

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

### **HEAD 703 – BUILDINGS**

**Recreation, Culture and Amenities – Mixed amenity packages**

**46RG – Stanley Complex**

Members are invited to recommend to Finance Committee the upgrading of **46RG** to Category A at an estimated cost of \$173.8 million in money-of-the-day prices for the construction of a multi-purpose complex in Stanley.

### **PROBLEM**

We need to meet the demand for various recreation, community and library services in Stanley.

### **PROPOSAL**

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **46RG** to Category A at an estimated cost of \$173.8 million in money-of-the-day (MOD) prices for the construction of a multi-purpose complex at Stanley Market Road, Stanley.

**/PROJECT .....**

**PROJECT SCOPE AND NATURE**

3. The scope of **46RG** comprises the demolition of an existing public toilet and a football pitch<sup>1</sup>, and the construction of a building of three staggered storeys to accommodate the following facilities –

	<b>Location<sup>2</sup></b>
<b>Recreation, community and library facilities</b>	
(a) a sports centre (SC) (with a construction floor area (CFA) of 3 884 square metres) comprising –	Levels 2 and 3
(i) a multi-purpose arena;	
(ii) a children's play room;	
(iii) a table-tennis room;	
(iv) a dance room;	
(v) a multi-purpose activities room;	
(vi) a management office;	
(vii) a booking office;	
(viii) a first-aid room;	
(ix) equipment and general store rooms; and	
(x) ancillary facilities including changing, shower and toilet facilities;	
(b) an integrated hall convertible into two activity rooms for both sports and community functions (with a CFA of 1 520 square metres);	Level 1

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<sup>1</sup> A replacement football pitch is already in place at the reclamation area next to the Stanley Temporary Market for use by residents and sports organisations.

<sup>2</sup> Stanley Complex will fall on a sloping site at the junction of Stanley Market Road and Stanley New Street. Given the landscape and for compatibility with its surroundings, it adopts a three-storey staggered design with entrances at both Levels 1 and 2 from the adjoining streets.

	<b>Location</b>
(c) a small library (with a CFA of 562 square metres) comprising –	Level 2
(i) an adult library;	
(ii) a children’s library;	
(iii) a newspapers and periodicals section;	
(iv) a computer and information centre;	
(v) an extension activities room;	
(vi) a book stack; and	
(vii) an office;	

**Office accommodation**

(d) a sub-office for the Southern District Office (SDO) and a conference room (with a CFA of 345 square metres);	Level 3
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**Open space and others**

(e) a rooftop garden (with a CFA of 510 square metres);	Level 3 (Roof of the library at Level 2)
(f) a public toilet (with a CFA of 216 square metres); and	Level 1
(g) two loading and unloading bays and two parking spaces for operational use (with a CFA of 438 square metres).	Level 1

———— A site plan is at Enclosure 1 and sectional views of the Complex are at  
 ———— Enclosure 2. We plan to start the construction works in May 2003 for completion in January 2006.

**/JUSTIFICATION .....**

## **JUSTIFICATION**

4. Upon full intake of the Ma Hang Estate in early 2003, the population in Stanley will reach 20 000, with over 60% of residents in the Ma Hang area at ages between 11 and 49. The projected demand for indoor recreation, community and library facilities is high. However, there is currently no SC, community hall (CH) and permanent public library in Stanley. The same facilities nearest to Stanley are the Wong Chuk Hang SC in Aberdeen, the Lei Tung CH in Ap Lei Chau and the Ap Lei Chau Public Library (a small library), which are not conveniently accessible to residents in Stanley. To enhance the provision of recreation, community and library facilities to meet local needs, we propose to provide this multi-purpose complex at Stanley Market Road.

