

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

385RO – Tsim Sha Tsui Promenade Beautification Project

Members are invited to recommend to Finance Committee the upgrading of **385RO** to Category A at an estimated cost of \$183.2 million in money-of-the-day prices for the Tsim Sha Tsui Promenade Beautification Project.

PROBLEM

There is a need to enhance the attractiveness of the Tsim Sha Tsui Promenade (the Promenade) as a popular scenic spot for both local citizens and tourists.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Economic Development and Labour, proposes to upgrade **385RO** to Category A at an estimated cost of \$183.2 million in money-of-the-day (MOD) prices for the beautification works of the Promenade.

PROJECT SCOPE AND NATURE

3. The Promenade is about 1.6 kilometres long with a total site area of

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approximately 5.0 hectares. It includes the open area south of Salisbury Road from Tsim Sha Tsui Star Ferry Pier (the Pier), the Hong Kong Cultural Centre, the Hong Kong Space Museum, the Hong Kong Museum of Art, and the promenade along the Tsim Sha Tsui East Waterfront up to the International Mail Centre.

4. The project scope of **385RO** comprises -
 - (a) Concourse outside the Pier (Site A)
 - (i) replacement of the existing temporary structure and paving; and
 - (ii) general improvement to the existing public toilet adjacent to the Star Ferry; and
 - (b) Open area near the Hong Kong Cultural Centre, the Hong Kong Space Museum and the Hong Kong Museum of Art (Site B)
 - (i) general improvement including provision of space for street performance and outdoor activities, landscaping, paving, street lighting, street furniture such as signage and interactive information boards providing readily accessible information to tourists, and shade structures;
 - (ii) reprovisioning of the existing Neighbourhood Police Office; and
 - (iii) general improvement to the existing colonnade; and
 - (c) The Avenue of Stars¹ (Site C) and the Kowloon Canton Railway Corporation (KCRC) East Rail Extensions works area (Site E)

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¹ The Avenue of Stars is a tourism initiative jointly undertaken by the Hong Kong Tourism Board and the Hong Kong Film Awards Association, with the support of the Tourism Commission and the Leisure and Cultural Services Department. It is a landmark paving project to commemorate the achievement of the film industry in Hong Kong and worldwide. It is funded and constructed by New World Development Co. Ltd. Works have started in June 2003 and will be completed in the second quarter of 2004. We briefed the Legislative Council (LegCo) Panel on Economic Services on the project on 26 May 2003 and Members supported the project.

general improvement including paving, landscaping, provision of street lighting and street furniture such as signage and interactive information boards; and

- (d) The waterfront between the Avenue of Stars and the KCRC East Rail Extensions works area (Site D)

general improvement including paving, landscaping and street lighting, provision of an alfresco dining / cafeteria area, shade structures and street furniture such as interactive information boards.

5. A site plan is at Enclosure 1. A three-dimensional perspective drawing for the open area outside the Hong Kong Cultural Centre at Site B and the alfresco dining area at Site D after the completion of works is at Enclosure 2. We plan to start the construction works in August 2004 for completion in April 2006.

JUSTIFICATION

6. Tourism is one of Hong Kong's key economic drivers. The Government is committed to developing new tourism products and enhancing existing facilities to sustain the long-term development of the tourism industry in Hong Kong. The Promenade, stretching from the Pier to the International Mail Centre, commands a spectacular view of the Victoria Harbour and is a popular site for both the local community and tourists. There are walkways, open plazas, landscaped areas, piers, shops, hotels, museums and cultural facilities along the Promenade. Some of the facilities of the Promenade are quite old and their designs are not aesthetically consistent with one another. To improve the attractiveness of the area, the Promenade needs a facelift.

7. In view of the importance of the Promenade at the heart of Victoria Harbour, the Tourism Commission launched an open competition entitled "Pride of Hong Kong – Tsim Sha Tsui Promenade Beautification" in June 2000 and invited innovative design concepts for landscape improvements to the Promenade. The winning entry is one based on a theme of the "Dragon". This theme forms the basis of the design concept for this project. Beautification of the Promenade will turn the place into a landmark attraction for tourists and an ideal place for visitors to enjoy the superb views of the Victoria Harbour. The beautification project would provide a model for landscaping improvements to other tourism areas.

