

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

376RO – Improvement works to Lei Yue Mun Park and Holiday Village

Members are invited to recommend to Finance Committee the upgrading of **376RO** to Category A at an estimated cost of \$81.3 million in money-of-the-day prices for improvement works at the Lei Yue Mun Park and Holiday Village.

PROBLEM

The existing facilities in the Lei Yue Mun Park and Holiday Village (LYMPHV) need to be upgraded to comply with the latest licensing requirements stipulated in the Hotel and Guesthouse Accommodation (H&GA) Ordinance.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **376RO** to Category A at an estimated cost of \$81.3 million in money-of-the-day (MOD) prices for improvement works at the LYMPHV in compliance with the H&GA Ordinance.

/PROJECT

PROJECT SCOPE AND NATURE

3. The LYMPHV covers an area of 20 hectares and comprises six bungalows with a total of 282 lodging units and some recreational activities blocks. The scope of **376RO** comprises the following improvement works to be carried out in the LYMPHV –

- (a) provision of fire services (F.S.) installations, including smoke detection systems, sprinkler systems, F.S. hose reels, street hydrants, fire alarm systems, emergency lighting and pump installations (viz. F.S. pump houses, a set of F.S. water pipes network to the whole LYMPHV, a maintenance access walkway along the proposed F.S. water pipe connecting the proposed F.S. pump house at the junction of Chai Wan Road to the existing reservoir);
- (b) enhancement of building safety, including replacement and/or construction of fire-rated doors and fire-rated walls;
- (c) improvement works in relation to the works in paragraphs 3(a) and (b) above, including resurfacing some affected areas, reprovisioning the children's play equipment in the playground, developing a fitness and Tai Chi area, repairing the existing reservoir, slope stabilization and tree transplanting;
- (d) reprovisioning of drop-off and cycling ground and provision of suitable surface colour code in the ball courts area to ensure better segregation of people from vehicular traffic in the area and to improve the overall traffic arrangement in the LYMPHV; and
- (e) resurfacing of the section of access road from the T-off junction of the road leading from the St. Basil's Primary School to the entrance of the LYMPHV.

A site plan and computer rendered internal/external views of the LYMPHV are at Enclosures 1 and 2 respectively. We plan to start the construction works in May 2004 for completion in August 2006. In order to minimize the inconvenience to the public, the LYMPHV will only be partially closed during construction.

/JUSTIFICATION

JUSTIFICATION

4. The LYMPHV was a barrack built in the early twentieth century. It was handed over to the then Urban Services Department for management in 1987 upon conversion into a holiday camp. Under the management of the Leisure and Cultural Services Department (LCSD), the LYMPHV is a popular holiday camp with 172 011 campers and an overall usage rate of 87.6% in 2002 – 03.

5. Starting from 1991, the operation of holiday camps has been regulated by the H&GA Ordinance, for which the Home Affairs Department (HAD) is the enforcement and licensing authority. During the period from 1991 to 30 June 1998, all holiday camps were issued with a Certificate of Exemption. Upon the expiry of the exemption period, the HAD issued an annual licence under the H&GA Ordinance with a schedule specifying the upgrading works required for completion before a full licence is issued.

6. In order to comply with HAD's requirement, LCSD has drawn up a range of upgrading works to be carried out in the LYMPHV. During the operation of the holiday camp, HAD has carried out site inspection periodically to ensure that upgrading works are in progress according to the schedule. As such, we need to complete the upgrading works for full compliance with the licensing requirements.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$81.3 million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million	
(a) Geotechnical works	4.8	
(b) Building	14.6	
(c) Building services	20.4	
(d) Drainage and external works	36.1	
(e) Contingencies	7.6	
Sub-total	83.5	(in September 2003 prices)

/(f)

(f) Provision for price adjustment	(2.2)	
Total	81.3	(in MOD prices)

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

Year	\$ million (Sep 2003)	Price adjustment factor	\$ million (MOD)
2004 – 05	10.0	0.98225	9.8
2005 – 06	24.0	0.97734	23.5
2006 – 07	25.0	0.97245	24.3
2007 – 08	16.0	0.96759	15.5
2008 – 09	8.5	0.96638	8.2
	83.5		81.3

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 2004 to 2009. We intend to award the contract on a lump-sum basis with provision for price fluctuation as the contract period will be more than 21 months. D Arch S considers the estimated project cost reasonable as compared with similar improvement projects carried out by the Government.

