



土木工程拓展署
Civil Engineering and
Development Department

Agreement No. CE 5/2018 (CE)

Development of Lok Ma Chau Loop: Main Works Package 1 – Design and Construction

Re-appraisal Report

(Ref. A23-02)

July 2021



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土木工程拓展署

Civil Engineering and Development Department

West Development Office

Agreement No. CE 5/2018 (CE)


Development of Lok Ma Chau Loop: Main Works Package 1 – Design and Construction

Re-appraisal Report

(Ref. A23-02)

July 2021

Reviewed:


Kelvin Cheng

15 July 2021

Approved for Issue:


Conrad Ng

18 July 2021

AECOM ASIA COMPANY LIMITED

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1. INTRODUCTION

1.1 Background

- 1.1.1 As a result of the training of Shenzhen (SZ) River, which serves as the administrative boundary between Hong Kong Special Administrative Region (HKSAR) and SZ, an area of about 88 hectares, previously lying to the north of the river course, became situated to the south of the re-aligned river course and falls within the boundary of the HKSAR. The area, commonly known as the Loop, was once used as a dumping ground for mud dredged from the river regulation works.
- 1.1.2 The Loop is located near several major cross-boundary transport nodes including the Lok Ma Chau Boundary Control Point, the MTR Lok Ma Chau Station of the Lok Ma Chau Spur Line and the San Tin Interchange. To the north across SZ River is the Huanggang Control Point of SZ. To the southwest is the Mai Po Nature Reserve and to the east is Hoo Hok Wai, comprising fish ponds of high ecological value.
- 1.1.3 The Loop development is one of the ten major infrastructure projects announced in the 2007-08 Policy Address for economic growth. The planning and engineering study (P&E Study), Agreement No. CE 53/2008 (CE) "Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation", funded under PWP Item No. 735CL, was completed in 2014. The P&E Study investigated the feasibility of and formulated a comprehensive development plan for the Loop taking into account the prevailing planning circumstances and public views collected through public engagement.
- 1.1.4 The P&E Study development plan is a Designated Project under Schedule 3 of the Environmental Impact Assessment Ordinance (EIAO). In October 2013, the Environmental Impact Assessment (EIA) Report for the Loop development (AEIAR-176/2013) was approved by Director of Environmental Protection (DEP) pursuant to the EIAO. The Environmental Permit (EP) (EP No. EP-477/2013) for the Loop to construct and operate the relevant Designated Projects (DP) was granted by DEP on 22 November 2013.
- 1.1.5 On 3 January 2017, the Government of Hong Kong Special Administrative Region (HKSARG) and Shenzhen Municipal People's Government (SZMPG) signed a Memorandum of Understanding (the MoU) on "Jointly Developing the Lok Ma Chau Loop by Hong Kong and Shenzhen between the Hong Kong Special Administrative Region Government and Shenzhen Municipal People's Government." The MoU outlined the intention to jointly develop the Loop into the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) under the "one country, two systems" principle and in accordance with the Basic Law. The HSITP will establish a key base for Information & Technology (I&T) industries, co-operation in scientific research with related higher education, cultural & creative and other complementary facilities. According to the MoU, HKSARG will be responsible for the construction of the infrastructure within the Loop (including site formation and infrastructural facilities) and the provision of supporting infrastructure outside the Loop.
- 1.1.6 The draft Lok Ma Chau Loop Outline Zoning Plan (OZP) was approved by Chief Executive in Council on 30 January 2018. The approved Lok Ma Chau Loop OZP was exhibited for public inspection on 9 February 2018. The old SZ River meander which has been included in the approved OZP as "CA" zone (Conservation Area zoned in statutory OZP).

- 1.1.7 The development of the Loop into the HSITP is being taken forward by the Innovation and Technology Bureau (ITB) as the lead policy bureau. The Development Bureau (DEVB) and the Civil Engineering and Development Department (CEDD) support the development by undertaking the associated site formation and infrastructure works to provide the formed land to ITB/ HKSTPC for development of the HSITP as well as the supporting infrastructural facilities.