### **Sports centre**

5. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggests a provision of one SC for every 50 000 to 65 000 population. The Southern District, with a population of 290 000, is currently provided with four SCs. Owing to the specific geographic characteristics of the Southern District, the distribution of population of the district is rather scattered. It is not convenient for residents in Stanley and the vicinity to make use of the existing SC facilities, the closest being in Wong Chuk Hang. It takes about 30 minutes to travel by public transport to the Wong Chuk Hang SC. To better serve the population of over 20 000 residents and 2 000 students in Stanley, we propose to provide an SC for the residents, students and sports organisations in the locality.

### **Integrated hall**

6. In the absence of a CH in Stanley, community building activities are currently held in open space, football pitch or the CHs in Ap Lei Chau and Shau Kei Wan which takes at least 30 minutes of travelling time from Stanley. The Southern District Council and local residents have all along been requesting a CH in Stanley, which will provide a focal point for holding community building activities.

7. The proposed integrated hall is a pilot scheme for the adoption of a “co-ordinated and integrated” approach for the provision of district-based facilities serving sports, recreation and community building purposes to ensure that the needs of the community are met in a cost-effective manner. The design of the integrated hall will adopt an SC-cum-CH approach, thus suitable for sports as well as recreational and community building activities and small-scale performances. While priority of usage will be given to community functions, we will work out a suitable management system for the integrated hall in consultation with the Leisure and Cultural Services Department (LCSD) and SDO.

### **Library**

8. The HKPSG suggests a provision of one branch library for every 200 000 population. In general, when planning for library facilities, LCSD takes into consideration the distribution of population in the vicinity as well as community needs. It will draw reference to broad criteria like speed of population in-take, community needs and distribution of library facilities in the vicinity as well as the suggested provision according to the HKPSG. In practice, LCSD plans for provision of public libraries on a district basis based on the above criteria in all districts of the territory. Currently, a district library will be provided for a population of every 200 000 or a major library for every 400 000 population. To further meet local residents’ needs for public library services, and if suitable accommodation can be identified, small libraries of about 500 square metres in size or mobile libraries will be provided in densely populated areas which are not in the near vicinity of permanent libraries (major and district libraries) or in remote areas, or in areas where there is no immediate plan for the provision of permanent libraries in the near future.

9. In the absence of a permanent public library in Stanley, residents have been visiting other libraries in the Southern District (including the district library in Aberdeen and the two small libraries in Ap Lei Chau and Pok Fu Lam) or relying on the weekly mobile library service. Our records indicate that the average number of library materials borrowed from the mobile library at Stanley has increased from 90 per visit in 1999-2000 to 200 per visit in 2001-02. The accumulated number of registered readers in Southern District has also increased from 79 997 in March 2001 to 85 504 in March 2002, representing an increase of 6.9%. To enrich the daily lives of residents and to cultivate reading habits for the thousands of students studying in the five schools nearby, we see a need to enhance the library facilities in Stanley. The proposed library will not only enhance the library service in Stanley, but will also provide a more even spread of library service across the Southern District.

/Stanley.....

### **Stanley Sub-Office of the Southern District Office**

10. The existing Stanley Sub-office is located on the 1/F of an old three-storey government building at Wong Ma Kok Road. The G/F is a clinic operated by the Department of Health. As the building is not equipped with any lift or escalator, visitors to the Sub-office have to climb a flight of wooden stairs. Its inaccessibility has posed difficulty for the public, especially the elderly and the disabled. The effectiveness of promoting the Sub-office as a contact point between the Government and local residents, and as a public enquiry counter has somehow been undermined. The proposed relocation of the Sub-office will not only enable us to enhance the provision of the aforesaid services to the public, but also facilitate SDO in managing the integrated hall to be provided in the Complex. Upon reprovisioning, the space vacated by the Sub-office at Wong Ma Kok Road will be released to the Government Property Administrator for other use.

