

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Recreation, Culture and Amenities – Open spaces

366RO – Local open space in area 44, Tuen Mun

Members are invited to recommend to Finance Committee the direct injection of **366RO** to Category A at an estimated cost of \$54.3 million in money-of-the-day prices for the development of local open space in area 44, Tuen Mun.

PROBLEM

There is a need to provide additional open space in area 44, Tuen Mun District.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to directly inject **366RO** to Category A at an estimated cost of \$54.3 million in money-of-the-day (MOD) prices for the development of local open space (LOS) in area 44, Tuen Mun.

PROJECT SCOPE AND NATURE

3. The project consists of three sites, namely Site A, B and C, along Wu Shan Road in area 44, Tuen Mun, facing the Castle Peak Bay Typhoon Shelter, covering a site area of about 1.76 hectares. A site plan showing the locations of these three sites is at Enclosure 1 for Members' reference. The scope

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of **366RO** comprises the construction of the following facilities on the sites –

- (a) Site A (comprising a total area of 0.74 hectares)
 - (i) three tennis courts, including one with a covered spectator stand;
 - (ii) a service building with a gross floor area of 280 square metres, including a management office cum booking counter, meeting room, queue up/waiting area, first aid room, changing room, toilets, store room and meter room;
 - (iii) a refuse collection chamber;
 - (iv) four fitness stations for adults and children (to be equipped with chin bar, parallel bar, pedals, sit-up, spring up and step-up equipment, etc.);
 - (v) a sitting-out area;
 - (vi) a landscaped area; and
 - (vii) a carparking area consisting of three parking spaces for operational and maintenance purposes;
- (b) Site B (comprising a total area of 0.78 hectares)
 - (i) a service building with a gross floor area of 164 square metres, including an admission counter, toilets and store room;
 - (ii) a lawn bowling green;
 - (iii) a children's and toddler's play area;
 - (iv) a tai-chi exercise area;
 - (v) a sitting-out area; and
 - (vi) a landscaped area;

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- (c) Site C (comprising a total area of 0.24 hectares)
 - (i) a sitting-out area; and
 - (ii) a landscaped area.

The works for the three sites will be tendered under one contract and their construction will start at the same time. As it will take some seven months to produce the tender drawings and complete the tendering exercise, we plan to start the construction works in October 2000 for completion in November 2001.

JUSTIFICATION

4. Based on the size of the existing population in area 44, Tuen Mun, Hong Kong Planning Standards and Guidelines recommend the provision of approximately 2.75 hectares of local open space. Only 0.48 hectares of sitting-out areas are currently available in the area. To meet the planning recommendations, three sites with a total area of about 1.76 hectares are zoned as LOS along Wu Shan Road facing the Castle Peak Bay Typhoon Shelter as outlined in the Area Layout Plan of Area 44 (No. L/TM-44/1T). These are the subject of the current proposal.

5. The facilities to be constructed in the proposed LOS will include three tennis courts including one with a covered spectator stand. The latter will be designed for holding small-scale tennis competitions in addition to the normal recreational use. Currently, the average peak period utilisation rate for tennis courts in the territory is about 60%. Existing planning guidelines recommend the provision of one tennis court for every 15 000 population. If that standard is applied in full, the population in Tuen Mun District would require the provision of 32 tennis courts as against 13 courts currently provided. Moreover, the three proposed project sites are located in close proximity to existing residential developments to their west and a cargo working area to their east. Therefore, the proposed LOS will also act as a green buffer between the residential areas and the cargo working zone.

6. The project sites have been reserved for the proposed LOS development. Two of the sites are currently used as temporary carparks under short term tenancies granted by the District Lands Office/Tuen Mun. However,

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the present land usage has been the subject of complaints by local residents due to the associated traffic and environmental nuisances. The Tuen Mun District Committee (TMDC) of the then Provisional Regional Council (Pro RC) had pressed for early development of the LOS project.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$54.3 million in MOD prices (see paragraph 8 below), made up as follows -

	\$ million	
(a) Building	9.3	
(b) Building services	5.5	
(c) Drainage and external works	26.2	
(d) Furniture and equipment	2.2	
(e) Consultant's fee for contract administration	0.7	
(f) Contingencies	4.0	
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Sub-total	47.9	(at December 1998 prices)
(g) Provisions for price adjustment	6.4	
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Total	54.3	(in MOD prices)
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A breakdown by man months of the cost estimate for consultants' fees is at Enclosure 2.

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

/Year

Year	\$ million (Dec 1998)	Price adjustment factor	\$ million (MOD)
2000 – 2001	8.4	1.05814	8.9
2001 – 2002	17.3	1.11104	19.2
2002 – 2003	15.8	1.16660	18.4
2003 – 2004	6.4	1.22493	7.8
	47.9		54.3

9. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2000 to 2004. We will tender the contract on a lump-sum basis without provision for price fluctuation because the construction period will be shorter than 21 months. The project cost is comparable to that for similar projects built by the Architectural Services Department for the then Pro RC.

