For discussion
on 13 May 2020

PWSC(2020-21)8

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Transport – Footbridges/pedestrian tunnels
184TB – Construction of a footbridge with lift tower to connect the Ap Lei Chau Wind Tower Park and the Ap Lei Chau Estate

Recreation, Culture and Amenities – Mixed amenity packages
69RG – Amenity complex in Area 103, Ma On Shan

Recreation, Culture and Amenities – Sports facilities
280RS – Redevelopment of Kowloon Tsai Swimming Pool Complex

Recreation, Culture and Amenities – Open spaces
428RO – Open Space at Hoi Fai Road, Tai Kok Tsui

Members are invited to recommend to the Finance Committee –

(a) the upgrading of **184TB**, part of **69RG**, **280RS** and **428RO** to Category A at estimated costs of $112.4 million, $74.3 million, $1,120.0 million and $104.0 million in money-of-the-day (MOD) prices respectively; and

(b) the retention of the remainder of **69RG** in Category B.

/PROBLEM …..

PROBLEM

We need to carry out the above capital works projects to better serve the needs of the community.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade the following projects to Category A –

(a) **184TB** at an estimated cost of $112.4 million in MOD prices for the construction of a footbridge with lift tower to connect the Ap Lei Chau Wind Tower Park and the Ap Lei Chau Estate;

(b) part of **69RG**, entitled "Amenity complex in Area 103, Ma On Shan – pre-construction activities", at an estimated cost of $74.3 million in MOD prices for the pre-construction activities for the amenity complex in Area 103, Ma On Shan;

(c) **280RS** at an estimated cost of $1,120.0 million in MOD prices for the redevelopment of Kowloon Tsai Swimming Pool; and

(d) **428RO** at an estimated cost of $104.0 million in MOD prices for the development of Open Space at Hoi Fai Road, Tai Kok Tsui.

PROJECT SCOPE AND NATURE

3. Details of the four projects above are provided at **Enclosures 1 to 4** respectively.

Home Affairs Bureau
May 2020

Construction of a footbridge with lift tower to connect the Ap Lei Chau Wind Tower Park and the Ap Lei Chau Estate

PROJECT SCOPE AND NATURE

The project site occupies an area of about 6 760 square metres (m^2). It is located at the northern waterfront of Ap Lei Chau, and partly occupied by the Leisure and Cultural Services Department (LCSD) as a park and partly situated within the housing site of the Ap Lei Chau Estate (the Estate). The proposed scope of the project comprises —

(a) a footbridge connecting the Ap Lei Chau Wind Tower Park (the Park) and the Estate;

(b) a lift tower with two lifts and a staircase;

(c) associated slope works; and

(d) demolition and re-provisioning of one of the sitting-out areas at the Estate that is affected by the project.

2. A location plan, a site plan, artist's impressions and a barrier-free access plan for the project are at **Annexes 1 to 5 to Enclosure 1**.

3. Subject to the funding approval by the Finance Committee within this legislative session, we plan to commence construction of the proposed project in the fourth quarter of 2020 for completion in the fourth quarter of 2022.

JUSTIFICATION

4. The Park is an iconic public open space in Ap Lei Chau. It is also a popular venue at Ap Lei Chau for hosting district events such as carnivals and fun days for the public, mostly residents of the Estate. At present, residents of the Estate can access the Park via ramps or staircase beside Lee Man Road. The provision of a footbridge with a lift tower to connect the Park and the Estate on the hilltop would greatly enhance accessibility to the Park and would encourage nearby residents, particularly elderly, users of trolleys and people with disabilities to use the Park more frequently and more conveniently.

/**FINANCIAL** …..

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the project to be $112.4 million in money-of-the-day (MOD) prices, broken down as follows –

			$million (in MOD prices)
(a)	Site works		10.0
(b)	Geotechnical works[1]		3.0
(c)	Piling		4.3
(d)	Building[2]		39.8
(e)	Building services[3]		8.7
(f)	Drainage		1.5
(g)	External works		16.0
(h)	Additional energy conservation, green and recycled features		0.1
(i)	Consultants' fees for		7.4
	(i) contract administration	7.0	
	(ii) management of resident site staff (RSS)	0.4	
(j)	Remuneration of RSS		11.4

/(k) …..

1 Geotechnical works comprise enhancement works of drainage and minimum strengthening of slope.

2 Building works cover construction works of superstructure of the lift and staircase tower and footbridge.

3 Building services works cover electrical installation, mechanical ventilation installation, fire services installation, lift installation and other ancillary services.

		$million (in MOD prices)
(k)	Contingencies	10.2
	Total	112.4

6. We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fee and RSS costs by man-months is at **Annex 6 to Enclosure 1**. We consider the estimated project cost is comparable to that of similar projects built by the Government.

7. Subject to funding approval, we plan to phase the expenditure as follows-

Year	**$ million (in MOD prices)**
2020 – 2021	2.1
2021 – 2022	22.5
2022 – 2023	62.9
2023 – 2024	12.1
2024 – 2025	7.6
2025 – 2026	5.2
	112.4

8. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2020 to 2026. Subject to funding approval, we will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

/9. …..

9. We estimate the annual recurrent expenditure arising from this project is $1.9 million.

PUBLIC CONSULTATION

10. We consulted the District Facilities Management Committee (DFMC) of the Southern District Council (SDC) on the proposed scope of the project on 25 July 2013. A workshop was conducted on 10 April 2019 to gauge the views of SDC members on the design. At the DFMC meeting held on 15 July 2019, members supported the project and urged for its early implementation.

11. We consulted the Legislative Council Panel on Home Affairs on 9 December 2019. Members supported the project and had no objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

12. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause long-term adverse environmental impacts. We have included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts during construction.

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 contract. These include the use of silencers, mufflers, acoustic linings or shields and the building of barrier walls for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel washing facilities to prevent dust nuisance etc..

14. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of

/inert …..

inert construction waste at public fill reception facilities[4]. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

15. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

16. We estimate that the project will generate in total about 1 060 tonnes of construction waste. Of these, we will reuse about 150 tonnes (14.1%) of inert construction waste on site and deliver 850 tonnes (80.2%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 60 tonnes (5.7%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be $0.1 million for this project (based on a unit charge rate of $71 per tonne for disposal at public fill reception facilities and $200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

17. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

/LAND …..

---

5 Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

LAND ACQUISITION

18. The project site falls upon the Park allocated to the LCSD and the Estate co-owned by the Housing Authority (HA) and the other co-owner. This project does not require any land acquisition, while the HA has sought agreement from the other co-owner regarding the temporary works area within the Estate.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

19. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

(a) light-emitting diode (LED) type light fittings;

(b) lift power regeneration; and

(c) photovoltaic system.

20. For greening features, we will suitably incorporate vertical greening near the lift shaft and slope greening at appropriate areas of the site for environmental and amenity benefits.

21. The total estimated additional cost for adoption of the above energy conservation and greening features is around $0.1 million which has been included in the project estimate. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

BACKGROUND INFORMATION

22. We upgraded **184TB** to Category B in September 2013. We engaged an architectural lead consultant to undertake the detailed design and site investigation and a quantity surveying consultant to prepare tender documents in 2019. Detailed design, tree and topographical survey, as well as ground investigation were completed. The tender documents are being finalised. The total cost of the above consultancy services and works is about $8.2 million. We have 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".

/23. …..

23. Of the 28 trees within the project boundary, four trees will be retained, 15 trees will be felled and nine trees will be transplanted to the Park. All trees to be removed are not important trees[5]. We will incorporate planting proposals as part of the project, including the planting of about 15 trees, 3 000 shrubs, and 5 750 groundcovers.

24. We estimate that the proposed works will create about 40 jobs (32 for labourers and eight for professional/technical staff) providing a total employment of 770 man-months.

---

5 "Important trees" refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

(a) trees of 100 years old or above;

(b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;

(c) trees of precious or rare species;

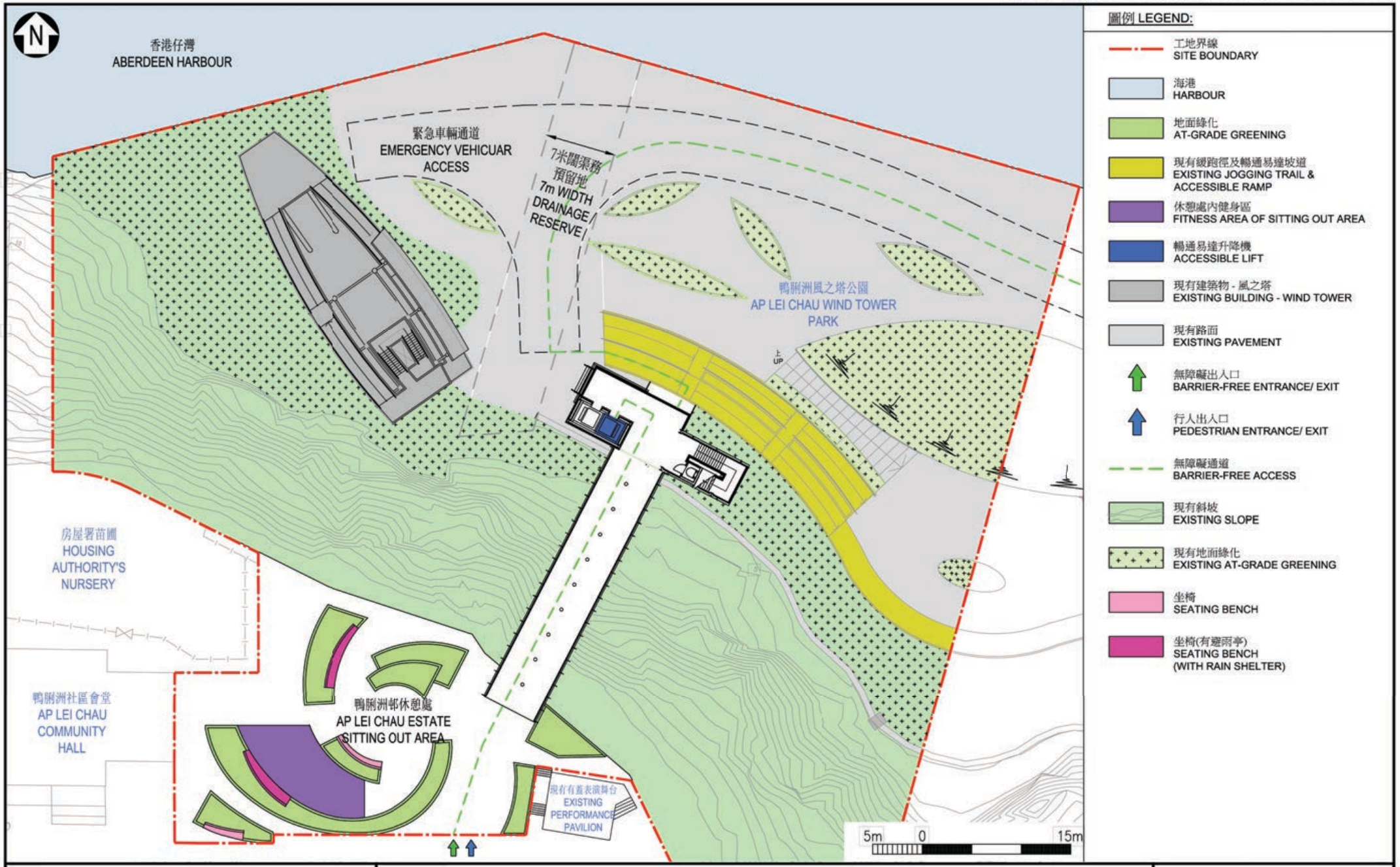
(d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or