Work Packaging

- 1.1.8 The Loop has been planned to be developed into a sustainable, environmentally friendly, energy efficient and people-oriented community. According to the recommendations in the P&E Study, the Loop development will be implemented in three works packages: Advance Works, Main Works Package 1 and Main Works Package 2. Advance Works (covered by PWP item No. 748CL – Development of Lok Ma Chau Loop – Land Decontamination and Advance Engineering Works), is to pave way for the ensuing construction works within the Loop. Main Works Package 1 pertinent to this Project, covered by PWP item No. 760CL – Development of Lok Ma Chau Loop – Main Works Package 1, is to form the site for the subsequent development of buildings and associated facilities for Phase 1 of HSITP, as well as providing the infrastructure and supporting facilities for Phase 1 of the Loop development. Main Works Package 2, to be covered by PWP item yet to be created, is to provide the infrastructure and supporting facilities for the remaining development of the Loop.
- 1.1.9 The Advance Works under PWP Item No. 748CL include the provision of construction access to the Loop, land decontamination required for proposed land uses within the Loop, creating and establishing an Ecological Area (EA) zone and other associated environmental mitigation measures. The detailed design for the Advance Works was completed under another consultancy, with construction works commencing on 22 June 2018.

1.2 The Project

- 1.2.1 AECOM Asia Co Ltd (hereafter refers as the *Consultant*) has been commissioned by CEDD to undertake Agreement No. CE5/2018 (CE) – Development of Lok Ma Chau Loop: Main Works Package 1 – Design and Construction. The *starting date* of services is 14 September 2018 and the *completion date* for the whole of the services is the date of 101 months after the *starting date*.
- 1.2.2 The proposed scope of the Project comprises the following principal works elements:

Sub-Package A

- a) Site formation of the Loop;
- b) Construction of internal roads, footpaths and cycle tracks, where appropriate in the Loop;
- c) Provision of infrastructure/ supporting facilities for Phase 1 of the HSITP, including open spaces, sewage treatment works (Phase 1), water service reservoir and associated waterworks, combined utilities enclosure (CUE) as well as drainage and sewerage works;
- d) Carrying out sediment treatment works in SZ River near the Loop;

- e) Provision of landscape hardworks and soft works;
- f) Provision of offsite ecological compensation/ enhancement; and
- g) Other works.

Sub-Package B

- a) Construction of WCR comprising widening of existing Ha Wan Tsuen East Road/ Lok Ma Chau Road with footpaths and cycle tracks, as well as connection roads to Fanling/San Tin Highway;
- b) Construction of a Direct Road Link (DRL) for environmentally friendly transport system (EFTS) connecting MTR Lok Ma Chau Station and the Loop and the associated modification works to the MTR Lok Ma Chau Station and the existing structures including but not limited to the footbridges and public transport interchange (PTI);
- c) Provision of noise mitigation works; and
- d) Other works.

1.3 Purposes of this Report

- 1.3.1 According to Condition 2.15 of the Environmental Permit (EP-477/2013), to address any potential contamination activities due to land use changes, if any, in the works area of the Project after the land contamination assessment study of the Loop EIA Report and before the commencement of construction of the Project, re-appraisal on (i) the Loop and (ii) the other contamination assessment area for the associated infrastructure outside the Loop, shall be conducted. A re-appraisal report shall be deposited with the Director of Environmental Protection (DEP) at least one month before the commencement of corresponding parts of the works of the Project. The re-appraisal report shall be certified by the Environmental Team (ET) Leader and verified by the Independent Environmental Checker (IEC) as conforming to the relevant information and recommendations contained in the Loop EIA Report before submission. The report shall recommend any part(s) of the works areas of the Project require re-assessment on land contamination.
- 1.3.2 A re-appraisal report (Re-appraisal Report (Advance Works)) was submitted under the Advance Works in November 2018 to fulfil Condition 2.15 of EP-477/2013. The assessment area covered the works area of the Advance Works which include the Loop and sections of Ha Wan Tsuen East Road and Lok Ma Chau Road outside the Loop. Subsequent to the Re-appraisal Report (Advance Works), construction works within the Loop, including land decontamination works and establishment of ecological area, were carried out under the Advance Works.
- 1.3.3 The purpose of this Re-appraisal Report is to fulfil the requirements under Condition 2.15 of EP-477/2013. As the construction works within the Loop were commenced under the Advance Works, this report will cover the works area for the associated infrastructure, namely the WCR and DRL, outside the Loop under this Project. CEDD will engage a separate consultant in future for the Main Works Package 2 project which covers the Flushing Water Services Reservoir and the re-appraisal report covering the Flushing Water Service Reservoir will be submitted in future by the separate consultant.

