For discussion
on 20 November 2024

PWSC(2024-25)16

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT
Civil Engineering – Land Development
852CL – Development of San Tin Technopole

HEAD 705 – CIVIL ENGINEERING
Recreation, Culture and Amenities – Open spaces
484RO – Establishment of Sam Po Shue Wetland Conservation Park

Members are invited to recommend to the Finance Committee ("FC") –

(a) upgrading of part of **852CL** to Category A, as **899CL** entitled "Phase 1 Stage 1 Works of San Tin Technopole – Site Formation and Engineering Infrastructure", at a preliminary estimated cost of around **$27,175.1 million** in money-of-the–day ("MOD") prices, for carrying out site formation and engineering infrastructure works to support the phase 1 stage 1 development of San Tin Technopole ("STT"); and

(b) upgrading of part of **484RO** to Category A, as **485RO** entitled "Establishment of Sam Po Shue Wetland Conservation Park – Detailed Design for First Phase", at an estimated cost of **$84.9 million** in MOD prices, for the engagement of

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consultants to carry out the detailed design for the first phase of Sam Po Shue Wetland Conservation Park ("WCP").

PROBLEM

STT (excluding the Loop), with a development area of about 540 hectares ("ha"), is being implemented in two phases. We need to apply funding to commence the construction works for the Phase 1 Stage 1 development in end-2024 so as to meet the target first population intake by 2031. Besides, we also need to commence the detailed design for establishing Sam Po Shue WCP to dovetail with the development of STT and enhance the overall ecological value of the wetland in the Deep Bay area.

PROPOSAL

2. The Director of Civil Engineering and Development, with the support of the Secretary for Development and Secretary for Environment and Ecology respectively, proposes to upgrade the following Projects to Category A –

(a) part of **852CL** at an estimated cost of **$27,175.1 million** in MOD prices for carrying out site formation and engineering infrastructure works to support the phase 1 stage 1 development of STT; and

(b) part of **484RO** at an estimated cost of **$84.9 million** in MOD prices for the engagement of consultants to carry out the detailed design for the first phase of Sam Po Shue WCP ("the Park (Phase 1)").

OVERVIEW

3. With the support of the National 14th Five-Year Plan, Hong Kong is making every effort to develop into an international innovation and technology ("I&T") centre. Hong Kong has strong research and development ("R&D") capabilities. It is the only city in the world having five of the world's top 100 universities, and it also has two of the world's top 40 medical schools. As of 2023, the number of start-ups in Hong Kong has reached about 4 300, which is an increase of one-third as compared with 2019. The current I&T development centres in Hong Kong include Hong Kong Science Park and Cyberport. Nevertheless, shortage of land has restrained more comprehensive development of

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the I&T industry. The Hong Kong-Shenzhen Innovation and Technology Park ("HSITP") of 87 ha located at the Loop is the major I&T land in recent years. The Hong Kong I&T Development Blueprint released in December 2022 specifically mentioned that the development of STT is to be expedited for supplying more I&T land as soon as possible so as to support the development of the technology industry of Hong Kong. During the two-month public engagement activities held last year, members of the public generally supported the development of the STT. The 2024 Policy Address pointed out that the Government plans to commence the first-stage construction works of STT this year.

Enhancing Quantity and Speed to Expand the Capacity for I&T Development

4. In order to actively respond to the mission assigned to Hong Kong under the National 14th Five-Year Plan to develop into an international I&T centre and to enhance the cooperation between the I&T Zones of Hong Kong and Shenzhen, STT being strategically located at the boundary of the two technologically advanced cities will supply a large amount of I&T land, creating synergy effect. STT, with the 87-ha HSITP at the Loop as its core, will provide an additional 210 ha of land at the proximity to develop into an I&T hub. The total of 300 ha of I&T land can accommodate a total floor area of no less than 7 million square metres, which is equivalent to 17 number of Hong Kong Science Parks. The first three buildings under Batch one of HSITP will be completed progressively from end of this year and the remaining five buildings are expected to be completed progressively within the next five years. The Innovation, Technology and Industry Bureau is conducting a consultancy study on the planning of industry development over the other 210 ha of I&T land in STT, and will release the findings in 2025. STT can accommodate a large number of I&T enterprises of different scale and technological expertise, leveraging the clustering effect of I&T facilities and fostering I&T cooperation between Hong Kong and Shenzhen as well as international community. This will develop Hong Kong with the new industry pattern of "South-North dual engine (finance - I&T)".

5. Given the rapid development of I&T, we need to be as flexible as possible in planning to cope with future changes. Therefore, we have designed different sizes of I&T sites including some larger ones to accommodate I&T facilities of different scale (e.g. leading technology giants and start-ups), different fields (e.g. life and health technology, artificial intelligence and data science, advanced manufacturing, new energy technology, etc.), as well as different stages (e.g. R&D, prototyping, trial production, mass production, etc.). We have also permitted more uses within the I&T zones in the statutory outline zoning plan, including R&D, product development, mass production, talent accommodation and other supporting facilities, to help cultivate a more comprehensive I&T ecosystem. Subject to FC's funding approval, works will commence at end of this year, with the first batch of I&T sites to be formed in end-2026.

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San Tin Town Centre

6. STT is not only a place where I&T talents would work hard, but also a self-sufficient community under planning with comprehensive community facilities. The San Tin Town Centre, located south of San Tin Highway, will be built around the proposed San Tin Station of the Northern Link Main Line, and will provide about 50 000 public and private housing units progressively from 2031 onwards. The town centre will be equipped with a full range of supporting facilities, including an iconic cultural and recreational hub as well as a comprehensive network of government and institutional facilities and open space, providing daily living support for I&T talents and improving home-job balance.

Co-existence of Development and Conservation

7. The Government has been adhering to the vision of "Co-existence of Development and Conservation" in planning the development of STT. Noting the ecological significance of nearby areas, we adopted the avoidance-based principle during the planning stage and made use of developed areas, including brownfield sites, the boundary control point, etc., as far as possible to minimise the need for pond filling. However, due to geographical constraints, including the surrounding mountains at the east and at the south, some fish ponds or wetlands (about 90 ha, about half of which being inactive or abandoned) are inevitably required in order to provide the necessary land to promote the cluster of I&T development. At the same time, we will establish the Sam Po Shue WCP of about 338 ha, preserving the fishponds or wetland in-situ and enhancing their ecological value through active conservation. Not only can no-net-loss in the ecological function and capacity of the wetland concerned be achieved as ecological compensation to pond filling, it will also enhance the overall ecological value of the wetland in the Deep Bay area. We have also established the Environmental Committee, comprising of members including relevant government departments, academics and green groups, to provide advice on the preparation of implementation plan on various ecological mitigation and enhancement measures and monitor their effectiveness. The first meeting of the Environmental Committee was held on 15 November.

8. Besides, we will preserve the Mai Po Inner Deep Bay Ramsar Site in its totality, and reserve a 300-metrewide bird flight corridor in an east-west direction to the north of the Lok Ma Chau Boundary Control Point, and will convert the existing Mai Po Lung Village Egretry, being the third-largest egretry in Hong Kong, as well as the brownfield in the vicinity into green open space. We will also revitalise the San Tin Eastern Main Drainage Channel and the San Tin Western Main Drainage Channel to enhance biodiversity through incorporating diversified habitats and to provide open space.

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9. As committed earlier, we will not carry out pond filling works before commencing works for Sam Po Shue WCP. We will arrange all land within the Park to come under the Government's ownership to facilitate Government-led operation of the Park. Since the majority of land in the remaining phase(s) is under private ownership and in order to contain the Government's expenditure on compensation for land resumption for establishing the Park, the Government will, before invoking the statutory resumption power, explore possible schemes to incentivise private land owners to voluntarily surrender their land to the Government, such as allowing the land value of the surrendered land to be deducted from land premium in land exchange/lease modifications being/to be pursued by the same land owners elsewhere.

Transport Infrastructure

10. The public transportation facilities of STT will be backed by three major railway lines (i.e. the proposed Northern Link Main Line, Northern Link Spur Line and the existing Lok Ma Chau Spur Line). As for road transport, STT and surrounding areas will be connected by four major external highways (i.e. San Tin Highway, Fanling Highway, San Sham Road and the proposed Northern Metropolis Highway). The Northern Link Main Line is anticipated for completion in 2034 and the Northern Metropolis Highway (San Tin Section) is anticipated for commissioning in 2036. The required upgrading works for San Tin Highway, Fanling Highway and San Sham Road will be included in the project scope of STT development.

11. STT (excluding the Loop) covers a total area of about 540 ha. Upon full development, it will provide about 50 000 residential flats and about 6 400 talent accommodation units, accommodating a new population of 150 000 to 160 000. It will also create about 160 000 employment opportunities. STT will be equipped with comprehensive transport infrastructures and community facilities, becoming a modern new development area with industrial development, ecological conservation and a livable environment.

PROJECT SCOPE AND NATURE

Phase 1 Stage 1 Works of STT – Site Formation and Engineering Infrastructure (Public Works Programme ("PWP") Item No. 899CL)

12. In addition to the HSITP under construction, STT will be developed in two phases, with Phase 1 further subdivided into two stages. The Phase 1 Stage 1 development covers an area of about 158 ha, mainly involving the I&T sites at the east of San Sham Road near Fanling Highway and the land occupied by the Lok Ma Chau Boundary Control Point which will be released when the new

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Huanggang Port is commissioned, the first batch of sites for residential and supporting facilities, as well as some key roads and engineering infrastructure. The Phase 1 Stage 1 works will not include pond filling works.

13. Subject to the FC's funding approval, the Civil Engineering and Development Department will commence works progressively from end 2024 with a view to completing the formation of the first batch of I&T sites in end 2026 and enabling the first population intake in 2031[1]. Details of the above project are set out in **Enclosure 1**.

14. Key figures of STT Phase 1 Stage 1 development are tabulated below –

	Phase 1 Stage 1 Development
Development area	about 158 ha
Area of I&T sites	about 43 ha
I&T floor areas that can be provided	about 1 560 000 m^2
Area of logistics sites	about 8.5 ha
Logistics floor areas that can be provided	about 384 000 m^2
Other commercial floor areas	about 15 350 m^2
New population	18 000 – 20 000
Housing yield (all being public housing)	5 500 – 6 000 units
Private land to be resumed[2]*	about 54 ha
Government land to be developed[2]*	about 142 ha
No. of households to move out*	about 216
No. of business undertakings to move out*	about 236
Fish ponds to be affected	0 ha
Active farmland to be affected*	about 3 ha
No. of livestock farms to be affected	0
Programme for site formation and engineering infrastructure works	2024 to 2031

*Remarks: The figures are concluded from the records of pre-clearance survey. The no. of households and business undertakings to move out and the area of active farmland to be affected are subject to further verification.

/**Establishment** …..

[1] The first batch of housing units will be Dedicated Rehousing Estates located near the proposed San Tin Station of Northern Link Main Line for housing eligible residents affected by Government development projects.

[2] The area of private and government land that has to be resumed and/or developed (196 ha in total) is different from the development area (158 ha). This is because the former includes land outside the development (such as the land covered by the construction of service reservoirs), land required for the works (such as works area) and existing roads, etc.

Establishment of Sam Po Shue WCP – Detailed Design for First Phase (PWP Item No. 485RO)

15. The "Strategic Feasibility Study on the Development of Wetland Conservation Parks System", which was released recently in end October, recommended the area of the proposed Sam Po Shue WCP to be approximately 338 ha. It also recommended incorporating the existing wetland compensation areas (around 10 ha in total) on Government land in Lok Ma Chau currently managed by the Agriculture, Fisheries, and Conservation Department ("AFCD") into the Park for management[3]. Therefore, the total area of the Park could further increase to about 348 ha. The Park will be established in phases. Phase 1 covers an area of about 150 ha, all being Government land. The Phase 1 works are expected to commence in 2026-2027 the earliest for completion in 2031. The majority of the remaining land is under private ownership and will be covered in the works for the remaining phase(s). It is expected that the entire Park will be completed by 2039, to align with the estimated time for full operation of STT.

16. The investigation study for the establishment of the Park is in progress. The study covers a series of technical assessments, including traffic and transport, ecology and aquaculture, sewerage, drainage, water supply, landscaping and visual, geology and land decontamination, etc. To meet the implementation programme of the Park, we plan to engage consultants in the second half of 2025 to commence the detailed design for the Park (Phase 1) after the substantial completion of the relevant investigation study. The design will be completed in stages in 24 months. Details of this item are set out in **Enclosure 2**.

FINANCIAL IMPLICATIONS

17. We preliminarily estimate that the total costs in MOD prices of the proposed works and detailed design are as follows –

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[3] The design and construction works of the existing wetland compensation areas, which are proposed to be incorporated into the Park for management, have been completed and handed over to AFCD for management. Therefore, extra funding for the design and construction works is not required.

		$ million (in MOD prices)
(a)	**899CL – Phase 1 Stage 1 Works of STT – Site Formation and Engineering Infrastructure**	**27,175.1**
(b)	**485RO – Establishment of Sam Po Shue WCP – Detailed Design for First Phase**	**84.9**
	Total	**27,260.0**

18. Regarding the latest estimated cost of $27,175.1 million for **899CL**, it is reduced by about $2,824.9 million as compared with the estimated cost of about $30,000 million when we consulted the Panel on Development of the Legislative Council in October. Apart from taking out the estimated cost of the proposed gallery for showcasing major construction projects at about $700 million (i.e. about 2.3% of the original overall estimated cost)[4], insofar as engineering design is concerned, we have also decided to adjust the scope of the common utilities enclosure, now proposing its provision under busy road junctions only to maximise the cost-effectiveness, thereby saving about $300 million (i.e. about 1%). Furthermore, we have adjusted downward the estimated cost by about $1,820 million (i.e. about 6.1%), with reference to the returned tender prices[5]. Out of this cost reduction, site clearance and formation works amounts to about $720 million (i.e. about 2.4%), road works amounts to about $700 million (i.e. about 2.3%), and other works as well as supplementary expenditures and contingencies amount to about $400 million (i.e. about 1.4%).

