

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

397RO – Local open space in Area 16 (Yau Oi South), Tuen Mun

Members are invited to recommend to Finance Committee the upgrading of **397RO** to Category A at an estimated cost of \$63.2 million in money-of-the-day prices for the development of a local open space in Area 16 (Yau Oi South) Tuen Mun.

PROBLEM

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

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **397RO** to Category A at an estimated cost of \$63.2 million in money-of-the-day (MOD) prices for the development of a local open space in Area 16 (Yau Oi South), Tuen Mun.

PROJECT SCOPE AND NATURE

3. This project covers four sites (Sites A, B, C and D) with a total area of 1.9 hectares (ha). The scope of **397RO** includes –

/(a)

- (a) Site A (0.3 ha in size)
 - (i) a children's playground for children of different age groups; and
 - (ii) a landscaped area with sitting-out facilities.
- (b) Site B (0.1 ha in size)
 - (i) a piazza with flowering trees and shrubs; and;
 - (ii) sitting-out area with rain shelter.
- (c) Site C (0.7 ha in size)
 - (i) a basketball court with colour coating and floodlights;
 - (ii) a landscaped garden with flowering trees and shrubs, and sitting-out area with pavillion;
 - (iii) a covered tai-chi area;
 - (iv) a pebble walking trail ; and
 - (v) fitness equipment for the elderly.
- (d) Site D (0.8 ha in size)
 - (i) a 7-a-side soccer pitch with colour coating and floodlights;
 - (ii) a basketball court with colour coating and floodlights;
 - (iii) toilets cum changing rooms;
 - (iv) sitting-out area with rain shelter; and
 - (v) a store room.

Two site plans showing the conceptual layout of the proposed open space are at Enclosures 1 and 2. We plan to start the construction works in January 2007 (for sites A, B and D) and February 2007 (for site C) for completion between May 2008 and July 2008.

/JUSTIFICATION

JUSTIFICATION

4. The project sites are located in a densely populated residential area surrounded by high-rise public and private residential developments such as Yau Oi Estate, On Ting Estate, Siu Lun Court, Goodview Garden, Handford Garden, Sam Shing Estate, Tsui Ning Garden, Nerine Cove and Sea Crest. There are also six schools in the vicinity. We have already provided various recreation and leisure facilities in the vicinity, such as Mouse Island Children's Playground, Yau Oi Sitting-out Area, Hoi Wong Road Garden, Tsing Wah Soccer Pitch (7-a-side soccer pitch) and Tsing Sin Street Basketball Court. They are heavily utilised by the residents. There is a need to develop this local open space to provide more leisure facilities to cater for the needs of local residents.

5. Tuen Mun is a densely populated district with a current population of 515 500. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggest a provision of 103.1 ha of public open space for the current population in the district. At present, there are about 147.5 ha of open space, excluding beaches, in Tuen Mun District, including 71.5 ha of local open space provided by the Housing Department. In considering the development of new leisure and cultural services projects, apart from making reference to HKPSG, we also take into account other factors including the views of the District Council, the changing needs of the community, the utilisation rates of existing facilities and the availability of resources, etc. The utilisation rate of existing leisure facilities in Tuen Mun is very high. With a relatively young population profile in Tuen Mun, there is a high demand for active outdoor recreation and sports facilities. The existing basketball courts and soccer pitches in the district are well patronised by young people. The nearby recreation and sports facilities, e.g. Tsing Wah Soccer Pitch (7-a-side soccer pitch) and Tsing Sin Street Basketball Court, are over 90% utilised. Further provision of more outdoor sports facilities as well as some passive soft landscaping and sitting-out facilities in the project sites would be highly welcome. Fitness equipment for the elderly are becoming popular nowadays. At present, there are only Wu Shan Riverside Park, Wu Shan Playground and Tuen Mun Park in Tuen Mun providing such facilities but they are not within walking distance from the project location under proposal. We consider that the proposed local open space will become a popular venue for local residents.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$63.2 million in MOD prices (see paragraph 7 below), made up as follows –

/(a)

	\$ million	
(a) Site formation	3.9	
(b) Building	4.8	
(c) Building services	3.7	
(d) Drainage works	3.5	
(e) External works	32.0	
(f) Soft landscaping works	2.8	
(g) Consultants' fees for -	5.0	
(i) contract administration	1.4	
(ii) site supervision	3.6	
(h) Furniture and equipment ¹	0.2	
(i) Contingencies	4.9	

Sub-total	60.8	(in September 2005 prices)
(j) Provision for price adjustment	2.4	

Total	63.2	(in MOD prices)

We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for the consultants' fees by man-months is at Enclosure 3. We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

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

/2006-07

¹ Based on the furniture and equipment provided in existing/planned facilities of similar scale (e.g. office furniture, tools and equipment, litter bins and portable signages, etc).

