

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT Recreation, Culture and Amenities – Sports facilities 268RS – Cycle track between Tsuen Wan and Tuen Mun

Members are invited to recommend to Finance Committee –

- (a) the upgrading of part of **268RS**, entitled “Cycle track between Tsuen Wan and Tuen Mun - detailed design and site investigation (advance and stage 1 works)”, to Category A at an estimated cost of \$28.2 million in money-of-the-day prices; and
- (b) the retention of the remainder of **268RS** in Category B.

PROBLEM

We need to undertake detailed design and site investigation works for the proposed cycle track between Tsuen Wan and Ting Kau, and conduct a review of the alignment of a proposed cycle track between Ting Kau and Tuen Mun.

/PROPOSAL

PROPOSAL

2. The Director of Civil Engineering and Development, with the support of the Secretary for Development, proposes to upgrade part of **268RS** to Category A at an estimated cost of \$28.2 million in money-of-the-day (MOD) prices for the engagement of consultants to undertake the detailed design and site investigation works for the proposed cycle track between Tsuen Wan and Ting Kau and conduct a review of the alignment of a proposed cycle track between Ting Kau and Tuen Mun.

PROJECT SCOPE AND NATURE

3. The part of **268RS** (the Assignment) which we propose to upgrade to Category A comprises –

- (a) detailed design, preparation of tender documents, assessment of tenders, and associated site investigation works and supervision of the advance and stage 1 works, including –
 - (i) a new cycle track with footpath of about 2.3 kilometres (km) long in Tsuen Wan (from Tsing Tsuen Bridge to Bayview Garden) (i.e. advance works), and a new cycle track with footpath of about 4.5 km long from Bayview Garden in Tsuen Wan to Ting Kau (i.e. stage 1 works);
 - (ii) supporting facilities including entry/exit hubs and resting stations; and
 - (iii) associated landscaping, traffic aids and ancillary works;
- (b) an Environmental Impact Assessment (EIA) for the stage 1 works¹; and

/(c)

¹ The section of cycle track between Tsing Tsuen Bridge and Bayview Garden (i.e. advance works) is not a designated project under the EIA Ordinance (Cap 499) and therefore only a preliminary environmental review (PER) is required to address the environmental issues for this section. The PER was completed in December 2011.

- (c) a review of the alignment of a proposed cycle track with footpath of about 15.2 km long from Ting Kau to Tuen Mun (i.e. stage 2 works) and subsequent public consultation.

———— A plan showing the proposed works is at Enclosure 1.

4. We will retain the remainder of **268RS** in Category B, which includes construction of the advance and stage 1 works, as well as detailed design, site investigation and construction of the stage 2 work. Funding for the remainder of **268RS** will be sought to dovetail with the implementation programme of the project.

5. Subject to funding approval by the Finance Committee (FC), we plan to start the Assignment in June 2012. The proposed detailed design and site investigation works for the advance works is planned for completion in August 2013. The proposed detailed design and site investigation works for the stage 1 works and alignment review for the stage 2 works will be completed in December 2015.

JUSTIFICATION

6. To enhance the recreational value of the cycle tracks for better enjoyment by the public, we have been making efforts in implementing a comprehensive cycle track network in the New Territories for improving the quality of living (Enclosure 2). The proposed cycle track between Tsuen Wan and Tuen Mun forms part of the network.

7. In view of the considerable length of the proposed cycle track between Tsuen Wan and Tuen Mun, we are implementing the project in phases so as to bring forward the completion of individual sections for early enjoyment by the public. We plan to start the detailed design and site investigation works for the advance and stage 1 works, which have strong local support, in June 2012. As for the stage 2 works, during public consultation on the proposed cycle track in

2009, we received objections from residents of some private residential developments in Sham Tseng and So Kwun Wat, expressing concern about the possible public safety problems and adverse impacts on the living environment. In view of their concern, we propose to review the alignment of the section between Ting Kau and Tuen Mun and carry out further consultation under the Assignment.

FINANCIAL IMPLICATIONS

8. We estimate the cost of the Assignment to be \$28.2 million in MOD prices (please see paragraph 9 below), broken down as follows –

	\$ million	
(a) Consultants' fees for	18.3	
(i) detailed design	13.0	
(ii) preparation of tender documents and assessment of tenders	1.3	
(iii) review of the alignment of stage 2 works	2.0	
(iv) EIA for stage 1 works	1.3	
(v) supervision of site investigation works	0.7	
(b) Site investigation works	3.5	
(c) Contingencies	2.2	

	Sub-total	24.0 (in September 2011 prices)
(d) Provision for price adjustment	4.2	

	Total	28.2 (in MOD prices)

/Owing

Owing to insufficient in-house resources, we propose to engage consultants to undertake the Assignment. A breakdown of the estimate for the consultants' fees by man-months is at Enclosure 3.

