

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

390RO – Local open space in Areas 25, 25A and 25B, Tin Shui Wai

Members are invited to recommend to Finance Committee the upgrading of **390RO** to Category A at an estimated cost of \$67.6 million in money-of-the-day prices for the development of a local open space in Areas 25, 25A and 25B, Tin Shui Wai.

PROBLEM

We need to provide more public open space for recreational purposes in Tin Shui Wai.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **390RO** to Category A at an estimated cost of \$67.6 million in money-of-the-day (MOD) prices for the development of a local open space in Areas 25, 25A and 25B, Tin Shui Wai.

PROJECT SCOPE AND NATURE

3. The project site, which is made up of three areas in close proximity at Tin Lung Road, Tin Shui Wai, is about 20 000 square metres (m²) in size and the scope of **390RO** comprises –

/(a)

- (a) **Area 25** (site area of 7 400 m²)
 - (i) a Chinese garden with pavilions, a front hall, a water pond, a pebble walking trail with trellis and handrail, an exercise station for the elderly and a tai-chi area;
 - (ii) plant rooms comprising a pump room, a filtration plant room and a meter room, as well as a service yard; and
 - (iii) a toilet block;
- (b) **Area 25A** (site area of 11 300 m²)
 - (i) sitting-out area and landscaped area;
 - (ii) a children's play area;
 - (iii) a pebble walking trail;
 - (iv) a jogging trail and fitness stations; and
 - (v) ancillary facilities including a service yard, a meter room and a garden waste area; and
- (c) **Area 25B** (site area of 1 300 m²)
 - (i) sitting-out area and landscaped area.

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

JUSTIFICATION

4. Currently, Tin Shui Wai has a population of some 265 000 with an existing provision of about 204 000 square metres of public open space. As a reference, the "Hong Kong Planning Standards and Guidelines" suggests a provision of about 53 hectares of public open space for the current population of 265 000 in Tin Shui Wai. The project could help meet part of the required provision for open space in Tin Shui Wai.

5. The project site is close to the Tin Shui Wai Park which is about 15 minutes' walk away. The Park occupies an area of 14.9 hectares and provides a mixture of active and passive facilities, including three basketball courts and two basketball practice courts, a gateball court, five tennis courts, a skateboarding area, a model car play area, a jogging track, a fitness trail, a children's play area, a palm garden, a scented garden and a pebble walking trail. In the light of the relatively low usage rates of the tennis courts in Tin Shui Wai Park, two former tennis courts were converted into one basketball court and two basketball practice courts in September 2003. We plan to further convert three of the remaining five tennis courts into a hard-surface 5-a-side soccer pitch to provide a greater variety of active facilities to the community, and Yuen Long District Council would be consulted on the proposed conversion. With the support of Yuen Long District Council, the Architectural Services Department would expedite the conversion works for completion by October 2005. At present, the Tin Shui Wai Park is highly patronised by local residents.

6. As active leisure facilities are provided in the Tin Shui Wai Park nearby, and the project site is located close to residential developments, the Yuen Long District Council, Tin Shui Wai Area Committee, relevant Owners Incorporations and the local representatives have requested that the project should provide more passive leisure facilities, i.e. a Chinese garden, sitting-out area and landscaped area, children's play area, jogging trail and fitness stations, and a pebble walking trail. The proposed project scope therefore responds to the aspiration of local residents, and will complement the active facilities in the nearby Tin Shui Wai Park to serve the different needs of the local community.

7. There are large public and private residential developments near the project site including Tin Yuet Estate, Tin Tsz Estate, Tin Chung Court, Tin Yiu Estate and Kingswood Villas. In addition, five schools, namely the Hong Kong Management Association KS Lo College, Tin Shui Wai Catholic Primary School, Queen Elizabeth School Old Students' Association Secondary School, Shap Pat Heung Rural Committee Kung Yik She Secondary School and Shap Pat Heung Rural Committee Kung Yik She Primary School are located in the vicinity. Since the project site is close to the residential developments and schools, it is expected that the proposed local open space will be well patronised by residents and students in future.

8. Apart from the provision of leisure facilities for the local community, the landscaped garden and extensive planting to be provided in the project site will improve the general living environment as well as beautify the whole area.

