

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

**HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT**

**Civil Engineering – Land Development**

**787CL – Hung Shui Kiu/Ha Tsuen New Development Area advance works  
– site formation and engineering infrastructure**

**796CL – Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works –  
site formation and engineering infrastructure**

**829CL – Hung Shui Kiu/Ha Tsuen New Development Area stage 2 works –  
site formation and engineering infrastructure**

**HEAD 701 – LAND ACQUISITION**

**Civil Engineering – Land Acquisition**

**38CA – Special Ex-gratia Cash Allowance for the First Phase  
development for the Hung Shui Kiu/Ha Tsuen New Development  
Area**

Members are invited to recommend to the Finance  
Committee –

- (a) the upgrading of part of **787CL**, entitled “Hung Shui Kiu/Ha Tsuen New Development Area advance works phases 1 & 2 – site formation and engineering infrastructure and phase 3 – detailed design and site investigation”, to Category A at an estimated cost of \$495.9 million in money-of-the-day prices;

/(b) .....

- (b) the upgrading of **796CL** to Category A at an estimated cost of \$1,351.2 million in money-of-the-day prices;
- (c) the upgrading of part of **829CL**, entitled “Hung Shui Kiu/Ha Tsuen New Development Area stage 2 works – detailed design and site investigation”, to Category A at an estimated cost of \$395.6 million in money-of-the-day prices;
- (d) the allocation of an estimated total cost of \$2.4 million for **Subhead 38CA** under **Head 701 – Land Acquisition**; and
- (e) the retention of the remainders of **787CL** and **829CL** in Category B.

## PROBLEM

We need to commence from around mid-2020 onward, on a progressive basis, site formation and engineering infrastructure works under Advance Works Phases 1 & 2 and Stage 1 Works to implement the First Phase development for the Hung Shui Kiu/Ha Tsuen New Development Area<sup>1</sup> (“HSK/HT NDA”) in a timely manner. First population intake is expected to be in 2024.

2. We also need to carry out detailed design and site investigation for site formation and engineering infrastructure works under Advance Works Phase 3 and Stage 2 Works to prepare for the Second Phase development, and to conduct related studies for the overall NDA development.

/PROPOSAL .....

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<sup>1</sup> Originally named as “Hung Shui Kiu New Development Area”, the NDA has been renamed as “Hung Shui Kiu/Ha Tsuen NDA” to better reflect its geographical coverage as per public comments received.

**PROPOSAL**

3. The Director of Civil Engineering and Development, with the support of the Secretary for Development (“SDEV”), proposes to upgrade the following projects to Category A –

**First Phase Development - Works**

- (a) **787CL** (part) and **796CL** at estimated costs of \$279.0 million and \$1,351.2 million in money-of-the-day (“MOD”) prices, for carrying out site formation and engineering infrastructure works under Advance Works Phases 1 & 2 and Stage 1 Works respectively to implement the First Phase development; and

**Second Phase Development – Detailed design and related studies**

- (b) **787CL** (part) and **829CL** (part) at estimated costs of \$216.9 million and \$395.6 million in MOD prices, for carrying out detailed design and site investigation for site formation and engineering infrastructure works under Advance Works Phase 3 and Stage 2 Works respectively to prepare for the Second Phase development, and for conducting related studies for the overall NDA development.

4. The Director of Lands, with the support of SDEV, proposes to inject an estimated total cost of \$2.4 million for **Subhead 38CA** under **Head 701 – Land Acquisition** to meet payment of Special Ex-gratia Cash Allowance (“SEGCA”) to eligible domestic households affected by the clearance for the First Phase development.

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## PROJECT SCOPE AND NATURE

### First Phase Development

5. The part of **787CL** which we propose to upgrade to Category A (the proposed works for Advance Works Phases 1 & 2) comprises –

- (a) site clearance and formation (including land decontamination works) for about 3 hectares (ha) of land, together with the provision of associated engineering infrastructure<sup>2</sup>, to ready these formed land for subsequent development of a Dedicated Rehousing Estate (“DRE”) for eligible affected domestic households, village resite area for affected building lots under the Village Removal Terms and an electricity substation, and for construction of the proposed infrastructure works in paragraphs 5(b) to 5(d) below;
- (b) construction of local roads including a one-lane two-way carriageway of about 330 metres (m) long with passing bays connecting Tsing Yick Road to Ng Lau Road;
- (c) construction of about 340 m long sewer;
- (d) construction of about 1 500 m long water mains; and
- (e) implementation of environmental mitigation measures for the works mentioned in paragraphs 5(a) to 5(d) above.

6. **796CL** which we propose to upgrade to Category A (the proposed works for Stage 1 Works) comprises –

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<sup>2</sup> Including geotechnical, drainage, sewerage, water supply, landscaping, road and associated works.



- (a) site clearance and formation (including land decontamination works) for about 14 ha of land, together with the provision of associated engineering infrastructure<sup>2</sup>, to ready these formed land for subsequent development of purpose-built multi-storey buildings (“MSBs”)/open-air sites for brownfield operations and village resite areas for affected building lots under the Village Removal Terms, and for construction of the proposed infrastructure works in paragraphs 6(b) to 6(e) below;
- (b) construction of a district distributor road of about 500 m long, which is a dual two-to-three-lane carriageway connecting to the existing interchange underneath Kong Sham Western Highway, construction of single two-lane local roads of about 350 m long, widening of a section of Fung Kong Tsuen Road to single two-lane carriageway of about 150 m long and associated junction/road improvements;
- (c) construction of about 1 700 m long sewer, about 360 m long sewage rising mains and a sewage pumping station (including electrical and mechanical (“E&M”) works);
- (d) construction of about 1 700 m long drainage pipes and associated detention pond;
- (e) construction of about 2 300 m long water mains; and
- (f) implementation of environmental mitigation measures and the environmental monitoring and audit (“EM&A”) programme for the works mentioned in paragraphs 6(a) to 6(e) above.

7. Layout plans showing the proposed works under Advance Works Phases 1 & 2 and Stage 1 Works to implement the First Phase development are at **Enclosure 1**.

8. We also propose allocating sufficient funds to meet the payment of the SEGCA to eligible domestic households affected by the clearance for the First Phase development.

### **Detailed Design for Works for Second Phase Development and Related Studies**

9. The part of **787CL** which we propose to upgrade to Category A (the detailed design for the proposed works in respect of Advance Works Phase 3) comprises –

(a) detailed design in the following areas –

- (i) site clearance and formation (including land decontamination works) of about 51 ha of land, together with the provision of associated engineering infrastructure<sup>2</sup>, to ready these formed land for subsequent development of public and private housing, community facilities, commercial and industrial premises and other uses, and for construction of the proposed infrastructure works in paragraph 9(a)(ii) below;
- (ii) engineering infrastructure works including a primary distributor road, district distributor roads, local roads, sewerage (including pumping stations), drainage, water supply, landscaping, E&M and associated works; and
- (iii) environmental mitigation measures and the EM&A programme for the works in paragraphs 9(a)(i) and (ii) above; and

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- (b) associated site investigation works and supervision of such works, as well as preparation of tender documents and assessment of tenders for the site investigation works and the works in paragraph 9(a) above.

10. The part of **829CL** which we propose to upgrade to Category A (the detailed design for the proposed works in respect of Stage 2 Works and related studies for the overall NDA development) comprises –

- (a) detailed design in the following areas –
  - (i) site clearance and formation (including land decontamination works) of about 200 ha of land, together with the provision of associated engineering infrastructure<sup>2</sup>, to ready these formed land for subsequent development of public and private housing, community facilities, commercial and industrial premises, the Green Transit Corridor (“GTC”) (comprising the Environmentally Friendly Transport Services (“EFTS”), footpaths and cycle tracks) and other uses, and for construction of the proposed infrastructure works in paragraph 10(a)(ii) below;
  - (ii) engineering infrastructure works including district distributor roads, local roads, revitalisation of existing channels, sewerage (including pumping stations), drainage (including pumping stations), water supply, landscaping, E&M and associated works; and
  - (iii) environmental mitigation measures and the EM&A programme for the works in paragraphs 10(a)(i) and (ii) above;
- (b) associated site investigation works and supervision of such works, as well as preparation of tender documents and assessment of tenders for the site investigation works and the works in paragraph 10(a) above; and

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(c) related studies covering the following areas –

- (i) reviewing the overall public and private housing mix with a view to increasing the share of public housing in view of the latest policy direction;
- (ii) reviewing infrastructure provisions to support the revised housing mix and examining the possibility of reprovisioning Tin Ying Road around its current location;
- (iii) assessing the feasibility of green and smart initiatives including common utility tunnels (“CUT”)<sup>3</sup> for the entire NDA development; and
- (iv) conducting an urban and green design study for the area around the riverside promenade along the revitalised Tin Shui Wai (“TSW”) River Channel in the north-eastern extent of HSK/HT NDA.

