

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

383RO – Additional open space adjacent to Tsuen Wan Town Hall

Members are invited to recommend to Finance Committee the upgrading of **383RO** to Category A at an estimated cost of \$28.5 million in money-of-the-day prices for the development of an additional open space adjacent to Tsuen Wan Town Hall in Tsuen Wan.

PROBLEM

We need to provide more public open space in Tsuen Wan District.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **383RO** to Category A at an estimated cost of \$28.5 million in money-of-the-day (MOD) prices for the development of additional open space adjacent to Tsuen Wan Town Hall (TWTH) in Tsuen Wan.

PROJECT SCOPE AND NATURE

3. The project site area is about 11 300 square metres (m²) in size and the scope of **383RO** comprises –

/(a)

- _____
- (a) closure of an existing public road linking Yuen Tun Circuit and Tai Ho Road (hatched red on the site plan at the Enclosure);
- _____
- (b) construction of a section of a new public road of about 100 metres long¹ (colored grey on the site plan at the Enclosure) to replace the existing public road referred to in paragraph 3(a) above upon its closure; and
- (c) construction of an open space to provide the following facilities –
- (i) a landscaped theme garden with sitting-out facilities;
 - (ii) a multi-purpose activities area to cater for activities such as small-scale carnivals and open-air performances;
 - (iii) a landscaped amenity strip²;
 - (iv) 22 carparking spaces (18 for private cars and four for coaches); and
 - (v) ancillary facilities including a store room and a dressing room.

_____ A site plan is at the Enclosure. We plan to construct the new public road referred to in paragraph 3(b) above in November 2003 before we proceed with the closure of the existing public road. Construction of the proposed open space will tie in with these road works for overall project completion by December 2005.

/JUSTIFICATION

¹ The Highways Department will be the works agent responsible for construction of the new public road.

² The amenity strip is an area reserved for the future construction of two footbridges linking Skyline Plaza and Yuen Tun Circuit. Construction of these two footbridges will be funded separately.

JUSTIFICATION

4. The Tsuen Wan District has a population of about 290 000. As a reference, the Hong Kong Planning Standards and Guidelines suggest a provision of 580 000 m² of public open space for the current population in Tsuen Wan. The current provision of about 540 000 m² of public open space in Tsuen Wan is insufficient to meet the local need.

5. The nearest public recreational open space to the project site is the Tsuen Wan Park, which is about 20 minutes' walk from the project site. Covering an area of about 48 000 m², the park provides a children's play area, a children's cycling area, a gateball court, four tennis courts, a chess playing area, fitness stations, a rock garden and a plaza. The recreational and leisure facilities provided in the park are well patronised by local residents. Members of the Tsuen Wan District Council have urged for the early implementation of the project to meet the increasing demand for recreational open space facilities in the District.

6. The site is located in the Tsuen Wan town centre, which is surrounded by commercial buildings, residential estates and a number of schools. It is adjacent to the future KCRC West Rail Tsuen Wan West Station and is well served by buses and public light buses. In addition to providing more recreational open space facilities to the community, the landscaped garden and planting areas to be provided in the project will greatly improve the general living environment in the vicinity of the open space as well as the Tsuen Wan District as a whole. Adjacent to the existing Tsuen Wan Town Hall, the open space will become an integral part of the Town Hall for staging cultural fairs and theme functions. The multi-purpose activity area will provide an outdoor venue for presenting arts, educational and community building programmes. We expect that the proposed open space will become a popular leisure and cultural venue in the District.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project, including the cost for the construction of a section of a new public road, to be \$28.5 million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million
(a) Site works and demolition	5.4
(b) Building	1.2
(c) Building services	1.8

/(d)

	\$ million	
(d) Drainage and external works	12.8	
(e) Soft landscaping works	1.4	
(f) Road works	4.7	
(g) Utility diversion works	0.5	
(h) Contingencies	2.8	
	<hr/> 30.6	(in September 2002 prices)
(i) Provision for price adjustment	(2.1)	
Total	<hr/> 28.5	(in MOD prices)

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

Year	\$ million (Sep 2002)	Price adjustment factor	\$ million (MOD)
2003 – 04	7.1	0.94300	6.7
2004 – 05	13.9	0.93003	12.9
2005 – 06	5.8	0.93003	5.4
2006 – 07	2.7	0.93003	2.5
2007 – 08	1.1	0.93003	1.0
	<hr/> 30.6		<hr/> 28.5

/9.

