

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

241RS – Football pitch in Area 5, Tai Po

Members are invited to recommend to Finance Committee the upgrading of **241RS** to Category A at an estimated cost of \$43 million in money-of-the-day prices for the construction of a football pitch and changing facilities in Area 5, Tai Po.

PROBLEM

There are insufficient football pitches in the Tai Po District.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **241RS** to Category A at an estimated cost of \$43 million in money-of-the-day (MOD) prices for the construction of a football pitch and changing facilities in Area 5, Tai Po.

PROJECT SCOPE AND NATURE

3. The project site is about 18 000 square metres in size and the scope of **241RS** comprises -

- (a) an 11-a-side artificial turf football pitch with portable spectator stands with a seating capacity of 300 persons;

(b)

- (b) a service building of 550 square metres in gross floor area with ancillary facilities, including –
 - (i) changing rooms;
 - (ii) toilets;
 - (iii) a management office; and
 - (iv) store rooms for equipment, general stores and dangerous goods; and
- (c) a car park with eight parking spaces for lorries or ambulance and 25 parking spaces for private cars.

— A site plan is at the Enclosure. We plan to start the construction works in December 2002 for completion in November 2004. A site adjacent to the project site will be developed into a district open space under **382RO** to complement the facilities to be provided in the proposed project.

JUSTIFICATION

4. Tai Po has a population of 324 000, with almost 50% below the age of 34. There is a strong demand for sports and recreational facilities and football is one of their most popular outdoor activities. Currently, there are two 11-a-side football pitches in Tai Po, viz. the Tai Po Sports Ground and the Kwong Fuk Football Ground. The natural grass football pitch at the Tai Po Sports Ground has a utilisation rate of nearly 100% and is frequently used for sports events other than football, such as school athletic meets. The artificial turf football pitch at the Kwong Fuk Football Ground is also heavily used with an overall and peak hour utilisation rates of 75% and 96% respectively. These two pitches are very popular and insufficient to cope with the demand from the local community. We expect that the strong demand justifies the provision of an additional 11-a-side artificial turf football pitch.

5. There are three secondary schools (Wong Shiu Chi Secondary School, Bishop Mok Sau Tseng Secondary School and Madam Fung Leung Kit Memorial Prevocational School) and two primary schools (Sheng Kung Hui Chen Maun Chen Primary School and Tai Po Government Primary School) near the project site with over 5 500 students. The proposed football pitch will be frequently used by the students during their physical education sessions and after school hours. The proposed football pitch will also cater for the needs of the 50 000 residents from the nearby housing estates including Kwong Fuk Estate, Wang Fuk Court, Po Nga Court, Tak Nga Court, Yat Nga Court, King Nga Court

/and

and Wan Tau Tong Estate. In fact, the local residents and Members of the Tai Po District Council have urged for early implementation of the project to meet the strong demand for football pitches in the district.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$43 million in MOD prices (see paragraph 7 below), made up as follows –

	\$ million	
(a) Site formation	2.0	
(b) Building	11.5	
(c) Building services	5.8	
(d) Drainage and external works	17.2	
(e) Soft landscaping works	0.7	
(f) Furniture and equipment ¹	0.2	
(g) Consultants' fees ² for –	2.2	
(i) Contract administration	1.0	
(ii) Site supervision	1.2	
(h) Contingencies	3.7	
Sub-total	43.3	(in September 2002 prices)
(i) Provision for price adjustment	(0.3)	
Total	43.0	(in MOD prices)

/Due

¹ Based on the furniture and equipment provided in existing recreational facility of similar scale (e.g. project 368RO "Kowloon Bay Recreation Ground").

² The consultants' fees form an optional part of the lump-sum price quoted by the consultants selected to carry out the detailed design and tender documentation as mentioned in paragraph 16 of the paper. Subject to Members' approval to upgrade 241RS to Category A, D Arch S will direct the necessary works to be carried out.

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

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

Year	\$ million (Sep 2002)	Price adjustment factor	\$ million (MOD)
2002 – 03	0.8	1.00000	0.8
2003 – 04	12.0	0.99250	11.9
2004 – 05	20.0	0.99250	19.9
2005 – 06	7.0	0.99250	6.9
2006 – 07	3.5	0.99250	3.5
	43.3		43.0

8. 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 the contract period will be less than 21 months and we can clearly define the scope of works in advance, leaving little room for uncertainty. D Arch S considers the estimated project cost of this proposal reasonable as compared with similar projects undertaken by the Architectural Services Department.

9. We estimate the additional annual recurrent expenditure arising from this project to be \$1.3 million.

PUBLIC CONSULTATION

10. We consulted the Tai Po District Council on 13 March 2002 on this project. Members supported the proposed project scope and conceptual design.

11. We 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. Members raised no objection to the proposal.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

12. 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.

13. 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.

14. D Arch S will require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. D Arch S will ensure that the day-to-day operations on site 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 2 920 cubic metres (m³) of C&D materials. Of these, we will reuse about 670 m³ (22.9%) on site, 2 180 m³ (74.7%) as fill in public filling areas³, and dispose of 70 m³ (2.4%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$8,750 for this project (based on a notional unit cost⁴ of \$125/m³).

/LAND

³ 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.

⁴ 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 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.