11. A layout plan showing the scope of works for the Second Phase development to be covered in the detailed design under Advance Works Phase 3 and Stage 2 Works and the section of Tin Ying Road under review is at **Enclosure 2**.

12. Subject to funding approval of the Finance Committee (“FC”), we plan to commence around mid-2020 construction of the proposed works for the First Phase development, as well as the detailed design and site investigation in respect of the works proposed for the Second Phase development and related studies. To meet the above programme, the Civil Engineering and Development Department (“CEDD”) will in the first quarter of 2020 invite tenders for the first works contract for the First Phase development, as well as the first consultancy for the detailed design in respect of the works for the Second Phase development and related studies, but the contracts will only be awarded upon obtaining funding approval from the FC.

13. We will retain the remainders of **787CL** and **829CL** for construction of the works for the Second Phase development in Category B. Funding for the remainders of **787CL** and **829CL** will be sought upon substantial completion of the detailed design.

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<sup>3</sup> A CUT is an underground tunnel housing various utility piping and cabling so that maintenance and repair can be done without digging up roads, which will in turn minimise disturbance to road users.

## JUSTIFICATION

14. NDA projects in the New Territories form a core part of our multi-pronged land supply strategy in the medium-to-long term. HSK/HT NDA is the next government-led major development project after the Kwu Tung North/Fanling North (“KTN/FLN”) NDA progressing to the implementation phase. Following the enhanced conventional new town approach adopted for KTN/FLN NDA, the Government will spearhead the HSK/HT NDA development by resuming private land up to 324 ha and clearing 117 ha of government land, while allowing flexibility for private landowners to develop their land planned for private development on the Outline Development Plan through in-situ land exchange applications<sup>4</sup>.

### Significance of HSK/HT NDA

15. Strategically located in the North West New Territories (“NWNT”) and well connected to the new towns of TSW, Tuen Mun and Yuen Long, HSK/HT NDA is positioned as a **regional hub** in the NWNT. In addition to supplying **61 000 housing units** in the medium-to-long term, the NDA project will also provide land for diversified economic uses ranging from offices, retail, dining and entertainment, logistics, technology and industrial operations, creating about **150 000 jobs**. A wide range of Government, Institution or Community facilities will be provided to support future residents living within and near the NDA. There will also be an integrated pedestrian, cycling and open space network. Green mobility is promoted through the use of mass transit and public transport as well as the introduction of the dedicated GTC providing rapid intra-district transport service through the EFTS.

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<sup>4</sup> These land exchange applications will only be approved subject to their meeting a range of criteria by specified deadlines including timely delivery of private residential and/or commercial developments; compliance with the planning scheme of the NDA; and compensation and rehousing arrangements to affected occupants comparable to those offered by Government. If the criteria and deadlines cannot be met, the Government will resume the private land concerned and dispose of the land through land sale.

## Phased Development

16. The whole HSK/HT NDA development requires clearance of over 18 000 structures<sup>5</sup>, involving about 2 000 domestic households and about 670 business undertakings. To ensure a balanced and incremental development with orderly rehousing of eligible clearerees and relocation of brownfield operations, we will take forward the HSK/HT NDA development in three phases. The phasing plan of HSK/HT NDA is provided at **Enclosure 3**. Key figures of HSK/HT NDA are tabulated below –

	First Phase Development	Second Phase Development	Remaining Phase Development	Entire Development
Housing yield (public housing)	1 400 units@ (1 300 units)	30 900 units (20 000 units)	28 700 units (9 900 units)	61 000 units (31 200 units)
Population intake	4 400	90 800	80 800	176 000
Commercial and industrial floor areas	400 900 m <sup>2</sup>	4 893 500 m <sup>2</sup>	1 072 600 m <sup>2</sup>	6 367 000 m <sup>2</sup>
Development area	17 ha	251 ha	173 ha	441 ha
Private land to be resumed	12 ha	188 ha	124 ha	324 ha
Government land to be cleared	14 ha	103 ha		117 ha
No. of households to be cleared	6	1 961		1 967
No. of business undertakings to be cleared	29	639		668
Active farmland to be affected	800 m <sup>2</sup> #	7 ha		7 ha
Programme for site formation and engineering infrastructure works	2020-2025	2024-2032 [tentative]	2030-2037/38 [tentative]	2020-2037/38 [tentative]

@ Including 1 300 units to be provided in the DRE and a maximum of about 100 households to be accommodated in the three village resite sites.

# Recent site inspection revealed that a small area of an existing farm falls within the development area of the First Phase development and the affected portion is about 800 m<sup>2</sup>.

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<sup>5</sup> Apart from about 10 000 domestic and non-domestic structures, the remaining 8 000 are of miscellaneous nature including fence, post, etc.

### Works for First Phase Development

17. Notwithstanding its relatively smaller development area (17 ha), the proposed works for the First Phase development cover the enabling works for the remaining phases and are critically important to the smooth implementation of the whole NDA development. Putting the site formation and engineering infrastructure works for a DRE, village resite areas and MSBs for brownfield undertakings under the First Phase development can enable early development of these facilities to address the needs of domestic households and business operators to be affected in the remaining phases. This allows subsequent clearance operations to commence in a larger scale and a more orderly manner, thereby better ensuring timely delivery of the NDA development according to schedule.

18. We are targeting to complete part of the DRE<sup>6</sup> site under the First Phase development such that it can be handed over to the Hong Kong Housing Society for its construction of about 1 300 flats in phases for first population intake in 2024. The timely availability of these rehousing units is crucial to achieving our policy intention of providing local rehousing arrangements for eligible affected households without the need for transitional rehousing arrangement. To address the public expectation of “Rehousing before Clearance”, we have timed the supply in such a way that there will be sufficient rehousing units to receive the larger number of eligible households affected by the clearance of the Second Phase development starting from 2024.

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<sup>6</sup> The DRE will be developed in phases and managed by the Hong Kong Housing Society. Upon full development, it will provide about 2 100 units including public rental housing units and subsidised sale flats, 1 300 to be delivered under the First Phase and the remaining 800 under the Second Phase.

19. Included within the HSK/HT NDA boundary is about 246 ha of brownfield sites<sup>7</sup>. We will smoothen the clearance of these brownfields through more coordinated construction phasing by spreading out the displacement over an extended period of more than 10 years. We will also incorporate in earlier phases the site formation and engineering infrastructure works for majority of the 61 ha of land reserved for port back-up, storage and workshop uses as well as modern logistics so that the MSBs can be developed in a timely manner to accommodate displaced brownfield operations in subsequent phases. The first batch of MSB sites to be formed under the First Phase development is expected to be ready in 2023 for building completion targeted in 2027, in time for the larger scale clearance of brownfield operations from 2028 onward. Riding on the initial findings of studies commissioned by CEDD confirming the technical feasibility of purpose-built MSBs, we are making preparations to launch a market sounding exercise shortly to ascertain the market interest towards developing and running MSBs for key brownfield businesses under different scenarios involving different contractual requirements and tender conditions. Prior to the availability of the MSBs, as part of our multi-pronged approach in assisting affected brownfield operations, we will provide advisory and facilitation services from the planning and lands perspective to operators in search of suitable relocation sites.

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<sup>7</sup> The figure is extracted from the Study on Existing Profile and Operations of Brownfield Sites in the New Territories released by Planning Department in November 2019. The share of the 246 ha by industries is as follows – logistics (28%); construction (19%); port back-up (16%); general warehousing (13%); vehicle repairing (9%); recycling (6%); vehicle parking (5%); other industries (2%); and inactive brownfields (2%). Out of the 246 ha of brownfield sites, about 223 ha falls within the development area of the NDA.



