

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

#### Recreation, Culture and Amenities – Open spaces

#### 408RO – Recreational development at North Ap Lei Chau Reclamation

Members are invited to recommend to Finance Committee the upgrading of **408RO** to Category A at an estimated cost of \$94.3 million in money-of-the-day prices for the recreational development at North Ap Lei Chau Reclamation.

### PROBLEM

We need to provide more public open space in Southern District.

### PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **408RO** to Category A at an estimated cost of \$94.3 million in money-of-the-day (MOD) prices for the recreational development at North Ap Lei Chau Reclamation.

### PROJECT SCOPE AND NATURE

3. The project site, with a total area of about 2.62 hectares (ha) (including slope areas of 0.78 ha), is located at the northern shore of Ap Lei Chau. The scope of **408RO** includes –

- (a) a waterfront promenade with the theme of traditional fishing harbour, vantage points, including a tower and viewing platform, for appreciation of the original fishing-junks and lifestyle of the fishing community;
- (b) a multi-purpose piazza for activities such as Tai Chi exercise;
- (c) a display gallery of fishing industry;
- (d) a walking cum jogging trail;
- (e) a landscaped garden and sitting-out areas;
- (f) an elderly exercise corner with fitness equipment;
- (g) landscaped area to demarcate the park boundary and provide a good visual buffer to screen off the surroundings; and
- (h) ancillary facilities including a service building with storerooms and toilets.

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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 October 2007 for completion in March 2009.

## **JUSTIFICATION**

4. Southern District has a population of around 284 200. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggests a provision of about 57 ha of public open space for the current population in Southern District. At present there are about 150 ha of public open space in Southern District, including about 22.4 ha of local open space provided by the Housing Department. In considering the development of new leisure and cultural services projects, we also take into account other factors including the views of the District Council, the changing needs of the community and the utilisation rate of existing facilities.

5. The project site is located in Ap Lei Chau and surrounded by a number of densely populated residential developments including Ap Lei Chau Estate, Lei Tung Estate and South Horizons. Ap Lei Chau alone has a population of about 94 000. At present, we only have Ap Lei Chau Park and Yuk Kwai Shan Service Reservoir Sitting-out Area on the Island. There is a need for the provision of more leisure facilities for the residents to meet the demand for open space in the area.

6. The project can improve and beautify the surrounding environment of the waterfront upon the relocation of the Citybus Depot, as well as to tie in with the proposed redevelopment plan of the Ocean Park and the tourism initiatives to be implemented along both sides of the Aberdeen Harbour, i.e. Aberdeen and Ap Lei Chau. Hence, it is an opportune time to develop the site into a waterfront promenade which would help meet the demand for additional recreation and leisure facilities in the area.

## FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$94.3 million in MOD prices (see paragraph 8 below), made up as follows –

	<b>\$ million</b>
(a) Site works and slope works	9.4
(b) Building	14.1
(c) Building services	7.3
(d) Drainage works	6.0
(e) External works	43.8
(f) Consultants' fees for	4.6
(i) contract administration	2.0
(ii) site supervision	2.6

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	<b>\$ million</b>
(g) Furniture and equipment <sup>1</sup>	0.1
(h) Contingencies	7.9
Sub-total	93.2 (in September 2006 prices)
(i) Provision for price adjustment	1.1
Total	94.3 (in MOD prices)

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.

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

<b>Year</b>	<b>\$ million (Sept 2006)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2007 – 08	4.5	0.99900	4.5
2008 – 09	56.5	1.00649	56.9
2009 – 10	19.5	1.01656	19.8
2010 – 11	8.5	1.02672	8.7
2011 – 12	4.2	1.03699	4.4
	93.2		94.3

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

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

building and construction output for the period from 2007 to 2012. 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.

10. We estimate the annual recurrent expenditure arising from this project to be \$2.2 million.

## **PUBLIC CONSULTATION**

11. We consulted the Planning, Works and Housing Committee (PWHC) of the Southern District Council on 6 June 2005 on the scope of the Project and committee members expressed their support. We also consulted the PWHC on 23 October 2006 and 26 February 2007 on the design of the project. PWHC Members welcomed the design which reflects the unique character and history of the areas, and they reiterated their strong support for the project and urged for its early implementation.