Development Bureau
Environment and Ecology Bureau
November 2024

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[4] We undertook at the meeting of the Panel on Development in October that the Administration will submit proposal to the Public Works Subcommittee separately for the construction of the gallery. We will review whether to expand the scale of the proposed gallery so as to combine with the functions of the existing City Gallery in Central and release the City Gallery facility. We will review the location for the proposed gallery having regard to the adjusted scale. The Government will consult the Legislative Council again after the review.

[5] The Civil Engineering and Development Department has initiated parallel tendering for the first batch of construction works contracts for the Phase 1 Stage 1 works in September 2024. So far, the tender invitation for two contracts has been completed.

852CL – Development of San Tin Technopole

PROJECT SCOPE AND NATURE

We propose to upgrade part of **852CL** to Category A, as **899CL** entitled "Phase 1 Stage 1 Works of San Tin Technopole ("STT") – Site Formation and Engineering Infrastructure". The scope comprises –

(a) site clearance and formation (including geotechnical works and land decontamination works) for about 158 hectares ("ha") of land, to supply land for development of innovation and technology ("I&T") uses, logistics, housing, Government, Institute or Community ("GIC") facilities, open spaces, etc., and for construction of the road and infrastructure works in sub-paragraphs (b) and (c) below;

(b) upgrading of a section of San Tin Highway of about 2 kilometres ("km"), construction of associated district distributors and local roads of about 8 km long in total, cycle tracks of about 8.5 km long and footpaths, and associated junction/road improvements;

(c) construction of other engineering infrastructure works including drainage system, sewerage system (including two sewage pumping stations); water supply systems (including a fresh water service reservoir and a reclaimed water service reservoir with capacity of about 132 000 cubic metres ("m^3") and 72 000 m^3 respectively); revitalisation of drainage channels of around 2 400 metres ("m") long, greening and landscape works for open space and amenity area, as well as other associated works;

(d) implementation of the environmental mitigation measures, environmental monitoring and audit ("EM&A") programme and construction supervision for the works mentioned in sub-paragraphs (a) to (c) above; and

(e) detailed design for the expansion in development area (belonging to the works after Phase 1 Stage 1) after the

/Northern …..

Northern Metropolis Development Strategy was announced[1].

2. The above works do not include pond filling works. The development phasing plan of STT is at **Annex 1** to this Enclosure. Layout plans and artistic impressions for the Phase 1 Stage 1 works are at **Annexes 2** to **7** to this Enclosure.

3. Subject to the funding approval by the Finance Committee ("FC"), we plan to commence works for the Phase 1 Stage 1 works progressively from end 2024 for substantial completion in 2031. Detailed design of the Phase 1 Stage 2 works is in progress. With a view to completing the remaining site formation and engineering infrastructure works by 2039, the detailed design for the Phase 2 development will also commence in end 2024.

4. To meet the works programme, the Civil Engineering and Development Department ("CEDD") has simultaneously invited tenders for the first batch of construction works contracts for Phase 1 Stage 1 works and the detailed design for the Phase 2 development in September 2024. CEDD will only award both the works contracts and consultancies upon obtaining funding approval from the FC.

5. We will seek funding for the remainder of **852CL** for the construction works under Phase 1 Stage 2 and Phase 2 development at an appropriate timing upon substantial completion of the detailed design.

JUSTIFICATIONS

6. STT with an area of about 540 ha (excluding the Loop) will be implemented in two phases: Phase 1 and Phase 2, with Phase 1 further subdivided into two stages. We will form 158 ha of land under the Phase 1 Stage 1 development of STT. This stage of works will give priority to providing I&T sites to facilitate the Government in attracting businesses and investments early, as well as sites for housing such as Dedicated Rehousing Estate ("DRE") and sites for logistics facilities. Some formed land will be used for constructing roads and other engineering infrastructure such as drainage system to improve the transport connectivity and lower the flooding risks, benefiting existing and future residents.

/***Providing*** …..

[1] At the time the Legislative Council approved the funding application for the detailed design in mid 2021, the development area was about 273 ha. Subsequently, following the announcement of the Northern Metropolis Development Strategy in October 2021, the development area was enlarged to around 540 ha (excluding the Loop).

Providing Land for I&T Park

7. The I&T Park in STT is mostly situated to the north of San Tin Highway/Fanling Highway. The Phase 1 Stage 1 works will form around 43 ha of I&T land, which is around 20% of the total development area of new I&T sites. These I&T sites are mainly located to the east of San Sham Road and near Fanling Highway, and at the Lok Ma Chau Boundary Control Point which will be released upon commissioning of the new Huanggang Port. We plan to commence works in end 2024 with the first batch of formed I&T land available in end 2026.

Providing Land for Housing

8. In the Phase 1 Stage 1 works, we will form sites near San Tin Station for the construction of public housing and DRE, with the latter to house eligible residents affected by government development projects. The formed land will provide around 5 500 to 6 000 units in total, equivalent to about 11% of the total housing supply of STT. It is estimated that the first population intake will commence in 2031.

Providing Land for Logistics and Other Economic Activities

9. Two sites with a total area of about 8.5 ha are reserved for the logistics, storage and workshop uses, which can be developed into multi-storey buildings for modern industries ("MSB") to promote development of industries. We will consider whether it is appropriate to allocate part of the floor area to accommodate business operators affected by development.

10. To address the needs of future residents of STT and in the vicinity, ancillary commercial uses such as restaurants, retail and services, etc., are planned in some of the housing sites within the development. The estimated commercial floor area within the housing sites in the Phase 1 Stage 1 works is about 15 350 square metres ("m^2").

Providing Land for GIC Facilities and Open Space

11. This stage of development will also provide land for GIC facilities, to provide support to the daily lives of talents working and residing in the I&T Park. The locations of GIC facilities has taken into consideration the locations of the population clusters including the villages. To develop a green and liveable community, we will provide under the Phase 1 Stage 1 works people-centric pedestrian and cycling networks. Open space and amenity area of varying sizes are also planned throughout STT to increase vibrancy of the community and make the outdoor environment more enjoyable. Besides, we will preserve the core area

/of …..

of the existing Mai Po Lung Village ("MPLV") Egretry, being the third-largest egretry in Hong Kong, and transform the brownfield in the vicinity into green open space in a comprehensive manner.

Providing Land for Engineering Infrastructure Facilities

12. The Phase 1 Stage 1 works will also form land for subsequent construction of infrastructure supporting STT, including effluent polishing plant, water reclamation plant, electricity substations, etc. Besides, drainage system (including stormwater pumping stations, underground stormwater retention facilities, drains and box culverts), sewerage system (including sewage pumping stations, gravity sewers and rising mains), and water supply system (including a fresh water service reservoir, a reclaimed water service reservoir, fresh water mains and flushing water mains) will be provided.

13. This stage of development will also provide land for construction of the district distributors and local roads, including widening of a section of San Tin Highway. Some of the land formed will be provided for construction of the Northern Link ("NOL") and associated works. Construction of the NOL Main Line is anticipated for completion in 2034.

14. Apart from serving STT, the provision of engineering infrastructure will also bring improvements to the existing traffic condition and the neighbouring environment. For example, the proposed road network will connect to the existing villages, improving accessibility of the villagers. When widening San Tin Highway and constructing local roads, noise barriers will be provided as appropriate, enhancing the living environment of the seven villages in San Tin Heung. In addition, the proposed drainage system will enhance flood resilience of existing villages within or adjacent to the development area, and the construction of sewerage system will facilitate the villages to be connected to public sewage collection system, thus improving the environmental hygiene of rural areas. The Government will continue to maintain close communication with the local villagers during all development stages, providing the latest project information and collecting their opinions.

15. STT has incorporated design elements of "Blue-Green Infrastructure". We will revitalise the existing San Tin Eastern Main Drainage Channel ("STEMDC") and San Tin Western Main Drainage Channel ("STWMDC"), and provide open space with flood retention functions and green landscape to enhance the flood protection and resilience to climate change. The development has adopted the latest flood protection standards as stipulated in the Stormwater Drainage Manual, with due consideration of the relevant rainfall intensities, ground surface conditions, as well as the characteristics and size of

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catchments in the analysis. In addition, we will take due consideration of extreme weather and climate change in the design of appropriate site formation levels for STT to cope with heavy rains and rise in water levels of river courses under extreme weather.

16. Upon completion of site formation works, we will hand over the formed land to relevant parties for I&T, housing and other development uses, while the infrastructure will be handed over to relevant government departments for management and maintenance.

FINANCIAL IMPLICATIONS

17. We preliminarily estimate that the total cost in money-of-the-day ("MOD") prices of the proposed works under the Phase 1 Stage 1 works with breakdown[2] are as follows –

			$ million (in MOD prices)
(a)	Site formation works (including site clearance, land decontamination, geotechnical and ground improvement works)		5,733.0
(b)	Road works		5,901.0
	(i) At-grade roads	1,943.2	
	(ii) Vehicular bridges and pedestrian footbridges	3,308.0	
	(iii) Pedestrian subways	23.6	
	(iv) Noise barriers	626.2	
(c)	Other engineering infrastructures and landscaping works		10,279.4
	(i) Drainage system (including stormwater pumping stations, underground stormwater retention facilities, drains and box culverts)	3,019.3	

/(ii) …..

[2] As regards the funding application for establishing a gallery to showcase major construction projects mentioned in paper for the Panel on Development, the Administration will submit the funding application to the Public Works Subcommittee separately, with more detailed information to be provided then for consideration by the Subcommittee.

			$ million (in MOD prices)	
	(ii)	Drainage channel revitalisation	1,039.4	
	(iii)	Sewerage system (including sewage pumping stations, gravity sewers and rising mains)	1,654.3	
	(iv)	Water supply system (including fresh water and reclaimed water service reservoirs, fresh water mains and flushing water mains)	2,476.0	
	(v)	Common utilities enclosure	1,202.8	
	(vi)	Open space, landscaping and other associated works	887.6	
(d)	Environmental mitigation measures and EM&A programme			462.8
(e)	Consultants' fees			625.5
	(i)	Contract administration	135.5	
	(ii)	Supervision of Resident Site Staff ("RSS")	109.8	
	(iii)	EM&A programme	55.3	
	(iv)	Detailed design for the expansion in development area	324.9	
(f)	Remuneration of RSS			1,757.2
Others				
(g)	Contingencies			2,416.2
		Total		**27,175.1**

The latest estimated cost is about $27,175.1 million, which is about $2,824.9 million less than the about $30,000 million when we consulted the Panel on Development in October. Apart from taking out the estimated cost of the proposed gallery for showcasing major construction projects at about $700 million

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(i.e. about 2.3% of the original overall estimated cost)[3], insofar as engineering design is concerned, we have decided to adjust the scope of the common utilities enclosure, now proposing its provision under busy road junctions only to maximise the cost-effectiveness, thereby saving about $300 million (i.e. about 1%). Furthermore, we have adjusted downward the estimated cost of the project by about $1,820 million (i.e. about 6.1%), with reference to the returned tender prices[4]. Out of this cost reduction, site clearance and formation works amounts to about $720 million (i.e. about 2.4%), road works amounts to about $700 million (i.e. about 2.3%), and other works as well as supplementary expenditures and contingencies amount to about $400 million (i.e. about 1.4%).

18. We propose to engage consultants to undertake contract administration and site supervision for the construction works as well as the detailed design for the expansion in development area. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 8** to this Enclosure.

19. Subject to funding approval, we plan to phase the expenditure for the Phase 1 Stage 1 works as follows –

Year	**$ million (in MOD prices)**
2024 - 25	16.4
2025 – 26	804.1
2026 – 27	1,749.5
2027 – 28	2,229.5
2028 – 29	5,177.5
2029 – 30	5,410.4

/**Year** …..

[3] We committed at the meeting of the Panel of Development in October that the Administration will submit application to the Public Works Subcommittee separately for the gallery. We will review whether to expand the proposed gallery so as to combine the functions of the existing City Gallery in Central as well and release the City Gallery facility. In addition, we will review the location for the proposed gallery having regard to its adjusted scale. The Government will consult the Legislative Council again after the review.

[4] CEDD has initiated parallel tendering for the first batch of construction works contracts for the Phase 1 Stage 1 works in September 2024. So far, the tender invitation for two contracts has been completed.

Year	$ million (in MOD prices)
2030 – 31	4,523.1
2031 – 32	4,135.8
2032 – 33	2,161.0
2033 – 34	967.8
	27,175.1

20. We have derived the MOD estimate 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 2024 to 2034.

21. We will set out in ensuing paragraphs details on cost estimation and measures taken at the design and procurement stages to keep the cost down. For a meaningful comparison with the estimations in other projects, we group the estimated costs into 5 categories, namely (1) site formation and engineering infrastructures; (2) ground improvement works[5]; (3) widening of San Tin Highway (including the implementation of associated noise mitigation measures); (4) provision of infrastructural facilities for the remaining development stages (involving infrastructural facilities that are shared with the Phase 1 Stage 1 development, such as drainage, sewerage and water supply systems); and (5) consultancy fees for detailed design for the expansion in development area. Categories (2), (4) and (5) are categories unique for this project (see details below), and category (3) involves San Tin Highway, a major trunk road benefitting residents outside the district. It will be more representative to extract them for independent analyses, rather than just an overall comparison. The estimated costs for each category are as follows –

Works	**Estimated costs**	**Percentage**
(1) Site formation and engineering infrastructures	About $15,096.3 million[6]	56%

/**Works** …..

[5] Part of the land in the northern part of STT has softer sedimentary soil deposited. If ground improvement works are not carried out, there will be risk of differential settlement, thereby causing possible damages to buildings, roads and underground utilities. CEDD will strengthen the soft soil through the proposed ground improvement works, making the formed and strengthened land suitable for the subsequent development.

[6] Encompassing relevant supplementary expenditures (which include environmental mitigation measures during construction stage and EM&A programme, consultants' fees and remuneration of RSS) and relevant contingencies.

Works	**Estimated costs**	**Percentage**
(2) Ground improvement works	About $2,837.8 million[6]	10%
(3) Widening of San Tin Highway (including the implementation of associated noise mitigation measures)	About $4,119.3 million[6]	15%
(4) Provision of infrastructural facilities for the remaining development stages (involving infrastructural facilities that are shared with the Phase 1 Stage 1 development)	About $4,796.8 million[6]	18%
(5) Consultancy fees for detailed design for the expansion in development area	About $324.9 million	1%
Total	$27,175.1 million	100%

The unit cost information from other projects of a similar scale, nature and works value in the past few years[7] are set out in the ensuing paragraphs for reference.

