

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

394RO – District open space in Area 39, Fanling/Sheung Shui

Members are invited to recommend to Finance Committee the upgrading of **394RO** to Category A at an estimated cost of \$34.7 million in money-of-the-day prices for the development of a district open space in Area 39, Fanling/Sheung Shui.

PROBLEM

There are insufficient open space dedicated for sports and recreation in Fanling/Sheung Shui.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **394RO** to Category A at an estimated cost of \$34.7 million in money-of-the-day (MOD) prices for the development of a district open space in Area 39, Fanling/Sheung Shui.

PROJECT SCOPE AND NATURE

3. The project site is about 12 600 square metres (m²) in size and located in Area 39 Fanling/Sheung Shui along Pak Wo Road. The scope of **394RO** comprises –

- (a) a 7-a-side hard-surface football pitch;
- (b) an area for cycling activities;
- (c) a landscaped area with sitting-out facilities, a Tai Chi area, elderly fitness equipment including a pebble foot massage path; and
- (d) ancillary facilities, including a service building with changing rooms, toilets, and a staff roll-call point-cum-store room.

————— A site plan is at Enclosure 1. We plan to start the construction works in July 2005 for completion in April 2007.

JUSTIFICATION

4. North District, which includes Fanling and Sheung Shui, has a population of 294 400 which is expected to increase by 11% in eight years to 327 500 in 2012. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of 590 000 m² of public open space for the current population. North District has an existing provision of about 330 000 m² of public open space. The proposed project will help alleviate the current shortfall of about 260 000 m² of public open space in the district.

5. Residential developments in North District have been and will continue to give rise to an increasing demand for recreational and sports facilities. There are a number of large housing estates with a total of about 60 000 residents in the vicinity of the project site. In addition, there are three secondary/primary schools nearby. The Fanling/Sheung Shui new town is geographically bisected by the Kowloon-Canton Railway. The majority of the existing recreational facilities are provided on the eastern side of the railway. The nearest major open space on the western side of the railway is the Pak Fuk Tin Sum Playground, which is however about 40 minutes' walk from the project site. With an area of about 24 000 m², the Pak Fuk Tin Sum Playground provides a 7-a-side football pitch, a children's play area, jogging trails and sitting-out facilities. The proposed district open space will provide additional recreational facilities on the western side of the railway.

6. Other public open spaces near the project site are the Pak Fuk Children's Playground and the Pak Wo Road Sitting-out Area. However, the former is only about 6 600 m² in size providing a children's play area and sitting-out facilities; while the latter is a very small sitting-out area of about 560 m².

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There is a pressing need to provide more leisure facilities in the area of the project site. We expect that the proposed district open space, with both active and passive recreational facilities, will become a popular recreational and leisure venue for residents and students nearby. The proposed football pitch will also help meet the strong demand for such facilities in the district.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$34.7 million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million	
(a) Site formation	1.7	
(b) Building	1.9	
(c) Building services	3.1	
(d) Drainage and external works	22.2	
(e) Soft landscaping works	2.5	
(f) Furniture and equipment ¹	0.2	
(g) Consultant's fee for contract administration services	0.2	
(h) Contingencies	3.2	
Sub-total	35.0	(in September 2004 prices)
(i) Provision for price adjustment	(0.3)	
Total	34.7	(in MOD prices)

D Arch S proposes to engage a consultant to provide contract administration services for the project. A breakdown of the estimate for the consultant's fee is at Enclosure 2. D Arch S considers the estimated project cost reasonable as compared with similar projects undertaken by the Government.

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¹ Based on the furniture and equipment provided in existing/planned facilities of similar scale (e.g. office furniture, tools and equipment, litter bins and portable signages, etc).