Year	\$ million (Sept 2005)	Price adjustment factor	\$ million (MOD)
2006 – 07	1.3	1.01500	1.3
2007 – 08	26.6	1.03023	27.4
2008 – 09	24.7	1.04568	25.8
2009 – 10	6.9	1.06136	7.3
2010 – 11	1.3	1.07728	1.4
	60.8		63.2

8. 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 2006 to 2011. We intend to award the contract on a lump-sum basis because we can clearly define the scope of the works in advance, leaving little room for uncertainty. The contract will not provide for price adjustment because the contract period will not exceed 21 months.

9. We estimate the annual recurrent expenditure arising from this project to be \$1.2 million.

PUBLIC CONSULTATION

10. The Leisure and Culture Committee of the Tuen Mun District Council was consulted on 21 February 2006 on the conceptual layouts of the proposed local open space. Members have no objection to the project and urged for its early implementation.

11. We consulted the Legislative Council Panel on Home Affairs at its meeting on 12 May 2006. Members supported submission of the project to the Public Works Subcommittee (PWSC) for further consideration. Additional information requested by the Members at the meeting will be provided to all Members of the Panel before the PWSC meeting.

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. 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. We have considered measures in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where possible. In addition, we will require the contractor to reuse inert C&D materials on site or in other suitable construction sites as far as possible (e.g. use suitable excavated materials for filling within the site, use metal site hoardings and signboards so that these materials can be recycled or reused in other projects), in order to minimise the disposal of C&D materials to public fill reception facilities. We will encourage the contractor to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

15. We will also 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. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill and C&D waste to public fill reception facilities and landfills respectively through a trip-ticket system. We 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.

16. We estimate that the project will generate about 6 830 tonnes of C&D materials. Of these, we will reuse about 420 tonnes (6%) on site and deliver 5 980 tonnes (88%) to public fill reception facilities² for subsequent reuse. In

/addition

² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of public fill in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

addition, we will dispose of 430 tonnes (6%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$215,210 for this project (based on an unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

LAND ACQUISITION

17. The project does not require any land acquisition.

BACKGROUND INFORMATION

18. We upgraded **397RO** to Category B in October 2004. We engaged the term contractor and consultants to carry out topographical survey in July 2005, detailed design and prepare tender documents in January 2006 at a total cost of \$2.0 million. 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". The consultants and the term contractor have completed the detailed design and topographical survey of the project. The other consultant is finalising the tender documents.

19. The proposed development of the local open space may involve replanting of 85 trees within the project site. All trees to be replanted are not important trees.⁴ We will incorporate planting proposals as part of the project, including estimated quantities of 606 trees and 37 000 shrubs.

/20.