22. For category (1) site formation and engineering infrastructures of the Phase 1 Stage 1 works, the estimated cost is about $15,096.3 million. The unit costs of the cost estimate are as follows –

Works categories	**Unit costs**	**Unit costs in other projects of similar scale and nature**
(1) Cost estimate for site formation and engineering infrastructures	**$10,300[8] per m^2**	**$9,700 – 17,400 per m^2**

/Works …..

[7] Including the following projects with funding applications approved: **828CL** - Remaining Phase of Development of Kwu Tung North/Fanling North ("KTN/FLN") New Development Area ("NDA") (2024); **787CL** and **829CL** Second Phase Development of Hung Shui Kiu/Ha Tsuen ("HSK/HT") NDA (2024), **817CL** and **872CL** Stage 1 and First Phase of Stage 2 Development of Yuen Long South ("YLS") NDA (2022), **856CL** Main Works Package 1 of Development of Lok Ma Chau Loop (2020), **845CL** and **796CL** First Phase Development of HSK/HT NDA (2020), **786CL** First Phase Development of Tung Chung New Town Extension (2020), **759CL** and **747CL** First Phase Development of KTN/FLN NDA (2019), **786CL** Tung Chung New Town Extension - Reclamation and Advance Works (2017); road widening projects, which involve provision of an additional lane for each bound, including **853TH** Widening of Castle Peak Road – Castle Peak Bay (2020), **804TH** and **861TH** Widening and Retrofitting of Noise Barriers on Tai Po Road (Sha Tin Section) (2018) and **703TH** Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung (2015); as well as other engineering infrastructure works (including Public Works Programme nos. **171CD**, **356WF**, **355WF**, **332CL**, **201TB**, **409DS**, **355WF**, **356WF** and **765CL**). The unit costs are for reference only given the circumstances in the above works projects vary. The unit costs quoted above has considered the price adjustment factor up to September 2024, expressed in MOD prices.

[8] Excluding the works area for the widening of San Tin Highway (12 ha). The estimated cost of works for the 12 ha has been independently calculated under category (3).

Works categories	**Unit costs**	**Unit costs in other projects of similar scale and nature**
The unit costs of the site formation and engineering infrastructure works can be further broken down into the followings –		
- Site formation works	$2,300 per m^2	$1,800 – 3,300 per m^2
- Local road works (including associated noise mitigation measures)	$287,500 per m	$308,900 – 435,500 per m
- Other engineering infrastructures and landscaping works	$3,600 per m^2	$2,200 – 4,200 per m^2

Individual key items	**Unit costs**	**Unit costs in other projects of similar scale and nature**
Local road works		
- At-grade roads	$79,600 per m	$65,700 – 100,500 per m
- Cycle tracks	$5,000 per m	$5,000 – 10,000 per m
- Footbridges	$1,069,700 per m	$1,009,200 – 1,275,000 per m
- Noise barriers	$58,200 per m^2	$37,000 – 63,000 per m^2
Other engineering infrastructures and landscaping works		
- Drainage system		
• Drains	$35,400 per m	$29,500 – 43,200 per m
• Box culverts	$36,000 per m^2	$33,000 – 39,800 per m^2
• Drainage channel revitalisation	$433,100 per m	$445,100 – 610,000 per m
- Sewerage system		
• Sewage pumping stations	$8,700 per m^3/day	$7,300 – 10,800 per m^3/d
• Gravity sewers and rising mains	$21,200 per m	$14,300 – 23,000 per m
- Water Supply system		
• Fresh and flushing water mains	$31,900 per m	$23,800 – 32,200 per m
• Fresh water and reclaimed water service reservoirs	$8,400 per m^3	$8,000 – 8,500 per m^3

/**Individual** …..

Individual key items	**Unit costs**	**Unit costs in other projects of similar scale and nature**
- Open space and landscaping works	$8,900 per m^2	$5,700 – 10,200 per m^2

Overall speaking, the unit costs of various works items above are similar to those of other projects of a similar scale, nature and works value in the past few years.

23. For category (2) ground improvement works in Phase 1 Stage 1 works to strengthen the softer ground in about 65 ha of land for ensuring the safety of structures and infrastructural facilities, the estimated cost is about $2,837.8 million. The unit costs of the cost estimate are as follows –

Works categories	**Unit costs**	**Unit costs in other projects of similar scale and nature**
(2) Cost estimate for ground improvement works	**$4,400 per m^2**	**$5,200 – 6,900 per m^2**

24. For category (3) widening of the inter-district main trunk road of San Tin Highway (including implementation of associated noise mitigation measures) that benefits residents within and outside the district with the section of road involved being about 2 km long, the estimated cost is about $4,119.3 million. The unit costs of the cost estimate are as follows –

Works categories	**Unit costs**	**Unit costs in other projects of similar scale and nature**
(3) Cost estimate for widening of San Tin Highway (including implementation of associated noise mitigation measures)	**$2,059.6 million per km**	**$1,666.4 million – 2,454.54 million per km**

Individual key items	**Unit costs**	**Unit costs in other projects of similar scale and nature**
- Road widening	$679,100 per m	$385,800 – 684,600 per m
- Noise barriers	$58,200 per m^2	$37,000 – 63,000 per m^2
- Vehicular bridges	$1,161,100 per m	$760,000– 1,081,400 per m

/25. …..

25. For category (4) it is for the provision of infrastructural facilities for the remaining development stages. The total estimated cost of infrastructural facilities for the Phase 1 Stage 1 and remaining development stages is about $6,571.0 million, which involve public utilities such as the drainage, sewerage and water supply systems. If calculated based on the development area in Phase 1 Stage 1 (27%)[8] and the remaining development stages (73%), the estimated cost for the Phase 1 Stage 1 amounts to about $1,774.2 million, which has been incorporated into category (1), whereas the estimated cost for the remaining development stages amounts to about $4,796.8 million. This category involves various types of facilities, and the unit costs of various types of facilities are similar to those of other facilities of a similar nature.

26. For category (5) consultancy fees for detailed design for the expansion in development area, the estimated cost is about $324.9 million (i.e. about $1.71 million per ha). The estimated unit cost is similar to the unit cost of the detailed design consultancy fee in **864CL** First Phase Development of the New Territories North – San Tin/Lok Ma Chau Development Node ("STLMC DN")[9] with funding approved in 2021.

27. To contain cost and reduce expenditure, CEDD has made reference to good design practices in various projects in the detailed design stage. For example, in the design of road works, the use of low noise road surfacing has been maximised to reduce the need for constructing noise barriers. We will adopt shallow foundations for constructing noise barriers in lieu of pile foundations as far as possible, and will utilise high strength steel in noise barrier design to save construction costs. Since the Panel on Development meeting in October, we have also reviewed the overall engineering design, and decided to adjust the scope of common utilities enclosure, now proposing its provision under busy road junctions only to maximise the cost-effectiveness. We have also adjusted downward the estimated cost of the project with reference to the returned tender prices. Moreover, in terms of treatment of soft ground, we will carry out more comprehensive site investigations after the private land is resumed, review the existing design and adopt ground improvement works with higher cost effectiveness as far as practicable to further save construction cost.

/28. …..

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[9] The approved project estimate of **864CL** First Phase Development of the New Territories North – STLMC DN is $793.8 million, in which the consultancy fee for investigation and detailed design is about $574.5 million. Excluding the consultancy fee in the investigation stage and taking into account price adjustment, the unit cost of detailed design consultancy fee is about $1.71 million per ha in MOD prices.

28. CEDD will deliver the Phase 1 Stage 1 works under around six works contracts using the New Engineering Contract ("NEC")[10] form with provision for price adjustment and mechanism for sharing project savings or overspending, which establish a common goal for the two contracting parties to control costs and promotes cooperation to actively manage project risks to lower the project costs.

29. We estimate that the annual recurrent expenditure required for the Phase 1 Stage 1 development is about **$357.98 million**, mainly covering the operational, management and maintenance expenses for road works, waterworks, drainage and sewerage facilities, etc.

AFFECTED HOUSEHOLDS AND BUSINESS UNDERTAKINGS

30. The Phase 1 Stage 1 works will involve about 142 ha of government land and resume about 54 ha of private land. According to the information obtained from the pre-clearance survey ("PCS"), there are a total of 216 households and 236 business operators to be affected. Based on the current project schedule of the Phase 1 Stage 1 works, the affected households and business operators are scheduled to depart in batches starting from the third quarter of 2025 to the second quarter of 2027. The Lands Department ("LandsD") has sent letters in March 2024 to all households and business undertakings to be affected by the Phase 1 Stage 1 works, informing them of the scheduled departure dates as well as the compensation and rehousing arrangements, for their early preparation. LandsD and the Community Liaison Service Team engaged by it will maintain communication with the affected households and business undertakings, and provide updated information as appropriate. Notices will be posted by LandsD on site about three months before the departure dates of the affected households and business undertakings.

/31. …..

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[10] NEC is a suite of contracts developed by the Institution of Civil Engineers, United Kingdom. It is a contract form that emphasizes cooperation, mutual trust and collaborative risk management between contracting parties. A majority part under the project will adopt the "Engineering and Construction Contract Option C" target cost contract form under the NEC. Under this contract form, the construction costs are paid based on the contractors' actual expenditure. Therefore, the contractors need to submit the relevant invoices and accounts for the Government to review, and the contract terms also include a mechanism for sharing any savings or overruns on the target price. If the actual expenditure is lower than the target price, the contracting parties can share the savings according to the mechanism stipulated in the contract. Conversely, if the actual expenditure exceeds the target price, the parties will also have to share the excess expenditure, up to a maximum of 110% of the target price for the Government, i.e. the Government to bear up to an additional 5% of the target price at most. This mechanism promotes the parties to work together and actively manage the project risks to reduce construction costs.

31. The Government is handling the compensation and rehousing matters of the relevant land owners, households and business undertakings at full steam, and will endeavour to arrange rehousing or release compensation for all eligible persons before the works commence[11].

32. About 236 business operators will be affected, including warehouses, recycling, vehicle repair, workshops, etc. Where the programme of development permits, we will arrange brownfield operations to depart by phases so that they could continue to operate until the works commence at the relevant sites. At the same time, the Government will continue to provide the following assistance to business operators who wish to relocate their business –

(a) LandsD will reach out to affected operators at the soonest possible juncture, and offer appropriate assistance;

(b) providing early monetary compensation to allow affected operators to plan ahead for departure. In May 2022, LandsD has enhanced the arrangements for the EGA for Open-air/Outdoor Business Undertakings, including relaxing the eligibility criteria concerning the operation duration (from seven years preceding the PCS to two years preceding the PCS), and removing the payment ceiling of not exceeding 5 000 m^2 for open areas that could be taken into account in calculating the EGA amount. Affected operators may apply for early disbursement of EGAs after LandsD posts the land resumption notice, without having to wait until the departure date;

(c) the revised Guidelines for Application for Open Storage ("OS") and Port Back-up ("PBU") [12] under Section 16 of the Town Planning Ordinance were promulgated in April 2023 by the Town Planning Board ("TPB") with a view to, among others, expanding the areas under Category 2 to 600 ha (among which 135 ha of additional land were not occupied at the time of the Government's review) where planning permission may be considered for OS/PBU uses;

(d) identifying more government land suitable for letting specifically to affected brownfield operators by way of short-term tenancy through restricted tender. Up to October 2024, 20 land parcels have been let under this arrangement;

/(e) …..

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[11] The rehousing and ex-gratia allowances ("EGAs") for households were significantly enhanced in mid 2018, including the introduction of a new non-means-tested rehousing option and relaxation of eligibility criteria and EGA amounts. The ex-gratia compensation arrangements for land owners and business undertakings were also enhanced in 2022.

[12] The Guidelines classify the rural areas into four categories (Category 1 to Category 4), and set out the criteria for assessing planning application for OS/PBU uses. Lands under Category 2 are those where planning permission may be given for OS/PBU uses.

(e) a dedicated multi-disciplinary team under the Development Bureau to coordinate different departments to assist operators seeking relocating in planning applications and obtaining relevant approvals from other departments; and

(f) developing MSBs, where the developer/owner would be required through specific land sale conditions to hand over certain floor space to the Government for leasing to operators affected by government projects at concessionary rent for an initial period of five to 10 years, so as to allow relocated brownfield operations to adapt to an MSB setting and preferably upgrade their operations. The first such site near Yuen Long InnoPark has been put up for tender in March 2024. The second site located at HSK/HT NDA has also been put up for tender on 18 October 2024. The tender closing date for both sites are on 21 March 2025.

33. Under the existing mechanism, farmers affected by public works projects will, upon completion of assessment and verification of their eligibility, be offered relevant EGAs, which include EGA for crops, disturbance allowance for cultivators, allowance for qualified farm structures on private land, and allowance for miscellaneous permanent improvements to farms.

PUBLIC CONSULTATION

34. The Preliminary Outline Development Plan and Recommended Outline Development Plan for STT were presented to the Legislative Council in 2021 and 2023 respectively. Subsequently, we completed a 2-month public engagement exercise from June to August 2023, which included roving exhibitions and briefings sessions for relevant stakeholders. Members of the public generally supported the STT development, whilst some respondents expressed concerns on issues such as the urban-rural integration and ecological conservation, etc.

35. We consulted Yuen Long District Council and San Tin Rural Committee on the proposed works under Phase 1 Stage 1 in February 2024 and obtained support in general.

36. The draft Outline Zoning Plans ("OZPs") related to STT were exhibited for public inspection in March 2024 and about 1 450 representations and comments were received. In July 2024, after giving consideration to the representations and comments, TPB decided not to amend the draft OZPs but agreed to revise the Explanatory Statement of the STT OZP, adding the requirement of preparing a Planning and Design Brief for providing detailed

/development …..

development guidelines for the I&T sites. The Chief Executive in Council ("CE in C") approved the relevant draft OZPs in September 2024.