8. KCRC has undertaken to re-provision Site E, currently used as a works area for the KCRC East Rail Extensions, based on a design approved by the then Urban Council. However, to achieve a unified design along the whole Promenade, we now require KCRC to adopt the design for the rest of the Promenade in the re-provisioning works. To avoid abortive works, we intend to entrust the works for this portion of the Promenade to KCRC at an estimated cost of \$21.4 million (including on-cost and contingencies). KCRC will refund the estimated cost of the original reinstatement works of \$11.4 million to the Government. KCRC will complete the re-provisioning works by mid-2004.

9. Complementary to this project, the construction of the 'Avenue of Stars', donated by New World Development Co. Ltd., commenced in June 2003. Members of the Legislative Council (LegCo) Panel on Economic Services supported this project when we briefed them on its development on 26 May 2003.

FINANCIAL IMPLICATIONS

10. We estimate the cost of the project to be \$183.2 million in MOD prices (see paragraph 11 below), made up as follows –

	\$ million
(a) Site preparation	9.6
(b) Building	16.4
(c) Building services	39.3
(d) Drainage and external works	82.7
(e) Consultants' fees for –	3.5
(i) site supervision	2.8
(ii) design of interactive information boards	0.7
(f) Site E (to be entrusted to KCRC)	18.5

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(g) On-cost ² payable to KCRC	1.0	
(h) Contingencies	16.9	
Sub-total	187.9	(in September 2003 prices)
(i) Provisions for price adjustment	(4.7)	
Total	183.2	(in MOD prices)

D Arch S proposes to engage consultants to set up interactive information boards along the promenade and undertake site supervision of the project. A breakdown of the estimate for consultants' fees is at Enclosure 3.

11. Subject to approval, we will phase the expenditure as follows -

Year	\$ million (Sept 2003)	Price Adjustment Factor	\$ million (MOD)
2004 – 05	30.0	0.98225	29.5
2005 – 06	60.0	0.97734	58.6
2006 – 07	70.0	0.97245	68.1
2007 – 08	27.9	0.96759	27.0
	187.9		183.2

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² Subject to further negotiation with KCRC, an on-cost estimated at 14% of the base cost (i.e. the difference between item (f) of paragraph 10 and the \$11.4 million to be refunded to the Government from KCRC) will be payable to KCRC. As the design of Site E is provided by D Arch S, the on-cost rate payable to KCRC is lower than the normal rate of 16.5% for entrustment works.

12. 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 2008. We will deliver the works through a fixed-price lump-sum contract as the contract period will be less than 21 months and 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 projects built by the Government.

13. At present, the recurrent expenditure for the Promenade is \$4.6 million. We estimate the annual recurrent expenditure upon completion of the project to be \$5.4 million.

PUBLIC CONSULTATION

14. We consulted the Yau Tsim Mong District Council, the Town Planning Board and the Tourism Strategy Group in February 2003, June 2003 and September 2003 respectively. Members supported the proposed works. We also briefed the LegCo Panel on Economic Services on the proposed project on 16 December 2003. Members supported the project.

ENVIRONMENTAL IMPLICATIONS

15. This is not a designated project under the Environmental Impact Assessment Ordinance. The project will provide more greenery, open space and energy-efficient lighting and will therefore have a positive environmental impact in the long term. 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.

16. 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 design to reduce temporary formwork and construction waste. These include proprietary fittings and fixtures. We will use suitable excavated materials for filling within the 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.

17. 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.

18. We estimate that the proposed works will generate about 5 491 cubic metres (m³) of C&D materials. Of these, we will reuse 213 m³ (3.9%) on site, 4 630 m³ (84.3%) as fill in public filling areas³, and dispose of 648 m³ (11.8%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$81,000 for this project (based on a notional unit cost⁴ of \$125/m³).