(e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

位置圖
LOCATION PLAN

184TB
建造行人天橋及升降機塔以連接鴨脷洲風之塔公園及鴨脷洲邨
CONSTRUCTION OF A FOOTBRIDGE WITH LIFT TOWER TO CONNECT THE AP LEI CHAU WIND TOWER PARK AND THE AP LEI CHAU ESTATE

ARCHITECTURAL SERVICES DEPARTMENT 建築署



工地平面圖
SITE PLAN

184TB
建造行人天橋及升降機塔以連接鴨脷洲風之塔公園及鴨脷洲邨
CONSTRUCTION OF A FOOTBRIDGE WITH LIFT TOWER TO CONNECT THE AP LEI CHAU WIND TOWER PARK AND THE AP LEI CHAU ESTATE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

從跑步徑望向行人天橋及升降機樓的構思透視圖
PERSPECTIVE VIEW FROM JOGGING TRAIL

構思圖
ARTIST'S IMPRESSION

184TB
建造行人天橋及升降機塔以連接鴨脷洲風之塔公園及鴨脷洲邨
CONSTRUCTION OF A FOOTBRIDGE WITH LIFT TOWER TO CONNECT THE AP LEI CHAU WIND TOWER PARK AND THE AP LEI CHAU ESTATE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

從鴨脷洲邨休憩處望向行人天橋的構思透視圖
PERSPECTIVE VIEW FROM AP LEI CHAU ESTATE SITTING OUT AREA

構思圖
ARTIST'S IMPRESSION

184TB
建造行人天橋及升降機塔以連接鴨脷洲風之塔公園及鴨脷洲邨
CONSTRUCTION OF A FOOTBRIDGE WITH LIFT TOWER TO CONNECT THE AP LEI CHAU WIND TOWER PARK AND THE AP LEI CHAU ESTATE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

184TB
建造行人天橋及升降機塔以連接鴨脷洲風之塔公園及鴨脷洲邨
CONSTRUCTION OF A FOOTBRIDGE WITH LIFT TOWER TO CONNECT THE AP LEI CHAU WIND TOWER PARK AND THE AP LEI CHAU ESTATE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

Annex 6 to Enclosure 1

184TB – Construction of a footbridge with lift tower to connect the Ap Lei Chau Wind Tower Park and the Ap Lei Chau Estate

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2019 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee ($ million)
(a)	Consultants' fees for contract administration (Note 2)	Professional	–	–	–	3.9
		Technical	–	–	–	2.1
					Sub-total	6.0#
(b)	Resident site staff (RSS) costs (Note 3)	Professional	34	38	1.6	4.7
		Technical	114	14	1.6	5.5
					Sub-total	10.2
	Comprising -					
	(i) Consultants' fees for management of RSS				0.3#	
	(ii) Remuneration of RSS				9.9#	
					Total	**16.2**

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (MPS salary point 38 = $85,870 per month and MPS salary point 14 = $30,235 per month).

2. The consultants' staff cost fees for contract administration are calculated in accordance with the existing consultancy agreement for provision of contract administration and site

supervision of **184TB**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade this project to Category A.

3. The consultant's staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.

Remarks

The figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 5 of Enclosure 1.

Amenity complex in Area 103, Ma On Shan

PROJECT SCOPE AND NATURE

The project site occupies an area of about 7 443 square metres (m^2) and is bounded by On Luk Street to the northeast, Ma Kam Street to the southeast, Ma On Shan Police Station to the southwest and Ma On Shan Road to the northwest. The part of **69RG** that we propose to upgrade to Category A comprises —

(a) design work for the amenity complex in Area 103, Ma On Shan (the amenity complex), with facilities as described in paragraph 2 below;

(b) studies to facilitate the design work described in paragraph 1(a) above;

(c) public engagement and consultation exercises with relevant stakeholders; and

(d) preparation of tender documents (including tender drawings) and assessment of tenders for the construction of the amenity complex.

2. The proposed project scope of the amenity complex, comprises the following facilities –

(a) Sports Centre

(i) a multi-purpose arena that could be used as one handball court or one futsal pitch or two basketball courts or two volleyball courts or eight badminton courts, and a spectator stand with about 700 seats;

(ii) a fitness room;

/(iii) …..

(iii) two multi-purpose activity rooms;

(iv) a table-tennis room;

(v) a children's play room;

(vi) an indoor jogging track;

(vii) an outdoor sports climbing wall;

(viii) two meeting rooms; and

(ix) ancillary facilities including a management office, a booking office, toilets and changing facilities, a first aid room, a babycare room, storerooms, a loading and unloading area, etc.

(b) Indoor Heated Swimming Pools

(i) an indoor heated training pool[1] (25 metres x 25 metres);

(ii) an indoor heated teaching pool[2] (25 metres x 10 metres);

(iii) an indoor heated jacuzzi; and

(iv) ancillary facilities including a swimming pool management office, toilets and changing facilities, a first aid room, a babycare room, a filtration plant room, storerooms, etc.

(c) Hong Kong Public Libraries New Book Centre

(i) a centre for central processing and distribution of library materials for the entire system of Hong Kong Public Libraries (HKPL);

(ii) a New Book Express Service Point for public use, including a new book zone, a multi-purpose activities room, an area for display and self-service facilities (including reservation

/pick-up …..

1 Water depth should normally be from 1.2 to 1.4 metres.

2 Water depth should normally be 0.9 metre.

pick-up dispensers/lockers, multi-functional self-service kiosks, self-charging terminals and a book drop); and

(iii) ancillary facilities including offices, book stack cum work areas, store rooms, computer equipment rooms, a loading and unloading area, etc.

(d) Community Hall

(i) a multi-purpose hall with a seating capacity of about 450 seats and a stage;

(ii) a multi-purpose stage meeting room;

(iii) a stage storeroom;

(iv) male and female dressing rooms;

(v) a multi-purpose conference room; and

(vi) ancillary facilities including a management office, a storeroom for office, a babycare room and toilets.

(e) Sha Tin District Office's Ma On Shan Sub-office

(i) an office; and

(ii) a Home Affairs Enquiry Service Counter.

(f) Fee-paying Public Carpark

(i) about 400 parking spaces for private cars[3], motorcycles, light goods vehicles, light buses and coaches; and

(ii) ancillary facilities including a shroff office and a dissemination system of real-time parking vacancy information.

/A …..

3 Private car parking spaces can be used by private cars, taxis as well as van-type light goods vehicles, which can be accommodated within private car parking spaces.

A site and location plan for the project is at **Annex 1 to Enclosure 2**. Subject to the funding approval by the Finance Committee within this legislative session, we plan to commence the pre-construction activities in the fourth quarter of 2020 for completion in the fourth quarter of 2023.

3. We will retain the remainder of **69RG** in Category B and seek funding at a later stage when the pre-construction activities are nearly completed.

JUSTIFICATION

Sports Centre

4. With the new sports centre in Sha Tin Area 24D to be commissioned in 2020, there will be seven sports centres[4] in Sha Tin District serving a population of 692 500 (which is expected to increase to 704 700 by 2028). There is a keen demand for additional sports facilities in the district, as reflected in an average usage rate of the main arena of the existing six sports centres at about 89% in the past three years. In view of the easy accessibility of the proposed sports centre and its close proximity to densely populated private and public housing estates in the area, such as Yiu On Estate, Kam Hay Court, Kam Ying Court, Sunshine City, Bayshore Towers, Ma On Shan Centre, Park Belvedere, "The Met. Blossom" and Fu Fai Garden, the proposed sports centre will meet both the current need and future demand for sports facilities in the district. It also provides an additional venue for organising more sports training courses and competitions to meet the demand from schools[5] and sports organisations.

Indoor Heated Swimming Pools

5. There are currently three swimming pool complexes in the district, namely Ma On Shan Swimming Pool, Sha Tin Jockey Club Swimming Pool and Hin Tin Swimming Pool. Heated pool facilities are only provided in the latter two. There is no heated pool facility provided in the Ma On Shan Swimming Pool. Residents in Ma On Shan have to travel to Sha Tin Town Centre or Tai Wai during the winter season for using heated swimming pool facilities. The overall

/attendance…..