### **Conference room**

11. Before and after the implementation of development proposals and the holding of local community building activities, there is a need to collect the views of local organisations, the Area Committee and its working groups, or provide a forum for them to organise/evaluate the activities. However, without a proper venue in the existing Stanley Sub-office, we have to hold such meetings in the premises of kaifong associations such as the Stanley Sports Association, limit the number of attendees, and conduct meetings in a less efficient manner without the aid of public address system and other equipment. The provision of a conference room at the new Sub-office will rectify the situation. We will use the conference room for inter-departmental meetings, meetings with local organisations, Area Committee meetings, public consultation, etc. as well as internal meetings with staff. We will also open it for booking by local organisations. The utilisation rate is estimated to be about four to five bookings daily.

### **Rooftop garden**

12. Stanley is a popular tourist spot attracting a significant number of local and overseas tourists. Though the Complex is only three-storey high, it is still taller than its surrounding structures. We propose to provide a garden on Level 3 to be designed as a landscaped deck to serve as a strategic viewing point for visitors. It will be opened to the public from 7 a.m. to 11 p.m. to tie in with the opening hours of the SC inside the Complex.

**Public toilet**

13. Given the popularity of Stanley, we need to provide public toilet facilities for visitors at convenient locations<sup>3</sup>. The proposed Complex is close to the public transport terminus at Stanley Village Road and the Stanley Bazaar which is popular among visitors. The in-situ reprovisioning of a public toilet for the convenience of visitors and commuters is essential.

**FINANCIAL IMPLICATIONS**

14. We estimate the capital cost of the project to be \$173.8 million in MOD prices (see paragraph 16 below), made up as follows –

	<b>\$ million</b>
(a) Site formation	8.5
(b) Slope stabilisation	17.8
(c) Piling	18.1
(d) Building	62.5
(e) Building services	33.5
(f) Drainage and external works	11.7
(g) Tree transplanting	0.2
(h) Furniture and equipment <sup>4</sup>	5.5

/(i) .....

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<sup>3</sup> At present, there are five public toilets in the Stanley town proper and its vicinity. They are located at Stanley Market Road (the public toilet to be demolished and reprovisioned in-situ under this project), Stanley Temporary Market, Stanley Pan Kan Village, Stanley Link Road and Tung Tau Wan Road.

<sup>4</sup> Based on the furniture and equipment provided in existing/planned facilities of similar scale (e.g. Ap Lei Chau SC, CH at Phase 4 of Yau Tong Estate Redevelopment, Sam Ka Tsuen Public Library, and the computer information centre in Chai Wan Public Library).

	<b>\$ million</b>	
(i) Consultants' fees for –	1.9	
(i) Contract administration	1.6	
(ii) Advisory and project management services on electrical, mechanical, and electronic installations	0.3	
(j) Contingencies	15.4	
Sub-total	175.1	(in September 2002 prices)
(k) Provision for price adjustment	(1.3)	
Total	173.8	(in MOD prices)

The CFA of **46RG** is about 7 475 square metres. The estimated construction unit cost, represented by the building and building services costs, is \$12,843 per square metre of CFA in September 2002 prices. The construction unit cost is comparable to that for other similar projects built by the Architectural Services Department.

15. The consultants' fees at paragraph 14(i) form an optional part of the lump-sum price quoted by the consultants selected to carry out cost estimation and tender documentation for the project as mentioned in paragraph 27 of the paper. Subject to approval for **46RG** to be upgraded to Category A, D Arch S will direct the necessary work to be carried out.

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

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Year	\$ million (Sept 2002)	Price adjustment factor	\$ million (MOD)
2003 – 04	34.2	0.99250	33.9
2004 – 05	51.3	0.99250	50.9
2005 – 06	48.4	0.99250	48.0
2006 – 07	19.7	0.99250	19.6
2007 – 08	15.4	0.99250	15.3
2008 – 09	6.1	0.99250	6.1
	175.1		173.8

17. We derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2003 to 2009. We will deliver the works through a lump-sum contract with price fluctuations because the contract will exceed 21 months.