12. We circulated an information paper to the Legislative Council Panel on Home Affairs on 12 March 2007. Members did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

## **ENVIRONMENTAL IMPLICATIONS**

13. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project has very little potential of giving rise to adverse environmental impact.

14. The site has been used by Citybus as a bus depot for a number of years. Citybus has employed a consultant to carry out a land contamination study to check whether there is any land contamination of the site caused by them. The consultant has prepared a Contamination Assessment Report and Remediation Action Plan, which have been endorsed by the Director of Environmental Protection. Citybus has confirmed that they would carry out the remedial work on site required to rectify the land contamination problem caused by them before handover of the site.

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15. 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.

16. We have considered measures in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). 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 facilities<sup>2</sup> (e.g. using excavated materials for filling within the site). 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.

17. 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.

18. We estimate that the project will generate about 14 800 tonnes of C&D materials. Of these, we will reuse about 5 700 tonnes (38.5%) on site, and deliver 8 000 tonnes (54.1%) to public fill reception facilities for subsequent reuse. In addition, we will dispose of 1 100 tonnes (7.4%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$353,500 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne<sup>3</sup> at landfills).

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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.

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/m<sup>3</sup>), nor the cost to provide new landfills, (which is likely to be more expensive) when the existing ones are filled.

## LAND ACQUISITION

19. The project does not require any land acquisition.

## BACKGROUND INFORMATION

20. We upgraded **408RO** to Category B in November 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 \$4.78 million 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.

21. The proposed development of the local open space will involve removal of 25 trees including felling of 19 trees and replanting of 6 trees within project site. All trees to be removed are not important trees<sup>4</sup>. We will incorporate planting proposals as part of the project, including an estimated quantity of 176 new trees, 1 760m<sup>2</sup> of shrubs, 1 220m<sup>2</sup> of ground covers and 1 393m<sup>2</sup> of grassed areas.

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4 “Important trees” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