4 The seven sports centres are Heng On Sports Centre, Hin Keng Sports Centre, Ma On Shan Sports Centre, Mei Lam Sports Centre, Yuen Wo Road Sports Centre, Yuen Chau Kok Sports Centre and a new sports centre in Area 24D, Sha Tin near Che Kung Temple to be commissioned in 2020.

5 There are 45 primary schools and 48 secondary schools with over 66 000 students in Sha Tin District in 2018-19, among which 12 primary schools and 14 secondary schools are located in Ma On Shan area.

attendance of Sha Tin Jockey Club Swimming Pool and Hin Tin Swimming Pool during the winter season (i.e. from November to the following March) has increased steadily from 235 475 in 2016-17 to 253 436 in 2018-19. The provision of indoor heated swimming pools under this project would help promote year-round swimming in the community, provide a safe and comfortable environment for swimming during inclement weather in summer months, and thereby meeting the strong demand by the local residents of Ma On Shan.

Hong Kong Public Libraries New Book Centre

6. At present, the acquisition and cataloging of new library materials as well as the sorting and dispatch of library materials returned by patrons are handled in three offices, viz. Technical Processing Unit (situated at Sheung Wan Municipal Services Building), Book Sorting Unit (situated at the Hong Kong Central Library in Causeway Bay) and Book Processing Centre (situated at Wang Cheong Building in Cheung Sha Wan), while the end-processing work is completed at individual libraries. The HKPL plans to reprovision and merge the above three offices, together with the New Book Express Service Point, to form the proposed New Book Centre, in order to achieve synergy, enhance use of resources and provide library services of higher quality for the public.

7. The New Book Centre will play a pivotal role in the public library system by centrally processing and distributing library materials, including new library materials and library materials returned by patrons, in a one-stop fashion. All processing procedures of new library materials will be completed at the New Book Centre. The library materials will be shelf-ready when they reach individual libraries so that their turn-around time will be shortened and patrons can borrow them sooner. Besides, individual libraries can release the spaces originally used for the end-processing work, thereby having more flexibility in planning of spaces, enhancing deployment of facilities and library services, and in turn providing more efficient and cost-effective services to the public. Separately, the library materials returned by patrons will be centrally sorted by a Radio Frequency Identification (RFID)-enabled central sorter and distributed to individual libraries, and this will shorten their turn-around time as well. To further cultivate the love and care for books among students, docent tours introducing new book processing will be arranged for schools as well as other cultural and educational organisations.

8. The New Book Express Service Point in the New Book Centre is a brand-new library facility provided with a display area of new books for lending and a reading zone for readers to browse and borrow new books as well as return books with self-service facilities. The opening hours of the new facility will be longer than those of Ma On Shan Public Library. The new facility will also be

/equipped…..

equipped with a multi-purpose activities room and an area for display which can be used to stage a variety of activities for promotion of reading culture, such as book display, subject talks and workshops. To encourage parent-child reading, a parent-child reading zone will also be provided at the New Book Express Service Point to promote reading.

Community Hall

9. There are currently two community halls in Ma On Shan, namely Lee On Community Hall and Heng On Estate Community Centre. Both are not situated in the vicinity of the proposed project site at Ma On Shan Area 103. There is a keen demand for additional community hall facilities in the area, as reflected by the average usage rates of the halls of Lee On Community Hall and Heng On Estate Community Centre at about 90% and 80%[6] respectively in 2019. Construction of a community hall in Area 103, Ma On Shan will meet the community's strong demand for venue for organising community activities.

Sha Tin District Office's Ma On Shan Sub-office

10. Sha Tin District Office's Ma On Shan Sub-office maintains the liaison network in Ma On Shan and acts as a focal point for community building and services as an area sub-office. It also serves to provide a government information counter and declaration/oath service to the public. In the absence of other suitable government premises for accommodating the Ma On Shan Sub-office, Home Affairs Department has entered into a lease agreement with a private property developer for hiring a commercial premises at MOSTown (formerly known as Sunshine City Plaza) since 1996 to operate the Ma On Shan Sub-office. For the sake of prudent use of public money, accommodating the Ma On Shan Sub-office in the amenity complex is considered more appropriate.

Fee-paying Public Carpark

11. To address the shortfall of parking spaces in Ma On Shan, the existing site is currently being used as a short-term tenancy car park which will be terminated upon construction of the proposed amenity complex. To meet the assessed parking demand in the area, a public car park providing about 400 parking spaces for private cars, motorcycles, light goods vehicles, light buses, coaches is also proposed in accordance with the "single site, multiple uses" principle.

/FINANCIAL …..

6 Heng On Estate Community Centre was closed for maintenance in December 2019.

FINANCIAL IMPLICATIONS

12. We estimate the capital cost of the proposed pre-construction activities to be $74.3 million in money-of-the-day (MOD) prices, broken down as follows –

		$ million (in MOD prices)
(a)	Consultants' fees for design and preparation of tender documents	67.1
(b)	Minor studies	0.5
(c)	Contingencies	6.7
	Total	74.3

A detailed breakdown of the estimates for consultants' fees by man-months is at **Annex 2 to Enclosure 2**.

13. Subject to funding approval, we plan to phase the expenditure as follows –

Year	**$ million (in MOD prices)**
2020 – 2021	8.4
2021 – 2022	22.0
2022 – 2023	25.4
2023 – 2024	15.8
2024 – 2025	2.7
	74.3

/14…..

14. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2020 to 2025. Subject to the funding approval, we will engage consultants to undertake the proposed consultancy services through a lump-sum contract based on pre-defined scope of works with appropriate provision for price adjustments for the duration of the consultancy concerned.

15. The proposed pre-construction activities will not incur any recurrent consequences.

PUBLIC CONSULTATION

16. We consulted the Culture, Sports and Community Development Committee of the Sha Tin District Council on the proposed project scope of the amenity complex at its meetings on 26 October 2017 and 5 July 2018. Members supported the project and requested its early implementation.

17. We consulted the Legislative Council Panel on Home Affairs on 20 January 2020. Members supported the submission of the funding proposal to the Public Works Subcommittee. At the request of the Panel on Home Affairs, we have provided supplementary information after the meeting.

ENVIRONMENTAL IMPLICATIONS

18. The proposed pre-construction activities will not cause long-term environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

19. The proposed pre-construction activities will not generate construction waste. We will require the consultant to fully consider measures to minimise the generation of construction waste and to reuse or recycle construction waste as much as possible in the future implementation of the construction project.

/HERITAGE …..

HERITAGE IMPLICATIONS

20. The proposed pre-construction activities will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/ buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

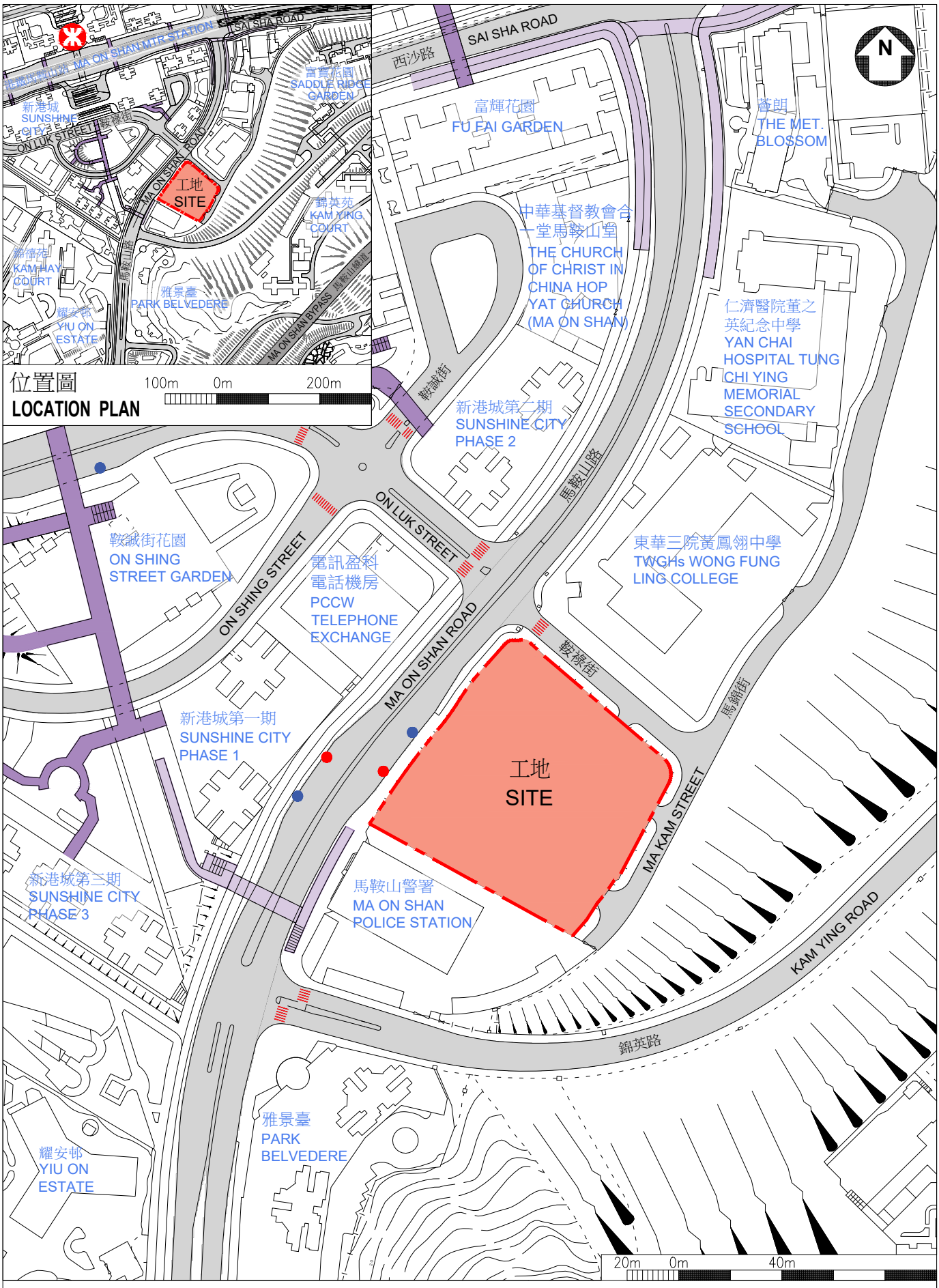
21. The proposed pre-construction activities do not require any land acquisition.

