

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

400RO – District open space in Area 40A, Tseung Kwan O

Members are invited to recommend to Finance Committee the upgrading of **400RO** to Category A at an estimated cost of \$60.0 million in money-of-the-day prices for the development of district open space in Area 40A, Tseung Kwan O.

PROBLEM

We need to provide more public open space for recreational purpose in Tseung Kwan O.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **400RO** to Category A at an estimated cost of \$60.0 million in money-of-the-day (MOD) prices for the development of district open space in Area 40A, Tseung Kwan O.

PROJECT SCOPE AND NATURE

3. The project site covering a total area of about 2.2 hectare (ha) is located adjacent to On Ning Garden in Area 40A, Tseung Kwan O. The scope of **400RO** comprises –

/(a)

- (a) a contemporary design garden, with a large lawn, soft landscaping area, sitting out area and rain shelters/pavilions;
- (b) three basketball courts, colour-coated and with floodlighting;
- (c) a children's play area with multi-play equipment for different age groups and children with a disability;
- (d) a jogging trail, with flowering trees and fitness stations at appropriate locations;
- (e) a fitness corner for the elderly, with pebble walking trail; and
- (f) ancillary facilities (including toilets, a small office, store room, meter room and loading area for vehicles).

———— A site plan showing the conceptual layout of the proposed open space is at Enclosure 1. We plan to start the construction works in December 2006 for completion in October 2008.

JUSTIFICATION

4. Tseung Kwan O is a densely populated and fast developing new town with high-rise residential buildings. It has a current population of 341 800, which is expected to increase by about 12% to 383 500 in 2013. In view of the upsurge in population, there is a need to provide more recreational and sports facilities such as basketball courts, children's play areas, sitting out and soft landscaping areas to cope with the increasing demand. As a reference, the Hong Kong Planning Standard and Guidelines suggest a provision of 68 ha of public open space for the current population in the new town. At present, there are 52.7 ha of public open space in Tseung Kwan O including local open space provision by the Housing Department. The proposed project will improve the provision of public open space in Tseung Kwan O new town.

5. The project site is located in a densely populated residential area surrounded by high-rise public and private residential developments such as On Ning Garden, Nam Fung Plaza, East Point City and Chung Ming Court. With a relatively young population profile and 51 secondary and primary schools in

Tseung Kwan O, there is a high demand for active outdoor recreation and sports facilities. Provision of passive soft landscaping and sitting out facilities for the enjoyment of residents will also be highly welcomed.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$60.0 million in MOD prices (see paragraph 7 below), made up as follows –

	\$ million	
(a) Site formation	1.8	
(b) Building	5.0	
(c) Building services	6.5	
(d) Drainage works	2.9	
(e) External works	28.9	
(f) Soft landscaping works	2.6	
(g) Consultants' fees for -	4.7	
(i) contract administration	2.9	
(ii) site supervision	1.8	
(h) Furniture and equipment ¹	0.2	
(i) Contingencies	4.8	
	57.4	(in September 2005 prices)
(j) Provision for price adjustment	2.6	
	60.0	(in MOD prices)

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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).

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 2. We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

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

Year	\$ million (Sept 2005)	Price adjustment factor	\$ million (MOD)
2006 – 07	1.2	1.01500	1.2
2007 – 08	16.0	1.03023	16.5
2008 – 09	29.0	1.04568	30.3
2009 – 10	7.7	1.06136	8.2
2010 – 11	3.5	1.07728	3.8
	57.4		60.0

8. 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 2006 to 2011. 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.

9. We estimate the annual recurrent expenditure arising from this project to be \$1.0 million.

PUBLIC CONSULTATION

10. On 17 January 2006, the Culture, Recreation and Sports Committee of Sai Kung District Council was consulted on the conceptual layout of the proposed district open space. Members fully supported the project and urged for its early implementation.

11. We consulted the Panel on Home Affairs of the Legislative Council at its meeting on 7 April 2006. Members endorsed the project for submission to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

12. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The Director of Environmental Protection confirmed that the project would have no long term environmental impact.

13. 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.

14. At the planning stage, we will require the contractor to consider measures to reduce the generation of construction and demolition (C&D) material and to reuse/recycle such materials as much as possible. In addition, we will require the contractor to reuse inert C&D materials on site or in other suitable construction sites as far as possible, in order to minimise the disposal of C&D materials to public fill reception facilities². We will encourage the contractor to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

15. We will also 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, C&D materials and C&D waste to public fill reception facilities, sorting facilities² 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.

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² Sorting facilities and public fill reception facilities are specified in Schedule 3 and Schedule 4 respectively of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of public fill in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

16. We estimate that the project will generate about 10 800 tonnes of C&D materials. Of these, we will reuse about 3 020 tonnes (28.0%) on site, deliver 6 630 tonnes (61.4%) to public fill reception facilities for subsequent reuse, and 650 tonnes (6.0%) to sorting facilities in order to retrieve the inert portion for reuse as public fill. In addition, we will dispose of 500 tonnes (4.6%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites, together with the cost for handling the materials at sorting facilities is estimated to be \$300,000 for this project (based on an unit cost of \$27/tonne for disposal at public fill reception facilities, \$100/tonne at sorting facilities and \$125/tonne³ at landfills).

LAND ACQUISITION

17. The project does not require any land acquisition.

BACKGROUND INFORMATION

18. We upgraded **400RO** to Category B in November 2004. We engaged a consultant to carry out detailed design and topographical survey in September 2005. We have also engaged consultants to prepare tender documents and provide quantity surveying services to the pre-contract works of the project in October 2005. The total cost of the above consultancy services is about \$2.0 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 detailed design and the topographical survey of the project have been completed and the tender document is being finalised.

19. The proposed development of the district open space will involve replanting of 102 trees within the project site. All trees to be replanted are not important trees.⁴ We will incorporate planting proposals as part of the project, including estimated quantities of 430 trees and 41 000 shrubs.

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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.

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).

20. We estimate that the proposed works will create about 51 jobs (44 for labourers and 7 for professional/technical staff) providing a total employment of 945 man-months.

Home Affairs Bureau
April 2006



位置圖 LOCATION PLAN
 比例 SCALE: 1 : 8000

400RO
 TSEUNG KWAN O AREA 40A
 DISTRICT OPEN SPACE
 將軍澳第40A區
 地區休憩用地

drawn by S H Wong	date 3/2006
approved W K Wong	date 3/2006
office PROJECT MANAGEMENT BRANCH 3	

drawing no. AB / 400RO / XA001	scale 1 : 1500
	
ARCHITECTURAL SERVICES DEPARTMENT 建築署	

Enclosure 2 to PWSC(2006-07)8

400RO – District open space in Areas 40A, Tseung Kwan O

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	–	–	–	2.1
	Technical	–	–	–	0.8
(b) Site supervision (Note 3)	Technical	62.5	14	1.6	1.8
Total :					4.7

*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 **400RO**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **400RO** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.