

For discussion
on 8 May 2002

PWSC(2002-03)15

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 - NEW TOWNS AND URBAN AREA DEVELOPMENT
New Territories East Development
Civil Engineering – Land development
683CL – Feasibility study for further development of Tseung Kwan O

Members are invited to recommend to Finance Committee the upgrading of **683CL** to Category A at an estimated cost of \$40 million in money-of-the-day prices to carry out an integrated planning and engineering study for the further development of Tseung Kwan O.

PROBLEM

We need to establish an overall framework for the further development of Tseung Kwan O (TKO) in the next 15 years.

PROPOSAL

2. The Director of Territory Development (DTD), with the support of the Secretary for Planning and Lands, proposes to upgrade **683CL** to Category A at an estimated cost of \$40 million in money-of-the-day (MOD) prices to engage consultants to undertake an integrated planning and engineering study for the further development of TKO, and to carry out associated site investigation.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of **683CL** comprises an integrated planning and engineering study (the Study) and associated site investigation works. Territory Development Department and Planning Department will jointly steer implementation of the Study. The overall objective of the Study is to formulate a comprehensive plan for the further development of TKO and improvement of its overall design with the vision to build TKO into a new town, which can boast of its convenience, vibrancy, distinctive urban design and quality living environment in the next 15 years.

4. We will carry out the Study with a multi-disciplinary approach covering aspects of land use planning, transport and traffic, marine, drainage and sewerage, environmental, urban design, landscaping, costing and implementation. The findings will be used for the preparation of a Recommended Outline Development Plan, detailed layout plans, urban design plans, master landscape plans, together with the preliminary design framework for engineering work packages, cost estimates and implementation programmes. The Study will, in particular, focus on the following –

- (a) measures to enhance the overall planning, design and landscape of TKO New Town;
- (b) optimum level of population and development for TKO New Town;
- (c) the most desirable implementation timetable, preferred alignment, form and feasibility of the Western Coast Road (WCR), which will link TKO New Town with East Kowloon and the rest of the territory;
- (d) the most desirable implementation timetable, preferred alignment, form and feasibility of the Cross Bay Link (CBL), which will link southeast TKO with the WCR;
- (e) infrastructure provision for the industrial development in Area 137;

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- (f) feasibility of and development plan for the further reclamation in Junk Bay;
- (g) development plan for Pak Shing Kok (PSK); and
- (h) measures to provide more recreational and community facilities including the possibility of water sports facilities in TKO New Town.

5. A site plan showing the areas covered by the Study is at Enclosure 1. We plan to start the Study in mid-2002 for completion in December 2003.

JUSTIFICATIONS

6. The proposed Study will enable us to consider the further development potential of TKO in a wider planning context and a more comprehensive manner. TKO is the seventh new town in Hong Kong. It has all along been developed as a high-density and housing-oriented new town in the past 15 years. The continual development of TKO New Town should be balanced by adequate provision of Government, Institution and Community facilities as well as open space. As pointed out in the Study on South East New Territories Development Strategy Review (SENT DSR) completed by Planning Department in October 2001, TKO New Town has a mutually supportive relation with the rest of the SENT Sub-region. The SENT DSR recommends that we enhance the linkages between TKO New Town and the rest of the SENT Sub-region by strengthening its transport network, providing more recreational facilities and encouraging more technological developments.

7. Like all new towns in Hong Kong, TKO has been planned and developed in phases. Since population intake began in 1988, the New Town has grown rapidly and the present population has reached 270 000. The current TKO Outline Zoning Plan (OZP) envisages the population of TKO New Town will increase to 490 000 upon full development. The Territorial Development Strategy Review (TDSR) completed by Planning Department in 1998 has identified TKO New Town as a strategic growth area with potential for further development. Our preliminary assessments following the TDSR indicated that further development of TKO to accommodate 560 000 people is feasible. The Study will consider the above assessments and recommend an optimum population level for TKO New Town.

