

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Mixed amenity packages

190SC – Tseung Kwan O Complex in Area 44, Tseung Kwan O

Members are invited to recommend to Finance Committee the upgrading of **190SC** to Category A at an estimated cost of \$530.9 million in money-of-the-day prices for the development of Tseung Kwan O Complex.

PROBLEM

We need to provide a sports centre, a community hall and office accommodation for government departments in Tseung Kwan O to meet the demand of the community.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **190SC** to Category A at an estimated cost of \$530.9 million in money-of-the-day (MOD) prices for the development of Tseung Kwan O Complex in Area 44, Tseung Kwan O.

PROJECT SCOPE AND NATURE

3. The project is among the 25 projects identified for priority implementation in the Chief Executive's 2005 Policy Address. The project site occupies an area of 6 064 square metres (m²) in Area 44, Tseung Kwan O. The scope of **190SC** includes –

/(a)

- (a) a sports centre comprising a multi-purpose main arena with a seating capacity of about 1 200 spectators (800 fixed seats and retractable bleacher for 400 persons), a multi-purpose activity room, a table-tennis room, a fitness room, a children play room, a reading corner, an indoor running track, and ancillary facilities;
- (b) a community hall comprising a multi-purpose hall with a seating capacity of 450, a stage and its ancillary store, a stage meeting room, dressing rooms, a conference room, a management office, an office store, and other ancillary facilities;
- (c) office accommodation for Sai Kung District Leisure Services Office (SKDLSO) of the Leisure and Cultural Services Department, Sai Kung District Office (SKDO) cum Public Enquiry Service Centre (PESC) and Sai Kung District Council (SKDC) of the Home Affairs Department, and Sai Kung District Environmental Hygiene Office (SKDEHO) of the Food and Environmental Hygiene Department.

A site plan is at Enclosure 1 and view of the proposed complex (artist's impression) is at Enclosure 2. We plan to start the construction works in October 2008 for completion in May 2011.

JUSTIFICATION

4. Tseung Kwan O is a fast developing new town in the Sai Kung District with a population of 353 300 in 2008 which is expected to increase by about 18% to 417 000 by 2016. There is a strong demand for the proposed sports, recreational and community facilities in the densely populated new town. The project site falls within the Hang Hau area with many private and public residential developments in the vicinity including Ming Tak Estate, Hau Tak Estate, Chung Ming Court, Hin Ming Court, Wo Ming Court, East Point City, Residence Oasis, Nan Fung Plaza, Maritime Bay, Yu Ming Court, La Cite Noble, etc. In addition, five primary schools and three secondary schools are located in close proximity. It is expected that the sports, recreational and community facilities to be provided in the new Tseung Kwan O Complex would be well patronised by local residents and students.

5. As a reference, the Hong Kong Planning Standards and Guidelines suggest the provision of six sports centres in Tseung Kwan O for the projected population in 2016. At present, there are three sports centres in Tseung Kwan O (and three additional sports centres including this one in Tseung Kwan O Complex under active planning). The utilization of the three existing sports centres, namely Tseung Kwan O Sports Centre, Tsui Lam Sports Centre and Po Lam Sports Centre is high. The proposed sports centre will help meet the continuous demand for more sports centres in the densely populated new town.

6. The proposed community hall will serve the Hang Hau area with a population of around 80 000. At present, there is no community hall in the area. The nearest community hall, namely, the King Lam Neighbourhood Community Centre, which is about 25 minutes' walk from the project site has recorded a high average utilization rate of 90% in 2007. As such, there is a strong demand for community hall facilities in the area for the local community to organize activities that will help cultivate a sense of belonging among local residents.

7. Office accommodation of the existing SKDLSO, SKDO cum PESC, SKDC and SKDEHO are mainly located at Sai Kung Government Offices Building in Sai Kung town. Sai Kung District has a total population of 416 200 of which 353 300 (about 85%) are in Tseung Kwan O. It is therefore necessary to shift the base of operation of the district offices from Sai Kung town to Tseung Kwan O. Relocating the offices and the PESC to the new Tseung Kwan O Complex would facilitate the provision of public services for the residents of Tseung Kwan O new town and enhance administrative efficiency.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$530.9 million in MOD prices (see paragraph 9 below), made up as follows –

	\$ million
(a) Site works	8.9
(b) Piling	54.9
(c) Building	220.4
(d) Building services	118.2
(e) Drainage works	3.5

/\$ million.....

