

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 705 – CIVIL ENGINEERING Civil Engineering – Land development 432RO – Aberdeen Tourism Project

Members are invited to recommend to Finance Committee the upgrading of **432RO** to Category A at an estimated cost of \$288.1 million in money-of-the-day prices for the design and construction of improvement works along the promenade of both sides of the Aberdeen Harbour as well as Ap Lei Chau Main Street and adjacent streets.

### PROBLEM

Aberdeen is a famous and popular tourist attraction in Hong Kong. We need to further bring out the unique features of traditional fishermen's village of Aberdeen and enhance the overall appearance as well as tourist facilities of the area, thereby strengthening the tourism appeal of Aberdeen.

### PROPOSAL

2. The Director of Civil Engineering and Development (DCED), with the support of the Secretary for Commerce and Economic Development, proposes to upgrade **432RO** to Category A at an estimated cost of \$288.1 million in

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money-of-the-day (MOD) prices for the design and construction of the Aberdeen Tourism Project (the Project), which is composed of improvement works along the Aberdeen Promenade and Ap Lei Chau Waterfront Promenade on both sides of the Aberdeen Harbour as well as Ap Lei Chau Main Street and adjacent streets.

### PROJECT SCOPE AND NATURE

3. The scope of the proposed improvement works along the promenade of both sides of the Aberdeen Harbour as well as Ap Lei Chau Main Street and adjacent streets comprises –

- (a) re-constructing the existing viewing deck at the Aberdeen Promenade by installing sails with transparent effect, so as to establish a landmark for the promenade and create the ambience of a fishing harbour;
- (b) widening the public open space in the vicinity of the viewing deck, providing sampan seats and improving the existing chess pavilion as well as fitness area;
- (c) constructing a boardwalk and erecting seats as well as bronze display along the seaside of the elevated section of Aberdeen Main Road leading to Aberdeen Praya Road;
- (d) constructing a visitor information kiosk with traditional Chinese architectural characteristics near the Aberdeen Promenade exit of the pedestrian subway connecting with the Aberdeen Bus Terminus to provide information on the history of Aberdeen as a fishing harbour; expanding the existing performing stage and installing dragon boat bronze display and boat-shape seats in the area, as well as renovating the rooftop of the subway;
- (e) building a Chinese-style wall along the Aberdeen Promenade leading to Kwun Hoi Path for more effective separation of the Promenade and Aberdeen Praya Road;
- (f) improving the cruise landing shelters along Kwun Hoi Path and constructing a public toilet in the area;

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- (g) renovating two pedestrian footbridges across Aberdeen Praya Road;
- (h) building a visitor information kiosk, erecting lantern features and a lighthouse display, as well as renovating the existing public toilet and chess pavilion at the Ap Lei Chau Waterfront Promenade; and levelling the public open space in front of the Hung Shing Temple forecourt;
- (i) constructing a new entrance for the Ap Lei Chau Wind Tower Park and providing beautification features including planters, railings and shelters;
- (j) re-paving the footpaths of Ap Lei Chau Main Street and adjacent streets; and erecting artistic railings and signposts on these streets;
- (k) installing iconic features with traditional Chinese architectural characteristics at various entrances of the vehicular lane of Ap Lei Chau Main Street; and re-paving the road pavement of Ap Lei Chau Main Street and adjacent streets with colour-dressing materials; and
- (l) other associated works, such as decorative lighting or soft landscaping, in the Aberdeen Harbour area.

A site plan showing the location of these works items as well as artist's impression are at Enclosure 1.

4. Subject to the funding approval by the Finance Committee (FC), we plan to commence construction in 2011. The works items in paragraphs 3(a) to (i) are expected to be completed in phases in 2012 to 2013. As for the work items in paragraphs 3(j) and (k) (which involve improvement works on Ap Lei Chau Main Street and adjacent streets), the completion date is expected to be in 2014, which hinges on the work progress of the planned Lei Tung Station (the Station) of the South Island Line (East) (SIL(E)). As the construction works for SIL(E) will also commence in 2011 and the Station will have an entrance/exit at Wah Ting Street in Ap Lei Chau, during the construction of the Station, there will be construction vehicles running on Ap Lei Chau Main Street and adjacent streets. To ensure smooth implementation of the improvement works as mentioned in paragraphs 3(j) and (k) above, we will work closely with the MTR Corporation Limited so that construction of the Station and the improvement works can tie in with each

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other to the greatest possible extent. The works item in paragraph 3(1) is expected to be completed in 2014.

## JUSTIFICATION

5. Tourism is one of the four pillar industries of Hong Kong. The Government is committed to improving tourism facilities so as to sustain the long-term development of this industry.

6. As part of Government's effort in promoting tourism, we propose to fund and carry out improvement works for the promenade on both sides of the Aberdeen Harbour as well as Ap Lei Chau Main Street and adjacent streets, with the theme of a traditional fishermen's village. The proposed works set out in paragraph 3 above are intended to showcase the ambience of Aberdeen as a traditional fishing harbour and improve the overall appearance as well as tourist facilities of the area, thereby making Aberdeen more attractive to visitors and promoting its tourism development. Upon completion of these improvement works, the overall attractiveness of the Aberdeen area will be enhanced with better facilities for tourists.

## FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the Project to be \$288.1 million in MOD prices (please see paragraph 8 below), broken down as follows –

	<b>\$ million</b>
(a) Improvement works	
(i) Improvement works at the Aberdeen Promenade	116.3
(ii) Improvement works at the Ap Lei Chau Waterfront Promenade	69.6
(iii) Improvement works at the Ap Lei Chau Main Street area	24.3
(iv) Other improvement works	10.5

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		<b>\$ million</b>
(b)	Consultants' fees	0.9
	(i) Contract administration	0.1
	(ii) Management of resident site staff	0.8
(c)	Remuneration of resident site staff	17.5
(d)	Contingencies	16.9
	Subtotal	256.0 (in September 2010 prices)
(e)	Provision for price adjustment	32.1
	Total	288.1 (in MOD prices)

Owing to insufficient in-house resources, we propose to engage consultants to undertake contract administration and site supervision of the proposed works. A breakdown of the estimate for the consultants' fees and resident site staff costs by man-months is at Enclosure 2.

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

<b>Year</b>	<b>\$ million (Sept 2010)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2011 – 2012	30.0	1.04250	31.3
2012 – 2013	114.0	1.09463	124.8
2013 – 2014	74.0	1.14936	85.1
2014 – 2015	22.0	1.20682	26.6
2015 – 2016	16.0	1.27169	20.3
	<u>256.0</u>		<u>288.1</u>

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9. We have derived the MOD estimates on the basis of 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 2011 to 2016. Subject to funding approval, we will deliver the works under a lump-sum design-and-build contract with provision for price adjustments.

10. We estimate the annual recurrent expenditure arising from the proposed works to be about \$4.8 million.

## **PUBLIC CONSULTATION**

11. We have been engaging the Southern District Council (SDC) and other stakeholders on the implementation of the Aberdeen Tourism Project. We briefed the SDC on 18 November 2010 on the proposed improvement works for the promenade on both sides of the Aberdeen Harbour as well as Ap Lei Chau Main Street and adjacent streets. The SDC supported the proposal and urged for the early implementation of the proposed works.

12. We consulted the Panel on Economic Development on 14 December 2010 on the proposed improvement works and the funding application to the FC for carrying out the proposed works. Members supported the implementation of the proposed works and the relevant funding application.

## **ENVIRONMENTAL IMPLICATIONS**

13. This is a non-designated project under the Environmental Impact Assessment Ordinance (Cap. 499) and will unlikely give rise to adverse environmental impacts. We undertake to implement the standard pollution control measures during construction, as promulgated by the Director of Environmental Protection.

14. At the planning and outline design stages, we have considered the design and construction sequence of the proposed works to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert

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construction waste at public fill reception facilities<sup>1</sup>. 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 construction waste 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 14 100 tonnes of construction waste. Of these, we will reuse about 3 900 tonnes (27.7%) of inert construction waste on site and deliver 10 100 tonnes (71.6%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 100 tonnes (0.7%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$0.3 million for this Project (based on an unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne<sup>2</sup> at landfills).

## HERITAGE IMPLICATIONS

17. A Grade I historic building, Hung Shing Temple on No. 9 Hung Shing Street, Ap Lei Chau is located within the Project area.

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<sup>1</sup> Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the DCED.

<sup>2</sup> 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 m<sup>3</sup>), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

18. We have consulted the Antiquities and Monuments Office (AMO) on the necessity for conducting a Heritage Impact Assessment (HIA) for this Project. As the Project will be implemented by a design-and-build contract, the detailed design will be prepared by the contractor at a later stage. In this regard, the AMO has advised that an assessment is not required at this stage as details of the improvement works have yet to be confirmed, but that the improvement works shall be designed in such a way that the heritage value of the heritage site within the vicinity of the Project will not be adversely affected. The AMO will be consulted during the design stage when details of the improvement works near the heritage site have been confirmed. An HIA may then be carried out if considered necessary by the AMO.

## LAND ACQUISITION

19. The Project does not require any land acquisition.

## BACKGROUND INFORMATION

20. We upgraded **432RO** to Category B in October 2009. We engaged consultants to carry out outline design for the proposed works in March 2010 and charged the consultancy cost of about \$3.4 million to block allocation **Subhead 5101CX** “Civil engineering works, studies and investigations for items in Category D of the Public Works Programme”.

21. There are 494 trees within the Project boundary and none of them are important trees<sup>3</sup>. The proposed works will not involve any tree removal proposal. We will incorporate planting proposal as part of the Project, including estimated quantities of 50 trees, 10 000 shrubs and 140 square metres of grassed area.

