

**For discussion
on 26 November 2013**

LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT

PWP Item No 160TB - Footbridge across Po Yap Road linking Tseung Kwan O Area 55 and Area 65

PURPOSE

This paper seeks Members' support for the proposal to upgrade **PWP Item No 160TB "Footbridge across Po Yap Road linking Tseung Kwan O Area 55 and Area 65"**, at an estimated cost of \$ 80.5 million in money-of-the-day (MOD) prices, for the construction of a footbridge linking Tseung Kwan O Area 65 to Area 55, so as to connect Area 65 with the Tseung Kwan O Town Centre via the existing and planned grade-separated pedestrian networks.

PROJECT SCOPE AND NATURE

2. The proposed scope of works under **160TB** includes –
- (a) construction of a covered footbridge of about 40 metres long with a 5-metre clear width linking Tseung Kwan O Area 55 (the Grandiose) and Area 65 (Bauhinia Garden);
 - (b) construction of a lift; and
 - (c) construction of the associated footpath, cycle track, drainage, water mains, as well as the landscaping, electrical and mechanical (E&M) works.

A layout plan and a photomontage showing the proposed works are at **Enclosure 1** and **2** respectively.

3. We have completed the detailed design for the proposed works mentioned in paragraph 2 above. Subject to funding approval of the Finance Committee (FC), we plan to commence the construction works in June 2014 for completion in June 2016.

JUSTIFICATION

4. As part of the recommendations under the “Feasibility Study for Further Development of Tseung Kwan O” completed in 2005 by the Civil Engineering and Development Department and Planning Department, a footbridge is planned to connect Tseung Kwan O Area 65 with Area 55, so as to form part of the existing and planned grade-separated pedestrian networks in the Tseung Kwan O Town Centre to serve the public.

5. As the population in Area 65 has been building up over the years, the planned footbridge would be necessary to cater for the anticipated increasing pedestrian movement between Area 65 and the Tseung Kwan O Town Centre. Moreover, there have been strong requests from the local community and nearby residents for early implementation of the planned footbridge.

6. In view of the necessity of the footbridge for enhancement of the pedestrian connectivity, as well as the strong local demand, we propose to construct the planned footbridge together with the associated facilities. The design capacity of the footbridge will be able to cope with the estimated peak pedestrian flow (2-way) of about 5 800 pedestrians per hour in 2020.

7. The proposed construction of a lift near the Bauhinia Garden is for public access between the ground level and the footbridge. As for the Grandiose side, a lift is not required as the proposed footbridge will connect to the existing 24-hour pedestrian walkway with lifts.

8. The existing footpath and cycle track need to be relocated for the construction of support for the proposed footbridge and lift.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$80.5 million in MOD prices, made up as follows –

	\$ million	
(a) Construction of a covered footbridge	38.6	
(b) Construction of a lift tower and lift	7.5	
(i) civil works	3.5	
(ii) E&M works	4.0	
(c) Construction of the associated footpath, cycle track, drainage, water mains, as well as the landscaping and E&M works	8.5	
(d) Consultants' fees for	2.0	
(i) contract administration	1.0	
(ii) management of resident site staff	1.0	
(e) Remuneration of resident site staff	6.6	
(f) Contingencies	6.3	
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Sub-total	69.5	(in September 2013 prices)
(e) Provision for price adjustment	11.0	
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Total	80.5	(in MOD prices)

10. Due to insufficient in-house resources, we propose to engage consultants to undertake the contract administration and site supervision of the proposed works.

PUBLIC CONSULTATION

11. We consulted the Transport and Traffic Committee under the Sai Kung District Council on the proposed footbridge construction on 2 August 2012 and 26 September 2013. Members supported the project and urged for early implementation of the project.

12. We gazetted the proposed works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 8 March 2013 and no objection has been received. The authorization notice was then gazetted on 5 July 2013.

ENVIRONMENTAL IMPLICATIONS

13. This is not a Designated Project under the Environmental Impact Assessment (EIA) Ordinance (Cap. 499). The project will not cause any long-term adverse environmental impact. We have included in the project estimate the cost to implement standard pollution control measures during the construction.