LAND ACQUISITION

19. The project does not require land acquisition.

BACKGROUND INFORMATION

20. We upgraded **385RO** to Category B in April 2002. We engaged consultants to carry out topographical survey and site investigation, and building services design work at a total cost of \$4.0 million. We charged these to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The consultants have completed the site survey and investigation, and the building services design work. D Arch S has completed the tender documentation with in-house staff resources.

21. The proposed works will not involve any tree removal proposal. We will incorporate planting proposal as part of the project, including estimated quantities of 100 trees, 10 100 shrubs and 12 000 annuals.

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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 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.

22. We estimate that the project will create some 185 jobs, comprising 15 professional/technical staff and 170 labourers, totalling 2 750 man-months.

Tourism Commission
Economic Development and Labour Bureau
February 2004



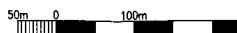
工地A
Site A
天星小輪碼頭入口處
Concourse Outside Star Ferry Pier


工地B
Site B
香港文化中心、香港太空館
及香港藝術館附近空地
Open Area Near The Hong Kong Cultural
Centre, The Hong Kong Space Museum
And The Hong Kong Museum Of Art

工地C(星光大道)
Site C (Avenue of Stars)

工地D
Site D
露天餐廳
Alfresco Dining

工地E
(九廣鐵路東鐵支線工地)
Site E (KCRC East Rail
Extensions Works Area)




附件一 ENCLOSURE 1										
drawn	T.W. PONG									
checked	M.W. WONG									
approved	<table border="0"> <tr> <td>Chief Architect</td> <td>_____</td> <td>S.TANG</td> </tr> <tr> <td>Senior Architect</td> <td>_____</td> <td>R.FANG</td> </tr> <tr> <td>Project Architect</td> <td>_____</td> <td>D.LOSON</td> </tr> </table>	Chief Architect	_____	S.TANG	Senior Architect	_____	R.FANG	Project Architect	_____	D.LOSON
Chief Architect	_____	S.TANG								
Senior Architect	_____	R.FANG								
Project Architect	_____	D.LOSON								
contract no.										
file no.	ASD 52/6369/TC/903									
project no.	385R0									
project title 尖沙咀海濱長廊 美化計劃 TSIM SHA TSUI PROMENADE BEAUTIFICATION PROJECT										
drawing no.	AB/6369/GZ/001									
scale	1:5000									
19-01-2004										
office ARCHITECTURAL BRANCH										
 ARCHITECTURAL SERVICES DEPARTMENT										



香港文化中心外的露天場地
OPEN AREA OUTSIDE THE HONG KONG CULTURAL CENTRE



位於工地D的露天餐廳
ALFRESCO DINING AREA AT SITE D

Title 385R0 尖沙咀海濱長廊 美化工程 TSEM SHA TSUI PROMENADE BEAUTIFICATION PROJECT	drawn by S. LAU	date 31.10.2003	drawing no. AB/6369/GZ/002	scale N.T.S.
	approved J. YUNG	date 31.10.2003	18-01-04	
	office ARCHITECTURAL BRANCH	 ARCHITECTURAL SERVICES DEPARTMENT		

385RO – Tsim Sha Tsui Promenade Beautification Project

Breakdown of estimate for consultants' fees

Consultants' staff cost			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
(a)	Design of interactive information boards (Note 2)	Professional	2.6	38	2.0	0.3
		Technical	10.4	14	2.0	0.4
(b)	Site supervision (Note 3)	Professional	15.2	38	1.6	1.4
		Technical	45.6	14	1.6	1.4
					Total	3.5

*MPS = Master Pay Scale

Note

- (1) A multiplier of 2.0 is applied to the average MPS to estimate the full staff costs including the consultants' overheads and profit, as the staff will be employed in the consultants' offices. A multiplier of 1.6 is applied in the case of resident site staff supplied by the consultants. (At 1 January 2004, MPS point 38 = \$55,993 per month, MPS point 14 = \$18,603 per month.)
- (2) The consultants' staff cost for the design of interactive information boards is based on estimates prepared by the Director of Architectural Services. We will only know the actual man-months and actual fees when we have selected the consultants through the usual competitive bidding system.
- (3) The consultants' staff cost for site supervision is based on estimates prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.