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8. Given the continuous growth of TKO New Town and its special relation with the SENT Sub-region, we aim to provide adequate transport infrastructure and other linkages to meet the anticipated traffic demand. The development of the New Town has now reached a stage that we will need to plan for further supporting infrastructure provisions. Conceptual ideas in the OZP and proposed in the subsequent investigations will now have to be developed into practical schemes for implementation. The Study will examine the optimal timing for developing new external links, notably the WCR and the CBL. Upon completion, the two proposed links will provide TKO New Town with express connection to East Kowloon and the rest of Hong Kong. With the new roads, external traffic particularly that to and from the industrial development area would be able to by-pass the town centre, thus minimising adverse traffic and environmental impacts on the residential areas. The road links will help ensure that the further population intake and industrial development would not overstrain the existing traffic capacity. Taking into account environmental considerations and possible disturbance created to the adjacent areas, the Study will determine the preferred form and alignment of these new roads. It will also review the transport network and other supporting infrastructure for the industrial development in Area 137.

9. Further development of TKO, in particular further reclamation in Junk Bay and the PSK development, will respectively provide about 75 hectares and 40 hectares of land to expand the town centre area and the opportunities to promote a more balanced mix of land uses. This will improve the urban design and enhance the quality of living environment in the New Town. The new reclamation would enable the proposed CBL to be constructed in the form of a depressed road, so as to preserve the waterfront areas and the view corridor running from the town centre to the waterfront. The Study will also examine the feasibility of the provision of water sports facilities and more open spaces, including a central open space spine extending from the planned civic square in town centre down to the waterfront, the possible use of the western and eastern channels for water recreation uses, new waterfront promenades, a waterfront park and other amenity areas with connections to the proposed recreation facilities in Area 77. The Study will allow us to realise these preliminary concepts into comprehensive land use and infrastructure development plans.

10. Due to insufficient in-house resources, DTD proposes to engage consultants to carry out the Study and to supervise the associated site investigation works. As a consultant selection criterion, we will ask the consultants to indicate in their technical proposal new planning initiatives and design concepts, so as to generate new ideas for the proposed development from the public.

/FINANCIAL

FINANCIAL IMPLICATIONS

11. We estimate that the capital cost of the project to be \$40 million in MOD prices, made up as follows –

	\$ million	
(a) Site investigation and laboratory testing	15.0	
(b) Consultants' fees	22.0	
(i) WCR and CBL study	9.5	
(ii) Area 137 study	1.0	
(iii) Further reclamation in Junk Bay and PSK study	10.0	
(iv) Supervision of site investigation	1.5	
(c) Contingencies	3.7	
Sub-total	40.7	(in September 2001 prices)
(d) Provision for price adjustment	(0.7)	
Total	40.0	(in MOD prices)

———— A breakdown by man-months of the estimate for the consultants' fees is at Enclosure 2.

12. Subject to approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2001)	Price adjustment factor	\$ million (MOD)
2002 – 2003	6.0	0.98625	5.9
			/2003 – 2004

Year	\$ million (Sept 2001)	Price adjustment factor	\$ million (MOD)
2003 – 2004	27.0	0.98378	26.6
2004 – 2005	4.0	0.98378	3.9
2005 – 2006	3.7	0.98378	3.6
	40.7		40.0

13. We have derived the MOD estimates on the basis of the Government's latest forecasts of trend labour and construction prices for the period 2002 to 2006. We will award the proposed consultancy on a lump sum basis with provision for price adjustment as the consultancy period will exceed 12 months. We will tender the site investigation works under a standard re-measurement contract because the quantity of works involved may vary depending on the actual ground conditions. This contract will not provide for price adjustments as the contract period will not exceed 21 months.