37. The proposed road works under Roads (Works, Use and Compensation) Ordinance (Cap. 370) and the proposed sewerage works under Cap. 370 as applied by the Water Pollution Control (Sewerage) Regulation (Cap. 358AL) for the Phase 1 development were gazetted on 8 March 2024 and 15 March 2024. A total of 32 and eight objections were received against the proposed road and sewerage works respectively during the statutory objection period. These objections were mainly related to overall planning of STT, the design of the proposed works and the potential impacts during the construction and operation stages. Upon resolution, one objection against the proposed road works was unconditionally withdrawn, while others were remained unresolved. The relevant Executive Council paper has been submitted for CE in C's consideration.

38. We consulted the Legislative Council Panel on Development on 22 October 2024. The Panel supported the submission of the funding application to the Public Works Subcommittee for consideration, and at the same time commented that the Government should review and reduce the construction costs as far as practicable. Through reviewing the overall engineering design (e.g. the scope of the common utilities enclosure), downwardly adjusting the estimated cost with reference to returned tender prices, as well as taking out the estimated cost of the gallery for showcasing major construction projects, we have reduced the overall estimated cost from about $30,000 million to about $27,175.1 million. Besides, we have acceded to the suggestion from the Panel on Development to submit a separate funding application for the gallery, after considering the Panel's comments on the site selection, functions (including to combine with the City Gallery in Central), design and estimated cost, etc.

ENVIRONMENTAL IMPLICATIONS

39. The development of STT is a designated project ("DP") under Schedule 3 of the Environmental Impact Assessment Ordinance ("EIAO") (Cap. 499). Some of the proposed works for the development of STT are DPs under Schedule 2 of the EIAO and Environmental Permits ("EPs") are required for their construction and operation.

40. In May 2024, the Environmental Impact Assessment ("EIA") report of STT was approved with conditions under the EIAO[13]. The EIA report concluded that the environmental impacts of the STT can be controlled to within the standards under the EIAO and the Technical Memorandum on EIA process. We will comply with the relevant conditions under the EIA report's approval and EPs, and implement the measures recommended in the approved EIA report. For example, we will establish the Sam Po Shue Wetland Conservation Park ("WCP") to achieve no-net-loss in the ecological function and capacity of the wetland concerned, implement direct noise mitigation at-source measures such as low noise road surfacing and noise barriers to alleviate the potential road traffic noise impact, provide wildlife corridors to maintain the movement corridor for non-flying mammals species of conservation importance, establish "Open Space" with enhancement features to preserve the core area of the MPLV Egretry, as well as ecological enhancement measures for revitalisation of STEMDC and STWMDC. Moreover, pond filling works will not start until 2026-2027 before commencement of construction of the ecologically enhanced fish ponds at Sam Po Shue WCP. We have included the cost of implementing the environmental mitigation measures as well as the EM&A programme in the overall project estimate for the Phase 1 Stage 1 works.

41. For controlling other short-term environmental impacts caused by the proposed works during construction, we will incorporate the recommended mitigation measures and implementation of EM&A programme into the relevant works contracts to control environmental impacts arising from the construction works to comply with established standard and guidelines. These measures mainly include the use of quiet powered mechanical 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 collect site run-off for on-site treatment before discharge. We will also implement wetland enhancement measures at Mai Po as well as restoration of abandoned ponds and fish stocking at suitable ponds to enhance the ecological value of wetland habitats in the Deep Bay area in the interim.

42. At the planning and design stages, we have reviewed the proposed works for the Phase 1 Stage 1 development and the 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 …..

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[13] On 1 August 2024, a Hong Kong citizen applied to the High Court for judicial review, requesting to overturn the Director of Environmental Protection's decision to approve the EIA report of STLMC DN. On 12 August 2024, the High Court granted written permission for the judicial review. Hearing for the case is scheduled for June 2025.

the disposal of inert construction waste to public fill reception facilities[14]. 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.

43. At the construction stage, we will require the contractors to submit for approval the plans 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 plans and 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 construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

44. We estimate that the Phase 1 Stage 1 development will generate about 9.7 million tonnes of inert construction waste, but will reuse all of them on site and in remaining phases development, resulting in no surplus inert construction waste for disposal to public fill reception facilities. On the other hand, the Phase 1 Stage 1 works will generate in total about 168 600 tonnes[15] of non-inert construction waste which will be disposed of at landfills. The total cost for disposal of the construction waste at public fill reception facilities and landfill sites is estimated to be about $33.72 million for the Phase 1 Stage 1 works (based on a unit rate of $200 per tonne for delivery to landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

TRAFFIC IMPLICATIONS

45. Based on the Traffic and Transport Impact Assessment conducted and a recent traffic review, it is anticipated that the traffic and transport impact due to the proposed works for the Phase 1 Stage 1 would be acceptable.

46. Temporary traffic arrangements ("TTAs") will be implemented during construction to facilitate implementation of the proposed works for the Phase 1 Stage 1 development. We will establish a Traffic Management Liaison

/Group …..

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[14] 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 at public fill reception facilities requires a license issued by the Director of Civil Engineering and Development.

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

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

47. We have completed a cultural heritage impact assessment under the EIA for STT. It is concluded that the Phase 1 Stage 1 works would not affect heritage sites including declared monuments, proposed monuments, graded historic sites/buildings/structures, all sites/buildings/structures in the list of new items to be graded, and Government historic sites identified by the Antiquities and Monuments Office ("AMO").

48. However, the Phase 1 Stage 1 works may affect the Mai Po Site of Archaeological Interest ("SAI") and some archeologically sensitive areas ("ASAs") at Mai Po, Mai Po Lung and Shek Wu Wai as identified in the EIA. We will comply with the recommendations of the EIA report to conduct archaeological surveys at Mai Po SAI and Mai Po ASA after land resumption and before construction, and to carry out Archaeological Watching Brief at Mai Po Lung ASA and Shek Wu Wai ASA which have already had the archaeological surveys conducted, to ensure the protection and preservation of any potential archaeological deposits.

49. Moreover, we will also comply with the recommendations of the EIA report to carry out baseline condition survey and baseline vibration impact assessment before commencement of works and monitoring of ground-borne vibration, tilting and ground settlement for built heritage adjacent to the work sites during the works to safeguard the built heritage as assessed in the EIA report.

LAND ACQUISITION

50. The cost of land resumption and clearance for the Phase 1 Stage 1 works, including payment to eligible land owners, business undertakings and domestic occupiers of squatters, is estimated at about $7,323.84 million. The cost will be charged to **Head 701 – Land Acquisition**, a breakdown of which is at **Annex 9** to this Enclosure. The annual cashflow will be sought separately according to established procedures together with other block allocation subheads under the Capital Works Reserve Fund.

/**BACKGROUND** …..

BACKGROUND INFORMATION

51. In July 2021, the FC approved the upgrading of part of **852CL** to Category A as **864CL**, entitled "First Phase Development of the New Territories North – investigation and design for STLMC DN", at approved project estimate of $793.8 million in MOD prices, for the investigation and detailed design as well as the site investigation works for the development of STLMC DN. We have substantially completed the detailed design of the proposed works for Phase 1 Stage 1.

52. Of the 16 021 trees within the project boundary of the Phase 1 Stage 1 works, 381 trees will be preserved. The proposed site formation and engineering infrastructure works will involve felling of 15 524 trees. Besides, 116 trees of particular interest[16] will be affected during the implementation of the project. A summary of the trees of particular interest affected is provided at **Annex 10** to this Enclosure. We will incorporate planting proposal as part of the project, including estimated quantities of about 5 162 trees, about 1 674 573 shrubs and 219 030 m^2 of new greenery area.

53. We estimate that the implementation of **899CL** will create about 2 620 jobs (2 120 for labourers and 500 for professional or technical staff), providing a total employment of about 199 160 man-months.

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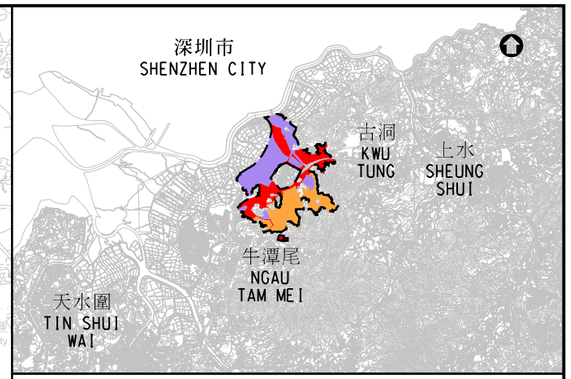
[16] Trees of particular interest are defined in paragraph 3.3 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by the Development Bureau. Examples of trees of particular interest are listed as follows:

(a) Old and Valuable Trees ("OVT") and trees that are potentially registerable in the Register of OVTs;
(b) Trees of 100 years old or above;
(c) 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;
(d) Stonewall trees or trees of outstanding form (taking account of overall tree sizes, shape and any special features);
(e) Rare tree species listed in "Rare and Precious Plants of Hong Kong" (https://www.herbarium.gov.hk/en/publications/books/book2/index.html) published by the Agriculture, Fisheries and Conservation Department;
(f) Endangered plant species protected under the Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
(g) Tree species listed in the Forestry Regulations (Cap. 96A) under the Forests and Countryside Ordinance (Cap. 96);
(h) Well-known Fung Shui trees;
(i) Landmark trees with evidential records to support the historical or cultural significance of the trees;
(j) Trees which may arouse widespread public concerns; and
(k) Trees which may be subject to strong local objections on removal.

圖例
LEGEND:

- 新田科技城界線 (河套區以外)
  BOUNDARY OF SAN TIN TECHNOPOLE (OUTSIDE THE LOOP)
- 第一期第一階段發展
  PHASE 1 STAGE 1 DEVELOPMENT
- 第一期第二階段發展*
  PHASE 1 STAGE 2 DEVELOPMENT*
- 第二期發展*
  PHASE 2 DEVELOPMENT*

*擬議工程範圍會在詳細設計中再作檢討
PROPOSED SCOPE OF WORKS TO BE REVIEWED IN THE DETAILED DESIGN



位置圖 LOCATION PLAN

新田科技城各期發展示意圖
SAN TIN TECHNOPOLE DEVELOPMENT PHASING PLAN

圖例
LEGEND:

- 新田科技城界線（河套區以外）
  BOUNDARY OF SAN TIN TECHNOPOLE (OUTSIDE THE LOOP)
- 擬議工地平整及相關基礎設施工程範圍
  PROPOSED SITE FORMATION SCHEME AND ASSOCIATED INFRASTRUCTURE WORKS AREA
- 擬議道路及相關工程範圍
  PROPOSED ROAD SCHEME AND ASSOCIATED WORKS AREA
- 擬議污水泵房
  PROPOSED SEWAGE PUMPING STATION
- 擬議配水庫
  PROPOSED SERVICE RESERVOIRS
- 擬議活化現有排水道
  PROPOSED REVITALIZATION OF EXISTING DRAINAGE CHANNEL

深圳市 SHENZHEN CITY
古洞 KWU TUNG
上水 SHEUNG SHUI
牛潭尾 NGAU TAM MEI
天水圍 TIN SHUI WAI

位置圖 LOCATION PLAN

擬議活化現有新田東主排水道
PROPOSED REVITALIZATION OF EXISTING SAN TIN EASTERN MAIN DRAINAGE CHANNEL

落馬洲 LOK MA CHAU

三寶樹 SAM PO SHUE

擬議活化現有新田西主排水道（部分）
PROPOSED REVITALIZATION OF EXISTING SAN TIN WESTERN MAIN DRAINAGE CHANNEL (PART)

洲頭 CHAU TAU

粉嶺公路 FANLING HIGHWAY

新田 SAN TIN

米埔 MAI PO

麒麟山 HADDEN HILL (KI LUN SHAN)

新田交匯處 SAN TIN INTERCHANGE

擬議污水泵房 PROPOSED SEWAGE PUMPING STATION

擬議新田公路擴闊工程（部分）
PROPOSED WIDENING OF SAN TIN HIGHWAY (PART)

擬議污水泵房 PROPOSED SEWAGE PUMPING STATION

石湖圍 SHEK WU WAI

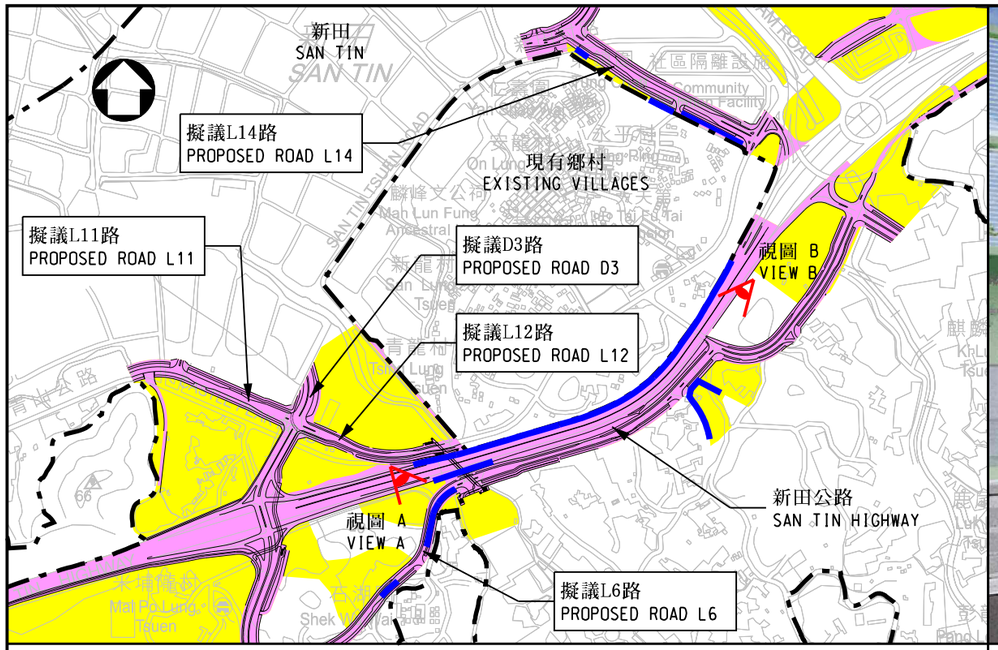
擬議再造水配水庫 PROPOSED RECLAIMED WATER SERVICE RESERVOIR