14. For controlling the short-term environmental impacts caused by the proposed works during construction, mitigation measures will be implemented under the works contract. These measures include frequent watering of the site to reduce the emission of fugitive dust, the use of movable noise barriers/enclosures and silenced plant to reduce noise generation, and the use of temporary drains to discharge the site runoff.

15. At the planning and design stages, we have considered the alignment, design level and construction method of the proposed works so as to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil and rock fill) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities¹. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

16. At the construction stage, we will require the contractor to submit

¹ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

for approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from the non-inert construction waste on site for disposal at appropriate facilities. Besides, we will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

17. We estimate that the proposed works will generate about 1 450 tonnes of construction waste in total. Of these, we will reuse about 470 tonnes (32%) of inert construction waste on site and deliver about 930 tonnes (64%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 50 tonnes non-inert construction waste (4%) at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$31 360 for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities, and \$125 per tonne² for disposal at landfills).

HERITAGE IMPLICATIONS

18. The proposed works 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.

TRAFFIC IMPLICATIONS

19. The proposed works will not cause any significant traffic impact. Temporary traffic arrangements will be implemented to facilitate the construction works which require a temporary road closure. We will display publicity boards on site giving details of the temporary traffic arrangements, and the anticipated completion dates of individual section of works. In addition, we will set up a telephone hotline to respond to public enquiries or complaints.

