

For discussion
on 16 December 2003

**Legislative Council Panel on Economic Services
Tsim Sha Tsui Promenade Beautification Project**

Purpose

This paper seeks Members' support for the proposed Tsim Sha Tsui Promenade Beautification Project.

Problem

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

Proposal

3. The Director of Architectural Services (D Arch S), with the support of the Secretary for Economic Development and Labour, proposes to upgrade 385RO to Category A at an estimated cost of \$162.3 million in money-of-the-day (MOD) prices to carry out the Tsim Sha Tsui Promenade Beautification Project.

Background

4. In line with the Chief Executive's 1999 Policy Address, the Tsim Sha Tsui Promenade was identified as a priority area for improvement. We launched an open competition entitled "Pride of Hong Kong – Tsim Sha Tsui Promenade Beautification" in June - September 2000 and invited innovative design concepts for landscape improvements along the Promenade. The winning entry proposed a theme of "Dragon" as the design concept for the Promenade.

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

Document attached

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

Annex

Tourism Commission
Economic Development and Labour Bureau
December 2003

(Draft)

For discussion
on 4 February 2004

PWSC(2003-04)XX

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

385RO – Tsim Sha Tsui Promenade Beautification Project

Members are invited to recommend to Finance Committee the upgrading of **385RO** to Category A at an estimated cost of \$162.3 million in money-of-the-day prices for the Tsim Sha Tsui Promenade Beautification Project.

PROBLEM

There is a need to enhance the attractiveness of the Tsim Sha Tsui Promenade (the Promenade) as a popular scenic spot for both local citizens and tourists.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Economic Development and Labour, proposes to upgrade **385RO** to Category A at an estimated cost of \$162.3 million in money-of-the-day (MOD) prices for the beautification works of the Promenade.

/PROJECT.....

PROJECT SCOPE AND NATURE

3. The Promenade is about 1.6 kilometres long with a total site area of approximately 5.0 hectares. It includes the open area south of Salisbury Road from Tsim Sha Tsui Star Ferry Pier (the Pier), the Hong Kong Cultural Centre, the Hong Kong Space Museum, the Hong Kong Museum of Art, and the promenade along the Tsim Sha Tsui East Waterfront up to the International Mail Centre.

4. The project scope of **385RO** comprises -

- (a) Concourse outside the Pier (Site A)
 - (i) replacement of the existing temporary structure and paving; and
 - (ii) general improvement to the existing public toilet adjacent to the Star Ferry; and
- (b) Open area near the Hong Kong Cultural Centre, the Hong Kong Space Museum and the Hong Kong Museum of Art (Site B)
 - (i) general improvement including provision of space for street performance and outdoor activities, landscaping, paving, street lighting, street furniture such as signage and interactive information boards providing readily accessible information to tourists, and shade structures;
 - (ii) reprovisioning of the existing Neighbourhood Police Office; and
 - (iii) general improvement to the existing colonnade; and

/(c).....

- (c) The Avenue of Stars¹ (Site C) and the Kowloon Canton Railway Corporation (KCRC) East Rail Extension works area² (Site E): provision of street lighting and street furniture such as signage, interactive information boards, etc.; and
- (d) The waterfront between the Avenue of Stars and the KCRC East Rail Extension works area (Site D): general improvement including paving, landscaping and street lighting, provision of an alfresco dining / cafeteria area, shade structures and street furniture such as interactive information boards.

5. A site plan is at Enclosure 1. A three-dimensional perspective drawing for the open area outside the Hong Kong Cultural Centre at Site B and the alfresco dining area at Site D after the completion of works is at Enclosure 2. We plan to start the construction works in August 2004 for completion in April 2006.

JUSTIFICATION

6. Tourism is one of Hong Kong's key economic drivers. The Government is committed to developing new tourism products and enhancing existing facilities to sustain the long-term development of the tourism industry in Hong Kong. The Promenade, stretching from the Pier to the International Mail Centre, commands a spectacular view of the Victoria Harbour and is a popular

/site.....

