

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

#### Recreation, Culture and Amenities – Sports facilities

#### 240RS – Ma On Shan Sports Ground – phase 2

Members are invited to recommend to Finance Committee the upgrading of **240RS** to Category A at an estimated cost of \$105.2 million in money-of-the-day prices for the construction of Ma On Shan Sports Ground – phase 2, Sha Tin.

### PROBLEM

There are insufficient sports and recreational facilities in Ma On Shan, Sha Tin.

### PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **240RS** to Category A at an estimated cost of \$105.2 million in money-of-the-day (MOD) prices for the construction of Ma On Shan Sports Ground – phase 2.

### PROJECT SCOPE AND NATURE

3. The project site is about 4.1 hectares in size and the scope of the project comprises –

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- (a) an 11-a-side artificial turf soccer pitch;
- (b) a seven-a-side colour-coated mini-soccer pitch;
- (c) two tennis courts;
- (d) two basketball courts;
- (e) a lawn convertible to a gateball court;
- (f) a children's play area;
- (g) landscaped areas with extensive planting of flowering trees; and
- (h) ancillary facilities of 1 080 square metres in gross floor area, including a management office, changing rooms, toilets, storage space and emergency vehicular access.

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

## **JUSTIFICATION**

4. The population in Ma On Shan is around 160 000 and will increase to 200 000 by 2004. Currently, there is only one 11-a-side natural grass soccer pitch in the Ma On Shan Sports Ground which is about five minutes' walk from the proposed site. Its utilisation rate is nearly 100%. The shortage of soccer pitches in Ma On Shan is of concern to the local community and the Sha Tin District Council. The provision of an additional 11-a-side artificial turf soccer pitch and a seven-a-side colour-coated mini-soccer pitch would help meet the demand.

5. There is currently no public tennis court in Ma On Shan. The nearest ones are located in Siu Lek Yuen Road Playground and Yuen Wo Road Playground in Sha Tin town area which is of a long distance from Ma On Shan. The provision of two tennis courts under this project should help meet the local demand and make available a wider choice of sports and recreational facilities to the community.

6. Currently, there is no public outdoor basketball court in Ma On Shan. There is only one indoor basketball court in the Indoor Recreation Centre at Hang On Estate. The basketball court is within the main arena of the Indoor Recreation Centre which is quite heavily used with an overall and peak hour utilisation rate of 78% and 81% respectively. Two other indoor courts will be provided in the Indoor Recreation Centre now under construction in Area 100, Ma On Shan. The provision of two outdoor basketball courts under this project should help meet the demand.

7. With a population of 160 000 and 22 schools with over 15 000 students in Ma On Shan, there is a genuine demand for various types of recreational and sports facilities. In particular, the proposed facilities will cater for the needs of residents in the nearby housing estates including Heng On Estate, Yiu On Estate and Kam On Court, with a total population of around 38 000.

## FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$105.2 million in MOD prices (see paragraph 9 below), made up as follows –

	<b>\$ million</b>
(a) Site formation	3.3
(b) Building	4.0
(c) Building services	15.9
(d) Drainage and external works	58.6
(e) Soft landscaping works	10.1
(f) Furniture and equipment <sup>1</sup>	0.1

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<sup>1</sup> Based on the furniture and equipment currently provided in recreational facilities of similar scale (e.g. Tsang Tai Uk Recreation Ground).

		<b>\$ million</b>	
(g)	Consultants' fees <sup>2</sup> for –	8.6	
	(i) Contract administration	3.9	
	(ii) Site supervision	4.7	
(h)	Contingencies	6.4	
	Sub-total	107.0	(in September 2001 prices)
(i)	Provision for price adjustment	(1.8)	
	Total	105.2	(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.

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

<b>Year</b>	<b>\$ million (Sept 2001)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2002 – 03	4.0	0.98625	3.9
2003 – 04	55.3	0.98378	54.4
2004 – 05	42.1	0.98378	41.4
2005 – 06	5.6	0.98378	5.5
	107.0		105.2

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<sup>2</sup> The consultants' fees form an optional part of the lump-sum price quoted by the consultants selected to carry out the detailed design and prepare tender documents as mentioned in paragraph 18 of the paper. Subject to Members' approval to upgrade **240RS** to Category A, D Arch S will direct the necessary works to be carried out.

10. 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 2006. 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. We consider the estimated project cost reasonable as compared with similar projects built by the Architectural Services Department for the former Provisional Regional Council.

11. We estimate the additional annual recurrent expenditure arising from this project to be \$2.9 million.

## **PUBLIC CONSULTATION**

12. We consulted the Sha Tin District Council on 28 February 2002. Members supported the proposed project scope and conceptual design.

13. We 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. Members supported early implementation of the project.

## **ENVIRONMENTAL IMPLICATIONS**

14. This is a non-designated project under the Environmental Impact Assessment Ordinance. The project will have little potential for giving rise to adverse 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.

15. 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.

16. 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 200 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 100 m<sup>3</sup> (50%) on site, 68 m<sup>3</sup> (34%) as fill in public filling areas<sup>3</sup>, and dispose of 32 m<sup>3</sup> (16%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$4,000 for this project (based on a notional unit cost<sup>4</sup> of \$125/m<sup>3</sup>).

## LAND ACQUISITION

17. The project does not require land acquisition.

## BACKGROUND INFORMATION

18. We upgraded **240RS** to Category B in October 2001. We employed a term contractor to carry out a topographical survey in December 2001 at a cost of \$30,000. We also engaged consultants to carry out the detailed design and prepare tender documents in April 2002 at a cost of \$7 million. We charged these amounts 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 topographical survey. The consultants are finalising the detailed design and tender documents for the project.

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<sup>3</sup> 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.

<sup>4</sup> 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/m<sup>3</sup>), 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.

19. We estimate that the project will create 120 jobs with a total of 2 240 man-months comprising three professional staff, 12 technical staff and 105 labourers.

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Home Affairs Bureau  
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