

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

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

#### 381RO – Local open space in Ping Shan, Yuen Long

Members are invited to recommend to Finance Committee the upgrading of **381RO** to Category A at an estimated cost of \$31.8 million in money-of-the-day prices for the development of a local open space in Ping Shan, Yuen Long.

### PROBLEM

We need to provide more public open space and recreational facilities in the Yuen Long District.

### PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **381RO** to Category A at an estimated cost of \$31.8 million in money-of-the-day (MOD) prices for the development of a local open space in Ping Shan, Yuen Long.

### PROJECT SCOPE AND NATURE

3. The project site is about 11 520 square metres in size and the scope of **381RO** comprises –

- (a) a seven-a-side football pitch;
- (b) a basketball-cum-volleyball court;
- (c) a children's play area;
- (d) a landscaped garden with sitting-out facilities;
- (e) peripheral planting areas; and
- (f) ancillary facilities, including toilets and a store room.

———— A site plan is at the Enclosure. We plan to start the construction works in February 2003 for completion in October 2004.

### **JUSTIFICATION**

4. The residential developments in Yuen Long in the past few years have given rise to an increasing demand for recreational facilities in the area. The population of Yuen Long (including Tin Shui Wai) will increase by 25% from 510 000 in 2002 to 639 000 in 2011. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of 1 020 000 square metres of public open space for the current population in Yuen Long. The current provision of about 412 000 square metres of open space is well patronised by the local residents.

5. The project site is located in the heart of the Ping Shan area which is surrounded by the Tin Shui Wai New Town, Yuen Long New Town and Hung Shui Kiu area. Apart from the adjacent Tong Fong Light Rail Transit Station, the site is well served by buses and public light buses. We expect the proposed open space to become a popular leisure venue.

6. The only public open space provided in Ping Shan area is the Tong Yan San Tsuen Playground (the Playground) which is about 15 minutes' walk from the project site. With a children's play area, a sitting-out area and a basketball court, the playground is very popular and heavily patronised by the 25 000 residents in Ping Shan area. The provision of a seven-a-side football pitch and a basketball-cum-volleyball court under this project should meet the local demand and make available a wider choice of sports facilities to nearby residents.

7. In addition to providing more recreational facilities to the community, the landscaped garden and planting areas to be provided in the project site will improve the general living environment of Ping Shan as well as beautify the area.

## FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$31.8 million in MOD prices (see paragraph 9 below), made up as follows –

	<b>\$ million</b>	
(a) Site formation	1.7	
(b) Building	2.6	
(c) Building services	1.6	
(d) Drainage and external works	18.0	
(e) Soft landscaping works	2.8	
(f) Furniture and equipment <sup>1</sup>	0.1	
(g) Consultants' fees <sup>2</sup> for –	2.3	
(i) Contract administration	1.2	
(ii) Site supervision	1.1	
(h) Contingencies	2.9	
Sub-total	32.0	(in September 2002 prices)
(i) Provision for price adjustment	(0.2)	
Total	31.8	(in MOD prices)

/D Arch S .....

<sup>1</sup> Based on the furniture and equipment provided in existing recreational facility of similar scale (e.g. "Tin Ho Road Playground, Area 3A, Tin Shui Wai").

<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 17 of the paper. Subject to approval for 381RO to be upgraded to Category A, D Arch S will direct the necessary works to be carried out.

D Arch S proposes to engage consultants to undertake contract administration and site supervision of the project.

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

<b>Year</b>	<b>\$ million (Sept 2002)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2002 – 03	0.5	1.00000	0.5
2003 – 04	14.4	0.99250	14.3
2004 – 05	11.9	0.99250	11.8
2005 – 06	5.2	0.99250	5.2
	32.0		31.8

10. 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 2006. 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.

11. We estimate the additional annual recurrent expenditure arising from this project to be \$629,000.

## **PUBLIC CONSULTATION**

12. We consulted the Legislative Council "Subcommittee to follow up the outstanding capital works projects of the former municipal councils" on 7 March 2002 on the proposed upgrading of this project to Category A. Members raised no objection to the proposal. We also consulted the Yuen Long District Council on 15 May 2002 on this project. Members strongly supported the project and requested for its early implementation.

**/ENVIRONMENTAL .....**

## ENVIRONMENTAL IMPLICATIONS

13. 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.

14. 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.

15. 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 1 800 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 540 m<sup>3</sup> (30%) on site, 1 200 m<sup>3</sup> (66.7%) as fill in public filling areas<sup>3</sup>, and dispose of 60 m<sup>3</sup> (3.3%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$7,500 for this project (based on a notional unit cost<sup>4</sup> of \$125/m<sup>3</sup>).

/LAND .....

---

<sup>3</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.

