

For discussion
on 29 March 2000

PWSC(1999-2000)109

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 - NEW TOWNS AND URBAN AREA DEVELOPMENT
New Territories North Development
Civil Engineering - Land development
476CL - Formation and servicing of area 36, Fanling - remaining works

Members are invited to recommend to Finance
Committee -

- (a) the upgrading of part of **476CL**, entitled "Formation and servicing of area 36, Fanling, phase 2", to Category A at an estimated cost of \$62.5 million in money-of-the-day prices; and
- (b) the retention of the remainder of **476CL** in Category B.

PROBLEM

We need to carry out site formation works and construct roads, drains and sewers to provide essential engineering infrastructure at area 36, Fanling for residential housing development.

/PROPOSAL

PROPOSAL

2. The Director of Territory Development, with the support of the Secretary for Planning and Lands and Secretary for Housing, proposes to upgrade part of **476CL** to Category A at an estimated cost of \$62.5 million in money-of-the-day (MOD) prices to provide formed land in area 36, Fanling for a Hong Kong Housing Society (HKHS) public housing development, a school site, a local open space and an amenity area, and to construct roads, drains and sewers to serve the proposed developments.

PROJECT SCOPE AND NATURE

3. The scope of **476CL** comprises -
- (a) formation of about 4.2 hectares of land in area 36, Fanling for HKHS public housing development, primary and secondary schools, local open space, amenity area and village expansion;
 - (b) construction of local distributor roads (Roads D1 and D2), drainage and sewerage works;
 - (c) improvement works to existing road junctions in Sheung Shui/Fanling area;
 - (d) widening of four sections of roads at Fan Kam Road, Po Shek Wu Road, Choi Yuen Road and So Kwun Po Road;
 - (e) landscaping works; and
 - (f) an environmental monitoring and audit programme (EM&A).
4. The part of the project we now propose to upgrade to Category A comprises -
- (a) formation of about 3.3 hectares of land for a HKHS public housing development, a secondary school, a local open space and an amenity area in area 36, Fanling (part of item (a) of paragraph 3);

/(b)

- (b) construction of local distributor roads (Roads D1 and D2), drainage and sewerage works (item (b) of paragraph 3);
- (c) improvement works at the road junctions adjoining area 36, Fanling (part of item (c) of paragraph 3);
- (d) construction of landscaping works (part of item (e) of paragraph 3); and
- (e) implementation of an environmental monitoring and audit programme (part of item (f) of paragraph 3).

JUSTIFICATION

5. Area 36, Fanling is earmarked mainly for public and private housing developments, village expansion area, G/IC uses and local open space. The site formation and infrastructural works will be implemented in phases under **651CL** and **476CL**. Item **651CL**, which will form 9.8 hectares of land for public housing, was upgraded to Category A in November 1998 and is now in progress (see paragraph 21 below). Within this lot, the Director of Housing will provide, in phases between December 2002 and February 2004, about 7 000 flats to accommodate 21 000 persons.

6. We now propose to upgrade part of the works under **476CL** for site formation for the development of HKHS public housing and a secondary school as well as the associated infrastructure in area 36, Fanling. The HKHS plans to commence the construction of the public housing project to provide about 920 flats for 3 200 persons in August 2001 for completion by October 2004. Meanwhile, the Director of Education plans to complete the secondary school by September 2003. In addition, we need to provide associated roads, i.e. Roads D1 and D2, drains and sewers to serve the developments. A local open space and an amenity area will also be provided in line with current planning standards.

7. To ensure the timely supply of land with adequate infrastructure for the public housing developments in the subject site, we need to commence the proposed site formation works, roadworks, and drainage and sewerage works in August 2000 for completion in stages before May 2002.

