

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

419RO – Aldrich Bay Park

Members are invited to recommend to Finance Committee the upgrading of **419RO** to Category A at an estimated cost of \$115.6 million in money-of-the-day prices for the construction of Aldrich Bay Park in Sai Wan Ho.

PROBLEM

We need to provide more public open space in Eastern 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 **419RO** to Category A at an estimated cost of \$115.6 million in money-of-the-day (MOD) prices for the construction of Aldrich Bay Park in Sai Wan Ho.

PROJECT SCOPE AND NATURE

3. The project site, with a total area of 2.2 hectares (ha) is located at the junction of Oi Tak Street and Oi Shun Road in Sai Wan Ho, Eastern District. The scope of **419RO** includes –

/(a)

- (a) a leisure park with the theme on traditional fishing village, vantage points for appreciation of the original fishing-junks and lifestyle of the fishing community;
- (b) a scented garden and other soft landscaped and sitting-out areas;
- (c) a children's play area for children of different age groups and those with a disability;
- (d) an open plaza area to facilitate group activities such as Tai Chi classes;
- (e) a jogging trail equipped with fitness stations;
- (f) an elderly fitness corner with rain shelters;
- (g) rain shelters cum pavilions with garden benches; and
- (h) ancillary facilities including a toilet block, a loading/unloading area, etc.

————— A site plan showing the conceptual layout of the proposed park is at Enclosure 1. We plan to start the construction works in February 2009 for completion in November 2010.

JUSTIFICATIONS

4. The Eastern District is a densely populated district with a population of 581 500. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggest a provision of 116.3 ha of public open space for the current population in the district. At present, the open space provision in the district is about 132.7 ha, which includes 33.5 ha of local open space provided by the Housing Department. However, only about 5.4 ha of public open space are provided by the Leisure and Cultural Services Department in the vicinity of the site which is surrounded by a number of residential developments (such as Lei King Wan, Felicity Garden, Grand Promenade, Les Saisons, Hong Tung Estate, Tung To Court, Tung Yuk Court, Oi Tung Estate and Aldrich Garden) with a local population of around 59 000. The nearest district park, Quarry Bay Park, is about 20 to 30 minute walk away from these residential areas. The proposed development will provide more leisure facilities to cater for the needs of the local community.

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5. The proposed Aldrich Bay Park will also serve as a green barrier to screen off the Island Eastern Corridor and enhance the living environment of the residents in the surrounding area.

6. Apart from making reference to the HKPSG, we also take into account a host of other factors including views of the Eastern District Council, local area committees and local residents as well as the utilisation rate of the existing facilities in considering the development of new leisure and cultural services projects.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$115.6 million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million
(a) Site works and site formation	8.5
(b) Building	4.3
(c) Building services	18.2
(d) Drainage	4.0
(e) External works	53.3
(f) Soft landscaping works	4.2
(g) Furniture and equipment ¹	0.5
(h) Consultant's fees for quantity surveying services	1.0
(i) Contingencies	8.0

/\$ million

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

		\$ million
	Sub-total	102.0 (in September 2007 prices)
(j)	Provision for price adjustment	13.6
	Total	115.6 (in MOD prices)

We propose to engage a consultant to undertake quantity surveying services for 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 –

Year	\$ million (Sept 2007)	Price adjustment factor	\$ million (MOD)
2009 – 10	12.0	1.06293	12.8
2010 – 11	40.0	1.10545	44.2
2011 – 12	30.0	1.14967	34.5
2012 – 13	16.5	1.19566	19.7
2013 – 14	3.5	1.24348	4.4
	102.0		115.6

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 building and construction output for the period 2009 to 2014. We will award the contract on a lump-sum basis because we can clearly define the scope of the works in advance. 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 then Leisure and Culture Committee of the Eastern District Council on 23 March 2006 and 6 September 2007 on the scope and the design of the project respectively. Members expressed 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 5 May 2008. 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 for giving rise to adverse environmental impacts.

14. 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 contract. 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.

15. 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 (e.g. use of 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.

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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.

16. 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.

17. We estimate that the project will generate in total about 18 600 tonnes of construction waste. Of these, we will reuse about 6 900 tonnes (37.1 %) of inert construction waste on site and deliver 10 400 tonnes (55.9%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 1 300 tonnes (7.0%) 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 \$443,300 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 MEASURES

18. This project has adopted various forms of energy efficient features, including -

- (a) T5 energy efficient fluorescent tubes, electronic ballasts and lighting control by occupancy sensors; and
- (b) light emitting diode (LED) type luminaires for the exit signs, park feature and decorative lightings.

/19.

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 is likely to be more expensive), when the existing ones are filled.

19. For renewable energy technologies, we will install photovoltaic panels on the roof of the shelter structure at the open plaza area to provide renewable energy for environmental benefits.

20. For recycled features, we will provide a rain water recycling system to collect and suitably treat water overflowing from the water feature in case of raining, and reuse the water for toilet flushing and cleansing.

21. The total estimated additional cost for adoption of the above features is around \$1.13 million. There will be about 11% energy savings in the annual energy consumption.

HERITAGE IMPLICATIONS

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

LAND ACQUISITION

23. The project does not require any land acquisition.

BACKGROUND INFORMATION

24. We upgraded **419RO** to Category B in November 2006. We engaged consultants in November 2006 and April 2008 to carry out topographical survey and utilities mapping respectively. We also engaged a quantity surveying consultant to prepare the tender documents in June 2007. We charged the total cost of \$600,000 to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The topographical survey has been completed. Utilities mapping is in progress and the quantity surveying consultant is finalising the tender documents.