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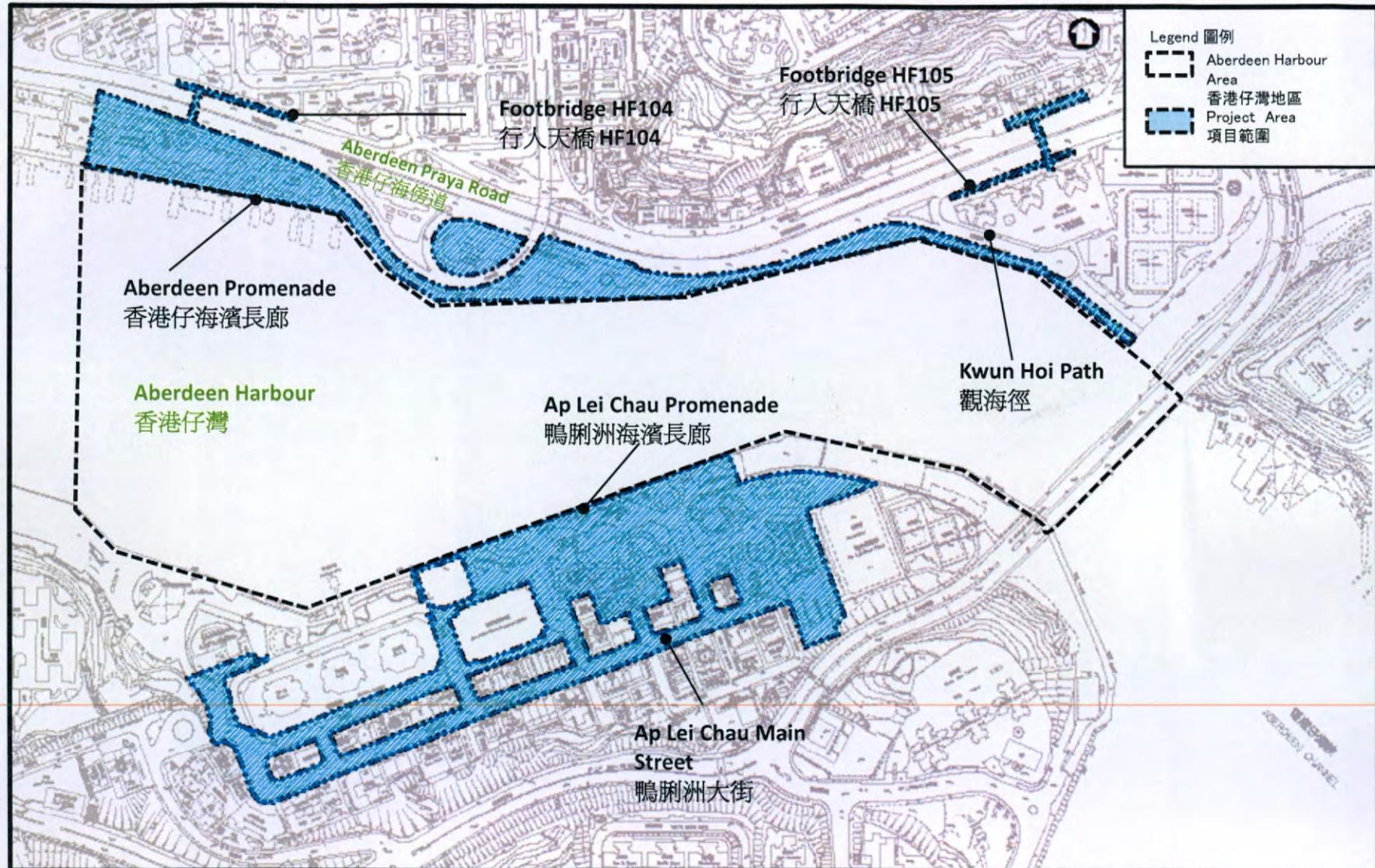
<sup>3</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance, e.g. Fung Shui trees, trees 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 the 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 a trunk diameter equal to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with a height/canopy spread equal to or exceeding 25 m.

22. We estimate that the Project will create about 198 jobs (178 for labourers and another 20 for professional/technical staff), providing a total employment of 3 700 man-months.

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Commerce and Economic Development Bureau  
January 2011