1.4 Abbreviations

- 1.4.1 The following table lists out the abbreviated titles of Government bureaux, departments, offices, statutory bodies and public organizations mentioned in this Report:

Abbreviation	Full title
CEDD	Civil Engineering and Development Department
DEVB	Development Bureau
EPD	Environmental Protection Department
HKSARG	The Government of the Hong Kong Special Administrative Region
HKSTPC	Hong Kong Science and Technology Parks Corporation
HSITPL	Hong Kong-Shenzhen Innovation and Technology Park Limited
HyD	Highways Department
ITB	Innovation and Technology Bureau
LandsD	Lands Department
MTRCL	MTR Corporation Limited
SMO	Survey and Mapping Office of LandsD
SZMPG	Shenzhen Municipal People's Government

1.4.2 The following table lists out the abbreviations for expressions adopted in this Report:

Abbreviation	Full title
Advance Works	The project undertaken under Public Works Programme Item No. 748CL – Development of Lok Ma Chau Loop – land decontamination and advance engineering works
CUE	Common Utilities Enclosure
DEP	Director of Environmental Protection
Developments	The various developments proposed at the Lok Ma Chau Loop including but not limited to the Hong Kong-Shenzhen Innovation and Technology Park mentioned in Clause 2.1.5 of this Scope
DRL	Direct Road Link to Lok Ma Chau MTR Station
EFTS	Environmental Friendly Transport System
EIA	Environmental Impact Assessment
Loop EIA Report	EIA Report for the Development of Lok Ma Chau Loop approved by DEP pursuant to the EIA Ordinance in October 2013
EIAO	Environmental Impact Assessment Ordinance
EP	Environmental Permit pursuant to the EIAO
ERR	Environmental Review Report
ET	Environmental Team
HK	Hong Kong
HKSAR	Hong Kong Special Administrative Region
HSITP	Hong Kong-Shenzhen Innovation and Technology Park
I&T	Innovation and Technology
IEC	Independent Environmental Checker as stipulated in the Environmental Permit for the Development of Lok Ma Chau Loop granted by DEP pursuant to the EIAO in November 2013
Infrastructure	The infrastructure including site formation and infrastructure facilities within or outside the Lok Ma Chau Loop, planned/proposed under Agreement No. CE53/2008 (CE) “Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation” for supporting the Development at the Lok Ma Chau Loop and other proposals relevant to commissioning Phase 1 of the Lok Ma Chau Loop development, except the DCS proposed in Agreement No. CE53/2008 (CE) “Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation”
Loop	Lok Ma Chau Loop
MTR	Mass Transit Railway
OZP	Outline Zoning Plan prepared under Town Planning Ordinance
P&E Study	The planning and engineering study completed under Agreement No. CE53/2008 (CE) “Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation”
Project	Project to be undertaken under Public Works Programme Item No. 760CL – Development of Lok Ma Chau Loop – Main Works Package 1
PTI	Public Transport Interchange

Abbreviation	Full title
Re-appraisal Report (Advance Works)	Re-appraisal Report for the Development of Lok Ma Chau Loop – land decontamination and advance engineering works certified by the ET Leader and verified by the IEC pursuant to Condition 2.15 of the Environmental Permit (EP-477/2013) in November 2018
STW	Sewage Treatment Works
SZ	Shenzhen
SZ River	Shenzhen River
WCR	Western Connection Road recommended for implementation with reference to the P&E Study
Works Area	The works area for associated infrastructure outside the Loop and under this Project

