

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 –

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- (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) a multi-purpose open plaza area to facilitate group activities;
- (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 a 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 (EDC), 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 service 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

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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 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
	<hr/> 102.0 <hr/>		<hr/> 115.6 <hr/>

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.

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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 EDC on 23 March 2006 and 6 September 2007 on the scope and the design of the project respectively. The Committee 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 (PWSC). We circulated a consultation paper to the District Facilities Management Committee (DFMC) of EDC seeking their views on the project scope and design again on 15 May 2008 after the operator of the golf driving range made a suggestion to the Legislative Council (LegCo) to incorporate the golf driving range into the Aldrich Bay Park project site. EDC's DFMC members agreed to implement the project in accordance with the original scope and design (i.e. without incorporating the golf driving range into the Aldrich Bay Park project site).

13. When the funding application of the project was discussed at the PWSC meeting held on 2 June 2008, some Members considered that more time should be given to the operator of the golf driving range to present its views on the construction of the Aldrich Bay Park to the EDC and the resident associations concerned. The Administration withdrew the PWSC paper accordingly at that meeting. Arrangements were subsequently made for the DFMC of EDC to hold a meeting on 10 June 2008 to gather and listen to the views of the stakeholders concerned including the golf driving range operator such that we could report the outcome of the discussion to the PWSC. Both the operator of the golf driving range and local resident associations attended the meeting and expressed their views on the development of the site in question. Having heard the views from them and after thorough deliberations, EDC's DFMC unanimously concluded that the Aldrich Bay Park project should be implemented in accordance with the original scope and design as set out in paragraph 3 (i.e. without the golf driving range incorporated).

14. Members also raised a number of related issues at the PWSC meeting on 2 June 2008. We have set out in Enclosure 3 details of the Government's response for Members' information.

ENVIRONMENTAL IMPLICATIONS

15. 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.

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 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.

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 (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.

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 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

20. 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.

21. 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.

22. 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.

23. 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

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.

HERITAGE IMPLICATIONS

24. 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

25. The project does not require any land acquisition.

BACKGROUND INFORMATION

26. The subject site has been leased out as a golf driving range under a Short Term Tenancy (STT) administered by the Lands Department since 28 May 2004. Due to the nuisance generated by the golf driving range, residents next to the site formed a concern group and complained to the Eastern District Office and District Land Office/Hong Kong East. They also appealed to the LegCo for assistance. To address the concern of the residents, a LegCo case conference was subsequently held on 1 February 2005. At the case conference, LegCo Members suggested that the design of the golf driving range be revised to alleviate the nuisance generated, with the duration of the STT to be extended from 27 May 2006 to 31 December 2008 to compensate the loss of the operator. The proposal was subsequently agreed by both the operator and the residents/concern group. LegCo Members also urged the Government to implement the proposed project and start works in early 2009 upon expiry of the STT.

27. 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.

