

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

375RO – District open space in Areas 3 and 8, Tsing Yi

Members are invited to recommend to Finance Committee the upgrading of **375RO** to Category A at an estimated cost of \$66.6 million in money-of-the-day prices for the development of a district open space in Areas 3 and 8, Tsing Yi.

PROBLEM

We need to provide more public open space in Tsing Yi.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **375RO** to Category A at an estimated cost of \$66.6 million in money-of-the-day (MOD) prices for the development of a district open space in Areas 3 and 8, Tsing Yi.

PROJECT SCOPE AND NATURE

3. The scope of **375RO** comprises a waterfront promenade of 3.1 hectares in size and a landscaped garden of one hectare in size with the following facilities –

/(a)

- (a) a pathway and a multi-purpose paved area;
- (b) a jogging trail;
- (c) pavilions and pergolas;
- (d) extensive landscaping; and
- (e) ancillary facilities including store rooms and service yards for loading and unloading.

———— A site plan is at the Enclosure. We plan to start the construction works in October 2002 for completion in May 2004.

JUSTIFICATION

4. The existing public open space in Tsing Yi provided by the Leisure and Cultural Services Department is about 17 hectares. These facilities are well patronised by the residents. With the completion of the private housing estates near the project site, including the Grand Horizon, Tierra Verde and Villa Esplanada, the population of Tsing Yi has increased from 185 000 in 1999 by around 28 000 to 213 000 in 2002. The demand for recreational facilities in the area has increased substantially. As there is insufficient open space in the district to serve the increased population, local residents and Members of the Kwai Tsing District Council are in strong support of this project and have repeatedly demanded for its early implementation.

5. Apart from serving as an open space for recreational purposes, the waterfront promenade will also provide a convenient pedestrian access linking the nearby public and private housing estates with the Tsing Yi Mass Transit Railway Station and the Tsing Yi Pier.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$66.6 million in MOD prices (see paragraph 7 below), made up as follows –

/(a)

	\$ million	
(a) Site formation	5.5	
(b) Slope stabilisation works	5.2	
(c) Building	1.2	
(d) Building services	4.3	
(e) Drainage and external works	36.1	
(f) Soft landscaping works	7.2	
(g) Consultants' fees ¹ for –	2.2	
(i) Contract administration	1.6	
(ii) Site supervision	0.6	
(h) Contingencies	6.1	
Sub-total	67.8	(in September 2001 prices)
(i) Provision for price adjustment	(1.2)	
Total	66.6	(in MOD prices)

Due to inadequate in-house staff resources, D Arch S proposes to engage consultants to undertake contract administration and site supervision of the project.

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

/2002

¹ The consultants' fees form an optional part of the lump-sum price quoted by the consultants selected to carry out detailed design and tender documentation as mentioned in paragraph 15 of the paper. Subject to Members' approval to upgrade **375RO** to category A, D Arch S will direct the necessary works to be carried out.

Year	\$ million (Sep 2001)	Price adjustment factor	\$ million (MOD)
2002 – 03	5.5	0.98625	5.4
2003 – 04	22.0	0.98378	21.6
2004 – 05	19.0	0.98378	18.7
2005 – 06	11.0	0.98378	10.8
2006 – 07	10.3	0.98378	10.1
	67.8		66.6

8. 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 through a fixed-price lump-sum contract because the contract period 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.

9. We estimate the additional annual recurrent expenditure arising from the project to be \$2.2 million.

PUBLIC CONSULTATION

10. We consulted the Kwai Tsing District Council on 21 March and 19 April 2002. Members supported the project and urged for 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

11. 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.

12. 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. 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.

13. D Arch S will require the contractor to submit a waste management plan (WMP) for approval. The WMP 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 site comply with the approved WMP. 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 contractor 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 6 345 cubic metres (m³) of C&D materials. Of these, we will reuse about 5 670 m³ (89.4%) on site, 50 m³ (0.8%) as fill in public filling areas², and dispose of 625 m³ (9.8%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$78,125 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

14. The project does not require land acquisition.

BACKGROUND INFORMATION

15. D Arch S engaged a consultant to complete a topographical survey on behalf of the former Regional Council at a cost of \$70,000. We upgraded **375RO** to Category B in October 2001. We also engaged a term contractor in March 2002 to carry out site investigation and consultants in April 2002 to carry out detailed design and tender documentation for the project at a total cost of \$3 million. We charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The term contractor has completed the site investigation. The consultants have also completed the detailed design and are now preparing tender documents.

16. We estimate that the proposed works will create 70 jobs with a total of 1 300 man-months comprising one professional staff, four technical staff and 65 labourers.

Home Affairs Bureau
May 2002