18. We estimate the additional annual recurrent expenditure arising from the project to be \$6.2 million.

## **PUBLIC CONSULTATION**

19. We consulted the Southern District Council (SDC) on the scope of **46RG** on 28 June 2001, and on its layout design on 14 March 2002. Members supported the proposal and urged for its early implementation. Members had also made some suggestions on the design of the complex so as to complement the surrounding environment of Stanley Town which is one of the tourist spots in Hong Kong. D Arch S has revised the design to incorporate their suggestions as far as possible. Besides, we sought the endorsement of the Metro Planning Committee of the Town Planning Board for the design on 15 March 2002. We consulted the SDC on the tree preservation plan of the project on 8 July 2002. SDC supported the tree preservation plan and requested two Bombax trees to be transplanted as far as possible. We are making arrangements to proceed with the tree transplant.

20. The Legislative Council “Subcommittee to follow up the outstanding capital works projects of the former municipal councils” has been monitoring the progress of this project. We last reported to the Subcommittee and obtained their endorsement about the implementation schedule of the project on 14 November 2002.

## ENVIRONMENTAL IMPLICATIONS

21. The project will not cause any long term adverse environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short term 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.

22. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. We have introduced more prefabricated building elements into the project design 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 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.

23. We 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. We will ensure that the day-to-day operations on site comply with the approved WMP. We 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 10 000 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 3 000 m<sup>3</sup> (30%) on site, 6 500 m<sup>3</sup> (65%) as fill in public filling areas<sup>5</sup>, and dispose of 500 m<sup>3</sup> (5%) at

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<sup>5</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.

landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$62,500 for this project (based on a notional unit cost<sup>6</sup> of \$125/m<sup>3</sup>).

## LAND ACQUISITION

24. The project does not require land acquisition.

## BACKGROUND INFORMATION

25. At the Public Works Subcommittee and Finance Committee meetings 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 former Provisional Municipal Councils but which had not yet entered into any contractual commitments, and to fast-track the direct injection of these projects into the Public Works Programme as Category A items. Stanley Complex is one of the 12 projects. We have reviewed and revised the scope of **46RG** to include recreation, community, library and public toilet facilities. We consulted the SDC on the revised scope as mentioned at paragraph 19 above, and obtained its support.

26. D Arch S engaged a consultant to complete a topographical survey on behalf of the former Urban Council at a cost of \$20,000. After taking up **46RG**, we engaged consultants to carry out a Preliminary Environmental Review (PER) and provide drafting services in December 2001 and May 2002 respectively, and employed a term contractor to carry out site investigation in May 2002 at a total cost of \$922,000 chargeable to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The consultant has completed the PER and the term contractor has completed the site investigation.

