

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

**HEAD 705 – Civil Engineering**  
**Recreation, Culture and Amenities – Sports facilities**  
**258RS – Development of a bathing beach at Lung Mei, Tai Po**

Members are invited to recommend to Finance Committee the upgrading of **258RS** to Category A at an estimated cost of \$208.2 million in money-of-the-day prices for the development of a bathing beach at Lung Mei, Tai Po.

### **PROBLEM**

There is no public beach swimming facility in the Tai Po District to meet local demand.

### **PROPOSAL**

2. The Director of Civil Engineering and Development (DCED), with the support of the Secretary for Home Affairs, proposes to upgrade **258RS** to Category A at an estimated cost of \$208.2 million in money-of-the-day (MOD) prices for the development of a bathing beach at Lung Mei, Tai Po.

**/PROJECT .....**

## PROJECT SCOPE AND NATURE

3. The scope of **258RS** comprises –
- (a) a 200-metre long bathing beach with a groyne<sup>1</sup> at each end;
  - (b) beach buildings (including three blocks) to accommodate changing rooms, shower rooms, toilets, a fast food kiosk with outdoor seating for about 30 people, a management office, outdoor showers, and ancillary facilities such as a first aid room and store rooms;
  - (c) a refuse collection point (RCP), a sundeck, two lookout towers and a shark prevention net;
  - (d) a fee-paying public car park for about 70 private cars, seven motorcycles and three coaches as well as about 100 bicycle parking spaces;
  - (e) footpaths, road works, retaining walls, drainage and sewerage works, waterworks and landscaping; and
  - (f) the implementation of environmental mitigation measures and an Environmental Monitoring and Audit (EM&A) for the works mentioned in items (a) to (e) above.

\_\_\_\_\_ A location plan of the proposed development is at Enclosure 1. Layout plans and  
\_\_\_\_\_ artist's impressions of the proposed development, as well as floor plans and  
\_\_\_\_\_ sectional plan of the beach buildings are at Enclosures 2 to 7.

4. We have substantially completed the detailed design of the proposed works using in-house resources. Subject to the approval of the Finance Committee, we plan to start construction in November 2012 for completion in November 2014.

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<sup>1</sup> A groyne is a finger-shaped rubble mound extending seaward from the shore to serve as a wave barrier and protect the beach from sand loss.

## JUSTIFICATION

5. Currently, there is no public beach facility in the Tai Po district and its vicinity. The nearest beach Silverstrand is in Sai Kung, which is about 17 kilometres from Tai Po. The only existing swimming facility in the district is the Tai Po Swimming Pool Complex, which is considered insufficient to meet local demand. There is strong demand from the local community and the Tai Po District Council (TPDC) for a beach at Lung Mei for the enjoyment of local residents and visitors.

6. The coastline in Lung Mei is adjacent to Tai Mei Tuk, which is a popular leisure area with the provision of a lot of outdoor activities (such as cycling, barbecue, windsurfing and other water sports) and has been attracting a lot of visitors. The proposed bathing beach would complement the recreational facilities in Tai Mei Tuk and attract more visitors to the area.

## FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$208.2 million in MOD prices (please see paragraph 8 below), broken down as follows –

		<b>\$ million</b>
(a)	200-metre long bathing beach with two lookout towers and a shark prevention net	25.3
(b)	Beach buildings (including three blocks and RCP) and associated works	95.1
	(i) Site works and foundation	24.5
	(ii) Building and building services <sup>2</sup>	70.6
(c)	Car park, retaining walls and associated road works	12.3
		/(d) .....

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<sup>2</sup> The estimated construction unit cost of the beach buildings, represented by the building and the building services costs, is \$38,059 per square metre of construction floor area in September 2011 prices. We consider this comparable to that of similar projects built by the Government.

		\$ million	
(d)	Drainage and sewerage works and waterworks	9.3	
(e)	Landscaping and sundeck	8.8	
(f)	Environmental mitigation measures and EM&A programme	2.0	
(g)	Additional energy conservation measures	1.1	
(h)	Furniture and equipment <sup>3</sup>	5.5	
(i)	Contingencies	15.9	
	Sub-total	175.3	(in September 2011 prices)
(j)	Provision for price adjustment	32.9	
	Total	208.2	(in MOD prices)

8. Subject to funding approval, we will phase the expenditure as follows—

Year	\$ million (Sept 2011)	Price adjustment factor	\$ million (MOD)
2012 – 2013	3.0	1.05325	3.2
2013 – 2014	38.5	1.11118	42.8
2014 – 2015	85.5	1.17229	100.2
2015 – 2016	24.0	1.23677	29.7
2016 – 2017	16.9	1.30479	22.1
2017 – 2018	7.4	1.37656	10.2
	<u>175.3</u>		<u>208.2</u>

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<sup>3</sup> The estimated cost is based on an indicative list of furniture and equipment required.

9. We have derived the MOD estimate on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2012 to 2018. Subject to funding approval, we will deliver the works under two contracts. The DCED will deliver the civil engineering works under a standard re-measurement contract with price adjustments because the quantities of works may vary depending on actual site conditions. The Director of Architectural Services will deliver the building works under a lump sum contract with price adjustments.