Drawing title 圖則名稱

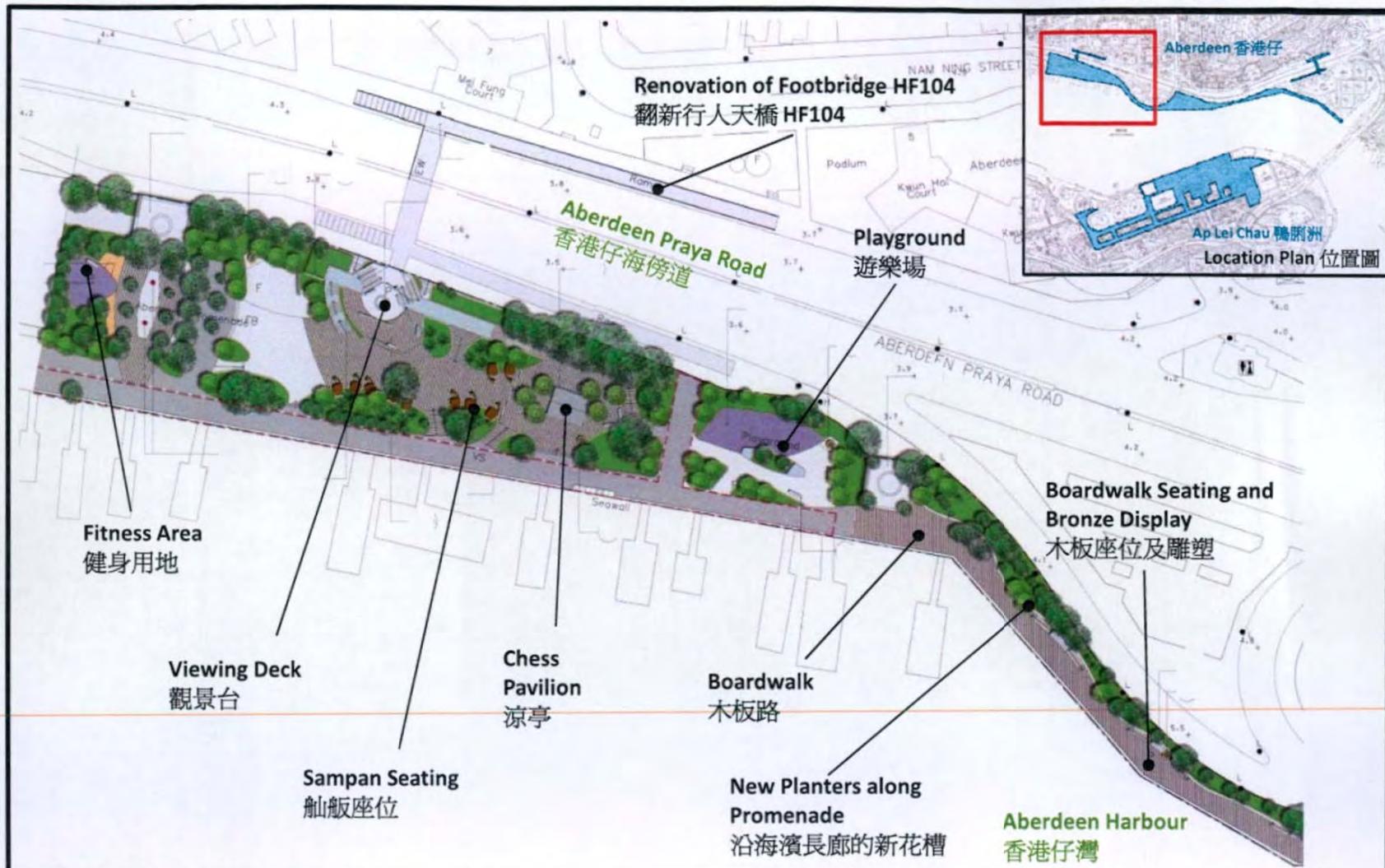
432RO - Aberdeen Tourism Project  
432RO - 香港仔旅遊發展項目

Project Layout and Location  
項目範圍及位置

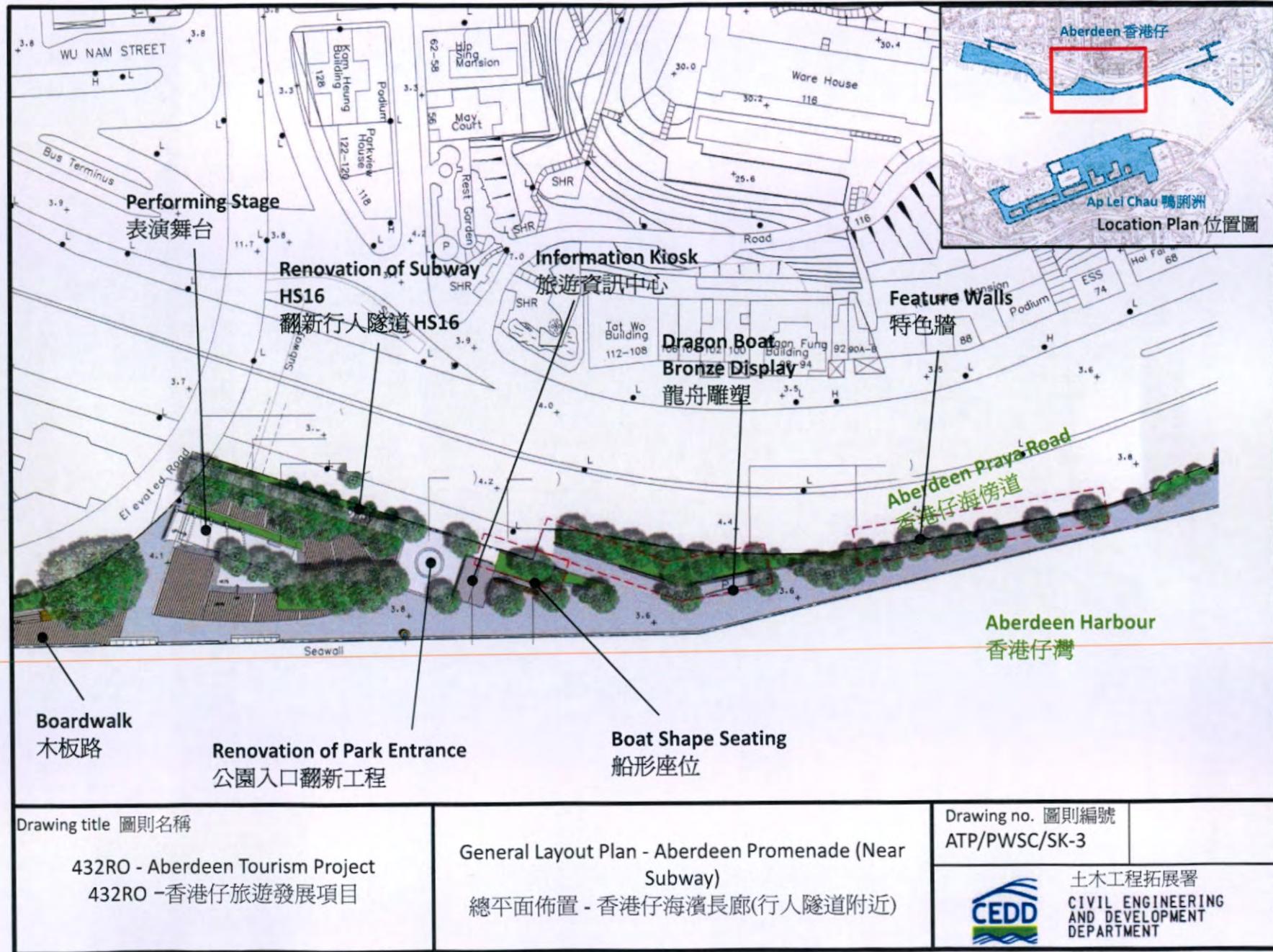
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ATP/PWSC/SK-1