/FINANCIAL

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$62.5 million in MOD prices (see paragraph 9 below), made up as follows –

| | \$ million | |
|--|-------------------|---------------------------|
| (a) Site formation | 5.0 | |
| (b) Roadworks and associated drainage works | 38.0 | |
| (c) Sewers | 6.0 | |
| (d) Landscaping works | 1.0 | |
| (e) Environmental monitoring and audit programme | 1.0 | |
| (f) Contingencies | 5.0 | |
| | <hr/> | |
| Sub-total | 56.0 | (in December 1998 prices) |
| (g) Provision for price adjustment | 6.5 | |
| | <hr/> | |
| Total | 62.5 | (in MOD prices) |
| | <hr/> | |

The Director of Civil Engineering will supervise the project using in-house staff resources.

9. Subject to approval, we will phase the expenditure as follows -

| Year | \$ million (Dec 1998) | Price Adjustment factor | \$ million (MOD) |
|-------------|----------------------------------|--|-----------------------------|
| 2000 - 2001 | 9.0 | 1.05814 | 9.5 |
| 2001 - 2002 | 34.0 | 1.11104 | 37.8 |
| 2002 - 2003 | 12.0 | 1.16660 | 14.0 |

| | | | |
|-------------|---|---------|---|
| | | | /2003 - 2004 |
| 2003 - 2004 | 1.0 | 1.22493 | 1.2 |
| | <hr style="width: 50%; margin: auto;"/> | | <hr style="width: 50%; margin: auto;"/> |
| | 56.0 | | 62.5 |
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10. We have derived the MOD estimate on the basis of the Government's latest forecast of trend labour and construction prices for the period from 2000 to 2004. We will tender the proposed works under a lump-sum contract because we can clearly define the scope of the majority of the works in advance. The contract will not provide for price adjustments because the contract period will not exceed 21 months.

11. We estimate the annually recurrent expenditure arising from the project to be \$586,000.

PUBLIC CONSULTATION

12. We consulted the North Provisional District Board (NPDB) and the Traffic and Transport Committee (T&TC) of NPDB on the proposed works on 11 December 1997 and 21 September 1998 respectively. Members of both the NPDB and Committee supported the proposal. Some Members were however concerned about the traffic impacts arising from the development. We explained at the T&TC meeting that a traffic impact assessment study had already been carried out and road improvement works were recommended to cope with the additional traffic generated by the development. As a result, T&TC supported the proposed improvement works in principle.

13. We gazetted the proposed Road D1 and D2 under the Roads (Works, Use and Compensation) Ordinance (RO) on 9 April 1999 and received no objection. We further gazetted the proposed improvement works at the junctions of new local distributor Road D1 with Po Kin Road and Pak Wo Road adjoining Area 36 under the RO on 30 July 1999 and received no objection. The Secretary for Transport authorised the above roadworks on 9 July 1999 and 22 October 1999 respectively.

14. We gazetted the proposed sewerage works under the Water Pollution Control (Sewerage) Regulation on 9 April 1999 and received no objection. The Director of Environmental Protection authorised the proposed sewerage works on 9 July 1999.

ENVIRONMENTAL IMPLICATIONS

15. We completed the Environmental Impact Assessment (EIA) for the project in December 1997. The EIA concluded that the project would not have long term adverse environmental implications. In February 1998, we consulted the Advisory Council on the Environment (ACE) on the EIA. Members of the ACE endorsed the findings of the EIA. As for the short term construction impacts, we will control noise, dust and site run-off during construction to within established standards and guidelines by incorporating appropriate environmental pollution control clauses into the works contract. We have included the costs of an EM&A programme (\$1 million) and landscaping works (\$1 million) in the overall project estimate.

16. As regards the landscaping works, we will provide about 2 500 square metres of amenity area constructed of stone dwarf walls along both sides of the Roads D1 and D2. We will plant about 270 trees and use native species in roadside planting as far as possible. We will use hydroseeding to protect formed slopes and plant trees on the slopes as appropriate.