**SEGCA for eligible households affected by the First Phase Development**

20. Under the general ex-gratia compensation and rehousing arrangements for government development clearance exercises which were significantly enhanced in 2018, we will provide means-tested and non-means-tested rehousing options for eligible households residing in squatters affected by government development clearance. Eligible households which do not opt for rehousing can choose to receive the EGAPO<sup>8</sup>. Notwithstanding the enhancements to these general arrangements in 2018 which apply to all future government development clearance exercises, the FC on 18 July 2018<sup>9</sup> endorsed the retention of the SEGCA arrangement for HSK/HT NDA announced in July 2013 as an additional option in lieu of the EGAPO, as it would be possible that the SEGCA amount to which individual households are entitled may be higher than the enhanced EGAPO amount.

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<sup>8</sup> EGAPO stands for “Ex-gratia Allowance for Permitted Occupiers of Licensed Structures and Surveyed Squatters affected by Clearance”.

<sup>9</sup> See FCR(2018-19)48.

21. Under the SEGCA arrangement, each eligible applicant<sup>10</sup>, regardless of the area occupied, may either receive an amount up to a full SEGCA pitched at \$600,000, or receive a reduced SEGCA up to \$500,000 if the applicant purchases a subsidised sale flat unit at a DRE under the non-means-tested rehousing option<sup>11</sup>. We propose to earmark funds for the relevant subhead (the creation of which was approved by the FC on 18 July 2018) to meet the payment of SEGCA arising from clearance for the First Phase development<sup>12</sup>.

### **Detailed Design for Works for Second Phase Development and Related Studies**

22. The Second Phase development covers 251 ha of land for housing, commercial/industrial, community and other facilities. In the consultancy for the detailed design for the proposed works for the Second Phase development, we will also review several key issues which have attracted public discussions in the course of formulating land use proposals for HSK/HT NDA. These include assessing the feasibility of revising the public and private housing mix from existing 51:49 to 70:30<sup>13</sup> and changes to planned infrastructure provisions to support the revised housing split. As part of this infrastructure review, we will also examine the possibility of reprovisioning Tin Ying Road around its current

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<sup>10</sup> An applicant should meet the following conditions to be eligible for SEGCA –

- (a) the household should reside in an affected structure at the date of the freezing survey;
- (b) the affected structure should be a surveyed/licensed domestic structure not built on building land;
- (c) the household should be covered by the 1984/85 Squatter Occupancy Survey or can produce evidence proving that it has resided in the affected structure for at least the same duration; and
- (d) the household should fulfil the “no-domestic-property” requirement and other related requirements applicable to EGAPO.

The FCR(2018-19)48 as considered by FC on 18 July 2018 sets out the eligibility criteria for SEGCA and SDEV’s discretion in the offering of the same at a lower amount for applicants not meeting the prescribed criteria above.

<sup>11</sup> The maximum amounts of the full or reduced SEGCA are payable only to those SEGCA applicants meeting in full the prescribed criteria. A lower amount may be payable for a case not fulfilling those criteria and considered under SDEV’s discretion. Alternatively, applicants who purchase subsidised sale flats at a DRE can choose to receive the reduced EGAPO, payable at five-sixth (i.e. about 83%) of the EGAPO amount to which they would have been entitled had they not opted for purchasing subsidised sale flat unit at a DRE.

<sup>12</sup> The funding allocation for payment of SEGCA for subsequent phases will be sought when the funding for the works for these phases is sought.

<sup>13</sup> To dovetail with the planning target in the 2019 Policy Address that 70% of the housing units on newly developed land will be for public housing.

location in the light of public comments received. In this connection, we will also advance the urban and green design study for the area along the revitalised TSW River Channel so that good urban design can be incorporated into the engineering solution to be identified from the review on the reprovisioning of Tin Ying Road. In addition, we will explore the use of CUT to facilitate maintenance and repair of underground utilities and minimise road opening at busy junctions and major roads.

## **FINANCIAL IMPLICATIONS**

### **787CL – HSK/HT NDA advance works – site formation and engineering infrastructure**

23. We estimate the cost for **787CL** (part) to be \$495.9 million in MOD prices, comprising construction cost for the site formation and engineering infrastructure works under Advance Works Phases 1 & 2 to support the First Phase development, and detailed design and site investigation cost for site formation and engineering infrastructure works under Advance Works Phase 3 to support the Second Phase development, broken down as follows –

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		\$ million (in MOD prices)
<u>Construction for Advance Works Phases 1 &amp; 2</u>		
(a)	Site clearance and formation (including land decontamination) works for about 3 ha of land	162.7
(i)	site clearance and site formation works	89.9
(ii)	land decontamination works	72.8
(b)	Engineering infrastructure works (including road, sewerage, drainage, water supply, landscaping and associated works)	61.7
(c)	Environmental mitigation measures	1.8
(d)	Consultants' fees	2.5
(i)	contract administration	1.9
(ii)	management of resident site staff ("RSS")	0.6
(e)	Remuneration of RSS	24.9
(f)	Contingencies	25.4
Sub-total		279.0
<u>Detailed Design and Site Investigation for Advance Works Phase 3</u>		
(g)	Consultants' fees for	155.2
(i)	detailed design	139.2
(ii)	preparation of tender documents and assessment of tenders	15.8
(iii)	management of RSS and contract administration for site investigation works	0.2
(h)	Remuneration of RSS for site investigation works	3.8
(i)	Site investigation works	38.2
(j)	Contingencies	19.7
Sub-total		216.9
Total		495.9

24. A breakdown of the estimates for consultants' fees and RSS costs by man-months is at **Enclosure 4**.

25. Subject to funding approval, we plan to phase the expenditure for the **787CL** (part) as follows –

Year	\$million (MOD)
2020 – 21	2.4
2021 – 22	87.6
2022 – 23	134.3
2023 – 24	123.5
2024 – 25	69.4
2025 – 26	42.4
2026 – 27	19.3
2027 – 28	17.0
	<hr/> 495.9 <hr/>

26. We have derived the MOD estimates on the basis of the Government's latest forecast of the trend rate of change in the prices of public sector building and construction output from 2020 to 2028. Subject to funding approval, CEDD will deliver Advance Works Phase 2 under contracts using the New Engineering Contract ("NEC")<sup>14</sup> form with provision for price adjustment, and Advance Works Phase 1 will be carried out by CEDD term contract for minor works. CEDD will invite tenders for detailed design for Advance Works Phase 3 on a lump sum basis and site investigation works contracts on re-measurement basis using NEC form with provision for price adjustment.

27. We estimate the annual recurrent expenditure arising from Advance Works Phase 2 to be about \$2.4 million. Advance Works Phase 1 and the detailed design and site investigation works for Advance Works Phase 3 will not give rise to any recurrent consequences.

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<sup>14</sup> New Engineering Contract is a suite of contracts developed by the Institute of Civil Engineers, United Kingdom. It is a contract form that emphasises cooperation, mutual trust and collaborative risk management between contracting parties.

**796CL – HSK/HT NDA stage 1 works – site formation and engineering infrastructure**

28. We estimate the cost for **796CL** to be \$1,351.2 million in MOD prices, comprising construction cost for the site formation and engineering infrastructure works under Stage 1 Works to support the First Phase development, broken down as follows –

		\$ million (in MOD prices)
<u>Construction for Stage 1 Works</u>		
(a)	Site clearance and formation (including land decontamination) works for about 14 ha land	709.5
(i)	site clearance and site formation works	362.0
(ii)	land decontamination works	347.5
(b)	Engineering infrastructure works	365.8
(i)	road	87.6
(ii)	sewerage	59.6
(iii)	drainage	70.0
(iv)	water supply	52.1
(v)	geotechnical	49.7
(vi)	landscaping, E&M and associated works	46.8
(c)	Environmental mitigation measures and EM&A programme	31.2
(d)	Consultants' fees	12.1
(i)	contract administration	5.3
(ii)	management of RSS	3.1
(iii)	EM&A programme	3.7
(e)	Remuneration of RSS	109.8
(f)	Contingencies	122.8
Total		<u>1,351.2</u>

29. A breakdown of the estimates for consultants' fees and RSS costs by man-months is at **Enclosure 5**.

30. Subject to funding approval, we plan to phase the expenditure for **796CL** as follows –

Year	\$million (MOD)
2021 – 22	26.1
2022 – 23	351.0
2023 – 24	399.5
2024 – 25	293.4
2025 – 26	153.1
2026 – 27	118.8
2027 – 28	6.1
2028 – 29	3.2
	<hr/>
	1,351.2
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31. We have derived the MOD estimates on the basis of the Government's latest forecast of the trend rate of change in the prices of public sector building and construction output from 2021 to 2029. Subject to funding approval, CEDD will deliver Stage 1 Works under contracts using the NEC<sup>14</sup> form with provision for price adjustment.