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CIVIL ENGINEERING  
AND DEVELOPMENT  
DEPARTMENT



<p>Drawing title 圖則名稱</p>	<p>Drawing no. 圖則編號</p>	<p>ATP/PWSC/SK-2</p>
<p>432RO - Aberdeen Tourism Project 432RO - 香港仔旅遊發展項目</p>	<p>General Layout Plan - Aberdeen Promenade (Near Viewing Deck) 總平面佈置 - 香港仔海濱長廊(觀景台附近)</p>	<p>土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</p> 

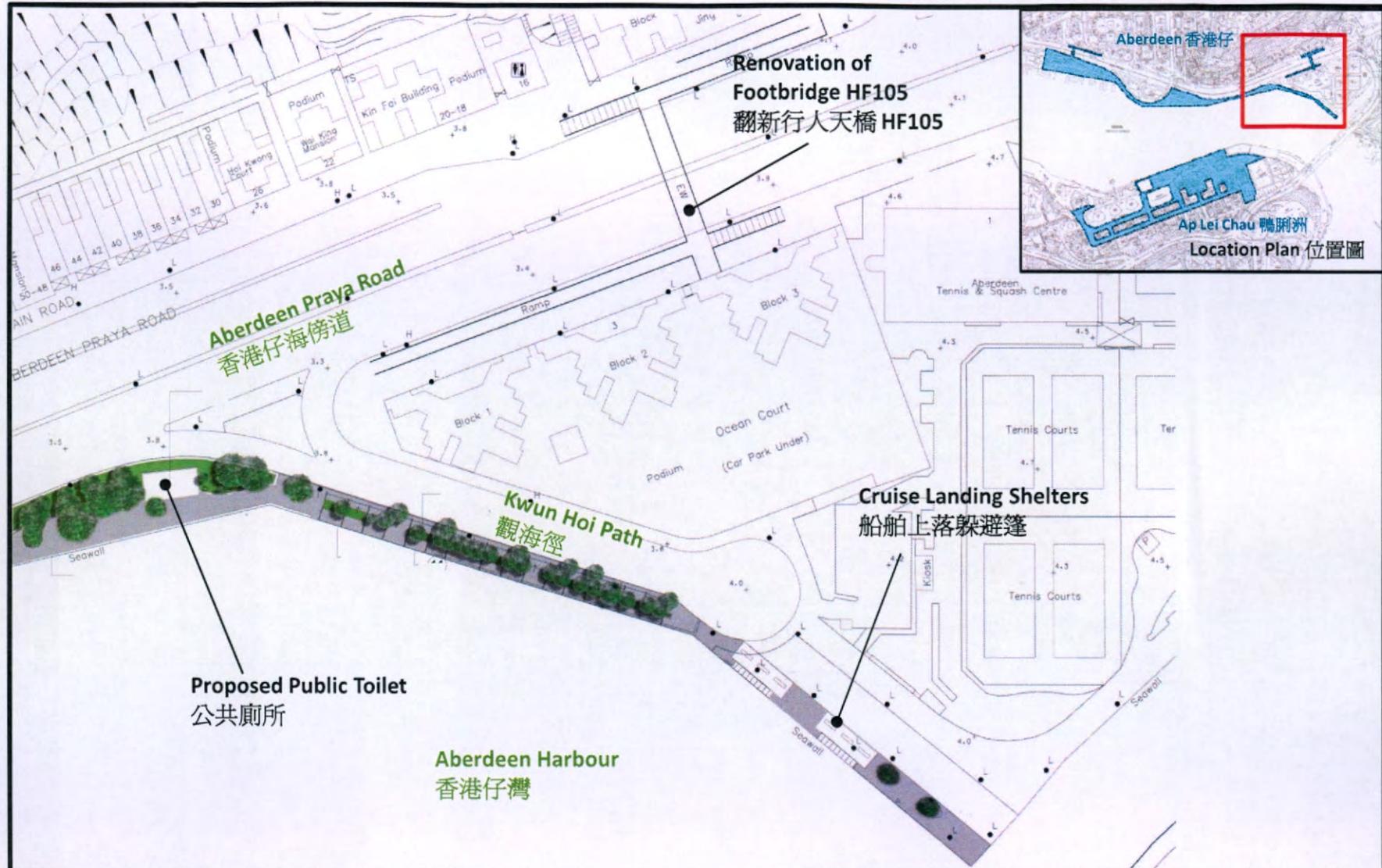


Drawing title 圖則名稱  
432RO - Aberdeen Tourism Project  
432RO - 香港仔旅遊發展項目

General Layout Plan - Aberdeen Promenade (Near Subway)  
總平面佈置 - 香港仔海濱長廊(行人隧道附近)

