

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Sports facilities

412RO – Sun Yat Sen Memorial Park and Swimming Pool Complex

Members are invited to recommend to Finance Committee the upgrading of **412RO** to Category A at an estimated cost of \$574.7 million in money-of-the-day prices for the development of Sun Yat Sen Memorial Park and Swimming Pool Complex.

PROBLEM

We need to provide more recreational and sports facilities in Central and Western (C&W) District to meet the needs of the community.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **412RO** to Category A at an estimated cost of \$574.7 million in money-of-the-day (MOD) prices for the development of Sun Yat Sen Memorial Park and Swimming Pool Complex.

PROJECT SCOPE AND NATURE

3. The project site, with a total area of about five hectares (ha), is located at the waterfront west of the Hong Kong – Macau Ferry Terminal near the entrance of the Western Harbour Tunnel and adjacent to the existing Western Park Sports Centre. About two ha of the site is being used as Sun Yat Sen Memorial Park which has temporary recreational facilities only and has been in use since 1991. That part of the site will be redeveloped under this project.

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The proposed scope of the project comprises –

New Memorial Park

- (a) a landscaped garden with a large lawn area provided with special features and a statue of Dr Sun Yat Sen to commemorate Dr Sun;
- (b) a waterfront promenade that can be used for jogging;
- (c) an elderly corner with walking tiles and fitness equipment;
- (d) a children's play area;
- (e) a 7-a-side artificial turf soccer pitch;
- (f) two basketball courts; and
- (g) ancillary and supporting facilities including park office, changing rooms, toilets, car parking spaces, etc.

Indoor Swimming Pool Complex

- (h) an indoor heated main pool (50 metre (m) x 25m) with a permanent spectator stand for 1 000 spectators and space for 500 temporary seats to be added when required;
- (i) an indoor heated training pool (25m x 12.5m); and
- (j) ancillary and supporting facilities, including pool management office, changing rooms, toilets, first aid room, etc.

_____ A site plan is at Enclosure 1 and the bird eye's view of the Park and the Complex
_____ (artist's impression) is at Enclosure 2. We plan to start the construction works in April 2008 for completion in phases by April 2011.

JUSTIFICATION

4. Currently, the C&W District has a population of about 247 500 which is expected to increase by about 2.7% to 254 100 by 2013. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of about 49.5 ha of public open space for the current population of the district. At present, /there

there are about 48.42 ha of public open space in the C&W District, including about 0.22 ha of local open space provided by the Housing Department. In considering the development of new leisure and recreational 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 the existing facilities.

5. Since Hong Kong was the place where Dr Sun Yat Sen received his secondary and university education and the majority of his activities in Hong Kong were in the C&W District, the C&W District Council suggested and the Government renamed the Western District Park as Sun Yet Sen Memorial Park. For the proposed project that is subject of this PWSC submission, the C&W District Council strongly recommended that the design theme of the park should be to commemorate Dr Sun. We have therefore built such a theme into the design of the proposed open space development in the project.

6. As people become more health conscious, there is an increasing demand for year-round swimming facilities and indoor heated swimming pools in particular are becoming increasingly popular. However, there is currently no public indoor heated swimming pool in the C&W District. The only public swimming pool in the district, i.e. Kennedy Town Swimming Pool, is an outdoor non-heated swimming pool which has to be closed in winter. Regular swimmers have to use the heated swimming pools in the neighbouring districts such as Morrison Hill Swimming Pool in Wan Chai and Island East Swimming Pool in Eastern District during the winter time. The proposed provision of indoor heated swimming facilities in this project would help alleviate the pressure on the two existing public indoor heated swimming pools on Hong Kong Island which are already heavily patronised.

7. The proposed project would provide a mixture of active and passive recreational facilities to meet the needs of people of different age groups in the district. The proposed park will be one of the major tourist attractions in Hong Kong and an education platform for people to know more about the close relationship between Dr Sun and Hong Kong. It is expected that the proposed park will be well patronised by both the locals and tourists.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$574.7 million in MOD prices (see paragraph 9 below), made up as follows –

	\$ million
(a) Site works	13.4

/\$ million

	\$ million	
(b) Piling	69.0	
(c) Building	174.4	
(d) Building services	122.3	
(e) Drainage works	16.8	
(f) External works	105.2	
(g) Consultants' fees for quantity surveying services	2.8	
(h) Furniture and equipment ¹	1.4	
(i) Contingencies	49.3	

Sub-total	554.6	(in September 2007 prices)
(j) Provision for price adjustment	20.1	

Total	574.7	(in MOD prices)

We propose to engage consultants to undertake quantity surveying services 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.