	\$ million	
(f) External works	6.5	
(g) Furniture and equipment ¹	15.9	
(h) Contingencies	41.0	
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Sub-total	469.3	(in September 2007 prices)
(i) Provision for price adjustment	61.6	
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Total	530.9	(in MOD prices)
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The construction floor area (CFA) of **190SC** is 20 158 m². The estimated construction unit cost, represented by the building and building services cost, is \$16,797 per m² of CFA in September 2007 prices. 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	17.0	1.02575	17.4
2009 – 10	93.0	1.06293	98.9
2010 – 11	141.0	1.10545	155.9
2011 – 12	98.3	1.14967	113.0
2012 – 13	75.0	1.19566	89.7
2013 – 14	45.0	1.24348	56.0
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	469.3		530.9
	<hr/>		<hr/>
			/10.

¹ The estimated cost of furniture and equipment is based on an indicative list of items required, including recreation and sports equipment, fitness equipment in fitness training room, office furniture, first aid equipment, etc.

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 will deliver the piling and building works through two lump-sum contracts because we can clearly define the scope of the works in advance. Both contracts will not provide for price adjustments because the contract period of individual contract will not exceed 21 months.

11. We estimate the annual recurrent expenditure arising from this project to be \$19.1 million.

PUBLIC CONSULTATION

12. We consulted the Culture, Recreation and Sports Committee of SKDC on 30 September 2005 on the scope of facilities of the sports centre. Members supported the proposed scope. We consulted the District Facilities Management Committee of SKDC on 12 February 2008 on the conceptual design of the project. Members strongly supported the project and urged for its early implementation.

13. We circulated an information paper to the Legislative Council Panel on Home Affairs in March 2008. 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 project has very little potential of giving rise to adverse environmental impact.

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 waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in

/other

other projects). In addition, we will require the contractor to reuse inert construction waste on site (e.g. using excavated materials for filling within the 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. We will encourage the contractor to maximise 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.

17. 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.

18. We estimate that the project will generate in total about 28 210 tonnes of construction waste. Of these, we will reuse about 4 865 tonnes (17.3%) of inert construction waste on site and deliver 21 225 tonnes (75.2%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 2 120 tonnes (7.5%) 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 around \$838,000 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

ENERGY CONSERVATION MEASURE

19. This project has adopted various forms of energy efficient features, including –

- (a) fresh water evaporative cooling towers;
- (b) demand control of fresh air supply with carbon dioxide sensors and heat wheels;

/(c)

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.

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.

- (c) lighting control system including occupancy sensors and photo sensors;
 - (d) LED type exit signs; and
 - (e) service-on-demand control for escalators.
20. For renewable energy technologies, we will use solar water heating.
21. For green features, we will provide lawn area on rooftop for environmental and amenity benefits.
22. For recycled features, we will use the bleed-off water from the evaporative cooling towers for flushing.
23. The total estimated additional cost for adoption of the above features is around \$5.2 million. There will be about 13% energy savings in the annual energy consumption.

HERITAGE IMPLICATIONS

24. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interests and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

25. The project does not require any land acquisition.

BACKGROUND INFORMATION

26. We upgraded **190SC** to Category B on 9 November 2006. We engaged a consultant to carry out topographical survey and a term contractor to carry out site investigation. We charged the total cost of about \$340,000 to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". All the aforementioned works have been completed. We are finalising the tender documents by using in-house staff resources.

