chi Hang
38. Tai Po Reconstruction of van track near No. 23, Tseng Tau Village, Tung Tsz
39. Tai Po Improvement to van track at Shuen Wan Yu Tung Shuen Primary School, Sha Lan Villas
40. Tsuen Wan Construction of footpath at Ha Fa Shan
41. Tsuen Wan Reconstruction of van track at Heung Shek
42. Tuen Mun Reconstruction of Tuen Mun Trail (from Tseng Tau Chung Tsuen to the Service Reservoir)
43. Tuen Mun Construction of van track and parking place at Tuen Tsz Wai
44. Tuen Mun Reconstruction of footbridge and barbecue pits at Cafeteria Old Beach
45. Tuen Mun Reconstruction of vehicular bridge and access road at Tsz Tin Tsuen
46. Tuen Mun Construction of pavilion and paving at Por Lo Shan

47. Tuen Mun Construction of access road at To Yuen Wai
48. Yuen Long General access improvement at Ngau Tam Mei, San Tin
49. Yuen Long General village improvement at Shek Po Tsuen, Ping Shan
50. Yuen Long Construction of van track at Sha Kiu, Sheung Wan, Ping Shan
51. Yuen Long General access improvement at Tai Kong Po Tsuen, Pat Heung
52. Yuen Long Construction of van track from Kam Sheung Road to Sha Tin Hang, Kam Tin
53. Yuen Long General access improvement to Chuk Yau Road, Yau Tam Mei, San Tin
54. Yuen Long Improvement to van track at Pak Hok Chau, San Tin (Phase II)
55. Yuen Long Construction of paving at Shek Wu Wai, San Tin
56. Yuen Long Improvement to van track at Shek Tong Tsuen, Shap Pat Heung

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Enclosure II to PWSC(96-97)100

**Public Consultation for the Implementation of
RPIS Implementation Programme 1997-98**

District	Date	Mode of consultation	Remarks
Islands	4 November 1996	District Board meeting	All projects were supported.
Kwai Tsing	26 November 1996	Circulation of papers among DB members	All projects were supported.
North	5 November 1996	District Board meeting	All projects were supported.
Sai Kung	25 November 1996	Circulation of papers among DB members	All projects were supported.
Sha Tin	3 December 1996	District Board meeting	All projects were supported.
Tai Po	8 November 1996	District Board meeting	All projects were supported.
Tsuen Wan	26 November 1996	District Board meeting	All projects were supported.
Tuen Mun	1 November 1996	District Board meeting	All projects were supported.
Yuen Long	25 October 1996	District Board meeting	All projects were supported.