17. At the planning and design stages, we have designed the level of building platforms and roadworks to reduce the generation of construction and demolition material (C&DM) as much as possible. We estimate that about 9 000 cubic metres (m³) of C&DM will be generated, of which 7 300 m³ will be delivered to public filling areas. Although the remaining 1 700 m³, which is C&D waste, may have to be disposed of at landfills, we shall continue to identify during the construction stage other projects which can utilise these materials generated from the project.

18. We shall require the contractor under the contract to submit a waste management plan for approval on the advice of the Environmental Protection Department. The waste management plan shall include appropriate mitigation measures including the allocation of an area for waste segregation. We shall require the contractor to ensure that the day-to-day operations on site comply with

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the waste management plan submitted. He shall also be required to separate public fill from C&D waste for disposal at appropriate locations and sort the C&DM by category on-site to facilitate re-use/recycling of paper/cardboard timber and metal. We shall control the disposal of C&DM to the appropriate public filling facility and/or landfill through a trip ticket system. We shall record the disposal, reuse and recycling of C&DM for monitoring purposes.

LAND ACQUISITION

19. We will resume about 2 hectares of agricultural land and about 40 square metres of building land for the proposed works. The land acquisition and clearance will affect 66 households involving 174 persons and 278 structures. The Director of Housing will offer eligible families accommodation in public housing in accordance with the existing housing policy. We will charge the cost of land acquisition and clearance, estimated at \$103.9 million to **Head 701 - Land Acquisition**.

BACKGROUND INFORMATION

20. We upgraded **476CL** to Category B in September 1996.

21. In November 1998, Finance Committee approved the upgrading of part of **476CL** to Category A as **651CL** "Formation and servicing of Area 36, Fanling, phase 1" for the formation of a housing site for public housing development. We commenced works in March 1999 for completion in phases from November 1999 to July 2001.

22. As the works agent of this project, the Director of Civil Engineering has substantially completed, using in-house staff resources, the detailed design and working drawings for the works to be carried out under that part of **476CL** we now propose for upgrading. We plan to start the proposed works in August 2000 for completion in stages by May 2002 to tie in with the housing development programme.