擬議食水配水庫 PROPOSED FRESH WATER SERVICE RESERVOIR

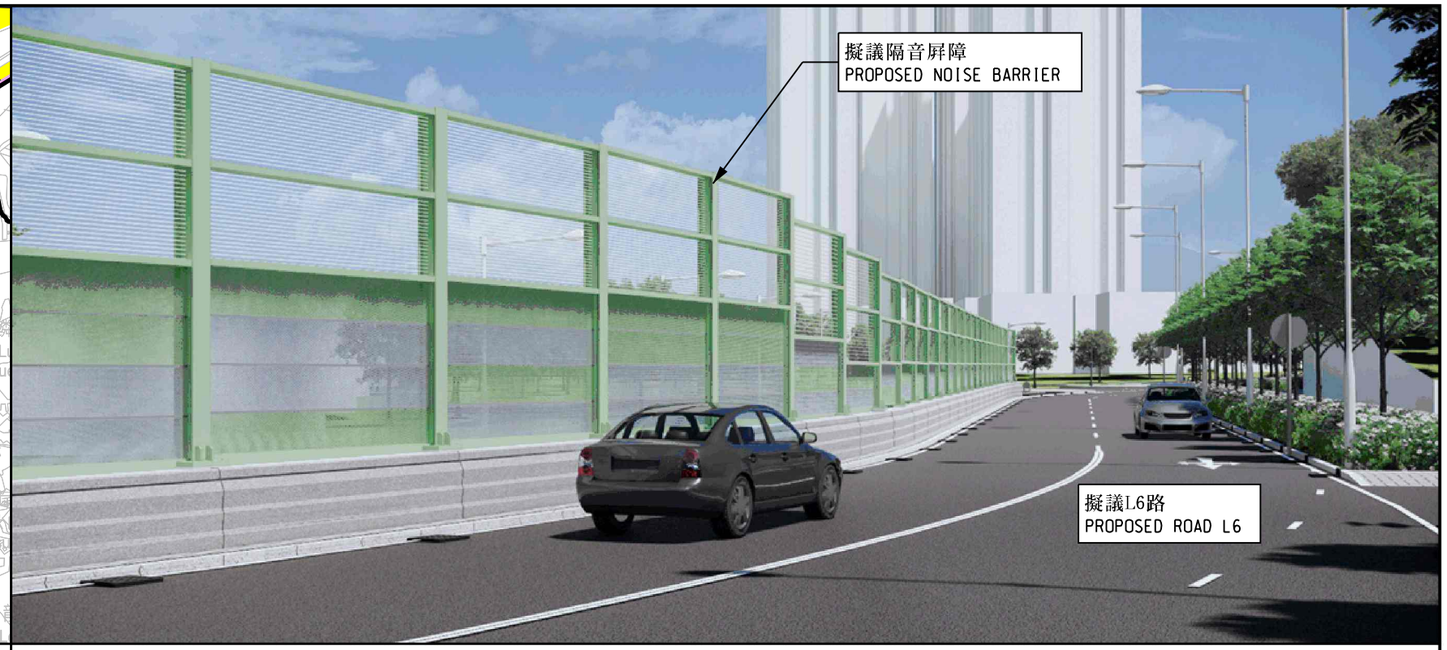
新田公路 SAN TIN HIGHWAY

錦綉花園 FAIRVIEW PARK

工務計劃項目第899CL號
新田科技城發展第一期第一階段工程 — 工地平整和基礎設施 -
平面圖
PWP ITEM NO. 899CL
DEVELOPMENT OF SAN TIN TECHNOPOLE PHASE 1 STAGE 1 WORKS - SITE FORMATION AND ENGINEERING INFRASTRUCTURE -
LAYOUT PLAN



位置圖 LOCATION PLAN



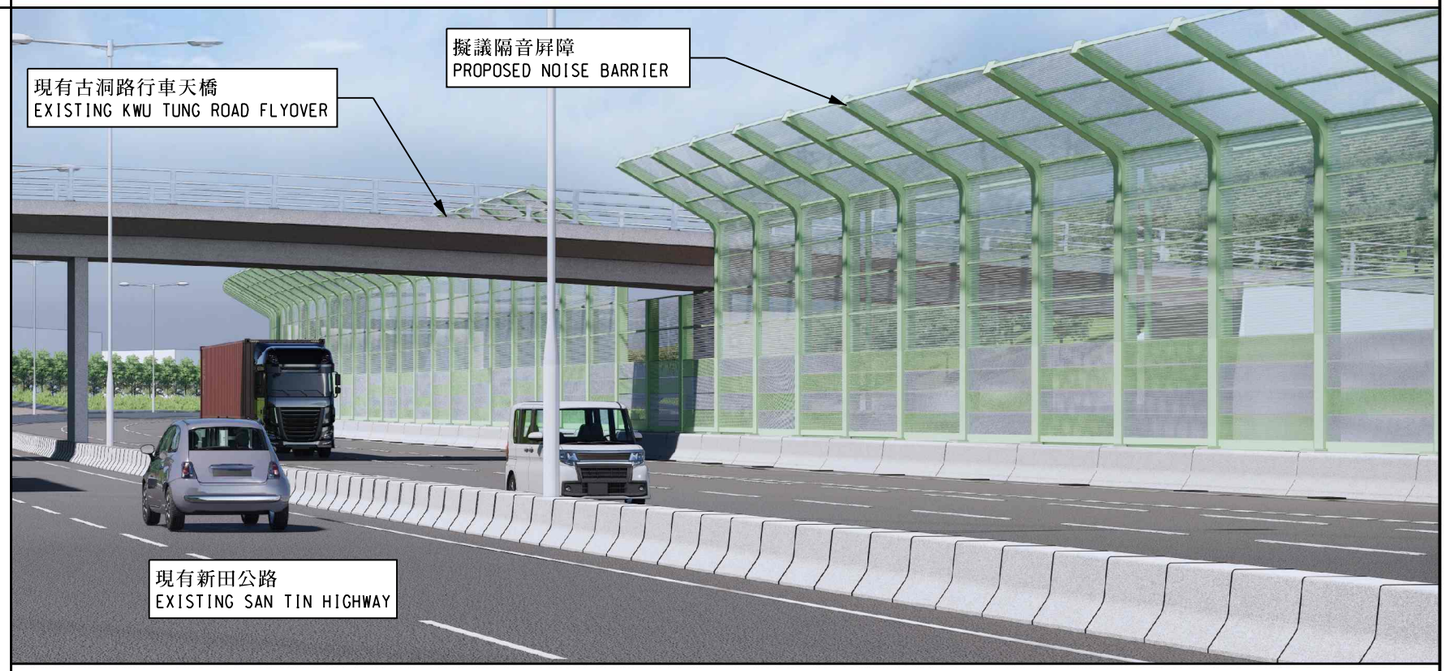
視圖 A VIEW A

圖例: LEGEND:

- 新田科技城界線(河套區以外)
  BOUNDARY OF SAN TIN TECHNOPOLE (OUTSIDE THE LOOP)
- 擬議工地平整及相關基礎設施工程範圍
  PROPOSED SITE FORMATION SCHEME AND ASSOCIATED INFRASTRUCTURE WORKS AREA
- 擬議道路及相關工程範圍
  PROPOSED ROAD SCHEME AND ASSOCIATED WORKS AREA
- 擬議隔音屏障
  PROPOSED NOISE BARRIER
- 構思圖視角
  VIEW ANGLE OF THE ARTISTIC IMPRESSION

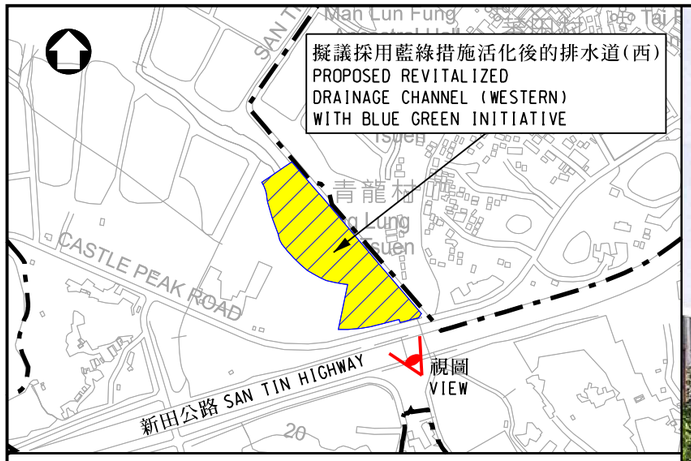
備註: REMARK:

所有構思圖只作示意用途。
ALL ARTISTIC IMPRESSIONS ARE INDICATIVE ONLY.



視圖 B VIEW B

工務計劃項目第899CL號
新田科技城發展第一期第一階段工程 — 工地平整和基礎設施 -
擬設於新田公路附近的隔音屏障平面圖及構思圖
PWP ITEM NO. 899CL
DEVELOPMENT OF SAN TIN TECHNOPOLE PHASE 1 STAGE 1 WORKS - SITE FORMATION AND ENGINEERING INFRASTRUCTURE -
LAYOUT PLAN AND ARTISTIC IMPRESSION OF PROPOSED NOISE BARRIER NEAR SAN TIN HIGHWAY



位置圖 LOCATION PLAN

圖例: LEGEND:

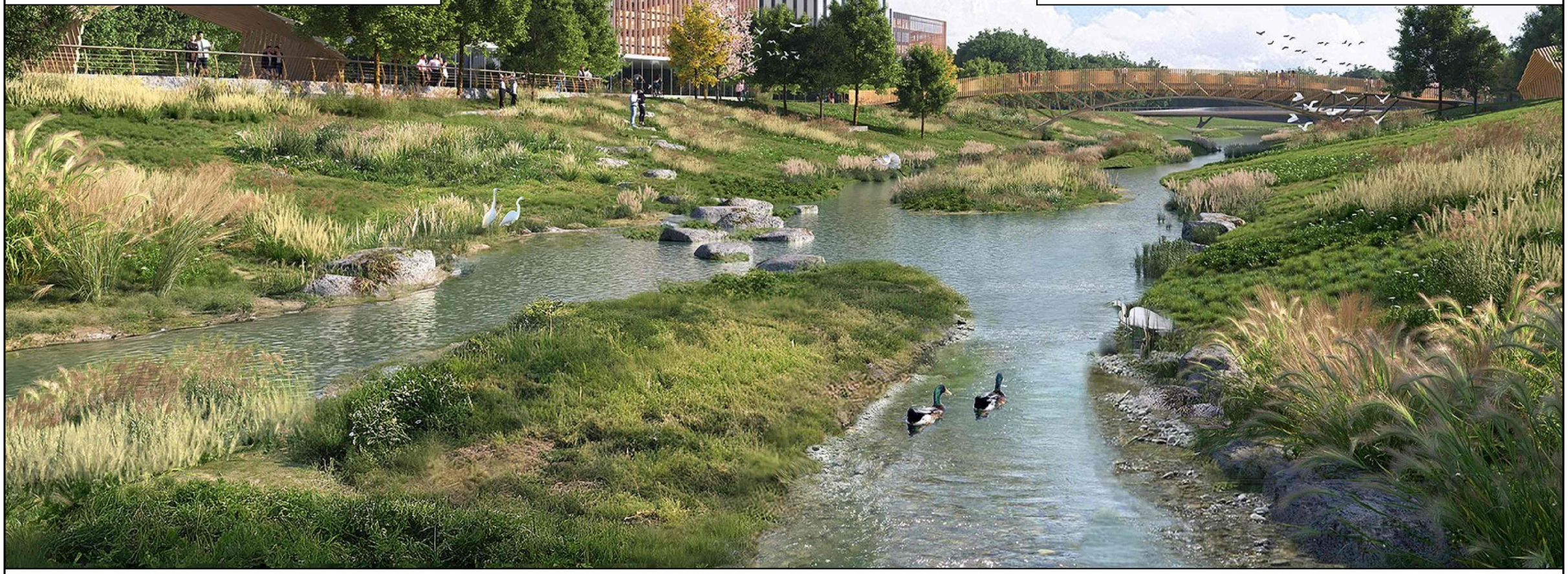
新田科技城界線(河套區以外)
BOUNDARY OF SAN TIN TECHNOPOLE (OUTSIDE THE LOOP)

擬議採用藍綠措施活化後的排水道(西)
PROPOSED REVITALIZED DRAINAGE CHANNEL (WESTERN)
WITH BLUE GREEN INITIATIVE

構思圖視角
VIEW ANGLE OF THE ARTISTIC IMPRESSION

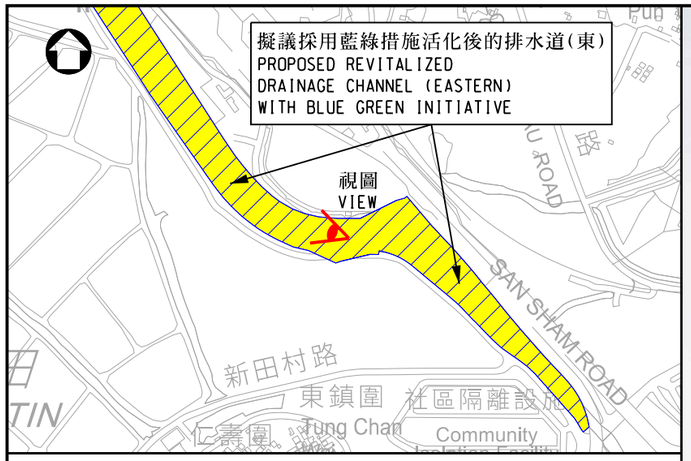
備註: REMARK:

所有構思圖只作示意用途。
ALL ARTISTIC IMPRESSIONS ARE INDICATIVE ONLY.