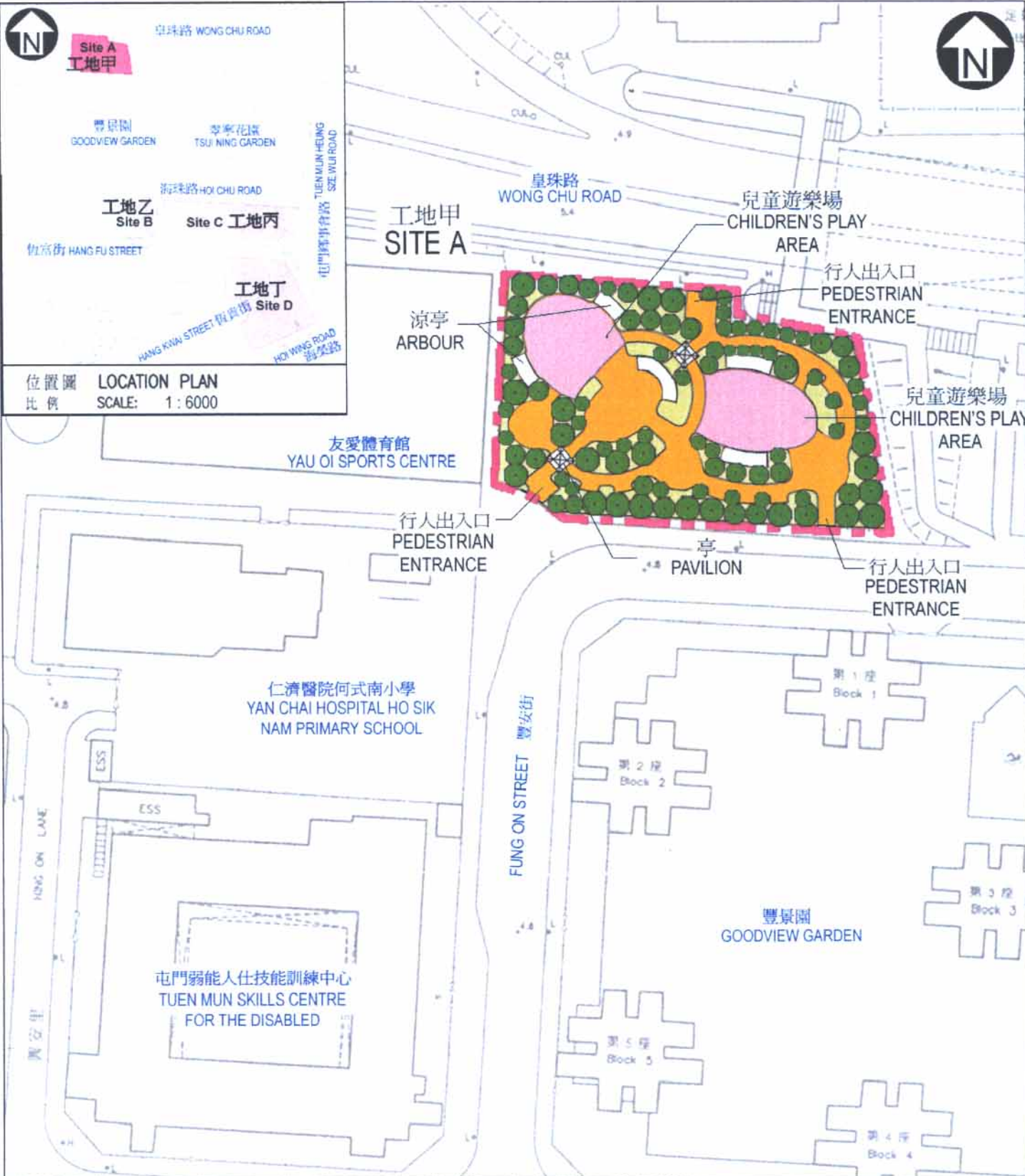
³ This estimate has taken into account the cost of developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills, (which is likely to be more expensive) when the existing ones are filled.

⁴ 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 exceeding one metre (measured at one metre above ground level).

20. We estimate that the proposed works will create about 67 jobs (55 for labourers and 12 for professional/technical staff) providing a total employment of 960 man-months.

Home Affairs Bureau
May 2006



397RO
 LOCAL OPEN SPACE IN AREA 16
 (YAU OI SOUTH) TUEN MUN (SITE A)
 屯門第16區(友愛南)
 鄰舍休憩用地(工地甲)

