

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

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

#### 373RO – District open space in Area 7, Tung Chung

Members are invited to recommend to Finance Committee the upgrading of **373RO** to Category A at an estimated cost of \$58.7 million in money-of-the-day prices for the development of a district open space in Area 7, Tung Chung.

### PROBLEM

We need to provide public open space and recreational facilities in Tung Chung.

### PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **373RO** to Category A at an estimated cost of \$58.7 million in money-of-the-day (MOD) prices for the development of a district open space in Area 7, Tung Chung.

### PROJECT SCOPE AND NATURE

3. The project site is about 18 175 square metres in size and the scope<sup>1</sup> of **373RO** comprises –

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<sup>1</sup> No carparking spaces will be provided under **373RO** given the accessibility of the site to local residents and students of schools nearby.

- (a) a seven-a-side artificial turf football pitch with a covered spectator stand for 100 persons;
- (b) two basketball-cum-volleyball courts;
- (c) a children's play area with innovative play equipment;
- (d) landscaped area with sitting-out facilities; and
- (e) ancillary facilities, including toilets, changing rooms and a store room.

———— A site plan is at the Enclosure. We plan to start the construction works in February 2003 for completion in April 2005.

## JUSTIFICATION

4. Tung Chung is a fast growing new town. Its population will substantially increase by 126% from 42 000 in 2002 to 95 000 in 2011. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of 84 000 square metres of public open space for the current population in Tung Chung. At present, there is no public open space or recreational facilities provided by the Leisure and Cultural Services Department in Tung Chung. There is a strong demand for leisure facilities from the local residents.

5. Apart from the recreational facilities provided in public housing estates in Tung Chung, there are some recreational facilities in the nearby private housing estates which are often reserved for the exclusive use of their own residents. That said, there are no large scale public recreational facilities and local residents can only make use of the Tsing Yi Sports Ground and the Tsing Yi Park. Both venues are located in the Kwai Tsing District and it takes about 20-minute travelling time by the Mass Transit Railway to reach these venues. The proposed project will help to relieve the shortfall in recreational facilities in the district.

6. The proposed project is adjacent to some residential developments, namely, Coastal Skyline, Seaview Crescent and Tung Chung Crescent. Fu Tung Estate, Yu Tung Court, and Caribbean Coast are also in the vicinity. There are three primary schools (Po On Commercial Association Wan Ho Kan Primary School, Ching Chung Hau Po Woon Primary School, and Ling Liang Church Sau Tak Primary School) and three secondary schools (Po Leung Kuk Mrs. Ma Kam Ming Cheung Fook Sien College, Ho Yu College and Ling Liang Church E Wun Secondary School) nearby. We expect the proposed open space to become a

/popular .....

popular leisure venue for the local community. The football pitch and basketball-cum-volleyball courts to be provided under the project will be well patronised by the nearby students.

## FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$58.7 million in MOD prices (see paragraph 8 below), made up as follows –

|                                          | <b>\$ million</b> |                               |
|------------------------------------------|-------------------|-------------------------------|
| (a) Site formation                       | 5.9               |                               |
| (b) Building                             | 5.6               |                               |
| (c) Building services                    | 5.8               |                               |
| (d) Drainage and external works          | 29.2              |                               |
| (e) Soft landscaping works               | 4.2               |                               |
| (f) Furniture and equipment <sup>2</sup> | 0.2               |                               |
| (g) Consultants' fees <sup>3</sup> for – | 3.0               |                               |
| (i) Contract administration              | 1.1               |                               |
| (ii) Site supervision                    | 1.9               |                               |
| (h) Contingencies                        | 5.3               |                               |
|                                          | <hr/>             |                               |
| Sub-total                                | 59.2              | (in September<br>2002 prices) |
| (i) Provision for price adjustment       | (0.5)             |                               |
|                                          | <hr/>             |                               |
| Total                                    | 58.7              | (in MOD prices)               |
|                                          | <hr/>             |                               |

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<sup>2</sup> Based on the furniture and equipment provided in existing recreational facility of similar scale (e.g. 362RO "Quarry Bay Park – phase 2 (stage 1)").

