

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 707 - NEW TOWNS AND URBAN AREA DEVELOPMENT

#### New Territories East Development

#### 164CL - Tseung Kwan O development, engineering works in Siu Chik Sha, stage 2 - remainder

Members are invited to recommend to Finance Committee -

- (a) the upgrading of part of **164CL**, entitled "Box culvert at Wan Po Road and Road D9, Tseung Kwan O", to Category A at an estimated cost of \$64.1 million in money-of-the day prices; and
- (b) the retention of the remainder of **164CL** in Category B.

### PROBLEM

We need to construct a box culvert to replace the existing temporary open channel in area 86 of Tseung Kwan O (TKO) to facilitate the construction of the Mass Transit Railway Corporation (MTRC) depot of the Tseung Kwan O Extension Line (TKE) and other proposed development in the area.

### PROPOSAL

2. The Director of Territory Development (DTD), with the support of the Secretary for Works, proposes to upgrade part of **164CL** to Category A at an

/estimated .....

estimated cost of \$64.1 million in money-of-the-day (MOD) prices for the construction of a box culvert along Wan Po Road and Road D9 in TKO to replace the existing temporary open channel in area 86 of TKO.

### **PROJECT SCOPE AND NATURE**

3. The scope of **164CL** comprises the construction of roads, drains and public transport interchanges in area 86 of TKO. The part of the project we now propose to upgrade to Category A comprises -

- (a) construction of a single-cell box culvert (about 500 metres long) and twin-cell box culvert (70 metres long) from the junction of Wan Po Road and Shek Kok Road running along Wan Po Road and Road D9 for connection to an existing box culvert at the southern part of area 86; and
- (b) backfilling of an existing temporary open channel (about 510 metres long) in area 86.

### **JUSTIFICATION**

4. The MTRC commenced the construction of the TKE in December 1998 for completion in 2002. During the construction period, MTRC is occupying the northern part of area 86 for use as works areas. The MTRC also plans to construct a depot in area 86 for maintenance and stabling purposes for the TKE. Construction of the depot commenced in February 1999 for completion in December 2002. To facilitate the construction of the TKE and the depot, the MTRC needs additional works areas in area 86.

5. In conjunction with the reclamation of area 86 which was carried out in two stages from 1991 to 1997, we have constructed a temporary open channel to discharge rainwater collected from the reclamation to the existing drainage system. However, the existence of the open channel has limited the use of land in area 86. To permit more effective use of land and to make way for the proposed development<sup>1</sup> in the area, we plan to backfill the temporary open channel and to construct a box culvert to provide the necessary drainage system

---

<sup>1</sup> The proposed development in area 86 of TKO includes the TKO Extension Line of the Mass Transit Railway, the maintenance depot of the TKO Extension Line and private residential development.

/for .....

for the area. The box culvert will run along Wan Po Road and Road D9 for connection to the existing box culvert at the southern part of area 86.

6. We plan to start the proposed works in August 1999 for completion in August 2000. We will hand over area 86 to MTRC in stages to tie in with the construction programme of TKE.

### FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the proposed works to be \$64.1 million in MOD prices (see paragraph 8 below), made up as follows -

	<b>\$ million</b>	
(a) Construction of box culvert	42.1	
(b) Backfilling of the existing temporary open channel	8.0	
(c) Consultants' fees for		
(i) construction stage	0.8	
(ii) resident site staff costs	4.9	
(d) Contingencies	5.6	
	61.4	(at December 1998 prices)
Sub-total		
(e) Provision for price adjustment	2.7	
	64.1	(in MOD prices)
Total		

Owing to the lack of in-house resources, DTD proposes to employ consultants to supervise the construction works. A breakdown by man months of the estimate for consultants' fees is at the Enclosure.

/8. ....

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

Year	\$ million (Dec 1998)	Price adjustment factor	\$ million (MOD)
1999 - 2000	37.0	1.02625	38.0
2000 - 01	19.0	1.06217	20.2
2001 - 02	5.4	1.09934	5.9
	-----		-----
	61.4		64.1
	-----		-----

9. We have derived the MOD estimate on the basis of the Government's latest forecast of trend labour and construction prices for the period 1999 to 2002. We will tender the proposed works under a standard remeasurement contract because the quantity of earthworks may vary according to the actual ground conditions. The contract will not provide for price adjustment because the contract period will not exceed 21 months.

