

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

399RO – District open space in Area 35, Tsuen Wan – phase 2

Members are invited to recommend to Finance Committee the upgrading of **399RO** to Category A at an estimated cost of \$49.5 million in money-of-the-day prices for the development of a district open space in Area 35, Tsuen Wan – phase 2.

PROBLEM

We need to complete the development of a major district park in Tsuen Wan District.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **399RO** to Category A at an estimated cost of \$49.5 million in money-of-the-day (MOD) prices for the development of a district open space in Area 35, Tsuen Wan – phase 2.

PROJECT SCOPE AND NATURE

3. The project site is about 25 000 square metres (m²) in size. It covers the seafront area linking the Tsuen Wan Park – phase 1 at its northeast and the Tsuen Wan Riviera Park at its south. This site was previously occupied by Kowloon-Canton Railway Corporation as temporary works area for the development of the West Rail and therefore could not be developed together with the Tsuen Wan Park – phase 1 at the same time. The scope of **399RO** comprises –

- (a) a promenade with landscaped walkway along the seafront;
- (b) a landscaped garden with sitting-out area and extensive soft landscaping;
- (c) a children adventure area with play equipment;
- (d) an open plaza with shelters/pavilions for practising Tai Chi and ad-hoc community activities;
- (e) a jogging trail with fitness stations;
- (f) a pebble foot massage path and fitness equipment for the elderly; and
- (g) a store room with refuse collection facilities.

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

JUSTIFICATION

4. The proposed development of the project (phase 2 of Tsuen Wan Park) is to meet the district needs for open space and help materialise the leisure potential of an open space network along the waterfront of Tsuen Wan Bay. Currently, Tsuen Wan District has a population of about 280 000 with an existing provision of about 540 000 m² of public open space. As a reference, the Hong Kong Planning Standards and Guidelines suggest provision of 560 000 m² of public open space for the current population in Tsuen Wan. On completion of the project, the demand for public open space in Tsuen Wan would be adequately addressed.

5. The project represents the phase 2 development of Tsuen Wan Park which, when completed, will become an integral part of a major district open space framework in Tsuen Wan. It will link up with the existing Riviera Park and Tsuen Wan Park – phase 1 and, together, will serve as a major seafront open space in the district. The area is at a prominent waterfront location frequented by many local residents, and there are a number of housing estates and schools in the vicinity. At present, the two existing parks are highly patronised by local residents.

6. The Tsuen Wan District Council (TWDC) has strongly requested early completion of this remaining phase of the Tsuen Wan Park upon return of the project site following completion of the West Rail project. Given its proximity to the West Rail Tsuen Wan West Station and the public pier with ferries to Ma Wan (with the Tung Wan Beach), we anticipate that the proposed open space will serve as a major leisure facility for nearby housing, commercial and comprehensive development areas.

7. The existing Tsuen Wan Park – phase 1 is about 48 000 m² in size and provides a children’s play area, a children’s cycling area, a gateball court, four tennis courts, a chess playing area, fitness stations, a rock garden and a plaza. The Tsuen Wan Riviera Park occupies an area of about 45 000 m² and comprises a turf football pitch, four tennis courts, a basketball-cum-volleyball court, a gateball court, a children’s play area and a landscaped garden. These adjacent parks are heavily utilised by the residents. To complement the active recreational facilities in these parks, the proposed district open space will provide mainly passive recreational facilities to serve the different needs of the residents. It is also expected that on completion, the park will also be heavily utilised by the residents.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$49.5 million in MOD prices (see paragraph 9 below), made up as follows –

	\$ million
(a) Site formation	4.4
(b) Building	0.5
(c) Building services	5.4
(d) Drainage works	4.1
(e) External works	26.9
(f) Soft landscaping works	3.8
(g) Consultant’s fee for contract administration	0.2

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	\$ million	
(h) Furniture and Equipment ¹	0.2	
(i) Contingencies	4.5	
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Sub-total	50.0	(in September 2004 prices)
(j) Provision for price adjustment	(0.5)	
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Total	49.5	(in MOD prices)
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————— We propose 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. We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

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

Year	\$ million (Sept 2004)	Price adjustment factor	\$ million (MOD)
2005 – 06	2.5	0.99000	2.5
2006 – 07	29.5	0.98753	29.1
2007 – 08	10.9	0.99123	10.8
2008 – 09	5.2	0.99990	5.2
2009 – 10	1.9	1.01515	1.9
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	50.0		49.5
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10. 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.

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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).

11. We propose to adopt the Design-and-Build (DB) approach for implementation of **399RO** and award the DB contract on a lump-sum basis. The selected contractor will be responsible for both the design and construction works. We anticipate that by tapping the private sector's expertise and ideas, this mode of development will drive innovation and diversity into the work project. We will continue monitoring the project with input from concerned parties.

