

For discussion  
on 23 September 1998

PWSC(98-99)17

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

**HEAD 707 - NEW TOWNS AND URBAN AREA DEVELOPMENT**  
**Kowloon Development**  
**Civil Engineering - Land development**  
**332CL - West Kowloon Reclamation - main works (remainder)**

Members are invited to recommend to Finance  
Committee -

- (a) the upgrading of part of **332CL**, entitled "West Kowloon Reclamation - southern area, phase 4 and remaining roadworks, stage 2" to Category A at an estimated cost of \$914 million in money-of-the-day prices; and
- (b) the retention of the remainder of **332CL** in Category B.

### **PROBLEM**

We need to complete the remaining reclamation works in the southern area of West Kowloon Reclamation (WKR) and to construct complementary roads and drainage networks to serve the developments in the WKR.

**/PROPOSAL .....**

**PROPOSAL**

2. The Director of Territory Development (DTD), with the support of the Secretary for Planning, Environment and Lands, proposes to upgrade part of **332CL** to Category A at an estimated cost of \$914 million in money-of-the-day (MOD) prices for the last phase of the reclamation and construction of the second stage of the remaining roads and drains in the WKR.

### PROJECT SCOPE AND NATURE

3. The scope of **332CL** comprises construction of roads, drains and roadside landscaping works in both the northern and southern areas of the WKR, reprovisioning of a passenger ferry pier and reclamation works.

4. The part of the project we now propose to upgrade to Category A comprises -

- (a) construction of seawall and reclamation of about 12.7 hectares of seabed;
- (b) construction of about two kilometres of roads and three footbridges;
- (c) associated drainage and sewerage works; and
- (d) landscaping works.

### JUSTIFICATION

5. The WKR project will provide 340 hectares of land along the West Kowloon waterfront from Yau Ma Tei to Lai Chi Kok. We have completed most of the reclamation works. We need to proceed with the remaining reclamation works to provide 12.7 hectares of land in the southern area of the WKR for the West Kowloon Station of the West Rail, residential and commercial developments, open space and complementary road network. We plan to provide the requisite land by 2001. The proposed reclamation area will accommodate a population of 17 300.

/6. ....

6. To serve the developments in the southern part of the WKR, we need to construct a complementary road network (namely, Roads D13 west of

Road P1, P1 northbound between D12 and D13, SR6, SR8, and three footbridges across Roads D13, SR6 and SR7) and associated drainage and sewerage works. We plan to dispose of the commercial sites adjacent to Road D13 and the housing sites on the proposed reclamation in 2000-01. To cater for traffic growth, especially after the opening of the new airport, we also need Roads S and R to provide direct access to the public cargo area to supplement the existing roads.

7. We need Road L5 to provide direct access to the Cheung Sha Wan west public housing estate, the private sector participation scheme housing site and Urban Council Complex in Tung Chau Street. We plan to commence the population intake of the Cheung Sha Wan west public housing estate in February 2001.

8. To provide land and adequate transport linkage for development in the WKR, we need to commence the construction of the proposed works in December 1998 for completion in phases by December 2001.

## FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$914 million in MOD prices (see paragraph 10 below), made up as follows -

	<b>\$ million</b>
(a) Reclamation and Seawall	300.0
(b) Roadworks and footbridges	245.0
(c) Associated drainage and sewerage works	82.0
(d) Landscaping works	14.0
(e) Consultants' fees for	37.0
(i) construction stage	5.0
(ii) site staff costs	32.0
	/(f) .....
(f) Contingencies	67.0

	Sub-total	745.0	(at December 1997 prices)
(g) Inflation allowance		169.0	
	Total	914.0	(in MOD prices)

Due to insufficient in-house resources, DTD proposes to employ consultants to supervise the project. A breakdown by man months of the estimate for consultants' fees is at the Enclosure.

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

Year	\$ million (Dec 1997)	Price adjustment factor	\$ million (MOD)
1998 - 99	51.0	1.06000	54.1
1999 - 00	226.0	1.14878	259.6
2000 - 01	325.0	1.24642	405.0
2001 - 02	126.0	1.35237	170.4
2002 - 03	17.0	1.46732	24.9
	<u>745.0</u>		<u>914.0</u>

11. We have derived the MOD estimate on the basis of the Government's forecast of trend labour and construction prices over the period between 1998 and 2003. We will tender the proposed works under standard re-measurement contracts because the quantities of dredging, filling and piling works may vary depending on the actual ground conditions. The contracts will provide for inflation adjustments because the contract period will exceed 21 months.

/12. ....

