For information

LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT

PWP Item no. 718CL
Ma On Shan development – roads, drainage and sewerage works at Whitehead and Lok Wo Sha phase 1

PURPOSE

This paper informs Members of the proposal to upgrade **718CL "Ma On Shan development – roads, drainage and sewerage works at Whitehead and Lok Wo Sha phase 1"** to carry out site formation and associated infrastructure at Lok Wo Sha, Ma On Shan.

PROJECT SCOPE AND NATURE

2. The project **718CL** was included in Category B in September 2005. The scope of works comprises –

(a) formation of two sites of about 3.1 hectares (ha) in total;

(b) construction of two distributor roads (Roads D1(W) and D1(N)) of a total length of about 800 metres (m), a local road (Road L3) of a length of about 160m, and associated footpaths, cycle tracks and planting areas;

(c) construction of a sewage pumping station;

(d) construction of pressurized sewers of a length of about 950m;

(e) construction of associated drains, sewers and water mains;

(f) landscaping works; and

(g) implementation of environmental mitigation measures and an Environmental Monitoring and Audit (EM&A) programme for the works mentioned in (a) to (f) above.

3. We plan to commence the construction works in May 2009 for completion in August 2011.

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

JUSTIFICATION

5. We completed the "Feasibility Study for Housing Development at Whitehead and Lee On in Ma On Shan" (the Study) in February 2003. The Study recommended developing the Whitehead headland, Lok Wo Sha and Wu Kai Sha Station into a residential area with recreational development for a population of about 17,400. The Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/13, incorporating the land use proposals recommended in the Study, was approved by the Chief Executive in Council on 5 October 2004.

6. According to the Master Layout Plan approved by the Town Planning Board in May 2005, the Lok Wo Sha area will be developed for residential purpose comprising the Lok Wo Sha – A and Lok Wo Sha - B sites (LWS-A and LWS-B sites) as well as a Government, Institution or Community site (G/IC site). The formation and development of the LWS-A site would be undertaken by a private developer whilst the LWS-B site and G/IC site would be formed by the Administration. The development of the LWS-A site is in progress with preparatory works being implemented. The LWS-B site when formed will be included in the Master List as a potential land sale site. Our target is to complete the site formation and infrastructure works by 2011 to accommodate the planned residential development.

PUBLIC CONSULTATION

7. We consulted the Traffic and Transport Committee of Sha Tin District Council on the proposed works under **718CL** on 10 May 2007, 5 July 2007 and 6 September 2007. We obtained the Committee's support of the project at the meeting on 6 September 2007.

8. We gazetted the proposed road scheme of **718CL** under the Roads (Works, Use and Compensation) Ordinance (RO) on 7 March 2008. We received 110 objections, of which 108 had subsequently been withdrawn upon clarification by the Administration of the project details, local planning and Government's policies on works, clearance and resumption. The Administration had also proposed to modify the scheme such that the number of Small House sites in the adjacent Wu Kai Sha Village would remain unchanged. The remaining two unwithdrawn objections were concerned about the inadequate supply of land for Small House development in Wu Kai Sha Village. One objector asked the Government to resume more land for Small House development and the other requested the Government not to resume his land for the proposed works. On 2 December 2008, the Chief Executive in Council overruled these two objections and authorised the road scheme with the modification as set out above.

9. On 7 March 2008, we gazetted the proposed sewerage scheme of 718CL under RO as applied by the Water Pollution Control (Sewerage) Regulations. No objection was received. The Director of Environmental Protection authorised the sewerage scheme on 5 December 2008.

ENVIRONMENTAL IMPLICATIONS

10. Roads D1(N) and D1(W) and the associated box culvert of this project are designated projects (DP) under the Environmental Impact Assessment Ordinance (EIAO) while all the other works items are non-DP under the EIAO. The then Territory Development Department completed an EIA report covering the works items of the project, and the EIA report was approved under the EIAO on 18 December 2002. According to our schedule, the Environmental Permit (EP) required for the construction and operation of the DPs will be obtained before the invitation of tenders tentatively scheduled for end February 2009. The EP will take into account the recommendations of the approved EIA report and any changes since its approval. With the implementation of the recommended mitigation measures and environmental monitoring and audit programme, the environmental impacts will be controlled to ensure compliance with the statutory requirements.

11. For the proposed sewage pumping station, which is a non-DP under the EIAO, CEDD completed a Preliminary Environmental Review (PER) in October 2008. The PER concluded that, with the appropriate mitigation measures in place during construction and operation, there would not be any significant environmental impacts.

12. We will incorporate the recommended mitigation measures for all works items of the project into the relevant works contract to control the environmental impact to within established criteria. The measures include 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 $2.2 million in the project estimate for the implementation of environmental mitigation measures.