**LAND ACQUISITION**

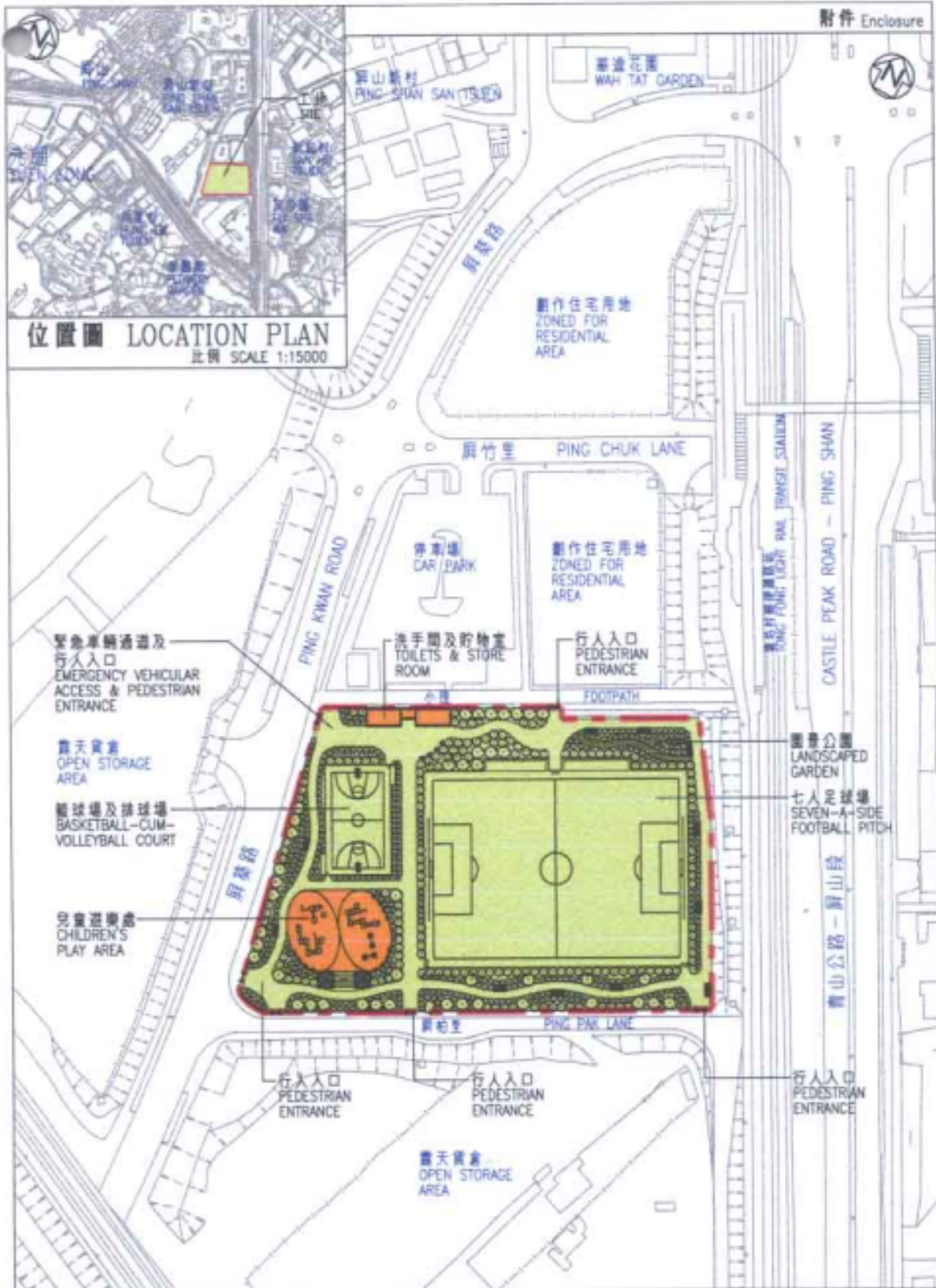
16. The project does not require land acquisition.

**BACKGROUND INFORMATION**

17. We upgraded **381RO** to Category B in March 2002. We engaged a term contractor in September 2002 to carry out site investigation and topographical survey, and consultants in August 2002 to carry out detailed design and tender documentation for the project at a total cost of \$1.2 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 site investigation and topographical survey. The consultants have completed the detailed design and tender documents.

18. We estimate that the proposed works will create 45 jobs with a total of 600 man-months comprising two professional staff, three technical staff and 40 labourers.

-----  
Home Affairs Bureau  
November 2002



title 381R0  
元朗屏山的  
鄰舍休憩用地  
LOCAL OPEN SPACE  
IN PING SHAN, YUEN LONG

drawn by	S.K. PANG	date	30.10.2002
approved	T. LEE	date	30.10.2002
office	ARCHITECTURAL BRANCH		

drawing no.	scale
AB/5064/XA001	1:1500
 ARCHITECTURAL SERVICES DEPARTMENT	