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

Year	\$ million (Sept 2004)	Price adjustment factor	\$ million (MOD)
2005 – 06	8.0	0.99000	7.9
2006 – 07	19.6	0.98753	19.4
2007 – 08	3.5	0.99123	3.5
2008 – 09	2.5	0.99990	2.5
2009 – 10	1.4	1.01515	1.4
	35.0		34.7

9. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2005 to 2010. We will tender the project together with two other projects (namely, **396RO** – District open space in Area 2, Tung Chung; and **399RO** – District open space in Area 35, Tsuen Wan – phase 2) as a design-and-build contract. We intend to award the contract on a lump-sum basis because we can clearly define the scope of works in advance, leaving little room for uncertainty. The contract will not provide for price adjustments because the contract period will not exceed 21 months.

10. We estimate the annually recurrent expenditure arising from this project to be \$840,000.

PUBLIC CONSULTATION

11. We consulted the Recreation and Culture Committee of the North District Council on the scope and design of the project on 10 July 2003. Members supported the project and requested its early implementation.

ENVIRONMENTAL IMPLICATIONS

12. This is not a designated project under the Environmental Impact Assessment Ordinance. The project will have little potential for giving rise to

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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.

13. At the design stage, we will require the contractor to fully consider measures to reduce the generation of construction and demolition (C&D) materials and to reuse/recycle such materials as much as possible. D Arch S will require the contractor to introduce more prefabricated building elements into the project design 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.

14. 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. D Arch S will require the contractor 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.

15. We estimate that the project will generate about 6 980 cubic metres (m³) of C&D materials. Of these, we will reuse about 4 400 m³ (63.1%) on site, 1 580 m³ (22.6%) as fill in public filling areas², and dispose of 1 000 m³ (14.3%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$125,000 for this project (based on a notional unit cost³ of \$125/m³).

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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/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

16. The project does not require land acquisition.

BACKGROUND INFORMATION

17. We upgraded **394RO** to Category B in December 2003. We engaged a consultant in May 2003 to carry out topographical survey, another consultant in September 2004 to prepare tender documents for the project, and also a term contractor in September 2004 to carry out site investigation at a total cost of \$220,000. We will charge 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 consultant and the term contractor have completed the topographical survey and the site investigation respectively. The quantity surveying consultant is finalising the tender documents.