13. We have considered the design of the proposed works and construction sequence in the planning and design stage 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 facilities[1]. 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 measures 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 about 196,000 tonnes of construction waste. Of these, we will reuse about 173,100 tonnes (88.3 %) on site and deliver 3,500 tonnes (1.8 %) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 19,400 tonnes (9.9 %) 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 $2,519,500 for this project (based on a unit cost of

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[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.

$27/tonne for disposal at public fill reception facilities and $125/tonne[2] at landfills).

16. Of the 580 trees within the project boundary, 49 are dead. Of the remaining 531 trees, 245 will be preserved. The proposed works will involve the removal of 286 trees including 98 to be felled and 188 to be transplanted within the project boundary as far as possible. All trees to be removed or transplanted are not important trees[3]. We will incorporate planting proposals as part of the project, including estimated quantities of 422 trees and 40,000 shrubs.

HERITAGE IMPLICATIONS

17. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, and Government historic sites identified by the Antiquities and Monuments Office. We are conducting archaeological field evaluation to ascertain the impacts of the proposed works on the Wu Kai Sha Archaeological Site (see Enclosure 1). Mitigation measures will be designed and implemented before commencement of the construction works to ensure that no cultural remains will be affected by the works.

LAND ACQUISITION

18. We have to resume 114 private agricultural lots (about 1.3 ha) for the project. Two Short Term Tenancies covering some 14,600m^2 of land for a pavement research laboratory and a recreational and storage depot will be affected. The cost of land acquisition and clearance is about $49.6 million, which will be charged to **Head 701 – Land Acquisition**.

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[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/m^3), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

[3] "Important trees" refers 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 the 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.

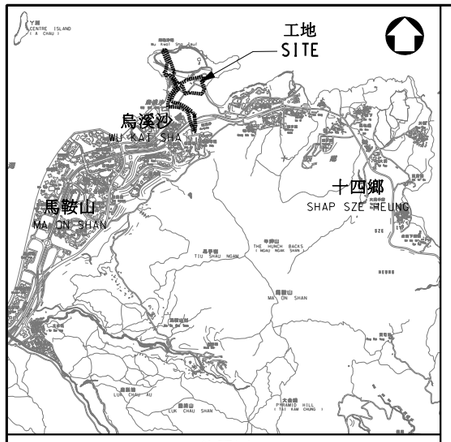
WAY FORWARD

19. We plan to seek the Public Works Sub-committee's endorsement for upgrading the works of **718CL** to Category A (at an estimated cost of about $219.7 million in money-of-the-day prices) on 7 January 2009.

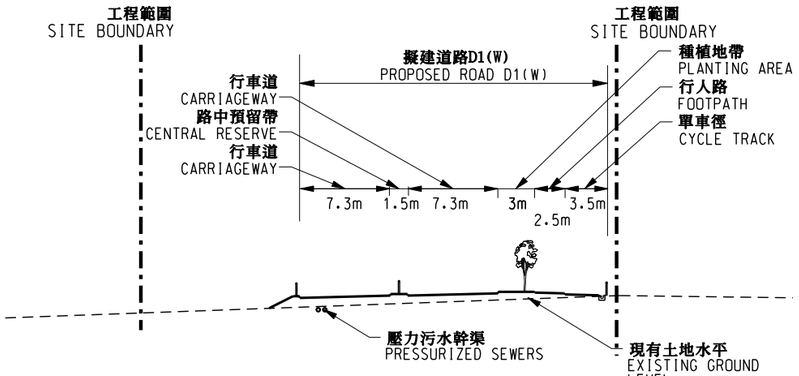
ATTACHMENT

Enclosure 1 – Plan No. ST2061

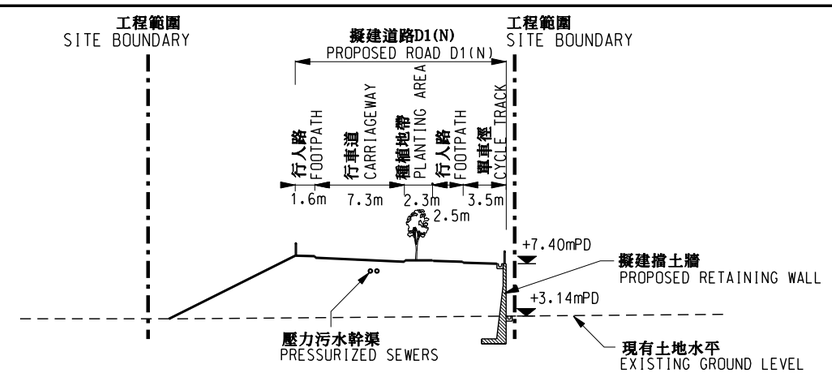
Development Bureau
Civil Engineering and Development Department
December 2008