10. We estimate the annually recurrent expenditure to be \$1.045 million.

## **PUBLIC CONSULTATION**

11. We consulted the Traffic and Transport Committee of the Sai Kung Provisional District Board on the proposed works on 15 October 1998. The Committee supported the proposal.

## **ENVIRONMENTAL IMPLICATIONS**

12. The proposed works will not have long term environmental impact. We will control dust, noise and site run-off nuisances during construction to comply with the established standards and guidelines through the implementation of appropriate mitigation measures in the works contract.

**LAND ACQUISITION**

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

**BACKGROUND INFORMATION**

14. We upgraded **164CL** to Category AB (now Category B) in November 1981 for the engineering works in Siu Chik Sha.

15. In February 1991, Finance Committee (FC) approved the upgrading of part of **164CL** to Category A as **372CL** "Tseung Kwan O development, engineering works in Siu Chik Sha, stage I" at an estimated cost of \$300 million. We started the works in August 1991 for completion in November 1995. In January 1994, FC approved the upgrading of a further part of **164CL** to Category A as **427CL** "Tseung Kwan O development, engineering works in Siu Chik Sha, stage IIA" at an estimated cost of \$430 million. We started the works in September 1994 for completion in March 1997.

16. We have engaged consultants to undertake detailed design and investigation of the proposed works and charged the cost of \$2.9 million to the block allocation **Subhead 7100CX** "New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme". The consultants have completed the detailed design and preparation of tender documents for the project. We plan to commence the proposed works in August 1999 for completion in August 2000.

17. We plan to implement the remainder of **164CL** in stages starting from 2002 for completion in 2005.

-----

Works Bureau  
April 1999

(PWSC0099/WIN4)

**164CL - Tseung Kwan O development, engineering works in Siu Chik Sha,  
stage 2 - remainder**

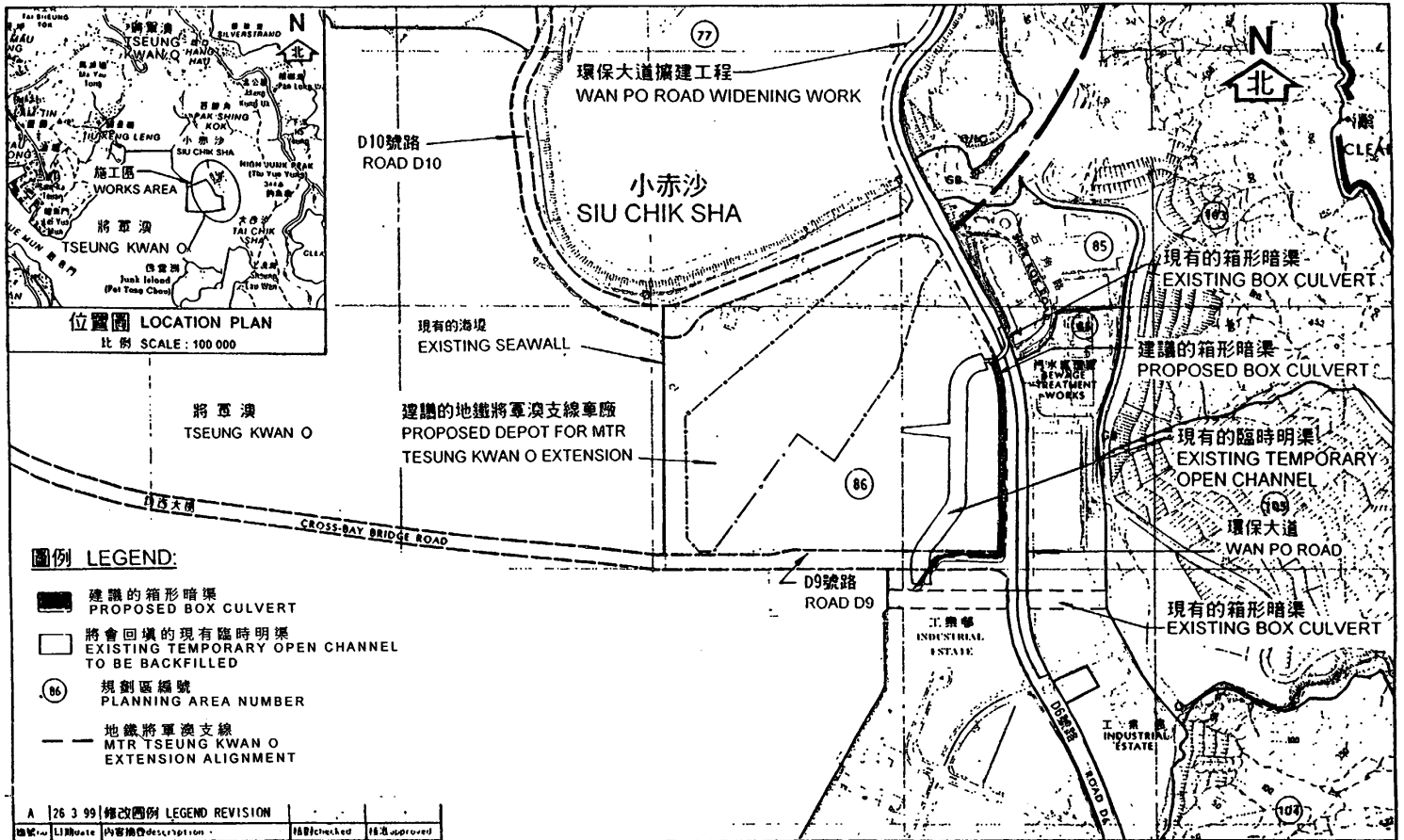
**Breakdown of the estimate for consultants' fees**