Drawing no. 圖則編號  
ATP/PWSC/SK-3

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AND DEVELOPMENT  
DEPARTMENT



Drawing title 圖則名稱

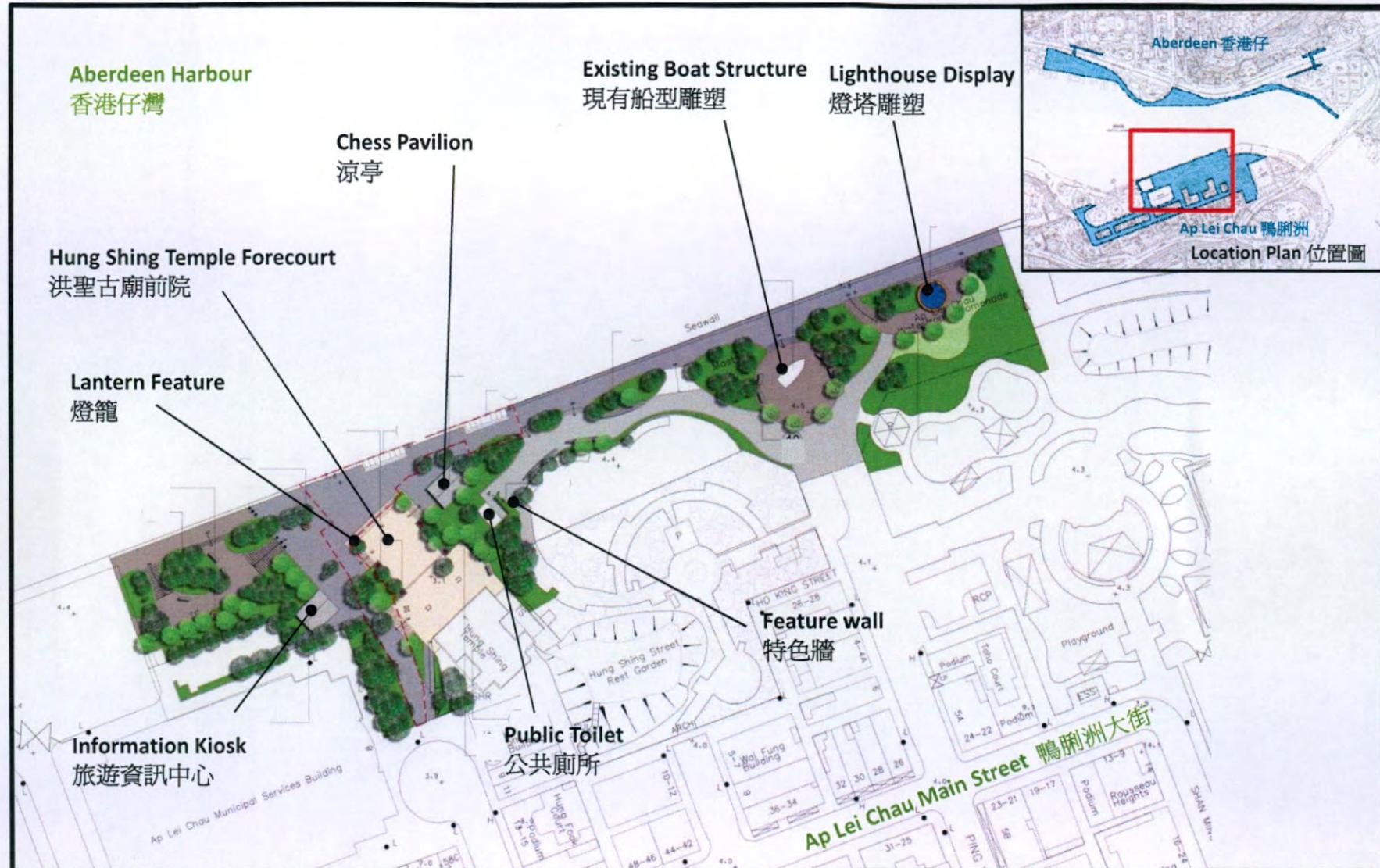
432RO - Aberdeen Tourism Project  
432RO - 香港仔旅遊發展項目

General Layout Plan -Aberdeen Promenade  
(Near Kwun Hoi Path)  
總平面佈置 - 香港仔海濱長廊(觀海徑附近)

