

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

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

#### **386RO – District open space in Area 18, Tuen Mun**

Members are invited to recommend to Finance Committee the upgrading of **386RO** to Category A at an estimated cost of \$35.2 million in money-of-the-day prices for the development of a district open space in Area 18, Tuen Mun.

### PROBLEM

We need to provide more public open space in the Tuen Mun District.

### PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **386RO** to Category A at an estimated cost of \$35.2 million in money-of-the-day (MOD) prices for the development of a district open space in Area 18, Tuen Mun.

### PROJECT SCOPE AND NATURE

3. The project site is about 14 200 square metres in size and the scope of **386RO** comprises the construction of a waterfront promenade with the following facilities –

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- (a) a jogging trail and walkway;
- (b) fitness stations for different age groups and rain shelters;
- (c) two children's play areas with innovative play equipment;
- (d) landscaped area;
- (e) pavilions with sitting-out facilities; and
- (f) ancillary facilities, including a meter room and a store room.

———— A site plan is at the Enclosure. Since the China Light and Power Company Limited (CLP) will occupy part of the northern portion of the project site for some temporary works, we plan to implement the project in two phases. Phase 1 works, covering the southern portion of the project site, will start in May 2003 for completion in September 2004. Upon completion of CLP's temporary works, phase 2 works, covering the northern portion of the project site, will start in October 2004 for completion in June 2005.

## **JUSTIFICATION**

4. The current population of Tuen Mun is about 540 000. As a reference, the Hong Kong Planning Standards and Guidelines suggest a provision of 1 080 000 square metres of public open space in the district. The current provision of 720 000 square metres of public open space is well patronised by local residents and insufficient to meet the local need.

5. The project site is adjacent to three large housing estates (namely, the Lung Mun Oasis, Glorious Garden and Sun Tuen Mun Centre) congregating along the Tuen Mun River Channel. In addition, there are three schools namely – The Church of Christ in China Hoh Fuk Tong Primary School, Ju Ching Chu Secondary School and Yan Chai Hospital No. 2 Secondary School. We anticipate that the proposed waterfront promenade will be well patronised by the nearby 44 000 residents and 2 800 students.

6. The proposed project will complement the facilities provided in two nearby public open spaces. The Wu Shan Recreation Playground, about 97 400 square metres in size, is connected with the project site at its southern end. It provides mainly active recreational facilities including an 11-a-side artificial turf football pitch, four basketball courts, a cycling centre, three fitness stations, two children's play areas and a road safety town. The Wu Shan Road Garden involves a ten-minute walk from the project site. It is a small rest garden of 4 800 square metres in size comprising mainly landscaped area and sitting-out facilities. Both venues are very popular and heavily patronised by local residents. The proposed project, comprising mainly passive facilities, will complement the active facilities in the Wu Shan Recreation Playground to cater for the different needs of local residents.

7. Apart from providing a leisure venue, the extensive landscaped area and plantings to be provided under this project will greatly improve the living environment as well as beautify the area.

## FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$35.2 million in MOD prices (see paragraph 9 below), made up as follows –

	<b>\$ million</b>
(a) Site formation	3.6
(b) Building	0.7
(c) Building services	3.3
(d) Drainage and external works	19.0
(e) Soft landscaping works	2.6
(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. 363RO "Promenade and adjoining district open space in Siu Sai Wan").

	<b>\$ million</b>	
(g) Consultants' fees <sup>2</sup> for –	2.9	
(i) Contract administration	1.0	
(ii) Site supervision	1.9	
(h) Contingencies	3.2	
Sub-total	35.4	(in September 2002 prices)
(i) Provision for price adjustment	(0.2)	
Total	35.2	(in MOD prices)

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>
2003 – 04	6.0	0.99250	6.0
2004 – 05	17.0	0.99250	16.9
2005 – 06	7.0	0.99250	6.9
2006 – 07	5.4	0.99250	5.4
	<u>35.4</u>		<u>35.2</u>

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<sup>2</sup> The consultants' fees form an optional part of the lump-sum price quoted by the consultant selected to carry out detailed design and tender documentation as mentioned in paragraph 17 of the paper. Subject to approval for 386RO to be upgraded to Category A, D Arch S will direct the necessary works to be carried out.

10. 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 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.

11. We estimate the annual recurrent expenditure arising from this project to be \$1.1 million.

## **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 Tuen Mun District Council on the scope and design of the project on 26 August 2002 and 28 October 2002. Members strongly supported the project and urged for its early implementation.

## **ENVIRONMENTAL IMPLICATIONS**

13. This is a non-designated project under the Environmental Impact Assessment Ordinance. The project will not cause long 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.

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. 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 2 630 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 850 m<sup>3</sup> (32.3%) on site, 1 550 m<sup>3</sup> (58.9%) as fill in public filling areas<sup>3</sup>, and dispose of 230 m<sup>3</sup> (8.8%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$28,750 for this project (based on a notional unit cost<sup>4</sup> of \$125/m<sup>3</sup>).

## LAND ACQUISITION

16. The project does not require land acquisition.

## BACKGROUND INFORMATION

17. We upgraded **386RO** to Category B in April 2002. We engaged a term contractor in August 2002 to carry out topographical survey and a consultant in October 2002 to carry out detailed design and tender documentation for the project at a total cost of \$1.5 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 and the consultant is finalising the detailed design and tender documents.