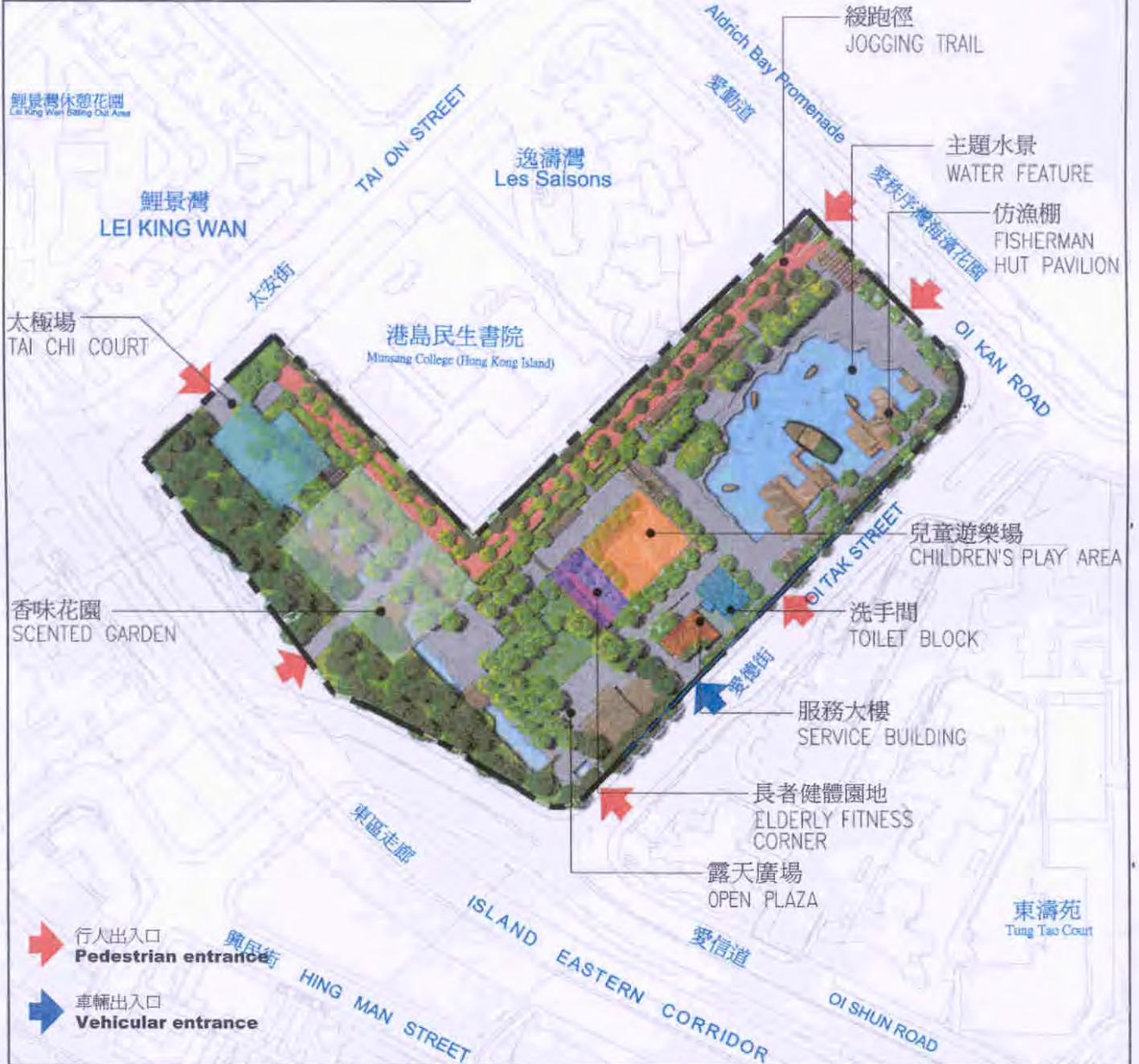
28. The proposed development of the park will involve transplanting of 145 trees within the project site. All trees to be transplanted are not important trees⁴. We will incorporate planting proposals as part of the project, including estimated quantities of 800 trees, 35 000 shrubs, ground covers and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

29. 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
June 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.



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	drawing no. 編號 AB/6539/XA001	scale 比例 1:2000
	approved 覆核 A. H. LEWIS	date 日期 01/08	 ARCHITECTURAL SERVICES DEPARTMENT 建築署	
	office 辦事處 ARCHITECTURAL BRANCH 設計處			

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.

419RO – Aldrich Bay Park

MEMBERS' CONCERN/SUGGESTIONS

In considering the paper referenced PWSC(2008-09)14 on project **419RO – Aldrich Bay Park** presented to the Public Works Subcommittee on 2 June 2008, Members requested the Government to provide the following information –

- (a) In relation to members' concern about a fair and transparent process in taking forward the consultation and planning of the proposed Aldrich Bay Park (the proposed Park) under which the existing site user (i.e. operator of the golf driving range) should be duly informed and fully aware of the plan, to advise –
 - (i) whether and how the Lands Department (LandsD) had informed the operator of the golf driving range that the site had to be vacated for development of the proposed Park upon expiry of the short term tenancy in end 2008; and
 - (ii) the course of deliberation with the operator on the arrangements after the expiry of the short term tenancy;
- (b) use of the open plaza area and the Tai Chi Court as to whether areas would be designated or provided for other exercising activities;
- (c) details of the design and items to be provided for giving out the scent in the scented garden;
- (d) the area of lawn to be provided for public enjoyment in the proposed Park;
- (e) details of the design of the water feature in the proposed Park as well as measures to ensure safety and enjoyment of park users in future maintenance and management of the facility; and
- (f) examine the usage rates of existing golf facilities under the management of the Leisure and Cultural Services Department (LCSD), identify the reasons for the low usage rates and consider measures to maximize utilization of these facilities such as private sector participation in the management of these facilities.

/Regarding

Regarding members' concern about the policy on the provision of golf facilities in Hong Kong, the Government was requested to take into account the public demand for golf facilities in examining the feasibility of reprovisioning the facilities currently provided at the proposed project site.

2. The Government should liaise with residents concerned on the usage of the site for the proposed Park so as to allay their worries about the continued operation of the golf driving range with relocation of some of its facilities (such as restaurants and offices) to an open area near Les Saisons.

THE GOVERNMENT'S RESPONSE

3. The Government's response is as follows –

- (a) (i) To effectively utilise land resources, LandsD will lease out government land which is not yet required for permanent planned development for various temporary uses. As such, the project site in question was let out by open tender to the existing golf driving range operator under a Short Term Tenancy (STT) by LandsD for a fixed term originally up to 27 May 2006. Arising from the complaints from the residents against the establishment of the golf driving range on the subject site, a LegCo case conference was held in February 2005. Pursuant to the discussion at the case conference, two options were explored, i.e. keeping the original design of the golf driving range but with the tenancy terminated on 27 May 2006 as per the original STT, or revising the STT boundary and realigning the safety net but allowing the STT to be extended up to 31 December 2008. The latter option was subsequently considered feasible and accepted by the local residents. The tenant also accepted the arrangement to have the expiry date of the STT extended up to 31 December 2008. Hence, the tenant should be well aware of the rationale behind the extension of the STT term.