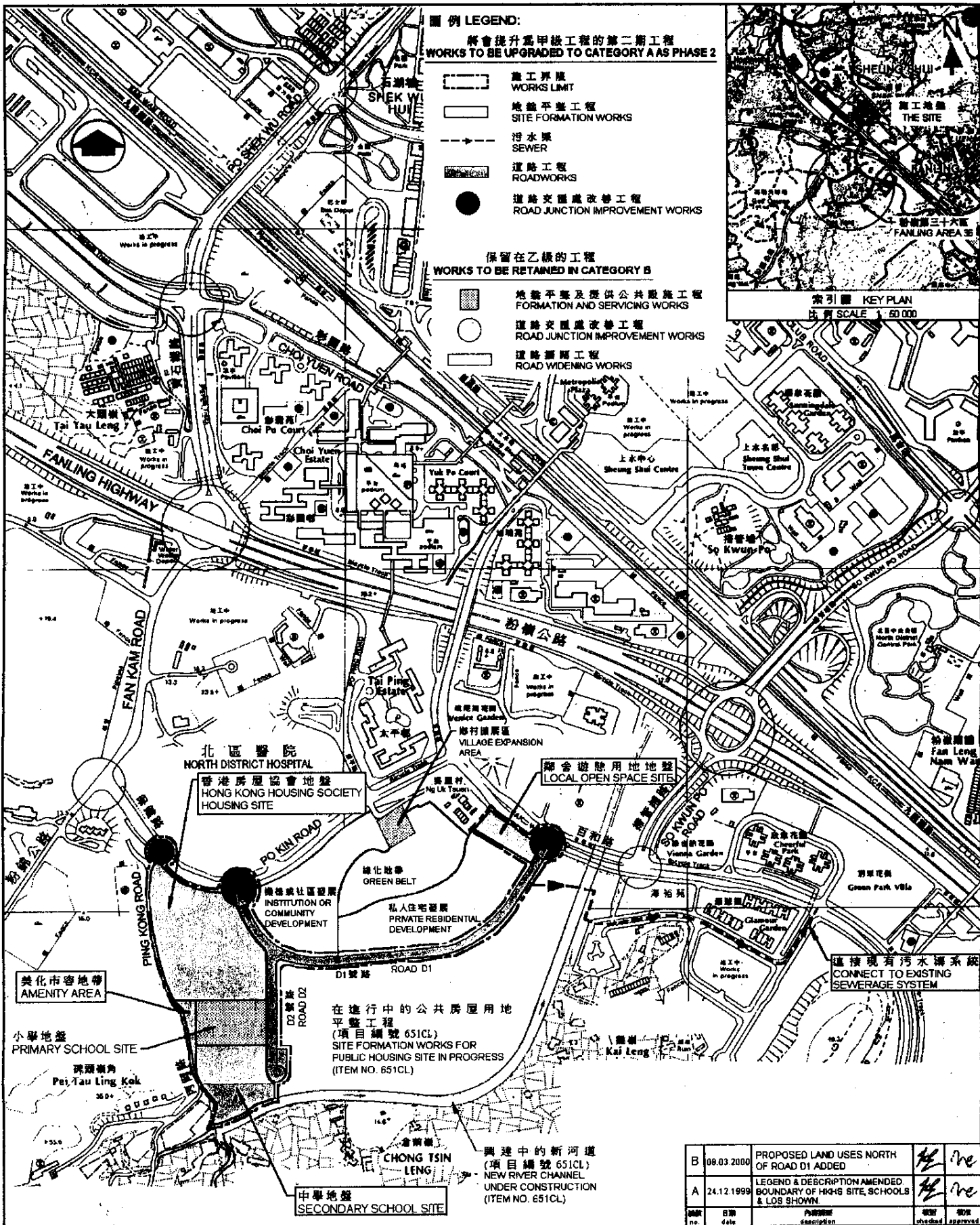
23. We plan to start the remaining road widening and junction improvement works under the remaining portion of **476CL** in late 2001 for completion in 2003. The land resumption for the primary school development will be conducted separately soon. We will start the site formation works upon the completion of the necessary procedures in 2001, followed by the construction of the primary school for completion by September 2003.

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24. We estimate that the proposed works will create some 60 new jobs comprising 3 professional staff, 7 technical/ancillary staff and 50 labourers during the construction period.

Planning and Lands Bureau
March 2000

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一九九九至二〇〇〇年度工務小組委員會文件 P.W.S.C. SUBMISSION 1999/2000

粉嶺第36區土地開拓及提供公用設施工程一餘下工程
 FORMATION AND SERVICING OF AREA 36, FANLING - REMAINING WORKS

| 繪圖 | 查閱 | 日期 | 項目編號 | 辦事處 | |
|--------|-------------|------------|-------|--|-----------|
| C CHUN | [Signature] | 20.08.1999 | 476CL | 新界北拓展處 NEW TERRITORIES NORTH DEVELOPMENT OFFICE | |
| 校對 | S F CHAN | 20.08.1999 | 比例 | | 1:5 000 |
| 核准 | J C COORAY | 24.08.1999 | 圖則編號 | | NTN 2052B |

修訂 REVISION

| 編號 | 日期 | 內容描述 | 核實 | 批准 |
|----|------------|--|-------------|-------------|
| B | 09.03.2000 | PROPOSED LAND USES NORTH OF ROAD D1 ADDED | [Signature] | [Signature] |
| A | 24.12.1999 | LEGEND & DESCRIPTION AMENDED. BOUNDARY OF HKHS SITE, SCHOOLS & LOS SHOWN | [Signature] | [Signature] |

拓展署
 TERRITORY DEVELOPMENT DEPARTMENT