¹ The Avenue of Stars is a tourism initiative jointly undertaken by the Hong Kong Tourism Board and the Hong Kong Film Awards Association, with the support of the Tourism Commission and the Leisure and Cultural Services Department. It is a landmark paving project to commemorate the achievement of the film industry in Hong Kong and worldwide. It is funded and constructed by New World Development Co. Ltd. Works have started in June 2003 and will be completed in the second quarter of 2004. The LegCo Panel on Economic Services was briefed on 26 May 2003 and supported the project.

² KCRC has undertaken to re-provision this portion of the Promenade, currently used as a works area for the KCRC East Rail Extension, at its own cost based on a design approved by the then Urban Council. However, in order to achieve a unified design along the whole Promenade, KCRC agreed to adopt the design for the rest of the Promenade in the re-provisioning works. KCRC will complete the re-provisioning works by mid 2004.

site for both the local community and tourists. There are walkways, open plazas, landscaped areas, piers, shops, hotels, museums and cultural facilities along the Promenade. Some of the facilities of the Promenade are quite old and their designs are not aesthetically consistent with one another. To improve the attractiveness of the area and brighten up this central part of the Victoria Harbour, the Promenade needs a facelift.

7. In view of the importance of the Promenade at the heart of Victoria Harbour, the Tourism Commission launched an open competition entitled “Pride of Hong Kong – Tsim Sha Tsui Promenade Beautification” in June 2000 and invited innovative design concepts for landscape improvements to the Promenade. The winning entry is one based on a theme of the “Dragon”. This theme forms the basis of the design concept for this project. Beautification of the Promenade will turn the place into a landmark attraction for tourists and an ideal place for visitors to enjoy the tranquillity and superb views of the Victoria Harbour. The beautification project would provide a model for landscaping improvements to other tourism areas.

8. Complementary to this project, the construction of the ‘Avenue of Stars’, donated by New World Development Co. Ltd., commenced in June 2003. Members of the Legislative Council (LegCo) Panel on Economic Services supported this project when we briefed them on its development on 26 May 2003.

FINANCIAL IMPLICATIONS

9. We estimate the cost of the project to be \$162.3 million in MOD prices (see paragraph 10 below), made up as follows –

	\$ million
(a) Site preparation	9.6
(b) Building	16.4
(c) Building services	39.3
(d) Drainage and external works	82.7

	\$ million	
(e) Consultants' fees for –	3.5	
(i) site supervision	2.8	
(ii) design of interactive information boards	0.7	
(f) Contingencies	15.0	
Sub-total	166.5	(in September 2003 prices)
(g) Provisions for price adjustment	(4.2)	
Total	162.3	(in MOD prices)

D Arch S proposes to engage consultants to set up interactive information boards along the promenade and undertake site supervision of the project. A breakdown of the estimate for consultants' fees is at Enclosure 3.

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

Year	\$ million (Sept 2003)	Price Adjustment Factor	\$ million (MOD)
2004 – 05	20.0	0.98225	19.7
2005 – 06	50.0	0.97734	48.9
2006 – 07	70.0	0.97245	68.1
2007 – 08	26.5	0.96759	25.6
	166.5		162.3

11. We have derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period

2004 to 2008. We will deliver the works through a fixed-price lump-sum contract as the contract period will be less than 21 months and we can clearly define the scope of works in advance, leaving little room for uncertainty. D Arch S considers the estimated project cost reasonable as compared with similar projects built by the Government.

12. At present, the recurrent expenditure for the Promenade is \$4.6 million. We estimate the annual recurrent expenditure upon completion of the project to be \$5.4 million.

PUBLIC CONSULTATION

13. We consulted the Yau Tsim Mong District Council, the Town Planning Board and the Tourism Strategy Group in February 2003, June 2003 and September 2003 respectively. Members supported the proposed works. *[We also briefed the LegCo Panel on Economic Services on the proposed project on 16 December 2003.]*

ENVIRONMENTAL IMPLICATIONS

14. This is not a designated project under the Environmental Impact Assessment Ordinance. The project will provide more greenery, open space and energy-efficient lighting and will therefore have a positive environmental impact in the long term. 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.

15. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. D Arch S has introduced more prefabricated building elements into the project design to reduce temporary formwork and construction waste. These include proprietary fittings and fixtures. We will use suitable excavated materials for filling within the site to minimise off-site disposal. In addition, we will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

16. D Arch S will 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. D Arch S will ensure that the day-to-day operations on site comply with the approved WMP. D Arch S will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. D Arch S will require the 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.

17. We estimate that the proposed works will generate about 5 491 cubic metres (m³) of C&D materials. Of these, we will reuse 213 m³ (3.9%) on site, 4 630 m³ (84.3%) as fill in public filling areas³, and dispose of 648 m³ (11.8%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$81,000 for this project (based on a notional unit cost⁴ of \$125/m³).

LAND ACQUISITION

18. The project does not require land acquisition.

BACKGROUND INFORMATION

19. We upgraded **385RO** to Category B in April 2002. We engaged consultants to carry out topographical survey and site investigation, and building services design work at a total cost of \$4.0 million. We charged these 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.....

³ A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

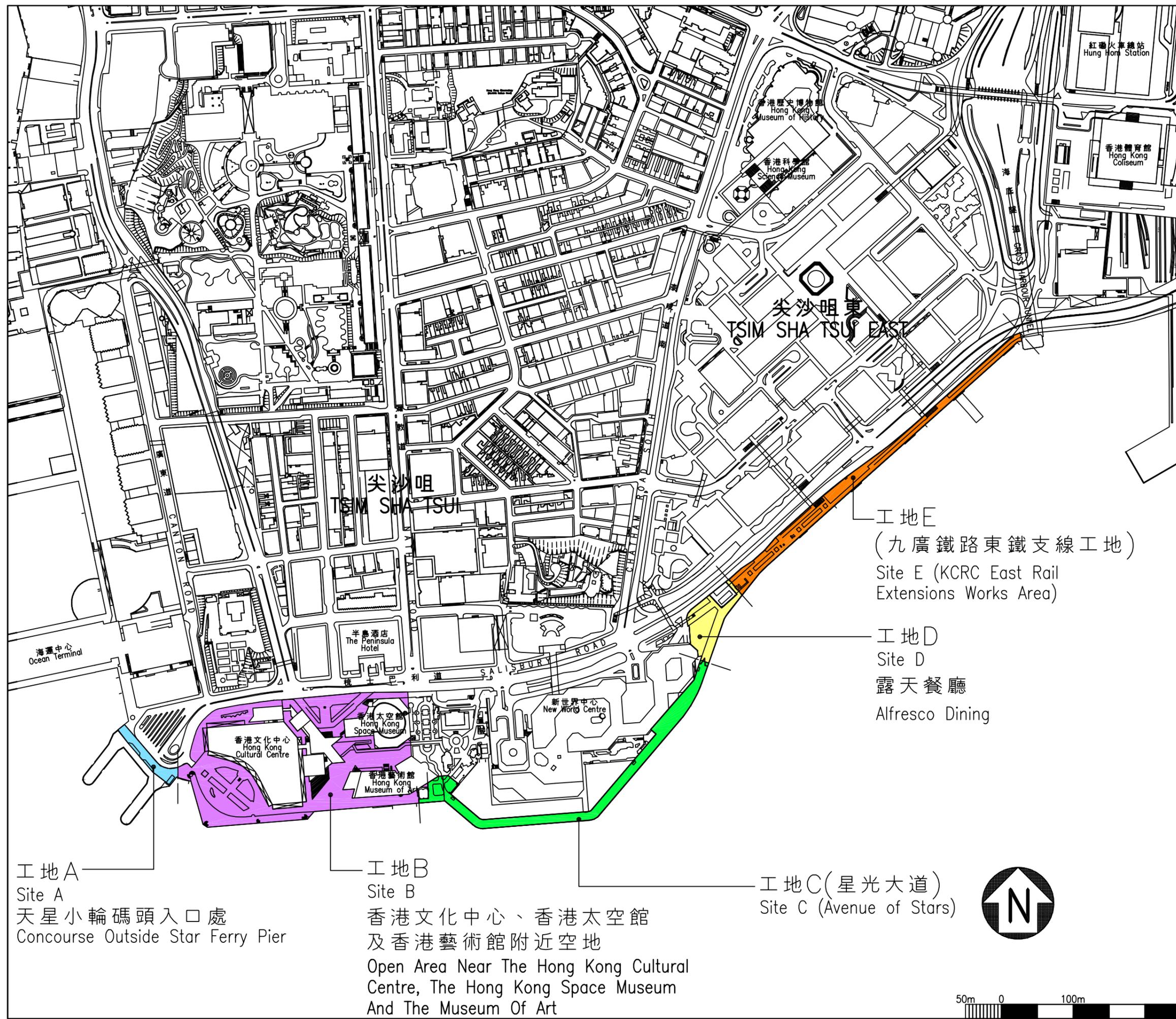
⁴ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per m³), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled. The notional cost estimate is for reference only and does not form part of this project estimate.