According to the tenancy agreement, the tenancy may be terminated by either party by giving at least three calendar months' notice. LandsD generally will not terminate the tenancies for the temporary uses in order to make way for the permanent planned developments until funding for the long term development has been confirmed to avoid leaving the land idle. For this particular site, since funding approval has not been confirmed, LandsD has not formally given notice to the tenant for termination of the STT.

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- (a)(ii) So far, LandsD has not received any request from the operator for a replacement site. Under the existing policy, any tenancy for government land will generally be awarded by way of open tender. If another site is identified for use as a golf driving range use in Hong Kong, the letting of the site should be processed by way of open tender.
- (b) The Tai Chi Court is mainly provided to the public for performing Tai Chi exercises and other physical activities. The open plaza area, which is much bigger in size than the Tai Chi Court, is intended for multi-purpose uses including the organization of community carnivals, performances, recreational classes, etc.
- (c) The scented garden is located at the southwestern part of the proposed Park. It will be planted with a wide variety of scented plants such as *Aglaia odorata* (米仔蘭), *Jasminum sambac* (茉莉花) and *Osmanthus fragrans* (桂花) for the enjoyment and appreciation of members of the public.
- (d) The lawn area to be provided for public enjoyment in the proposed Park will be about 900m² and it is located inside the open plaza.
- (e) On design and management of the water feature, in order to capture the design theme of the traditional fishing village and to retain the openness of the water feature to match with the park setting, no railing will be installed along the edge of the water feature. However, the following measures have been incorporated into the design to ensure public safety –
 - (i) The water feature has a shallow water depth of just about 200mm.
 - (ii) A wide platform ranging from about 1.0m to 3.0m will be built along the edge of the water feature to form a buffer zone between the pedestrian passageway and the water body. Hence, park users approaching the water feature will be well aware of the change in level and will pay special attention to this water body.
 - (iii) Ground lightings will be introduced along the edge of the water feature to clearly demarcate the pedestrian passageway and the water feature at night or in overcast days.

|
/Moreover

Moreover, the area where the water feature is located will be closed after 11 pm so as to ensure that members of the public will not gather in that area at mid-night. Apart from the regular patrol performed by staff of the park and security guards, CCTV will also be installed in the park to monitor public safety. Signage will also be put up at suitable locations to draw the park users' attention to safety and management issues.

- (f) At present, LCSD manages two outdoor golf driving ranges in Tuen Mun and Tsuen Wan, with a total of 106 bays; and two indoor golf driving ranges in Shun Lee Tsuen Sports Centre and Island East Sports Centre, with six bays for use by the public. The total number of participants using these facilities in 2007 was around 177 000. The utilisation is relatively low when compared with the maximum bay hours available in these facilities. The main reason for low utilisation is ample supply of similar facilities and hence keen competition in the market. Apart from the four golf driving facilities under the management of LCSD, there are about ten more privately-run golf driving ranges in the territory providing about 1 050 bays for use by the public.

We have introduced a number of measures to enhance the utilisation of LCSD's golf facilities, which include –

- (i) to replace the wear and tear driving mats and golf balls with new ones;
- (ii) to introduce a new booking mode for starting at 30th minute of each hour on trial basis;
- (iii) to enhance the service by providing free delivery of balls during weekdays;
- (iv) to organise golf fun days on monthly basis;
- (v) to organise Venue Promotion Days to introduce the golf facilities to nearby school teachers and students, as well as residents in surrounding estates;
- (vi) to organise golf competitions for various target groups; and
- (vii) to distribute leaflets on LCSD's golf facilities to all schools and relevant organisations in the territory.

We will continue to monitor the situation and formulate measures to further promote the utilisation of our golf facilities. The Government considers that the current provision of golf driving facilities in the market is sufficient to meet the public demand. We will keep the situation under review in examining the need for long term provision of golf facilities in Hong Kong. The operator will be informed of the relevant policy as set out in paragraph 3(a)(ii) above if it wishes to look for another site for running a golf driving range.

4. As regards the residents' worries about the continued operation of the golf driving range with relocation of some of its facilities to an open space near Les Saisons, arrangements have been made to allow these concerned resident associations to attend the Eastern District Council (EDC) meeting held on 10 June 2008 so that their views could be heard by the District Council Members directly. At the meeting, the operator presented its proposal but it had not indicated that some of the facilities would be relocated to the open space next to Les Saisons. Notwithstanding, the operator's proposal was not supported by the EDC.