10. We estimate the annual recurrent expenditure arising from the proposed works to be about \$6.3 million.

## **PUBLIC CONSULTATION**

11. In January 2008, we consulted the Advisory Council on the Environment (ACE) on the findings of the relevant Environmental Impact Assessment (EIA) report. The ACE endorsed the report on the condition that additional information be provided with regard to the ecological status of the habitat at Lung Mei. After conducting additional ecological surveys, we consulted the ACE again in November 2008. The Council endorsed the EIA report and the additional information on ecological surveys subject to certain conditions, among which is to reduce the project size to minimise the potential ecological impact. Accordingly, we prepared a revised project plan that has been accepted by the Director of Environmental Protection (DEP), who issued the Environmental Permit (EP) for the project in April 2010.

12. We gazetted the proposed sewerage works connecting the sewers from the proposed beach buildings to a public sewer manhole at Ting Kok Road under the Water Pollution Control (Sewerage) Regulation in February 2008. No objection to the proposed sewerage works was received. The DEP authorised the proposed sewerage works under the Ordinance in December 2008.

13. We gazetted the proposed road works under the Roads (Works, Use and Compensation) Ordinance in February 2008. No objection was received. Subsequently, an amendment was made to reduce the size of the car park in compliance with the approval conditions of the EIA report imposed by the DEP, which required us to reduce the size of the project. We gazetted the amendment in May 2009 and received one objection. The objector was concerned that the relevant section of Ting Kok Road was not wide enough to accommodate an

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additional east bound lane for traffic turning right into the proposed car park. We advised the objector that the proposed works area south of Ting Kok Road would provide adequate space for widening Ting Kok Road and construction of the car park. The objector did not respond after our clarification. The objection was thus considered unresolved. After considering the objection, the Chief Executive in Council authorised the proposed works without modification in December 2009. The notice of authorisation was gazetted in January 2010.

14. We gazetted the proposed reclamation works under the Foreshore and Sea-bed (Reclamations) Ordinance in February 2008 and received 23 objections. Twelve of the objections were subsequently withdrawn unconditionally. The remaining 11 objections remained unresolved. Details of the objections and the Administration's responses are summarised in Enclosure 8. Having considered these 11 unresolved objections, the Chief Executive in Council overruled the unresolved objections to the proposed reclamation works and authorised the reclamation without modification in February 2009. The notice of authorisation will be gazetted in August 2012.

15. We consulted the District Facilities Management Committee (DFMC) of the TPDC on 17 May 2011. Members of the DFMC supported the project and requested its early implementation.

16. We consulted the Legislative Council Panel on Home Affairs on the proposed works at its meeting held on 20 April 2012. Members supported the project.

## ENVIRONMENTAL IMPLICATIONS

17. The project is a designated project under Schedule 2 of the EIA Ordinance (Cap. 499) and an EP is required for the construction of the project. An EIA was conducted for the project to address potential environmental impacts arising from both construction and operational phases of the project, including potential impacts on air quality, noise, water quality, ecology, waste management, fisheries, landscape and visual impacts. The EIA report concluded that with the implementation of mitigation measures, the environmental impacts of the project would be controlled to within the criteria under EIA Ordinance and the Technical Memorandum on EIA Process. In November 2008, the EIA report for the project was approved with conditions under EIA Ordinance and an EP was issued in April 2010 for construction of the project.

18. We shall implement the mitigation measures and EM&A programme recommended in the approved EIA report and comply with the EP conditions. The key measures include the use of a close grab dredger and installation of a silt curtain to minimise the water quality impact. The cost of implementing the environmental mitigation measures and the EM&A programme is estimated to be about \$2 million (in September 2011 prices). We have included this cost in the overall project estimate.

19. Apart from implementing the prescribed conditions of the EP, we engaged consultants in January 2012 to carry out further marine ecological surveys, design ecological mitigation works and provide training to site supervisory staff on these works for the project. The consultants have designed additional mitigation measures, with a view to minimising the potential ecological impact on the three fish species of conservation importance, namely, Two-spot Goby, Tropical Sand Goby and Grass Puffer (details are set out at Enclosure 9).

20. As a long term measure to improve the water quality in the Tolo Harbour and its catchment (including the proposed bathing beach at Lung Mei), the Drainage Services Department (DSD) is building a new sewerage network in Lung Mei, Tai Mei Tuk, Wong Chuk Tsuen and Lo Tsz Tin under the Tolo Harbour Sewerage of Unsewered Areas Stage 1 Phase 2C project for completion in late 2013. This network will collect sewage and deliver it to the Tai Po Sewage Treatment Works for treatment before discharge into the Victoria Harbour through the Tolo Harbour Effluent Export Scheme<sup>4</sup>. In addition to this new sewerage system, a box culvert and drainage channel will be constructed under the proposed project to divert the existing outlets of the Lo Tsz River and a drainage channel away from the proposed bathing beach. Following completion of the new sewerage network and drainage diversion work, we envisage that the concentrations of the pollutants E. coli and Chlorophyll-a in the water near and at the proposed Lung Mei Beach will be reduced to the extent that the quality of water will comply with the Water Quality Objectives under the Water Pollution Control Ordinance and will be suitable for public bathing upon completion of the bathing beach in November 2014.