10. We estimate the additional annually recurrent expenditure of the project to be \$2.9 million.

PUBLIC CONSULTATION

11. The then Provisional Regional Council (Pro RC) consulted its Tuen Mun District Committee in July 1997. Members of the Committee supported the project. The then Pro RC approved the development of the project in October 1999. The Administration provided details of this project to the LegCo Subcommittee to Follow up on Outstanding Capital Projects of the Two Provisional Municipal Councils for Inclusion into Government's Public Works Programme on 1 February 2000 and Members did not raise any questions on the proposal to inject this project into the Public Works Programme (PWP) as a Category A item.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

12. The project will not cause any adverse environmental impact in the long term. During construction, we will control noise, dust and site run-off nuisances through the implementation of mitigation measures in the relevant works contracts. These will include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, as well as frequent cleaning and watering of the site.

13. We estimate that some 200 cubic metres of construction and demolition waste will be disposed of at landfills and 1 520 cubic metres of public fill will be delivered to public filling areas. We have considered in the planning and design stages way of reducing the generation of construction and demolition material. As a result, we will require the relevant contractor to submit a waste management plan to the D Arch S for approval, with appropriate mitigation measures including allocation of an area for waste segregation. We will ensure that the day-to-day operations on site comply with the waste management plan submitted. We will also require the contractor to re-use as far as possible excavated material as filling materials on site or at other sites in order to minimize the disposal of public fill to public filling areas. To further reduce the generation of construction and demolition materials, we will encourage the contractor to use non-timber formwork, hoarding and other temporary works. We will require the contractor to separate public fill from construction and demolition waste for disposal at appropriate locations and to sort the construction and demolition waste by category on site to facilitate re-use/re-cycling in order to reduce the generation of such waste. We will control the disposal of public fill and construction and demolition waste to designated public filling facilities and landfills respectively through a trip ticket system, and record the disposal, re-use and re-cycling of construction and demolition materials for monitoring purposes.

LAND ACQUISITION

14. The project does not require any land acquisition.

BACKGROUND INFORMATION

15. We upgraded this project to Category I of the Pro RC Capital Works Programme in October 1999. At the Public Works Subcommittee meeting and Finance Committee meeting on 8 December 1999 and 17 December 1999

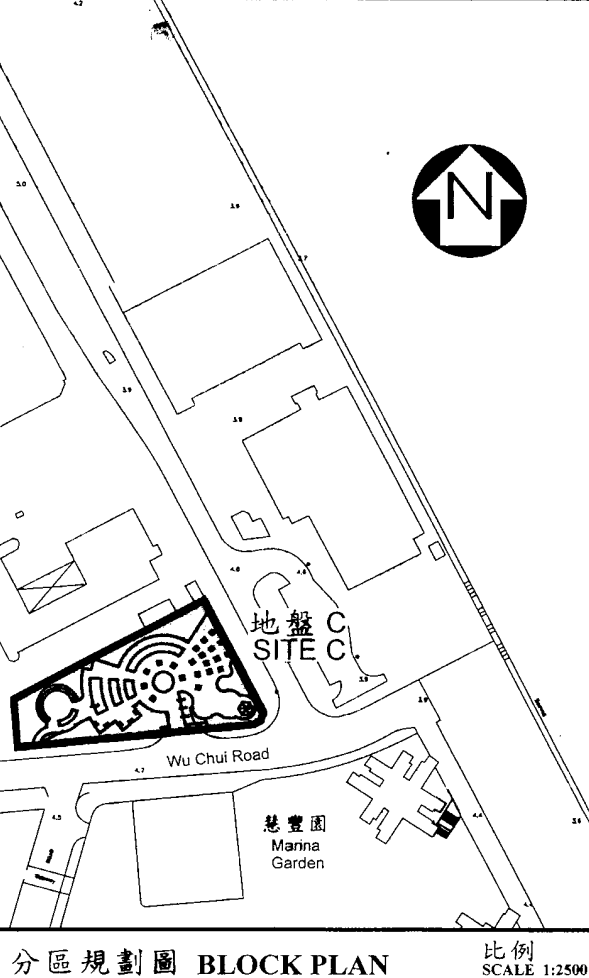
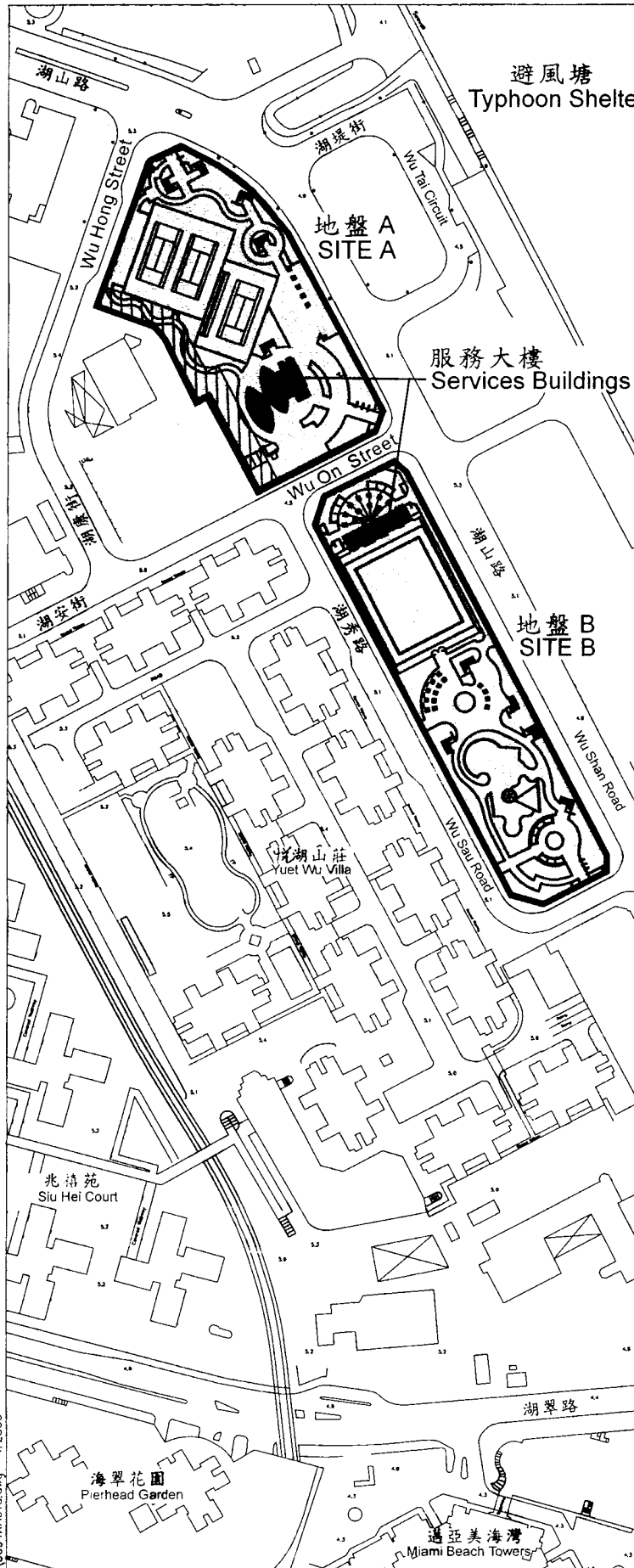
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respectively, the Administration agreed to set aside funding for 12 projects which had received funding approval from the two Provisional Municipal Councils but which had not yet entered into any contractual commitments, and to fast-track the direct injection of these projects to Category A of the Public Works Programme. **366RO** is one of the 12 projects.

16. There is no change in the original project scope. The estimated cost is slightly different from that approved by the former Pro RC to account for the inclusion of post-contract consultancy work as well as furniture and equipment costs. The former Pro RC planned to commence the project in mid 2000 for completion in late 2001.

17. We engaged consultants to prepare the contract documentation for the project at an estimated cost of \$400,000. We charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". D Arch S is finalizing the detailed design of the project using in-house staff resources.

Home Affairs Bureau
February 2000



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title 366RO
屯門第44區
鄰舍遊憩用地
LOCAL OPEN SPACE IN
AREA 44, TUEN MUN

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drawing no.	scale
AB/5094/XA01	AS SHOWN



ARCHITECTURAL
SERVICES
DEPARTMENT

366RO – Local open space in area 44, Tuen Mun

DETAILS OF CONSULTANTS' FEES

Breakdown of estimates of consultants' fees

Category of works/items		Estimated man months	Average MPS* salary point	Multiplier factor	Estimated fee (\$ million)
Contract administration					
Quantity surveying discipline	Professional	4.6	40	2.4	0.7
Total consultants' staff costs					0.7

*MPS = Master Pay Scale

Notes

1. A multiplier factor of 2.4 is applied to the average MPS point to arrive at the full staff costs including the consultants' overheads and profit, as the staff will be employed in the consultants' offices. (At 1.4.1998, MPS point 40 = \$62,780 p.m. and MPS point 16 = \$21,010 p.m.).
2. The consultants' fees for the work during the construction stage formed an optional part of the lump sum price quoted by the consultants selected for preparing tender documentation mentioned in paragraph 17 of the paper. Subject to Members' approval to inject **366RO** to Category A, the Director of Architectural Services will direct the necessary works to be carried out.