

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 - BUILDINGS**

#### **Recreation, Culture and Amenity – Open spaces**

#### **369RO - Improvement to Victoria Park in Causeway Bay**

Members are invited to recommend to Finance Committee the direct injection of **369RO** to Category A at an estimated cost of \$256.6 million in money-of-the-day prices for the improvement to the Victoria Park in Causeway Bay.

### **PROBLEM**

The existing facilities and infrastructure capacity including water and electricity supply in the Victoria Park cannot meet current standards and requirements.

### **PROPOSAL**

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to directly inject **369RO** to Category A at an estimated cost of \$256.6 million in money-of-the-day (MOD) prices to carry out improvement works to Victoria Park.

### **PROJECT SCOPE AND NATURE**

3. The project will provide the following improvements -

/(a) .....

- (a) upgrading of all infrastructure facilities in the Park including lighting, power supply, water supply, irrigation, plumbing and drainage systems;
- (b) upgrading of the Park's recreational facilities including soccer pitches, basketball courts, jogging track and children's play areas;
- (c) upgrading of the Park's ancillary facilities, including toilets and changing rooms, public address system, bandstand, rain-shelters, pavilions, paving and footways, seats and benches;
- (d) enlargement of the Park's main entrances to facilitate the circulation of pedestrians and create a more intimate linkage between the Park and the city; and
- (e) incorporation of new design features and more soft-landscaping works to upgrade the quality of the Park and urban greenery.

A site plan is at the Enclosure for Members' reference. We plan to start the improvement works by phases from April 2000 for completion in December 2002. We will divide the Park into a number of areas and carry out the works by phases with one or two discrete areas being included in each phase. During the construction period, we will open the unaffected parts of the Park to the public.

## **JUSTIFICATION**

4. The main purpose of the project is to improve the infrastructure and recreational facilities of Victoria Park and to upgrade its quality to that of a modern city park.

5. Victoria Park has been in use since 1957. It is well patronized and is a major venue for organising large outdoor functions and activities on Hong Kong Island. We have carried out certain minor improvements and regular maintenance works in the past but the limited infrastructural capacity and the lack of a comprehensive improvement plan have limited the scope of earlier works. There is no formal water supply system for irrigation purposes and we have to use pipes and rubber tubes to divert water from the existing service building to water

the plants. The capacity of the electricity supply is inadequate to meet the present-day requirements and this has made it difficult to improve the illumination in the Park. Whenever large functions are held, we have to seek temporary additional power supply from the Hong Kong Electric Company Limited. The tarmac surfacing on of the soccer pitches is coarse and not durable. Apart from the potential to cause injuries to players, it is vulnerable to damage due to the erection of temporary structures for the holding of functions. The existing main entrances at Great George Street, Sugar Street and Hing Fat Street are too small and we encounter difficulties in regulating the flow of pedestrians when large functions are held in the Park. Other facilities like toilets and changing rooms, paving, seats and benches, rain-shelters and pavilions are in a dilapidated condition and need to be replaced with a better design.

6. To resolve the aforesaid problems and to upgrade the quality of Victoria Park to meet the rising aspirations of the community, we need to carry out comprehensive improvement works to the Park as proposed in paragraph 3 above.

7. Members are asked to note that the proposed North Hong Kong Island Railway Reserve runs along the northern part of the Park. We will confine the proposed upgrading works under this project to minor improvements to the limited facilities currently located on the Reserve, namely, part of the children's play area and a courtyard garden.

## FINANCIAL IMPLICATIONS

8. We estimate the capital cost of this project to be \$256.6 million, in MOD prices (see paragraph 9 below), made up as follows –

	<b>\$ million</b>
(a) Site clearance	15.1
(b) Building	8.4
(c) Building services	38.9
(d) Drainage and external works	130.6

/(e) .....

	<b>\$ million</b>	
(e) Soft landscaping works	11.0	
(f) Furniture and equipment	0.5	
(g) Electrical and Mechanical Services Trading Funds (EMSTF) for project management <sup>1</sup>	0.1	
(h) Contingencies	22.9	
Sub-total	227.5	(at December 1998 prices)
(i) Provisions for price adjustment	29.1	
Total	256.6	(in MOD prices)

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

<b>Year</b>	<b>\$ million (Dec 1998)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
1999 – 2000	3.0	1.01500	3.0
2000 – 2001	38.7	1.05814	41.0
2001 – 2002	105.4	1.11104	117.1

/2002 – 2003

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<sup>1</sup> Since the establishment of the EMSTF on 1 August 1996 under the Trading Funds Ordinance, government departments are charged for design and technical consultancy services for electrical and mechanical installations provided by EMSTF. Services rendered for this project include project management services for the provision of electrical and mechanical installations. The figures above are based on estimates prepared by the Director of Architectural Services. The actual cost for the service charges is subject to further negotiation between the Government and the EMSTF.

2002 – 2003	56.9	1.16660	66.4
2003 – 2004	19.4	1.22493	23.8
2004 – 2005	4.1	1.28617	5.3
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	227.5		256.6
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10. We derived the MOD prices on the basis of Government's latest forecast of trend labour and construction prices for the period 1999 to 2005. We will tender the contract on a lump-sum basis with provision for price fluctuation because the construction period will be longer than 21 months.

11. The project will not give rise to any additional annually recurrent expenditure.

**PUBLIC CONSULTATION**

12. We consulted the then Eastern Provisional District Board and Provisional Urban Council in February 1997 and December 1998 respectively. Members supported the project. The Administration consulted 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 IMPLICATIONS**

13. The Director of Architectural Services completed an Environmental Study in March 1998. The Director of Environmental Protection vetted the Environmental Study and agreed that the works will not have long term environmental impacts that exceed the established criteria, after provision of the recommended mitigation measures. We will control construction nuisance through implementation of good site practices including the use of silencers, mufflers, and frequent cleaning and watering of the site. In the operational stage, we will provide a 30 m wide landscaping area as a vehicular emission buffer from the Victoria Park Road.

14. We estimate about 300 cubic metres of construction and demolition waste will be disposed of at landfills and 30 000 cubic metres of public fill will be delivered to public filling areas. In the planning and design stages, we considered ways of reducing the generation of construction and demolition waste, such as specifying the use of recycled materials or proprietary equipment, and refurbishing, rather than replacing, building elements wherever possible. Reusable metal hoardings are specified, and the contractor will be encouraged to use non-timber formwork and other temporary elements during construction. We will require the relevant contractor to submit a waste management plan to 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 the excavated material as filling materials on site or at other sites in order to minimize the disposal of public fill to public filling areas. As a result, 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 also control the disposal of public fill and construction and demolition waste to a designated public-filling facility and/or 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**

15. The project does not require land acquisition.

## **BACKGROUND INFORMATION**

16. At the Public Works Subcommittee meeting and Finance Committee meeting on 8 December 1999 and 17 December 1999 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. **369RO** is one of the 12 projects. There is no change to the original project scope, estimated cost and programme.

17. D Arch S has substantially completed the detailed design of the project using in-house staff resources.

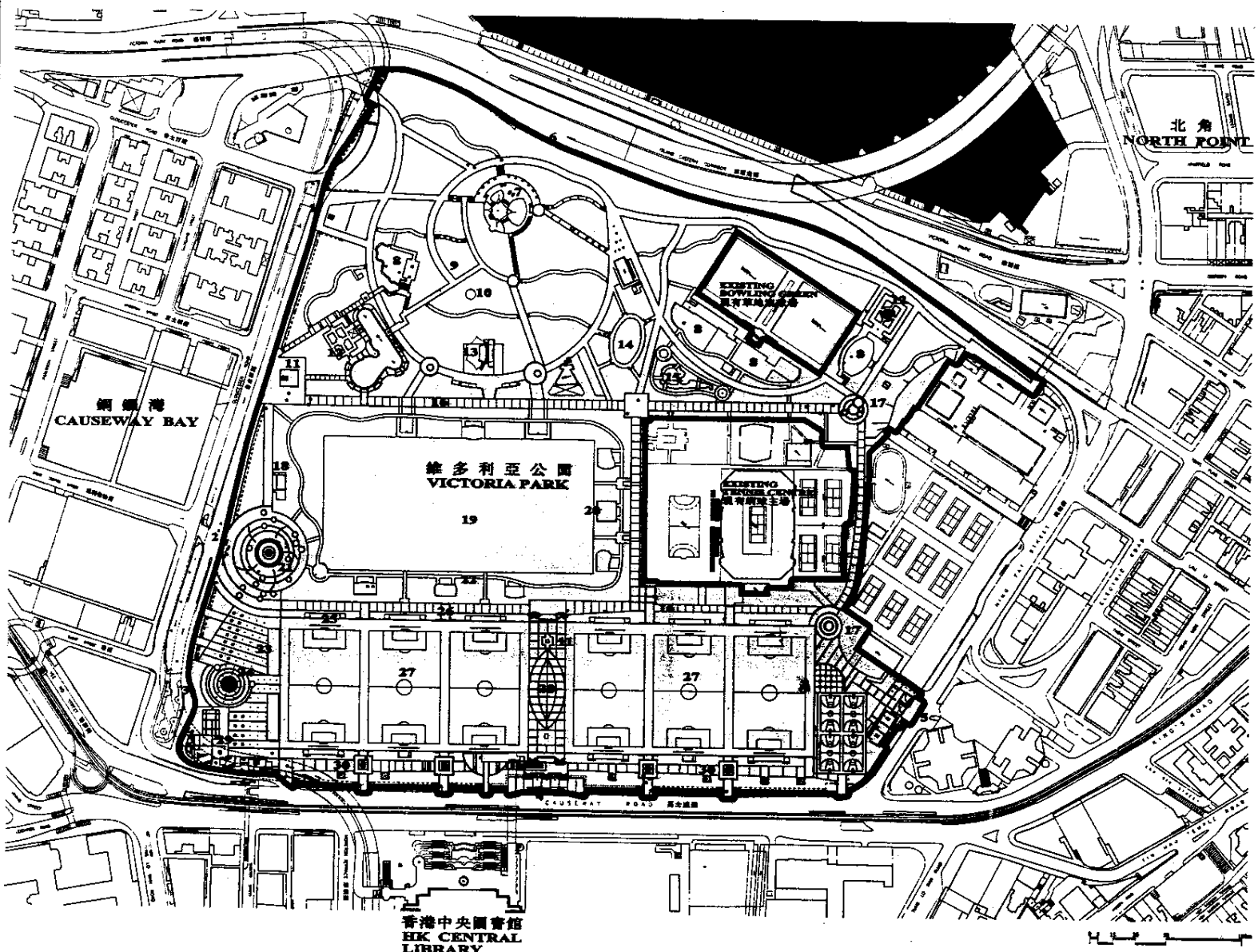
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Home Affairs Bureau  
February 2000

(PWSC0224/WIN9)

圖例  
LEGENDS

- 1 會士打樓入口  
Grosvenor Road Entrance
- 2 亞利街站樓入口  
Great George Street Entrance
- 3 糖街入口  
Sugar Street Entrance
- 4 高士威樓入口  
Consovery Road Entrance
- 5 興發街入口  
Hing Fat Street Entrance
- 6 種植常綠樹和灌木作綠障  
Border Planting with  
Evergreen Trees and Shrub
- 7 山丘上的涼亭  
Hill Knoll Pavilion
- 8 兒童遊戲區  
Children's Play Area
- 9 列植開花灌木及綠障植物  
Array of Flowering Shrub and  
Ground Cover Plantings
- 10 花卉時鐘  
Flower Clock
- 11 以特色植物為設計主題的園景  
Landscape Features with  
Accent Planting
- 12 小亭園  
Courtlyard Garden
- 13 帶綠草地的五個停車位  
Hard Stand with 5 Parking Spaces
- 14 專題植物花園  
Topiary Garden
- 15 設有足跡供行人使用的園林花園  
Landscape Garden with  
Foot Passage Path
- 16 設有圓形木柵的綠障大廳  
Bioshield with  
Circular Tree Planting
- 17 特色設計的噴水池  
Feature Fountain
- 18 泵房  
Pump Room
- 19 中央草坪  
Central Lawn
- 20 噴水池  
Fountain
- 21 噴泉  
Fountain
- 22 繞路徑  
Juggling Trail
- 23 分界圍欄  
Separating Fence
- 24 噴水池  
Mini Fountain
- 25 看台  
Spectator Stand
- 26 特色設計的入口大門  
Feature Entrance Gate
- 27 環繞球場及重新開闢的足球場  
Landings and Re-surfaced  
Soccer Pitch
- 28 主題綠障區  
Themed Planting
- 29 涼亭、更衣室/洗手間  
Pavilion, Changing/Toilet Block
- 30 設有座位的遮雨亭  
Rain Shelter with Seating



香港中央圖書館  
HK CENTRAL  
LIBRARY

title  
369R0  
銅鑼灣維多利亞公園改善工程  
IMPROVEMENT TO THE VICTORIA PARK  
IN CAUSEWAY BAY

drawn by  
SK. NG

approved  
A.H. LEWIS

date  
11-99

date  
11-99

drawing no.  
AB/4739/XA001

scale