21. At the planning and design stage, we have reduced the footprint of the project in the design of site formation works so as to reduce the generation of construction waste where possible. In addition, we will require the contractor to

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<sup>4</sup> The Tolo Harbour Effluent Export Scheme was implemented in phases between 1995 and 1998. Treated effluent from both Shatin and Tai Po sewage treatment works is exported via a major pipeline to Victoria Harbour.

reuse inert construction waste (e.g., excavated materials) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities<sup>5</sup>. We will encourage the contractor to maximise the use of recycled / recyclable inert construction waste, as well as the use of non-timber formwork to further reduce the generation of construction waste.

22. At the construction stage, we will 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 at public fill reception facilities and landfills respectively through a trip-ticket system.

23. We estimate that the project will generate in total about 27 400 tonnes of construction waste. Of these, we will reuse about 6 600 tonnes (24%) of inert construction waste on site and deliver 17 200 tonnes (63%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 3 600 tonnes (13%) 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 \$0.91 million for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne<sup>6</sup> at landfills).

## ENERGY CONSERVATION MEASURES

24. This project will adopt various forms of energy efficient features, including –

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<sup>5</sup> 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.

<sup>6</sup> 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<sup>3</sup>), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.



- (a) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensors;
- (b) compact fluorescent lamps with electronic ballast and lighting control by daylight sensors; and
- (c) light-emitting diode type exit signs.

25. For renewable energy technologies, we will install photovoltaic system and solar lighting system for environmental benefits.

26. For greening features, we will provide greening on the appropriate roofs and facades of the beach buildings and at the carpark to provide environmental and amenity benefits.

27. The total estimated additional cost of the energy conservation measures is around \$1.1 million (including about \$31,000 for energy efficient features and in September 2011 prices), which has been included in the cost estimate of the project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about 6 years.

## **HERITAGE IMPLICATIONS**

28. This project will not affect any heritage site, i.e., all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

## **LAND ACQUISITION**

29. We will resume about 6 197.1 square metres (m<sup>2</sup>) of agricultural land and affect about 56 360 m<sup>2</sup> of foreshore and sea bed for the project. There are six non-domestic structures on private land to be cleared. The project requires the clearance of crops, cultivation, miscellaneous permanent items such as fences and walls on both agricultural land and Government Land, and reclamation. Ex-gratia allowances will be paid to genuine cultivators, fishermen

/and .....

and mariculturists. Ex-gratia allowances for miscellaneous indigenous villagers' expenses (e.g. removal of graves and shrines) will also be paid where appropriate. We will charge the land acquisition and clearance cost, estimated to be \$86 million to **Head 701 – Land Acquisition**. A breakdown of the land resumption and clearance cost is at Enclosure 10.

## BACKGROUND INFORMATION

30. We completed the feasibility study for beach improvement works at Lung Mei, Tai Po in mid-2001. The study concluded that it was technically feasible to construct a bathing beach at Lung Mei.

31. We included **258RS** in Category B in October 2005.

32. We engaged consultants in May 2006 to carry out environmental, drainage and traffic impact assessments for the project at a cost of \$3.3 million. We completed the assessments in August 2010. As mentioned in paragraph 19 above, we engaged consultants in January 2012 to carry out further marine ecological surveys, design ecological mitigation works and provide training to site supervisory staff on these works for the project at a cost of \$0.8 million. These works are expected to be completed in July 2012. Both consultancies are funded under block allocation **Subhead 5101CX** "Civil engineering works, studies and investigations for items in Category D of the Public Works Programme".

33. Of the 215 trees within the project boundary, 18 trees will be preserved on site and 19 trees transplanted elsewhere. The project will involve removal of 178 trees including six dead trees and 172 *Leucaena leucocephala*, which are invasive species. All trees to be removed are not important trees<sup>7</sup>. We will incorporate planting proposals as part of the project, including about 140 trees, 25 000 shrubs and 12 000 ground covers.