Drawing no. 圖則編號  
ATP/PWSC/SK-4



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Drawing title 圖則名稱

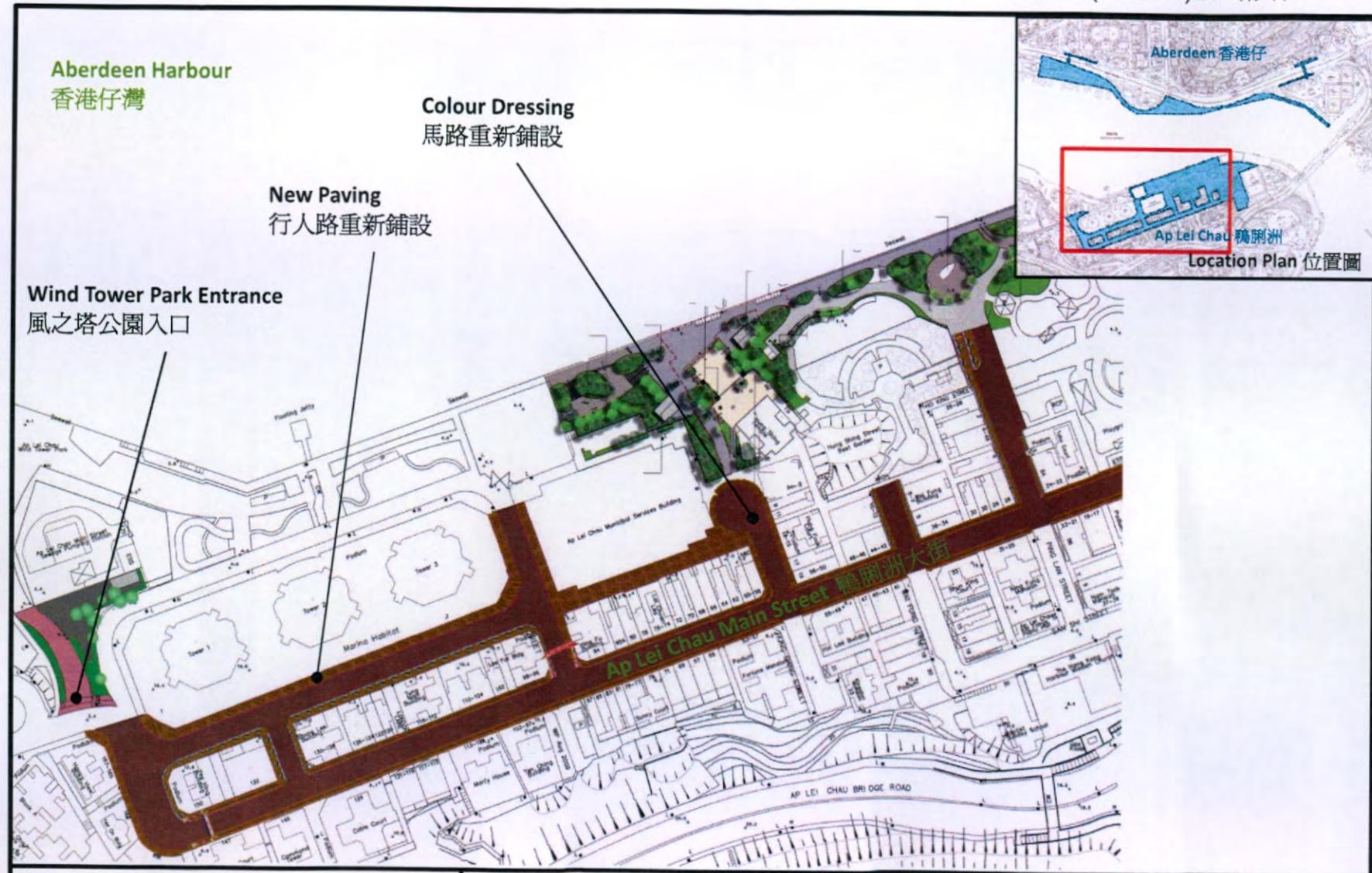
432RO - Aberdeen Tourism Project  
432RO - 香港仔旅遊發展項目