2. SITE DESCRIPTION AND ASSESSMENT AREA

- 2.1.1 The works area for associated infrastructure outside the Loop and under this Project is located southwest of the Loop. The works area (hereinafter refer to as the “Works Area”) is bounded by Lok Ma Chau Road and SZ River to the north, Kwu Tung Road to the south, rural land uses including arable lands and fish ponds to the east and the existing Lok Ma Chau Station to the west. The associated construction works mainly include the following:
- Construction of WCR comprising widening of existing Ha Wan Tsuen East Road / Lok Ma Chau Road with footpaths and cycle tracks, as well as connection roads to Fanling / San Tin Highway; and
 - Construction of DRL connecting MTR Lok Ma Chau Station and the Loop.
- 2.1.2 In general, the Works Area is currently occupied by Ha Wan Tsuen East Road, Lok Ma Chau Road, ponds / vegetation, village houses and transport facilities. The Works Area is consistent with the Loop EIA Report.
- 2.1.3 The general layout plan of the Project is shown in **Drawing No. 60588085/SK7020**.

3. SITE RE-APPRAISAL

3.1.1 A site re-appraisal, comprising desktop review and site walkover, was conducted to review any potential contamination activities due to land use changes within the Works Area after the Loop EIA Report. Findings of the site re-appraisal are discussed below.

Review of Re-appraisal Report (Advance Works)

3.1.2 As discussed in **Section 1.3**, the Re-appraisal Report (Advance Works) was submitted under the Advance Works in November 2018. Apart from the Loop, the assessment area covered the northern part of Ha Wan Tsuen East Road and Lok Ma Chau Road. The associated construction works include construction of a temporary access to the Loop, minor improvement works to Ha Wan Tsuen East Road, erection of temporary noise barriers and miscellaneous road works along Lok Ma Chau Road. The assessment area is shown in **Drawing No. 60588085/SK7020**.

3.1.3 The site re-appraisal comprises a review of OZP, latest aerial photograph (August 2018) and site visit in August 2018. Based on findings of the site re-appraisal, no changes in land use / suspected land contamination were identified since the completion of the Loop EIA Report. Further land contamination assessment was considered not necessary.

Review of Environmental Review Report (ERR) under the Project

3.1.4 A site appraisal, comprising desktop review and site walkover, was conducted under the Environmental Review Report¹ (ERR) of the Project in November 2018. Similar to the land uses identified in the Loop EIA Report, the Works Areas remained largely occupied by non-contaminating land uses including roads, ponds / vegetation and village houses. No significant land use changes or potentially contaminative activities were identified in the Works Area since the Loop EIA Report.

Review of OZP and Latest Aerial Photograph

3.1.5 A review of the OZP was conducted. There had been no changes to the San Tin OZP No. S/YL-ST/8 approved in December 2006.

3.1.6 A review of the recent available aerial photographs has been undertaken to evaluate any potential contamination activities due to land use changes within the Works Area. The latest aerial photographs taken in 2020 are enclosed in **Appendix A** and the findings are summarised in **Table 3.1** below.

¹ AECOM Asia Co. Ltd., Environmental Review Report for Agreement No. CE 5/2018 (CE) Development of Lok Ma Chau loop: Main Works Package 1 – Design and Construction

Table 3.1 Aerial Photographs Reviewed

Year	Photograph Reference No.	Description of Land-Uses and Site Operation/Activities
2013*	#CW104487R	Based on findings of the ERR Report, no significant change in land use was observed in the 2013 aerial photographs since the approval of the Loop EIA Report. The Works Areas remained mainly occupied by roads, ponds / vegetation and village houses.
2017*	#E015372C, #E015375C, #E023906C, #E023869C, #E023872C, #E028666C, #E028670C, #E028674C, #E016028C, #E015719C, #E015920C, #E016027C, #E016030C, #E015658C	Based on findings of the ERR Report, no significant change in land use was observed in the 2017 aerial photographs.
2020	#E093002C, #E093005C, #E093008C, #E093009C, #E093628C, #E093630C_R, #E093633C_R, #E093636C_R, #E094017C	Similar to the ERR and Loop EIA Report, the Works Areas mainly occupied by roads, ponds / vegetation, village houses and existing transport facilities including Lok Ma Chau MTR station, public transport interchange and taxi chit waiting area. No significant change in land use from the Loop EIA Report was observed.

