

## Legislative Council Panel on Housing

### Public Works Programme Item No. B742CL – Main engineering infrastructure in association with the proposed developments at Area 56 in Tung Chung

#### PURPOSE

This paper seeks Members' support for our proposal to upgrade **B742CL** to Category A at an estimated cost of \$54.8 million in money-of-the-day (MOD) prices to design and construction the engineering infrastructure to support the proposed housing development at Area 56 in Tung Chung.

#### PROJECT SCOPE

2. The scope of **B742CL** comprises -
  - (a) the design and construction of a new carriageway, footpaths and cycle track, so as to connect the southern part of the proposed Road L16 with the proposed housing development at Area 56 in Tung Chung. Associated cul-de-sac, run in/run out and road side lay-bys will also be provided;
  - (b) the design and construction of ancillary works including drainage, sewerage, water supply system and landscaping works; and
  - (c) implementing necessary environmental mitigation measures for the works mentioned in (a) and (b) above.

..... A site plan of the proposed works is attached at Enclosure 1.

3. Subject to funding approval from the Finance Committee, we plan to commence the construction works in June 2014 for completion in February 2016.

## JUSTIFICATION

4. The public housing development at Area 56 in Tung Chung will provide about 3 600 flats and can accommodate a population of about 10 000. The Hong Kong Housing Authority (HA) commenced the piling works in mid 2012. The project is anticipated to be completed by the end 2016.

5. To support the above mentioned housing development, the provision of ancillary infrastructures, including a section of Road L16, drainage, sewerage and water supply system, are required. To tie in with the scheduled completion and population intake of the public housing development in 2016, there is a need to provide the infrastructure in a timely manner.

6. The proposed infrastructure works will be in close proximity to the new public housing development. In view of the limited vehicular access and works areas, it is desirable to entrust the design and construction of the infrastructure works to HA for implementation. This arrangement will ensure better co-ordination of the proposed works and the adjoining public housing development with a view to ensuring the coordination of the completion of the proposed works. Upon completion of the construction works, HA will hand the facilities over to relevant departments for management and maintenance thereafter.

## FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$54.8 million in MOD prices made up as follows –

	<b>\$ million</b>
(a) Roadworks including a new carriageway, footpaths and cycle track	16.6
(b) Drainage and sewerage	10.8
(c) Water supply system	6.6
(d) Other associated works (including landscaping works)	4.3
(e) Environmental mitigation measures	0.3

(f) On-cost payable to HA <sup>1</sup>	6.1
(g) Contingencies	4.4
	49.1 (in September 2013 prices)
(h) Provision for price adjustment	5.7
	54.8 (in MOD prices)

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

<b>Year</b>	<b>\$ million (Sept 2013)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2014 – 2015	14.7	1.06000	15.6
2015 – 2016	26.0	1.12360	29.2
2016 – 2017	8.4	1.19102	10.0
	49.1		54.8

## **PUBLIC CONSULTATION**

9. We consulted the Traffic and Transport Committee of Islands District Council on the proposed works on 24 November 2008. Members supported the proposed proposal. We have also consulted the Islands District Council on the public housing development at Area 56 in Tung Chung on 16 February 2009 and 20 June 2011.

10. We gazetted the proposed works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) (the Ordinance) on 28 September 2012 and received no objection. The Secretary for Transport and Housing authorised the proposed works without modification under the Ordinance on 21 January 2013 and the notice of authorisation was gazetted on 25 January 2013.

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<sup>1</sup> On-cost payable to HA for the entrustment of the design and construction of the proposed works will account for 15.8% of the estimated construction cost.

## **ENVIRONMENTAL IMPLICATIONS**

11. This is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impact. HA will implement the standard pollution control measures promulgated by the Director of Environmental Protection during construction works.

12. We have included provision in the project estimate to implement suitable mitigation measures to control short-term environmental impacts during construction. HA will specify in relevant contract the requirement for the contractor to implement mitigation measures to control noise, dust, and site run-off nuisances during construction within the level specified under the published standards and guidelines. These include the use of silencers, mufflers, acoustics lining or shields for noisy construction activities, frequent cleaning and watering of the site etc.

## **HERITAGE IMPLICATIONS**

13. The project will not involve any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

## **GREENING AND LANDSCAPE IMPLICATIONS**

14. No old and valuable trees have been identified in the site. The proposed works will not involve any tree removal. We will incorporate planting proposal as part of the project, the estimated amount is 24 trees and 4 800 shrubs.

## **LAND ACQUISITION**

15. The proposed works do not require any land acquisition.

## **SUPPLEMENTARY INFORMATION**

16. We included **B742CL** in Category B in January 2009.

17. We estimate that the proposed works will create about 58 jobs (42 labourers and 16 professional/technical staff) providing a total employment of 855 man-months.

### **WAY FORWARD**

18. We plan to seek the support of the Public Works Subcommittee in December 2013 for upgrading **B742CL** to Category A with a view to seeking funding approval from the Finance Committee in January 2014.

### **ADVICE SOUGHT**

19. Members are invited to comment on and support the funding proposal.

**Transport and Housing Bureau**  
**October 2013**