consultants have completed the site survey and investigation, and the building services design work. D Arch S has completed the tender documentation with in-house staff resources.

20. The proposed works will not involve any tree removal proposal. We will incorporate planting proposal as part of the project, including estimated quantities of 100 trees, 10 100 shrubs and 12 000 annuals.

21. We estimate that the project will create some 145 jobs, comprising 15 professional/technical staff and 130 labourers, totalling 2 550 man-months.

Tourism Commission
Economic Development and Labour Bureau
February 2004



工地A
Site A
天星小輪碼頭入口處
Concourse Outside Star Ferry Pier

工地B
Site B
香港文化中心、香港太空館
及香港藝術館附近空地
Open Area Near The Hong Kong Cultural
Centre, The Hong Kong Space Museum
And The Museum Of Art

工地C(星光大道)
Site C (Avenue of Stars)

工地E
(九廣鐵路東鐵支線工地)
Site E (KCRC East Rail
Extensions Works Area)

工地D
Site D
露天餐廳
Alfresco Dining



drawn	T.W. PONG
checked	M.W. WONG
approved	
Chief Architect	S.TANG
Senior Architect	R.FUNG
Project Architect	D.CHOW
	signed _____ date _____
contract no.	
file no.	ASD 52/6369/TC/903
project no.	385R0
project title	尖沙咀海濱長廊 美化計劃 TSIM SHA TSUI PROMENADE BEAUTIFICATION PROJECT
drawing no.	AB/6369/GZ/001
scale	1:5000
	17-11-03
office	ARCHITECTURAL BRANCH
 ARCHITECTURAL SERVICES DEPARTMENT	



位於工地B的香港文化中心外的露天場地
OPEN AREA OUTSIDE THE HONG KONG CULTURAL CENTRE AT SITE B



位於工地D的露天餐廳
ALFRESCO DINING AREA AT SITE D

Title 385R0 尖沙咀海濱長廊 美化計劃 TSIM SHA TSUI PROMENADE BEAUTIFICATION PROJECT	drawn by S. LAU	date 31.10.2003	drawing no. AB/6369/GZ/002	scale N.T.S.
	approved J. YUNG	date 31.10.2003	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

A4 210 x 297

385RO – Tsim Sha Tsui Promenade Beautification Project

Breakdown of estimate for consultants' fees

Consultants' staff cost			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
(a)	Design of interactive information boards (Note 2)	Professional	2.6	38	2.0	0.3
		Technical	10.4	14	2.0	0.4
(b)	Site supervision (Note 3)	Professional	15.2	38	1.6	1.4
		Technical	45.6	14	1.6	1.4
					Total	----- 3.5 -----

*MPS = Master Pay Scale

Note

- (1) A multiplier of 2.0 is applied to the average MPS to estimate the full staff costs including the consultants' overheads and profit, as the staff will be employed in the consultants' offices. A multiplier of 1.6 is applied in the case of resident site staff supplied by the consultants. (At 1 October 2002, MPS point 38 = \$57,730 per month, MPS point 14 = \$19,195 per month.)
- (2) The consultants' staff cost for the design of interactive information boards is based on estimates prepared by the Director of Architectural Services. We will only know the actual man-months and actual fees when we have selected the consultants through the usual competitive bidding system.
- (3) The consultants' staff cost for site supervision is based on estimates prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.