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

Year	\$ million (Sept 2007)	Price adjustment factor	\$ million (MOD)
2008 – 09	35.0	1.00750	35.3
2009 – 10	120.0	1.01758	122.1

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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).

Year	\$ million (Sept 2007)	Price adjustment factor	\$ million (MOD)
2010 – 11	150.0	1.02775	154.2
2011 – 12	100.0	1.03803	103.8
2012 – 13	90.0	1.05619	95.1
2013 – 14	59.6	1.07732	64.2
	554.6		574.7

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 from 2008 to 2014. We intend to award the contract on a lump-sum basis because we can clearly define the scope of the works in advance. The contract will provide for price adjustment because the contract period will exceed 21 months.

11. We estimate the annual recurrent expenditure arising from this project to be \$19.2 million.

PUBLIC CONSULTATION

12. We consulted the Culture, Leisure and Social Affairs Committee of the C&W District Council on 14 September 2006 on the scope and design of the project and Committee members expressed support for the proposed project.

13. We circulated an information paper to the Legislative Council Panel on Home Affairs on 4 October 2007. Members did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap.499). The environmental impacts of the project have been assessed in a Preliminary Environmental Review (PER) of the /project

project. The PER findings indicate that, with mitigation measures in place, the project has limited potential for adverse environmental impact.

15. We will fully and properly implement the mitigation measures according to the PER findings, including suitable layout design for various uses within the Park, suitable use of fixed external wall, fixed glass window and appropriate location for the fresh air intake of the swimming pool building to avoid potential air quality impact from vehicles travelling on Connaught Road West and other roads to the southwest of the swimming pool building.

16. 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.

17. We have considered measures in the planning and design stages to reduce the generation of construction waste 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 construction waste on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste to public fill reception facilities² (e.g. using excavated materials for filling within the site). We will encourage the contractor to maximize the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste.

18. We will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste to public fill reception facilities and landfills respectively through a trip-ticket system.

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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 inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

19. We estimate that the project will generate in total about 60 100 tonnes of construction waste. Of these, we will reuse about 34 200 tonnes (57%) of inert construction waste on site, and deliver 22 000 tonnes (37%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 3 900 tonnes (6%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$1.1 million for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

HERITAGE IMPLICATIONS

20. This project will not affect any heritage site i.e. declared monuments, graded historic buildings and sites of archaeological interests.

LAND ACQUISITION

21. The project does not require any land acquisition.

BACKGROUND INFORMATION

22. We upgraded **412RO** to Category B in February 2006. We engaged consultants to carry out preliminary environmental review, site investigation, topographical survey, traffic impact assessment and air ventilation assessment. We also engaged a quantity surveying consultant to prepare the tender documents. We charged the total cost of \$4.0 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 consultants have completed the studies. The quantity surveying consultant is finalising the tender documents.

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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.