BACKGROUND INFORMATION

22. We upgraded **69RG** to Category B in September 2018. We have engaged consultants to undertake topographic survey, preliminary tree survey, underground utility survey, ground investigation works, traffic impact assessment, etc. since December 2019, at a total cost of about $3.5 million. We have charged this amount to the block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The aforesaid works and services would be completed by the second quarter of 2020.

23. The proposed pre-construction activities will not involve any tree removal or planting works. We will require the consultants to take into consideration the need for tree preservation and formulate tree removal proposals during the planning and design stages of the project. We will also incorporate tree planting proposals, where possible, during the construction phase.

24. We estimate that the proposed pre-construction activities will create about 10 jobs for professional/technical staff providing a total employment of 324 man-months.



工地平面圖
SITE PLAN

69RG
馬鞍山第103區綜合設施大樓
AMENITY COMPLEX IN AREA 103, MA ON SHAN

ARCHITECTURAL SERVICES DEPARTMENT 建築署

69RG (Part) – Amenity complex in Area 103, Ma On Shan – pre-construction activities

Breakdown of the estimates for consultants' fees (in September 2019 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee ($ million)
(a)	Consultants' fees for design and preparation of tender documents (Note 2)	Professional	228	38	2.0	39.2
		Technical	324	14	2.0	19.6
					Total	**58.8 #**

* MPS = Master Pay Scale

Notes

1. A multiplier of 2.0 is applied to the average MPS salary point to estimate the full staff cost including the consultants' overheads and profit as the staff will be employed in the consultants' office. (MPS salary point 38 = $85,870 per month and MPS salary point 14 = $30,235 per month).

2. The consultants' fees for design and preparation of tender documents is estimated by Director of Architectural Services. We will only know the actual man-months and fees after the consultants have been selected.

Remarks

The cost figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figure marked with # is shown in money-of-the-day prices in paragraph 12 of Enclosure 2.

Redevelopment of Kowloon Tsai Swimming Pool Complex

PROJECT SCOPE AND NATURE

The project seeks to redevelop the Kowloon Tsai Swimming Pool Complex (KTSPC) which occupies a total area of around 1.3 hectares. The proposed scope of the project comprises –

(a) a heated main pool[1] (50 metres x 25 metres indoor) and a spectator stand with a seating capacity of 1 200;

(b) an outdoor training pool[2] (25 metres x 25 metres);

(c) an outdoor leisure pool;

(d) an outdoor sun-bathing area; and

(e) ancillary facilities including changing rooms and toilets, a babycare room, a pool management office, storerooms, etc.

2. A site and location plan, layout plans, a sectional drawing and an artist's impression of the proposed complex are at **Annexes 1 to 6 to Enclosure 3**.

3. Subject to the funding approval by the Finance Committee within this legislative session, we plan to commence construction of the proposed project in the fourth quarter of 2020 for completion in the second quarter of 2024.

JUSTIFICATION

4. To promote wide participation in sports including year-round swimming, the Government is committed to providing more indoor heated pools in public swimming pool complexes. There are currently three public swimming pools serving a population of around 424 800 in the Kowloon City District, namely the existing KTSPC, the Tai Wan Shan Swimming Pool (TWSSP) and the Ho Man Tin Swimming Pool (HMTSP). The current KTSPC and the TWSSP are

/outdoor …..

1 The main pool will be of 1.4 to 1.9 metres in depth with water line markings.

2 The training pool will be of 0.9 to 1.2 metres in depth with water line markings.

outdoor swimming facilities and are only open in summer, while the indoor heated pools at HMTSP are irregularly shaped leisure pools of less than 1.2 metres in depth. With its leisure nature and small size, the HMTSP can hardly meet the needs of the public during the winter months.

5. At present, there is no heated 50 metres main pool in the Kowloon City District for schools and sports organisations to organise swimming activities in the winter season[3]. The proposed redevelopment with the provision of an indoor heated main pool at the KTSPC will address the demand for year-round swimming in the district (including schools and sports organisations) and provide a safe and comfortable venue for leisure swimming and swimming galas during inclement weather in the summer months.

6. The KTSPC commenced operation in 1964 and has been a popular pool in the Kowloon City District. It consists of a main pool, a leisure pool and a children's pool. Pool facilities do not meet the current design standard and accessibility requirements. They are dilapidated despite regular maintenance. For example, the changing rooms do not provide showers with stable pressure and the drainage system is defective. There is a need to redevelop the KTSPC instead of conducting maintenance works in a piecemeal manner.

7. The redevelopment will bring about a heated pool, upgrade the swimming pools and supporting facilities to current design standard, as well as enhance the facility provision, e.g. an increased spectator stand capacity from 1 000 to 1 200 and provision of a ramp allowing easy access into the water body of the training pool for the elderly and the disabled. The new KTSPC will also provide a new training pool with water line markings, and re-provide a leisure pool as well as sun-bathing area to meet family recreation needs. The proposed facilities are expected to be well patronised by local residents and students. As a matter of fact, despite KTSPC's closure for maintenance during the winter season (annually from December to the following March), it has an attendance of over 200 000 in 2019. With the KTSPC's popularity, the provision of a heated pool and upgraded facilities will help meet the strong local demand.

/**FINANCIAL** …..

---

3 In 2019, 17 swimming galas/activities were held by schools and sports organisations at the three public swimming pools in the Kowloon City District.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be $1,120.0 million in money-of-the-day (MOD) prices, broken down as follows –

		$million (in MOD prices)
(a)	Site works	28.2
(b)	Demolition	19.8
(c)	Geotechnical works	35.1
(d)	Foundation	44.6
(e)	Basement	15.4
(f)	Building[4]	432.3
(g)	Building services[5]	238.7
(h)	Drainage	24.0
(i)	External works	87.6
(j)	Additional energy conservation, green and recycled features	20.5
(k)	Special equipment[6]	6.2
(l)	Furniture and equipment[7]	8.1

/(m) …..

4 Building works cover the construction of superstructure of the building.

5 Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift installation and other specialist installation.

6 Special equipment covers the supply and installation of electronic scoreboard.

7 The estimated cost is based on an indicative list of furniture and equipment required.

			$million (in MOD prices)
(m)	Consultants' fees for		24.5
	(i) contract administration	23.5	
	(ii) management of resident site staff (RSS)	1.0	
(n)	Remuneration of RSS		33.2
(o)	Contingencies		101.8
	Total		1,120.0

9. We propose to engage consultants to undertake contract administration and site supervision of the projects. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 7 to Enclosure 3**. The construction floor area (CFA) of **280RS** is 15 575 square metres (m^2). The estimated construction unit cost, represented by the building and the building services costs, is $43,082 per m^2 of CFA in MOD prices. We consider this comparable to that of similar projects built by the Government.

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

Year	**$ million (in MOD prices)**
2020 – 2021	3.1
2021 – 2022	55.0
2022 – 2023	150.1
2023 – 2024	365.0
2024 – 2025	302.0
2025 – 2026	106.1

/**Year** …..

Year	$ million (in MOD prices)
2026 – 2027	84.5
2027 – 2028	54.2
	1,120.0

11. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2020 to 2028. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

12. We estimate the annual recurrent expenditure arising from this project to be $37.1 million. The capital and recurrent costs arising from the project would be taken into consideration when determining the relevant fees and charges in future.

PUBLIC CONSULTATION

13. We consulted the Leisure and District Facilities Management Committee (LDFMC) of the Kowloon City District Council on the scope and conceptual layout of the project on 4 October 2012 and 22 March 2018 respectively. We also provided updates on the project to LDFMC on 17 January and 28 March 2019. Members supported the project and urged for its early implementation.

14. According to the approved Kowloon Tong Outline Zoning Plan No. S/K18/21, the proposed swimming pool (which is a type of "Place of Recreation, Sport or Culture" use) is a Column 2 use within the "Open Space" zone, redevelopment of which requires planning permission under Section 16 of the Town Planning Ordinance (TPO) (Cap. 131). The Town Planning Board approved the application for the proposed development on 1 February 2019.

/15. …..

15. We consulted the Legislative Council Panel on Home Affairs on 20 January 2020. Members supported the project and had no objection to the submission of the funding proposal to the Public Works Subcommittee. At the request of the Panel on Home Affairs, we have provided supplementary information after the meeting.

ENVIRONMENTAL IMPLICATIONS

16. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review (PER) for the project during the Section 16 planning application submitted under the TPO in June 2018. The PER concluded and the Director of Environmental Protection agreed that the project will not cause any insurmountable environmental impacts.

17. We shall incorporate into the works contract the mitigation measures recommended in the PER, the updated Sewerage Impact Assessment submitted under the TPO and the updated Air Quality Impact Assessment to be submitted under the TPO to control the environmental impacts arising from the project to within established standards and guidelines. The environmental mitigation measures of the project would include using electrical boilers instead of gas boilers for hot water, specifying the maximum sound power level for fixed plants as well as installing noise enclosures and/or noise screens for noisy fixed plants. We have included in the project estimate the cost for the implementation of the environmental mitigation measures.

18. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for backfilling) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities [8]. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

/19. …..