14. The proposed consultancy study and site investigation works have no recurrent financial implications.

PUBLIC CONSULTATION

15. We consulted the Sai Kung District Council on 15 January 2002. The Council gave support to the Study and urged for early implementation of the WCR to meet the anticipated traffic demand as a result of the continued development in TKO.

16. On 12 December 2001, we consulted the Legislative Council Panel on Planning, Lands and Works on the proposed study. Members suggested that we should adopt modern and people-oriented design concepts for the new town, and to provide more leisure facilities and open areas. Members also urged for early implementation of the WCR. We will take into consideration all these suggestions in the Study.

17. During the course of the Study and upon its completion, we will consult the public including the Legislative Council, the Sai Kung District Council, professional bodies and local communities. We will also consult the Kwun Tong District Council on the findings of the Study in relation to the alignments of the WCR in East Kowloon.

ENVIRONMENTAL IMPLICATIONS

18. The proposed consultancy study and site investigation works will not have any adverse environmental implications. The proposed consultancy study is a designated project under Schedule 3 of the Environmental Impact Assessment Ordinance. As part of the Study, the consultants will conduct environmental impact assessments for which we have budgeted \$5 million in the overall cost of the proposed consultancy.

19. The proposed consultancy study and site investigation works will only generate a minimal amount of construction and demolition (C&D) material. We will require the consultant, in making their recommendations for the Study, to have due regard to the need to minimise the generation of C&D material and to reuse/recycle C&D material as far as possible in the future implementation of the construction projects.