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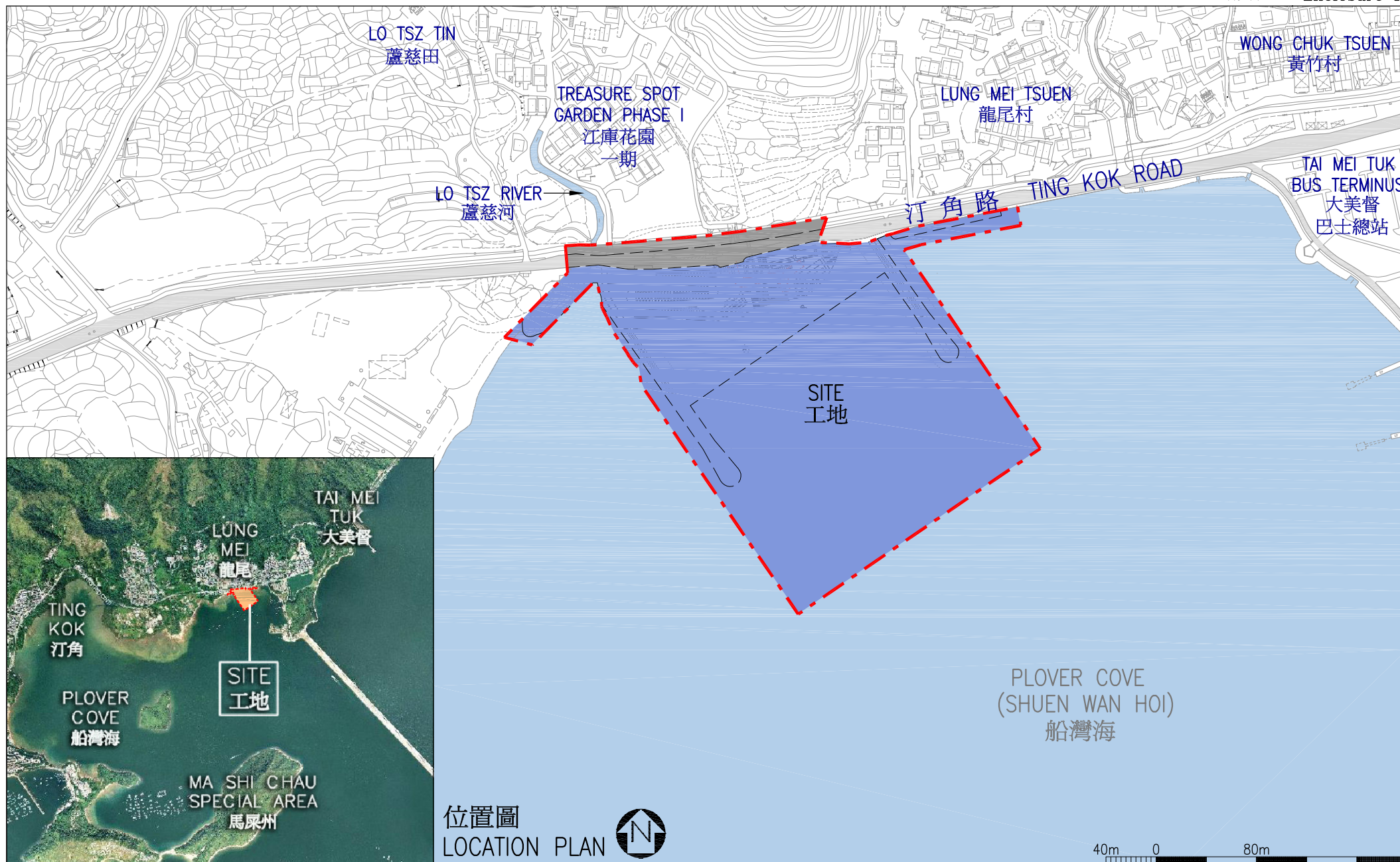
<sup>7</sup> "Important trees" refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree 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 trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

34. We estimate that the proposed works will create 143 jobs (129 for labourers and another 14 for professional/technical staff) providing a total employment of 2 060 man-months.

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Home Affairs Bureau  
May 2012



位置圖  
LOCATION PLAN

258RS  
在大埔龍尾發展泳灘  
DEVELOPMENT OF A BATHING BEACH  
AT LUNG MEI, TAI PO

drawn by 繪圖  
Wing Lee

approved 覆核  
Vivian Au

date 日期  
02/2012

date 日期  
02/2012

drawing no. 圖則編號  
AB/5465/XA001

office 辦事處  
PROJECT MANAGEMENT BRANCH 工程策劃管理處



ARCHITECTURAL  
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DEPARTMENT 建築署



258RS  
在大埔龍尾發展泳灘  
DEVELOPMENT OF A BATHING BEACH  
AT LUNG MEI, TAI PO

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AB/5465/XA002

office 辦事處  
PROJECT MANAGEMENT BRANCH 工程策劃管理處

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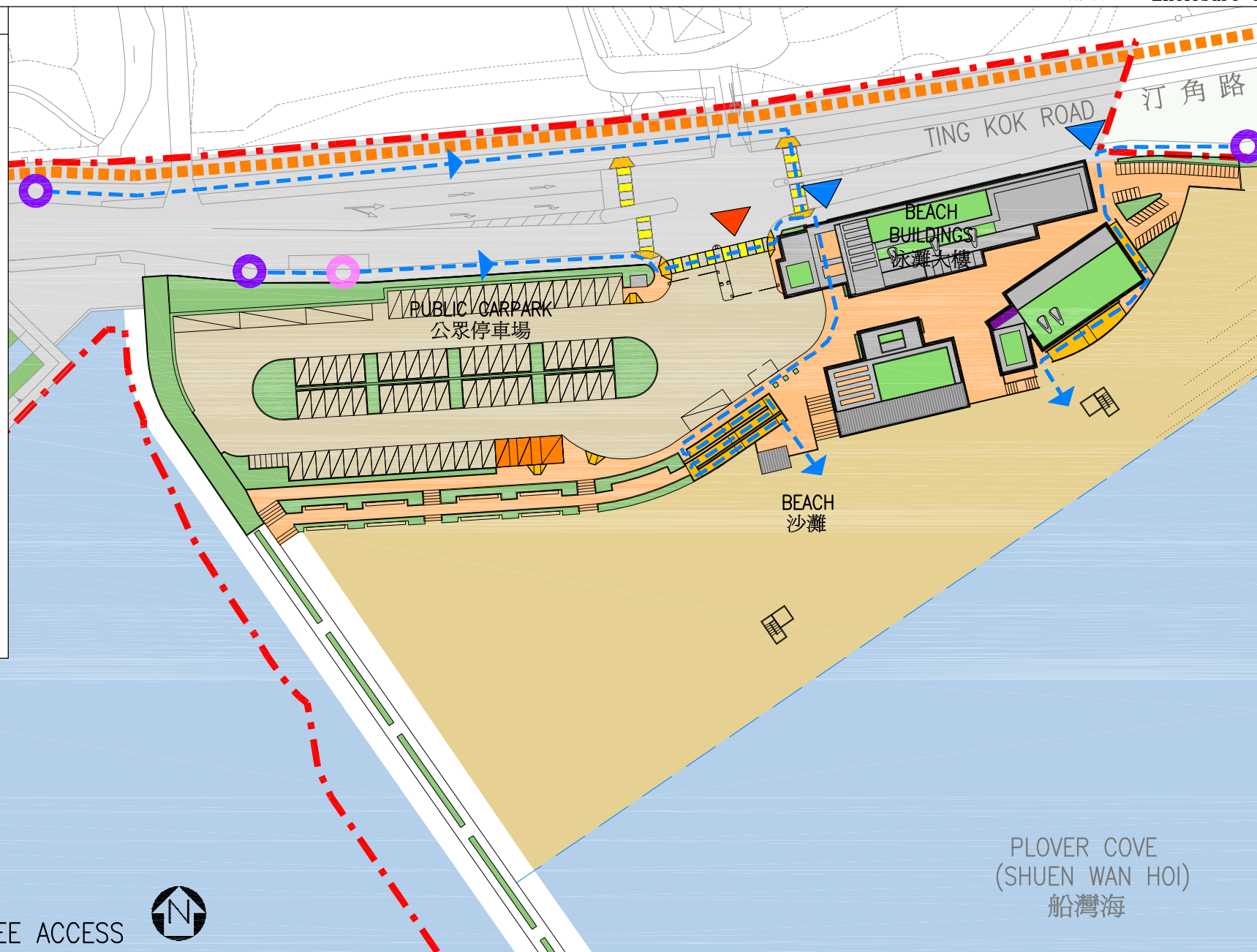