9. Subject to FC's approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2011)	Price adjustment factor	\$ million (MOD)
2012 – 2013	2.1	1.05375	2.2
2013 – 2014	6.3	1.11171	7.0
2014 – 2015	6.8	1.17285	8.0
2015 – 2016	6.7	1.23736	8.3
2016 – 2017	2.1	1.30541	2.7
	24.0		28.2

10. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2012 to 2017. Subject to funding approval, we will engage consultants on a lump sum basis with provision for price adjustment as the duration of the consultancy will exceed 12 months. We will procure the site investigation works under a standard re-measurement contract because the quantity of works involved may vary depending on the actual ground conditions. The contract for site investigation works will provide for price adjustment.

11. The Assignment will not give rise to any recurrent expenditure.

PUBLIC CONSULTATION

12. We consulted Tsuen Wan District Council (TWDC) and Tuen Mun District Council (TMDC), various cyclist groups, area committees, and nearby

/housing

housing estates on the proposed cycle track between Tsuen Wan and Tuen Mun. We also consulted the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing of the Harbourfront Commission. All the consulted organizations and bodies supported the proposed cycle track.

13. We also consulted the public extensively in 2009, including holding two public consultation forums on 7 February and 16 May 2009 respectively. While the public generally supported the proposed cycle track, residents of some private residential developments at Sham Tseng and So Kwun Wat objected to the proposed alignment in vicinity of their developments (i.e. between Ting Kau and Tuen Mun) as they considered that it might cause public safety problems and adverse impacts on the living environment. On 1 September 2009, the District Facilities Management Committee of TWDC supported carrying out those sections of the proposed cycle track with no public objection. On 25 September 2009, the Environment, Hygiene and District Development Committee of TMDC supported the proposed cycle track, but suggested that the Government should further review its alignment to address the residents' concerns. A Legislative Council case conference was held on 14 June 2010 regarding the objections from the residents to the cycle track alignment. Members attending the meeting considered that the Government should continue to liaise with these residents with a view to balancing the views of all parties concerned. We have been regularly updating the TWDC and TMDC on the progress of the proposed cycle track.

14. We consulted the Legislative Council Panel on Development on the proposed Assignment on 19 December 2011. Members supported the Assignment.

ENVIRONMENTAL IMPLICATIONS

15. The proposed consultancy and site investigation works will not have any environmental implications. We completed the preliminary environmental review for the advance works in December 2011. The proposed stage 1 and 2 works are designated projects under Schedule 2 of the EIA Ordinance and require environmental permits prior to their construction and operation. We will carry out the EIA for the stage 1 works in parallel with the detailed design to assess the environmental acceptability of the proposals and, where necessary, formulate appropriate mitigation measures. The EIA for the stage 2 works will be carried out separately, subject to the review of the stage 2 works.

16. The proposed site investigation works will only generate very little construction waste. We will require the consultants to fully consider measures to minimise the generation of construction waste and to reuse/ recycle construction waste as much as possible in the future implementation of the construction projects.

HERITAGE IMPLICATIONS

17. A Heritage Impact Assessment for the proposed works will be carried out under the EIA in parallel with the detailed design.

LAND ACQUISITION

18. The proposed consultancy and site investigation works will not require land acquisition.

BACKGROUND INFORMATION

19. We upgraded **268RS** to Category B in November 2007.

20. In September 2008, we engaged consultants to undertake the investigation and preliminary design for **268RS** at an estimated cost of \$17.5 million chargeable 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”. We completed the investigation and preliminary design in December 2011.

21. The proposed consultancy and site investigation works will not involve any tree removal or planting proposals. We will require the consultants to take into consideration the need for tree preservation and formulate tree removal proposals during the detailed design stage of the advance and stage 1 works. We will also incorporate tree planting proposals, where possible, in the construction phase.

22. We estimate that the proposed consultancy and site investigation works will create about 6 jobs (1 for labourer and another 5 for professional/technical staff), providing a total employment of 360 man-months.

Development Bureau
December 2011

Enclosure 3 to PWSC(2011-12)44

268RS (Part) – Cycle track between Tsuen Wan and Tuen Mun

Breakdown of estimates for consultants' fees (in September 2011 prices)

Consultants' staff costs <small>(Note 2)</small>		Estimated man- months	Average MPS* salary point	Multiplier <small>(Note 1)</small>	Estimated fee (\$ million)
(a) Detailed design	Professional	72	38	2.0	9.0
	Technical	95	14	2.0	4.0
(b) Preparation of tender documents and assessment of tenders	Professional	7	38	2.0	0.9
	Technical	10	14	2.0	0.4
(c) Review of the alignment of stage 2 works	Professional	11	38	2.0	1.4
	Technical	14	14	2.0	0.6
(d) EIA for stage 1 works	Professional	7	38	2.0	0.9
	Technical	10	14	2.0	0.4
(e) Supervision of site investigation works	Professional	4	38	2.0	0.5
	Technical	5	14	2.0	0.2
Total					18.3

* MPS = Master Pay Scale

Notes

1. A multiplier of 2.0 is applied to the average MPS salary point to estimate the full staff costs including the consultants' overheads and profit as the staff will be employed in the consultants' offices (As at now, MPS salary point 38 = \$62,410 per month and MPS salary point 14 = \$21,175 per month).
2. The actual man-months and fees will only be known when we have selected the consultants through the usual competitive fee bid system.