

Legislative Council Panel on Housing

**Public Works Programme Item No. B079TI –
Public Transport Interchange at Hung Shui Kiu Area 13**

PURPOSE

This paper seeks Members' support for the Administration's proposal to upgrade Public Works Programme (PWP) Item No. **B079TI** to Category A at an estimated cost of \$37.8 million in money-of-the-day (MOD) prices for the design and construction of a public transport interchange (PTI) at Hung Shui Kiu Area 13.

PROPOSAL

2. The scope of **B079TI** comprises the design and construction of -
 - (a) a PTI with three bays for franchised buses and one lay-by for green mini-buses/franchised buses;
 - (b) associated works including lighting, fire services, electrical and mechanical systems, and drainage for the proposed PTI; and
 - (c) ancillary environmental mitigation measures including provision of covers to bus bays and landscaping works.

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A site plan showing the proposed works is at Enclosure 1 and the
artist's impression drawings showing the proposed PTI are at Enclosures 2
.....
to 4.

3. We plan to entrust the PTI works to the Hong Kong Housing Authority (HKHA). Subject to funding approval of the Finance Committee, the construction works for the PTI are scheduled to commence in August 2013 for completion by November 2014.

JUSTIFICATION

4. The proposed public housing development at Hung Shiu Kui Area 13 will be constructed by the HKHA to provide about 4,900 flats for a population of about 13,700.

5. To meet the demand for public transport services arising from the development and within the district, there is an urgent need to take forward the construction of a PTI to provide facilities for franchised buses and green minibuses. To tie in with the population intake of the public housing development at Hung Shui Kiu Area 13 in early 2015, the construction of the PTI should commence in August 2013 for completion by November 2014. If so, the construction of PTI will be implemented concurrently with the public housing development at Hung Shui Kiu Area 13, including the commercial centre and carpark in the vicinity. The construction works of this housing project is scheduled to commence in early 2013 for completion in early 2015.

6. Taking into account the tight implementation programme, in the interest of administrative efficiency and in order to minimise construction interface problems, we plan to entrust the design and construction of the project to the HKHA for implementation. This arrangement will ensure better co-ordination of the works and timely completion of the project.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$37.8 million in MOD prices (please see paragraph 8 below), the table below shows the breakdown of the capital cost –

		\$ million
(a) Construction cost		27.1
(i) civil works	2.6	
(ii) covers of bus bays	17.8	
(iii) lighting, fire services, electrical and mechanical systems	1.8	
(iv) drainage works	3.9	
(v) other associated works including landscaping works	1.0	

	\$ million
(b) Environmental mitigation measures	0.5
(c) On-cost payable to HKHA¹	3.4
(d) Contingencies	3.1
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Sub-total	34.1
	(in September 2012 prices)
(e) Provision for price adjustment	3.7
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Total	37.8
	(in MOD prices)

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

Year	\$ million (Sept 2012)	Price adjustment factor	\$ million (MOD)
2013 – 2014	11.7	1.06250	12.4
2014 – 2015	20.9	1.12625	23.5
2015 – 2016	1.3	1.19383	1.6
2016 – 2017	0.2	1.26545	0.3
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	34.1		37.8
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9. The MOD estimates are derived 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 2013 to 2017. Subject to funding approval, HKHA will deliver the works under a standard re-measurement contract because the quantities of works may vary depending on actual site conditions. The contract will provide for necessary of price adjustments.

¹ On-cost payable to HA for the entrusted works will be 12.5% of the estimated construction cost.

PUBLIC CONSULTATION

10. We consulted the Traffic and Transport Committee (T&TC) of Yuen Long District Council on the proposed works on 24 May 2012. Members supported the project and urged for its early implementation.

11. We consulted the Advisory Committee on the Appearance of Bridges and Associated Structures² (ACABAS) on 19 June 2012. ACABAS accepted the submission in principle.

12. We gazetted the proposed works for PTI under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 28 September 2012 and received no objection. The Secretary for Transport and Housing authorised the proposed works for the PTI without modification under Ordinance on 10 December 2012 and the notice of authorisation was gazetted on 14 December 2012.

ENVIRONMENTAL IMPLICATIONS

13. This is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The PTI will be covered to avoid any noise nuisance to the noise sensitive receivers in the vicinity. HKHA completed an Environmental Assessment Study (EAS) in September 2011. The EAS concluded that the project would not cause long-term environmental impact. HKHA will implement the standard pollution control measures during the construction of the PTI, as promulgated by the Director of Environmental Protection.

14. We have included provision in the project estimate for implementing suitable mitigation measures to control short-term environmental impacts during construction. HKHA will specify in the 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, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site.

² The Advisory Committee on the Appearance of Bridges and Associated Structures, which comprises representatives of the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the Hong Kong Institution of Planners, an academic institution, Architectural Services Department, Highways Department, Housing Department and Civil Engineering and Development Department, is responsible for vetting the design of bridges and other structures associated with the public highway system, including noise barriers and semi-enclosures, from aesthetic and visual impact points of view.