視圖 VIEW

工務計劃項目第899CL號
新田科技城發展第一期第一階段工程 – 工地平整和基礎設施 -
擬議採用藍綠措施活化後的排水道(西)構思圖
PWP ITEM NO. 899CL
DEVELOPMENT OF SAN TIN TECHNOPOLE PHASE 1 STAGE 1 WORKS - SITE FORMATION AND ENGINEERING INFRASTRUCTURE -
ARTISTIC IMPRESSION OF PROPOSED REVITALIZED DRAINAGE CHANNEL (WESTERN) WITH BLUE GREEN INITIATIVE



位置圖 LOCATION PLAN

圖例: LEGEND:

新田科技城界線(河套區以外)
BOUNDARY OF SAN TIN TECHNOPOLE (OUTSIDE THE LOOP)

擬議採用藍綠措施活化後的排水道(東)
PROPOSED REVITALIZED DRAINAGE CHANNEL (EASTERN)
WITH BLUE GREEN INITIATIVE

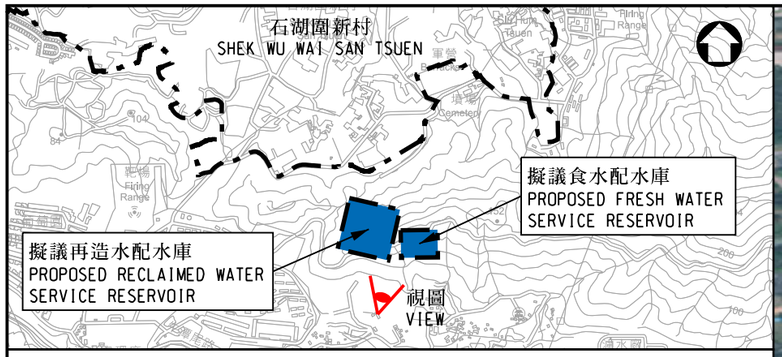
構思圖視角
VIEW ANGLE OF THE ARTISTIC IMPRESSION

備註: REMARK:

所有構思圖只作示意用途。
ALL ARTISTIC IMPRESSIONS ARE INDICATIVE ONLY.

視圖 VIEW

工務計劃項目第899CL號
新田科技城發展第一期第一階段工程 — 工地平整和基礎設施 -
擬議採用藍綠措施活化後的排水道(東)構思圖
PWP ITEM NO. 899CL
DEVELOPMENT OF SAN TIN TECHNOPOLE PHASE 1 STAGE 1 WORKS - SITE FORMATION AND ENGINEERING INFRASTRUCTURE -
ARTISTIC IMPRESSION OF PROPOSED REVITALIZED DRAINAGE CHANNEL (EASTERN) WITH BLUE GREEN INITIATIVE



位置圖(示意圖) LOCATION PLAN (INDICATIVE)

圖例: LEGEND:

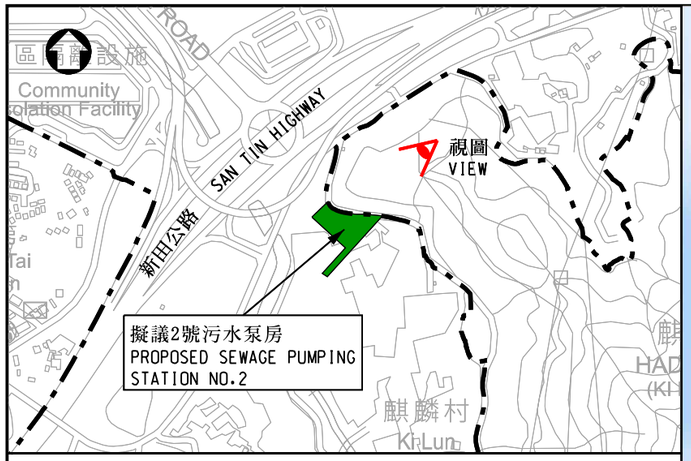
- 新田科技城界線(河套區以外)
  BOUNDARY OF SAN TIN TECHNOPOLE (OUTSIDE THE LOOP)
- 擬議配水庫
  PROPOSED SERVICE RESERVOIRS
- 構思圖視角
  VIEW ANGLE OF THE ARTISTIC IMPRESSION

備註: REMARK:

所有構思圖只作示意用途。
ALL ARTISTIC IMPRESSIONS ARE INDICATIVE ONLY.

視圖 VIEW

工務計劃項目第899CL號
新田科技城發展第一期第一階段工程 — 工地平整和基礎設施 -
擬議食水配水庫及再造水配水庫的構思圖
PWP ITEM NO. 899CL
DEVELOPMENT OF SAN TIN TECHNOPOLE PHASE 1 STAGE 1 WORKS - SITE FORMATION AND ENGINEERING INFRASTRUCTURE -
ARTISTIC IMPRESSION OF PROPOSED FRESH WATER SERVICE RESERVOIR AND RECLAIMED WATER SERVICE RESERVOIR



位置圖 LOCATION PLAN

圖例: LEGEND:

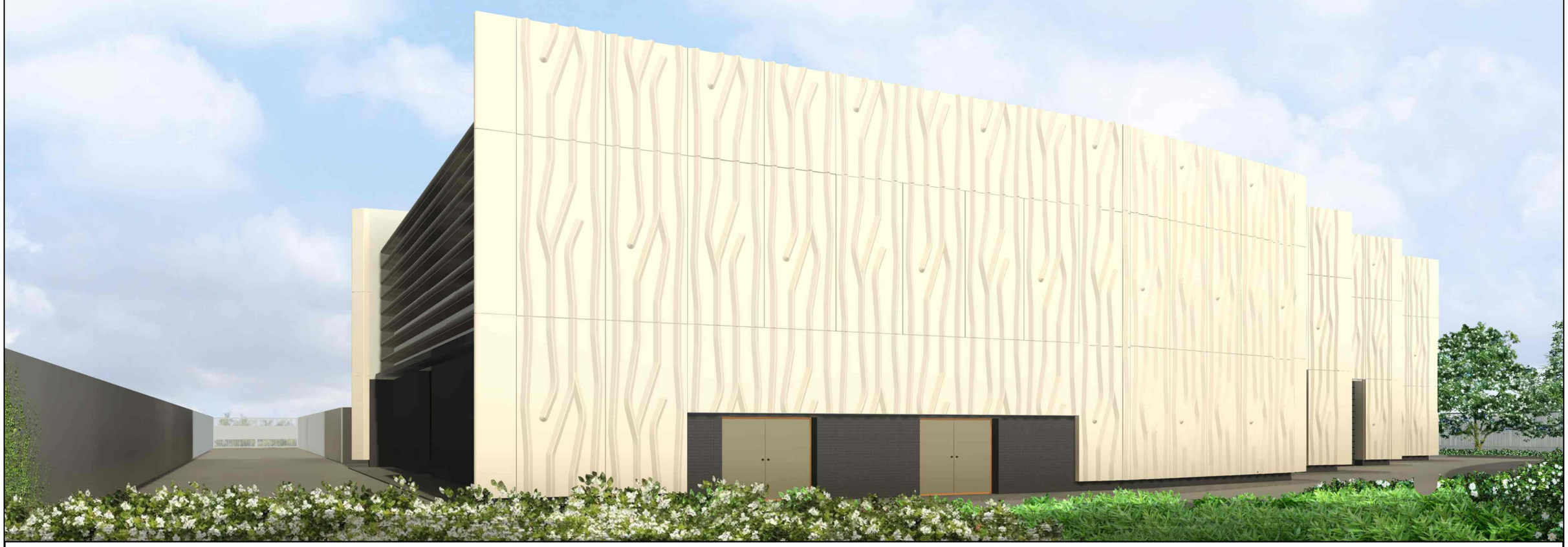
新田科技城界線(河套區以外)
BOUNDARY OF SAN TIN TECHNOPOLE (OUTSIDE THE LOOP)

擬議污水泵房
PROPOSED SEWAGE PUMPING STATION

構思圖視角
VIEW ANGLE OF THE ARTISTIC IMPRESSION

備註: REMARK:

所有構思圖只作示意用途。
ALL ARTISTIC IMPRESSIONS ARE INDICATIVE ONLY.



視圖 VIEW

工務計劃項目第899CL號
新田科技城發展第一期第一階段工程 — 工地平整和基礎設施 -
擬議2號污水泵房構思圖
PWP ITEM NO. 899CL
DEVELOPMENT OF SAN TIN TECHNOPOLE PHASE 1 STAGE 1 WORKS - SITE FORMATION AND ENGINEERING INFRASTRUCTURE -
ARTISTIC IMPRESSION OF PROPOSED SEWAGE PUMPING STATION NO.2

899CL – Phase 1 Stage 1 Works of San Tin Technopole – Site Formation and Engineering Infrastructure

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2024 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee ($ million)
(a)	Consultants' fee for contract administration (Note 2)	Professional	-	-	-	75.7
		Technical	-	-	-	32.5
					Sub-total	108.2 #
(b)	Consultants' fee for environmental monitoring and audit programme (Note 3)	Professional	154	38	2.0	28.7
		Technical	232	14	2.0	15.5
					Sub-total	44.2 #
(c)	Resident site staff ("RSS") costs (Note 3)	Professional	4 818	38	1.6	718.9
		Technical	14 454	14	1.6	772.5
					Sub-total	1,491.4
	Comprising –					
	(i) Consultants' fees for management of RSS				87.7 #	
	(ii) Remuneration of RSS				1,403.7 #	
(d)	Consultants' fee for detailed design for the expansion in development area (Note 4)	Professional	846	38	2.0	157.8
		Technical	1 522	14	2.0	101.7
					Sub-total	259.5 #
					Total	**1,903.3**

* 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 (as at now, MPS point 14 = $33,405 per month and MPS point 38 = $93,255 per month).

2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **899CL**. The construction phase of the assignment will only be executed subject to Finance Committee's approval to upgrade **899CL** 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.

Remarks

The cost figures in this Annex 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 17 of this Enclosure.

Phase 1 Stage 1 Works of San Tin Technopole – Site Formation and Engineering Infrastructure

Breakdown of the Land Acquisition Cost

			$ million
(I)	**Estimated cost for land compensation**		**6,500.95**
(II)	**Estimated cost for land clearance**		**157.09**
	(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.)	27.65	
	(b) Other EGAs (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.)	129.44	
(III)	**Interest and Contingency Payment**		**665.80**
		Total	**7,323.84**

Note

The above estimated land acquisition cost is based on the prevailing rates as from 1 October 2024. The actual land acquisition cost will be based on the applicable rates as at the date of the notice of land resumption is posted.

899CL – Phase 1 Stage 1 Works of San Tin Technopole – Site Formation and Engineering Infrastructure
Summary of "Trees of Particular Interest" Affected

Individual Tree

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-1998	*Ficus virens*	黃葛樹 (大葉榕)	14	1150	7	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	N/A
T-2110	*Ficus virens*	黃葛樹 (大葉榕)	20	1130	13	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	N/A
T-2113	*Ficus virens*	黃葛樹 (大葉榕)	15	1160	13	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-2218	*Ficus virens*	黃葛樹 (大葉榕)	17	1400	12	Low	Poor	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	Multiple trunks, Restricted roots
T-2228	*Ficus virens*	黃葛樹 (大葉榕)	16	1100	14	Low	Poor	Average	Average	Low	Existing tree is recommended to be retained.	No	Retain	LCSD	AFCD	Multiple trunks
T-2232	*Michelia x alba*	白蘭	3	240	2	Low	Poor	Poor	Poor	Low	The form, health condition and structure of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LandsD	N/A	Pruned trunk, epicormics, dieback branch, trunk crack, imbalanced crown
T-2245	*Ficus altissima*	高山榕	12	1100	7	Low	Average	Poor	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	Multiple trunks, imbalanced crown
T-2800	*Ficus virens*	黃葛樹 (大葉榕)	17	1200	17	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-2801	*Ficus virens*	黃葛樹 (大葉榕)	17	1140	11	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	N/A
T-2823	*Ficus virens*	黃葛樹 (大葉榕)	18	1550	18	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LandsD	N/A	N/A
T-2826	*Ficus virens*	黃葛樹 (大葉榕)	13	1050	7	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	N/A
T-2828	*Ficus virens*	黃葛樹 (大葉榕)	11	1000	7	Low	Average	Poor	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	DSD	N/A	Low live crown ratio, multi trunk

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-2935	*Ficus microcarpa*	細葉榕	12	1000	9	Medium	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	Epicormics, hangers, restricted roots, DBH over 1m
T-2936	*Ficus microcarpa*	細葉榕	13	1150	10	Medium	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	Epicormics, trunk wound, DBH over 1m
T-2938	*Ficus microcarpa*	細葉榕	11	1200	10	Medium	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	Epicormics, trunk enclosed with chainlink fence, DBH over 1m
T-2970	*Lagerstroemia speciosa*	大花紫薇	4	230	4	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-2972	*Lagerstroemia speciosa*	大花紫薇	6	170	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	Restricted roots
T-2973	*Lagerstroemia speciosa*	大花紫薇	5	185	6	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-2974	*Lagerstroemia speciosa*	大花紫薇	5	130	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-2976	*Lagerstroemia speciosa*	大花紫薇	6	162	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-2979	*Lagerstroemia speciosa*	大花紫薇	5	321	4	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-2980	*Lagerstroemia speciosa*	大花紫薇	4	110	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-2983	*Lagerstroemia speciosa*	大花紫薇	4	240	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-2984	*Lagerstroemia speciosa*	大花紫薇	5	360	5	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-3811	*Ficus virens*	黃葛樹 (大葉榕)	16	1066	12	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the “Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	HYD	N/A	N/A
T-5430	*Lagerstroemia speciosa*	大花紫薇	3	240	2	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-5432	*Lagerstroemia speciosa*	大花紫薇	4	230	4	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A
T-5434	*Lagerstroemia speciosa*	大花紫薇	6	170	3	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A
T-5435	*Lagerstroemia speciosa*	大花紫薇	5	185	6	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A
T-5437	*Lagerstroemia speciosa*	大花紫薇	6	130	3	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A
T-5437A	*Lagerstroemia speciosa*	大花紫薇	6	162	3	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A
T-5487	*Ficus virens*	黃葛樹 (大葉榕)	17	2500	15	Low	Average	Average	Average	Low	Existing tree is recommended to be retained.	No	Retain	LandsD	AFCD	N/A
T-5583	*Ficus virens*	黃葛樹 (大葉榕)	16	1050	10	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the “Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	Multiple trunks