Note:

Source of aerial photographs: Survey and Mapping Office, Lands Department

*Based on the findings of the ERR Report.

- 3.1.7 Based on the above review, no significant land use change from the Loop EIA Report and no potential contaminating land uses were observed within the Works Area.

Site Reconnaissance

- 3.1.8 Site walkover was conducted on 17 and 18 May 2021 to investigate any land use change from the Loop EIA Report and any current potential contamination activities within the Works Area.
- 3.1.9 Similar to the land uses identified in the ERR and Loop EIA Report, the Works Areas are currently occupied by roads, ponds / vegetation, village houses and transport facilities including Lok Ma Chau MTR station, public transport interchange and taxi chit waiting area. The existing Lok Ma Chau MTR station and public transport interchange within the Works Area will not be demolished during the construction of the Project. No substations / transformers, chemical / oil storage, signs of oil stains / chemical spillages, stressed vegetation or potentially contaminative activities were observed within these areas during the site walkover.

- 3.1.10 Road improvement works are currently undertaken at a section of Ha Wan Tsuen East Road under the Advance Works. The road improvement works include site clearance, minor improvement works to lay-bys and pedestrian footpath and some paving works. The works would not encroach into the adjacent fish ponds, village houses and vegetated land within the Works Area. As reported by the site representative and as confirmed during site walkover, no substations / transformers, chemical / oil storage, signs of oil stains / chemical spillages, stressed vegetation or potentially contaminative activities were observed within the road improvement works area during the site walkover.
- 3.1.11 The corresponding photographic records are shown in **Drawing No. 60588085/SK7021** and **SK7022**