15. The proposed works will not involve any tree removal or planting proposal.

HERITAGE IMPLICATIONS

16. The project will not affect 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.

LAND ACQUISITION

17. The proposed works do not require any land acquisition and clearance.

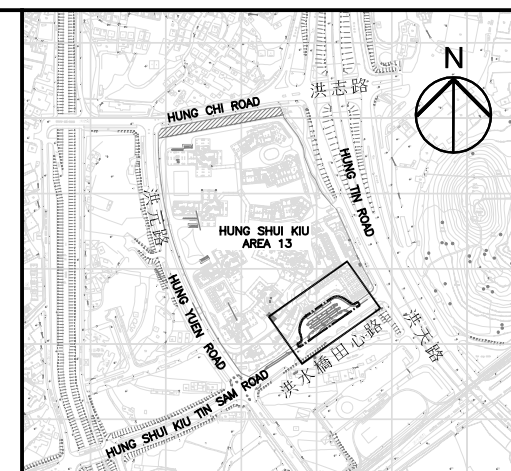
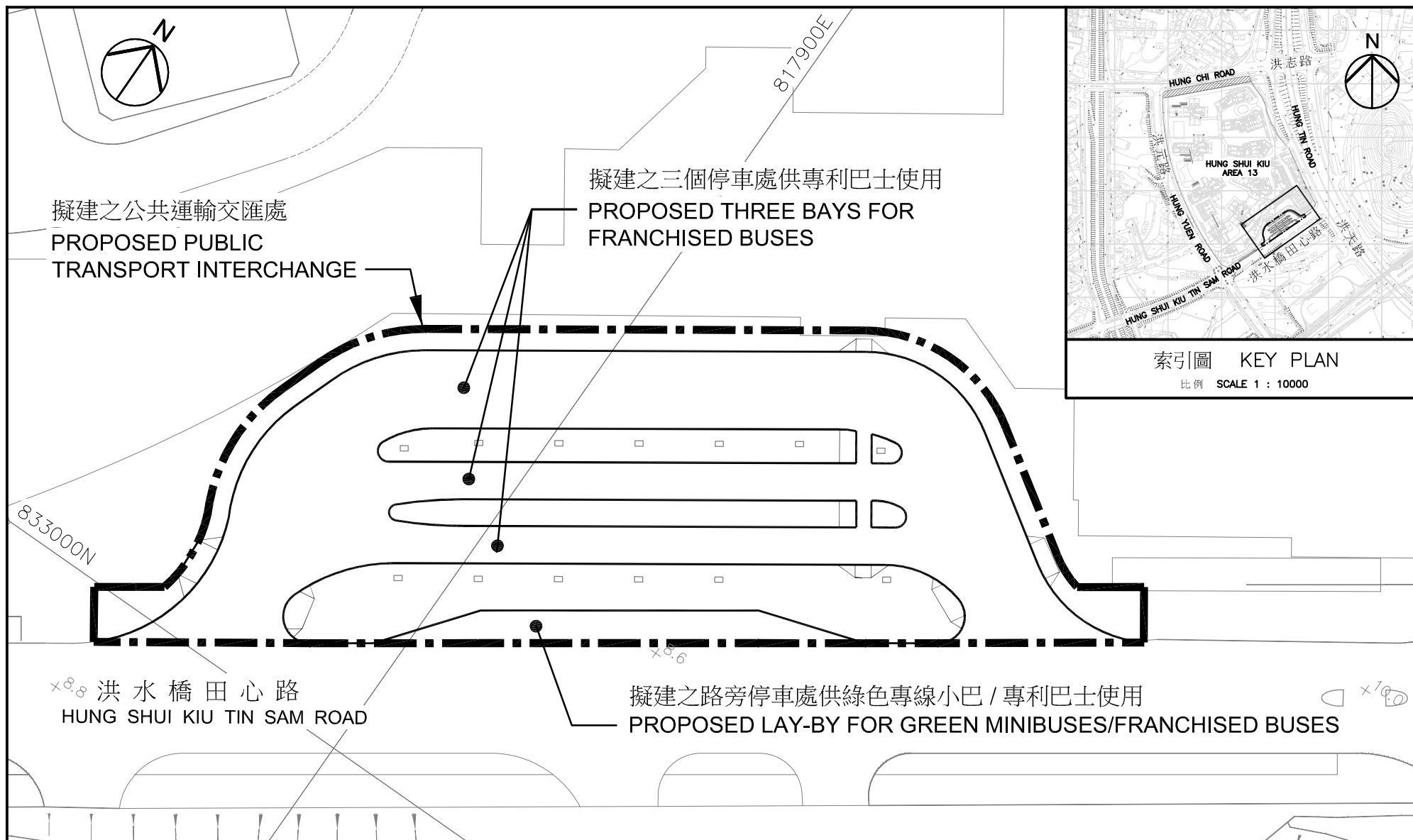
WAY FORWARD

18. We plan to seek endorsement from the Public Works Subcommittee and funding approval of the Finance Committee of the Legislative Council in February 2013 and March 2013 respectively for upgrading **B079TI** to Category A, so that the construction programme of the PTI can tie in with the programme of the adjoining public housing development.

