

For information

**LEGISLATIVE COUNCIL
PANEL ON PLANNING, LANDS AND WORKS**

**PWP Item No. 720CL -
Engineering Infrastructure Works for Pak Shek Kok Development, Stage 2C –
Road L5 and Adjoining Parking and Loading/Unloading Areas**

PURPOSE

This paper informs Members of the proposed engineering infrastructure works (Stage 2C works) to serve the planned uses in Pak Shek Kok Development Area (the Area), namely the adjacent waterfront promenade and open space, the private residential development (Housing Site D) and the recreation site.

PROJECT SCOPE AND NATURE

2. The scope of the proposed Stage 2C works comprises :
 - (a) construction of about 280 metres (m) of a one-lane each way carriageway (Road L5);
 - (b) construction of about 5 000 square metres (m²) car parking and loading/unloading areas between Road L5 and the waterfront promenade;
 - (c) construction of footpaths, cycle track, drainage works, sewerage works, fire mains and landscaping works associated with the works mentioned in paragraphs (a) and (b) above;
 - (d) construction of about 220 m cycle track abutting the northern boundary of Housing Site D between Fo King Road and the waterfront promenade; and
 - (e) implementation of environmental mitigation measures during construction period and an

Environmental Monitoring and Audit (EM&A) programme for the works mentioned in items (a) to (d) above.

The site plan and section diagrams of the proposed works are at **Enclosures 1 and 2** respectively.

JUSTIFICATIONS

3. We need to provide the essential engineering infrastructure including Road L5 and the associated sewerage, drainage and landscape works to serve Housing Site D and the recreation site in the Area. We have to commence works in December 2006 so that the area could be made available in a timely manner.

4. We need to construct the parking and loading/unloading areas at the eastern end of Road L5 to serve the adjacent waterfront promenade, public landing steps and the open spaces in the Area. The waterfront promenade and public landing steps are under construction and scheduled for completion in early 2007. Before completion of the proposed parking and loading/unloading areas, we shall provide a temporary car parking area in the vicinity adjacent to Fo Yin Road to tie in with the opening of the waterfront promenade and public landing steps.

5. We need to construct the cycle track adjoining the northern boundary of Housing Site D between Fo King Road and the waterfront promenade to complete the local cycle track network in the Area.

6. We plan to commence the construction of the Stage 2C works in December 2006 for completion in December 2008.

PUBLIC CONSULTATION

7. The scope of works under the subject item forms part of the original scope of **658CL** for the implementation of the engineering infrastructure works in the Area.

8. We consulted the Development and Housing Committee of the Sha Tin District Council (DC) on 31 October 2000, and the Tai Po District Council on 7 November 2000. Both DCs supported the proposed works.

9. We further consulted the Tai Po and the Sha Tin DCs on 8 July 2003 and 14 July 2003 respectively. Both DCs supported the proposed works and suggested that amongst other things, parking facilities for coaches and private cars at Pak Shek Kok should be provided. We will provide temporary parking facilities in the vicinity adjacent to Fo Yin Road in early 2007 and construct the permanent facilities under the subject project.

10. We gazetted on 26 October 2001 the full scope of the proposed roadworks of **658CL** under the Roads (Works, Use and Compensation) Ordinance (RO) and received two objections from Villa Castell concerning the road works at Yau King Lane. Despite our explanation and proposed modifications, the objectors maintained their objections. On 22 October 2002, the Chief Executive in Council (CE in C) overruled the objections and authorised the road scheme with modifications. The modifications mainly involve shifting the road realignment of Yau King Lane away from Villa Castell and are not related to the proposed works under the subject project.

11. We gazetted on 26 October 2001 the full scope of the proposed sewerage works of **658CL** under the RO as applied by Water Pollution Control (Sewerage) Regulation and received two objections from the same objectors as under the RO (see paragraph 10 above). On 22 October 2002, the CE in C overruled these objections.

ENVIRONMENTAL IMPLICATIONS

12. Pak Shek Kok Development (PSKD) is designated under Schedule 3 of the Environmental Impact Assessment (EIA) Ordinance. However, all works under the subject project - **720 CL** (part of former **658CL**) are not designated under Schedule 2 of the EIA Ordinance and no environmental permit is required for the construction and operation of the proposed works.