ARCHITECTURAL  
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LEGEND 圖例

-  **Barrier Free Entrance**  
無障礙出入口
-  **Vehicular Entrance**  
車輛出入口
-  **Existing Cycle Track**  
現有單車徑
-  **Proposed Barrier Free Access**  
擬建無障礙通道
-  **Proposed Drop Kerb / Ramp**  
擬建下斜路緣 / 斜道
-  **Parking for Disabled**  
殘疾人士停車位
-  **Changing Rooms and Toilets for Disabled**  
殘疾人士更衣室及洗手間
-  **Proposed Pedestrian Crossing**  
擬建行人過路處
-  **Bus Stop**  
巴士站
-  **Minibus Stop**  
小巴士站



無障礙通道平面圖  
PLAN OF BARRIER FREE ACCESS



258RS  
在大埔龍尾發展泳灘  
DEVELOPMENT OF A BATHING BEACH  
AT LUNG MEI, TAI PO

drawn by 繪圖  
Wing Lee

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Vivian Au

date 日期  
02/2012

date 日期  
02/2012

drawing no. 圖則編號  
AB/5465/XA003

office 辦事處  
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東南面鳥瞰圖  
AERIAL VIEW FROM SOUTH-EASTERN DIRECTION (ARTIST'S IMPRESSION)

258RS  
在大埔龍尾發展泳灘  
DEVELOPMENT OF A BATHING BEACH  
AT LUNG MEI, TAI PO

drawn by 繪圖  
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drawing no. 圖則編號  
AB/5465/XA004

office 辦事處  
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西南面鳥瞰圖  
AERIAL VIEW FROM SOUTH-WESTERN DIRECTION (ARTIST'S IMPRESSION)

