

**Public Works Subcommittee Meeting on 10 June 2017**  
**Issues requiring follow-up actions by the Administration**

**PWP Item No. 786CL – Tung Chung New Town Extension**  
**Reclamation and Advance Works**

At the Public Works Subcommittee (PWSC) meeting on 10 June 2017, Members requested the Government to provide supplementary information (shown in italics below). After consulting the relevant departments, the Government's consolidated reply is set out below.

*“At the request of Hon Tanya CHAN, the Administration should provide supplementary information such as illustration diagram, location plan and design plan of the eco-shoreline to be provided along the proposed seawall at Tung Chung East (TCE).”*

2. PWP Item No. 786CL – Tung Chung New Town Extension – Reclamation and Advance Works is the first public works project adopting eco-shorelines, with the primary objective of mimicking the physical properties of natural inter-tidal zones as far as practicable, in a bid to provide a more suitable habitat, namely a tidal eco-system, for colonisation of marine species. On the location of the eco-shoreline (see **Diagram 1**), we need to take into account various environmental factors and constraints in the vicinity of the shoreline, such as salinity of the water body, susceptibility of the shoreline to sea waves and abundance of sunlight. Mangrove eco-shorelines (see **Diagram 2**) would be provided at inter-tidal zones along the seashore less susceptible to sea waves. In addition, seawall blocks would be laid along the seaward side to reduce the wave action which may affect the mangroves. On another front, mangrove eco-shorelines would be provided near the drainage box culvert outfall and outlet of Tai Ho Bay. As mentioned in paragraph 8 of LegCo Paper No. PWSC192/16-17(01), the lower salinity of the water body there and natural nutrients from catchment areas may promote the growth of mangroves.

3. For the locations relatively susceptible to wave actions or with insufficient sunlight, rocky eco-shorelines would be provided, where bio-blocks with varying levels and sizes of cavities would be placed at inter-tidal zones (see **Diagram 2**) for retaining sea water during low tide conditions, with a view to providing appropriate

habitats for marine species. Cavities and pots would be provided for vertical seawalls (see **Diagram 3**), mainly for protection of and provision of habitats for marine creatures and plants. In addition, eco-tiles would be placed on the surface of the vertical seawall, providing uneven surfaces for easy attachment and growth of tiny creatures.

**“At the Request of Dr Hon LAU Siu-lai, the Administration should provide supplementary information to explain:**

- (a) **the Marking Scheme (including such details as the respective weights for tender price and contractors’ past performance) adopted by the Government in tender evaluation for PWP Item No. 786CL; and**
- (b) **how the Government can ensure that tenders from the contractors with past non-compliance in public works projects will not be accepted for PWP Item No. 786CL.”**

4. As far as general public works contracts are concerned, either the “Formula Approach” or “Marking Scheme Approach” will be adopted in tender evaluation. Given the technical expertise involved in the TCE reclamation works, we will adopt the “Marking Scheme Approach” in tender evaluation in light of the importance of works quality. Only tenders from those tenderers with substantial relevant experience shall be considered.

5. The Government accords high importance to contractors’ past performance in delivering public works contracts. Under the guidelines as set out in the DEVB’s Technical Circular (Works) No. 4/2014, contractors’ past performance and other technical factors shall be taken into account in the marking criteria for technical attributes as detailed below:

Marking Criterion	Mark
Tenderer’ s past performance	18-35
Tenderer’ s relevant experience	0-20
Tenderer’ s technical resources	5-40
Tenderer’s technical proposal	30-60
Tenderer’s design	0-30
Total	100

According to the above guidelines, the respective weights for technical and tender price score are generally 40/60.

6. The Government has all along put in place an established system for managing the contractors' performance in delivering public works projects. For instance, if two consecutive adverse quarterly performance reports in respect of a public works contract were given to a contractor, the contractor concerned will be suspended from tendering for public works contracts until its performance is improved. As for alleged non-compliance by individual contractors, such as failure to comply with statutory environmental or safety requirements during construction, works departments will record such non-compliance in quarterly performance reports upon verification by relevant law enforcement departments. As mentioned above, if two consecutive adverse quarterly performance reports in respect of a public works contract were given to a contractor, the contractor concerned will be suspended from tendering for public works contracts until its performance is improved.