9. We have derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2003 to 2008. We will deliver the construction works for the proposed open space through a fixed-price lump-sum contract because we can clearly define the scope of works in advance. D Arch S considers the estimated cost for this part of the project reasonable as compared with similar open spaces built by the Government. We will deliver the road works under a standard re-measurement contract because the works involve substantial earthworks, the quantities of which may vary according to actual ground conditions.

10. We estimate the additional annual recurrent expenditure arising from the project to be \$249,000.

PUBLIC CONSULTATION

11. We consulted the Tsuen Wan District Council on the proposed road works and the design of the open space under **383RO** in January 2002 and March 2002 respectively. Members strongly supported the project and urged for its early implementation. The scheme of the new public road was gazetted on 17 May 2002 under Roads (Works, Use and Compensation) Ordinance (Chapter 370). Two objections have been received and the unresolved objections have been submitted to the Chief Executive-in-Council for consideration and decision. The Chief Executive in Council has authorized the works without modification and the notice was published in the Government Gazette on 6 June 2003.

ENVIRONMENTAL IMPLICATIONS

12. The project is not designated under the Environmental Impact Assessment Ordinance. A preliminary environmental assessment was conducted in June 2002 and a Noise Impact Assessment was completed in December 2002, which concluded that the proposed road works would not result in any long-term adverse environmental impact to the nearby sensitive receivers. No noise mitigation measures would be required as the predicted traffic noise levels at the nearby sensitive receivers do not exceed the relevant planning standards. During operation of the proposed open space, the Government will not approve performance that is likely to generate noise levels higher than the relevant noise limits under the Noise Control Ordinance. The future venue users will be required to ensure compliance with the noise limits through the implementation of noise control measures and monitoring of noise levels during performance. To minimise the short-term potential environmental impacts during the construction stage, standard environmental pollution control measures will be implemented through the works contract documents. We have included the cost of these mitigation measures in the project estimate.

13. 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 3 220 cubic metres (m³) of C&D materials. Of these, we will reuse about 900 m³ (28%) on site, 2 170 m³ (67%) as fill in public filling areas³, and dispose of 150 m³ (5%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$18,750 for this project (based on a notional unit cost⁴ of \$125/m³).

LAND ACQUISITION

14. The project does not require land acquisition.

BACKGROUND INFORMATION

15. We upgraded **383RO** to Category B in March 2002. We have engaged a term contractor to complete a topographical survey for the project on behalf of the former Regional Council at a cost of \$11,000, and another term contractor to complete a site investigation at a cost of \$16,000. We charged these amounts to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". D Arch S is finalising the detailed design and tender documents of the proposed project using in-house staff resources.