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-5597	*Ficus microcarpa*	細葉榕	13	1200	9	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LandsD	N/A	Multiple trunks
T-5599	*Ficus microcarpa*	細葉榕	11	1050	8	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LandsD	N/A	Multiple trunks
T-6015	*Lagerstroemia speciosa*	大花紫薇	4	116	5	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-6018	*Lagerstroemia speciosa*	大花紫薇	10	146	6	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-6024	*Lagerstroemia speciosa*	大花紫薇	5	110	2	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-6034	*Lagerstroemia speciosa*	大花紫薇	7	135	4	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-6035	*Lagerstroemia speciosa*	大花紫薇	7	180	2	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-6037	*Lagerstroemia speciosa*	大花紫薇	8	265	2	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A
T-6038	*Lagerstroemia speciosa*	大花紫薇	8	300	3	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A
T-6047	*Lagerstroemia speciosa*	大花紫薇	7	150	2	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-6048	*Lagerstroemia speciosa*	大花紫薇	7	130	2	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A
T-7238	*Lagerstroemia speciosa*	大花紫薇	7	125	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-7239	*Lagerstroemia speciosa*	大花紫薇	7	120	3	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A
T-7240	*Lagerstroemia speciosa*	大花紫薇	7	130	3	Low	Average	Average	Average	Medium	The existing tree has an average form, health and structural condition. It is therefore recommended to be transplanted.	Cap.96	Transplant	LCSD	N/A	N/A
T-7241	*Lagerstroemia speciosa*	大花紫薇	7	145	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-7242	*Lagerstroemia speciosa*	大花紫薇	7	120	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-7243	*Lagerstroemia speciosa*	大花紫薇	8	150	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-7246	*Lagerstroemia speciosa*	大花紫薇	7	120	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-7281	*Lagerstroemia speciosa*	大花紫薇	6	120	4	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-7282	*Lagerstroemia speciosa*	大花紫薇	7	180	4	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-7339	*Lagerstroemia speciosa*	大花紫薇	6	100	2	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-7344	*Lagerstroemia speciosa*	大花紫薇	6	100	1	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-7345	*Lagerstroemia speciosa*	大花紫薇	8	100	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A
T-7346	*Lagerstroemia speciosa*	大花紫薇	7	100	3	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-7437	*Ficus virens*	黃葛樹 (大葉榕)	18	1500	15	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	N/A
T-8200	*Ficus virens*	黃葛樹 (大葉榕)	15	1150	14	Low	Average	Average	Average	Low	Low amenity value; Irrecoverable form after transplanting (e.g. transplanting requires substantial crown and root pruning); Low chance of survival upon transplanting; and Very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage).	No	Remove	HYD	N/A	N/A
T-8201	*Ficus microcarpa*	細葉榕	18	1250	14	Low	Average	Average	Average	Low	Existing tree is recommended to be retained.	No	Retain	LandsD	AFCD	N/A
T-8202	*Ficus virens*	黃葛樹 (大葉榕)	16	1150	11	Low	Average	Average	Average	Low	Existing tree is recommended to be retained.	No	Retain	LandsD	LandsD	N/A
T-8204	Ficus microcarpa	細葉榕	16	1500	10	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LandsD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-8205	*Ficus virens*	黃葛樹 (大葉榕)	14	1500	12	Low	Average	Average	Average	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	N/A
T-0182	*Ficus microcarpa*	細葉榕	12	1000	10	Medium	Poor	Fair	Fair	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	DSD	N/A	N/A
T-0183	*Ficus virens*	黃葛樹	16	1200	13	Medium	Poor	Fair	Fair	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	DSD	N/A	N/A
T-0259	*Ficus virens*	黃葛樹	17	1350	15	Low	Poor	Fair	Fair	Low	Existing tree is recommended to be retained.	No	Retain	LandsD	N/A	N/A
T-2405	*Ficus virens*	黃葛樹	12	1000	7	Low	Poor	Fair	Fair	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-4723	*Ficus microcarpa*	細葉榕	16	1057	14	Medium	Poor	Fair	Fair	Low	In view of the large size of the existing tree, the formation of a sizable root ball as recommended in the "Guidelines on Tree Transplanting" is impractical. Also, the form of the existing tree is poor. The tree is therefore not recommended to be transplanted.	No	Remove	LCSD	N/A	N/A
G-249	*Cinnamomum camphora*	樟	15	1300	32	Medium	Fair	Fair	Fair	Low	Existing tree is recommended to be retained.	No	Retain	LandsD	N/A	N/A
G-238	*Cinnamomum camphora*	樟	20	1500	32	Medium	Fair	Fair	Fair	Low	Existing tree is recommended to be retained.	No	Retain	LandsD	N/A	N/A
T-1602	*Lagerstroemia speciosa*	大花紫薇	13	96	4	Low	Fair	Fair	Poor	Low	The structure of this tree is poor. It has a low amenity value. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1636	*Lagerstroemia speciosa*	大花紫薇	7	181	5	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1637	*Lagerstroemia speciosa*	大花紫薇	5	121	4	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1648	*Lagerstroemia speciosa*	大花紫薇	5	164	2	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1651	*Lagerstroemia speciosa*	大花紫薇	5	514	5	Medium	Fair	Fair	Fair	Low	The structure of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1652	*Lagerstroemia speciosa*	大花紫薇	9	274	7	Medium	Fair	Fair	Fair	Low	This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1655	*Lagerstroemia speciosa*	大花紫薇	7	564	2	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-1657	*Lagerstroemia speciosa*	大花紫薇	8	166	4	Medium	Poor	Fair	Fair	Low	The form and structure of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1658	*Lagerstroemia speciosa*	大花紫薇	8	254	3	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1659	*Lagerstroemia speciosa*	大花紫薇	6	289	4	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1660	*Lagerstroemia speciosa*	大花紫薇	10	174	5	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1661	*Lagerstroemia speciosa*	大花紫薇	8	148	5	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1662	*Lagerstroemia speciosa*	大花紫薇	8	122	3	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1663	*Lagerstroemia speciosa*	大花紫薇	8	147	3	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-1664	*Lagerstroemia speciosa*	大花紫薇	7	172	5	Medium	Poor	Fair	Poor	Low	The form of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1666	*Lagerstroemia speciosa*	大花紫薇	6	268	5	Medium	Fair	Fair	Poor	Low	The structure of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1667	*Lagerstroemia speciosa*	大花紫薇	6	227	5	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-1668	*Lagerstroemia speciosa*	大花紫薇	6	161	1	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. This tree is located on slope with a low chance of survival upon transplanting. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-2050	*Lagerstroemia speciosa*	大花紫薇	7	120	4	Low	Poor	Poor	Fair	Low	The form and health of this tree is poor. It has a low amenity value. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-2052	*Lagerstroemia speciosa*	大花紫薇	6	120	3	Low	Poor	Fair	Fair	Low	The structure of this tree is poor. It has a low amenity value. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4836	*Lagerstroemia speciosa*	大花紫薇	5	150	5	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4845	*Lagerstroemia speciosa*	大花紫薇	8	150	6	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4847	*Lagerstroemia speciosa*	大花紫薇	5	150	5	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A

Tree ref. no. [1]	Species		Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
T-4848	*Lagerstroemia speciosa*	大花紫薇	6	150	5	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4849	*Lagerstroemia speciosa*	大花紫薇	6	150	2	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4850	*Lagerstroemia speciosa*	大花紫薇	7	150	4	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4851	*Lagerstroemia speciosa*	大花紫薇	7	150	4	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4854	*Lagerstroemia speciosa*	大花紫薇	6	200	6	Low	Poor	Fair	Poor	Low	The form and structure of this tree is poor. It has a low amenity value. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4855	*Lagerstroemia speciosa*	大花紫薇	5	324	6	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4856	*Lagerstroemia speciosa*	大花紫薇	7	250	6	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4857	*Lagerstroemia speciosa*	大花紫薇	6	300	5	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4859	*Lagerstroemia speciosa*	大花紫薇	6	200	5	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4886	*Lagerstroemia speciosa*	大花紫薇	7	300	6	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A
T-4900	*Lagerstroemia indica*	紫薇	7	130	3	Medium	Poor	Fair	Fair	Low	The form of this tree is poor. Therefore it is not recommended for transplanting.	Cap.96	Remove	LCSD	N/A	N/A

Tree Group

Tree group ref. no. [1]	Species		Approx. quantity of the group	Measurements			Amenity Value[3]	Form	Health condition	Structural condition	Suitability for Transplanting[4]		Conservation Status[5]	Recommendation	Maintenance department to provide comments on TPRP		Additional Remarks
	Scientific Name	Chinese Name		Height (m)	DBH[2] (mm)	Crown spread (m)	(High / Medium / Low)	(Good / Average / Poor)			(High / Medium / Low)	Remarks		(Retain / Transplant / Remove)	Before	After	
Group 428	*Lagerstroemia speciosa*	大花紫薇	2	2-6	115-185	2-5	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LandsD	N/A	N/A
Group 804	*Michelia x alba*	白蘭	2	2-14	115-465	2-11	Low	Average	Average	Average	Low	The survival rate of transplanting the existing tree is low. The tree is therefore not recommended to be transplanted.	Cap.96	Remove	LandsD	N/A	N/A
Group 328	*Lagerstroemia speciosa*	大花紫薇	2	2-12	115-365	2-8	Low	Poor	Fair	Fair	Low	The form of these existing trees are poor. They have low amenity value. Therefore they are not recommended for transplanting.	Cap.96	Remove	LandsD	N/A	N/A
Group 347	*Lagerstroemia speciosa*	大花紫薇	2	3-12	115-340	2-10	Low	Poor	Fair	Fair	Low	The form of these existing trees are poor. They have low amenity value. Therefore they are not recommended for transplanting.	Cap.96	Remove	LandsD	N/A	N/A
Group 362	*Lagerstroemia speciosa*	大花紫薇	4	2-17	115-435	2-9	Low	Poor	Fair	Fair	Low	The form of these existing trees are poor. They have low amenity value. Therefore they are not recommended for transplanting.	Cap.96	Remove	HyD	N/A	N/A

Notes-

1. There are no trees within site boundary in the 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, seasonal interest, screening, reduction of pollution and noise and also its fung shui significance, and classified into the following categories.
   High (H): important trees which should be retained by adjusting the design layout accordingly.
   Medium (M): trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than "High" trees.
   Low (L): trees that are dead, dying or potentially hazardous and should be removed.
4. Assessment has taken into account conditions of an individual tree 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. Conservation status is based on the rarity and protection status of the species under relevant ordinances in Hong Kong, such as
   RPPHK – Species included in AFCD publication "Rare and Precious Plants of Hong Kong (2003)";
   Cap. 586 – Native plants listed in Protection of Endangered Species of Animals and Plants Ordinance, Cap. 586;
   Cap. 96 – Species listed in the Scheduled to the Forests and Countryside Ordinance, Cap 96; and
   IUCN:VU – "Vulnerable" under IUCN Red List of Threatened Species.

484RO – Establishment of Sam Po Shue Wetland Conservation Park

PROJECT SCOPE AND NATURE

We propose to upgrade part of **484RO** to Category A, as **485RO** entitled "Establishment of Sam Po Shue Wetland Conservation Park – Detailed Design for First Phase". The scope comprises –

(a) detailed design for the facilities and works within the proposed Park (Phase 1) covering approximately 150 hectares ("ha")[1], which mainly include –

  (i) ecological and fisheries enhancement measures[2];

  (ii) eco-education, eco-recreation and eco-tourism facilities[3];

  (iii) Wetland Conservation Park Management Office[4];

  (iv) Fisheries Research Centre[4];

  (v) other ancillary works (including road works, drainage, sewerage, waterworks, utility services,

/landscaping …..

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1 The first phase of Sam Po Shue Wetland Conservation Park will be developed on the fishponds and wetlands located on the Government land in the northern part of the Park, with a total area of approximately 150 ha. The area for the first phase of the Park would be verified under the ongoing investigation study.

2 Examples of ecological enhancement measures in the Park (Phase 1) include modification of pond habitats to enhance ecological connectivity (such as consolidating smaller, fragmented ponds into larger waterbodies, creating habitat islands and placing floating platforms/wetlands, etc.), creating ecologically enhanced fish ponds, managing pond drain-down to increase feeding opportunities for waterbirds, fencing/controlling access, remote monitoring system, etc. Examples of fisheries enhancement measures include introduction of modernised and intensive aquaculture facilities and techniques for adopting high-density pond fish culture operations.

3 Eco-education, eco-recreation and eco-tourism facilities in the Park (Phase 1) include visitor trails, bird watching facilities and information panels, etc.

4 The Wetland Conservation Park Management Office and Fisheries Research Centre are located within the area of San Tin Technopole. The Fisheries Research Centre can promote aquaculture research and modernisation of the industry, enhancing the quantity, quality and value of local fisheries products in the long run.

landscaping works, electrical and mechanical, and associated works);

(b) associated site investigation works as well as supervision; and

(c) preparation of tender documents and assessment of tenders for the future construction works for the proposed Park (Phase 1).

2. The layout plan of the proposed Park (Phase 1) is at **Annex 1** of this enclosure.

3. Upon obtaining funding approval from the Finance Committee ("FC") of the Legislative Council, we plan to engage consultants in the second half of 2025 to commence the detailed design for the Park (Phase 1) after the substantial completion of the ongoing investigation study. The design for the Park (Phase 1) will be completed in stages in 24 months. To dovetail with the development of the San Tin Technopole ("STT"), we strive to commence the construction works of the Park in 2026-27 the earliest.

4. We will seek funding for the remainder of **484RO** at an appropriate timing to dovetail with the detailed design and construction of the Park.

JUSTIFICATIONS

5. The Chief Executive proposed in the 2023 Policy Address that the Government would establish the Sam Po Shue Wetland Conservation Park ("WCP") to enhance the ecological quality and biodiversity of the Northern Metropolis, provide the public with high-quality outdoor eco-education and eco-recreation facilities, as well as to introduce modernised and sustainable aquaculture into the Park. The "Strategic Feasibility Study on the Development of Wetland Conservation Parks System" (the Feasibility Study) just released in end-October also recommended to establish the WCPs System[5] in phases, with Sam Po Shue WCP to be established first, featuring the theme of "Biodiversity and Aquaculture in Harmony".

/6. …..

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[5] The WCPs System would comprise existing conservation areas (i.e. Mai Po Nature Reserve, Hong Kong Wetland Park and Long Valley Nature Park) and parks proposed to be established, including Sam Po Shue WCP, Hong Kong Wetland Park Expansion Area, Nam Sang Wai WCP and Hoo Hok Wai WCP (including the part of Sha Ling/Nam Hang).