10. We estimate the additional annual recurrent expenditure arising from this project to be \$90,000.

PUBLIC CONSULTATION

11. We consulted the Eastern District Council on the scope and the implementation schedule of the project in September 2003. Members supported the implementation of the project.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

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

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. 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. 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.

15. We estimate that the project will generate about 4 000 cubic metres (m³) of C&D materials. Of these, we will reuse about 700 m³ (17.5%) on site, 2 800 m³ (70.0%) as fill in public filling areas¹, and dispose of 500 m³ (12.5%) at 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 cost² of \$125/m³).

/LAND

¹ 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.

² 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/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.

LAND ACQUISITION

16. The project does not require land acquisition.

BACKGROUND INFORMATION

17. We upgraded **376RO** to Category B in November 2001. We engaged consultants to undertake a preliminary environmental review, a ground investigation, drafting services for contract documentation and typographical survey at a total cost of \$1.08 million. We have charged 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". D Arch S is preparing the detailed design and tender documents of the proposed project using in-house staff resources.

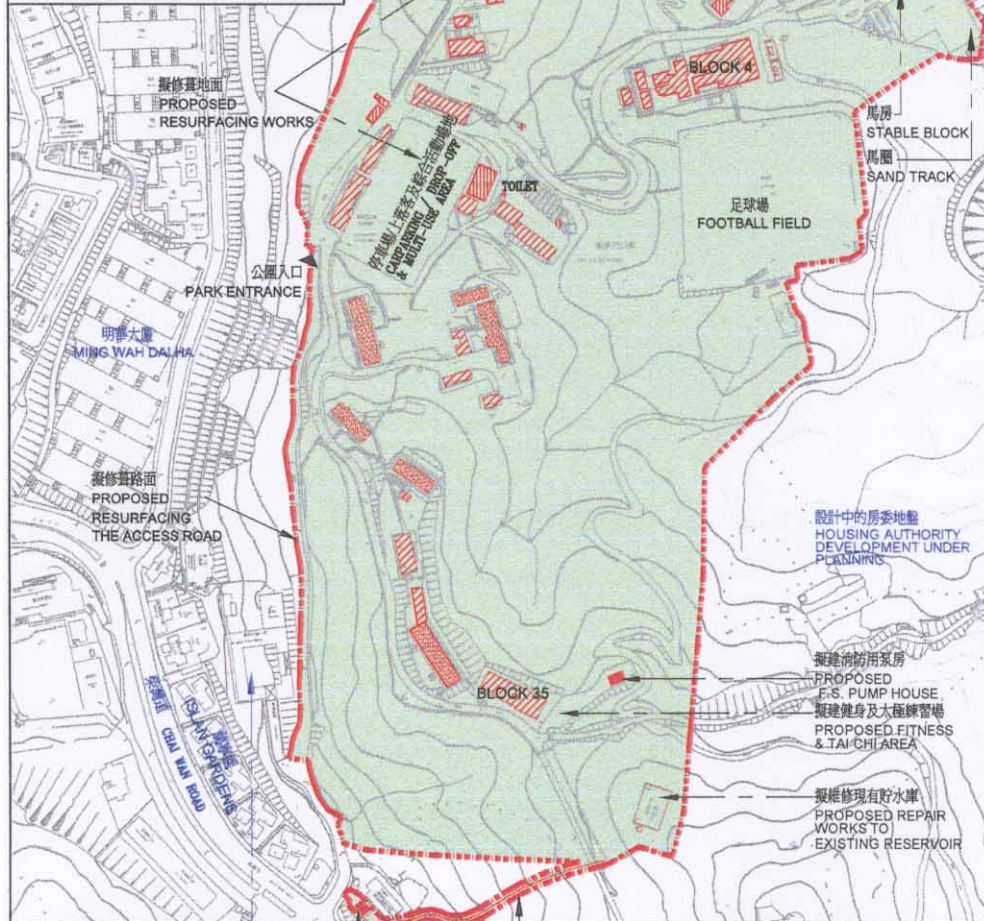
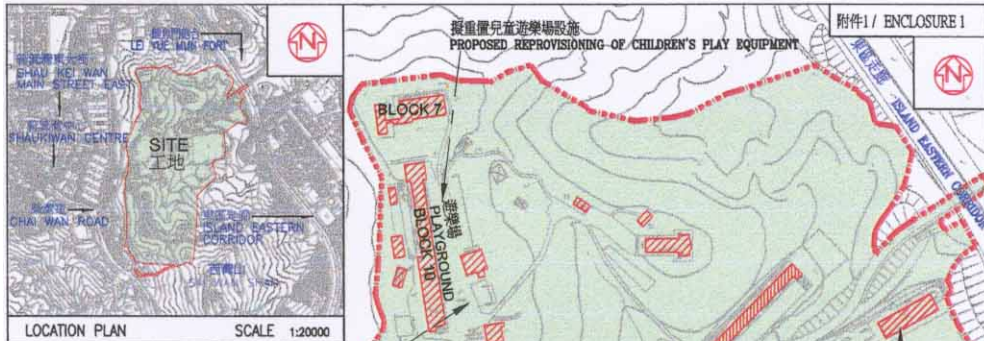
18. The proposed improvement works at the LYMPHV will involve removal of 18 trees, including five trees to be felled and 13 trees to be transplanted elsewhere. All trees to be removed are not important trees³. We will incorporate planting proposals as part of the project, including estimated quantities of five trees, 120 shrubs, 200 groundcovers and 50 climbers.