² This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

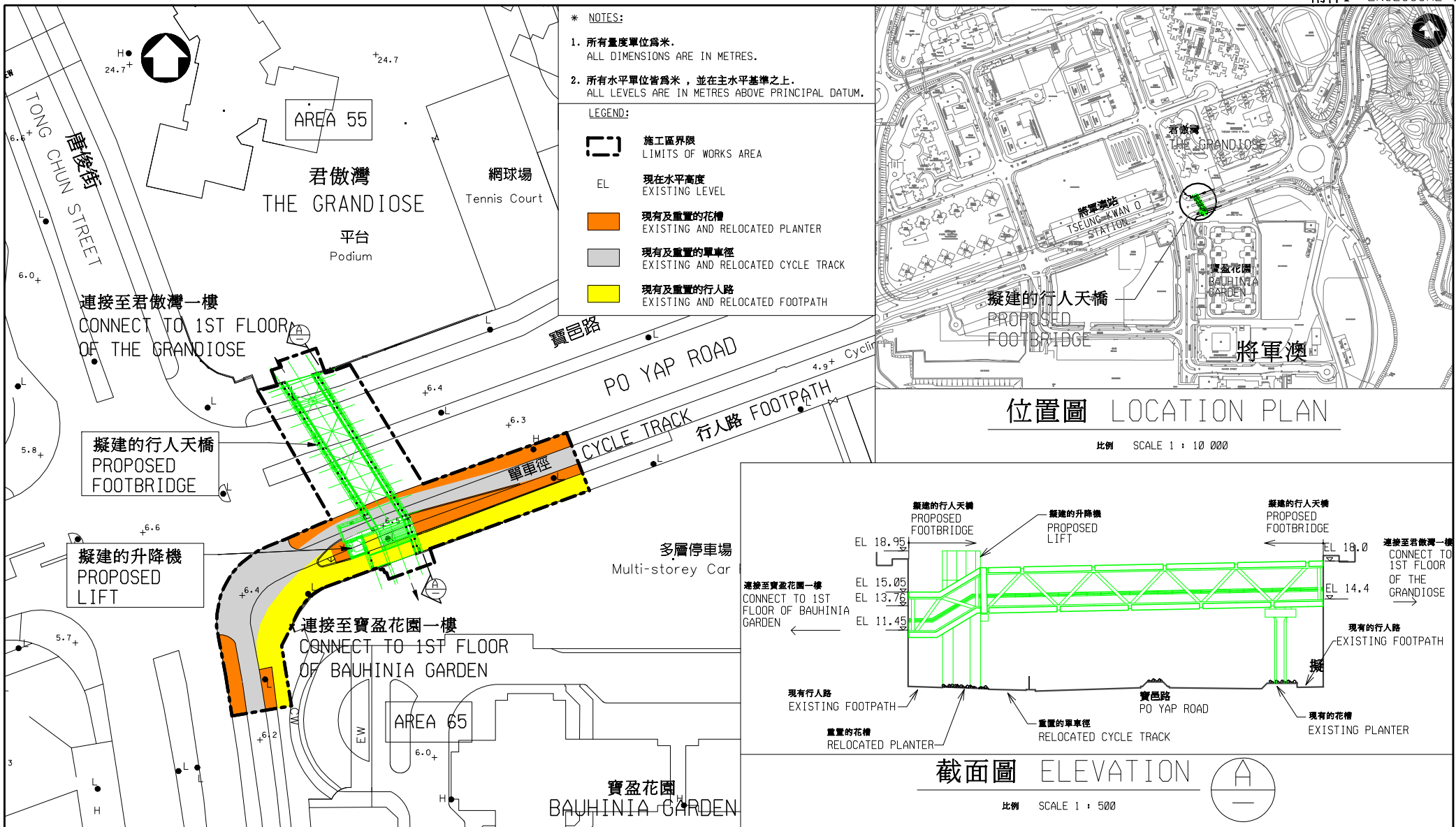
BACKGROUND

20. We upgraded **160TB** to Category B in March 2007.
21. We engaged consultants in January 2013 to undertake the detailed design for the proposed works at an estimated cost of about \$2.2 million under the block allocation of **Subhead 7100CX** “New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme”. We completed the detailed design for the proposed works in November 2013.
22. No old and valuable tree has been identified in the site. Also, the proposed works will not involve any tree removal. We will incorporate a planting proposal as part of the project, with an estimated quantity of 2 000 shrubs.
23. We estimate that the proposed works will create about 92 jobs (74 for labourers and another 18 for professional/technical staff) providing a total employment of 1 090 man-months.


WAY FORWARD

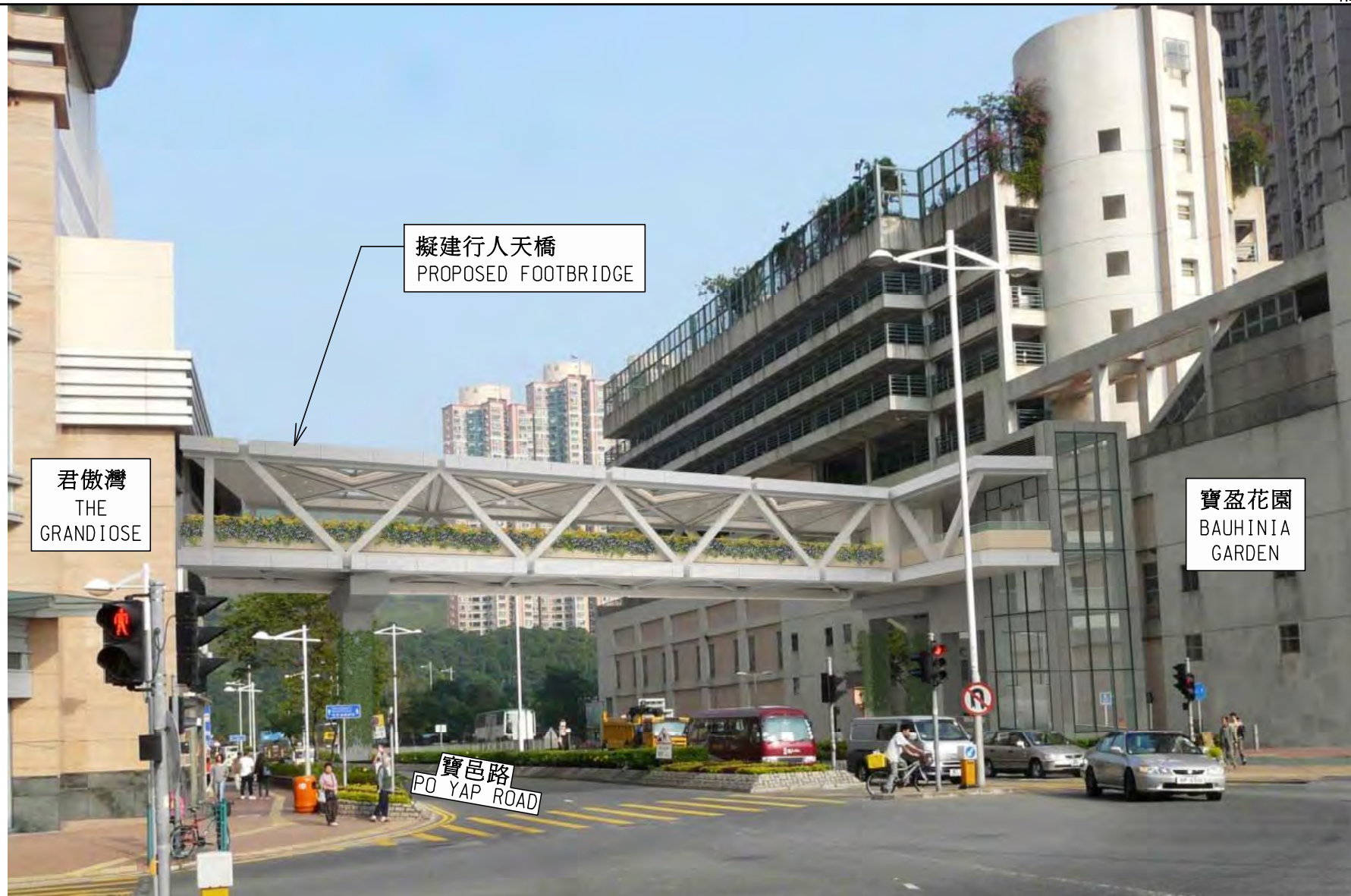
24. Subject to Members’ support, we plan to seek the Public Works Subcommittee’s endorsement on 18 December 2013 for upgrading **160TB** to Category A, with a view to seeking funding approval from FC in January 2014.