13. In May 1998, we completed an EIA report on the PSKD which includes the proposed works of the subject project. On 6 July 1998, the Advisory Council on the Environment endorsed the findings and recommendations of the EIA report. The Director of Environmental Protection approved the EIA report on 10 August 1998.

14. We will incorporate into the works contracts mitigation measures recommended in the EIA report to control pollution arising from 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, and other procedures as recommended in Environmental Protection Department's Recommended Pollution Control Clauses. Furthermore, we will implement the EM&A programme recommended in the EIA report. We have included in the project estimate a sum of \$2.6 million for implementing the environmental mitigation measures (\$1.6 million) and the EM&A programme (\$1.0 million).

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

16. We will also require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill, C&D materials and C&D waste to public fill reception facilities, sorting facilities and landfills respectively through a trip ticket system. We will require the contractor to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes.

17. We estimate that the project will generate about 43 800 tonnes of C&D materials. Of these, we will reuse about 37 200 tonnes (84.9%) on site, deliver about 6 100 tonnes (13.9%) to public fill reception facilities¹ for subsequent reuse. In addition, we will dispose of about 500 tonnes (1.2%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$227,200

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

for this project (based on unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne² at landfills).

LAND ACQUISITION

18. The proposed works do not require any land acquisition.

BACKGROUND

19. In October 2001, we circulated an information paper (LC Paper No. CB(1) 170/01/02) to the Planning, Lands and Works Panel of the Legislative Council (LegCo) introducing the proposed engineering works at Pak Shek Kok and Ma Liu Shui to serve the various planned developments in the Area.

20. In May 2003, we circulated another information paper (LC Paper No. CB(1) 1830/02-03(01)) to the LegCo Planning, Lands and Works Panel introducing the proposed engineering works at Pak Shek Kok to serve the Science Park Phase 2 development.

21. Since then, we have commenced part of the proposed infrastructure works (Stage 1 works under PWP Item No. 695CL and Stage 2A works under PWP Item No. 704CL in April 2002 and June 2004 respectively), which provide most of the infrastructure required for the commissioning of Science Park Phase 2 development.

22. For the remaining engineering works in the Area (under PWP Item No. 658CL), we will split them into three stages, i.e. Stage 2C works as set out in paragraph 2, Stage 2B on Yau King Lane extension (coloured orange on the site plan at Enclosure 3), and Stage 2 remaining works.

23. The Stage 2 remaining works (coloured light blue on the site plan at Enclosure 3) comprise the construction of Roads L3, L7, and the associated works including noise barriers, drainage, and landscaping works. We plan to upgrade Stage 2B to Category A in mid 2006 and to commence the construction works in early 2007 for completion in mid

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 are likely to be more expensive) when the existing ones are filled.

2009. We plan to implement the Stage 2 remaining works at a later stage to tie in with the remaining planned developments in the Area.

WAY FORWARD

24. We plan to seek the Public Works Sub-Committee's endorsement for upgrading the proposed Stage 2C works to Category A (at an estimated cost of about \$44.6 million in money-of-the-day prices) in April 2006.

