

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 705 – CIVIL ENGINEERING

Civil Engineering – Multi-purpose

22CG – Wo Yi Hop Village Improvement, Package 21, Tsuen Wan

Members are invited to recommend to Finance Committee the upgrading of **22CG** to Category A at an estimated cost of \$20.7 million in money-of-the-day prices for carrying out improvement works at Wo Yi Hop Village in Tsuen Wan.

PROBLEM

The infrastructure at Wo Yi Hop Village is substandard.

PROPOSAL

2. The Director of Civil Engineering, with the support of the Secretary for Planning and Lands, proposes to upgrade **22CG** to Category A at an estimated cost of \$20.7 million in money-of-the-day (MOD) prices to carry out improvement works including provision of roads, parking spaces, drainage and sewerage systems for the Wo Yi Hop Village.

PROJECT SCOPE AND NATURE

3. The scope of the project comprises -

/(a)

- (a) formation of about one hectare of land for the provision of roads about 350 metres long with 49 parking spaces and footpaths and the provision of local open spaces;
- (b) construction of sewers about 800 metres long;
- (c) construction of stormwater drains about 2 000 metres long; and
- (d) landscaping works.

A site plan is at the Enclosure. We plan to start the proposed works in June 2001 for completion in December 2002.

JUSTIFICATION

4. Wo Yi Hop Village in Tsuen Wan has a population of about 1 000. At present, there are no proper roads, drainage and sewerage facilities in the village. The only existing vehicular access in the village is a single three-metre wide road for two-way traffic. The restricted access situation is exacerbated by frequent roadside parking because of the lack of parking spaces in the vicinity of the village. In order to improve the traffic conditions, we plan to form about one hectare of land in the village for the provision of roads, parking spaces and footpaths.

5. In addition, we plan to construct sewers and stormwater drains to enable proper discharge of sewage and stormwater. We will also improve the environment by providing local open spaces and carrying out landscaping works in the village.

FINANCIAL IMPLICATIONS

6. We estimate the total cost of the project to be \$20.7 million in MOD prices (see paragraph 7 below), made up as follows -

	\$ million
(a) Site formation	7.0
(b) Roads, parking spaces and footpaths	4.2
(c) Sewerage works	2.1

/(d)

	\$ million	
(d) Stormwater drainage works	4.7	
(e) Landscaping works	0.1	
(f) Contingencies	1.7	
	<hr/>	
Sub-total	19.8	(in September 2000 prices)
(g) Provision for price adjustment	0.9	
	<hr/>	
Total	20.7	(in MOD prices)
	<hr/>	

7. Subject to approval, we will phase the expenditure as follows -

Year	\$ million (Sept 2000)	Price Adjustment Factor	\$ million (MOD)
2001 – 2002	5.3	1.02550	5.4
2002 – 2003	14.1	1.05627	14.9
2003 – 2004	0.4	1.08795	0.4
	<hr/>		<hr/>
	19.8		20.7
	<hr/>		<hr/>

8. We have derived the MOD estimate on the basis of the Government's latest forecasts of trend labour and construction prices for the period 2001 to 2004. We will carry out the proposed works under a lump sum contract with Bills of Quantities because we can clearly define the scope of the works in advance. The contract will not provide for inflation adjustments as the contract period will not exceed 21 months. We will deploy in-house staff resources to supervise the construction works.

9. We estimate the annually recurrent expenditure arising from this project to be \$324,000.

/PUBLIC

PUBLIC CONSULTATION

10. We consulted the Environmental Affairs Committee of the then Tsuen Wan District Board on 26 September 1995. The Committee supported the proposed project. In addition, a group of 74 villagers of the Wo Yi Hop Village wrote to Tsuen Wan District Office in June 1998 expressing full support for the project.