4. CONCLUSION

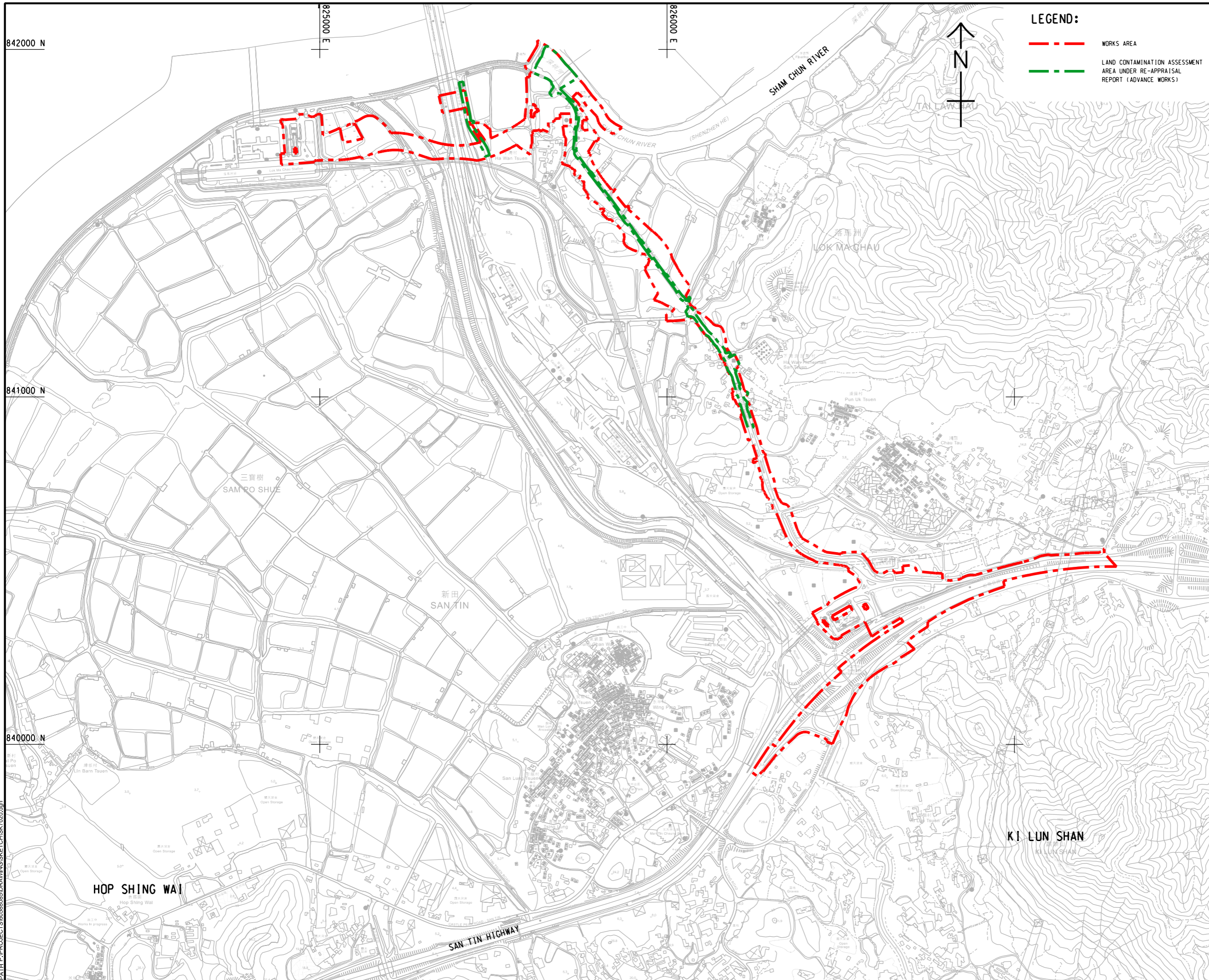
- 4.1.1 Site re-appraisal, in the form of desktop review and site walkover, was conducted in May 2021 to review any potential contamination activities within the Works Area due to land use changes after the Loop EIA Report. This Re-appraisal Report was prepared according to Condition 2.15 of EP-477/2013.
- 4.1.2 Based on the findings of the site re-appraisal, no change in land use, potentially contaminating land uses / activities were identified within the Works Area after the Loop EIA Report. Re-assessment on land contamination as stipulated under Condition 2.17 of EP-477/2013 is therefore not required.

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Drawings

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ISO A1 594mm x 841mm
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 Designer:
 Project Management Initials:
 2021/5/25
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 Plot File by: L\ANN2



LEGEND:

- - - WORKS AREA
- - - LAND CONTAMINATION ASSESSMENT AREA UNDER RE-APPRAISAL REPORT (ADVANCE WORKS)

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PROJECT
 項目
DEVELOPMENT OF LOK MA CHAU LOOP MAIN WORKS PACKAGE 1 DESIGN AND CONSTRUCTION

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 修訂

IR	DATE	DESCRIPTION	CHK.

STATUS
 狀態

SCALE **DIMENSION UNIT**
 比例 尺寸單位

A1 1 : 5000 METRES

KEY PLAN
 索引圖

PROJECT NO. **CONTRACT NO.**
 項目編號 合約編號

60588085 CE 5/2018(CE)

SHEET TITLE
 圖紙名稱

GENERAL PROJECT LAYOUT PLAN

SHEET NUMBER
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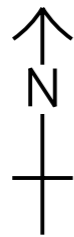
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2021/5/25
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LEGEND:

- - - WORKS AREA
- 1 LOCATION AND DIRECTION OF PHOTOGRAPH TAKEN/PHOTO ID



824600 E

825300 E

826000 E

841400 N

840700 N



PROJECT
DEVELOPMENT OF
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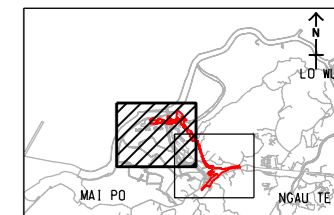
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STATUS

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KEY PLAN A1 1 : 100000



PROJECT NO. **CONTRACT NO.**
60588085 CE 5/2018(CE)

SHEET TITLE
PHOTOGRAPHIC RECORDS FOR
SITE WALKOVER

SHEET NUMBER
60588085/SK7021



PHOTO 7366: LOK MA CHAU STATION
(PHOTO TAKEN: 17 MAY 2021)



PHOTO 1378: HA WAN TSUEN EAST
ROAD UNDER ROAD IMPROVEMENT WORKS
(PHOTO TAKEN: 18 MAY 2021)



PHOTO 7373: VEGETATED LAND UNDER
SHAN SHAM ROAD
(PHOTO TAKEN: 17 MAY 2021)



PHOTO 7382: POND
(PHOTO TAKEN: 17 MAY 2021)



PHOTO 7381: VEGETATED LAND
(PHOTO TAKEN: 17 MAY 2021)



PHOTO 2601: VEGETATION AND POND
(PHOTO TAKEN: 18 MAY 2021)

CUT LINE A-A

SEE DRAWING NO: 60588085/SKETCH/SK7022

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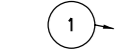
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-  LOCATION AND DIRECTION OF PHOTOGRAPH TAKEN/PHOTO ID



PHOTO 7393: HA WAN TSUEN EAST ROAD UNDER ROAD IMPROVEMENT WORKS (PHOTO TAKEN: 17 MAY 2021)



PHOTO 7438: FANLING HIGHWAY AND SAN TIN INTERCHANGE (PHOTO TAKEN: 17 MAY 2021)



PHOTO 7432: NULLAH (PHOTO TAKEN: 17 MAY 2021)



PHOTO 7450: FANLING HIGHWAY (PHOTO TAKEN: 17 MAY 2021)



PHOTO 7392: POND (PHOTO TAKEN: 17 MAY 2021)



PHOTO 7436: VACANT VEGETATED LAND (PHOTO TAKEN: 17 MAY 2021)



PHOTO 7402: LOK MA CHAU ROAD (PHOTO TAKEN: 17 MAY 2021)