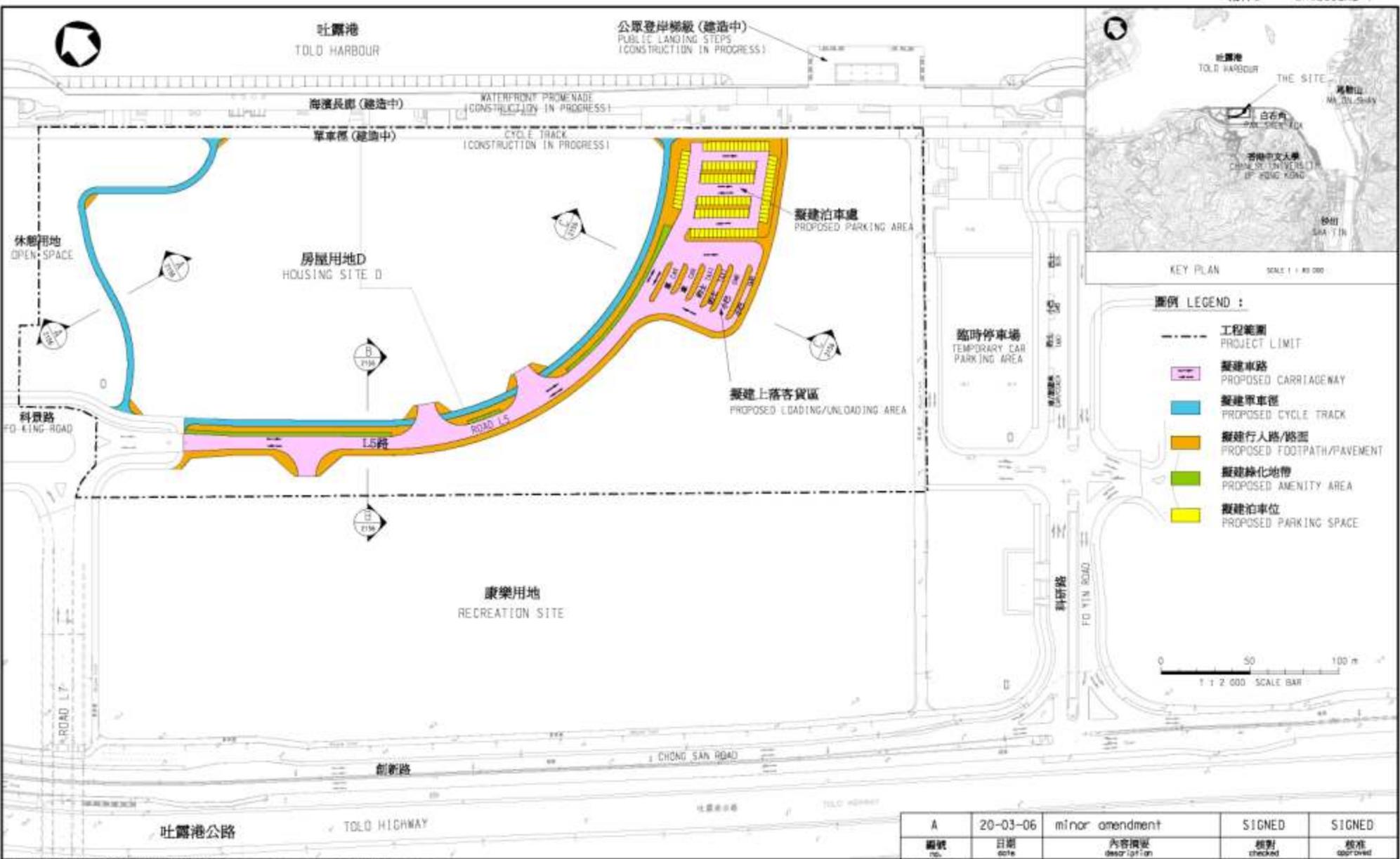
ATTACHMENT

Enclosure 1 – Plan No. NTN 2155A

Enclosure 2 – Plan No. NTN 2156A

Enclosure 3 – Plan No. NTN 2161A

**Housing, Planning and Lands Bureau
Civil Engineering and Development Department
March 2006**



KEY PLAN SCALE 1 : 80 000

- 圖例 LEGEND :**
- 工程範圍 PROJECT LIMIT
 - 擬建車路 PROPOSED CARRIAGEWAY
 - 擬建單車徑 PROPOSED CYCLE TRACK
 - 擬建行人路/路蓋 PROPOSED FOOTPATH/PAVEMENT
 - 擬建綠化地帶 PROPOSED AMENITY AREA
 - 擬建泊車位 PROPOSED PARKING SPACE



A	20-03-06	minor amendment	SIGNED	SIGNED
編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved

修訂 REVISION

繪圖 drawn	簽署 initial	日期 date	項目編號 item no.
K S LO	SIGNED	19.1.2006	720CL
核對 checked	簽署 initial	日期 date	比例 scale
M S LAM	SIGNED	20.1.2006	1:2 000
核准 approved	簽署 initial	日期 date	圖則編號 drawing no.
M Y MA	SIGNED	17.3.2006	NTN 2155A