**“At the request of Dr Hon YIU Chung-yim and Hon LEUNG Kwok-hung, the Administration should provide supplementary information and actual example(s) to explain the reason for rezoning the Metro Core Area of TCE Development Area from “Comprehensive Development Area” (“CDA”) to “Other Specified Uses” (“OU”) annotated “Commercial and Residential Development cum Public Transport Interchange”; and whether such change in zoning is to avoid future application to the Town Planning Board (TPB) at the implementation stage.”**

7. The metro Core Area is located in Area 113 to the north of the proposed TCE MTR Station and zoned “OU” annotated “Commercial and Residential Development cum Public Transport Interchange” on the approved Tung Chung Extension Area Outline Zoning Plan (OZP). The zone is intended for an integrated development for commercial and residential uses cum public transport interchange with the provision of open space and Government, Institution or Community (GIC) facilities, with a view to developing into a territorial business/financial centre and regional and district commercial/shopping centre in future.

8. The OZP (including the land use zonings and planning control of Area 113) has undergone relevant statutory planning and public consultation procedures and was approved by Chief Executive in Council after TPB's consideration. The approved OZP was gazetted on 27 February 2017. Future development in Area 113 has to comply with the planning intention, the designated land uses, the maximum plot ratio

of 8.8 and building height restriction of 185mPD as stipulated on the OZP. According to the Explanatory Statement of the OZP, future development of the site shall be governed by Master Layout Plan (MLP) submission, as required under the lease, by the project proponent to the satisfaction of the Director of Lands before the development proceeds.

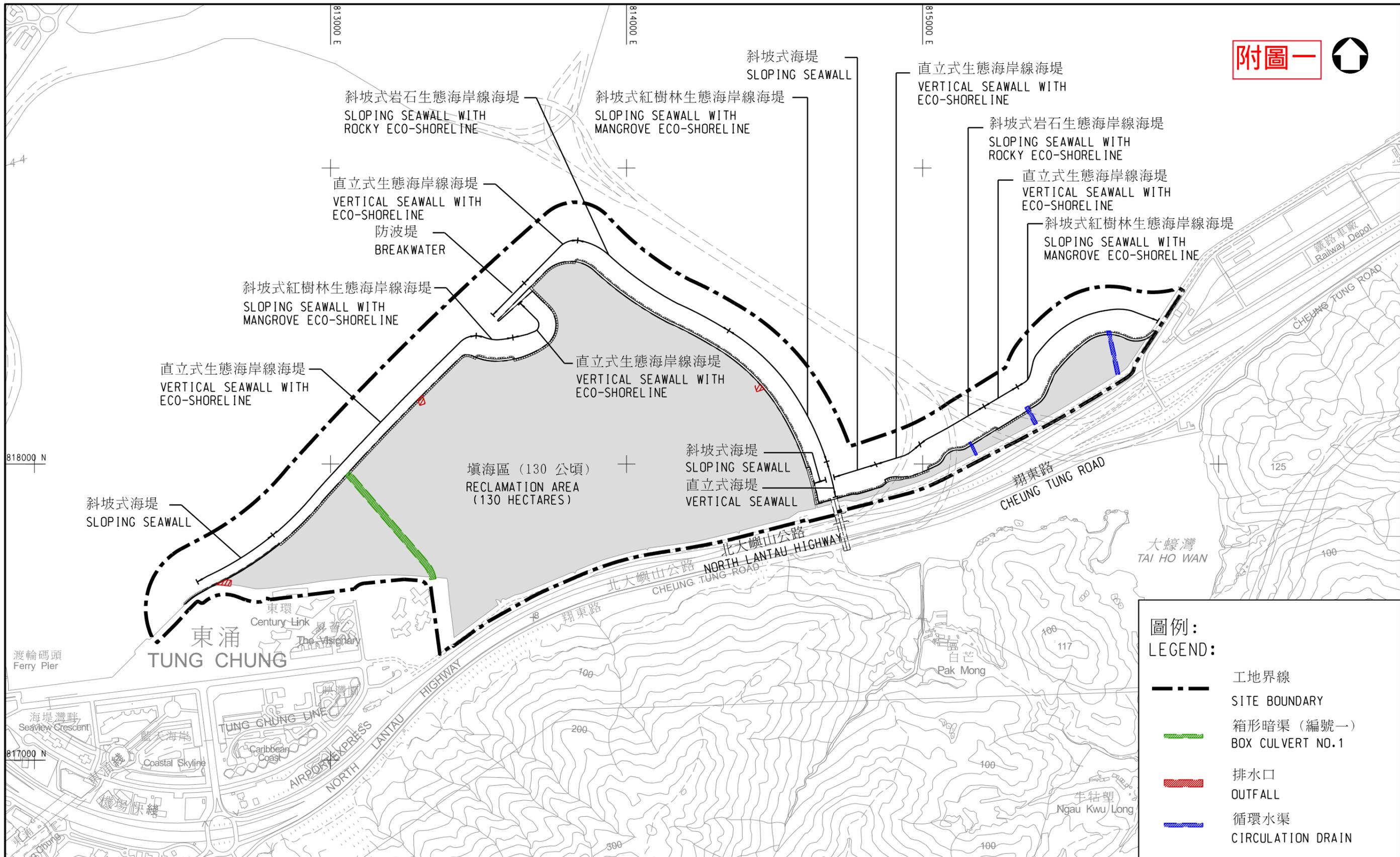
9. On the other hand, Area 113 is zoned “CDA” on the Recommended Outline Development Plan (RODP) under the “Planning and Engineering Study on the Remaining Development in Tung Chung – Feasibility Study” and is intended for comprehensive commercial and residential development with provision of public transport interchange. According to the Town Planning Board Guidelines No. 17A on “Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments”<sup>1</sup>, the “CDA” zoning was introduced in OZPs with the key objective to facilitate urban restructuring and to phase out incompatible development and non-conforming uses. In designating an area as “CDA”, TPB will carefully take into consideration of such factors as the planning intention for the area, land status, ownership and other development constraints, including the likely prospect for implementation. The “CDA” zoning will only be designated where there are no better alternative zoning mechanisms to achieve the desired planning objectives.