<sup>3</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 16 of the paper. Subject to approval for 373RO 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.

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

| Year      | \$ million<br>(Sept 2002) | Price<br>adjustment<br>factor | \$ million<br>(MOD) |
|-----------|---------------------------|-------------------------------|---------------------|
| 2002 – 03 | 0.5                       | 1.00000                       | 0.5                 |
| 2003 – 04 | 20.2                      | 0.99250                       | 20.0                |
| 2004 – 05 | 24.2                      | 0.99250                       | 24.0                |
| 2005 – 06 | 8.8                       | 0.99250                       | 8.7                 |
| 2006 – 07 | 5.5                       | 0.99250                       | 5.5                 |
|           | 59.2                      |                               | 58.7                |

9. 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.

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

## **PUBLIC CONSULTATION**

11. We consulted the Islands District Council on 25 March 2002 on the scope and layout design of 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 agreed that the project should be implemented as early as possible.

## ENVIRONMENTAL IMPLICATIONS

12. This is a non-designated project under the Environmental Impact Assessment Ordinance. The project will unlikely give 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. D Arch S will require the contractor 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 4 080 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 1 260 m<sup>3</sup> (30.9%) on site, 2 700 m<sup>3</sup> (66.2%) as fill in public filling areas<sup>4</sup>, and dispose of 120 m<sup>3</sup> (2.9%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$15,000 for this project (based on a notional unit cost<sup>5</sup> of \$125/m<sup>3</sup>).

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<sup>4</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>5</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**

15. The project does not require land acquisition.

**BACKGROUND INFORMATION**

16. We upgraded **373RO** to Category B in October 2001. We engaged a term contractor in January 2000 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 \$1.9 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.

17. We estimate that the proposed works will create some 48 jobs with a total of 1 100 man-months comprising two professional staff, three technical staff and 43 labourers.

