

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

405RO – District open space in Area 107, Tin Shui Wai

Members are invited to recommend to Finance Committee the upgrading of **405RO** to Category A at an estimated cost of \$91.4 million in money-of-the-day prices for the development of a district open space in Area 107, Tin Shui Wai.

PROBLEM

We need to provide more public open space for recreational purposes in Tin Shui Wai.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **405RO** to Category A at an estimated cost of \$91.4 million in money-of-the-day (MOD) prices for the development of a district open space in Area 107, Tin Shui Wai.

PROJECT SCOPE AND NATURE

3. The project site, covering a total area of about 2.7 hectares (ha), is adjacent to Tin Yat Estate and Tin Sau Road. The scope of **405RO** comprises –

/(a)

- (a) a volleyball court;
- (b) a jogging trail with fitness stations;
- (c) children's play areas for children of different age groups;
- (d) elderly fitness stations with pebble walking trails;
- (e) landscaped areas for sitting, playing Tai Chi and holding activities;
- (f) a path for cycle users;
- (g) toilet facilities; and
- (h) a service building with ancillary facilities including an office and a store room.

_____ A site plan showing the conceptual layout of the proposed open space is at Enclosure 1. We plan to start the construction works in March 2007 for completion in December 2008.

JUSTIFICATION

4. Tin Shui Wai is a densely populated and fast developing new town with high-rise residential buildings. It has a current population of 269 600, which is expected to increase by 3.9% to 280 100 by 2013. With the rapid increase of population in the northern part of Tin Shui Wai, there is an imminent need to provide leisure and recreation facilities there to meet the strong demand of the local community. Such requests have also been repeatedly raised by the Yuen Long District Council.

5. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of about 108.9 ha of public open space for the current population of around 544 500 in Yuen Long District (including Tin Shui Wai new town). At present, there are about 95 ha of public open space provided in Yuen Long District, including 44.6 ha of local open space provided by the Housing Department. The proposed project will improve the provision of public open space in the district.

6. The project site is located in a densely populated residential area mainly surrounded by public housing developments including Tin Heng Estate, Grandeur Terrace, Tin Chak Estate, Tin Yat Estate, Tin Fu Court, Tin Yan Estate and Tin Yuet Estate, where nine basketball courts, 11 badminton courts, six volleyball courts, two badminton/volleyball courts, one mini-soccer pitch, 23 children's play areas, and 114 sets of play/fitness equipment are provided by the Housing Department. Major leisure facilities currently provided by the Leisure and Cultural Services Department in Tin Shui Wai include Tin Shui Wai Park, Tin Shui Wai Sports Ground, Tin Shui Road Park and Tin Pak Road Park. They are located in Tin Shui Wai central and south areas and are not within walking distance from the project location under proposal. The utilisation rate of the existing parks is very high and has reached 100% in respect of Tin Shui Wai Sports Ground. With a relatively young population profile, there will be a high demand for active outdoor recreation and sports facilities. The provision of a volleyball court and children's play area proposed under the project would supplement the four basketball courts and the 7-a-side soccer pitch currently being constructed in the vicinity. Fitness equipment for the elderly are becoming popular nowadays. The provision of landscaped areas, sitting-out facilities and elderly fitness stations with pebble walking trails for the enjoyment of nearby residents would also be highly welcome. We consider that the proposed district open space will become a popular venue for local residents.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$91.4 million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million
(a) Site formation	7.5
(b) Building	9.7
(c) Building services	9.8
(d) Drainage works	8.3
(e) External works	38.5
(f) Soft landscaping works	3.2
(g) Consultants' fees for contract administration	1.5

/(h)

	\$ million	
(h) Furniture and equipment ¹	0.1	
(i) Contingencies	7.9	
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Sub-total	86.5	(in September 2005 prices)
(j) Provision for price adjustment	4.9	
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Total	91.4	(in MOD prices)
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We propose to engage consultants to undertake contract administration for the project. A detailed breakdown of the estimate for the consultants' fees by man-months is at Enclosure 2. We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

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

Year	\$ million (Sept 2005)	Price adjustment factor	\$ million (MOD)
2007 – 08	12.0	1.03023	12.4
2008 – 09	36.0	1.04568	37.7
2009 – 10	23.7	1.06136	25.2
2010 – 11	10.0	1.07728	10.8
2011 – 12	4.8	1.10152	5.3
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	86.5		91.4
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/9.