General Layout Plan - Ap Lei Chau Promenade  
總平面佈置 - 鴨脷洲海濱長廊

Drawing no. 圖則編號  
ATP/PWSC/SK-5



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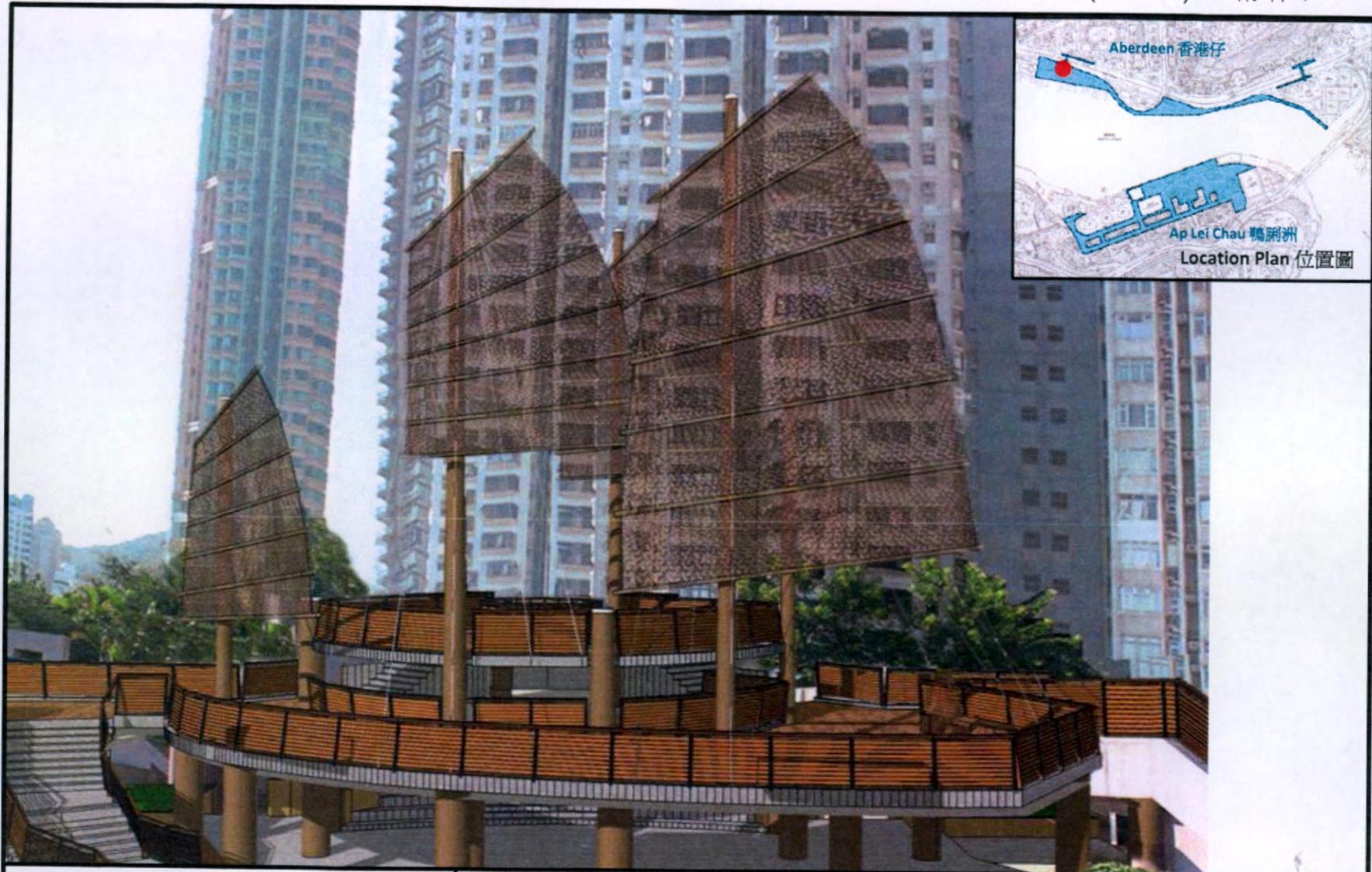


Drawing title 圖則名稱  
432RO - Aberdeen Tourism Project  
432RO - 香港仔旅遊發展項目

General Layout Plan - Ap Lei Chau Main Street  
總平面佈置 - 鴨脷洲大街

Drawing no. 圖則編號  
ATP/PWSC/SK-6


 土木工程拓展署  
 CIVIL ENGINEERING  
 AND DEVELOPMENT  
 DEPARTMENT



Drawing title 圖則名稱

432RO - Aberdeen Tourism Project  
 432RO - 香港仔旅遊發展項目

Artist's Impression - Aberdeen Promenade  
 (Viewing Deck)  
 構思圖 - 香港仔海濱長廊(觀景台)

Drawing no. 圖則編號  
 ATP/PWSC/SK-7



土木工程拓展署  
 CIVIL ENGINEERING  
 AND DEVELOPMENT  
 DEPARTMENT



Drawing title 圖則名稱

432RO - Aberdeen Tourism Project  
432RO - 香港仔旅遊發展項目

Artist's Impression - Aberdeen Promenade (Near  
Performance Stage)  
構思圖 - 香港仔海濱長廊(表演台附近)

Drawing no. 圖則編號  
ATP/PWSC/SK-8



土木工程拓展署  
CIVIL ENGINEERING  
AND DEVELOPMENT  
DEPARTMENT



Drawing title 圖則名稱

432RO - Aberdeen Tourism Project  
432RO - 香港仔旅遊發展項目

Artist's Impression - Ap Lei Chau Promenade  
(Hung Shing Temple Forecourt)  
構思圖 - 鴨脷洲海濱長廊(洪聖古廟前院)

Drawing no. 圖則編號  
ATP/PWSC/SK-9



土木工程拓展署  
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DEPARTMENT

## 432RO – Aberdeen Tourism Project

**Breakdown of the estimates for consultants' fees and resident site staff costs  
(in September 2010 prices)**

			Estimated man- months	Average MPS <sup>*</sup> salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Consultants' fees for	Professional	-	-	-	0.06
	contract	Technical	-	-	-	0.04
	administration <sup>(Note 2)</sup>					
					Sub-total	0.1
(b)	Resident site staff	Professional	103	38	1.6	9.6
		Technical	272	14	1.6	8.7
					Sub-total	18.3
Comprising –						
(i)	Consultants' fees					0.8
	for management of					
	resident site staff					
(ii)	Remuneration of					17.5
	resident site staff					
					<b>Total</b>	<b>18.4</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of resident site staff supplied by the consultants. (As at now, MPS salary point 38 = \$58,195 per month and MPS salary point 14 = \$19,945 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement. The detailed design and construction phases of the assignment will only be executed subject to Finance Committee's approval to upgrade the proposed works to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.