12. We estimate the annually recurrent expenditure of the proposed works to be \$4.65 million.

## PUBLIC CONSULTATION

13. We consulted the Traffic and Transport Committees of the Yau Tsim Mong Provisional District Board on the proposed roadworks and the Yau Tsim Mong Provisional District Board on the proposed reclamation works on 25 September 1997 and 30 April 1998 respectively. Members supported the proposed works. We also consulted the Traffic and Transport Committee of the Sham Shui Po Provisional District Board on the proposed roadworks on 11 February 1998. The Provisional District Board supported the proposal.

14. We gazetted the different sections of the proposed roadworks under the Roads (Works, Use and Compensation) Ordinance on 10 April 1992, 12 August 1994, 31 October 1997, 2 January 1998 and 29 May 1998. We did not receive any objections to the proposed roadworks. The Secretary for Transport authorised these roadworks on 18 December 1992, 2 December 1994, 13 February 1998, 24 April 1998 and 24 August 1998 respectively.

15. We gazetted the reclamation works under the Foreshore and Seabed (Reclamations) Ordinance on 6 April 1990. The reclamation works were authorised on 16 November 1990.

## ENVIRONMENTAL IMPLICATIONS

16. We examined the remaining reclamation works in the "Environmental Impact Assessment for the construction of West Kowloon Reclamation" study which was endorsed by the Environmental Pollution Advisory Committee (EPCOM)<sup>1</sup> on 20 May 1991. On 24 February 1998, the Advisory Council on the Environment (ACE) endorsed the "West Kowloon Reclamation Comprehensive Traffic Analysis Review and Environmental Impact Assessment" which also included an environmental impact assessment of the proposed roadworks. These two studies concluded that the proposed works would have no long term environmental impacts. For short term impact during construction,

/we .....

we will control noise, dust, water quality and site run-off to within established standards and guidelines through the implementation of pollution control measures in the works contracts.

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<sup>1</sup> EPCOM later became the Advisory Council on the Environment.

**LAND ACQUISITION**

17. The proposed works do not require land acquisition.

**BACKGROUND INFORMATION**

18. We have engaged consultants to carry out the detailed design for the proposed works described in paragraphs 4(b) to 4(d) above at an estimated cost of \$8.1 million. We have charged this amount to **354CL** "West Kowloon Reclamation - consultants' fees and site investigation". The consultants have completed the detailed design and drawings. The Director of Civil Engineering has completed the detailed design and drawings for the proposed works described in paragraph 4(a) above using in-house resources. We plan to start the proposed works in December 1998 for completion in phases by December 2001.

19. We upgraded **332CL** to Category B in November 1989 and have upgraded some parts of the project to Category A over the past years. We will implement the remainder of **332CL** in further stages for overall completion by 2006.

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Planning, Environment and Lands Bureau  
September 1998