LAND ACQUISITION

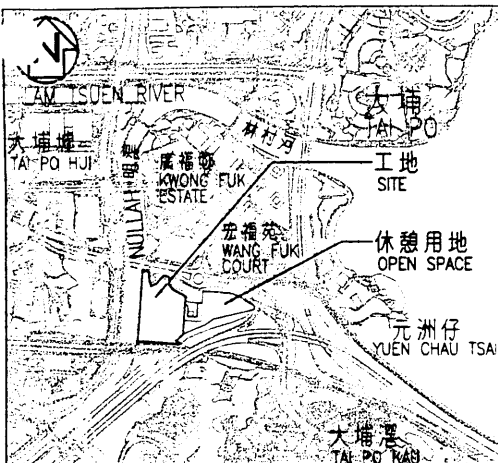
15. The project does not require land acquisition.

BACKGROUND INFORMATION

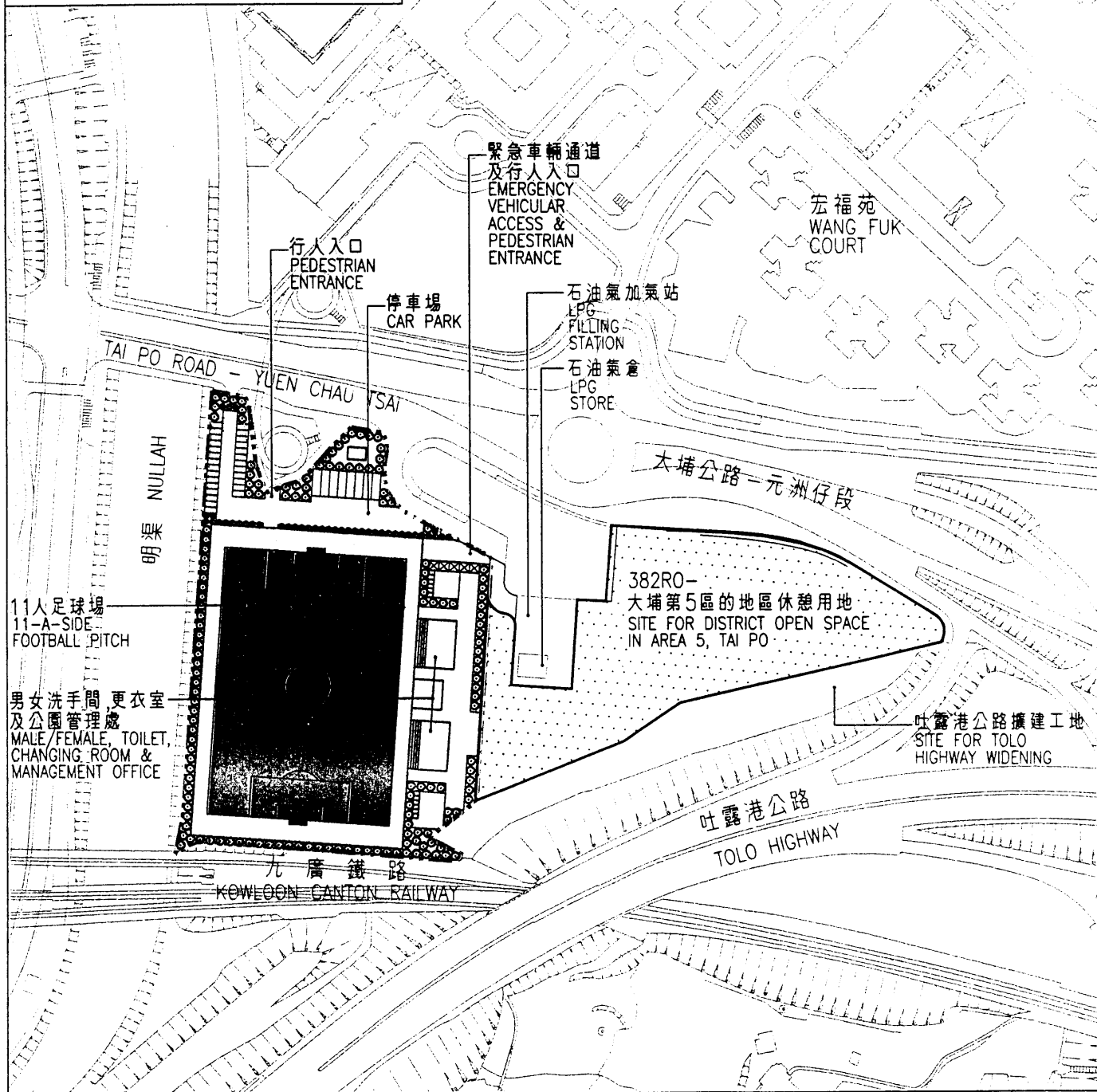
16. We upgraded **241RS** to Category B in March 2002. In September 2002, we engaged term contractors to carry out site investigation and topographical survey, and consultants to carry out detailed design and tender documentation for the project at a total cost of \$1.44 million. We will charge this 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 contractors are carrying out the site investigation and topographical survey. The consultants are finalising the detailed design and tender documents.


17. We estimate that the project will create some 50 jobs with a total of 880 man-months comprising three professional staff, four technical staff and 43 labourers.

Home Affairs Bureau
October 2002



位置圖 LOCATION PLAN
比例 SCALE 1:20000



title 241RS 大埔第5區的 足球場 FOOTBALL PITCH IN AREA 5, TAI PO	drawn by S.K. PANG	date 30.8.2002	drawing no. AB/2865/XA001	scale 1:2500
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