12. We have prepared a conceptual layout for the project for the reference of the tenderers. As the project will be implemented through the DB approach, the design will be prepared by the selected contractor in accordance with the conditions and requirements of the contract. In drawing up the contract, we will take into consideration views expressed by the Legislative Council and TWDC.

13. We estimate the annually recurrent expenditure arising from this project to be \$1.9 million.

PUBLIC CONSULTATION

14. We consulted the TWDC on the scope and conceptual layout of the project on 29 July 2003. Members noted that the project would be implemented by the DB approach. They supported the project and urged for its early implementation.

15. When the project was submitted to the Public Works Subcommittee (PWSC) for upgrading to Category A on 27 October 2004, PWSC Members expressed concerns on the project scope, design theme, planting arrangement and mode of delivery. They also stressed the importance of consultation with local community in the design of the project to ensure the provision of facilities that could best meet their requirements. We therefore consulted TWDC again on 13 December 2004, with reference to the concerns expressed by PWSC Members. TWDC discussed the project and passed a motion supporting the proposed project scope, requesting speedy implementation of the project with the DB approach and modification of the design to tie in with the maritime theme of existing parks nearby.

16. Taking into account PWSC Members' concerns at their meeting on 27 October 2004 and the views of the TWDC in our subsequent consultation on 13 December 2004, we have revised the conceptual layout (see Enclosure 1) for

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reference of the tenderers. The project will incorporate, where appropriate, the maritime theme of the adjacent park. The same or similar design theme would also be considered for adoption in any future development of other parts of the waterfront area along Tsuen Wan Bay so as to achieve an open space framework with coherent design. The children adventure area, which is much welcomed by children of different ages, will be suitably located and designed so as to make it more compatible with other facilities of the park.

17. Specific planting theme will also be included. Detailed planting arrangements would be finalised in the process of vetting the planting proposal of the DB contractor.

18. As the project will be implemented through the DB approach, upon receiving the proposed detailed design from the DB contractor, we will consult TWDC seeking Members' views on the design of the project. We will also consider any views received on the detailed design of the proposed open space in our consultation with the TWDC.

19. We will consult the Legislative Council Panel on Home Affairs at its meeting on 4 February 2005.

ENVIRONMENTAL IMPLICATIONS

20. This is not a designated project under the Environmental Impact Assessment Ordinance. The project will not cause long term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short term environmental impacts.

21. 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 contract. 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.

22. At the design stage, we will require the contractor to fully consider measures to reduce construction and demolition (C&D) materials and to

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reuse/recycle such materials as much as possible. We 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.

23. We 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. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. We 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.

24. We estimate that the project will generate about 17 400 cubic metres (m³) of C&D materials. Of these, we will reuse about 11 230 m³ (64.5%) on site, 4 490 m³ (25.8%) as fill in public filling areas², and dispose of 1 680 m³ (9.7%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$210,000 for this project (based on a notional unit cost³ of \$125/m³).

LAND ACQUISITION

25. The project does not require any land acquisition.

BACKGROUND INFORMATION

26. We upgraded **399RO** to Category B in February 2004. We engaged consultants in October 2004 to carry out topographical survey and prepare tender documents for the project, and also a term contractor in October 2004 to carry out

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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 and Development.

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.

site investigation at a total cost of \$550,000. 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 quantity surveying consultant is finalising the tender documents. The other consultant and the term contractor have completed the topographical survey and the site investigation in December 2004 and January 2005 respectively.

27. The proposed development of the district open space may involve removal of 70 small trees which will all be replanted within the project site (subject to finalisation of design). All trees to be removed are not important trees.⁴ We will incorporate planting proposals as part of the project, including estimated quantities of 250 trees and 30 000 shrubs.

28. We estimate that the proposed works will create about 55 jobs (45 for labourers and another 10 for professional/technical staff) providing a total employment of 800 man-months.


Home Affairs Bureau
February 2005

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).



位置圖 LOCATION PLAN
比例 SCALE: 1:10 000

title 399RO DISTRICT OPEN SPACE IN AREA 35, TSUEN WAN - PHASE 2 荃灣第35區的地區休憩用地 - 第2期	drawn by BILLY CHOW	date 19.01.05	drawing no. AB/6535/XA201a	scale 1:3000
	approved M. NICOLSON	date 19.01.05	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

Enclosure 2 to PWSC(2004-05)59

399RO – District open space in Area 35, Tsuen Wan – phase 2

Breakdown of the estimate for consultant's fee

Consultant's staff cost		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 **399RO**. The post-contract stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **399RO** to Category A.