6. The Feasibility Study pointed out that the proposed area of Sam Po Shue WCP is situated along the core section of the flight path for migratory birds, adjacent to the Mai Po Nature Reserve and other wetlands, and covers large extent of fish ponds. Establishing this Park first with the theme of "Biodiversity and Aquaculture in Harmony," coupled with enhancing and actively managing its fish ponds and wetlands, could enhance the ecological functions of the Deep Bay wetland system, protect bird's flight corridors and habitats as a matter of priority, and increase biodiversity. The Park will feature various outdoor eco-education and eco-recreation facilities, such as visitor center, outdoor classrooms, bird hides, and eco-lodge, etc., showcasing the beauty of Hong Kong's natural environment. This will not only raise public awareness towards ecological conservation, but also enrich visitors' eco-tour experience, enhancing the appeal of the scenery of Hong Kong's countryside. In addition, the Park will implement high-density, high-tech and high-yield aquaculture operations through introducing modernised aquaculture facilities, techniques and comprehensive management such as recirculation aquaculture systems, smart monitoring systems, species selection, nutrition management, disease prevention and health management, with a view to enhancing the productivity, efficiency and quality of aquaculture for greater economic benefits as well as creating job opportunities for the industry[6].

7. The Feasibility Study recommended that the area of the Sam Po Shue WCP would be approximately 338 ha, of which 328 ha of land will be used for implementation of ecological and fisheries enhancement measures and, through active management, to compensate the impact on ecology and fisheries resources caused by the development of STT; while about 10 ha of land will be used for implementation of the aforesaid eco-education and eco-recreation facilities, etc. Furthermore, the Feasibility Study also recommended incorporating the existing wetland compensation areas (around 10 ha in total) on Government land in Lok Ma Chau currently managed by the Agriculture, Fisheries, and Conservation Department (AFCD) into the Park for management[7]. Therefore, the total area of the Park could further increase to about 348 ha.

8. According to the Environmental Impact Assessment ("EIA") Report for STT, the establishment of Sam Po Shue WCP will mitigate the impact on ecology and fisheries resources arising from such development, in order to achieve

/the …..

[6] According to relevant experiences in other regions, the production of modernised aquaculture practices could be several times higher than that of traditional aquaculture practices. We will, based on the actual situations of individual areas within the "Fisheries Enhancement Zone", adopt corresponding technologies and configurations and implement different aquaculture operations, with a view to achieving the best cost-effectiveness and balancing between ecological conservation and aquaculture.

[7] Regarding the existing wetland compensation areas proposed for inclusion in the Park, their design and construction have been completed and handed over to AFCD for management. Thus, no additional funding for design and construction is required.

the target of no-net-loss in ecological function and capacity of the wetlands concerned. The approval condition of the EIA Report required the Government to set up a working group to coordinate the development progress of STT and the Park, and not to commence the pond-filling works of STT prior to commencement of construction of the ecologically enhanced fish ponds of the Park. The Park will be developed in phases. We strive to commence construction of the Park (Phase 1) in 2026-27 the earliest for completion in 2031. The construction works for the entire Park is expected to complete by 2039 to align with the estimated time for full operation of STT.

FINANCIAL IMPLICATIONS

9. We estimate that the cost of the proposed detailed design (including site investigation works) would be about $84.9 million in MOD price with breakdown as follows –

			$ million (in MOD prices)
(a)	Consultants' fee for		59.4
	(i) detailed design	56.1	
	(ii) preparation of tender documents and assessment of tender	3.3	
(b)	Associated site investigation works and supervision		17.8
	(i) site investigation works	16.0	
	(ii) remuneration of resident site staff (RSS) for site investigation works	1.6	
	(iii) consultants' fees for management of RSS for site investigation works	0.2	
(c)	Contingencies		7.7
	Total		**84.9**

/10. …..

10. We recommend to engage a consultant to conduct the detailed design. The detailed breakdown of the estimates for consultants' fees and RSS costs by man-months are at **Annex 2** of this enclosure.

11. Subject to funding approval, we plan to phase the expenditure as follows –

Year	$ million (in MOD prices)
2025 – 26	10.4
2026 – 27	37.5
2027 – 28	28.3
2028 – 29	8.7
	84.9

12. We have derived the MOD price estimate based on the Government's latest forecast of the trend rate of change in the prices of public sector building and construction output from 2025 to 2029.

13. There have not been many projects in recent years that are of similar nature with the Sam Po Shue WCP, which is a conservation project involving fish ponds and wetlands, and are directly comparable in terms of design costs. Nonetheless, we have referenced the costs of the detailed design of the Long Valley Nature Park (LVNP) which is around 37 ha and the Hong Kong Wetland Park (HKWP) which is over 60 ha. By comparison, the unit cost (including contingencies) as estimated for the detailed design of the Park (Phase 1) (including the associated site investigation works and supervision) is around $57 per square metre ("/$m^2$"), which is lower than the over $70/$m^2$ for the LVNP and the over $100/$m^2$ for the HKWP. This is primarily due to the large scope of the first phase of the Sam Po Shue WCP, covering an area of approximately 150 ha, which significantly reduces the unit cost for the design of the Park. In addition, the first phase of Sam Po Shue WCP does not include large-scale indoor exhibition facilities, which reduces the cost required for the detailed design. The relevant information on the consultancy fee is tabulated as follows –

/Projects …..

Projects	**Sam Po Shue WCP (Phase 1)**	**LVNP**	**HKWP**
Consultancy fee for detailed design (in million) (in MOD prices)	59.4	28.6	61.8
Estimated man-months for consultancy work			
Professional	110	52	128.5
Technical	490	240.5	171.9

14. The proposed detailed design and relevant site investigation works will not give rise to any recurrent consequences.

PUBLIC CONSULTATION

15. The Government has conducted consultation in a timely manner when studying the development of the WCPs System. Briefing sessions and meetings with relevant stakeholders, including green groups, eco-tourism operators, local agriculture and fisheries associations, local communities and developers were held between January and February 2023 to collect their preliminary views on the establishment of the WCPs System. The Government further collected views from the public and the aforesaid stakeholders on the preliminary recommendations of the Feasibility Study between 21 November 2023 and 20 January 2024. The preliminary recommendations included the phased approach of establishing the WCPs System, starting with establishment of the Sam Po Shue WCP first; proposed area, conceptual plan on location, positioning, functions and facilities of Sam Po Shue WCP; and the positioning, functions and management modes of the other proposed WCPs.

16. The Government also reported to and collected views from the Subcommittee on Matters Relating to the Development of the Northern Metropolis of House Committee of the Legislative Council ("Subcommittee") and the Yuen Long District Council ("YLDC') on the preliminary recommendations of the Feasibility Study, including the aforesaid details of Sam Po Shue WCP, the development programme of the Park (Phase 1) and progress of taking forward the Park[8], on 29 January and 26 March 2024 respectively. The Subcommittee supported the preliminary findings and recommendations of the Feasibility Study, while some members raised concerns about the positioning and reception capacity

/of …..

[8] Including the next stages of detailed investigation, design and construction study work.

of the various proposed WCPs. YLDC took note of the Government's progress on the establishment of Sam Po Shue WCP and suggested the Government to maintain liaison with stakeholders on the matter, while some raised views about the parks' management modes, land resumption arrangements, and implementation schedule. We will conduct further consultation with the relevant stakeholders and provide them with more detailed information in due course. In response to the questions raised by members at the meeting, we submitted supplementary information to the Subcommittee on 14 February 2024.

17. We consulted the Panel on Development of the Legislative Council on 22 October 2024. Members supported the submission of the funding proposal to the Public Works Subcommittee for consideration. Some members suggested that eco-tourism opportunities should be enriched through the facilities in the Park. The Government responded that parts of the land in the Park would be reserved for eco-education and recreation facilities, and the design of the Park will be further refined in the future to enrich the eco-tourism experience for local residents and visitors. In response to the questions raised by members at the meeting, we submitted supplementary information to the Panel on Development on 13 November 2024.

ENVIRONMENTAL IMPLICATIONS

18. The proposed detailed design for the Park (Phase 1) (including the associated site investigation works and supervision) is not a designated project under the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499) and would not cause any long-term adverse environmental impacts. We will implement suitable mitigation measures to control short-term environmental impacts arising from the site investigation works. We will confirm through the ongoing investigation study whether the works for the Park (Phase 1) is a designated project under the EIAO. If affirmative, we shall follow the statutory procedure under the EIAO to obtain environmental permit for its construction and operation, and propose corresponding mitigation measures, to ensure that the works are in compliance with the relevant statutory requirements.

HERITAGE IMPLICATIONS

19. The proposed detailed design (including site investigation works) of the Park (Phase 1) will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings/structures, sites of archaeological interest, all sites/buildings/structures on the new list of proposed grading items, and Government historic sites identified by the Antiquities and Monuments Office.

/**TRAFFIC** …..

TRAFFIC IMPLICATIONS

20. The proposed detailed design (including site investigation works) of the Park (Phase 1) will not have significant impact on traffic.

LAND ACQUISITION

21. The proposed detailed design (including site investigation works) of the Park (Phase 1) will not involve acquisition of private land.

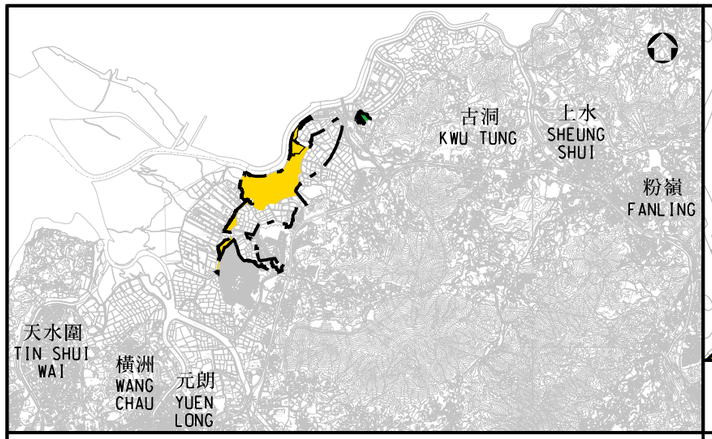
BACKGROUND INFORMATION

22. The Government commenced the Feasibility Study for the establishment of the WCPs System in the Northern Metropolis in August 2022. The Feasibility Study was completed, with the relevant report released on 24 October 2024.

23. We commissioned consultants to conduct an investigation study for the establishment of Sam Po Shue WCP under block allocation **Subhead 5101CX** "Civil engineering works, studies and investigations for items in Category D of the Public Works Programme" at a total cost of $47.47 million in MOD prices. The ongoing investigation study covers a series of technical assessments, including traffic and transport, ecology and aquaculture, sewerage, drainage, water supply, landscaping and visual, geology and land decontamination, etc. The findings from the investigation study will be considered under the proposed detailed design of the Park (Phase 1).

24. The proposed detailed design of the Park (Phase 1) will not involve any tree removal or planting proposals. We will require the consultants to take into consideration the need for tree preservation during the detailed design stages of the project.

25. We estimate that the conduct of **485RO** will create 40 jobs (10 for labourers and 30 for professional or technical staff), providing a total employment of 690 man-months.



位置圖 LOCATION PLAN
比例 SCALE 1:150 000

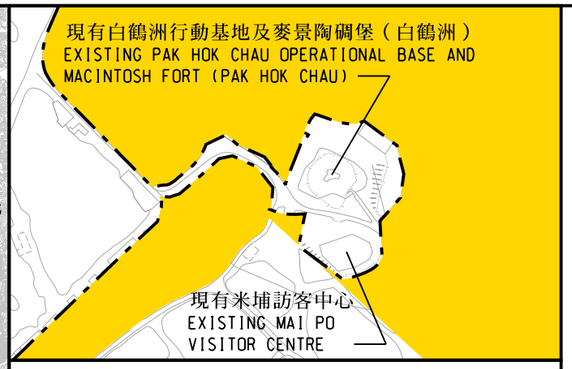


插圖 A INSET A
比例 SCALE 1:5000

圖例 LEGEND:

- 三寶樹濕地保育公園項目界線（可予修訂）
  PROJECT BOUNDARY OF SAM PO SHUE WETLAND CONSERVATION PARK (SUBJECT TO AMENDMENT)
- 擬議三寶樹濕地保育公園(第一期)工程範圍
  PROPOSED WORKS AREA OF SAM PO SHUE WETLAND CONSERVATION PARK (FIRST PHASE)
- 擬議濕地保育公園辦事處工程範圍
  PROPOSED WORKS AREA OF WETLAND CONSERVATION PARK MANAGEMENT OFFICE
- 擬議漁業研究中心工程範圍
  PROPOSED WORKS AREA OF FISHERIES RESEARCH CENTRE
- 現正由漁農自然護理署管理的濕地補償區
  WETLAND COMPENSATION AREAS CURRENTLY MANAGED BY THE AGRICULTURE, FISHERIES AND CONSERVATION DEPARTMENT

工務計劃項目第484RO號
建立三寶樹濕地保育公園 -
第一期平面圖
PWP ITEM NO. 484RO
ESTABLISHMENT OF SAM PO SHUE WETLAND CONSERVATION PARK -
FIRST PHASE LAYOUT PLAN

485RO – Establishment of Sam Po Shue Wetland Conservation Park – Detailed Design for First Phase

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2024 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee ($ million)
(a)	Consultants' fees for detailed design, preparation of tender documents and assessment of tenders (Note 2)	Professional	110	38	2.0	20.5
		Technical	490	14	2.0	32.7
					Sub-total	53.2 #
(b)	Resident site staff ("RSS") costs(Note 3)	Professional	8	38	1.6	1.1
		Technical	8	14	1.6	0.4
					Sub-total	1.5
	Comprising –					
	(i) Remuneration of RSS for site investigation works				1.3 #	
	(ii) Consultants' fees for RSS for site investigation works				0.2 #	
					Total	**54.7**

* MPS = Master Pay Scale

Notes

1. A multiplier of 2.0 is applied to the average MPS salary point to estimate the full staff costs for the staff employed in the consultants' offices (including the consultants' overheads and profits). A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of resident site staff supplied by the consultants (as at now, MPS salary point 38 = $93,255 per month and MPS salary point 14 = $33,405 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 figures in this Annex 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 9 of this Enclosure.