19. We estimate that the project will create some 60 jobs, comprising five professional/technical staff and 55 labourers, totalling 1 300 man-months.

Home Affairs Bureau
November 2003

³ Important trees include trees on the Register of Old and Valuable Trees, and any other trees which meet one or more of the following criteria –

- (a) trees over 100 years old;
- (b) trees of cultural, historical or memorable significance;
- (c) trees of precious or rare species;
- (d) trees of outstanding form; or
- (e) trees with trunk diameter excluding one metre (measured at one metre above ground level).



SITE BOUNDARY 工地範圍	DORMITORY 宿舍	ANCILLARY FACILITIES & OTHERS 輔助設施及其他	擬建消防用泵房 PROPOSED F.S. PUMP HOUSE	擬建消防用水管及建維修通道 PROPOSED F.S. WATER PIPE AND MAINTENANCE ACCESS WALKWAY
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title 376RO 鯉魚門公園及渡假村改善工程 IMPROVEMENT WORKS TO LEI YUE MUN PARK AND HOLIDAY VILLAGE	drawn by C K MAK date 18.09.03	drawing no. AB/6204/XA001 scale 1:3500
	approved C Y CHAN date 18.09.03	建築署 ARCHITECTURAL SERVICES DEPARTMENT
	office ARCHITECTURAL BRANCH	



食堂室內透視圖(位於第四座)
INTERNAL VIEW OF CANTEEN AT BLOCK 4



兒童遊樂場(位於第十座)
CHILDREN'S PLAY EQUIPMENT AT BLOCK 10

title 376RO 鯉魚門公園及渡假村改善工程 IMPROVEMENT WORKS TO LEI YUE MUN PARK AND HOLIDAY VILLAGE	drawn by C K MAK	date 19.09.03	drawing no. AB/6204/XA002	scale N.T.S.
	approved C Y CHAN	date 19.09.03	 建築署 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			