9. A site plan showing locations of nearby residential developments and schools is at Enclosure 2.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be \$67.6 million in MOD prices (see paragraph 11 below), made up as follows –

	\$ million	
(a) Site formation	1.5	
(b) Building	17.1	
(c) Building services	7.2	
(d) Drainage works	3.6	
(e) External works	19.4	
(f) Soft landscaping works	9.1	
(g) Consultants' fees for -	3.5	
(i) contract administration	1.3	
(ii) site supervision	2.2	
(h) Furniture and equipment ¹	0.1	
(i) Contingencies	5.8	
	67.3	(in September 2004 prices)
(j) Provision for price adjustment	0.3	
	67.6	(in MOD prices)

/We

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).

We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for the consultants' fees by man-months is at Enclosure 3. We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

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

Year	\$ million (Sept 2004)	Price adjustment factor	\$ million (MOD)
2005 – 06	3.0	1.00450	3.0
2006 – 07	34.5	1.00576	34.7
2007 – 08	21.3	1.00576	21.4
2008 – 09	5.5	1.00576	5.5
2009 – 10	3.0	1.00953	3.0
	67.3		67.6

12. 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 intend to award the contract on a lump-sum basis because we can clearly define the scope of the works in advance, leaving little room for uncertainty. The contract will not provide for price adjustment because the contract period will not exceed 21 months.

13. We estimate the annual recurrent expenditure arising from this project to be \$1.1 million.

PUBLIC CONSULTATION

14. On 11 April 2002, the Yuen Long District Council was consulted on the planning schedules of all the capital works projects in the district. The project was one of those projects which was supported by Members for early implementation.

15. On 4 May 2004, the Culture, Recreation and Sports Committee (CRSC) of Yuen Long District Council was informed on the progress of projects under construction and active planning in Yuen Long District. The project was generally supported by Members for early implementation.

16. On 4 January 2005, the CRSC of Yuen Long District Council was consulted on the design of the project. CRSC expressed strong support to the project and urged for its early implementation. When further briefed on the implementation progress of the project on 10 May 2005, CRSC passed a motion to urge for early completion of all the cultural and leisure facilities in Yuen Long in accordance with the originally planned priorities.

17. We consulted the Legislative Council Panel on Home Affairs at its meeting on 13 May 2005. Members endorsed the project for submission to Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

18. This is not a designated project under the Environmental Impact Assessment Ordinance. The project will not cause long term environmental impact. 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.

19. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. We have introduced 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 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.

20. 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.

21. We estimate that the project will generate about 7 059 cubic metres (m³) of C&D materials. Of these, we will reuse about 4 940 m³ (70.0%) on site, reuse about 1 410 m³ (20.0%) as fill in public filling areas², and dispose of about 709 m³ (10.0%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$88,625 for this project (based on a notional unit cost³ of \$125/m³).

LAND ACQUISITION

22. The project does not require any land acquisition.

BACKGROUND INFORMATION

23. We upgraded **390RO** to Category B in October 2003. We engaged consultants to carry out detailed design and topographical survey in September 2004, and prepare tender documents in April 2005 at a total cost of \$2.0 million. We also engaged a term contractor in January 2005 to carry out site investigation at a cost of \$100,000. 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 consultants and the term contractor have completed the detailed design, topographical survey and site investigation of the project. The other consultant is finalizing the tender documents.

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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.