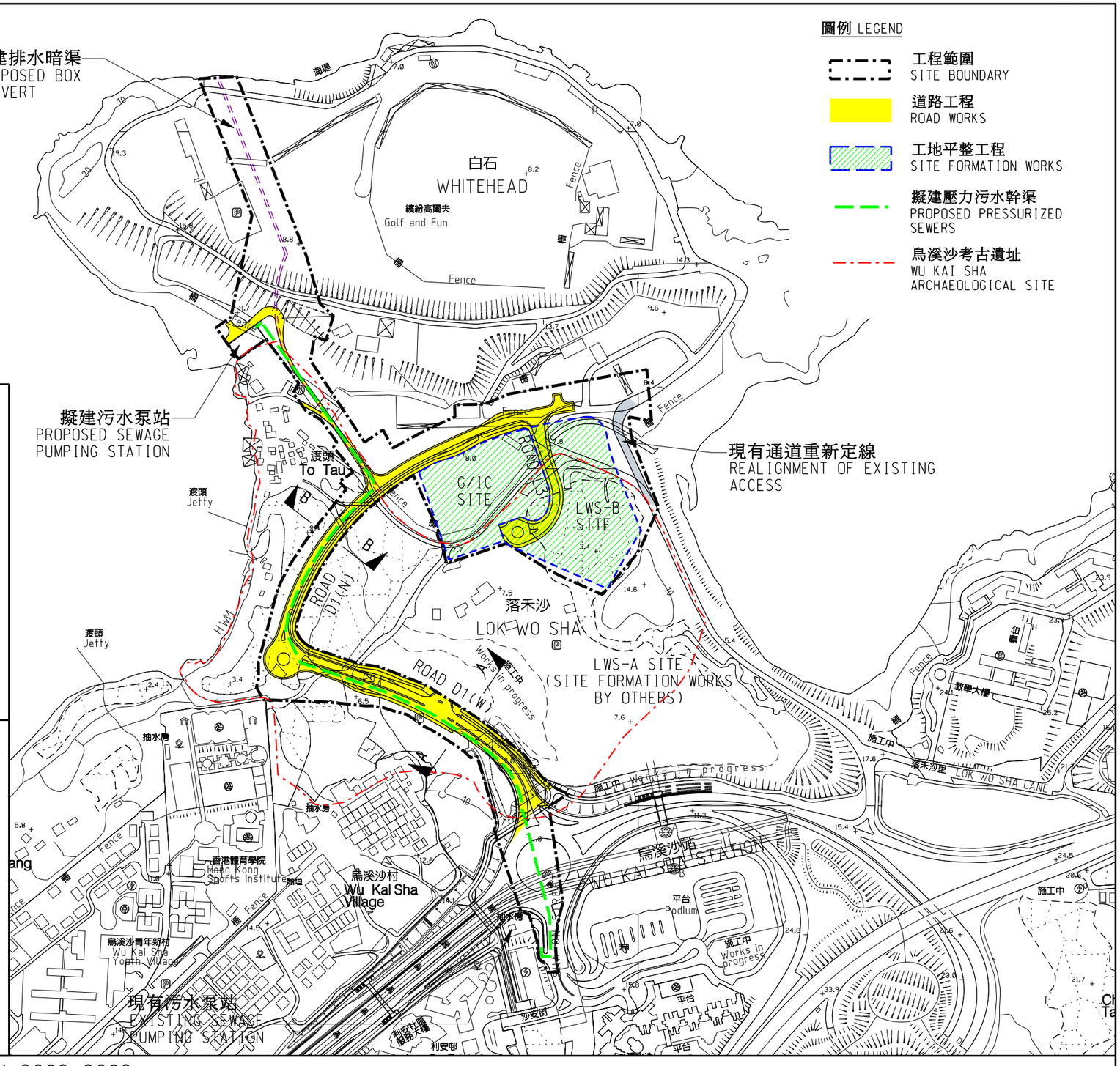
位置圖
LOCATION PLAN
比例 SCALE 1 : 75 000



SECTION A-A
SCALE 1 : 500



SECTION B-B
SCALE 1 : 500



二〇〇八年至二〇〇九年度工務小組委員會文件 P.W.S.C. SUBMISSION 2008-2009

圖則名稱 drawing title

馬鞍山發展 - 白石及落禾沙第一期道路及渠務工程 - 平面圖

MA ON SHAN DEVELOPMENT - ROADS, DRAINAGE AND SEWERAGE WORKS AT WHITEHEAD AND LOK WO SHA PHASE 1 - LAYOUT PLAN

繪圖 drawn	簽署 initial	日期 date	項目編號 item no.
Y.W.LO		05.12.08	7718CL
核對 checked	簽署 initial	日期 date	比例 scale
C.T.CHUNG		05.12.08	1 : 5000 OR AS SHOWN
核准 approved	簽署 initial	日期 date	圖則編號 drawing no.
B.S.CHOY		05.12.08	ST2061

辦事處 office
新界東拓展處
NEW TERRITORIES EAST DEVELOPMENT OFFICE

土木工程拓展署
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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A3 420MM X 297MM