

**Public Works Subcommittee Meeting on 8 May 2013
List of issues requiring follow-up actions by the Administration
before the relevant meeting of the Finance Committee**

**Item PWSC(2013-14)1
269RS – Sports centre in Area 4, Tsing Yi**

Issue

Addressing the concern of Hon Albert CHAN, the Planning Department was asked to explain why the plot ratio for the site of the proposed sports centre at Tsing Yi could not be relaxed to accommodate a standard 25m x 25m indoor heated swimming pool with eight lanes.

Response

The original scope of the project proposed by the Leisure and Cultural Services Department (LCSD) in 2007 did not include a swimming pool. The plot ratio of about 0.82 based on the original project scope was accepted by Planning Department as being compatible with the open space and village type development north of Chung Mei Road.

In response to a request by the Kwai Tsing District Council (DC) to provide year-round swimming facilities in the district, and noting that the district had an overall shortage of swimming pool capacity, in 2008 LCSD proposed adding an indoor heated pool to the project scope. The possibility of providing a 25m x 25m indoor heated pool with jacuzzi and associated facilities was considered, however given the limited site area available as well as the need to provide sufficient space for circulation of pool users, a crush hall, additional changing rooms and toilets, a filtration plant room and other operational areas, and the need to reduce the visual impact of the sports centre on the nearby village, it was considered that providing a 25m x 15m swimming pool would be the best solution. The revised project scope, including a 25m x 15m heated swimming pool was endorsed by the DC's District Facilities Management Committee.

Adding a 25m x 15m swimming pool to the project scope has resulted in a significant increase in the plot ratio (from 0.82 to 2.39) and the building bulk (by around 190%). If a 25m x 25m indoor heated swimming pool with toilets, showers, changing rooms and plant rooms were to be included in the sports centre, it would create a larger

building bulk and have a visual impact on the surroundings. We therefore consider that providing a 25m x 15m swimming pool at the sports centre strikes a balance between optimising site utilisation, meeting community needs for year-round swimming facilities and reducing the environmental and visual impact on the surroundings.

Issue

At the request of Hon Cyd HO, the Administration agreed to study the feasibility of incorporating the use of recycled or recyclable inert construction waste and using non-timber formwork as a standing requirement in tender documents for public works projects so as to reduce construction waste.

Response

Reducing construction waste is a requirement in all government works projects. Several related measures are specified in the works tender including -

- Recycled hardcore from inert construction waste will be specified for use in the contract under the general specifications, if supply is available and appropriate to the works.
- The general specifications prohibit the use of tropical hardwood timber in temporary works or formwork.
- As far as practicable and fit for the use of the building, modular grid will be adopted to facilitate standardization and ease of construction. When standardized system formwork is to be used, steel material or metal formwork instead of timber will be specified in the works tender.

We will encourage the contractor to adopt an innovative approach to reducing construction waste, e.g. by reducing timber formwork, and maximising the reuse of inert construction and demolition waste. The Contractor's performance in this regard will be reflected in their quarterly contractor performance report.