辦事處 office
新界西及北拓展處
 NEW TERRITORIES NORTH AND WEST DEVELOPMENT OFFICE

土木工程拓展署
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

二〇〇六年至二〇〇七年年度工程小組委員會文件 P.W.S.C. SUBM1551DN 2006/2007

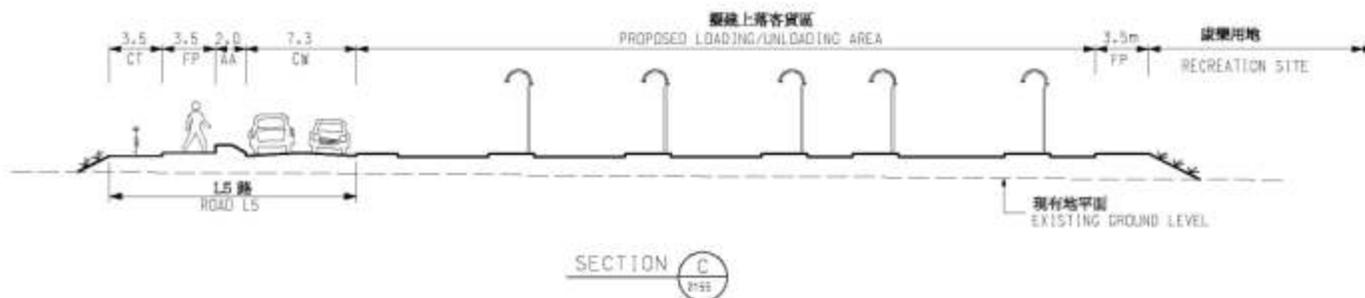
圖則名稱 drawing title
白石角發展計劃基礎設施工程第2C階段 - L5路及相連的泊車和上落
 ENGINEERING INFRASTRUCTURE WORKS FOR PAK SHEK KOK DEVELOPMENT, STAGE 2C - ROAD L5 AND ADJOINING PARKING AND LOADING/UNLOADING AREAS

註釋 NOTES :

1. 全部以米為度量單位
ALL DIMENSION ARE IN METRES.
2. 所示闊度在其他位置會改變
INDICATED WIDTHS MAY VARY AT OTHER LOCATIONS.

圖例 LEGEND :

- AA 美化市容地帶
AMENITY AREA
- CT 單車徑
CYCLE TRACK
- CW 行車道
CARRIAGEWAY
- FP 行人路
FOOTPATH



A	20-03-06	minor amendment	SIGNED	SIGNED
編號 no.	日期 date	內容描述 description	核對 checked	核准 approved

修訂 REVISION

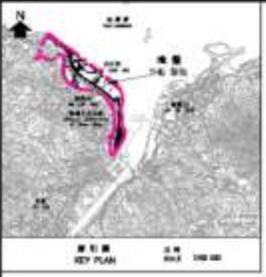
二00六至二00七年度工務小組委員會文件 P.W.S.C. SUBM1551DN 2006/2007

圖則名稱 drawing title
白石角發展計劃基礎設施工程第2C階段 - L5路及相連的泊車和上落 - 截面圖
ENGINEERING INFRASTRUCTURE WORKS FOR PAK SHEK KOK DEVELOPMENT, STAGE 2C - ROAD L5 AND ADJOINING PARKING AND LOADING/UNLOADING AREAS TYPICAL SECTIONS

繪圖 drawn K S LO	簽署 initial SIGNED	日期 date 19.1.2006	項目編號 item no. 720CL
核對 checked M S LAM	簽署 initial SIGNED	日期 date 20.1.2006	比例 scale N.T.S.
核准 approved M Y MA	簽署 initial SIGNED	日期 date 17.3.2006	圖則編號 drawing no. NTN 2156A

