

For information

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

**PWP Item No. 707CL -
Yuen Long South Western Extension –
Site Formation for School Development
and the Associated Road Works in Area 13**

PURPOSE

This paper briefs Members on the proposed engineering infrastructure works at Yuen Long Area 13 which are to support the development of three primary schools in the area.

PROJECT SCOPE AND NATURE

2. We propose to carry out the following works:-
 - (a) formation of approximately 2.2 hectares of land in Yuen Long Area 13 for school development;
 - (b) construction of Road A1 of about 280 metres long;
 - (c) construction of associated road junctions, footpaths, a loading and unloading bay, a bus bay, parking spaces and stormwater drainage works;
 - (d) landscaping works; and
 - (e) implementation of an environmental monitoring and audit programme for the works mentioned in items (a) to (d) above.

Details of the proposed works are shown at Enclosure 1. We plan to commence construction in September 2004 for completion in phases by June 2006.

JUSTIFICATIONS

3. It is Government policy to implement whole-day primary schooling for virtually all primary school students by the 2007/08 school year. On 31 January 2004, the Secretary for Education and Manpower (SEM) consulted the LegCo Panel on Education on the planning and provision of school places and the various aspects of the school building programme. Members noted the Administration's plan to seek funding approval for, inter alia, the construction of new schools to support the above policy.

4. At present, about 66% primary school students are studying in whole-day primary schools. To facilitate implementation of whole-day primary schooling, SEM plans to construct 46 new schools between the 2004/05 and 2007/08 school years. To date, Finance Committee has approved funding for 15 of these 46 new schools. The three primary schools in Yuen Long Area 13 are among the 46 new school projects planned to achieve the policy target. As planned, the school building works will commence in September 2005. In order to ensure the timely supply of land with adequate infrastructure for the school development, we need to commence the proposed site formation works in September 2004. The proposed roadworks will also improve the access to Lam Hau Tsuen and the future private housing development adjoining Road A1.

PUBLIC CONSULTATION

5. We consulted the Ping Shan Rural Committee on 18 October 2002 and the Social Services, Housing and Publicity Committee of the Yuen Long District Council on 11 November 2002. The Committees supported the proposed works.

6. On 6 December 2002, we gazetted the proposed roadworks of **707CL** under the Roads (Works, Use and Compensation) Ordinance and received one objection against land resumption. After our clarification and explanation on the details of the project, the objector withdrew his objection without conditions. The Secretary for the Environment, Transport and Works authorised the road scheme on 28 May 2003.

ENVIRONMENTAL IMPLICATIONS

7. In November 1997, we completed an Environmental Impact Assessment (EIA) report on Yuen Long South Development that includes the proposed works of **707CL**. The Director of Environmental Protection endorsed the EIA report in November 1997. The Advisory Council on the Environment accepted the findings of the report in December 1997.

8. We will require the contractor to submit a waste management plan for approval. The plan will include appropriate mitigation measures to avoid and reduce construction and demolition (C&D) materials, including the allocation of an area for waste segregation. We will require the contractor to ensure that the day-to-day operations on site comply with the approved waste management plan. To further minimise the generation of C&D materials, we will encourage the contractor to use non-timber formwork and recyclable materials for temporary works. We will also require the contractor to separate public fill from C&D waste for disposal at appropriate locations and sort the C&D materials by category on-site to facilitate reuse/recycling of paper/cardboard, timber and metal. We will control the disposal of public fill and C&D waste to designated landfills through a trip-ticket system. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes.

9. At the planning and design stages, we have given due consideration in designing the level and layout of the proposed works and the construction sequence so as to minimise the generation of C&D materials as far as possible. We estimate that the proposed works will generate about 11 500 cubic metres (m³) of C&D materials. Of these, we will reuse about 800 m³ (7%) on site, 1 200 m³ (10%) as fill in public filling areas¹ and dispose of 9 500 m³ (83%) at landfills. The notional cost of accommodating C&D waste at landfill site is estimated to be \$1.2 million for this project (based on a notional unit cost² of \$125/m³).

¹ A public filling area is a designated part of a development project that accepts public fill for reclamation purpose. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

² This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled. The notional cost estimate is for reference only and does not form part of this project estimate.

10. The proposed works will involve transplanting of two trees and felling of 130 trees within the project site. The trees to be transplanted and felled are not important trees³. We will incorporate planting proposals as part of the project, including estimated quantities of 180 trees, 1 200 shrubs and 2 500 m² of grassed area.

LAND ACQUISITION

11. We will resume about 2.78 hectares of agricultural land for the proposed works. The land acquisition and clearance will affect 35 households involving 121 persons and 333 structures. Under the existing policy, the Director of Housing will offer eligible families accommodation in public housing. We will charge the cost of land acquisition and clearance cost estimated at \$98.4 million, to **Head 701 – Land Acquisition**.

WAY FORWARD

12. We plan to seek the Public Works Sub-committee's endorsement for upgrading the works mentioned in paragraph 2 to Category A (at an estimated cost of \$34 million) on 3 March 2004.

13. We would be pleased to brief Members on the details of the projects if necessary.

ATTACHMENT

Enclosure 1 – Plan No. NTN 2147

Territory Development Department
February 2004

³ Important trees include trees on the Register of Old and Valuable Trees, and any other trees which meet one or more of the following criteria –

- (a) trees over 100 years old;
- (b) trees of cultural, historical or memorable significance;
- (c) trees of precious or rare species;
- (d) trees of outstanding form; or
- (e) trees with trunk diameter exceeding one metre (measured at one metre above ground level).