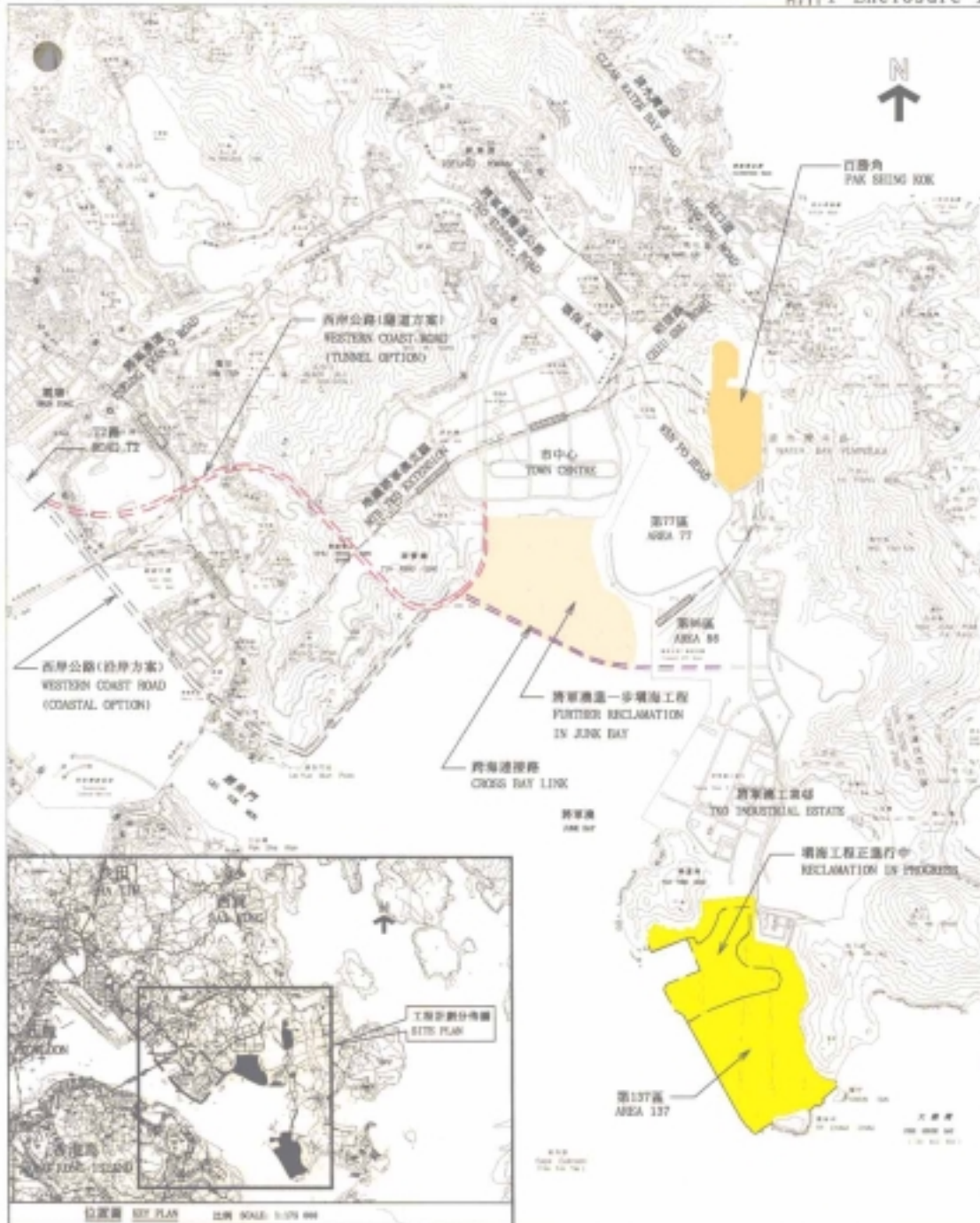
LAND ACQUISITION

20. The proposed consultancy study and site investigation works do not require any land acquisition.

BACKGROUND INFORMATION

21. We included **683CL** in Category B in April 2001.

22. We estimate that the proposed Study and site investigation works will create some 34 new jobs, comprising 20 professional/technical staff and 14 labourers, totalling 280 man-months.



二〇〇二年至二〇〇三年度工務小組委員會文件 P.W.S.C. SUBMISSION 2002-2003 項目編號 ITEM No. 683CL

圖則名稱 title 將軍澳進一步發展可行性研究 FEASIBILITY STUDY FOR FURTHER DEVELOPMENT OF TSEUNG KWAN O	繪圖 drawn S K WONG	簽署 initial 	日期 date 18-4-2002	比例 scale 1:35 000	辦事處 office 新界東拓展處 NT EAST DEVELOPMENT OFFICE
	核對 checked T S LI	簽署 initial 	日期 date 18-4-2002		
	核准 approved J KWOK	簽署 initial 	日期 date 18-4-2002	圖則編號 drawing no. TK2298	拓展署 TERRITORY DEVELOPMENT DEPARTMENT

683CL – Feasibility Study for further development of Tseung Kwan O

Breakdown of the estimate for consultants' fees -

Consultants' staff costs			Estimated man- months	Average MPS* salary point	Multiplier	Estimated fees (\$ million)
(a)	WCR & CBL study	Professional	57.0	38	2.4	8.3
		Technical	26.0	14	2.4	1.2
(b)	Area 137 study	Professional	6.0	38	2.4	0.9
		Technical	3.0	14	2.4	0.1
(c)	Further reclamation in Junk Bay & PSK study	Professional	60.0	38	2.4	8.7
		Technical	28.0	14	2.4	1.3
(d)	Supervision of site investigation	Professional	9.0	38	1.7	0.9
		Technical	17.0	14	1.7	0.6
Total consultants' staff costs						22.0

* MPS = Master Pay Scale

Notes

1. A multiplier of 2.4 is applied to the average MPS point to estimate the full staff costs including the consultants' overheads and profit, as the staff will be employed in the consultants' offices. A multiplier of 1.7 is applied in the case of site staff supplied by the consultants. (At 1.4.2001, MPS pt. 38 = \$60,395 per month and MPS pt. 14 = \$19,510 per month.)
2. The figures given above are based on estimates prepared by the Director of Territory Development. We will only know the actual man-months and fees when we have selected the consultants through the usual competitive lump sum fee bid system.