

For discussion
on 26 April 2004

Legislative Council Panel on Economic Services

Stanley Waterfront Improvement Project

Purpose

This paper seeks Members' support for the proposed Stanley Waterfront Improvement Project.

Problem

2. There is a need to enhance existing tourist attractions to strengthen Hong Kong's position as a premier tourist destination.

Proposal

3. The Director of Architectural Services (D Arch S), with the support of the Secretary for Economic Development and Labour, proposes to upgrade 393RO to Category A at an estimated cost of \$87.5 million in money-of-the-day (MOD) prices to carry out the Stanley Waterfront Improvement Project.

Background

4. The Tourism Commission is tasked to establish and promote Hong Kong as Asia's premier international city, a world-class destination for leisure and business visitors. For that purpose, the Tourism Commission has identified a list of action programmes to spruce up key tourism areas to make Hong Kong more attractive and visitor-friendly. Stanley is one of the most popular tourist districts in Hong Kong and is selected as a priority area for physical enhancement including construction of a public pier, extension of the promenade to create more open space, improvements to landscaping, street paving, furniture and lighting, signage and information board.

5. D Arch S has completed the detailed design for the project and is preparing the tender documents.

Document attached

6. To facilitate Members' consideration of the proposed works in detail, a copy of our draft submission to the Public Works Sub-Committee is attached at Annex.

Annex

Tourism Commission
Economic Development and Labour Bureau
April 2004

For discussion
on 19 May 2004

PWSC(2004-05)XX

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

~~HEADINGS~~

~~Recreation, Culture and Amenities~~

~~393RO Stanley waterfront improvement project~~

Members are invited to recommend to Finance Committee the upgrading of **393RO** to Category A at an estimated cost of \$87.5 million in money-of-the-day prices for improvement works at the Stanley waterfront.

PROBLEM

There is a need to enhance the attractiveness of the Stanley waterfront 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 **393RO** to Category A at an estimated cost of \$87.5 million in money-of-the-day (MOD) prices for improvement works at the Stanley waterfront.

PROJECT SCOPE AND NATURE

3. The Stanley waterfront is about 380 metres long with a total area of about 14 350 square metres. It covers the promenade facing the Stanley Bay and extends from the Murray House to the Shui Sin Temple (the Temple) and the Pat Kan Uk sitting-out area.

4. The project scope of **393RO** comprises
- (a) Waterfront outside Murray House (Site A)

construction of a public pier¹ incorporating the roof of the old Blake Pier (which is currently used as the roof of the Morse Park pavilion) and provision of a new roof for the Morse Park pavilion upon the relocation of the old Blake Pier roof to the public pier, and
 - (b) Stanley Main Street promenade (Site B)
 - (i) extension of the promenade and re-alignment of the existing seawall¹; and
 - (ii) streetscape improvements, including re-paving of footpaths and carriageways, upgrading of street lighting and street furniture and landscaping works for the extended promenade and Stanley Main Street, and
 - (c) Open space and promenade (Site C)
 - (i) streetscape improvements, including re-paving of footpaths and carriageways, upgrading of street lighting and street furniture and landscaping works; and
 - (ii) improvement to the existing soccer pitch, and
 - (d) The Temple and Pat Kan Uk sitting-out area (Site D)
 - (i) demolition of the existing tolerated structures surrounding the Temple;
 - (ii) general improvements to the access to the Temple and its adjacent area; and
 - (iii) general improvements to the open space in the vicinity of Pat Kan Uk, including re-paving of access and footpaths and landscaping works.

¹ The design, construction and supervision of the substructure works of the public pier and the engineering works for the re-alignment of the existing seawall will be carried out by Civil Engineering Department.