32. We estimate the annual recurrent expenditure for Stage 1 Works to be about \$9.8 million.

**829CL – HSK/HT NDA stage 2 works – site formation and engineering infrastructure**

33. We estimate the cost for **829CL** (part) to be \$395.6 million in MOD prices, comprising the detailed design and site investigation cost for the proposed works under Stage 2 Works to support the Second Phase development, and the related studies cost for the overall NDA development, broken down as follows –

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		\$ million (in MOD prices)
<u>Detailed Design and Site Investigation for Stage 2 Works and Related Studies</u>		
(a)	Consultants' fees for	296.9
(i)	detailed design	208.0
(ii)	related studies and other services for the overall NDA development	65.0
(iii)	preparation of tender documents and assessment of tenders	23.6
(iv)	management of RSS and contract administration for site investigation works	0.3
(b)	Remuneration of RSS for site investigation works	5.7
(c)	Site investigation works	57.0
(d)	Contingencies	36.0
Total		<u>395.6</u>

34. A breakdown of the estimates for consultants' fees and RSS costs by man-months is at **Enclosure 6**.

35. Subject to funding approval, we plan to phase expenditure for **829CL** (part) as follows –

Year	\$million (MOD)
2020 – 21	6.5
2021 – 22	41.4
2022 – 23	77.7
2023 – 24	81.7
2024 – 25	76.8
2025 – 26	53.7
2026 – 27	34.0
2027 – 28	19.7
2028 – 29	4.1
	<u>395.6</u>



36. We have derived the MOD estimates on the basis of the Government's latest forecast of the trend rate of change in the prices of public sector building and construction output from 2020 to 2029. Subject to funding approval, CEDD will invite tenders for detailed design and related studies on a lump sum basis and site investigation works contracts on re-measurement basis using NEC<sup>14</sup> form with provision for price adjustment.

37. The detailed design and site investigation works as well as related studies will not give rise to any recurrent consequences.

**38CA – Special Ex-gratia Cash Allowance for the First Phase development for the Hung Shui Kiu/Ha Tsuen New Development Area**

38. As regards the SEGCA-eligible households affected by the First Phase development, we estimate that the maximum provision that would be required under **Subhead 38CA of Head 701 – Land Acquisition** is \$2.4 million<sup>15</sup>.

**PUBLIC CONSULTATION**

39. The HSK/HT NDA project had gone through a three-stage Community Engagement Programme between 2010 and 2015. Public views were gathered through public forums, community workshops, briefing sessions, focus group meetings and written submissions. The public generally supported the HSK/HT NDA development to provide land to meet the housing and economic development needs of Hong Kong in the medium-to-long term.

40. The draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan ("OZP") was gazetted in May 2017. During the statutory planning process, a total of 117 representations and 338 comments were received. After giving consideration to the representations and comments in January, February and May 2018, the Town Planning Board decided not to amend the draft OZP to meet the representations. In October 2018, the Chief Executive in Council ("CE in C") approved the draft OZP. The approved OZP was then exhibited for public inspection in October 2018.

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<sup>15</sup> With reference to the 1982 Squatter Structure Survey record and the freezing survey undertaken for the HSK/HT NDA development, four surveyed/licensed structures are affected by the First Phase development. For planning purpose, we estimate that the maximum provision (i.e. \$2.4 million) would be required.

41. Expediting the development of NDAs was recommended by the Task Force on Land Supply in its final report of December 2018 as one of the key measures of increasing land supply in the medium-to-long term, after an extensive public engagement exercise on possible land supply measures.

42. The proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) and sewerage works under Cap. 370 as applied by the Water Pollution Control (Sewerage) Regulation (Cap. 358AL) for the First Phase development were gazetted in December 2018 and January 2019. A total of 28 objections and 23 objections were received against the proposed road works and sewerage works respectively during the statutory objection period<sup>16</sup>. These objections were mainly related to the construction impacts arising from the proposed road works and sewerage works, compensation and rehousing arrangement including the compensation for affected land owners and brownfield operators, and the overall planning of the HSK/HT NDA. All objections were unresolved. In December 2019, the CE in C authorised the works. The notices of authorisation will be gazetted in January 2020.

43. We consulted Ha Tsuen Rural Committee (“HTRC”), Tuen Mun Rural Committee (“TMRC”) and Ping Shan Rural Committee (“PSRC”) in June 2019 on the funding applications in relation to the HSK/HT NDA development. HTRC offered in-principle support for the funding applications as well as the implementation of the HSK/HT NDA project. Some members of the TMRC considered that the compensation and rehousing arrangement for the HSK/HT NDA project should be enhanced. While expressing no objection to the HSK/HT NDA project, some members of the PSRC have commented on the land use proposals, including the location of the proposed electricity sub-station and the need to improve connectivity and reduce flooding risk of villages near Hung Uk Tsuen and Kiu Tau Wai.

/44. ....

<sup>16</sup> Breakdown of number of objections is as follows –

	Proposed Road Works	Proposed Sewerage Works
<b>787CL(Part)</b> Advance Works Phase 2	21	22
<b>796 CL</b> Stage 1 Works	7	1
Total	28	23

44. We also consulted the Environment, Hygiene & District Development Committee of the Tuen Mun District Council (“TMDC”) and the Working Group on Hung Shui Kiu NDA of the Yuen Long District Council (“YLDC”) in May and July 2019 respectively. The former expressed no objection and the latter offered in-principle support to the funding applications.

45. We will maintain close dialogues with local stakeholders, including the affectees, resident groups as well as the YLDC, TMDC, HTRC, PSRC and TMRC, in taking forward the HSK/HT NDA development.

46. We consulted the Legislative Council Panel on Development in December 2019. The Panel supported the submission of funding applications in relation to the HSK/HT NDA to the Public Works Subcommittee for consideration. Members expressed views on a number of issues including mainly the development programme and phasing, impacts on existing brownfield operations and arrangements to facilitate their relocation, the studies on multi-storey buildings for brownfield operations, compensation and rehousing arrangements for affected stakeholders, and the provision of transport infrastructure.

## **ENVIRONMENTAL IMPLICATIONS**

47. In December 2016, the Environmental Impact Assessment (“EIA”) report<sup>17</sup> for HSK/HT NDA was approved with conditions under the EIA Ordinance (Cap. 499). Some of the proposed works under HSK/HT NDA are designated projects under Schedule 2 of the EIA Ordinance and Environmental Permits (“EPs”) are required for their construction and operation. EPs for construction and operation for some of the designated projects were issued in February 2017.

/48. ....

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<sup>17</sup> The EIA report was prepared under the Planning and Engineering Study of Hung Shui Kiu New Development Area, which was a designated project under Schedule 3 of the EIA Ordinance (Cap. 499).

48. The proposed works for the First Phase development (except the works mentioned in the next paragraph) are not designated projects under Schedule 2 of the EIA Ordinance. We have completed the Environmental Review (“ER”) which concluded that these non-designated works for the First Phase development would not cause adverse environmental impact. We will implement the environmental mitigation measures recommended in ER to control the environmental impacts to within established standards and guidelines in the construction works.

49. With regard to the construction of the district distributor road under Stage 1 Works, which is a designated project under Schedule 2 of the EIA Ordinance, the EIA report concluded that, with the implementation of the mitigation measures, the construction of this district distributor road would be environmentally acceptable with no adverse residual impact. We will implement the relevant environmental mitigation measures recommended in the approved EIA report, and comply with the relevant conditions under the relevant EP for the construction of this district distributor road to control the environmental impacts to within established standards and guidelines. We have included the cost of implementing the environmental mitigation measures as well as the EM&A programme in the project estimate.

50. For short-term environmental impacts caused by the proposed works for the First Phase development during construction, we will incorporate requirements in the works contracts to require the contractors to implement environmental mitigation measures. These mitigation measures mainly include use of quiet equipment and movable noise barriers or enclosures to minimise the construction noise impact, regular watering of works sites and provision of wheel-washing facilities to minimise dust generation, and use of temporary drains to discharge surface run-off of sites. We have included the cost of these measures in the project estimate.

