

For discussion
on 29 May 2006

PWSC(2006-07)20

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 711 – HOUSING

Recreation, Culture and Amenities – Open Spaces

407RO – District open spaces adjoining Kwai Chung Estate, Sau Mau Ping and Choi Wan Road public housing development

Members are invited to recommend to Finance
Committee –

- (a) the upgrading of part of **407RO**, entitled
“District open space adjoining Kwai Chung
Estate”, to Category A at an estimated cost of
\$37.6 million in money-of-the-day (MOD)
prices; and
- (b) the retention of the remainder of **407RO** in
Category B.

PROBLEM

We need to provide more public open space in Kwai Chung.

/PROPOSAL

PROPOSAL

2. The Director of Civil Engineering and Development, with the support of the Secretary for Housing, Planning and Lands, proposes to upgrade part of **407RO** to Category A at an estimated cost of \$37.6 million in MOD prices for the development of a district open space (DOS) adjoining Kwai Chung Estate (Kwai Chung DOS).

PROJECT SCOPE AND NATURE

3. The scope of Kwai Chung DOS, which covers an area of about 9 350 square metres, comprises –

- (a) a landscaped garden with sitting-out areas, pavilions/ pergolas, a walking trail and soft landscaping;
- (b) an open plaza for practising Tai Chi and ad-hoc community activities and a covered walkway;
- (c) two gateball courts¹;
- (d) two children play areas with play equipment and a table-tennis area;
- (e) a pebble foot massage path and fitness exercise areas with fitness equipment for the elderly; and
- (f) a toilet block with store-cum-meter room.

———— A site plan is at the Enclosure.

4. We plan to start the construction works in August 2006 for completion by December 2007.

JUSTIFICATION

5. The project site was formerly part of Kwai Chung Estate. Upon redevelopment of Kwai Chung Estate, the site has been designated for development into a DOS to serve the residents of public and private developments in the area.

/6.

¹ One gateball court is designed as a multi-purpose court, with a view to optimising its usage.

6. The proposed DOS is located adjacent to Kwai Chung Estate which accommodates a population of more than 30 000 residents. The Kwai Hing Estate, