

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

#### Recreation, Culture and Amenities – Open spaces

#### 377RO – Local open space in Area 15, Tin Shui Wai

Members are invited to recommend to Finance Committee the upgrading of **377RO** to Category A at an estimated cost of \$44 million in money-of-the-day prices for the development of a local open space in Area 15, Tin Shui Wai.

### PROBLEM

We need to provide more public open space in the Tin Shui Wai District.

### PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **377RO** to Category A at an estimated cost of \$44 million in money-of-the-day (MOD) prices for the development of a local open space in Area 15, Tin Shui Wai.

### PROJECT SCOPE AND NATURE

3. The project site is about 17 300 square metres in size and the scope of **377RO** comprises –

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- (a) Site A (8 900 square metres in size)
  - a theme garden with soft landscape, rain shelters and sitting-out area; and
- (b) Site B (8 400 square metres in size)
  - (i) a tai-chi area with exercise equipment designed for the elderly and a pebble foot message path;
  - (ii) a children's play area with innovative play equipment;
  - (iii) two basketball-cum-volleyball courts;
  - (iv) rain shelters;
  - (v) peripheral planting areas; and
  - (vi) ancillary facilities including a toilet and a store room.

———— A site plan is at the Enclosure. We plan to start the construction works in December 2002 for completion in November 2004.

## **JUSTIFICATION**

4. The developments in Tin Shui Wai in the past few years have given rise to an increasing demand for recreational facilities in the area. The population of Tin Shui Wai will further increase from 240 000 in 2002 to 300 000 in 2011. The existing provision of about 187 000 square metres of public open space at Tin Shui Wai Park, Locwood Garden, Shui Wu Garden, Tin Ho Road Playground and Tin Shui Road Park is insufficient to cope with the increasing demand from local residents.

5. There are three phases of Kingswood Villa (Lynwood Court, Maywood Court and Kenswood Court) and two schools (The Hong Kong Management Association K S Lo College and Tin Shui Wai Catholic Primary School) adjacent to the project sites. In addition, the Tin Tsz Estate and a secondary school (Buddhist Mau Fung Memorial College) are located in the vicinity. We expect that the proposed open space will be well patronised by the 55 000 residents and 3 000 students in the vicinity.

6. The existing recreational facilities provided by the Leisure and Cultural Services Department near the project sites are the Tin Shui Wai Swimming Pool and the Tin Shui Wai Indoor Recreation Centre which are mainly active recreational facilities. The Tin Shui Wai Park, the nearest open space which is about three minutes' walk from the project sites, is already very popular and heavily patronised by local residents. The proposed project comprising mainly passive leisure facilities will complement the active facilities near the project sites to better serve the diverse needs of nearby residents.

7. Currently, there are only two outdoor basketball-cum-volleyball courts in Tin Shui Wai Park. These courts are heavily used by the local residents. In view of the limited provision of basketball-cum-volleyball courts in Tin Shui Wai, the two proposed courts will certainly become a popular venue for nearby residents, particularly students of nearby schools after school hours.

8. In addition to the provision of a wider choice of recreational facilities to the community, the landscaped garden and extensive planting to be provided in the project sites will improve the general living environment of Tin Shui Wai as well as beautify the whole area.

## FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$44 million in MOD prices (see paragraph 10 below), made up as follows –

	<b>\$ million</b>
(a) Site formation	2.9
(b) Building	4.2
(c) Building services	8.8
(d) Drainage and external works	17.8
(e) Soft landscaping works	3.4
(f) Furniture and equipment <sup>1</sup>	0.1

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<sup>1</sup> Based on the furniture and equipment provided in existing recreational facility of similar scale (e.g. 374RO "Local open space in Areas 18 and 21, Fanling").

	<b>\$ million</b>	
(g) Consultants' fees <sup>2</sup> for –	3.0	
(i) Contract administration	1.2	
(ii) Site supervision	1.8	
(h) Contingencies	4.0	
Sub-total	44.2	(in September 2002 prices)
(i) Provision for price adjustment	(0.2)	
Total	44.0	(in MOD prices)

Due to inadequate in-house staff resources, D Arch S proposes to engage consultants to undertake contract administration and site supervision of the project.

10. Subject to approval, we will phase the expenditure as follows –

<b>Year</b>	<b>\$ million (Sep 2002)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2002 – 03	0.8	1.00000	0.8
2003 – 04	14.5	0.99250	14.4
2004 – 05	18.5	0.99250	18.4
2005 – 06	6.6	0.99250	6.6
2006 – 07	3.8	0.99250	3.8
	44.2		44.0

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<sup>2</sup> The consultants' fees form an optional part of the lump-sum price quoted by the consultants selected to carry out detailed design and tender documentation as mentioned in paragraph 18 of the paper. Subject to Members' approval to upgrade 377RO to Category A, D Arch S will direct the necessary works to be carried out.

11. We derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2002 to 2007. We will deliver the works through a fixed-price lump-sum contract because we can clearly define the scope of works in advance, leaving little room for uncertainty. D Arch S considers the estimated project cost reasonable as compared with similar parks built by the Government.