5. A site plan for Sites A to D is at Enclosure 1. Views of Sites A to D (artist's impression) are at Enclosures 2 to 6. To address local residents' concern over the possible impact of the construction works on tourist visitation, business of shops/restaurants in the vicinity as well as both pedestrian and vehicular traffic; and in order to maintain public access to at least part of the Stanley waterfront (particularly the seafront), we will implement the project by phases. We plan to start the construction works at Site D in September 2004, to be followed by the substructure works at Sites A and B in November 2004 as well as the improvement works at Site C in July 2005. Upon completion of CED's substructure works in April 2006, by which time both Sites C and D would have already been re-opened to the public, we will carry out the remaining works at Sites A and B. We expect the project would be completed by October 2007.

JUSTIFICATION

6. The Tourism Commission (TC) has worked closely with the Hong Kong Tourism Board, the travel and tourism industry and the Tourism Strategy Group² to devise a vision and strategy to guide the long-term development of tourism in Hong Kong. To achieve the vision and strategy for establishing and promoting Hong Kong as Asia's premier international city and a world-class destination for leisure and business visitors, TC has identified a list of action programmes which addresses both hardware and software issues. One of the key actions is to bring rapid enhancements to key tourist areas so as to make Hong Kong more attractive and visitor-friendly in general.

7. Stanley is one of the most popular tourist districts in Hong Kong. The opening of the Stanley Plaza and the Murray House in Ma Hang Estate in recent years has offered further opportunities to enhance the appeal of Stanley to visitors. TC has already launched a number of initiatives, which include Visitor Signage Improvement Scheme, alfresco dining in Stanley Main Street and extended pedestrianisation hours of Stanley Main Street and Stanley Market Road during weekends. We want to bring further improvements to the waterfront area to enhance its appeal to tourists and local citizens, and to make it more vibrant.

8. The proposed pier (at Site A) will provide berthing for leisure and tour service vessels. To ensure the design of the pier will blend with the architecture of Murray House, we will relocate the Old Blake pier roof in Morse Park, with similar architectural style and historical value, to Stanley. The proposal will not only put the roof back to its original use but will also bring out its heritage value. The Stanley Main Street (at Site B), which is heavily patronised

² The Tourism Strategy Group consists of representatives of the tourism trade to consider and make recommendations to the Government in respect of tourism development from a strategic perspective.

by visitors and tourists during the pedestrianisation hours, is relatively narrow. There is a need to extend the promenade to provide more space and an improved environment for pedestrians, alfresco dining and outdoor/street activities. We will beautify the open space surrounding the new shopping kiosks and the soccer pitch on the existing promenade (at Site C). We will clear the tolerated structures surrounding the Temple (at Site D) to give a clean and tidy environment for visitors to the area. We will beautify the area to provide open space for tourists and visitors to enjoy the seaview. The improvement to the two sitting-out areas outside Pat Kan Uk (at Site D) will bring about a uniform design to the area.

FINANCIAL IMPLICATIONS

9. We estimate the cost of the project to be \$87.5 million in MOD prices (see paragraph 10 below), made up as follows –

	\$ million	
(a) Site preparation	0.7	
(b) Pier and seawall engineering works	29.5	
(c) Building	5.0	
(d) Building services	6.0	
(e) Drainage and external works	33.6	
(f) Landscaping	2.5	
(g) Reprovisioning of roof for the Morse Park pavilion	5.5	
(h) Contingencies	8.3	
	<hr/>	
Sub-total	91.1	(in September 2003 prices)
(i) Provisions for price adjustment	(3.6)	
	<hr/>	
Total	87.5	(in MOD prices)
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10. Subject to approval, we will phase the expenditure as follows

Year	\$ million (Sept 2003)	Price adjustment factor	\$ million (MOD)
2004 – 05	2.5	0.97150	2.4
2005 – 06	26.0	0.95450	24.8
2006 – 07	28.1	0.95450	26.8
2007 – 08	25.8	0.96643	24.9
2008 – 09	8.7	0.98455	8.6
	<u>91.1</u>		<u>87.5</u>

11. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2004 to 2009. We will deliver the works in the following manner

- (a) we will carry out the demolition and general improvement works at Site D using our existing term contractor so as to ensure that works can be started as early as possible and can be properly phased out as stated in paragraph 5;
- (b) we will deliver the works for the substructure construction of the pier and re-alignment of the seawall through a remeasurement contract because the quantities of dredging, filling and foundation works may vary according to the actual ground conditions. The contract will not provide for price adjustments as the contract period is less than 21 months; and
- (c) we will deliver the remaining works under this project through a lump-sum contract with provision for price fluctuation as the contract period will exceed 21 months.