---

8 Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

19. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

20. We estimate that the project will generate in total about 52 440 tonnes of construction waste. Of these, we will reuse about 2 340 tonnes (4.5%) of inert construction waste on site and deliver 45 050 tonnes (85.9%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 5 050 tonnes (9.6%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be $4.2 million for this project (based on a unit charge rate of $71 per tonne for disposal at public fill reception facilities and $200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

21. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

22. This project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

23. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular -

(a) heat pumps for pool water heating and space heating;

(b) heat energy reclaim of exhaust air;

(c) demand control for supply air;

/(d) …..

(d) solar hot water system; and

(e) photovoltaic system.

24. For greening features, there will be vertical greening and green roof at appropriate areas for environmental and amenity benefits.

25. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation with a view to conserving water.

26. The total estimated additional cost for adoption of the above features is around $20.5 million (including $5.8 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 10.5% energy savings in the annual energy consumption with a payback period of about eight years.

BACKGROUND INFORMATION

27. We upgraded **280RS** to Category B in September 2013. We engaged consultants to undertake various services at a total cost of about $27.0 million. The services and works provided by the consultants were funded under block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme".

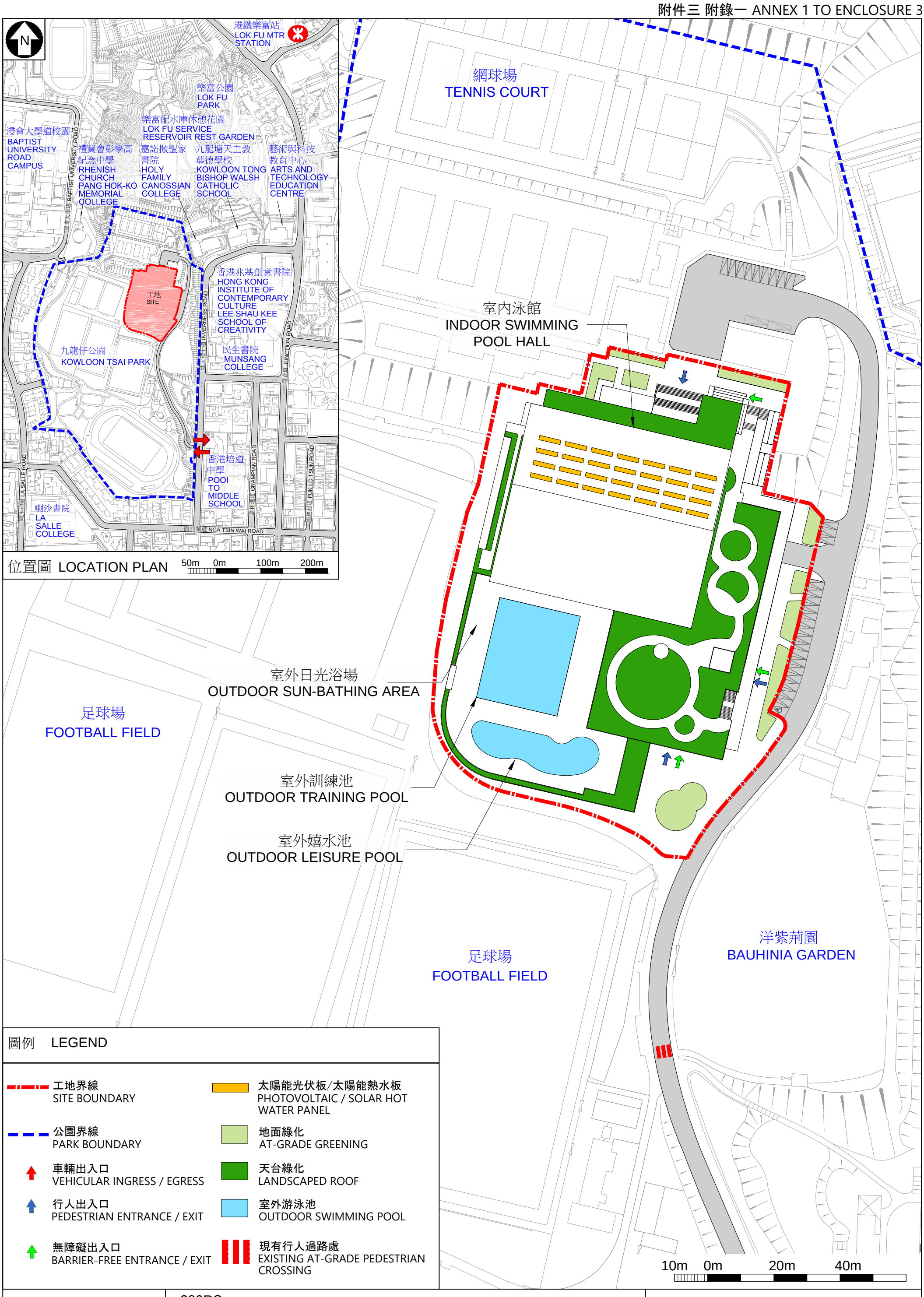
28. Of the 115 trees within the project boundary and 50 trees along the access road in Kowloon Tsai Park, 65 trees will be retained, 70 trees will be felled and 30 trees will be transplanted off-site within Kowloon Tsai Park. All the trees to be felled are not important trees[9]. We will incorporate planting proposals as

/part …..

9 "Important trees" refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –
(a) trees of 100 years old or above;
(b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
(c) trees of precious or rare species;
(d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
(e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

part of the project, including estimated quantities of 70 trees, 10 000 shrubs, 400 climbers, 48 000 groundcovers and 1 000 m^2 of grassed area.

29. We estimate that the proposed works will create about 220 jobs (195 for labourers and 25 for professional/technical staff) providing a total employment of 7 100 man-months.



圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 公園界線 PARK BOUNDARY
- 車輛出入口 VEHICULAR INGRESS / EGRESS
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 太陽能光伏板/太陽能熱水板 PHOTOVOLTAIC / SOLAR HOT WATER PANEL
- 地面綠化 AT-GRADE GREENING
- 天台綠化 LANDSCAPED ROOF
- 室外游泳池 OUTDOOR SWIMMING POOL
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING

工地平面圖
SITE PLAN

280RS
重建九龍仔游泳池
REDEVELOPMENT OF KOWLOON TSAI SWIMMING POOL COMPLEX

ARCHITECTURAL SERVICES DEPARTMENT 建築署

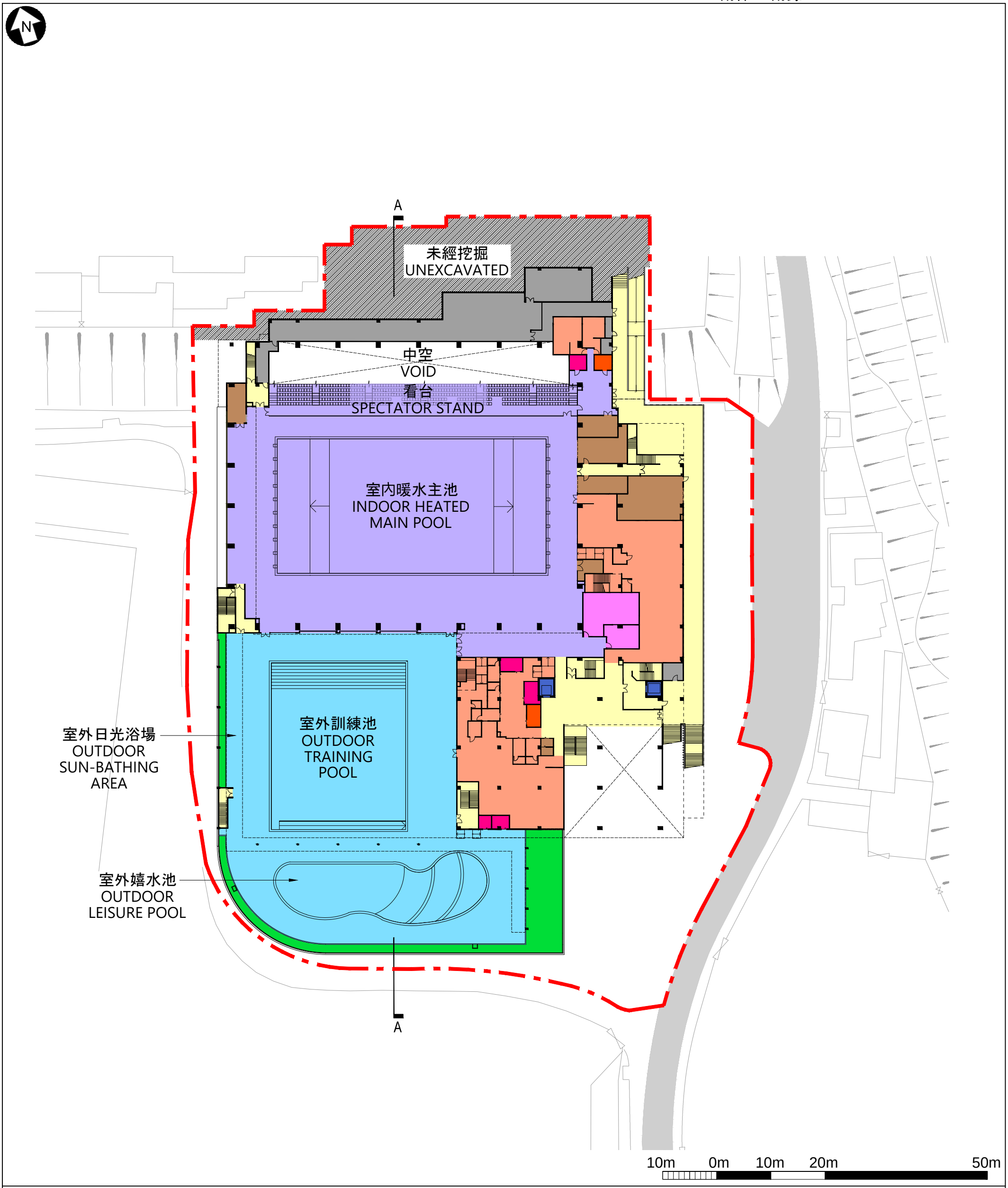
圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 機房 PLANT ROOM
- 暢通易達升降機 ACCESSIBLE LIFT
- 通道 CIRCULATION AREA
- 更衣室/洗手間 CHANGING ROOM / TOILET
- 暢通易達更衣室/洗手間 ACCESSIBLE CHANGING ROOM / TOILET
- 職員範圍/辦公室 STAFF AREA/OFFICE
- 地面綠化 AT-GRADE GREENING
- 附屬設施 ANCILLARY FACILITIES
- 垂直綠化 VERTICAL GREENING
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT

地下平面圖
GROUND FLOOR PLAN

280RS
重建九龍仔游泳池
REDEVELOPMENT OF KOWLOON TSAI SWIMMING POOL COMPLEX

ARCHITECTURAL SERVICES DEPARTMENT 建築署



圖例 LEGEND

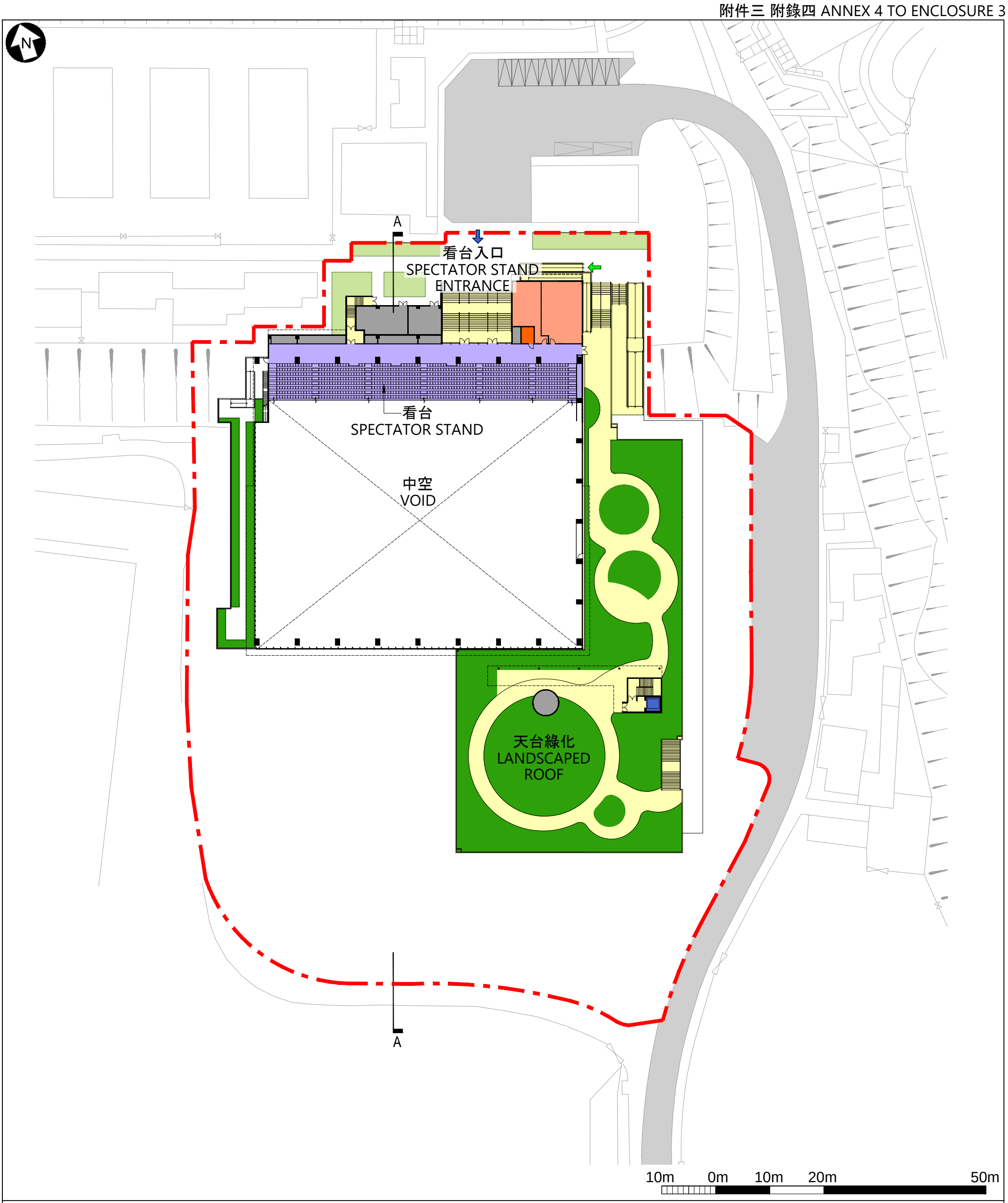
工地界線 SITE BOUNDARY	機房 PLANT ROOM	更衣室/洗手間 CHANGING ROOM/TOILET	天台綠化 LANDSCAPED ROOF
	附屬設施 ANCILLARY FACILITIES	通用更衣室/洗手間 UNIVERSAL CHANGING ROOM/TOILET	暢通易達升降機 ACCESSIBLE LIFT
	職員範圍/辦公室 STAFF AREA/OFFICE	暢通易達更衣室/洗手間 ACCESSIBLE CHANGING ROOM/TOILET	通道 CIRCULATION AREA

室内游泳池 INDOOR SWIMMING POOL			
室外游泳池 OUTDOOR SWIMMING POOL			

一樓平面圖
FIRST FLOOR PLAN

280RS
重建九龍仔游泳池
REDEVELOPMENT OF KOWLOON TSAI SWIMMING POOL COMPLEX

ARCHITECTURAL SERVICES DEPARTMENT 建築署



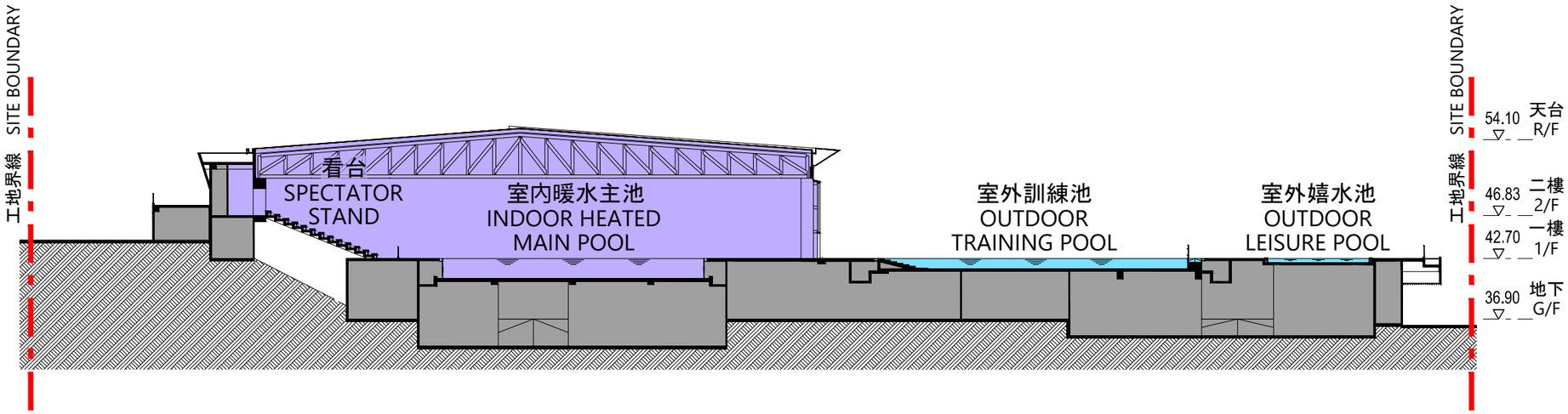
圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 機房 PLANT ROOM
- 暢通易達升降機 ACCESSIBLE LIFT
- 通道 CIRCULATION AREA
- 更衣室/洗手間 CHANGING ROOM / TOILET
- 暢通易達更衣室/洗手間 ACCESSIBLE CHANGING ROOM / TOILET
- 室內游泳池 INDOOR SWIMMING POOL
- 天台綠化 LANDSCAPED ROOF
- 地面綠化 AT-GRADE GREENING

二樓平面圖
SECOND FLOOR PLAN

280RS
重建九龍仔游泳池
REDEVELOPMENT OF KOWLOON TSAI SWIMMING POOL COMPLEX

ARCHITECTURAL SERVICES DEPARTMENT 建築署



10m 0m 10m 20m 50m

圖例 LEGEND

工地界線
SITE BOUNDARY

機房
PLANT ROOM

室外游泳池
OUTDOOR SWIMMING POOL

室内游泳池
INDOOR SWIMMING POOL

A-A剖面圖
SECTION A-A

280RS
重建九龍仔游泳池
REDEVELOPMENT OF KOWLOON TSAI SWIMMING POOL COMPLEX

ARCHITECTURAL SERVICES DEPARTMENT 建築署

從東南面望向游泳池的構思透視圖
PERSPECTIVE VIEW FROM SOUTHEAST DIRECTION

構思圖 ARTIST'S IMPRESSION	280RS 重建九龍仔游泳池 REDEVELOPMENT OF KOWLOON TSAI SWIMMING POOL COMPLEX	ARCHITECTURAL SERVICES DEPARTMENT 建築署

Annex 7 to Enclosure 3

280RS - Redevelopment of Kowloon Tsai Swimming Pool Complex

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2019 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee ($ million)
(a)	Consultants' fees for contract administration (Note 2)	Professional	–	–	–	15.8
		Technical	–	–	–	3.1
					Sub-total	18.9#
(b)	Resident site staff (RSS) costs (Note 3)	Professional	42	38	1.6	5.8
		Technical	449	14	1.6	21.7
					Sub-total	27.5
	Comprising -					
	(i) Consultants' fees for management of RSS				0.8#	
	(ii) Remuneration of RSS				26.7#	
					Total	**46.4**

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (MPS salary point 38 = $85,870 per month and MPS salary point 14 = $30,235 per month).