/51. ....

51. At the planning and design stages, we have considered the proposed works for the First Phase development and their construction sequences to reduce generation of construction waste where possible. In addition, we will require the contractors to reuse inert construction waste (e.g. excavated soil) 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>18</sup>. We will encourage the contractors to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

52. At the construction stage, we will require the contractors to submit for approval the plan(s) 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 contractors to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert and non-inert construction waste at public fill reception facilities and landfill sites respectively through a trip-ticket system.

/53. ....

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<sup>18</sup> Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

53. We estimate that the proposed works for the First Phase development will generate in total about 66 170 tonnes<sup>19</sup> of construction waste. Of these, we will reuse about 48 520 tonnes (73%) of inert construction waste on sites. We will dispose of the remaining 1 640 tonnes (3%) of rocks at public fill reception facilities and 16 010 tonnes (24%) of non-inert construction waste at landfill sites. The total cost for disposal of the construction waste at public fill reception facilities and landfill sites are estimated to be about \$3.3 million for the proposed works for the First Phase development (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfill sites as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

54. The proposed site investigation works for the proposed works for the Second Phase development will only generate very little construction waste. We will fully consider and formulate measures to minimise the generation of construction waste and to reuse/recycle construction waste as much as possible in the future implementation of the construction project. We will also take into account the relevant approval conditions and relevant recommendations in the EIA report, and relevant conditions under the EPs in the detailed design for the proposed works for the Second Phase development.

## TRAFFIC IMPLICATIONS

55. Based on the Traffic and Transport Impact Assessment conducted under the “Hung Shui Kiu New Development Area Planning and Engineering Study” which covers assessments of different development stages of HSK/HT NDA, the traffic and transport impact due to the proposed works for the First Phase development would be acceptable.

/56. ....

<sup>19</sup> Breakdown of waste generation, proposed treatments and disposal costs for the works for the First Phase development is as follows –

	Total amount of wastes to be generated (tonnes)	Amount of inert construction waste to be reused on site (tonnes)	Amount of rocks to be disposed at public fill reception facilities (tonnes)	Amount of non-inert construction waste to be disposed at landfill sites (tonnes)	Disposal cost (\$ million)
<b>787CL(Part)</b> Advance Works Phases 1 & 2	19 000	14 000	0	5 000	1.0
<b>796CL</b> Stage 1 Works	47 170	34 520	1 640	11 010	2.3
Total	66 170	48 520	1 640	16 010	3.3

The figures are approximate only and could only be confirmed after land resumption/clearance.

56. Temporary traffic arrangements (“TTAs”) associated with the proposed works for the First Phase development will be implemented during construction to facilitate implementation of the works. We will establish a Traffic Management Liaison Group comprising representatives of CEDD, the Transport Department, the Hong Kong Police Force and other stakeholders to discuss, scrutinise and review the TTAs proposed by the contractors with a view to minimising traffic impact arising from the proposed works. In addition, we will set up a telephone hotline to respond to public enquiries or complaints.

## **HERITAGE IMPLICATIONS**

57. We have completed a cultural heritage impact assessment under the EIA for HSK/HT NDA. It concludes that the proposed works for the First Phase development would 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 (“AMO”).

58. However, the site investigation works for the proposed works for the Second Phase development may affect the sites of archaeological interests identified by AMO at Tseung Kong Wai and Tung Tau Tsuen. When the details of the site investigation works in the concerned sites are formulated, we will conduct an Archaeological Impact Assessment to determine the need for archaeological follow up actions in the impacted area before commencement of the site investigation works.

## **LAND ACQUISITION**

59. We have reviewed the design of the site formation and engineering infrastructure works for the First Phase development to minimise the extent of land acquisition. We will resume about 12 ha of private land and clear about 14 ha of government land. A total of six domestic households (involving 13 persons) and 29 business undertakings will be affected and about 380 temporary structures will be cleared, on both private and government land. In addition, 12 graves and 82 urns have to be cleared. Apart from the provision for statutory compensation under the relevant ordinances, we will offer various prevailing administrative ex-gratia allowances (including SEGCA applicable to HSK/HT NDA) to affected eligible land owners and occupiers and, where eligible, rehousing arrangements to domestic households affected by clearance on an ex-gratia basis in accordance with the unified and enhanced ex-gratia compensation and rehousing arrangement.

/60. ....

60. In accordance with the enhanced general compensation and rehousing arrangements approved by the FC in July 2018, we have estimated the cost of land resumption and clearance for the proposed works for First Phase development to be about \$2,181 million, including payment to eligible land owners, business undertakings<sup>20</sup>, domestic occupiers of squatters and farmers. The expenditure will be charged to **Head 701 – Land Acquisition**, a breakdown of which is at **Enclosure 7**. The annual cashflow will be sought separately according to established procedures together with other block allocation subheads under the Capital Works Reserve Fund (Paper No. PWSC(2019-20)23). The above estimate has not included the total cost of SEGCA of \$2.4 million for eligible households affected by the First Phase development estimated in paragraph 38 above.

61. The detailed design and site investigation for the proposed works for Second Phase development as well as related studies will not require any land acquisition. The details and scope of land acquisition for the works for the Second Phase development will be ascertained in the detailed design.

## BACKGROUND INFORMATION

62. We upgraded **787CL** (part), **796CL** and **829CL** (part) to Category B in September 2014, September 2015 and September 2018 respectively.

63. We engaged consultants to undertake the detailed design for Advance Works Phases 1 & 2 and Stage 1 Works in February and March 2017 respectively, funded by **Subhead 7100CX** “Civil engineering works, studies and investigations for items in Category D of the Public Works Programme”. We have substantially completed the detailed design of the proposed works.

/64. ....

<sup>20</sup> Ex-gratia Allowances (“EGAs”) will be provided to eligible business undertakings, including the EGA for Outdoor/Open-air Business Operations newly introduced in 2018 as part of the enhancements to the general ex-gratia compensation and rehousing arrangements for government development clearance exercises. Alternatively, business undertakings which are not eligible or do not wish to receive EGAs may also make claims to the Government for statutory compensation.



64. Of the 1 836 trees within the boundary of the proposed works for Advance Works Phases 1 & 2 and Stage 1 Works to support the First Phase development, 1 059 trees will be preserved whereas 777 trees will be removed, including 770 trees to be felled and 7 trees to be transplanted. There are four important trees<sup>21</sup> with trunk diameter equal to or exceeding 1.0 m or of rare species within the works boundary, of which two will be preserved, one will be transplanted and one will be felled. Details of the two important trees affected are provided at **Enclosure 8**. We will incorporate planting proposals as part of works including about 93 trees and 200 000 shrubs as part of the compensatory planting and the remaining compensatory planting will be provided in subsequent phases of the HSK/HT NDA project.

65. The detailed design and site investigation for the proposed works for Advance Works Phase 3 and Stage 2 Works to support the Second Phase development will not directly involve any tree removal or planting proposals. We will take into consideration the need for tree preservation, and formulate tree preservation, removal, compensatory and new planting proposals during the design stage. Such proposals, if necessary, will be implemented under the proposed works for the Second Phase development.

66. We estimate that the proposed works for Advance Works Phases 1 & 2 to support the First Phase development and the detailed design and site investigation for Advance Works Phase 3 to support the Second Phase development under **787CL** (part) will create about 80 jobs (50 for labourers and another 30 for professional or technical staff) providing a total employment of about 3 820 man-months.

67. We estimate that the proposed works for Stage 1 Works to support the First Phase development under **796CL** will create about 750 jobs (605 for labourers and another 145 for professional or technical staff) providing a total employment of about 13 400 man-months.

/68. ....