D Arch S considers the estimated project cost reasonable as compared with similar projects built by the Government.

12. The annual recurrent expenditure of the existing facilities will increase from \$286,000 to \$339,000 upon completion of **393RO**, and that of the new facilities is estimated to be \$214,000.

PUBLIC CONSULTATION

13. We consulted the Southern District Council in September 2002 and March 2004, the Tourism Strategy Group in December 2002 and the Wong Tai Sin District Council in March 2003. Members of the Southern District Council and the Tourism Strategy Group supported the proposed works. The Wong Tai Sin District Council supported the relocation of the old Blake Pier roof from Morse Park to the proposed new pier in Stanley.

14. We also consulted the Wong Chuk Hang and Stanley Area Committee (AC) and the organisation “Enhancement of Stanley as a Tourist Area” (ESTA) in January and February 2004 respectively. Members of both the AC and the ESTA supported the proposed works and urged for early implementation of the project.

15. We gazetted the proposed construction of a public pier and re-alignment of the seawall under the Foreshore and Sea-bed (Reclamations) Ordinance (Cap. 127) (the Ordinance) on 27 June 2003 and 22 August 2003 respectively. We also gazetted the proposed construction of pier and boardwalk authorised by the Chief Executive under the Ordinance on 21 September 2003 and 21 November 2003 respectively. We did not receive any objection to the above works.

16. *[We also consulted Members of the Legislative Council Panel on Economic Services on the proposed project on 26 April 2004.]*

ENVIRONMENTAL IMPLICATIONS

17. The proposed re-alignment of the seawall along the Stanley Main Street will involve dredging works within 500 metres of the existing Coastal Protection Area. This is a designated project under Schedule 2, of the Environmental Impact Assessment (EIA) Ordinance (Cap. 499) and an environmental permit (EP) is required. Having regard to the project profile, the Director of Environmental Protection (DEP) is satisfied that the environmental impact of the project can meet the requirements of the Technical Memorandum on

the EIA process. With the consent of the SETW, the permission to apply directly for an environmental permit was granted in August 2003. We will implement the mitigation measures set out in the project profile and the EP as required by the DEP. We estimate the cost of implementing the environmental mitigation measures to be \$600,000 and have included this cost in the project estimate.

18. The proposed construction of a public pier at Site A is not a designated project under the EIA Ordinance. We completed a Preliminary Environmental Review (PER) in April 2004. The PER concluded and the DEP agreed that the construction works will not have long-term environmental impacts. We will implement the environmental mitigation measures stipulated in the PER, including the installation of silt curtain.

19. The rest of the works will not cause long term environmental impact. We have included in the project estimates the cost to implement mitigation measures to control short term environmental impacts.

20. 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 project designs to reduce temporary formwork and construction waste. These include proprietary fittings and fixtures. We will use suitable excavated materials for filling within the sites to minimise off-site disposal. We will also use paving blocks made of recycled aggregates for the repaving work on site. In addition, we will require the contractors to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

21. D Arch S will require the contractors to submit waste management plans (WMPs) for approval. The WMPs 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 WMPs. 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 contractors 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 10 300 cubic metres (m³) (27.2%) of C&D materials. Of these, we will use about 5 132 m³ (49.8%) on site, recycle 2 800 m³ (27.2%), reuse 2 144 m³ (20.8%) as public filling areas³ and dispose of 224 m³ (2.2%) at landfills. The

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.

notional cost of accommodating C&D waste at landfill sites is estimated to be \$28,000 for this project (based on a notional unit cost ⁴ of \$125/m³).