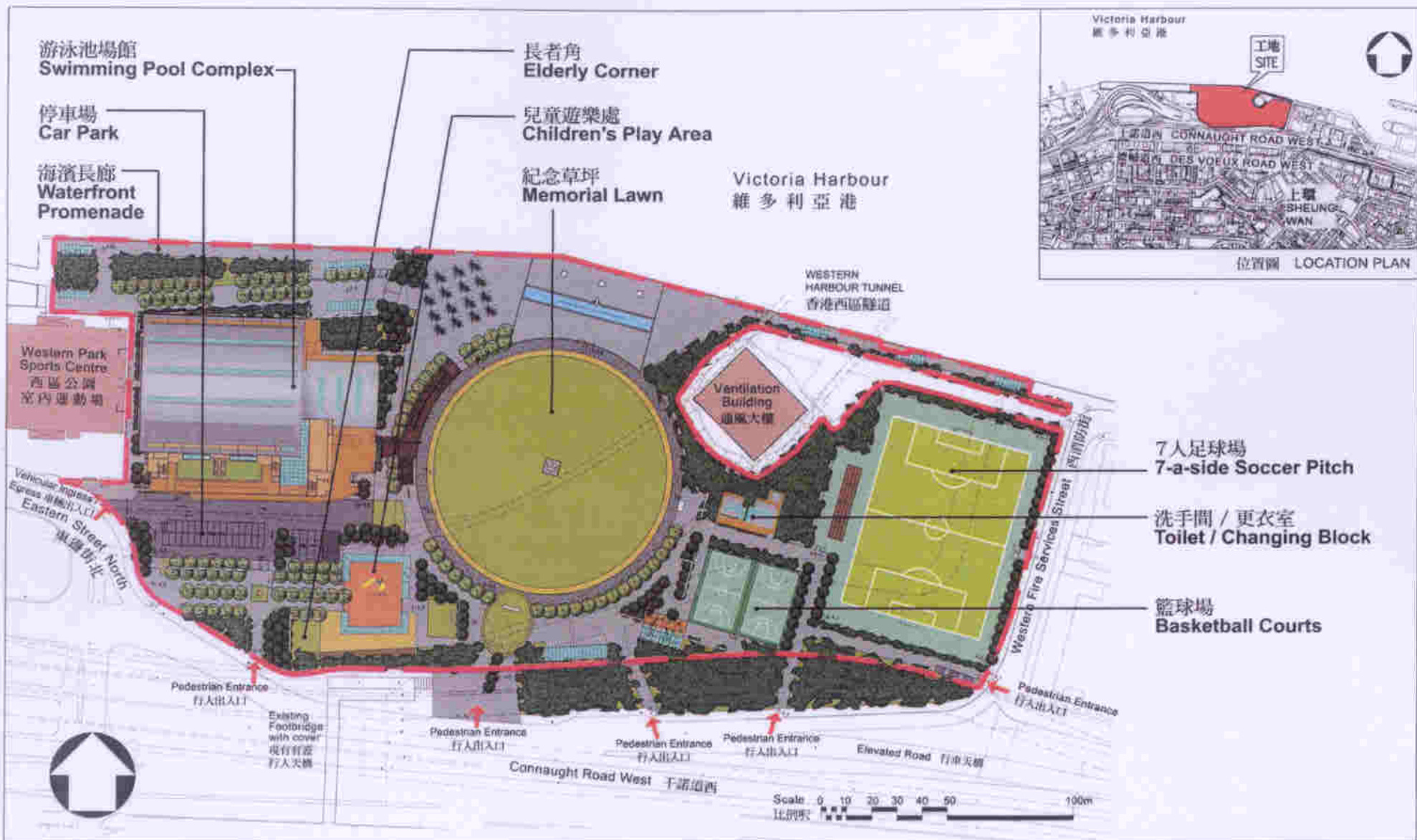
23. The proposed development will involve removal of 219 trees which will all be replanted within project site. All trees to be removed are not important trees⁴. We will incorporate planting proposals as part of the project, including an estimated quantity of 761 trees, 77 725 shrubs, 378 bamboo, 1 707 climbers, 25 197 ground covers and 6 700m² of grassed areas.

24. We estimate that the proposed works will create about 305 jobs (285 for labourers and another 20 for professional/technical staff) providing a total employment of 8 800 man-months.

Home Affairs Bureau
November 2007

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 tree, 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.



title 412RO- SunYat Sen Memorial Park and Swimming Pool Complex
中山紀念公園暨游泳池場館

drawn by C.W. MA
approved K.K. CHAN


date 04/10/07
date 04/10/07

drawing no. AB/5966/XA101
office ARCHITECTURAL BRANCH
scale 1:2000



ARCHITECTURAL SERVICES DEPARTMENT
建築署



title 412RO- Sun Yat Sen Memorial Park and Swimming Pool Complex 中山紀念公園暨游泳場館	drawn by C.W. MA	date 04/10/07	drawing no. AB/5966/XA102	scale N.T.S.	 ARCHITECTURAL SERVICES DEPARTMENT
	approved K.K. CHAN	date 04/10/07	office ARCHITECTURAL BRANCH		

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Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man-months	Average MPS* salary point	Multiplier <small>(Note 1)</small>	Estimated fee (\$ million)
(a)	Consultants' fees for quantity surveying	15.4	38	1.6	1.4
	Professional services <small>(Note 2)</small>	46.4	14	1.6	1.4
				Total	2.8

* 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 April 2007, MPS point 38 = \$56,945 per month and MPS point 14 = \$18,840 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 **412RO**. The assignment will only be executed subject to Finance Committee's approval to upgrade **412RO** to Category A.