11. The proposed road works were gazetted on 24 December 1997 and seven objections were received. Four objections were withdrawn as a result of subsequent meetings with the objectors at which we suggested minor change to the proposed works. The remaining three objections were concerned about the impact of the project on Fung Shui, loss of business opportunities and development rights. On 8 January 1999, the Chief Executive in Council overruled these remaining objections and authorized the proposed road works with modifications. We gazetted the proposed sewerage works on 7 August 1998 and received no objections.

ENVIRONMENTAL IMPLICATIONS

12. The Director of Environmental Protection completed an Environmental Review in July 1995 and concluded that the project would not result in adverse long-term environmental impacts. We shall include in the relevant works contract standard pollution control clauses for dust, noise and site run-off nuisance during construction to control short-term environmental impacts to within established standards and guidelines. We have also planned and designed landscaping works consistent with the existing physical environment.

13. We have considered in the planning and design stages the minimization of the excavation work to reduce the generation of construction and demolition (C&D) materials as much as possible. In addition, we will require the contractor to implement necessary measures to minimize the generation of C&D materials and to reuse and recycle C&D materials, where practicable. We estimate that about 5 000 cubic metrics (m³) of C&D materials will be generated from the proposed works. Of these about 4 600 m³ (92%) will be reused on site, 200 m³ (4%) will be reused as fill in public filling areas and 200 m³ (4%) will be disposed of at landfills. We will control the disposal of C&D waste to designated landfills through a trip ticket system. We will record the reuse and recycling of C&D materials for monitoring purposes.

/LAND

LAND ACQUISITION

14. To enable the above works to proceed, we will resume 4 298 square metres of agricultural land and 124 square metres of building land. The clearance will affect 129 structures involving 48 households and 11 business undertakings. These families will be offered ex-gratia allowances and, where eligible, accommodation in public housing in accordance with the established rehousing policy. Ex-gratia allowances will also be granted to eligible business undertakings. We will charge the land acquisition and clearance costs, estimated at \$44 million, to **Head 701 – Land Acquisition**.