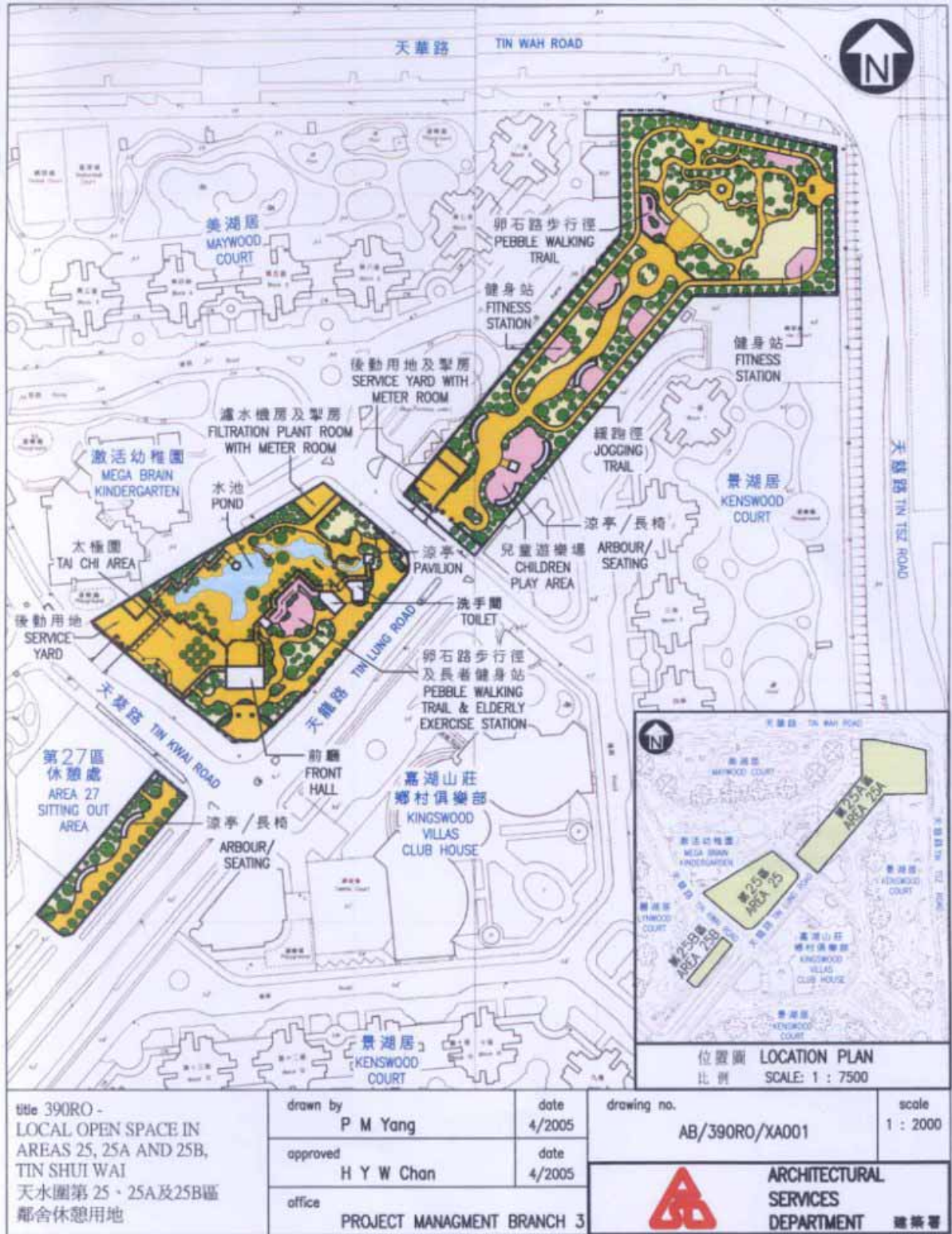
24. The proposed development of the local open space may involve transplanting of 130 trees within the project site. All trees to be transplanted are not important trees.⁴ We will incorporate planting proposals as part of the project, including estimated quantities of 350 trees and 1 000 shrubs.

25. We estimate that the proposed works will create about 65 jobs (57 for labourers and eight for professional/technical staff) providing a total employment of 1 050 man-months.


Home Affairs Bureau
May 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).





NOTES	
no.	date description
DESIGN	
drawn	BILLY CHOW
checked	M. H. NICOLSON
approved	
date	
scale	
contract no.	
file no.	
project no.	390RO
contract	LOCAL OPEN SPACE IN AREAS 25, 25A AND 25B TIN SHUI WAI
drawing title	LOCATION PLAN
drawing no.	AB/390RO/XA101
scale	1:5000
office	ARCHITECTURAL BRANCH
 ARCHITECTURAL SERVICES DEPARTMENT	

Enclosure 3 to PWSC(2005-06)10

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Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man- Months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Contract administration (Note 2)	Professional	–	–	–	0.6
	Technical	–	–	–	0.7
(b) Site supervision (Note 3)	Technical	76.3	14	1.6	2.2
Total :					3.5

*MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at 1 January 2005, MPS point 14 = 18,010 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **390RO**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **390RO** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.