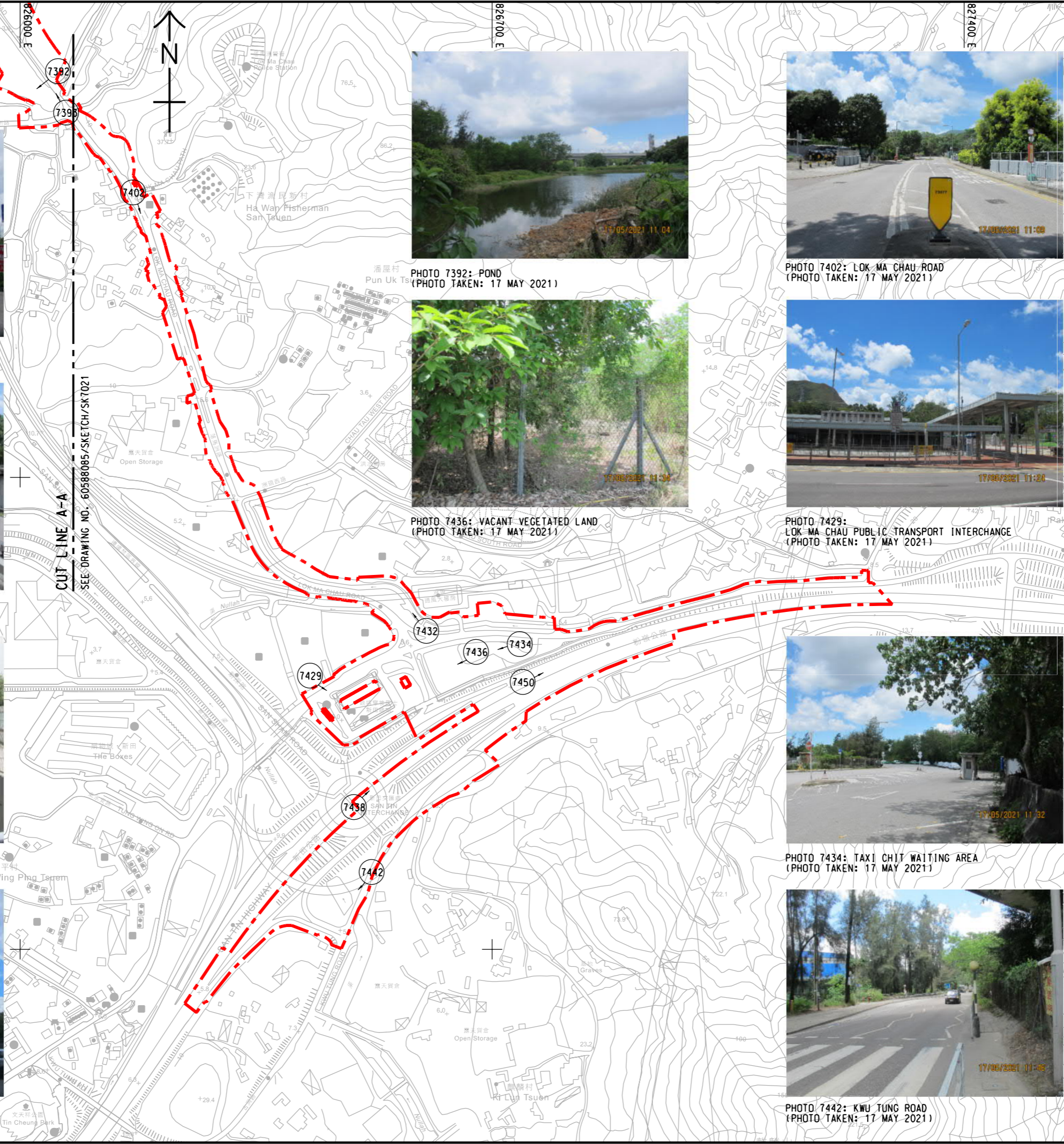
PHOTO 7429: LOK MA CHAU PUBLIC TRANSPORT INTERCHANGE (PHOTO TAKEN: 17 MAY 2021)



PHOTO 7434: TAXI CHIT WAITING AREA (PHOTO TAKEN: 17 MAY 2021)



PHOTO 7442: KWU TUNG ROAD (PHOTO TAKEN: 17 MAY 2021)



PROJECT
DEVELOPMENT OF LOK MA CHAU LOOP MAIN WORKS PACKAGE 1 DESIGN AND CONSTRUCTION

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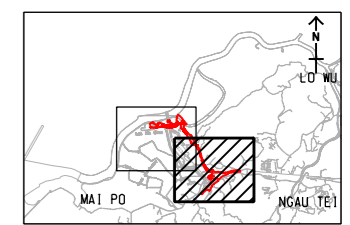
ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

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KEY PLAN A1 1: 100000



PROJECT NO. 60588085 **CONTRACT NO.** CE 5/2018(CE)

SHEET TITLE PHOTOGRAPHIC RECORDS FOR SITE WALKOVER

SHEET NUMBER 60588085/SK7022

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Appendices

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Appendix A

Reviewed Aerial Photographs

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LEGEND:
 --- WORKS AREA



PROJECT
 項目
 DEVELOPMENT OF
 LOK MA CHAU LOOP
 MAIN WORKS PACKAGE 1
 DESIGN AND
 CONSTRUCTION

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I/R	DATE	DESCRIPTION	CHK.
修訂	日期	修訂描述	核對

STATUS
 狀況

SCALE **DIMENSION UNIT**
 比例 尺寸單位
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KEY PLAN
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 AERIAL PHOTOGRAPH 2020

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