10. For the preparation of an OZP, Planning Department would take into consideration different factors, land uses and planning intention in designating land use zones so as to impose suitable planning control. Given that Area 113 in Tung Chung is a piece of reclaimed government land, the planning objectives of the site (such as maximum plot ratio, building height restriction, necessary GIC facilities and open space) can be incorporated into land grant provisions, under which future development of the site shall be governed by MLP submission by the project proponent to the satisfaction of the Director of Lands to ensure proper design of the development before the development proceeds. It is therefore unnecessary to designate the site as “CDA”.

Development Bureau  
Planning Department  
Civil Engineering and Development Department  
June 2017

---

<sup>1</sup> The Guidelines are available on the TPB website:  
[http://www.info.gov.hk/tpb/en/forms/Guidelines/pg17a\\_e.pdf](http://www.info.gov.hk/tpb/en/forms/Guidelines/pg17a_e.pdf)



圖例:  
LEGEND:

- 工地界線  
SITE BOUNDARY
- 箱形暗渠 (編號一)  
BOX CULVERT NO.1
- 排水口  
OUTFALL
- 循環水渠  
CIRCULATION DRAIN

圖則名稱 drawing title

東涌新市鎮擴展 - 填海及前期工程 - 生態海岸線平面圖  
 TUNG CHUNG NEW TOWN EXTENSION - RECLAMATION AND ADVANCE WORKS  
 - ECO-SHORELINE LAYOUT PLAN

項目編號 item no.