**Development Bureau
Civil Engineering and Development Department
November 2013**



二〇一三年至二〇一四年度立法會發展事務委員會文件 LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT SUBMISSION 2013-2014

圖則名稱 drawing title 工務計劃項目第160TB號— 橫跨寶邑路連接將軍澳第55區及第65區行人天橋—總平面及截面圖 PWP ITEM NO.160TB - FOOTBRIDGE ACROSS PO YAP ROAD LINKING TSEUNG KWAN O AREA 55 AND AREA 65 - GENERAL LAYOUT AND ELEVATION	繪圖 drawn Y T LAU	簽署 initial SIGNED	日期 date 18.11.13	項目編號 item no. 160TB	辦事處 office 新界東拓展處 NEW TERRITORIES EAST DEVELOPMENT OFFICE
	核對 checked S T KWONG	簽署 initial SIGNED	日期 date 18.11.13	比例 scale 1 : 1 000	
	核准 approved T S LI	簽署 initial SIGNED	日期 date 18.11.13	圖則編號 drawing no. TK2389	 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT




擬建行人天橋
PROPOSED FOOTBRIDGE

君傲灣
THE
GRANDIOSE

寶盈花園
BAUHINIA
GARDEN

寶邑路
PO YAP ROAD

二〇一三年至二〇一四年度立法會發展事務委員會文件 LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT SUBMISSION 2013-2014

圖則名稱 drawing title 工務計劃項目第160TB號 - 橫跨寶邑路連接將軍澳第55區及第65區行人天橋- 構想圖 (向東望) PWP ITEM NO. 160TB - FOOTBRIDGE ACROSS PO YAP ROAD LINKING TSEUNG KWAN O AREA 55 AND AREA 65 - PHOTOMONTAGE (LOOKING EAST)	繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office 新界東拓展處 NEW TERRITORIES EAST DEVELOPMENT OFFICE
	核對 checked	簽署 initial	日期 date	比例 scale	
	核准 approved	簽署 initial	日期 date	圖則編號 drawing no.	 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
Y T LAU	SIGNED	18.11.13	160TB	N.T.S.	
S T KWONG	SIGNED	18.11.13			
T S LI	SIGNED	18.11.13			