ADVICE SOUGHT

19. Members are invited to comment on and support the funding proposal for the design and construction of a PTI at Hung Shui Kiu Area 13.

Transport and Housing Bureau
December 2012



索引圖 KEY PLAN

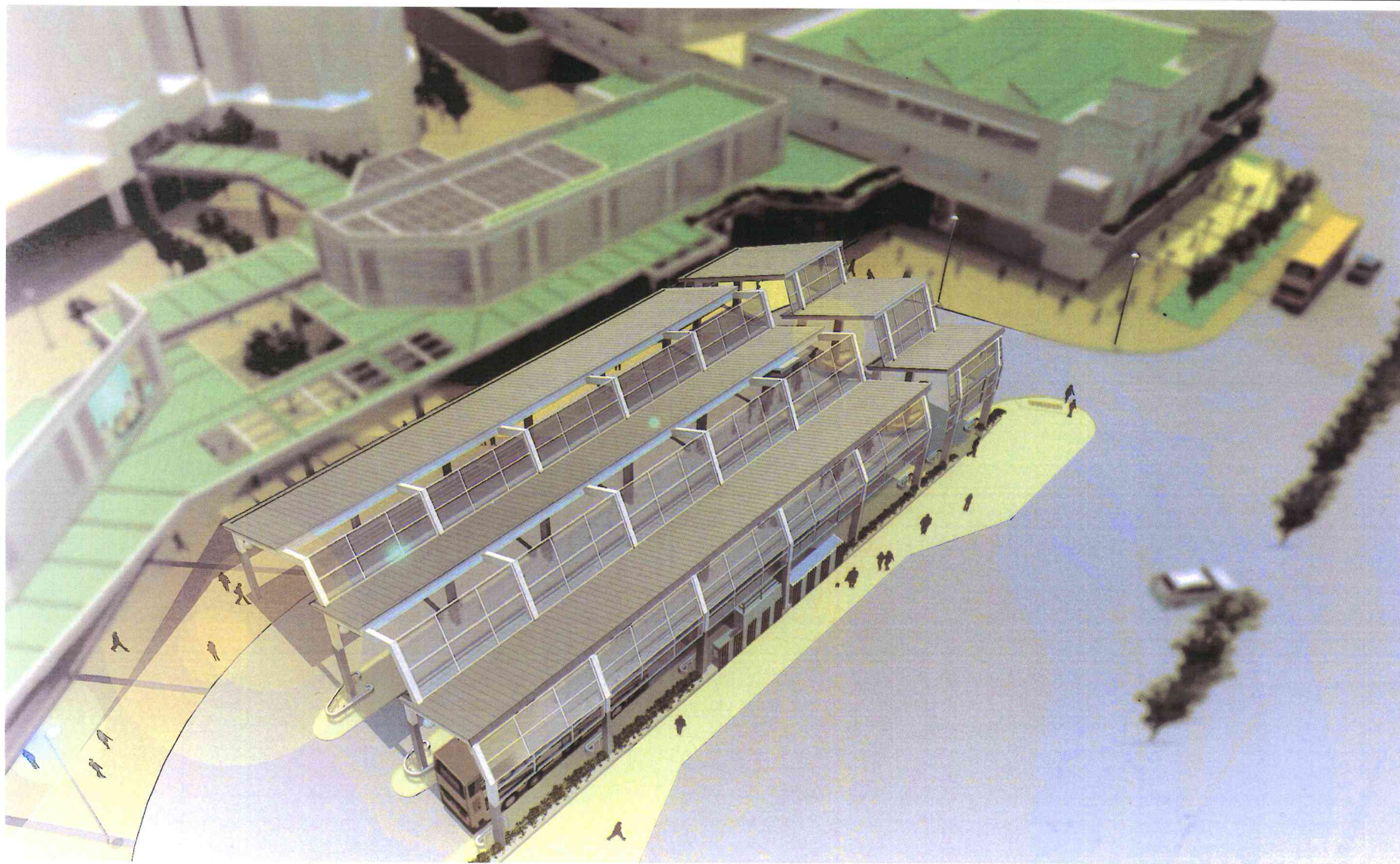
比例 SCALE 1 : 10000

工務計劃項目第 79TI 號
擬建於洪水橋第十三區的公共運輸交匯處
PWP ITEM No. 79TI
PROPOSED PUBLIC TRANSPORT INTERCHANGE AT HUNG SHUI KIU AREA 13

工地平面圖
SITE PLAN

比例 SCALE 1 : 500

附件一
Enclosure 1



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AT HUNG SHUI KIU AREA 13**

構思圖
(第一頁)

**Artist's Impression Drawing
(Sheet 1)**



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構思圖
(第二頁)
**Artist's Impression Drawing
(Sheet 2)**



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 擬建於洪水橋第十三區的公共運輸交匯處
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**PROPOSED PUBLIC TRANSPORT INTERCHANGE
 AT HUNG SHUI KIU AREA 13**

構思圖
 (第三頁)
**Artist's Impression Drawing
 (Sheet 3)**