辦事處 office
新界西及北拓展處
NEW TERRITORIES NORTH AND WEST DEVELOPMENT OFFICE

CEDD 土木工程拓展署
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



前期工程 ADVANCE WORKS

496CL/A - 白石角發展計劃基礎設施前期工程
496CL/A - ADVANCE ENGINEERING INFRASTRUCTURE WORKS FOR PAK SHEK KOK DEVELOPMENT

已完成的工程 ADVANCED WORKS COMPLETED

餘下工程 REMAINING WORKS

496CL/A - 白石角發展計劃基礎設施餘下工程 - 第一階段
496CL/A - REMAINING ENGINEERING INFRASTRUCTURE WORKS FOR PAK SHEK KOK DEVELOPMENT - STAGE 1

- 擬建議路 (包括行車路、行人路、單車徑及美化市容地帶)
PROPOSED ROADWORKS (INCLUDING CARRIAGEWAY, FOOTPATH, CYCLE TRACK AND AMENITY AREA)
- 擬議行車天橋
PROPOSED VEHICULAR BRIDGE
- 擬議鐵路工程範圍
EXTENT OF PROPOSED RAILWORKS
- 擬議行人隧道
PROPOSED PEDESTRIAN SUBWAY
- 擬議箱形涵管
PROPOSED BOX CULVERT
- 擬議污水泵房
PROPOSED SEWAGE PUMPING STATION
- 擬議噪音屏障
PROPOSED NOISE BARRIER
- 擬議海堤
PROPOSED SEAWALL

704CL/A - 白石角發展計劃基礎設施工程 - 第2A階段
704CL/A - ENGINEERING INFRASTRUCTURE WORKS FOR PAK SHEK KOK DEVELOPMENT - STAGE 2A

- 擬議水邊線
PROPOSED WATERFRONT PROMENADE
- 擬建議路 (包括行車路、行人路、單車徑及美化市容地帶)
PROPOSED ROADWORKS (INCLUDING CARRIAGEWAY, FOOTPATH, CYCLE TRACK AND AMENITY AREA)
- 擬議公眾登岸梯台
PROPOSED PUBLIC LANDING STEPS

714CL/B - 白石角發展計劃基礎設施工程第2B階段 - 擴闊及改善及延長工程
714CL/B - ENGINEERING INFRASTRUCTURE WORKS FOR PAK SHEK KOK DEVELOPMENT, STAGE 2B - IMPROVEMENT AND EXTENSION OF YAU KING LANE