25. The proposed development of the park will involve transplanting of 145 trees within the project site. All trees to be transplanted are not important trees⁴. We will incorporate planting proposals as part of the project, including estimated quantities of 800 trees, 35 000 shrubs, ground covers and climbers, and 900 m² of lawn area.

26. We estimate that the proposed works will create about 103 jobs (96 for labourers and another seven for professional/technical staff) providing a total employment of 1 570 man-months.

Home Affairs Bureau
May 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 to or exceeding 1.0 metre (measured at 1.3 metre above ground level), or with height/canopy spread equal to or exceeding 25 metres.

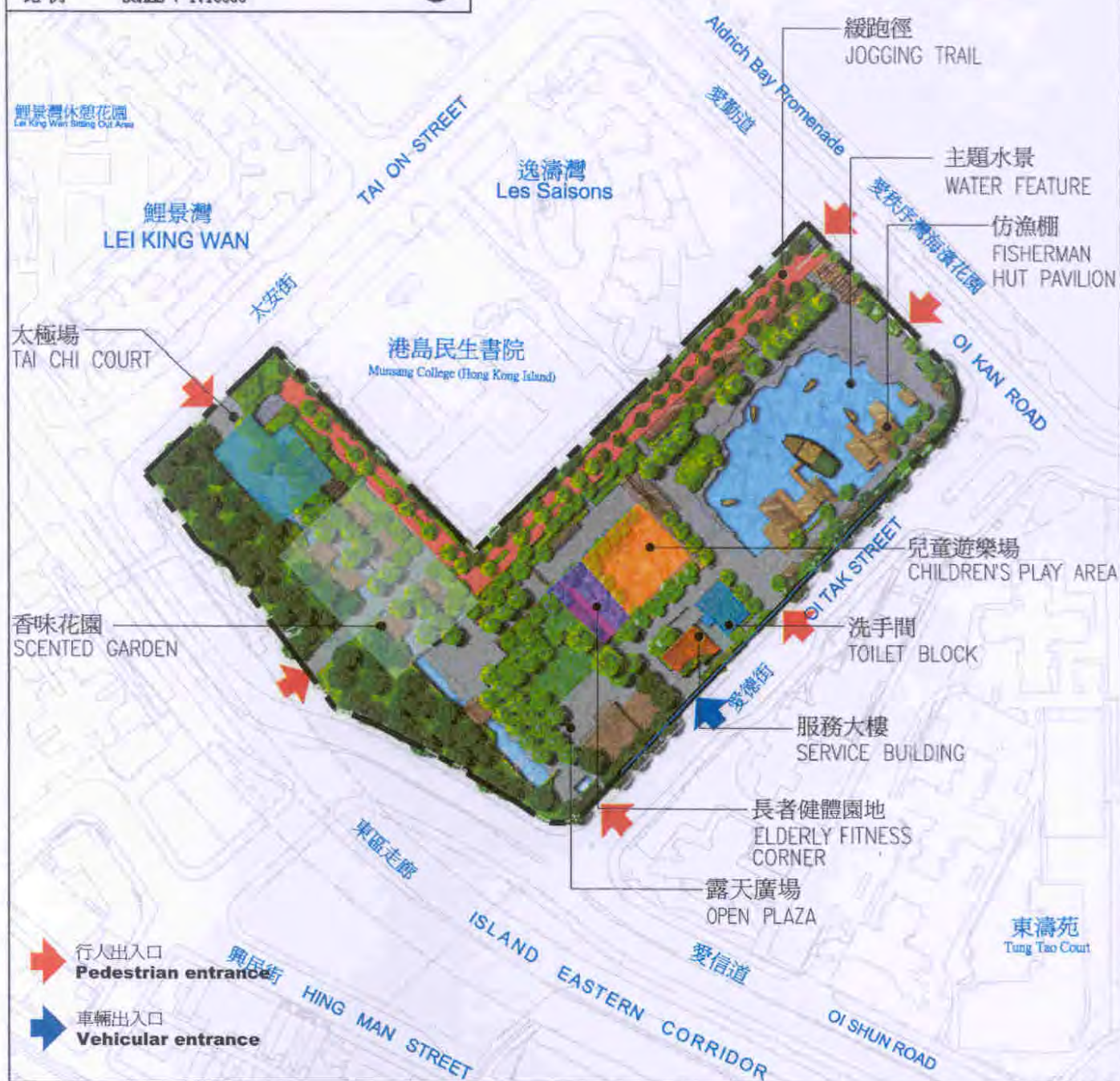


位置圖 LOCATION PLAN
比例 SCALE : 1:10000



嘉亨灣
Grand Promenade

愛秩序灣
ALDRICH BAY



-  行人出入口
Pedestrian entrance
-  車輛出入口
Vehicular entrance

title
419RO
愛秩序灣公園
筲箕灣
ALDRICH BAY PARK
SHAUKEIWAN

drawn by 繪圖
K. H. CHAN

date 日期
01/08

approved 覆核
A. H. LEWIS

date 日期
01/08

office 辦事處
ARCHITECTURAL BRANCH 設計處

drawing no. 編號
AB/6539/XA001

scale 比例
1:2000



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

419RO – Aldrich Bay Park

Breakdown of the estimate for quantity surveying consultant’s fees

Consultant’s staff costs		Estimated man-months	Average MPS* salary point	Multiplier	Estimated fee (\$ million)
(a)	Quantity surveying services (Note 1)	Professional	–	–	0.3
		Technical	–	–	0.7
				Total	1.0

* MPS = Master Pay Scale

Note

1. The consultant’s staff cost for quantity surveying services is calculated in accordance with the existing quantity surveying consultancy agreement for **419RO**. The assignment will only be executed subject to Finance Committee’s approval to upgrade **419RO** to Category A.