BACKGROUND INFORMATION

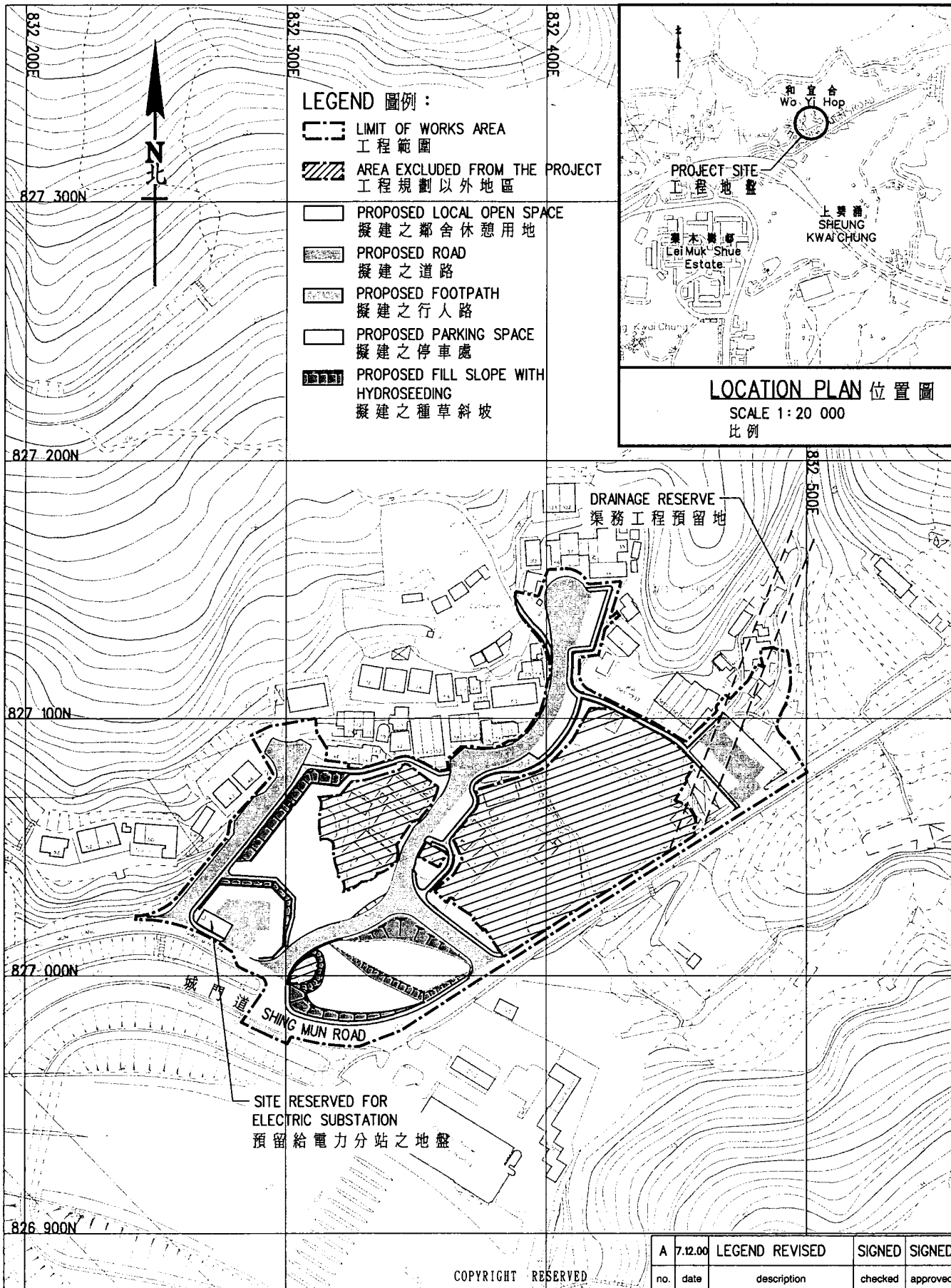
15. We included **22CG** in Category B of the Public Works Programme in October 1993.

16. In July 1996, we commenced the site investigation for the proposed improvement works in the Wo Yi Hop Village. The cost of \$1.4 million was funded under the former block allocation Subhead **7008CX**¹ “Consultants’ fees and charges and major in-house investigations for new towns and urban area development projects”. We commenced the detailed design work using in-house resources after the authorization of the proposed road scheme in 1999 and completed in November 2000.

17. We estimate that the project will create some 35 jobs comprising five professional/technical staff and 30 labourers totalling 565 man-months.

Planning and Lands Bureau
December 2000

¹ The former block allocation Subhead 7008CX has been replaced by Subhead 7100CX “New Towns and urban area works, studies and investigations for items in Category D of the Public Works Programme”.



G:\Wo_Yi_Hop\cont_drg_ph 1 - July 2000\dev4988a.dgn

COPYRIGHT RESERVED

title 名稱
PWP ITEM No. 22CG
WO YI HOP VILLAGE IMPROVEMENT,
PACKAGE 21, TSUEN WAN
 工務計劃項目第 22CG 號
 荃灣和宜合村改善計劃
 第 21 組工程

	name	initial	date
designed	S. K. CHEONG	SIGNED	7.12.2000
drawn	K. K. SO	SIGNED	7.12.2000
checked	S. K. CHEONG	SIGNED	7.12.2000
approved	M. F. CHIU	SIGNED	7.12.2000
office	DEVELOPMENT DIVISION 拓展部 CIVIL ENGINEERING OFFICE 土木工程處		

no.	date	description	checked	approved
A	7.12.00	LEGEND REVISED	SIGNED	SIGNED

drawing no. 圖則編號
DEV 4988A
 scale 比例
 1:2000

CIVIL ENGINEERING
 DEPARTMENT
 HONG KONG
 土木工程署