**332CL - West Kowloon Reclamation - main works (remainder)**

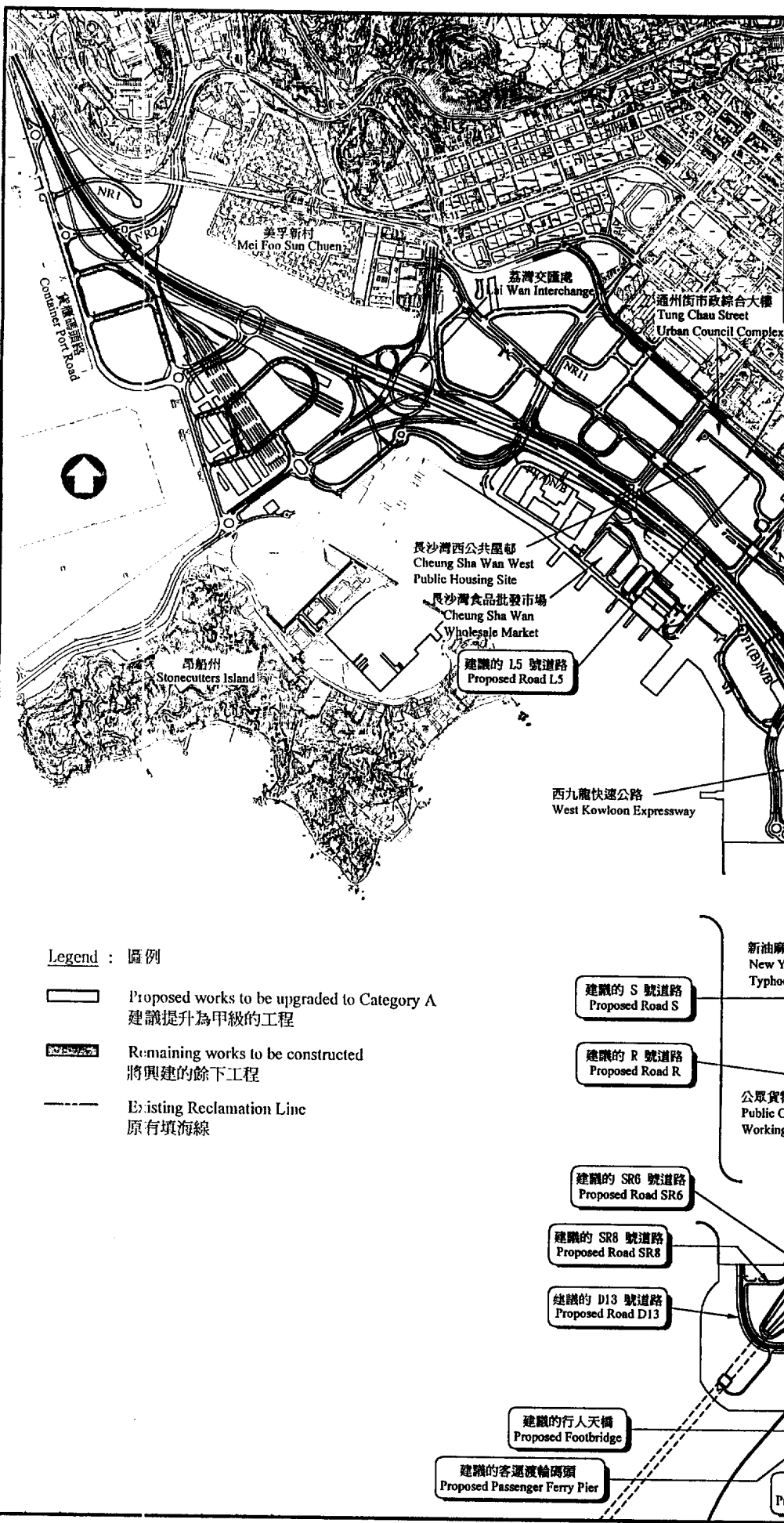
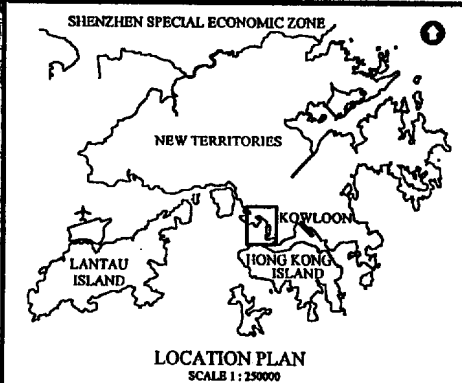
**Breakdown of the estimate for consultants' fees**

Consultants' staff costs		Estimated man months	Average MPS* salary point	Multiplier factor	Estimated fee (\$million)
(a) Contract administration	Professional	18	40	3.0	3.2
	Technical	11	16	3.0	0.7
(b) Preparation of as-built drawings	Professional	4	40	3.0	0.7
	Technical	6	16	3.0	0.4
(c) Resident site staff costs	Professional	150	40	2.1	18.7
	Technical	318	16	2.1	13.3
Total consultants' staff costs					37.0

\* MPS = Master Pay Scale

**Notes**

1. A multiplier factor of 3 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 2.1 is applied to the average MPS point in the case of resident site staff supplied by the consultants. (At 1.4.97, MPS pt. 40 = \$59,210 p.m. and MPS pt. 16 = \$19,860 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 West Kowloon Reclamation.



- Legend : 圖例
- Proposed works to be upgraded to Category A  
建議提升為甲級的工程
  - Remaining works to be constructed  
將興建的餘下工程
  - Existing Reclamation Line  
原有填海線

- 建議的 S 號道路  
Proposed Road S
- 建議的 R 號道路  
Proposed Road R
- 建議的 SR6 號道路  
Proposed Road SR6
- 建議的 SR8 號道路  
Proposed Road SR8
- 建議的 D13 號道路  
Proposed Road D13
- 建議的行人天橋  
Proposed Footbridge
- 建議的客運渡輪碼頭  
Proposed Passenger Ferry Pier
- 建議的 P1 號道路部份  
Proposed Section of Road P1

一九九八至一九九九年工務小組委員會文件  
PWSC Submission 1998 - 99

上列計劃名稱 drawing title:

西九龍填海計劃 - 主要工程(餘下部份)  
West Kowloon Reclamation - main works  
(remainder)

項目編號 item no.:	332CL	圖則編號 drawing no.:	K123	比例 scale:	NTS
繪圖 drawn by:	S M Mo	日期 date:	20 July 1998	拓展署 九龍拓展處 Kowloon Development Office Territory Development Department	
校核 checked by:	C K Louie	日期 date:	23 July 1998		