2. The consultants' staff cost fees for contract administration is calculated in accordance with the existing consultancy agreement for provision of contract administration and site supervision of **280RS**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade this project to Category A.

3. The consultants' staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man months and actual costs after completion of the construction works.

Remarks

The cost figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 8 of Enclosure 3.

Open space at Hoi Fai Road, Tai Kok Tsui

PROJECT SCOPE AND NATURE

The project site occupies an area of about 7 250 square metres (m^2) and is adjacent to the new Yau Ma Tei Typhoon Shelter at Hoi Fai Road, Tai Kok Tsui. The site is mainly zoned "Open Space", with a minor portion in the north-east corner encroaching on an area zoned "Residential (Group A)1", on the approved South West Kowloon Outline Zoning Plan No. S/K20/30. The proposed scope of the project comprises –

(a) a landscaped area;

(b) a sitting-out area with benches and rain shelters;

(c) a jogging track with fitness stations;

(d) a Tai Chi area;

(e) a fitness corner;

(f) children's playground with diversified inclusive play equipment suitable for children of all ages;

(g) lighting facilities, an irrigation system, drinking fountains, a boundary fence and storage spaces; and

(h) ancillary facilities including a toilet block and a babycare room.

2. A site and location plan, an artist's impression and a plan of barrier-free access of the project are at **Annexes 1 to 3 to Enclosure 4** .

3. Subject to the funding approval by the Finance Committee within this legislative session, we plan to commence construction of the proposed project in the fourth quarter of 2020 for completion in the first quarter of 2023.

/**JUSTIFICATION** …..

JUSTIFICATION

4. The project site is located in the residential area of the West Kowloon Reclamation Area with a surrounding population of about 50 000, and is currently a nursery of the Leisure and Cultural Services Department (LCSD).

5. Together with the two nearby existing open space venues managed by the LCSD, namely Hoi Fai Road Promenade and Hoi Fai Road Garden, this project will provide more attractive and quality waterfront area for public enjoyment. The project will also provide diversified facilities like lawn area, a landscaped area and leisure facilities such as jogging track with fitness stations, children's playground, Tai Chi area, and a fitness corner to meet the needs of the public.

6. This project will also provide a toilet block, including universal and accessible toilets, and a babycare room. These facilities will meet the community need as there is no such provision in the two nearby open space venues.

7. The design of the children play space will integrate with the landscape design of the project and provide inclusive play equipment suitable for children of different ages.

8. For the landscape design, a holistic approach in providing sustainable urban landscape by the "Right Plant, Right Place" principle will be adopted. The design will blend in with the environment of the adjacent Hoi Fai Road Garden and greenness will be provided as much as possible. Tree planting along the walking path will be arranged to provide ample shade and a comfortable environment for users. Design incorporating flowering trees, colour foliage and flowering shrubs will be adopted. Heavy standard tree and bushy shrubs of good quality will be provided in the site for giving better shading.

9. To tie in with the Olympic-theme development nearby, for example, Mass Transit Railway Olympic station, the project will include design elements on Olympism and related features such as milestones portraying the history of Olympic Games, floor/wall plaques with handprints and autographs of sports stars, etc.

/**FINANCIAL** …..

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be $104.0 million in money-of-the-day (MOD) prices, broken down as follows –

			$ million (in MOD prices)
(a)	Site works		5.5
(b)	Building[1]		7.9
(c)	Building services[2]		11.3
(d)	Drainage		9.1
(e)	External works		46.1
(f)	Additional energy conservation, green and recycled features		0.9
(g)	Furniture and equipment[3]		0.1
(h)	Consultants' fees for		5.2
	(i) contract administration	4.4	
	(ii) management of resident site staff (RSS)	0.8	
(i)	Remuneration of RSS		8.4
(j)	Contingencies		9.5
	Total		104.0

/11. …..

1 Building works cover the construction of superstructure of the building.

2 Building services works cover electrical installation, ventilation installation, fire services installation and other specialist installations.

3 The estimated cost is based on an indicative list of furniture and equipment required.

11. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 4 to Enclosure 4**. We consider the estimated project cost comparable to that of similar projects built by the Government.

12. Subject to funding approval, we plan to phase the expenditure as follows –

Year	$ million (in MOD prices)
2020 – 2021	7.3
2021 – 2022	27.5
2022 – 2023	46.2
2023 – 2024	14.6
2024– 2025	5.1
2025– 2026	3.3
	104.0

13. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2020 to 2026. Subject to funding approval, we will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

14. We estimate the annual recurrent expenditure arising from this project to be $3.3 million.

PUBLIC CONSULTATION

15. We consulted the Community Building Committee of Yau Tsim Mong District Council on the scope and conceptual design of the proposed project on 30 August 2007, 11 February 2010 and 10 May 2018. Members supported the project and urged for its early implementation.

16. We also consulted the Harbourfront Commission's Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing in January 2011 and June 2018. The Task Force had no objection to the project.

17. Furthermore, we consulted the Legislative Council Panel on Home Affairs on 20 January 2020. Members supported the project and had no objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

18. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause long-term adverse environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

19. 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 contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities; and frequent cleaning and watering of the site, and the provision of wheel washing facilities to prevent dust nuisance.

20. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other

/suitable …..

suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities[4]. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste.

21. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

22. We estimate that the project will generate in total about 7 140 tonnes of construction waste. Of these, we will reuse about 1 000 tonnes (14.0%) of inert construction waste on site and deliver 5 620 tonnes (78.7%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 520 tonnes (7.3%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be $0.5 million for this project (based on a unit charge rate of $71 per tonne for disposal at public fill reception facilities and $200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

23. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

/LAND …..

---

4 Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

LAND ACQUISITION

24. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

25. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

(a) photovoltaic system; and

(b) solar powered light fittings.

26. For greening features, we will provide soft landscape at appropriate locations for environmental and amenity benefits.

27. The total estimated additional cost for adoption of the above features is $0.9 million (including $20,000 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

BACKGROUND INFORMATION

28. We upgraded **428RO** to Category B in December 2008. We engaged an architectural lead consultant to undertake the detailed design, tree survey and site investigation in 2009. In 2015, we engaged a quantity surveying consultant to prepare tender document. Detailed design, tree and topographical survey as well as ground investigation were completed. Tender documents are being finalised. The total cost of consultancy services and works are about $4.9 million. We have charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fee for items in Category D of the Public Works Programme".

/29. …..

29. Of the 136 trees within the project boundary, 54 trees will be retained, 51 trees will be transplanted within the project site and 31 trees will be felled. All trees to be removed are not important trees[5]. We will incorporate planting proposals as part of the project, including the planting of about 31 trees, 6 070 shrubs, 8 985 groundcovers, and 570m^2 of grassed area.

30. We estimate that the proposed works will create about 35 jobs (30 for labourers and five for professional/technical staff) providing a total employment of 750 man-months.

---

5 "Important trees" refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

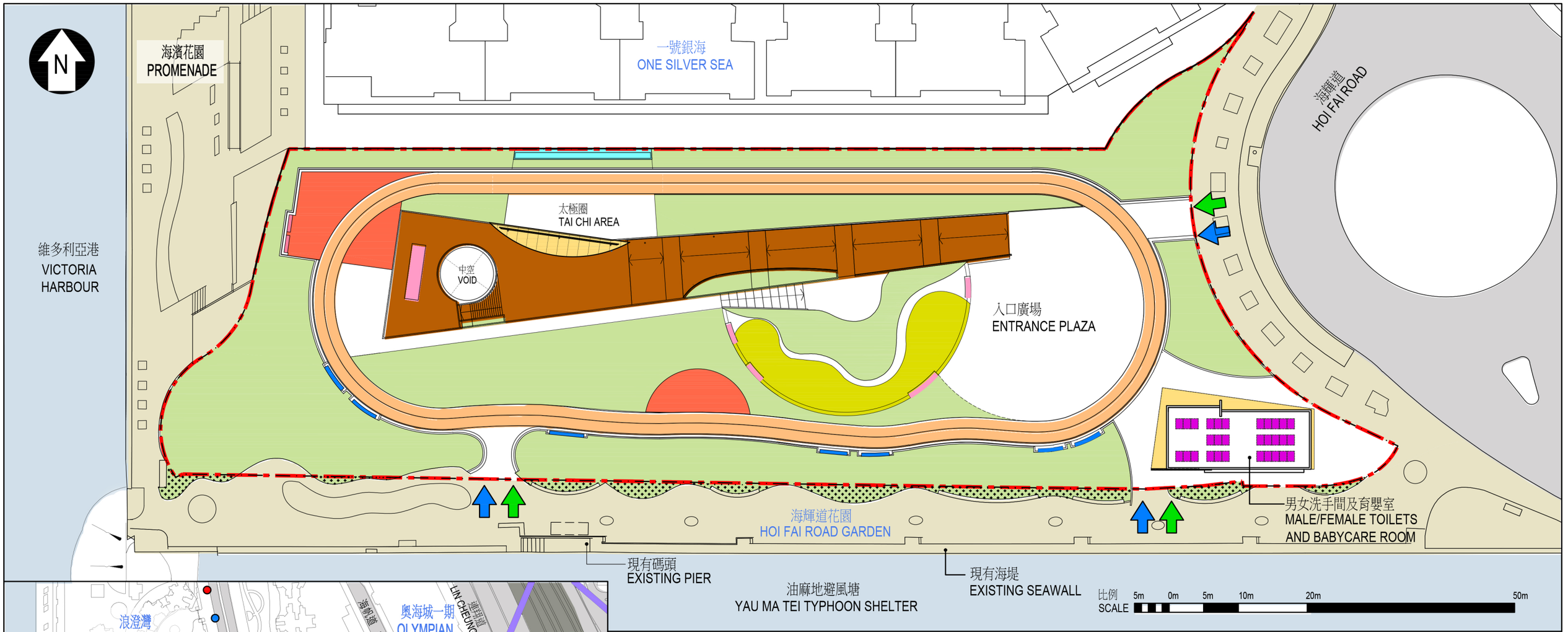
(a) trees of 100 years old or above;