比例 scale

1 : 12 000

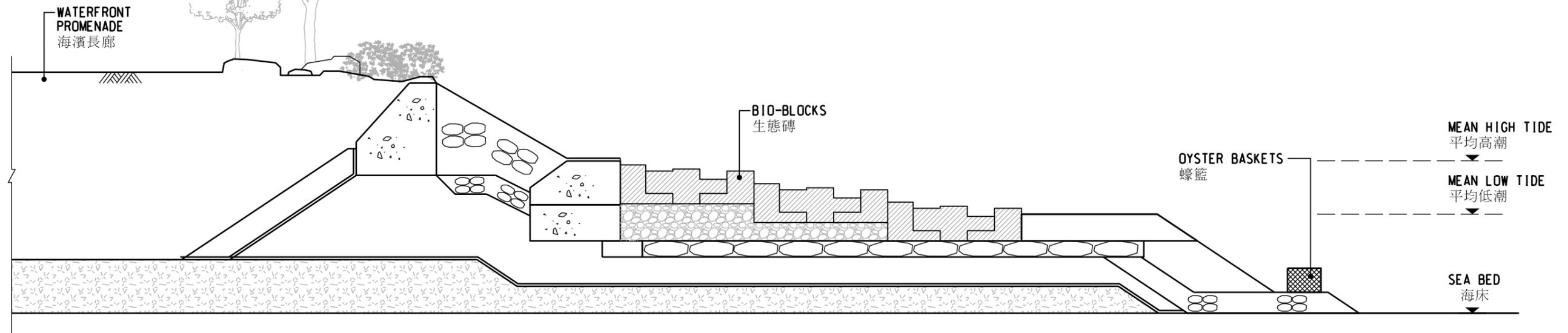
圖則編號 drawing no.

HK I - Z2509

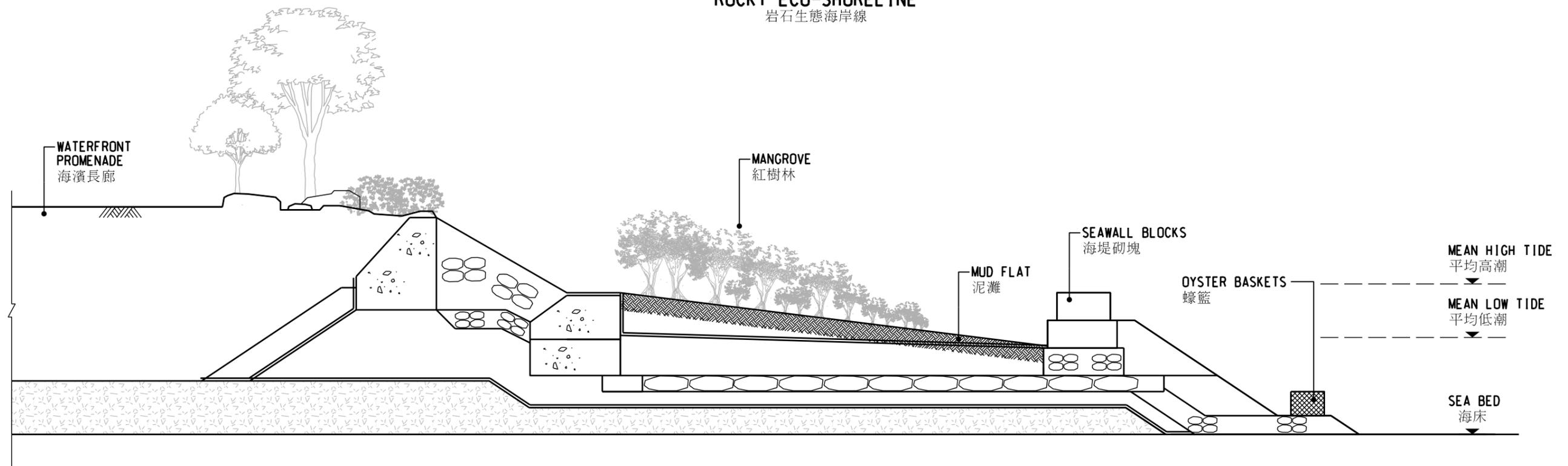
辦事處 office

港島及離島拓展處  
 HONG KONG ISLAND AND ISLANDS  
 DEVELOPMENT OFFICE





**ROCKY ECO-SHORELINE**  
岩石生態海岸線



**MANGROVE ECO-SHORELINE**  
紅樹林生態海岸線

圖則名稱 drawing title

生態海岸線－切面圖  
ECO-SHORELINE - SECTION

# 直立式生態海岸線海堤 Vertical Seawall with Eco-shoreline



Cavity 洞孔



Pots 陶盤



Eco-tiles 生態方塊