12. We estimate the annual recurrent expenditure arising from this project to be \$736,000.

## **PUBLIC CONSULTATION**

13. We consulted the Yuen Long District Council on 15 May 2002 on this project. Members strongly supported the project and requested its early implementation. We also consulted the Legislative Council "Subcommittee to follow up the outstanding capital works projects of the former municipal councils" on the proposed upgrading of this project to Category A on 2 May 2002 and Members raised no objection to the proposal.

## **ENVIRONMENTAL IMPLICATIONS**

14. This is a non-designated project under the Environmental Impact Assessment Ordinance. The project will have little potential for giving rise to adverse environmental impacts. 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.

15. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. D Arch S has introduced more prefabricated building elements into the project designs to reduce temporary formwork and construction waste. These include dry-wall partitioning and proprietary fittings and fixtures. We will use suitable excavated materials for filling within the project site to minimise off-site disposal. In addition, we will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

16. D Arch S will require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation

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measures to avoid, reduce, reuse and recycle C&D materials. D Arch S will ensure that the day-to-day operations on sites comply with the approved WMP. D Arch S will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. The contractor will be required to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes. We estimate that the project will generate about 2 808 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 836 m<sup>3</sup> (29.8%) on site, 1 907m<sup>3</sup> (67.9%) as fill in public filling areas<sup>2</sup>, and dispose of 65 m<sup>3</sup> (2.3%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$8,125 for this project (based on a notional unit cost<sup>4</sup> of \$125/m<sup>3</sup>).

## LAND ACQUISITION

17. The project does not require land acquisition.

## BACKGROUND INFORMATION

18. We upgraded **377RO** to Category B in January 2002. We engaged a term contractor in 1998 to carry out a topographical survey, and consultants in September 2002 to carry out detailed design and tender documentation for the project at a total cost of \$2 million. We will charge 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". The term contractor has completed the topographical survey. The consultants are finalising the detailed design and tender documents.

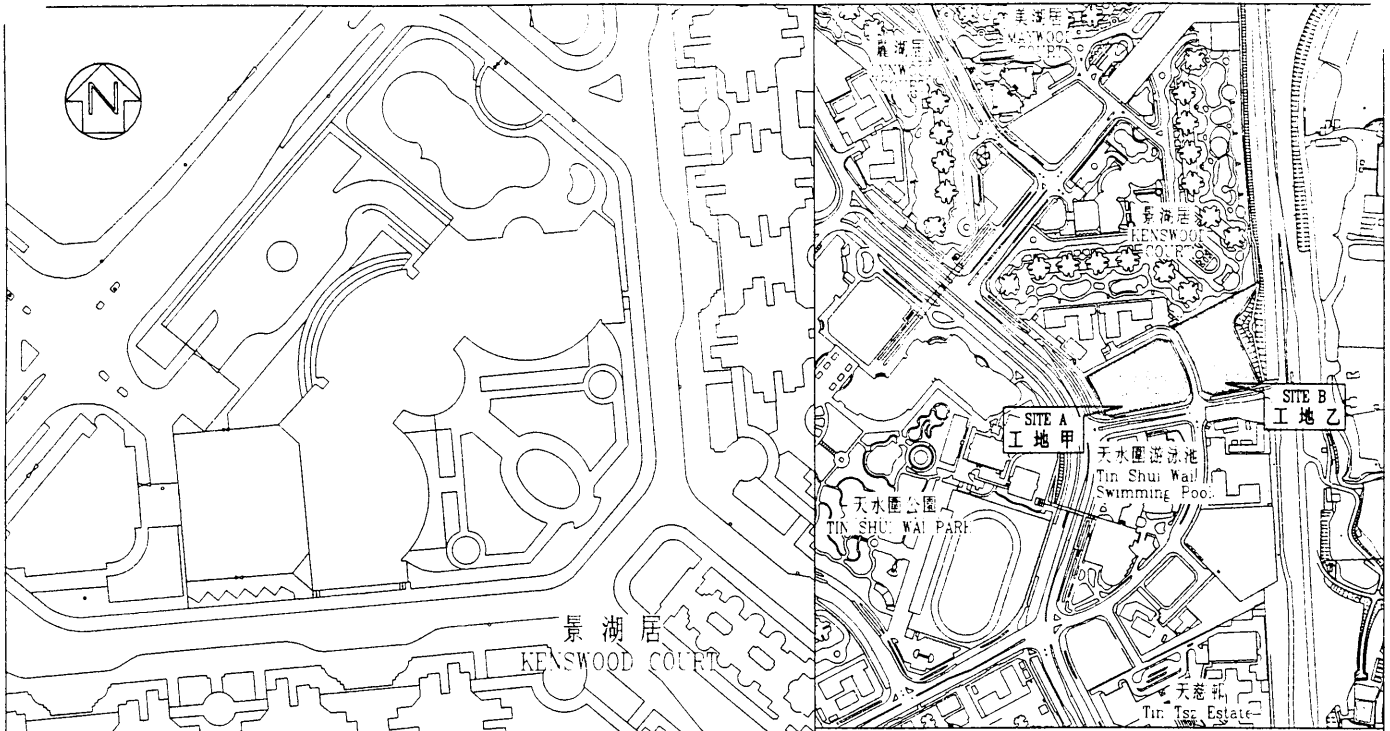
19. We estimate that the proposed works will create 45 jobs with a total of 800 man-months comprising two professional staff, three technical staff and 40 labourers.