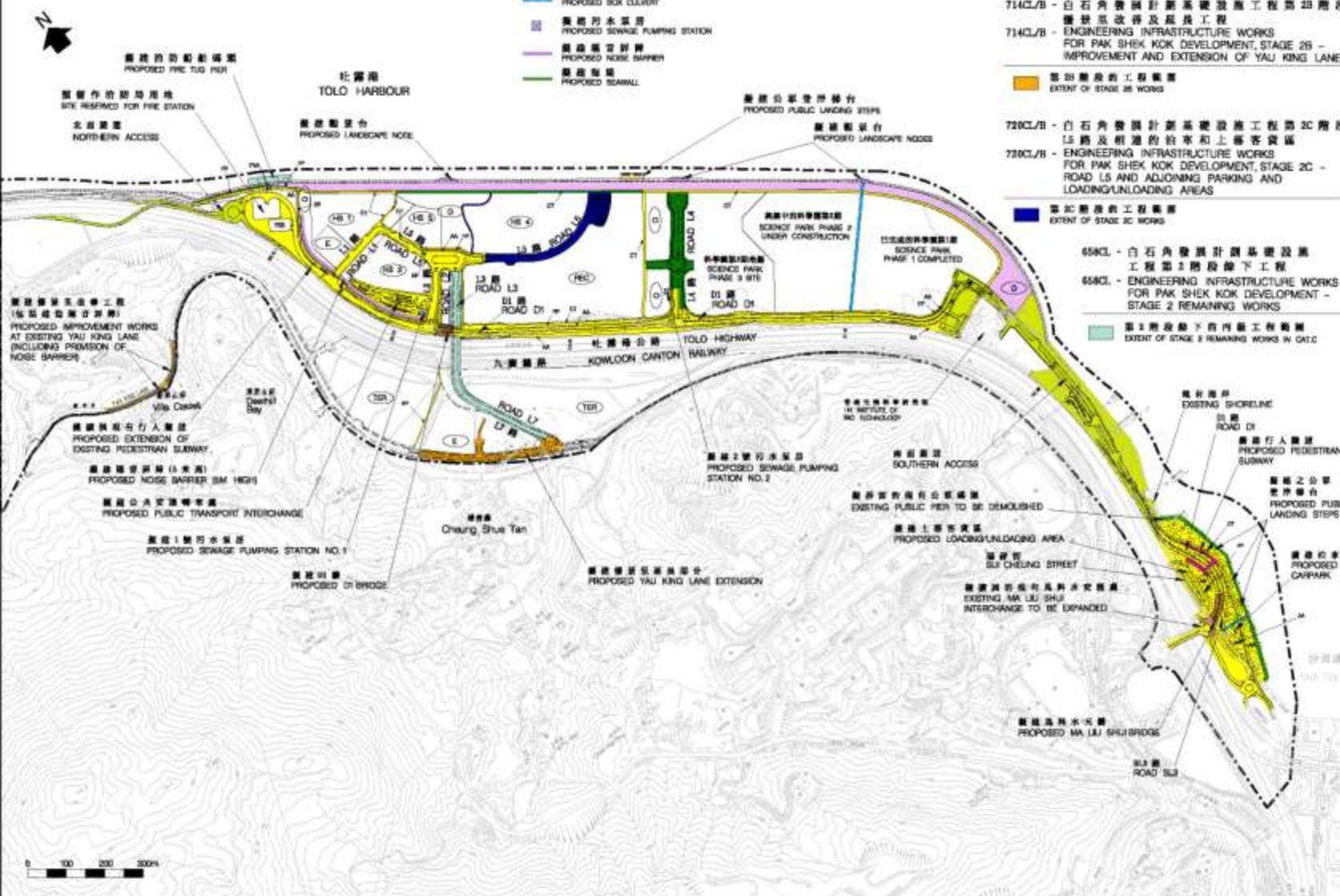
720CL/B - 白石角發展計劃基礎設施工程第2C階段 - L5路及相連的泊車和上落客貨區
720CL/B - ENGINEERING INFRASTRUCTURE WORKS FOR PAK SHEK KOK DEVELOPMENT, STAGE 2C - ROAD L5 AND ADJOINING PARKING AND LOADING/UNLOADING AREAS

720CL/B - 第2C階段餘下工程範圍
EXTENT OF STAGE 2C WORKS

註釋 NOTES:

圖例 LEGEND:

- 發展範圍 LIMIT OF DEVELOPMENT AREA
- CT 擬議單車徑 PROPOSED CYCLE TRACK
- FP 擬議行人路 PROPOSED FOOTPATH
- AA 擬議美化市容地帶 PROPOSED AMENITY AREA
- DWA 擬議單車徑 PROPOSED EMERGENCY VEHICULAR ACCESS
- HS 住宅發展 1 HOUSING SITE 1
- REC 擬議康樂地點 RECREATION SITE
- E 擬議教育地點 EDUCATION SITE
- TER 擬議中學擴充地點 TERTIARY EDUCATION EXPANSION SITE
- O 公共空間 OPEN SPACE



658CL - 白石角發展計劃基礎設施工程第2階段餘下工程
658CL - ENGINEERING INFRASTRUCTURE WORKS FOR PAK SHEK KOK DEVELOPMENT - STAGE 2 REMAINING WORKS

第2階段餘下工程範圍
EXTENT OF STAGE 2 REMAINING WORKS IN C/D

A	20-03-06	minor amendment	SIGNED	SIGNED
編號	日期	內容摘要	校核	校核

修訂 REVISION			
	姓名 name	簽署 initial	日期 date
繪圖	K S LO	SIGNED	07.3.2006
校對	M S LAW	SIGNED	08.3.2006

核准 approved	
SIGNED	17.3.2006
M Y MA	日期 date

工程編號 project no.	
檔案編號 file no.	
合約編號 contract no.	
合約 contract	

圖則名稱 drawing title	白石角發展計劃 基礎設施工程 ENGINEERING INFRASTRUCTURE WORKS FOR PAK SHEK KOK DEVELOPMENT
圖則編號 drawing no.	NTN 2161A
比例 scale	1:7 500

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新界西及北拓展處
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