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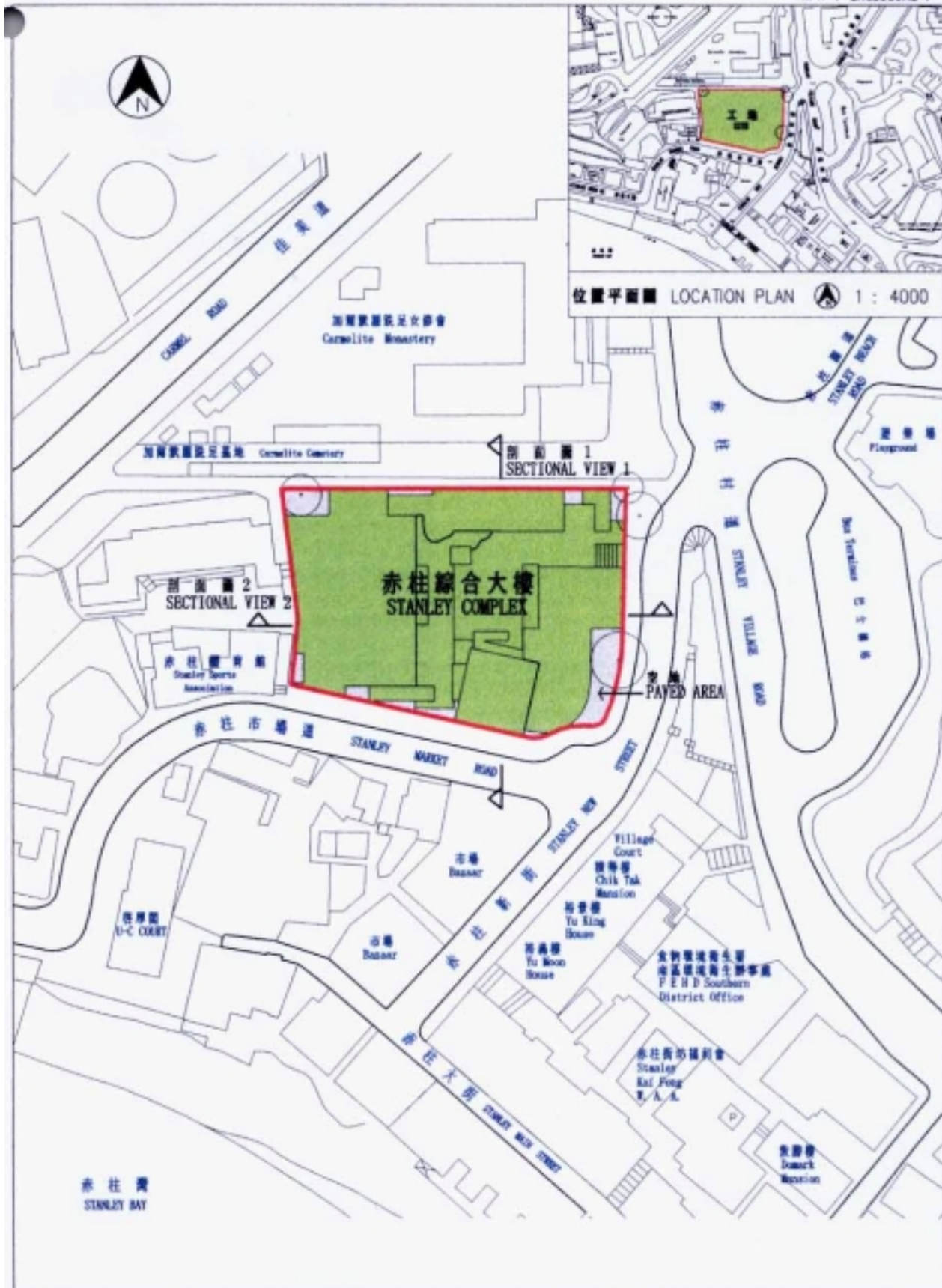
<sup>6</sup> This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per m<sup>3</sup>), nor the cost to provide new landfills (which is 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.


27. D Arch S also engaged a consultant to carry out cost estimation and tender documentation for the project in September 1999 at a total cost of \$3.1 million. Of this, \$1.4 million had been charged to the former Urban Services Department's project vote and the remaining \$1.7 million will be charged to block allocation **Subhead 3100GX**. D Arch S has completed the detailed design of the project with in-house staff resources and the consultant has also completed the tender documents.