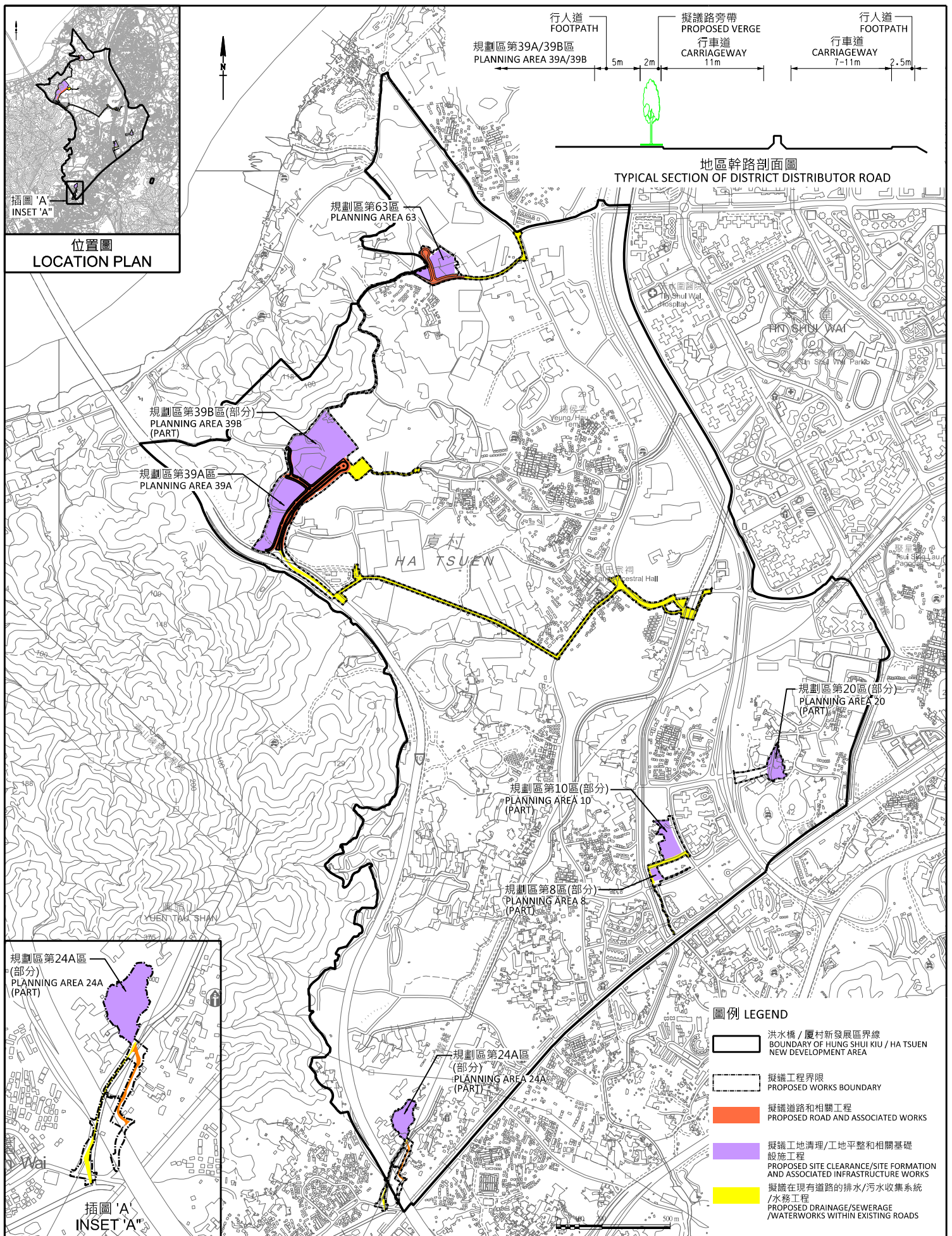
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<sup>21</sup> “Important trees” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

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

68. We estimate that the detailed design and site investigation for Stage 2 Works to support the Second Phase development and related studies under **829CL** (part) will create about 25 jobs (five for labourers and another 20 for professional or technical staff) providing a total employment of 1 310 man-months.

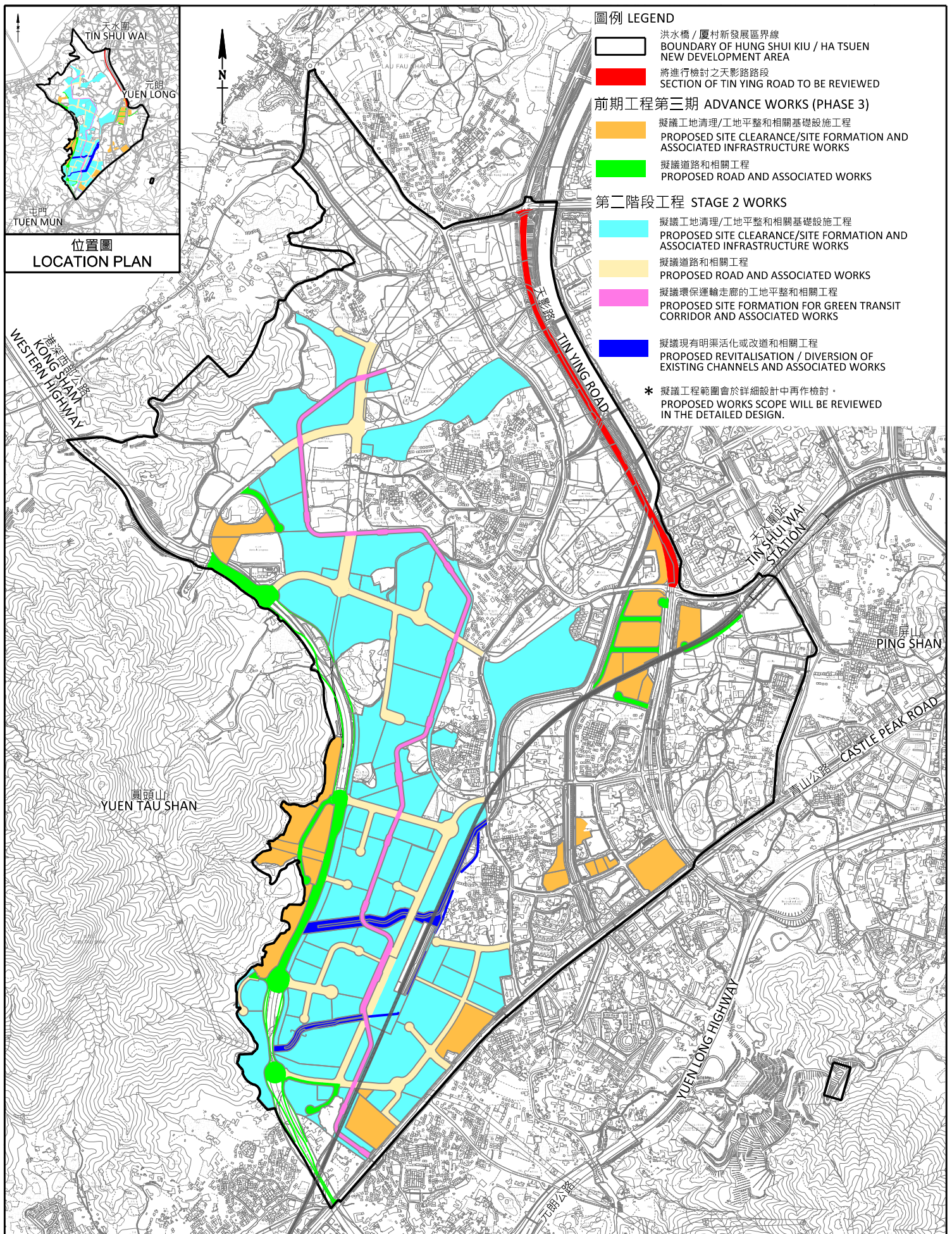
Development Bureau  
January 2020



圖則名稱 drawing title

工務計劃項目第787CL號(部分) - 洪水橋 / 厦村新發展區前期工程第一及第二期 - 工地平整和基礎設施及  
工務計劃項目第796CL號 - 洪水橋 / 厦村新發展區第一階段工程 - 工地平整和基礎設施平面圖  
PWP ITEM NO.787CL (PART) - HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA ADVANCE WORKS  
PHASES 1 AND 2 - SITE FORMATION AND ENGINEERING INFRASTRUCTURE AND  
PWP ITEM NO. 796CL - HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA STAGE 1 WORKS - SITE FORMATION  
AND ENGINEERING INFRASTRUCTURE LAYOUT PLAN

