

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

404RO – Local open space in Area 50, Sham Tseng, Tsuen Wan

Members are invited to recommend to Finance Committee the upgrading of **404RO** to Category A at an estimated cost of \$21.1 million in money-of-the-day prices for the development of a local open space in Area 50, Sham Tseng, Tsuen Wan.

PROBLEM

We need to provide more public open space in Tsuen Wan District.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **404RO** to Category A at an estimated cost of \$21.1 million in money-of-the-day (MOD) prices for the development of a local open space in Area 50, Sham Tseng, Tsuen Wan.

PROJECT SCOPE AND NATURE

3. The project site, with a total area of about 0.6 hectare (ha), comprises two portions of land in Area 50, Sham Tseng, Tsuen Wan near Sham Tsz Street. The scope of **404RO** includes –

- (a) a seafront promenade with viewing decks;

/(b)

- (b) a basketball-cum-volleyball court, colour-coated and with floodlight;
- (c) a children play area with play equipment for different age groups;
- (d) a fitness corner for the elderly;
- (e) landscaped areas with sitting-out facilities;
- (f) a dog garden; and
- (g) ancillary facilities including toilets, a store room and a loading area.

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A site plan showing the conceptual layout of the proposed open space is at Enclosure 1. We plan to start the construction works in April 2007 for completion in August 2008.

JUSTIFICATION

4. This project is among the 25 projects identified for priority implementation in the January 2005 Policy Address. Tsuen Wan has a population of about 285 800 and is expected to increase by 4.8% to 299 400 by 2015. As a reference, the Hong Kong Planning Standards and Guidelines suggest a provision of about 57 ha of public open space for the current population, and 60 ha by 2015. At present, there are about 74 ha of public open space provided by the Leisure and Cultural Services Department and 9 ha of local open space by the Housing Department in Tsuen Wan. However, most of the existing recreational facilities in Tsuen Wan are located in the town centre. Sham Tseng is geographically separated from the Tsuen Wan town centre. There is only a playground provided underneath the elevated Tuen Mun Road in Sham Tseng serving some 18 000 residents in the vicinity. The playground is about 0.25 ha and is relatively small with the provision of two basketball courts cum a 5-a-side soccer pitch, a pebble walking trail and sitting-out facilities. The utilisation rate of the playground is high. The proposed local open space will provide additional recreational facilities in Sham Tseng to cater for the need of local residents.

5. Moreover, residential developments in Sham Tseng will continue to increase demand for recreational and sports facilities. There are some 18 000 residents and a primary school in the vicinity of the project site. The proposed open space located along the waterfront will improve the living environment of the area and become a popular recreational and leisure venue for residents and visitors in Sham Tseng.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$21.1 million in MOD prices (see paragraph 7 below), made up as follows –

	\$ million	
(a) Site works	1.7	
(b) Building	2.7	
(c) Building services	2.5	
(d) Drainage works	1.7	
(e) External works	8.2	
(f) Soft landscaping works	0.7	
(g) Consultants' fees for	1.2	
(i) contract administration	0.7	
(ii) site supervision	0.5	
(h) Furniture and equipment ¹	0.1	
(i) Contingencies	1.5	
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Sub-total	20.3	(in September 2006 prices)
(j) Provision for price adjustment	0.8	
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Total	21.1	(in MOD prices)
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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.

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

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

Year	\$ million (Sept 2006)	Price adjustment factor	\$ million (MOD)
2007 – 08	4.2	1.01250	4.3
2008 – 09	8.0	1.02769	8.2
2009 – 10	3.5	1.04310	3.7
2010 – 11	2.5	1.05875	2.6
2011 – 12	2.1	1.08257	2.3
	20.3		21.1

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 2007 to 2012. We will 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 \$0.8 million.

PUBLIC CONSULTATION

10. We consulted the Culture, Recreation and Sports Committee of the Tsuen Wan District Council on 14 July 2006 on the conceptual layouts of the proposed local open space. Members strongly supported the project and urged for its early implementation.

11. We circulated an information paper to the Legislative Council Panel on Home Affairs on 14 November 2006. Members did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

12. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). 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. We have considered measures in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where 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 (e.g. use suitable excavated materials for filling within the site, use metal site hoardings and signboards so that these materials can be recycled or reused in other projects), 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 also control the disposal of public fill, C&D materials and C&D waste to public fill reception 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 also record the disposal, reuse and recycling of C&D materials for monitoring purposes.

/16.

2 Public fill reception facilities are specified in Schedule 4 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 5 218 tonnes of C&D materials. Of these, we will reuse about 470 tonnes (9.0%) on site, and deliver 4 518 tonnes (86.6%) to public fill reception facilities for subsequent reuse. In addition, we will dispose of 230 tonnes (4.4%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$150,736 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

LAND ACQUISITION

17. The project does not require any land acquisition.

BACKGROUND INFORMATION

18. We upgraded **404RO** to Category B in September 2005. We engaged an architectural consultant to carry out topographical survey in May 2006 and the detailed design in July 2006. In November 2006, we engaged a quantity surveying consultant to prepare the tender documents. We charged the total cost of \$910,000 to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The architectural consultant has completed the topographical survey and detailed design of the project. The quantity surveying consultant is finalising the tender documents.