<b>Consultants' staff costs</b>			<b>Estimated man months</b>	<b>Average MPS* salary point</b>	<b>Multiplier factor</b>	<b>Estimated fee (\$ million)</b>
(a) Consultants' fees for construction stage						
(i)	contract administration	Professional	3	40	2.4	0.5
		Technical	2	16	2.4	0.1
(ii)	preparation of as-built drawings	Professional	0.5	40	2.4	0.1
		Technical	2	16	2.4	0.1
(b) Resident site staff						
		Professional	18	40	1.7	1.9
		Technical	85	16	1.7	3.0
<b>Total consultants' staff costs</b>						5.7

\* MPS = Master Pay Scale

**Notes**

1. A multiplier factor of 2.4 is applied to the average MPS point to arrive at the full staff costs including the consultants' overheads and profit, as the staff will be employed in the consultants' offices. A multiplier factor of 1.7 is applied to the average MPS point in the case of site staff supplied by the consultants. (At 1.4.98, MPS pt. 40 = \$62,780 p.m. and MPS pt. 16 = \$21,010 p.m.).
2. The figures given above are based on estimates prepared by the Director of Territory Development. The consultancy works for this project have been included as part of the overall consultancy agreement for the phase 2 development of Tseung Kwan O.



**圖例 LEGEND:**

- 建議的箱形暗渠  
PROPOSED BOX CULVERT
- 將會回填的現有臨時明渠  
EXISTING TEMPORARY OPEN CHANNEL  
TO BE BACKFILLED
- 規劃區編號  
PLANNING AREA NUMBER
- 地鐵將軍澳支線  
MTR TSEUNG KWAN O  
EXTENSION ALIGNMENT

A 26 3 99 修改圖例 LEGEND REVISION

編號	日期	內容描述 description	核對 checked	核准 approved
----	----	------------------	------------	-------------

一九九九至二〇〇〇年度工務小組委員會文件 P. W. S. C. SUBMISSION 1999 - 2000

**圖則名稱 drawing title**  
**將軍澳發展計劃，小赤沙第2階段工程 - 餘下部分**  
**TSEUNG KWAN O DEVELOPMENT, ENGINEERING**  
**WORKS IN SIU CHIK SHA, STAGE 2 - REMAINDER**

繪圖 drawn	簽署 initial	日期 date	比例 scale <b>1 : 10 000</b>
核對 checked	簽署 initial	日期 date	
核准 approved	簽署 initial	日期 date	
			圖則編號 drawing no. <b>TK2255A</b>

項目編號 ITEM No. 164CL

辦事處 office  
**新界東拓展處**  
 NT EAST DEVELOPMENT OFFICE

**拓展署**  
 TERRITORY DEVELOPMENT  
 DEPARTMENT