258RS  
在大埔龍尾發展泳灘  
DEVELOPMENT OF A BATHING BEACH  
AT LUNG MEI, TAI PO

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date 日期  
02/2012

date 日期  
02/2012

drawing no. 圖則編號  
AB/5465/XA005

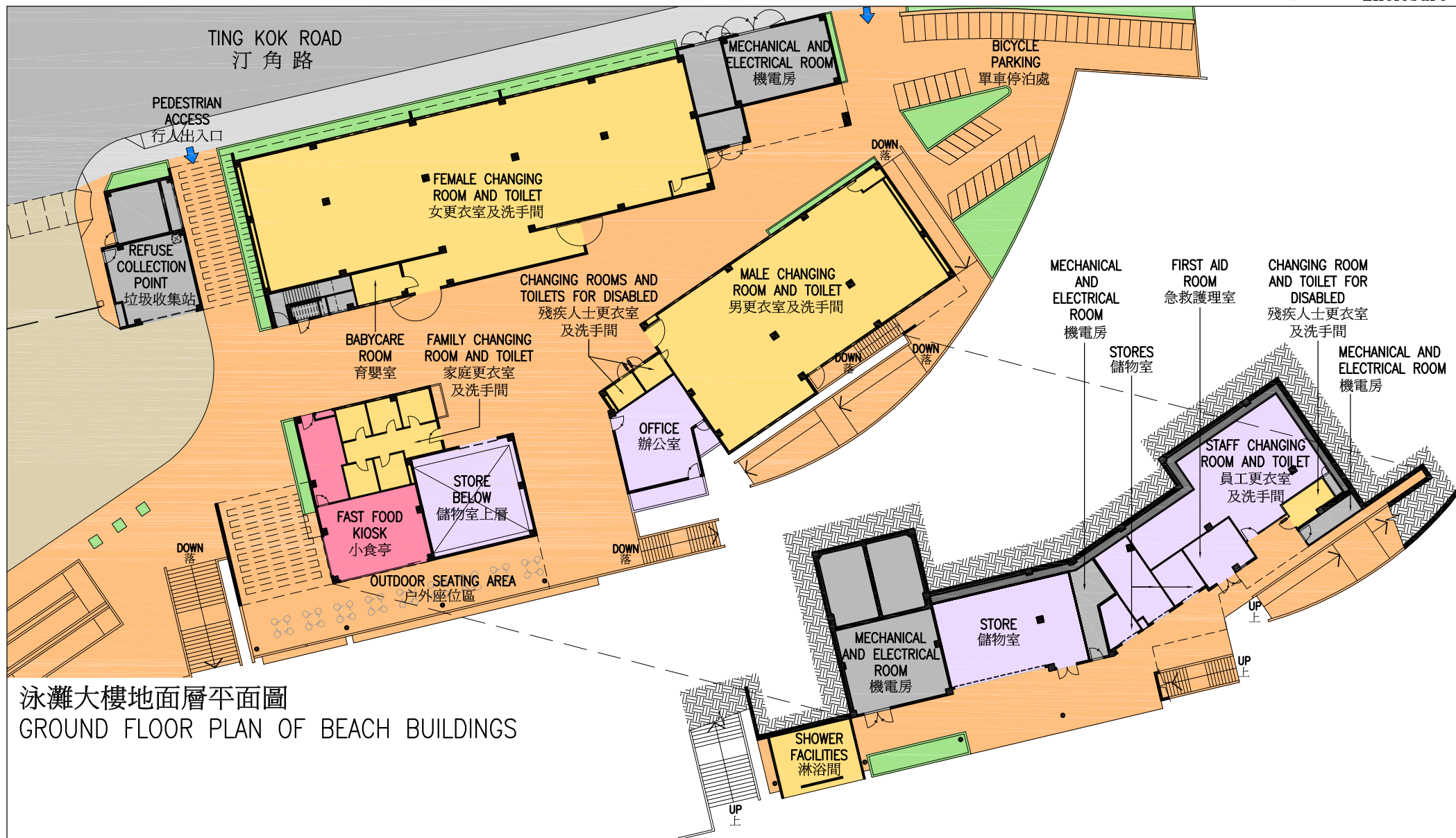
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泳灘大樓地面層平面圖  
GROUND FLOOR PLAN OF BEACH BUILDINGS

泳灘大樓地面下層平面圖  
LOWER GROUND FLOOR PLAN OF BEACH BUILDINGS

258RS  
在大埔龍尾發展泳灘  
DEVELOPMENT OF A BATHING BEACH  
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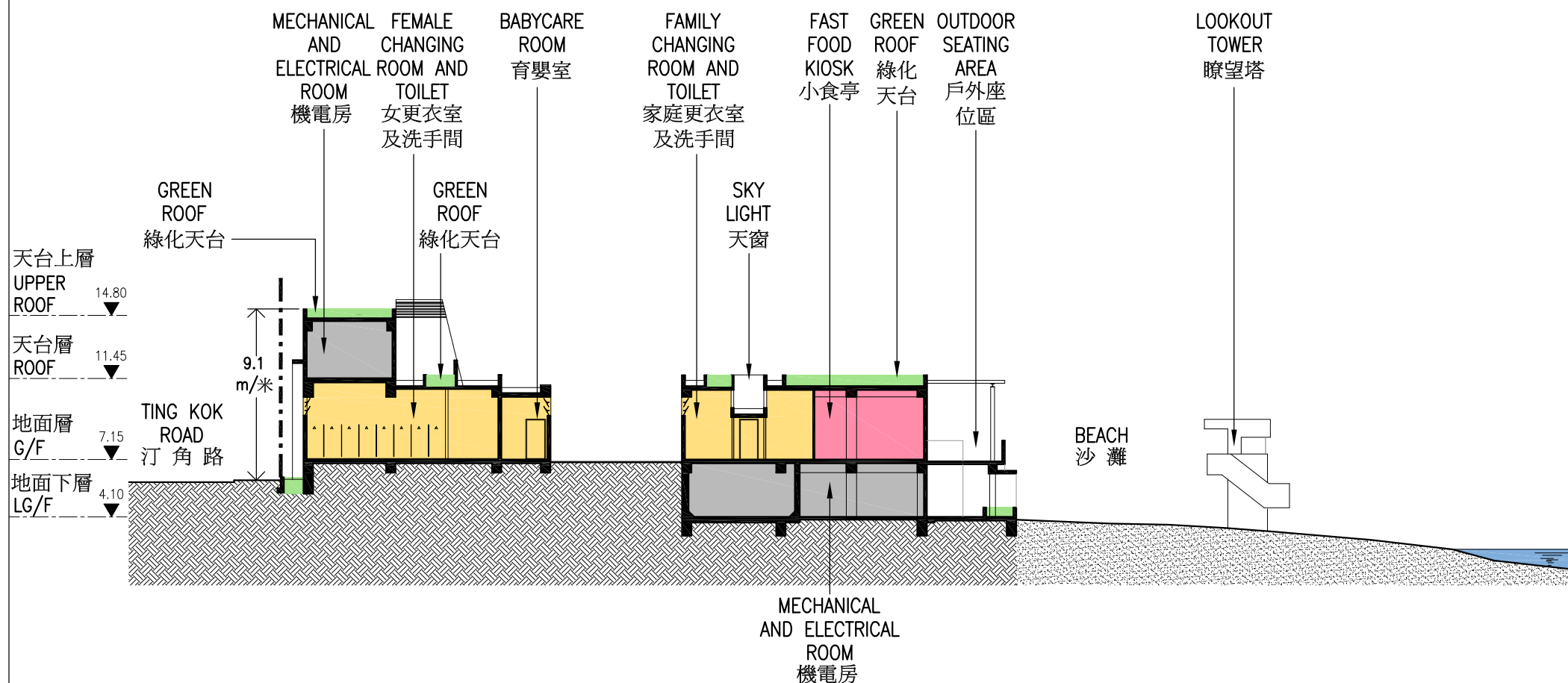
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剖面圖 A-A  
SECTION A-A