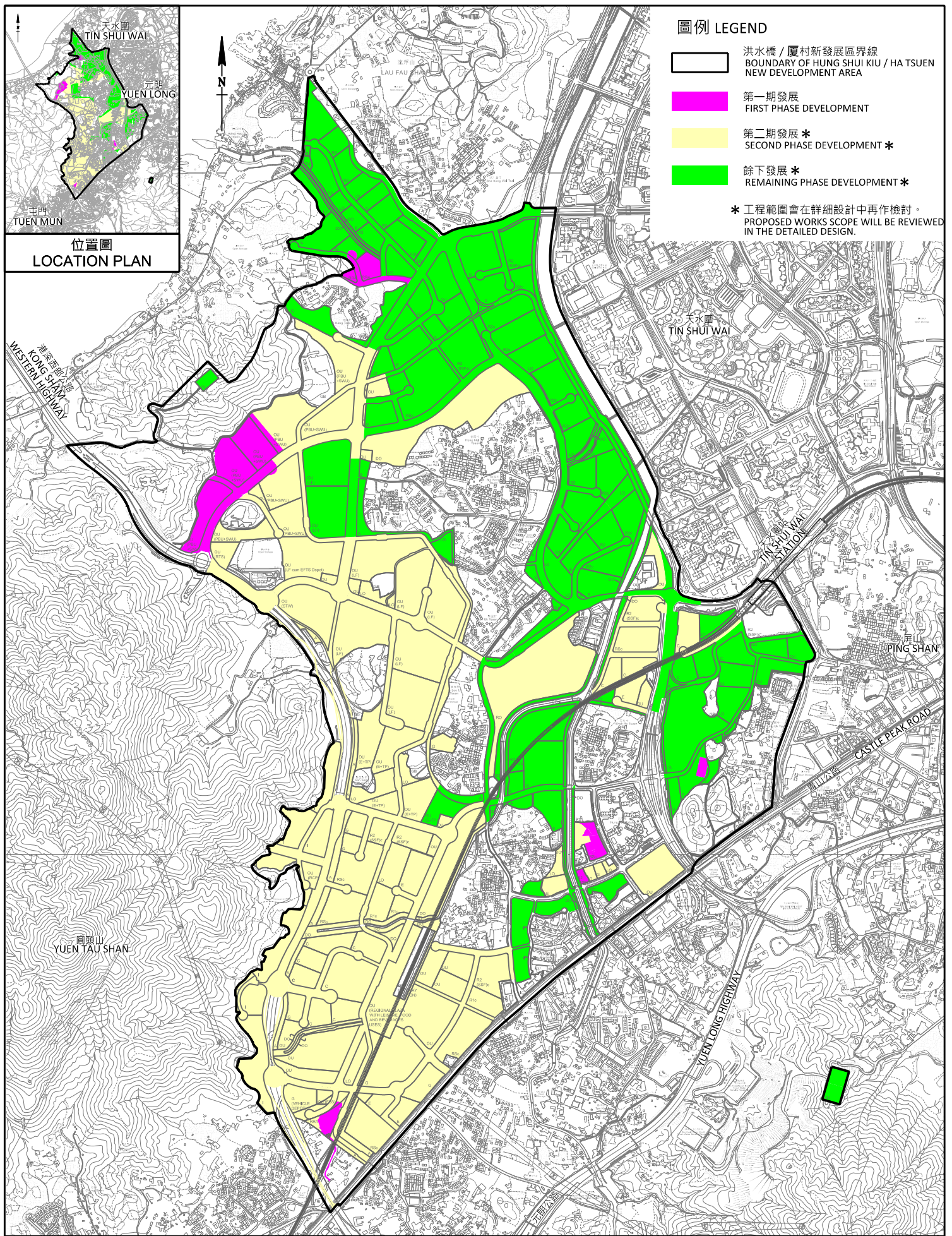




圖則名稱 drawing title

工務計劃項目第787CL號(部分) - 洪水橋 / 厦村新發展區前期工程第一及第二期 - 工地平整和基礎設施及  
 工務計劃項目第796CL號 - 洪水橋 / 厦村新發展區第一階段工程 - 工地平整和基礎設施平面圖  
 PWP ITEM NO.787CL (PART) - HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA ADVANCE WORKS  
 PHASES 1 AND 2 - SITE FORMATION AND ENGINEERING INFRASTRUCTURE AND  
 PWP ITEM NO. 796CL - HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA STAGE 1 WORKS - SITE FORMATION  
 AND ENGINEERING INFRASTRUCTURE LAYOUT PLAN





洪水橋 / 厦村新發展區各期發展示意圖

HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA PHASING PLAN

## Enclosure 4 to PWSC(2019-20)24

### 787CL (part) – Hung Shui Kiu/Ha Tsuen New Development Area advance works phases 1 & 2 – site formation and engineering infrastructure and phase 3 – detailed design and site investigation

#### Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2019 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Consultants' fees for contract administration for construction for Advance Works Phases 1 & 2 <sup>(Note 2)</sup>	Professional	-	-	-	1.1
		Technical	-	-	-	0.5
					Sub-total	1.6#
(b)	Resident site staff (RSS) costs for construction for Advance Works Phases 1 & 2 <sup>(Note 3)</sup>	Professional	88	38	1.6	12.1
		Technical	187	14	1.6	9.0
					Sub-total	21.1
	Comprising -					
	(i) Consultants' fees for management of RSS				0.5#	
	(ii) Remuneration of RSS				20.6#	
(c)	Consultants' fees for detailed design for Advance Works Phase 3 <sup>(Note 4)</sup>	Professional	626	38	2.0	107.5
		Technical	157	14	2.0	9.5
					Sub-total	117.0#



			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(d)	RSS costs for site investigation works for Advance Works Phase 3 <sup>(Note 5)</sup>	Professional	14	38	1.6	1.9
		Technical	30	14	1.6	1.5
					Sub-total	<hr/> 3.4
	Comprising -					
	(i) Consultants' fees for management of RSS and contract administration				0.2#	
	(ii) Remuneration of RSS				3.2#	
(e)	Consultants' fees for preparation of tender documents and assessments of tenders for Advance Works Phase 3 and associated site investigation works <sup>(Note 4)</sup>	Professional	71	38	2.0	12.2
		Technical	18	14	2.0	1.1
					Sub-total	<hr/> 13.3#
					<b>Total</b>	<hr/> <b>156.4</b>

\* MPS = Master Pay Scale

### Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of RSS supplied by the consultants. A multiplier of 2.0 is applied to the average MPS salary point to estimate the full staff cost including the consultants' overheads and profit for the staff employed in the consultants' offices (subject to Finance Committee's approval, MPS point 14 = \$30,235 per month and MPS point 38 = \$85,870 per month).
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction for Advance Works Phases 1 & 2. The construction phase of the assignment will only be executed subject to Finance Committee's approval to upgrade **787CL** (part) to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

4. The actual man-months and actual fees will only be known after the consultants have been selected.
5. The actual man-months and actual costs will only be known after completion of the site investigation works.

**Remarks**

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 23 of the main paper.



## Enclosure 5 to PWSC(2019-20-)24

### 796CL – Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works – site formation and engineering infrastructure

#### Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2019 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Consultants' fees for contract administration <sup>(Note 2)</sup>	Professional	-	-	-	2.9
		Technical	-	-	-	1.4
					Sub-total	4.3#
(b)	Consultants' fees for environmental monitoring and audit programme <sup>(Note 3)</sup>	Professional	12	38	2.0	2.1
		Technical	15	14	2.0	0.9
					Sub-total	3.0#
(c)	Resident site staff (RSS) costs <sup>(Note 3)</sup>	Professional	350	38	1.6	48.1
		Technical	900	14	1.6	43.5
					Sub-total	91.6
	Comprising -					
	(i) Consultants' fees for management of RSS				2.5#	
	(ii) Remuneration of RSS				89.1#	
					<b>Total</b>	<b>98.9</b>

\* MPS = Master Pay Scale

#### Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of RSS supplied by the consultants. A multiplier of 2.0 is applied to the average MPS salary point to estimate the full staff cost including the consultants' overheads and profit for the staff employed in the consultants' offices (subject to Finance Committee's approval, MPS point 14 = \$30,235 per month and MPS point 38 = \$85,870 per month ).
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction for Stage 1 Works. The construction phase of the assignment will only be executed subject to Finance Committee's approval to upgrade 796CL to Category A.

3. The actual man-months and actual costs will only be known after completion of the construction works.

**Remarks**

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 28 of the main paper.