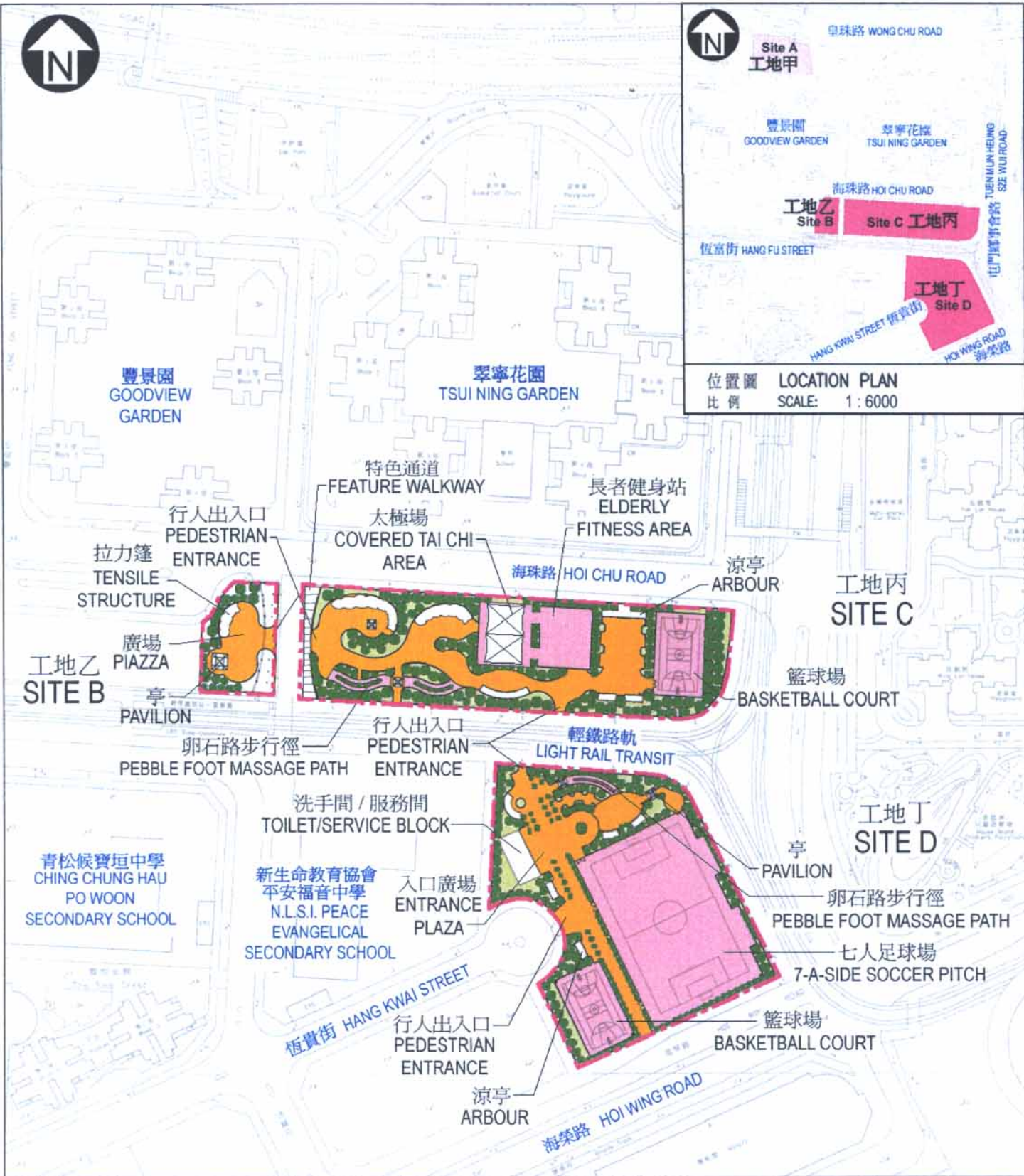
drawn by S H Wong	date 24/5/2006
approved W M Tse	date 24/5/2006
office PROJECT MANAGEMENT BRANCH 3	

drawing no. AB / 6237 / XA001	scale 1 : 1000
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 **ARCHITECTURAL SERVICES DEPARTMENT** 建築署



位置圖 LOCATION PLAN
比例 SCALE: 1 : 6000



397RO LOCAL OPEN SPACE IN AREA 16 (YAU OI SOUTH) TUEN MUN (SITE B,C,D) 屯門第16區(友愛南) 鄰舍休憩用地(工地乙、丙、丁)	drawn by S H Wong	date 24/5/2006	drawing no. AB / 6237 / XA002	scale 1 : 2000
	approved W M Tse	date 24/5/2006	 ARCHITECTURAL SERVICES DEPARTMENT 建築署	
	office PROJECT MANAGEMENT BRANCH 3			

Enclosure 3 to PWSC(2006-07)25

397RO – Local open space in Area 16 (Yau Oi South) Tuen Mun

Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man- Months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Contract administration (Note 2)	Professional	–	–	–	0.9
	Technical	–	–	–	0.5
(b) Site supervision (Note 3)	Technical	125	14	1.6	3.6
Total :					5.0

*MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at 1 January 2005, MPS point 14 = 18,010 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **397RO**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **397RO** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.