258RS  
在大埔龍尾發展泳灘  
DEVELOPMENT OF A BATHING BEACH  
AT LUNG MEI, TAI PO

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date 日期  
02/2012

date 日期  
02/2012

drawing no. 圖則編號  
AB/5465/XA007

office 辦事處  
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ARCHITECTURAL  
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**258RS – Development of a bathing beach at Lung Mei, Tai Po**  
**Details of Objections and the Administration's Responses**  
**under the Foreshore and Sea-bed (Reclamations) Ordinance (Chapter 127)**

During the statutory period for objection, 23 objections were received. Out of these objections, 12 have subsequently been withdrawn unconditionally. The remaining 11 objections were maintained and thus considered unresolved. The details of the objections are described as follows.

Group I

2. There were two objections lodged by one fishermen group and 17 fishermen representatives of seven fishing villages. Their concerns are as shown below –

- (a) The fishermen group considered that (i) the proposed works would affect the marine environment and livelihood of fishermen; (ii) the proposed works would cause erosion of the seabed at Lung Mei area, thus affecting the fishermen's income due to loss of fishing ground and fish breeding area; and (iii) pollutants arising from the proposed works might affect the Yim Tin Tsai (East) Fish Culture Zone.
- (b) The fishermen representatives considered the proposed works and visitors' activities would affect the water quality and the livelihood of fishermen and mariculturists at the Yim Tin Tsai (East) Fish Culture Zone. They also said that the life of fishermen would be put in jeopardy by the proposed groynes and shark prevention net when navigating at night.

3. The Administration established an inter-departmental working group for handling potential impacts to the fishery and convened meetings with the fishermen group and the fishermen representatives to explain the mitigation measures and the compensation mechanism. Ex-gratia allowance would be available for the eligible fishermen affected by the proposed works.

4. Upon completion of the objection resolution exercise, 16 fishermen representatives withdrew their objections unconditionally. However, no response was received from the fishermen group and the remaining one fishermen representative. Therefore, these two objections were regarded unresolved.

Group II

5. There were 17 objections submitted by the students of a secondary school in Kwun Tong. Their concerns were that (a) the proposed works would affect the natural coastline and ecosystem; (b) the water quality at Lung Mei area was not suitable for swimming; (c) the maintenance costs due to sand loss and the operational costs of the proposed beach were too high; and (d) noise, air and water pollution could not be avoided during construction. They also suggested the development of Lung Mei into a natural ecological park instead of a bathing beach.

6. The Administration gave a presentation to the students of the secondary school for exchange of view and clarifications. Twelve out of the 17 objections were withdrawn unconditionally. Letters were sent to the remaining five objectors in response to their further comments on the proposed works. However, the objectors wished to maintain their objections. Therefore, these five objections were considered unresolved.

Group III

7. There was one objection lodged by a green group. They considered that the proposed works could result in potential negative impacts on the marine environment, and it would hence be inappropriate to gazette the project until such concerns were fully addressed and proven to be acceptable or sufficiently mitigated. They were also concerned about the water quality at Lung Mei which would serve as a bathing beach and commented that the Environmental Impact Assessment (EIA) report provided insufficient information on the ecological information of the intertidal and subtidal biotic communities.

8. The Administration explained that the water quality at Lung Mei would be improved and compliant with the Environmental Protection Department's Water Quality Objectives of bathing beach after implementation of the new sewerage systems at Lung Mei, Tai Mei Tuk, Wong Chuk Tsuen and Lo Tsz Tin. With the new sewerage system, sewage generated from the villages would be delivered to the Tai Po Sewage Treatment Works for treatment. Additional ecological surveys were carried out to provide further ecological information of the project sites. The green group said that they would consider withdrawing their objection only after studying the results of the additional ecological surveys.

9. After approval of the EIA report, the Administration invited the green group to attend a meeting to resolve their objection. However, they did not attend the meeting and requested the Administration to provide them with the details of the revised project scope and design. The Administration invited them to a further meeting and explained that these details would be submitted to the satisfaction of the Director of Environmental Protection for the application of the

Environmental Permit. However, no representative from the green group attended the proposed meeting. The objection was hence considered unresolved.