LAND ACQUISITION

22. The project will necessitate the clearance of five tolerated structures surrounding the Temple, affecting six households involving 11 persons. The Director of Housing will offer the eligible persons accommodation in public housing in accordance with the existing housing policy. We will charge the costs of land clearance, estimated at \$233,000, to **Head 701 Acquisition**.

BACKGROUND INFORMATION

23. We upgraded **393RO** to Category B in May 2003. We engaged consultants to carry out a topographical survey, minor site investigation and model/graphical work at a total cost of \$745,000. We 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". The consultants have completed the topographical survey, minor site investigation and the model/graphical work. D Arch S is finalising the tender documents, with in-house staff resources.

24. The proposed improvement works will involve removal of 46 trees, all of which are to be transplanted within the project site. All trees to be removed are not important trees ⁵. We will incorporate planting proposals as part of the project, including estimated quantities of 102 trees, 16 875 shrubs and 3 500 annuals.

25. We estimate that the project will create about 105 jobs (94 for labourers and another 11 for professional/technical staff) providing a total employment of 1 450 man-months.

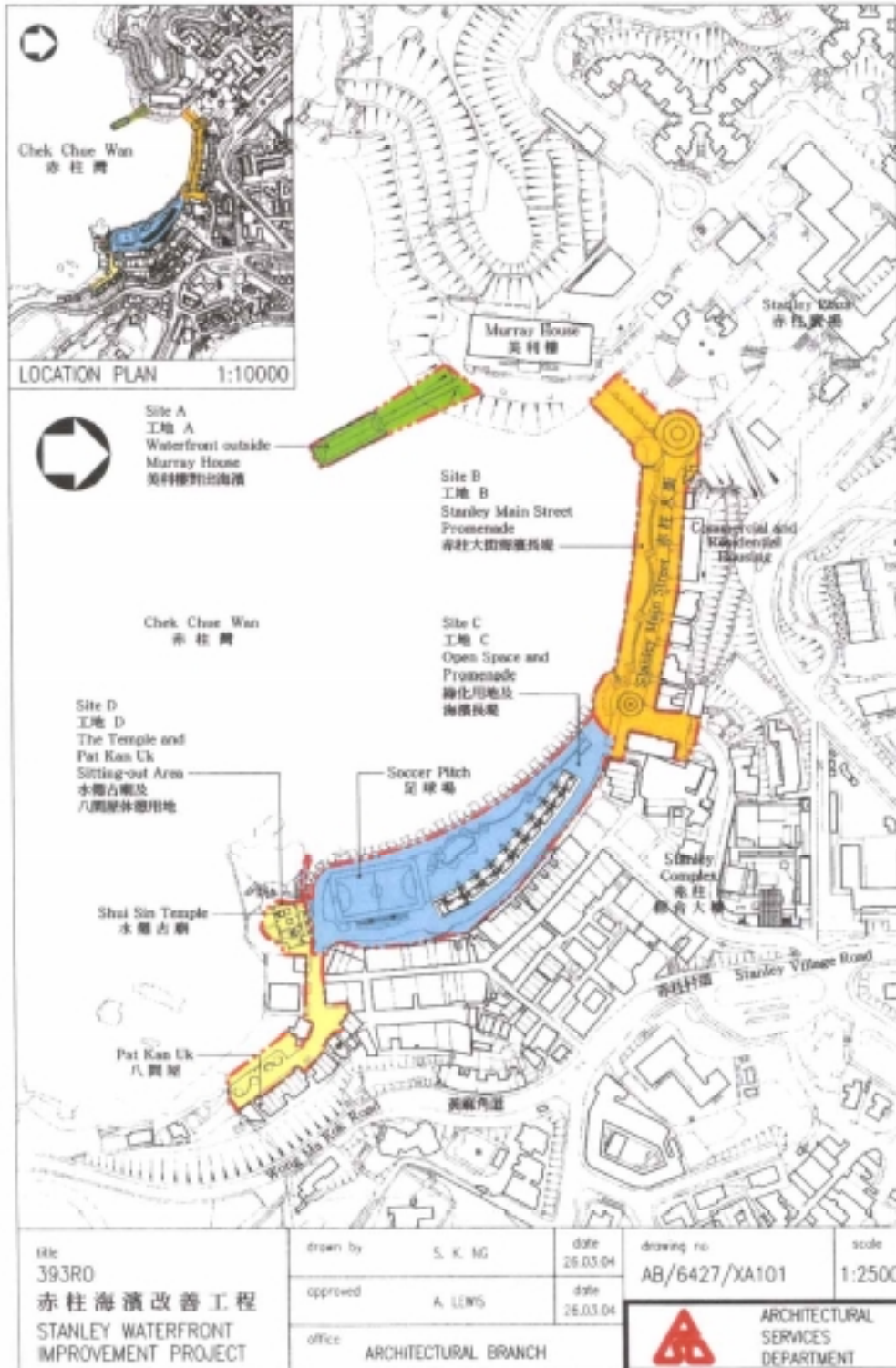
⁴ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per m³), nor the cost to provide new landfills (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.

