

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

374RO – Local open space in Areas 18 and 21, Fanling

Members are invited to recommend to Finance Committee the upgrading of **374RO** to Category A at an estimated cost of \$33.6 million in money-of-the-day prices for the development of a local open space in Areas 18 and 21, Fanling.

PROBLEM

We need to provide more public open space in the Fanling area.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **374RO** to Category A at an estimated cost of \$33.6 million in money-of-the-day (MOD) prices for the development of a local open space in Areas 18 and 21, Fanling.

PROJECT SCOPE AND NATURE

3. The scope of **374RO** comprises –

/(a)

- (a) Site A (7 100 square metres in size)
 - (i) a central lawn convertible to two gateball courts;
 - (ii) a service block with storeroom and toilet facilities;
- (b) Site B (4 900 square metres in size)
- (c) Site C (1 800 square metres in size)

A hard surface mini-soccer pitch; and

Sitting-out area with extensive soft landscaping and tree planting.

A site plan is at the Enclosure. As Site B will only be available for development in 2003, we plan to implement the works in two phases. Phase 1, involving works at Sites A and C, will start in July 2002 for completion in December 2003. Phase 2, involving works at Site B, will start in mid 2003 for completion in end 2004.

JUSTIFICATION

4. The demand for recreational facilities in the area has been increasing as new private residential and residential-cum-commercial developments in Luen Wo Hui (namely, Belair Monte, Regent Ville and Grand Regent Ville) have largely been completed. The population of the area has increased from 22 000 in 2000 to 35 000 in 2003. Besides, students from the three secondary schools located immediately adjacent to the project sites will be able to use the facilities both during their physical education sessions and after school hours. Local residents and Members of the North District Council have urged for the early implementation of the project to meet the increasing demand for recreational facilities in the area.

5. Currently, there are two local public open spaces in the vicinity, viz. the On Lok Tsuen Playground and the Luen Wo Hui Playground, each with one seven-a-side hard surface mini-soccer pitch. These two pitches are popular among nearby residents, especially young people. There is a strong demand for an additional one to cope with the increasing population and for holding community building activities.

6. As for the proposed gateball courts, we expect a high demand for this type of recreational facility for the elderly since there is no such facility in the North District at present.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$33.6 million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million	
(a) Site formation	2.0	
(b) Building	4.5	
(c) Building services	3.6	
(d) Drainage and external works	15.7	
(e) Soft landscaping works	5.2	
(f) Furniture and equipment ¹	0.1	
(g) Contingencies	3.1	
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Sub-total	34.2	(in September 2001 prices)
(h) Provision for price adjustment	(0.6)	
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Total	33.6	(in MOD prices)
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8. Subject to approval, we will phase the expenditure as follows –

/2002

¹ Based on the furniture and equipment provided in recreational facility of similar scale (e.g. 327RO “Open space in Areas 10 and 21, Tin Shui Wai”).

Year	\$ million (Sep 2001)	Price adjustment factor	\$ million (MOD)
2002 – 03	6.0	0.98625	5.9
2003 – 04	10.0	0.98378	9.8
2004 – 05	8.0	0.98378	7.9
2005 – 06	5.0	0.98378	4.9
2006 – 07	5.2	0.98378	5.1
	34.2		33.6

9. We derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2002 to 2007. We will deliver the works in both phase 1 and 2 through fixed-price lump-sum contracts because the contract period for each phase will be less than 21 months and we can clearly define the scope of works in advance, leaving little room for uncertainty. D Arch S considers the estimated project cost reasonable as compared with similar parks built by the Government.

10. We estimate the additional annual recurrent expenditure arising from the project to be \$873,000.

PUBLIC CONSULTATION

11. We consulted the North District Council on 3 January 2002. Members strongly supported the project and requested its early implementation. We also consulted the Legislative Council "Subcommittee to follow up the outstanding capital works projects of the former municipal councils" on the proposed upgrading of this project to Category A on 7 March 2002 and Members raised no objection to the proposal.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

12. The project will not cause any long term adverse environmental impact. We have included in the project estimate the cost to implement suitable mitigation measures to control short term environmental impacts. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contracts. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

13. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. D Arch S has introduced more prefabricated building elements into the project designs to reduce temporary formwork and construction waste. These include dry-wall partitioning and proprietary fittings and fixtures. We will use suitable excavated materials for filling within the project site to minimise off-site disposal. In addition, we will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

14. D Arch S will require the contractors to submit waste management plans (WMPs) for approval. The WMPs will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. D Arch S will ensure that the day-to-day operations on sites comply with the approved WMPs. D Arch S will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. The contractors will be required to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes. We estimate that the project will generate about 1 350 cubic metres (m³) of C&D materials. Of these, we will reuse about 100 m³ (7.4%) on site, 1 100 m³ (81.5%) as fill in public filling areas², and dispose of 150 m³ (11.1%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$18,750 for this project (based on a notional unit cost³ of \$125/m³).

/LAND

² A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

³ 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 per m³), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled. The notional cost estimate is for reference only and does not form part of this project estimate.

LAND ACQUISITION

15. The project does not require land acquisition.

BACKGROUND INFORMATION

16. D Arch S engaged a consultant to complete a topographical survey on behalf of the former Regional Council at a cost of \$50,000. We upgraded **374RO** to Category B in October 2001. D Arch S has completed the detailed design and tender documentation for phase 1 of the project and is now preparing the detailed design and tender documents for phase 2 with in-house staff resources.

17. We estimate that the proposed works will create 40 jobs with a total of 650 man-months comprising one professional staff, one technical staff and 38 labourers.

Home Affairs Bureau
May 2002