19. The proposed development of the local open space will not involve any tree removal proposal. We will incorporate planting proposals as part of the project, including estimated quantities of 100 new trees and 6 500 shrubs.

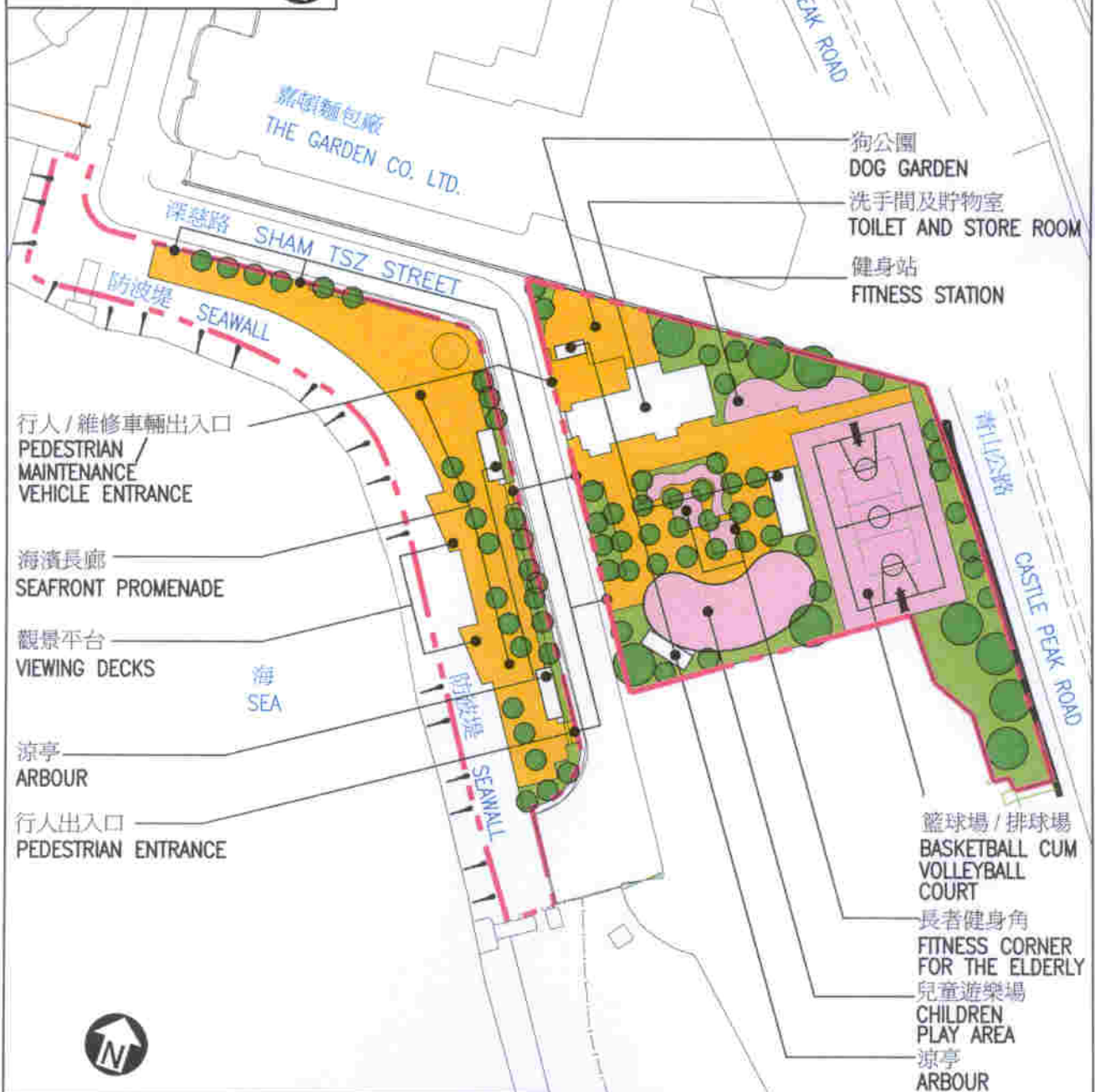
20. We estimate that the proposed works will create about 28 jobs (24 for labourers and four for professional/technical staff) providing a total employment of 320 man-months.


Home Affairs Bureau
December 2006

3 This estimate has taken into account the cost of 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 is likely to be more expensive) when the existing ones are filled.



位置圖 LOCATION PLAN
比例 1 : 6000



404RO LOCAL OPEN SPACE IN AREA 50, SHAM TSENG, TSUEN WAN 荃灣第50區深井 鄰舍休憩用地	Drawn by K.C. CHAN	Date 06/12/2006	Drawing no. AB/5564/XA001	Scale 1:1000
	Approved by Eddie WU	Date 06/12/2006		
	Office PROJECT MANAGEMENT BRANCH 3			 ARCHITECTURAL SERVICES DEPARTMENT 建築署

Enclosure 2 to PWSC(2006-07)56

404RO – Local open space in Area 50, Sham Tseng, Tsuen Wan

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	–	–	–	0.5
	Technical	–	–	–	0.2
(b) Site supervision (Note 3)	Technical	18	14	1.6	0.5
Total :					1.2

*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 2006, 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 **404RO**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **404RO** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.