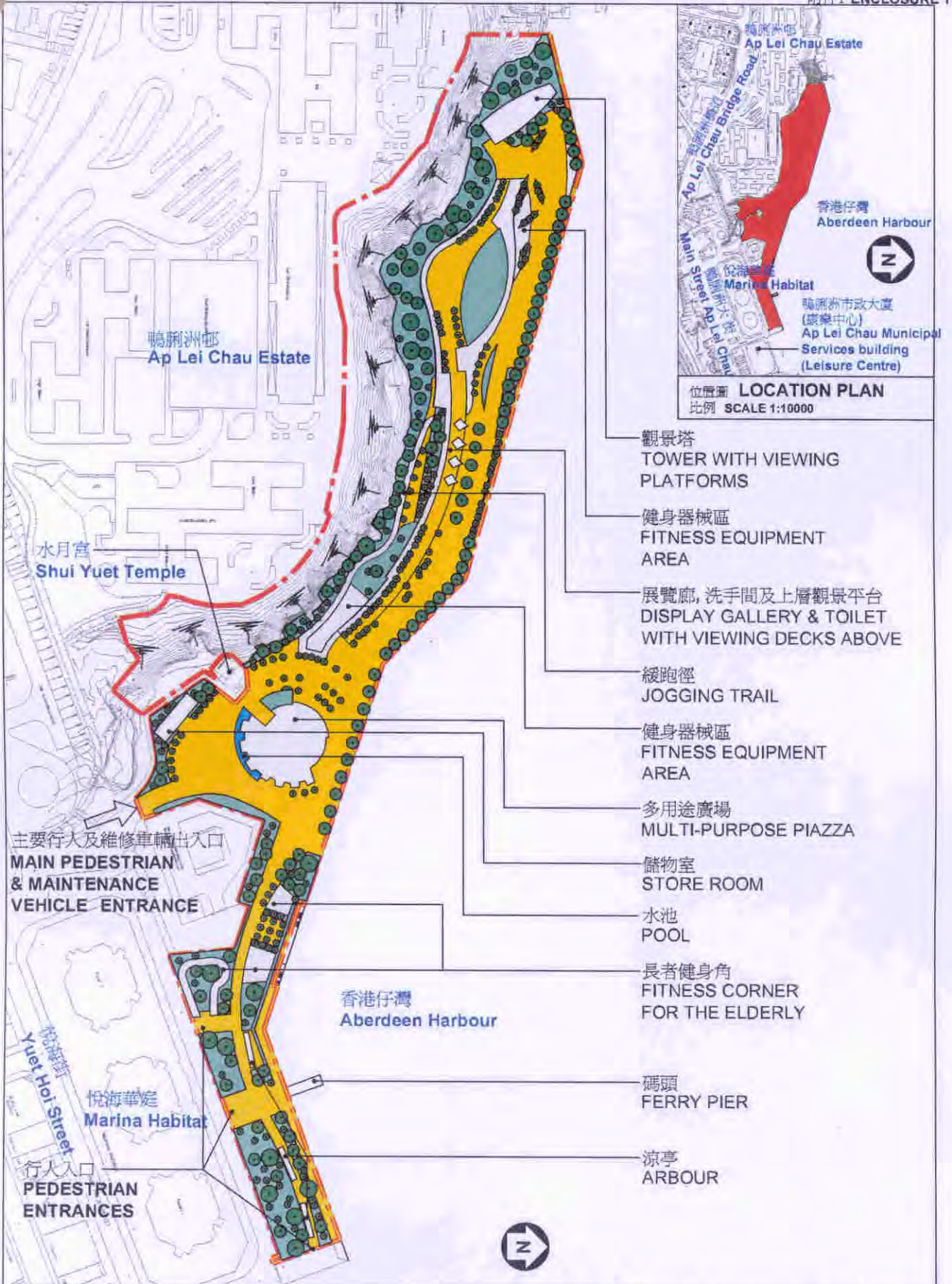
- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metre above ground level), or with height/canopy spread equal or exceeding 25 metres.

22. We estimate that the proposed works will create about 105 jobs (95 for labourers and 10 for professional/technical staff) providing a total employment of 1 425 man-months.

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Home Affairs Bureau  
May 2007





位置圖 LOCATION PLAN  
比例 SCALE 1:10000

- 觀景塔  
TOWER WITH VIEWING PLATFORMS
- 健身器械區  
FITNESS EQUIPMENT AREA
- 展覽廊, 洗手間及上層觀景平台  
DISPLAY GALLERY & TOILET WITH VIEWING DECKS ABOVE
- 緩跑徑  
JOGGING TRAIL
- 健身器械區  
FITNESS EQUIPMENT AREA
- 多用途廣場  
MULTI-PURPOSE PIAZZA
- 儲物室  
STORE ROOM
- 水池  
POOL
- 長者健身角  
FITNESS CORNER FOR THE ELDERLY
- 碼頭  
FERRY PIER
- 涼亭  
ARBOUR

title 408RO 北鳴洲康樂發展工程 <b>RECREATIONAL DEVELOPMENT AT NORTH AP LEI CHAU RECLAMATION</b>	drawn by SING	date 09/02/07	drawing no. AB\4217\XA201	scale 1:2000
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**408RO – Recreational development at North Ap Lei Chau Reclamation****Breakdown of the estimate for consultants' fees**

<b>Consultants' staff costs</b>		<b>Estimated man-months</b>	<b>Average MPS* salary point</b>	<b>Multiplier (Note 1)</b>	<b>Estimated fee (\$ million)</b>
(a) Contract administration (Note 2)	Professional	–	–	–	1.2
	Technical	–	–	–	0.8
(b) Site supervision (Note 3)	Technical	90	14	1.6	2.6
				<b>Total :</b>	4.6

\*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 2007, 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 **408RO**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **408RO** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.