#### Group IV

10. There were three objections lodged by 11 green groups. They submitted a joint statement urging the Government –

- (a) to acknowledge the rich ecological resources at Lung Mei Beach and immediately stop the planning and related activities for the construction of a bathing beach at the site. They considered that the EIA Report did not reflect the existing ecological value of Lung Mei. They claimed that Lung Mei Beach should be of high ecological value;
- (b) to acknowledge the established policy for wetland conservation and the New Nature Conservation Policy. They remarked that the Government should preserve the natural environment and the existing coastal wetland at Lung Mei;
- (c) to develop Lung Mei Beach by making use of its ecological and geographical features but without destroying the natural site so as to benefit the local community and the general public. They also suggested establishing a centre for ecological education at Lung Mei; and
- (d) to make the best use of public funds. They pointed out that constructing a bathing beach at Lung Mei was a waste of public money as the water quality at Lung Mei area was not suitable for swimming.

11. Some of them submitted an alternative proposal of changing the project scope from developing a bathing beach to a coastal educational park where swimming would not be allowed. The Administration advised them that their proposal was not acceptable as both the Advisory Council on the Environment and DEP had not imposed conditions on the function of the development when the EIA report was approved. Such change of scope would frustrate the objectives of the project, which were to provide additional swimming facilities to meet local demand and the needs of other districts in the New Territories East.

12. After approval of the EIA report, the Administration invited the objectors to attend further meeting to resolve their objections. However, three of the 11 green groups replied that they would not withdraw their objections and the other eight green groups made no reply. None of them attended the proposed meeting. Therefore, the three objections were considered unresolved.

**258RS – Development of a bathing beach at Lung Mei, Tai Po**  
**Mitigation measures to minimise potential ecological impact on the three**  
**fish species of conservation importance,**  
**namely, Two-spot Goby, Tropical Sand Goby and Grass Puffer**

Conditions specified under the approved Environmental Permit (EP No. EP-388/2010) for the project –

- (a) the rock/hard object removal works in the intertidal zone will be undertaken during low tide and the area will not exceed 10m<sup>2</sup> for each removal. Works will be undertaken under the supervision of a qualified fish specialist who will be responsible for checking any species of concerns under the rocks/hard objects to be removed;
- (b) the “cleared” areas will be properly fenced off immediately after removal of the rocks/hard objects. The qualified fish specialist will inspect the areas beforehand to avoid trapping any species of concerns inside the enclosed area; and
- (c) a trial will be conducted in the beginning of the rock removal work so as to further fine-tune the above method, if necessary.

2. Additional mitigation measures proposed by the consultants –

- (a) the rock/hard object removal works in the intertidal zone will be carried out during low tides;
- (b) where necessary, the fishes will be captured and held temporarily in appropriate medium and container for relocation to the identified reception sites within a short period. A trial will be conducted in July 2012 to fine-tune the measures and procedures proposed by the consultants; and
- (c) arrange site supervisory staff to witness the trial and receive training on how to ensure that the works in paragraph 2(a) and (b) above are carried out properly without undue disturbance to the fishes.

Remark:

On the additional measure at paragraph 2(b), after conducting additional ecological survey in the area, the consultants have identified a site at Ting Kok East as a suitable reception site.

**258RS – Development of a bathing beach at Lung Mei, Tai Po****Breakdown of the land resumption and clearance costs**

			<b>\$ million</b>
<b>(I)</b>	<b>Estimated resumption cost</b>		<b>52.43</b>
(a)	Agricultural land ex-gratia compensation	52.43	
	28 agricultural lots (with a total area of 66 705 square feet or 6 197.1 square metres) will be resumed		
	66 705 square feet x \$786 per square foot (please see Notes below)		
<b>(II)</b>	<b>Estimated clearance cost</b>		<b>26.40</b>
(a)	Ex-gratia allowance of crop compensation	0.27	
(b)	Ex-gratia compensation for miscellaneous permanent improvement to farm	0.05	
(c)	Ex-gratia allowances for miscellaneous indigenous villager matters e.g. removal of graves and shrines	0.08	
(d)	Ex-gratia allowance for domestic occupiers and business undertaking	0.002	
(e)	Ex-gratia allowance for affected fishermen and mariculturists	26.00	
<b>(III)</b>	<b>Interest and contingency payment</b>		<b>7.00</b>
(a)	The interest payment on various ex-gratia compensations for private land	0.0001	
(b)	Contingency on the above costs	7.00	
	<b>Total</b>		<b>85.83</b>
			<b>(Say 86)</b>



**Notes:**

1. There are four ex-gratia compensation zones, namely Zones A, B, C and D, for land resumption in the New Territories as approved by Executive Council in 1985 and 1996. The boundaries of these zones are shown on the Zonal Plan for Calculation of Compensation Rates. The land to be resumed in the project **258RS** is agricultural land within Compensation Zone “A”.
2. In accordance with G.N. 2128 dated 16 March 2012 on the revised ex-gratia compensation rates for resumed land, the ex-gratia compensation rate of agricultural land for “Zone A” is 120% of the Basic Rate \$655 per square foot, i.e. \$786 per square foot.
3. The estimated ex-gratia allowance for mariculturists of about \$25 million is subject to water quality in the nearby Yim Tin Tsai East Fish Culture Zone adversely affected by the works and the prescribed eligibility criteria for compensation met. The estimated ex-gratia allowance for fishermen of about \$1 million shall be arranged upon approval of works.