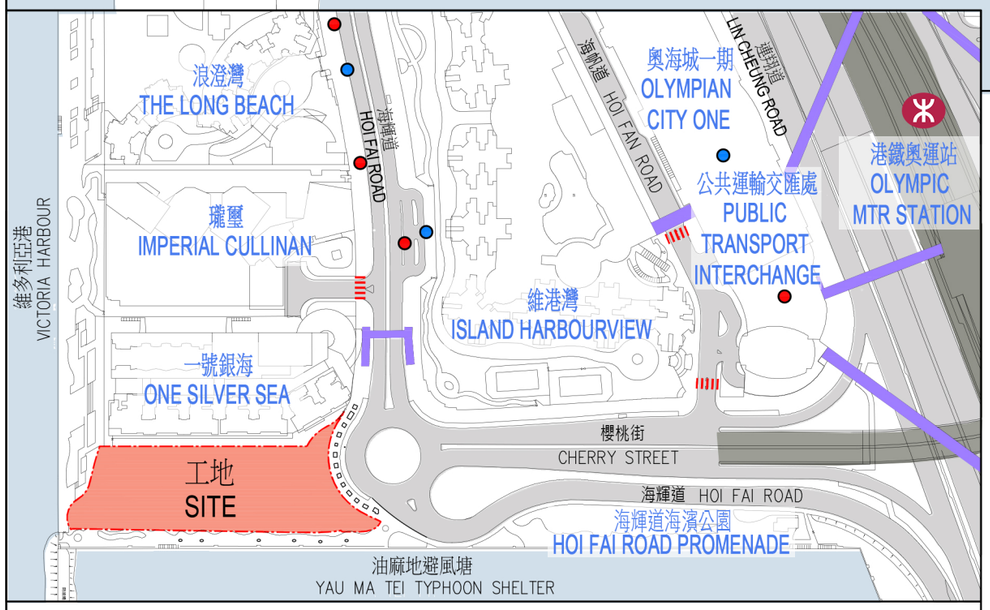
(b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;

(c) trees of precious or rare species;

(d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or

(e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.





位置圖
LOCATION PLAN

比例 SCALE 50m 0m 50m 100m

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 現有行人天橋 EXISTING PEDESTRIAN FOOTBRIDGE
- 無障礙出入口 BARRIER-FREE ENTRANCE/ EXIT
- 行人出入口 PEDESTRIAN ENTRANCE/ EXIT
- 巴士站 BUS STOP
- 小巴站 MINIBUS STOP
- 現有花槽 EXISTING PLANTER
- 地面綠化 AT-GRADE GREENING
- 現有海濱花園，現有海輝道花園及現有行人道 EXISTING PROMENADE, EXISTING HOI FAI ROAD GARDEN AND EXISTING PAVEMENT
- 水景 WATER FEATURE
- 健身角 FITNESS CORNER
- 緩跑徑 JOGGING TRACK
- 觀景台 VIEWING DECK
- 坐椅(有避雨亭) SEATING BENCH (WITH RAIN SHELTER)
- 坐椅 SEATING BENCH
- 兒童遊樂場 CHILDREN'S PLAY AREA
- 簷篷 CANOPY
- 太陽能光伏板 PHOTOVOLTAIC PANEL

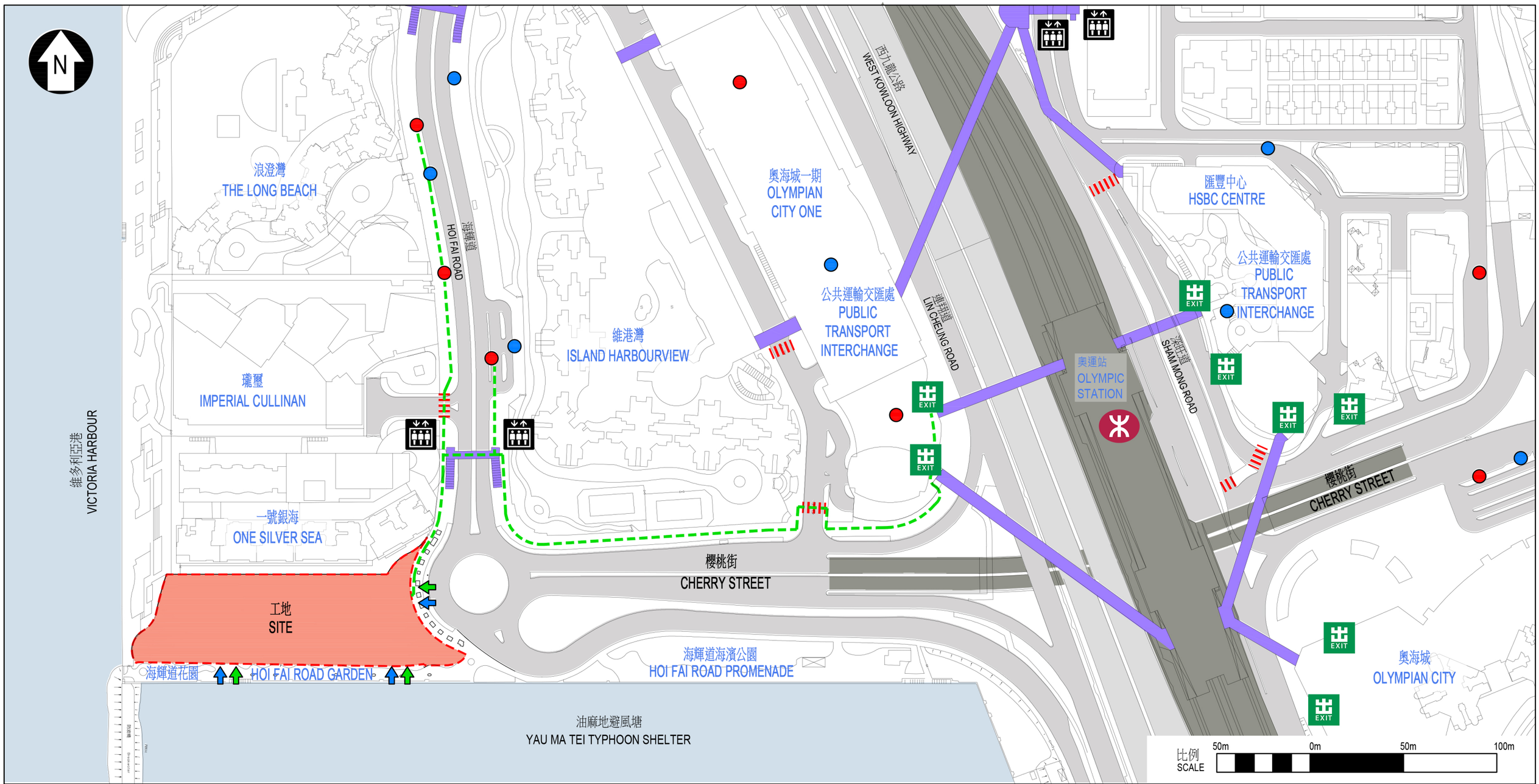
工地平面圖
SITE PLAN

428RO
大角咀海輝道休憩用地
OPEN SPACE AT HOI FAI ROAD, TAI KOK TSUI

ARCHITECTURAL SERVICES DEPARTMENT 建築署

從東南面望向休憩用地的構思透視圖
PERSPECTIVE VIEW FROM SOUTHEAST DIRECTION

構思透視圖 ARTIST'S IMPRESSION	428RO 大角咀海輝道休憩用地 OPEN SPACE AT HOI FAI ROAD, TAI KOK TSUI	ARCHITECTURAL SERVICES DEPARTMENT 建築署



圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER FREE ACCESS
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 無障礙出入口 BARRIER-FREE ENTRANCE/ EXIT
- 行人出入口 PEDESTRIAN ENTRANCE/ EXIT
- 巴士站 BUS STOP
- 小巴站 MINIBUS STOP
- 現有行人天橋 EXISTING PEDESTRIAN FOOTBRIDGE
- 現有港鐵站出入口 EXISTING MTR STATION ENTRANCE/ EXIT
- 暢通易達升降機 ACCESSIBLE LIFT

無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

428RO
大角咀海輝道休憩用地
OPEN SPACE AT HOI FAI ROAD, TAI KOK TSUI

ARCHITECTURAL SERVICES DEPARTMENT 建築署

Annex 4 to Enclosure 4

428RO – Open Space at Hoi Fai Road, Tai Kok Tsui

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2019 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee ($ million)
(a)	Consultants' fees for contract administration (Note 2)	Professional	–	–	–	2.4
		Technical	–	–	–	1.4
					Sub-total	3.8#
(b)	Resident site staff (RSS) costs (Note 3)	Professional	–	–	–	–
		Technical	165	14	1.6	8.0
					Sub-total	8.0
	Comprising -					
	(i) Consultants' fees for management of RSS				0.7#	
	(ii) Remuneration of RSS				7.3#	
					Total	**11.8**

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants. (MPS salary point 14 = $30,235 per month.)

2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for provision of contract administration and site supervision of **428RO**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade this project to Category A.

3. The consultants' staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.

Remarks

The cost figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 10 of Enclosure 4.