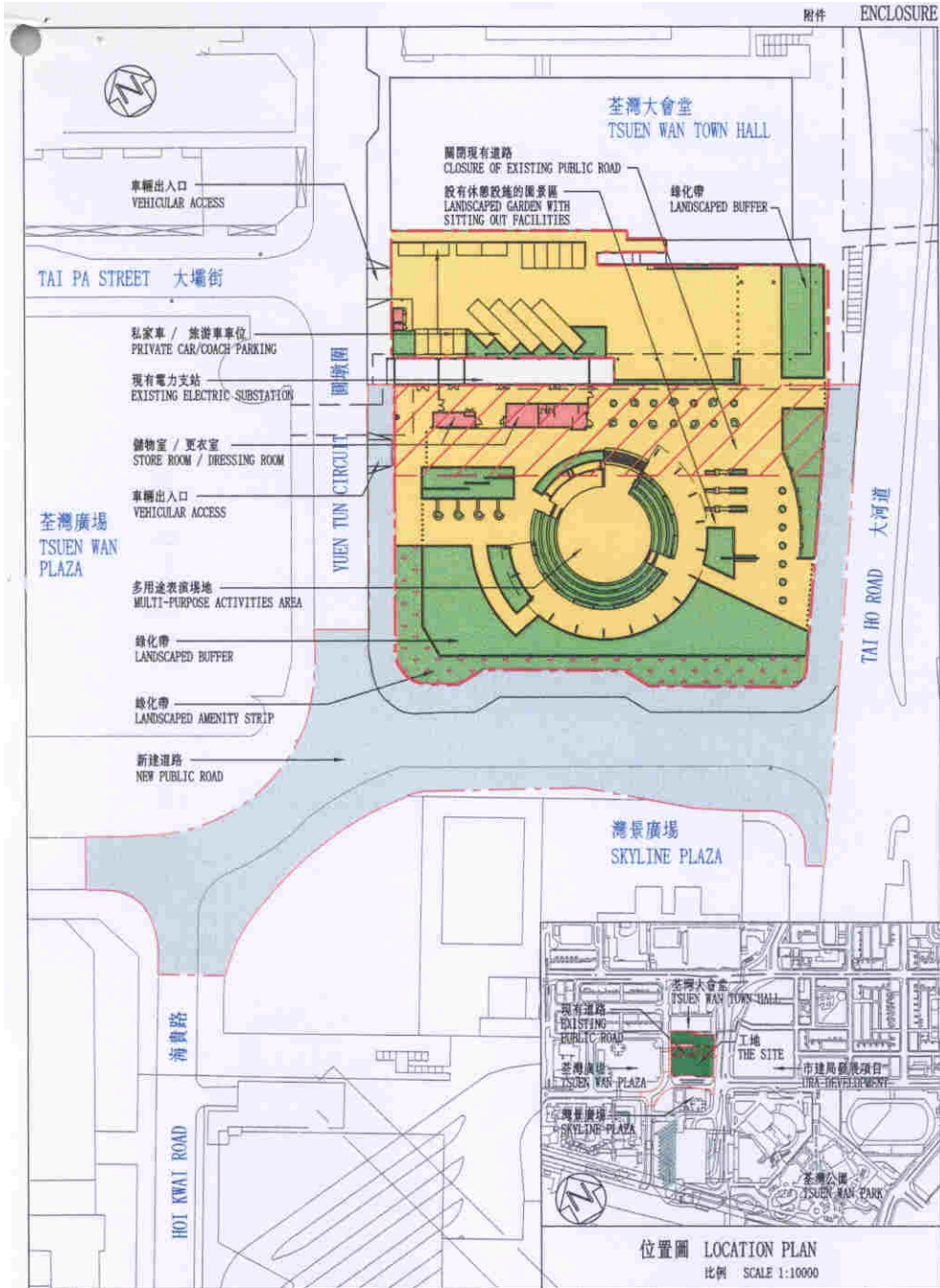
/16.

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 per m³), 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.

16. We estimate that the project will create 35 jobs, comprising two professional staff, six technical staff and 27 labourers, totalling 650 man-months.

Home Affairs Bureau
June 2003



位置圖 LOCATION PLAN
比例 SCALE 1:10000

title 38380 荃灣大會堂毗鄰增闊休憩用地 ADDITIONAL OPEN SPACE ADJACENT TO TSUEN WAN TOWN HALL	drawn by K. SZE-TO	date 09. 06. 2003	drawing no. AB/5063/XA001	scale 1:1000
	approved C. K. LAU	date 16. 06. 2003	 ARCHITECTURAL SERVICES DEPARTMENT	
office ARCHITECTURAL BRANCH				