⁵ Important trees refer to 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 exceeding one metre (measured at one metre above ground level).



Tourism Commission
Economic Development and Labour Bureau
May 2004




現狀 EXISTING CONDITION



方案 PROPOSAL




146 393R0 赤柱海濱改善工程 STANLEY WATERFRONT IMPROVEMENT PROJECT SITE A - WATERFRONT OUTSIDE MURRAY HOUSE 工地 A - 奧利樓對出海濱	drawn by	S. K. NG	date	26.03.04	drawing no.	AB/6427/XA102	scale	N.T.S.
	approved	A. LEWIS	date	26.03.04				
	office	ARCHITECTURAL BRANCH			 ARCHITECTURAL SERVICES DEPARTMENT			

現狀 EXISTING CONDITION



方案 PROPOSAL




title 赤柱海濱改善工程 STANLEY WATERFRONT IMPROVEMENT PROJECT SITE B - STANLEY MAIN ST. PROMENADE 工地 B - 赤柱大街海濱長堤	drawn by	S. K. NG	date	26.03.04	drawing no.	AB/6427/XA103	scale	N.T.S.
	approved	A. LEUNG	date	26.03.04				
	office	ARCHITECTURAL BRANCH			 ARCHITECTURAL SERVICES DEPARTMENT			

現狀 EXISTING CONDITION



方案 PROPOSAL



174 393R0 赤柱海濱改善工程 STANLEY WATERFRONT IMPROVEMENT PROJECT SITE C - OPEN SPACE AND PROMENADE 工地 C - 綠化用地及海濱設施	drawn by	S. K. NG	date	26.03.04	drawing no.	AB/6427/XA104	scale	N.T.S.
	approved	A. LEWIS	date	26.03.04				
	office	ARCHITECTURAL BRANCH			 ARCHITECTURAL SERVICES DEPARTMENT			

現狀 EXISTING CONDITION



方案 PROPOSAL



Site 383R0
 赤柱海濱改善工程
 STANLEY WATERFRONT
 IMPROVEMENT PROJECT
 SITE D - THE TEMPLE AND PAK KAN UK
 SITTING-OUT AREA
 工地 D - 水庫古廟及八陣圖休憩用地

drawn by S. K. NG

date 26.03.04

drawing no. AB/6427/XA105

scale N.T.S.

approved A. LDWS

date 26.03.04

office ARCHITECTURAL BRANCH




ARCHITECTURAL
 SERVICES
 DEPARTMENT

現狀 EXISTING CONDITION



方案 PROPOSAL



title 393RD 赤柱海濱改善工程 STANLEY WATERFRONT IMPROVEMENT PROJECT SITE D - THE TEMPLE AND PAT KAN UK SITTING-OUT AREA 工地 D - 水樓古廟及八角廟休憩用地	drawn by	S. K. NG	date	28.03.04	drawing no.	AB/6427/XA106	scale	N.T.S.
	approved	A. LEWIS	date	28.03.04				
office					ARCHITECTURAL BRANCH  ARCHITECTURAL SERVICES DEPARTMENT			