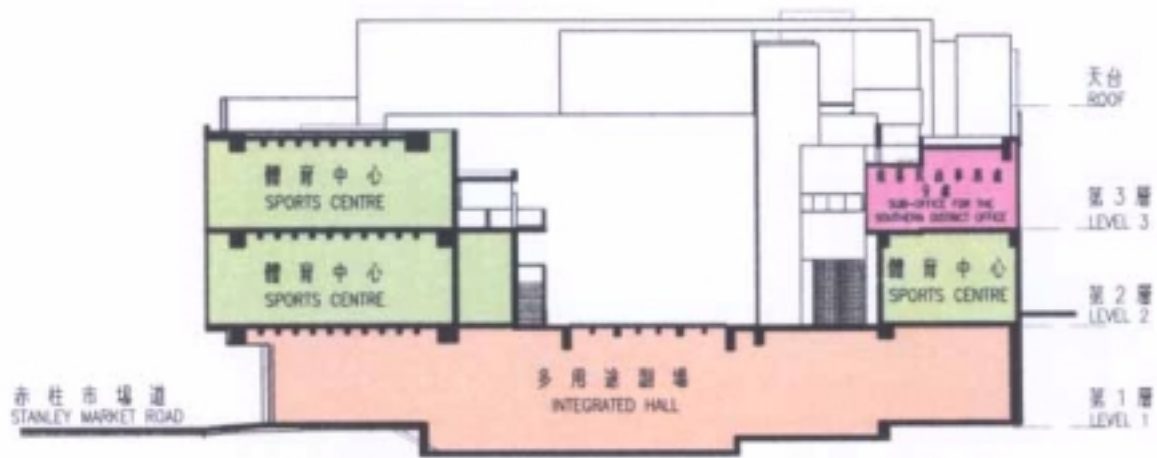
28. We estimate that the proposed works will create some 140 jobs totalling 2 600 man-months comprising 15 professional/technical staff and 125 labourers.

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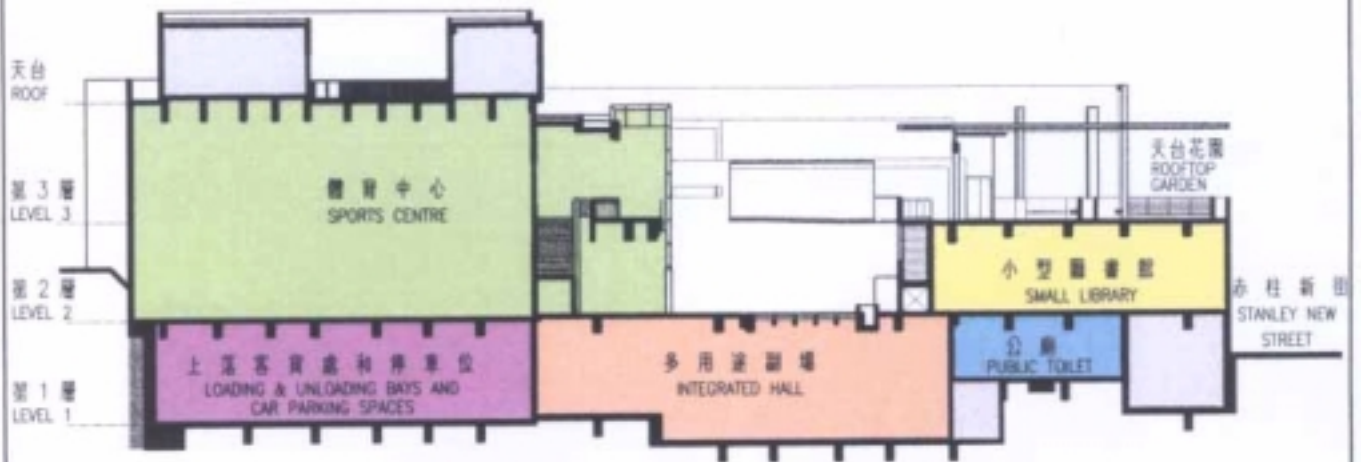
Home Affairs Bureau  
November 2002




Title 46RG 赤柱綜合大樓 STANLEY COMPLEX	drawn by C.K. HUI	date 18/10/02	drawing no. AB/3349/X102b	scale 1 : 1000
	approved T. WAN	date 18/10/02	 建築署 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			



剖面圖 1  
SECTIONAL VIEW 1



剖面圖 2  
SECTIONAL VIEW 2

title 46RC <b>赤柱綜合大樓</b> <b>STANLEY COMPLEX</b>	drawn by C.Y. WONG	date 18/11/02	drawing no. AB/3394/XA103	scale 1 : 400
	approved T. WAN	date 18/11/02	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			