## Enclosure 6 to PWSC(2019-20)24

### 829CL(part) – Hung Shui Kiu/Ha Tsuen New Development Area stage 2 works – detailed design and site investigation

#### Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2019 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Consultants' fees for detailed design <sup>(Note 2)</sup>	Professional	901	38	2.0	154.7
		Technical	225	14	2.0	13.6
					Sub-total	168.3#
(b)	Resident site staff (RSS) costs for site investigation works <sup>(Note 3)</sup>	Professional	21	38	1.6	2.9
		Technical	42	14	1.6	2.0
					Sub-total	4.9
	Comprising -					
	(i) Consultants' fees for management of RSS and contract administration				0.3#	
	(ii) Remuneration of RSS				4.6#	
(c)	Consultants' fees for preparation of tender documents and assessments of tenders for Stage 2 Works and associated site investigation works <sup>(Note 2)</sup>	Professional	102	38	2.0	17.5
		Technical	26	14	2.0	1.6
					Sub-total	19.1#
(d)	Consultants' fees for related studies for the overall NDA development <sup>(Note 2)</sup>	Professional	204	38	2.0	35.0
		Technical	53	14	2.0	3.2
					Sub-total	38.2#
					<b>Total</b>	<b>230.5</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of RSS supplied by the consultants. A multiplier of 2.0 is applied to the average MPS salary point to estimate the full staff cost including the consultants' overheads and profit for the staff employed in the consultants' offices (subject to Finance Committee's approval, MPS point 14 = \$30,235 per month and MPS point 38 = \$85,870 per month ).
2. The actual man-months and actual fees will only be known after the consultants have been selected.
3. The actual man-months and actual costs will only be known after completion of the site investigation works.

**Remarks**

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 33 of the main paper.

**787CL (Part) – Hung Shui Kiu/Ha Tsuen New Development Area advance works phases 1 and 2 – site formation and engineering infrastructure**

**796CL – Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works – site formation and engineering infrastructure**

**Breakdown of land acquisition cost under Lands Resumption Ordinance (Cap. 124), Roads (Works, Use and Compensation) Ordinance (Cap. 370), and Roads (Works, Use and Compensation) Ordinance (Cap. 370) as applied by Water Pollution Control (Sewerage) Regulation (Cap. 358AL) charged to Subhead 1100CA of Head 701 – Land Acquisition**

		<b>\$ million</b>
<b>(I)</b>	<b>Estimated cost for land acquisition</b>	<b>1,789.9</b>
<b>(II)</b>	<b>Estimated cost for land clearance</b>	<b>106.4</b>
	(a) Ex-gratia allowances (EGAs) for domestic occupiers (e.g. EGA for permitted occupiers of licensed structures and surveyed squatters affected by clearance and domestic removal allowance, etc.) **	3.0
	(b) Other ex-gratia allowances (e.g. crop compensation, disturbance allowance for cultivators, EGA for miscellaneous permanent improvements to farms, EGA for shops, workshops, godowns, slipways, schools, churches and ornamental fish breeding undertakings, EGA for open-air/outdoor business undertakings, EGA for clearance of graves, urns (“Kam Taps”) and shrines and EGA for “Tun Fu” ceremonial fees, etc.)	103.4
<b>(III)</b>	<b>Interest and Contingency Payment</b>	<b>284.4</b>
<b>Total</b>		<b>2,180.7</b> <b>(say 2,181)</b>

**Note**

The above estimated land acquisition cost is based on the prevailing rate as at December 2019.

**\*\*This does not include the estimated \$2.4 million for Special Ex-gratia Cash Allowance for eligible households affected by land resumption and clearance under the First Phase development, which will be separately charged to Subhead 38CA of Head 701 - Land Acquisition.**

**附件 8 (2 頁中的第 1 頁)    Enclosure 8 (Sheet 1 of 2)**

**787CL(部分) – 洪水橋／厦村新發展區前期工程第一及第二期–工地平整和基礎設施**

**796CL – 洪水橋／厦村新發展區第一階段工程–工地平整和基礎設施**

**兩棵受影響珍貴樹木的詳情**

**787CL (Part) – Hung Shui Kiu/Ha Tsuen New Development Area advance works phases 1 and 2 – site formation and engineering infrastructure**

**796CL – Hung Shui Kiu/ Ha Tsuen New Development Area stage 1 works – site formation and engineering infrastructure**

**Details of Two Important Trees Affected**

樹木/樹組 編號 <sup>(1)</sup> Tree/ Tree Group No.	品種 Species		量度 Measurements			觀賞價值 <sup>(3)</sup> Amenity value	形態 Form	健康狀況 Health condition	結構狀況 Structural condition	移植合適度 <sup>(4)</sup> Suitability for transplanting		保育狀況 <sup>(5)</sup> Conservation status	建議處置方法 (保留／移植／砍伐) Recommendation (Retain/ Transplant/ Fell)	提供專業意見的 部門 Department to provide expert advice
	學名 Scientific name	中文名 Chinese Name	高度 (米) Height (m)	胸徑 <sup>(2)</sup> (毫米) DBH (mm)	樹冠闊度 (米) Crown spread (m)	(良好／一般／差劣) (Good/ Fair/ Poor)				(高／中／ 低) (High/ Medium/ Low)	備註 Remarks			
T171	<i>Ficus virens</i>	大葉榕	11	1020	15	一般 Fair	一般 Fair	一般 Fair	一般 Fair	低 Low	樹木位置與擬議的施工地點有衝突。由於樹木非常大，健康狀況一般，但預計移植後形態難以復原，存活率低，因此不建議移植。 Tree location is in conflict with the proposed works. The size of the tree is very large. The health condition is fair but the form after transplanting is irrecoverable. The survival rate after transplanting is low. It is therefore not recommended to be transplanted.	不是 No	砍伐 Fell	漁農自然護理署 Agriculture, Fisheries and Conservation Department
MT-728	<i>Aquilaria sinensis</i>	土沉香	7	184	3	一般 Fair	差劣 Poor	一般 Fair	差劣 Poor	低 Low	樹木位置與擬議的施工地點有衝突。健康狀況一般，但形態和結構狀況差劣；不過因該品種保育價值高，因此建議移植。 Tree location is in conflict with the proposed works. The health condition is fair but the form and structural condition are poor. This species, however, is of high conservation value and is recommended to be transplanted.	是 Yes	移植 Transplant	漁農自然護理署 Agriculture, Fisheries and Conservation Department

註：

- (1) 這兩棵樹並非《古樹名木冊》內的樹木。
- (2) 樹木胸徑是指測量人員從離地1.3米高度位置量度的樹木直徑。
- (3) 評估樹木的觀賞價值是基於它的其遮蔭、避風雨、屏障、減低污染及消滅噪音功能方面的效用，以及「風水」方面的重要性；分級如下－  
良好：屬重要樹木，應予保留，並相應調整設計佈局。  
一般：屬適宜保留的樹木，用以締造優美環境，包括稍遜於「良好」級別的健康樹木。  
差劣：屬枯死、垂死或有潛在危險的樹木，應予移除。
- (4) 評估已顧及個別樹木在調查期間的狀況(包括健康、結構、樹齡和根部的狀況)、樹木生長環境(包括地形和易達程度)，以及樹木品種的內在特性(移植後的存活率)。
- (5) 樹木編號MT-728為土沉香，屬貴重或稀有品種，受《保護瀕危動植物物種條例》(第586章)保護。

Remarks:

- (1) The two trees are not listed on Register of Old and Valuable Trees.
- (2) DBH of a tree refers to its Diameter at Breast Height (i.e. measurement at 1.3 m above ground level).
- (3) Amenity value of the tree is assessed by its functional values for shade, shelter, screening, reduction of pollution and noise and also its “fung shui” significance, and classified into the following categories –  
Good: important trees which should be retained by adjusting the design layout accordingly.  
Fair: trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than “Good” trees.  
Poor: trees that are dead, dying or potentially hazardous and should be removed.
- (4) Assessment has taken into account conditions of individual trees at the time of survey (including health, structure, age and root conditions), site conditions (including topography and accessibility), and intrinsic characters of tree species (survival rate after transplanting).
- (5) Tree no. MT-728 is *Aquilaria sinensis*, which is precious or rare species. It is protected under the Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586).