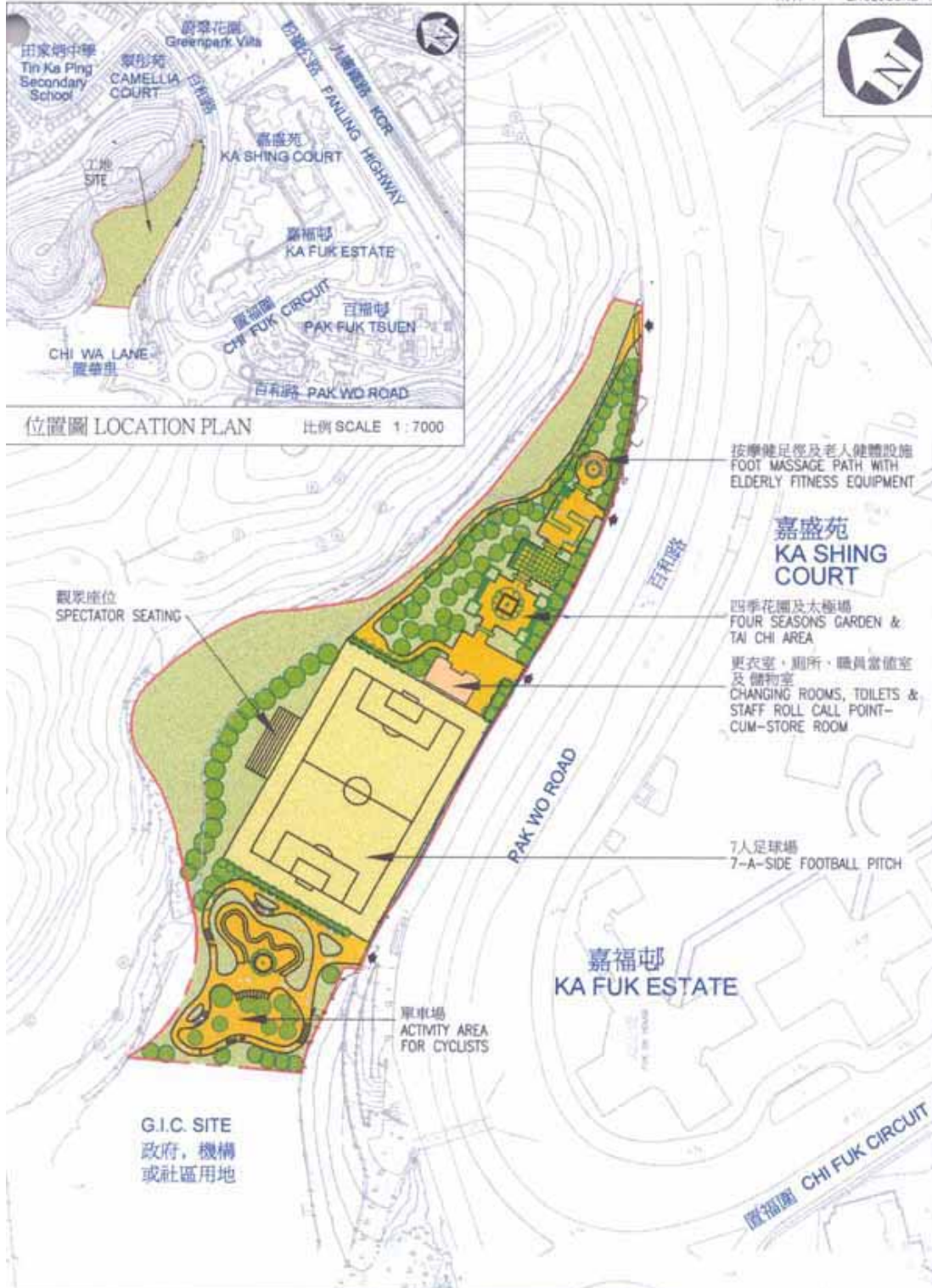
18. The proposed development of the district open space may involve removal of 10 trees, including nine trees (eight of them are already dead) to be felled and one tree to be replanted within the project site (subject to finalisation of design). All trees to be removed are not important trees⁴. We will incorporate planting proposals as part of the project, including estimated quantities of 160 trees, 12 700 shrubs and 3 800 annuals.

19. We estimate that the proposed works will create about 40 jobs (32 for labourers and another eight for professional/technical staff) providing a total employment of 525 man-months.

Home Affairs Bureau
October 2004

⁴ Important trees include trees on the Register of Old and Valuable Trees, and any other trees which meet one or more of the following criteria –

- (a) trees over 100 years old;
- (b) trees of cultural, historical or memorable significance;
- (c) trees of precious or rare species;
- (d) trees of outstanding form; or
- (e) trees with trunk diameter exceeding one metre (measured at one metre above ground level).



title 394R0
 DISTRICT OPEN SPACE IN AREA
 39, FANLING / SHEUNG SHUI
 粉嶺/上水 第39區的地區
 休憩用地

drawn by	W.H. WU	date	06.08.2004
approved	HORTENSIA CHAN	date	06.08.2004
office	ARCHITECTURAL BRANCH		

drawing no.	AB/2823/XA101	scale	1:1500
 ARCHITECTURAL SERVICES DEPARTMENT			

394RO – District open space in Area 39, Fanling/Sheung Shui

Breakdown of the estimate for consultant’s fee

Consultant’s staff costs		Estimated man- months	Average MPS* salary point	Multiplier	Estimated fee (\$ million)
Contract administration (Note)	Professional	–	–	–	0.1
	Technical	–	–	–	0.1
				Total	0.2

* MPS = Master Pay Scale

Note

The consultant’s staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **394RO**. The post-contract stage of the assignment will only be executed subject to Finance Committee’s approval to upgrade **394RO** to Category A.