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Home Affairs Bureau  
October 2002

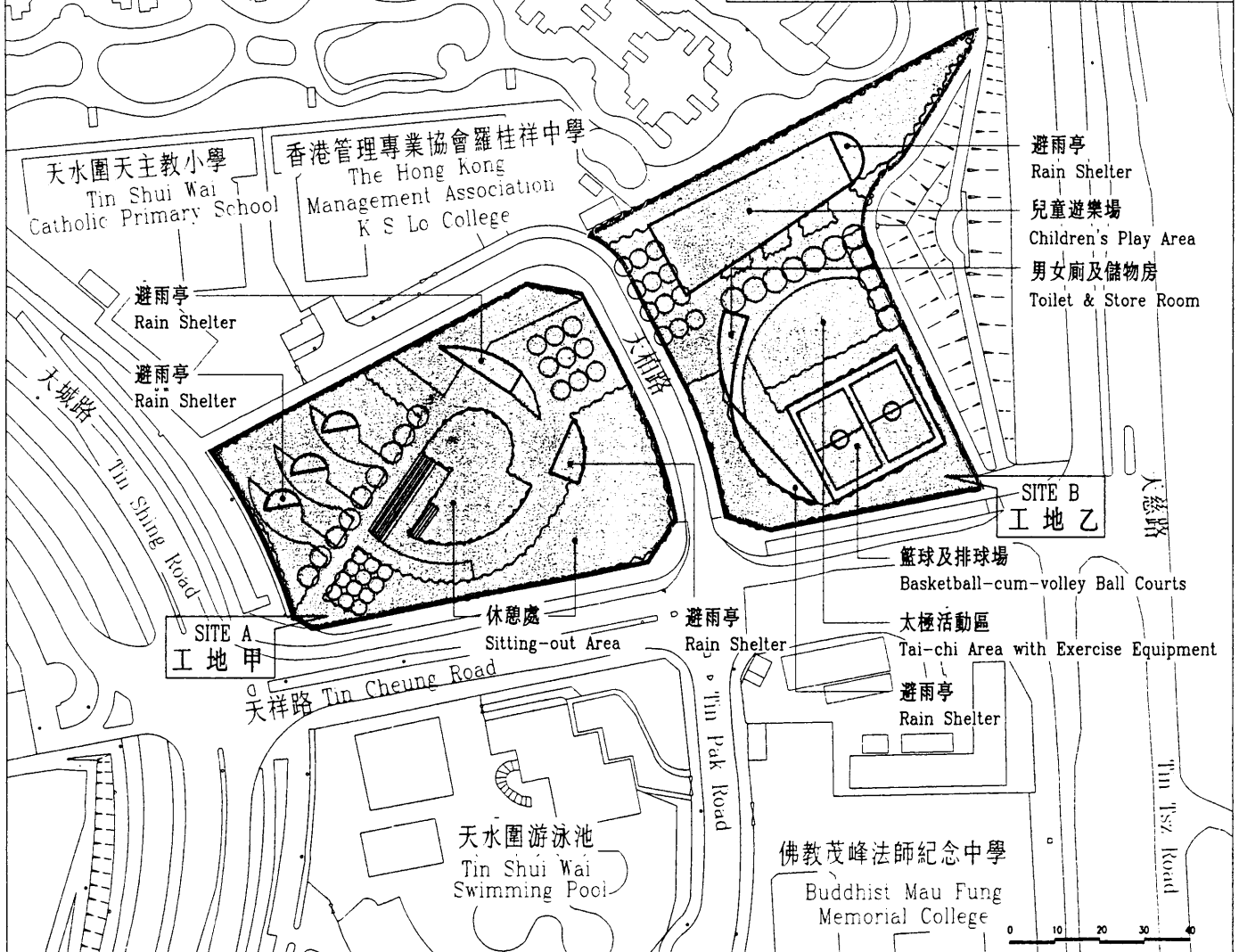
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<sup>2</sup> A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

<sup>4</sup> 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/m<sup>3</sup>), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled. The notional cost estimate is for reference only and does not form part of this project estimate.



LOCATION PLAN  
位置平面圖 SCALE (比例) 1:10000



title 377R0 天水圍第15區的 鄰舍休憩用地 LOCAL OPEN SPACE IN AREA 15, TIN SHUI WAI	drawn by Y.S. LAI	date 03-09-2002	drawing no. AB/5067/SK/001	scale 1:2000
	approved V. Wong	date 03-09-2002	 建築署 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			