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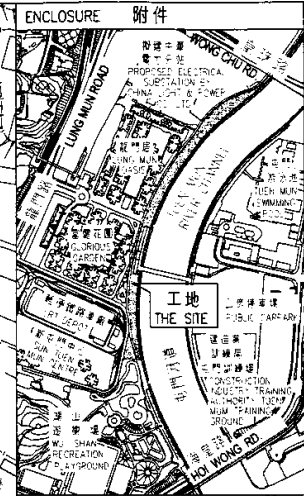
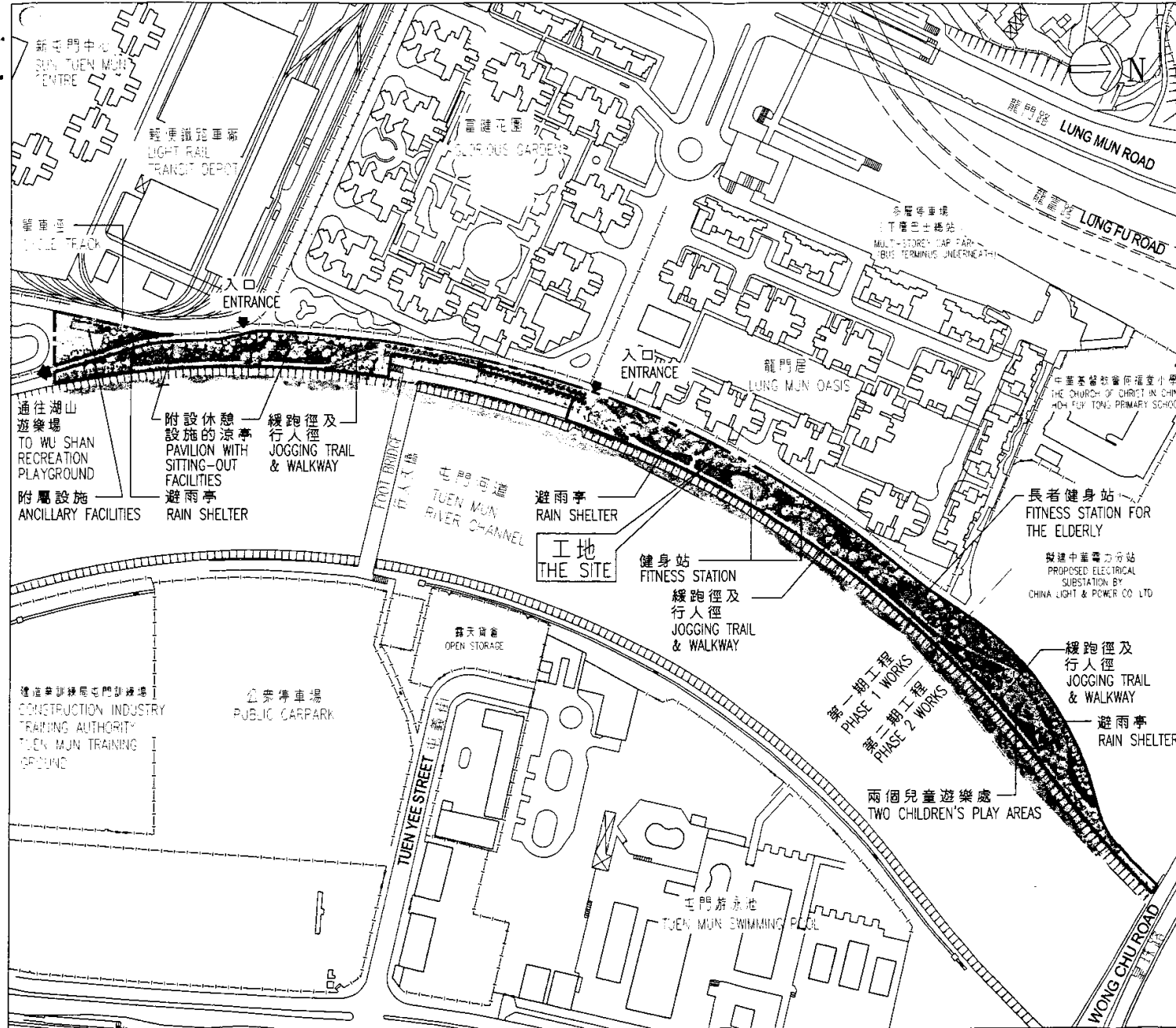
<sup>3</sup> A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

<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.

18. We estimate that the proposed works will create some 35 jobs comprising five professional/technical staff and 30 labourers, totalling 680 man-months.

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Home Affairs Bureau  
January 2003



ENCLOSURE 附件  
 LOCATION PLAN  
 工地位置圖  
 SCALE(比例尺) 1:10000

drawn	S.C. LI
checked	KRISTY CHAN
approved	
Chief Architect	
Senior Landscape Architect	
Project Landscape Architect	date

title  
 386R0  
 屯門第18區的地區休憩用地  
 DISTRICT OPEN SPACE  
 IN AREA 18, TUEN MUN

drawing no.	scale
AB/3329/SK001	1:2000

office  
 ARCHITECTURAL BRANCH

