Purpose

Technical Report No. 7 provides discussion and recommendation on the implementation mechanism, procurement approach and development programme of the Lok Ma Chau Loop (LMC Loop) development. It also includes the cost and revenue estimates of the project to present the financial implications of the project. The report is based on the Recommended Outline Development Plan (RODP) of the LMC Loop development as presented in Technical Report No. 4 and the supporting infrastructures proposed in the relevant technical assessments under Technical Report No. 5.

The Study Area, consisting of Study Area A (Area A) and Study Area B (Area B) on the Hong Kong side, is shown in Figure 1.

Implementation Mechanism

The report has discussed the general pros and cons of different options of mode of development for the Administration’s reference. Issues discussed include the institutional arrangement, phasing and public and private sector partnership. The mode of development for LMC Loop is subject to further discussion between the Hong Kong and Shenzhen Governments through the Working Group on the Mode of Development for Lok Ma Chau Loop formed under the Hong Kong - Shenzhen Joint Task Force on Boundary District Development.

Procurement Approach

Contract Packaging

Based on the RODP, it is recommended that the LMC Loop development works be divided into 7 construction contracts (1 no. for advance works, 4 nos. for phase 1 works, 2 nos. for phase 2 works), utilising different expertise of the respective contractors. Specialised items like sewage treatment works and district cooling system (DCS) are assigned to individual works contract. Works to be carried out by others, like building work designed and constructed by educational institution, the utility work by utility undertakers, are also identified in the report.

Advance Works

In order to fast track the programme and achieve earliest beneficial use of the LMC Loop, the report has identified four critical elements on the programme which should be advanced to allow some facilities in the Loop to commence operations in 2020. The advance works include:

- Land decontamination in Area A;
- Creation of Ecological Area for reed marsh compensation in Area A;
- Fishpond compensation for Area A & Area B;
- Interim minor improvement to Ha Wan Tsuen Road and temporary bridge across meander as temporary haul road to facilitate subsequent construction works.

Type of Contract

The report has compared the pros and cons of different types of procurement approaches for each of the works contract, in accordance with ETWB Technical Circular No. 32/2004. Procurement approaches include the designer-led; the design & construct (D&C); the design, construct & operate (D,C&O); and the finance, design, construct and operate (F,D,C&O). The report has recommended appropriate procurement category for each works contract for the Administration’s consideration.
Development Programme

Phasing
In order to enjoy early benefit of part of the LMC Loop while considering the constraint that the road network in Kwu Tung North New Development Area which will be available at a later date, the study has suggested phased implementation of Area A.

Phase 1 development (see Figure 2) covers the buildings in zones 1 & 2 on the western side of Area A, as well as the necessary infrastructure (sewage treatment works, fire station cum ambulance depot and power substation) in zone 3 at the east. The Western Connection Road (WCR) and the Direct Link to the MTR Lok Ma Chau Station area (Direct Link) are also scheduled to support the phase 1 development. It is the current target to allow some facilities in the Loop to commence operations in 2020.

Phase 2 development (see Figure 3) covers the buildings in zones 3 to 5, as well as the Eastern Connection Road (ECR) linking to Kwu Tung North New Development Area. This phase is scheduled at a later stage.

Implementation Programme
The report has examined the timeframe for the necessary EIA process, gazettal process, funding approval process, land clearance & acquisition procedures, as well as the design, tendering and construction duration. A master development programme has been prepared to outline the activity arraignment to achieve the targeted initial operation currently scheduled for 2020.

The items on the critical path or with little float time in the programme are identified:

- EIA process;
- Statutory plan making and gazettal procedures including road works;
- LegCo funding application for advance works and site formation works;
- Detailed design for advance works;
- Creation of ecological area for reed marsh compensation;
- Site formation works for Zones 1 to 3
- Educational institution building works in zone 2 and sewage treatment works.
圖例 LEGEND

研究範圍 Study Area
Implementation Sequence - Phase 2 Development by Year 2027

Legend:
- HKSAR Boundary
- Study Area of North East New Territories New Development Area
- Closed Area Boundary
- Study Area Boundary in Hong Kong
- District Cooling System in Zone 3
- Building in Zone 3 to 5
- Flushing Water Service Reservoir
- Closed Area Boundary
- Eastern Connection Road
- Lo Wu
- Shek Tsai Leng
- Kwu Tung
- Lo Wu 300m Range
- 山水 sensational
- 新界東北新發展區
- 研究範圍
- 香港特別行政區界
- 新界東北新發展區
- 研究範圍
- 研究範圍