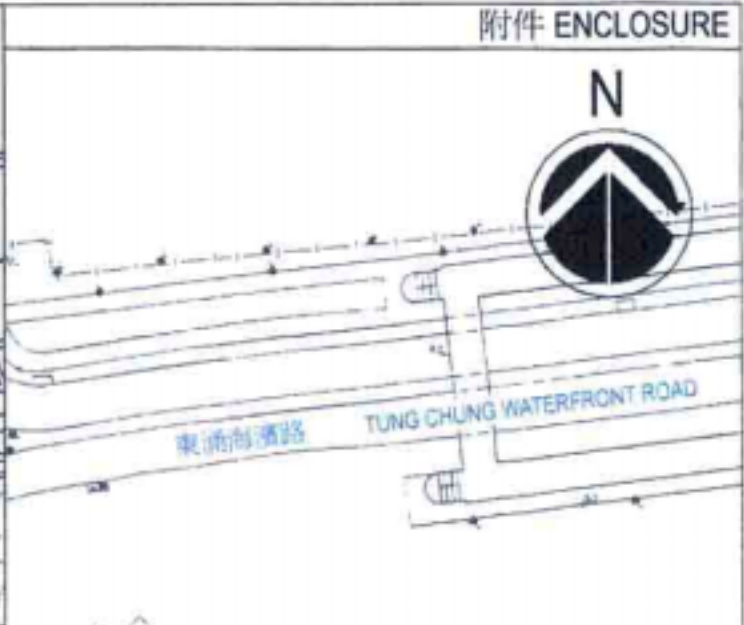
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Home Affairs Bureau  
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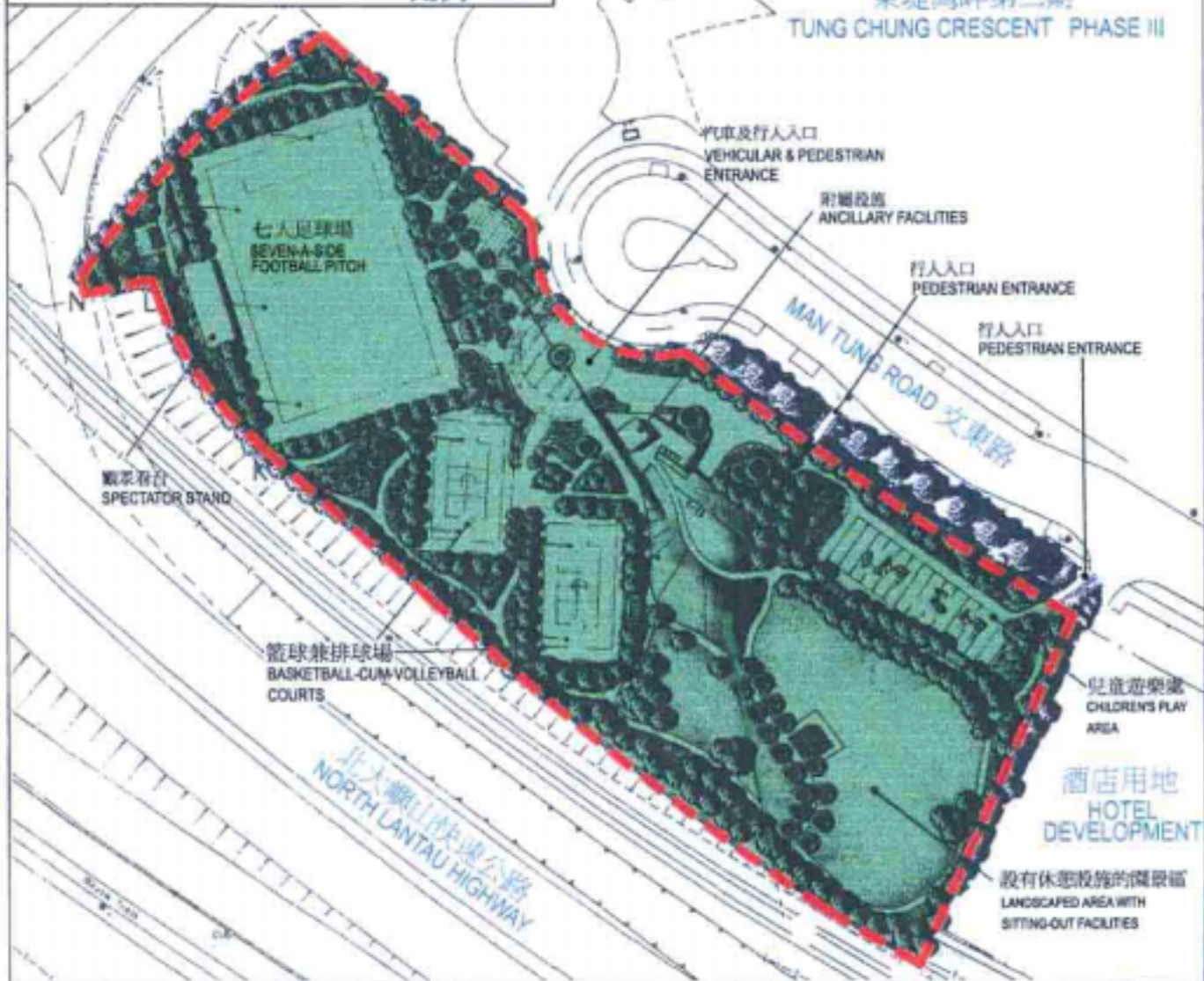


位置圖

LOCATION PLAN  
比例 1:1500



東堤灣畔第三期  
TUNG CHUNG CRESCENT PHASE III



373RO

東涌第 7 區的地區休憩用地

DISTRICT OPEN SPACE  
IN AREA 7, TUNG CHUNG

drawn by

K.Y. CHAN

approved

M. NICOLSON

office

ARCHITECTURAL BRANCH

date

9/12/02

date

9/12/02

drawing no.

AB/5097/XA101

scale

1:1000



ARCHITECTURAL  
SERVICES  
DEPARTMENT