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).

9. 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 2007 to 2012. 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 adjustments because the contract period will not exceed 21 months.

10. We estimate the annual recurrent expenditure arising from this project to be \$1.9 million.

PUBLIC CONSULTATION

11. We consulted the Culture, Recreation and Sports Committee (CRSC) of Yuen Long District Council on the proposed facilities to be provided under the project on 9 November 2004 and Members supported the project.

12. We consulted the CRSC on the design of the project on 7 March 2006. Members reiterated their strong support to the project and urged for its early implementation.

13. We consulted the Legislative Council Panel on Home Affairs at its meeting on 12 May 2006. Members supported the project for submission to this Subcommittee. In response to a request for any future plan of new football pitches in nearby area, the Administration replied on 18 May 2006 that the information would be provided to Members upon conclusion of necessary consultation.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap.499). The project would not have long term environmental impact.

15. 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. 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.

17. 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, C&D materials and C&D waste to public fill reception facilities, sorting 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.

18. We estimate that the project will generate about 12 900 tonnes of C&D materials. Of these, we will reuse about 3 100 tonnes (24.0%) on site, deliver 8 300 tonnes (64.3%) to public fill reception facilities² for subsequent reuse, and 800 tonnes (6.2%) to sorting facilities² in order to retrieve the inert portion for reuse as public fill. In addition, we will dispose of 700 tonnes (5.5%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites, together with the cost for handling the materials at sorting facilities is estimated to be \$391,600 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities, \$100/tonne at sorting facilities and \$125/tonne³ at landfills).

LAND ACQUISITION

19. The project does not require any land acquisition.

/BACKGROUND

² Sorting facilities and public fill reception facilities are specified in Schedule 3 and Schedule 4 respectively 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.

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.

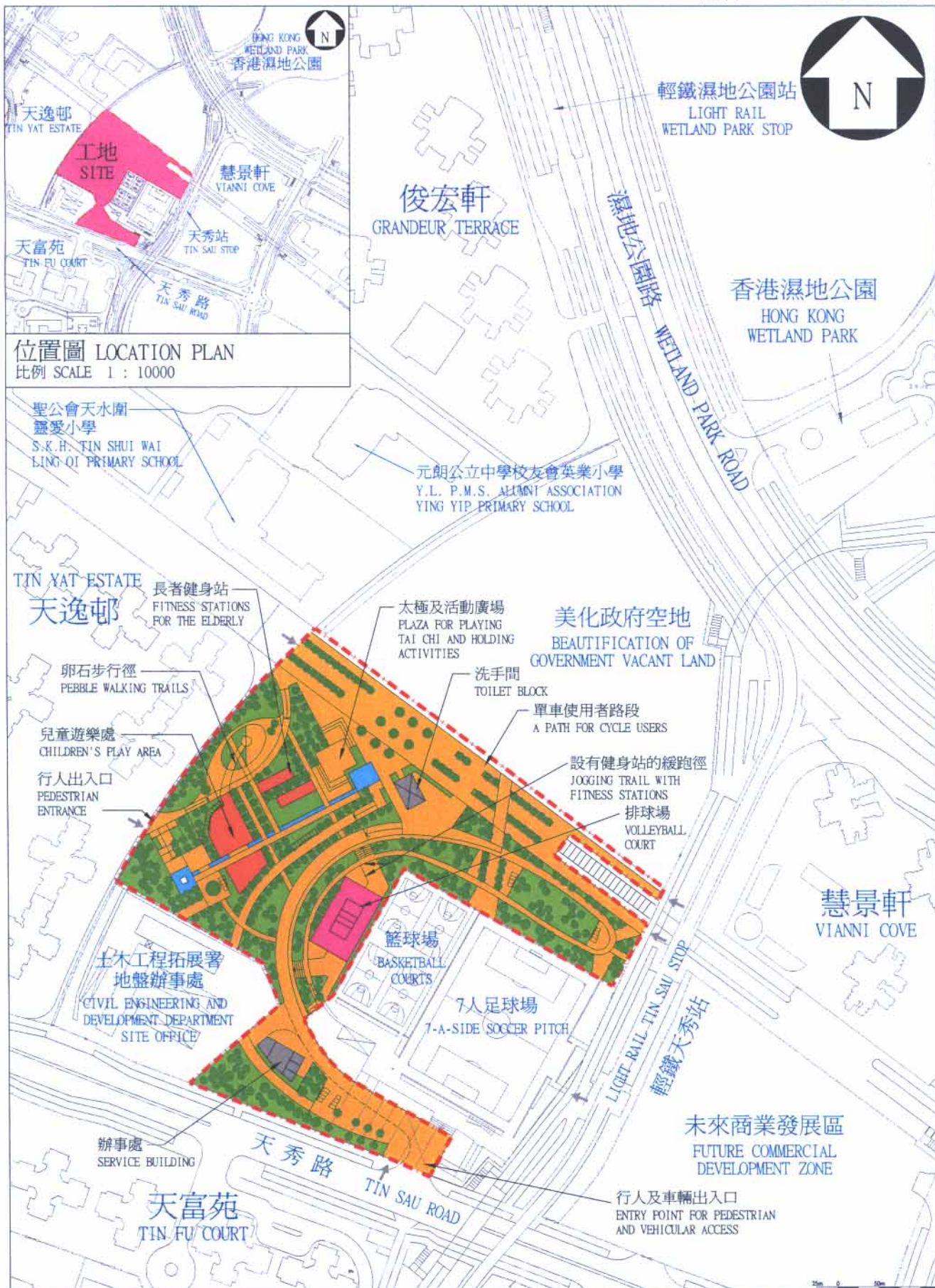
BACKGROUND INFORMATION


20. We upgraded **405RO** to Category B in September 2005. We carry out the detailed design and engaged a consultant to carry out the topographical survey in April 2006. We have engaged another consultant to prepare the tender documents in June 2006. The total cost of these amounts to \$590,000. We will charge 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”. Together with the consultant, we have completed the detailed design and the topographical survey of the project. The other consultant is preparing the tender documents.

21. The proposed development of the district open space does not involve transplanting or felling of trees within the project site. We will incorporate planting proposals as part of the project, including estimated quantities of 350 trees and 100 000 shrubs.

22. We estimate that the proposed works will create about 70 jobs (62 for labourers and 8 for professional/technical staff) providing a total employment of 1 350 man-months.

Home Affairs Bureau
June 2006



title 405RO DISTRICT OPEN SPACE IN AREA 107, TIN SHUI WAI 天水圍第107區 地區休憩用地	drawn by T. W. LAI	date 07/06/06	drawing no. AB/7015/XA301	scale 1 : 2500
	approved A. H. LEWIS	date 07/06/06	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

Enclosure 2 to PWSC(2006-07)30

405RO – District open space in Area 107, Tin Shui Wai

Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man- Months	Average MPS* salary point	Multiplier	Estimated fee (\$ million)
(a) Contract administration (Note 1)	Professional	–	–	–	0.8
	Technical				0.7
				Total :	<hr/> 1.5 <hr/>

*MPS = Master Pay Scale

Notes

1. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **405RO**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **405RO** to Category A.