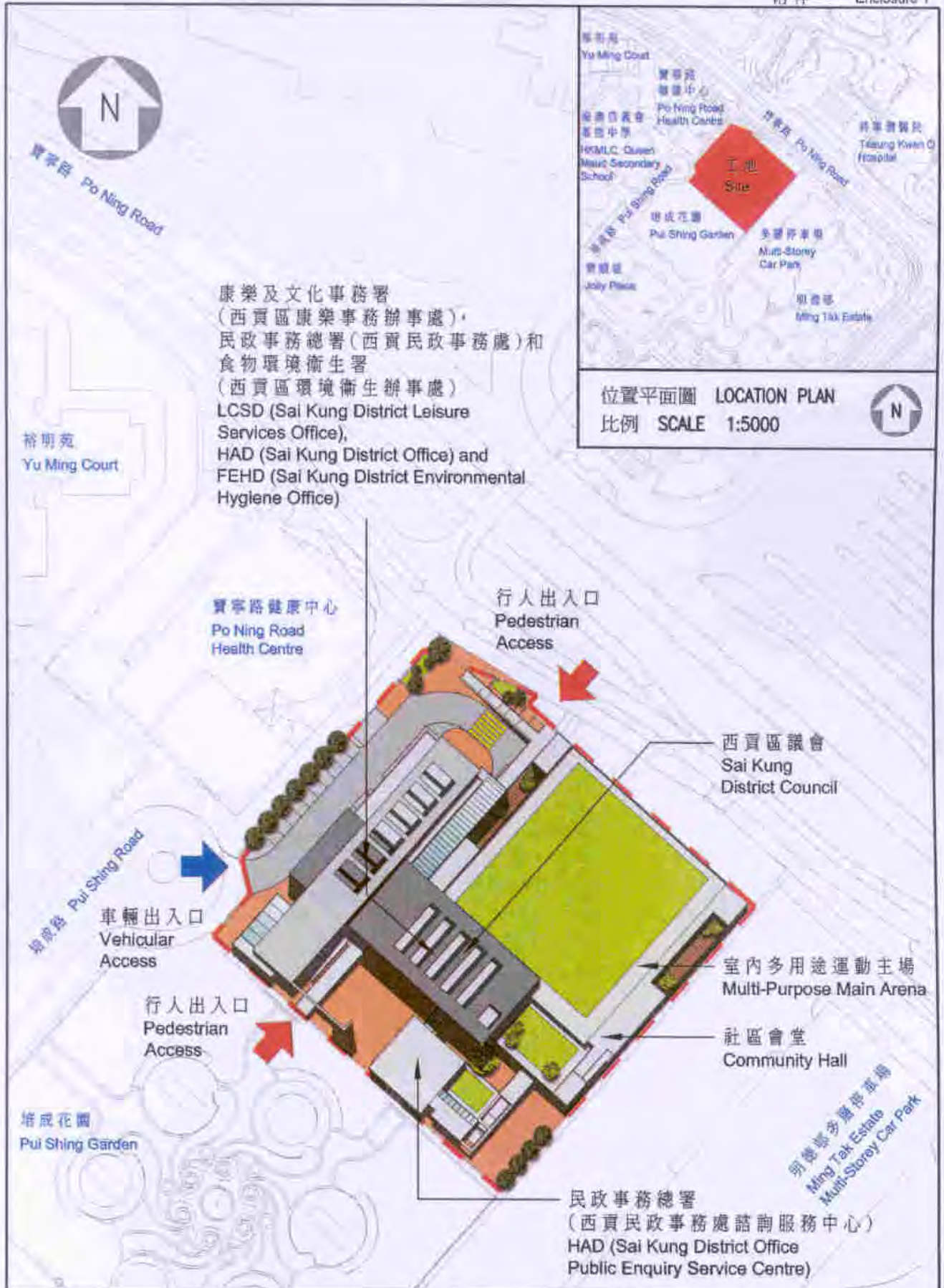
27. The proposed development will involve transplanting of one tree, which will be replanted within the project site. The affected tree is not an important tree⁴. We will incorporate planting proposals as part of the project, including an estimated quantity of five trees, 250 shrubs and ground covers.

28. We estimate that the proposed works will create about 386 jobs (360 for labourers and 26 for professional / technical staff) providing a total employment of 6 600 man-months.

Home Affairs Bureau
April 2008


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.



康樂及文化事務署
 (西貢區康樂事務辦事處)
 民政事務總署(西貢民政事務處)和
 食物環境衛生署
 (西貢區環境衛生辦事處)
 LCSD (Sai Kung District Leisure
 Services Office),
 HAD (Sai Kung District Office) and
 FEHD (Sai Kung District Environmental
 Hygiene Office)

位置平面圖 LOCATION PLAN
 比例 SCALE 1:5000


title 190SC 將軍澳第44區綜合大樓 TSEUNG KWAN O COMPLEX IN AREA 44 TSEUNG KWAN O	drawn by H.Y. TAM	date 14/2/08	drawing no. AB/5132/SK01	scale 1:1000
	approved V. FUNG	date 14/2/08	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			



綜合大樓西面構思圖
VIEW OF THE PROPOSED DEVELOPMENT FROM WESTERN DIRECTION (ARTIST'S IMPRESSION)



綜合大樓北面構思圖
VIEW OF THE PROPOSED DEVELOPMENT FROM NORTHERN DIRECTION (ARTIST'S IMPRESSION)

title 190SC 將軍澳第44區綜合大樓 TSEUNG KWAN O COMPLEX IN AREA 44 TSEUNG KWAN O	drawn by H.Y. TAM	date 22/2/08	drawing no. AB/5132/SK02	scale N.T.S.
	approved V. FUNG	date 22/2/08	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			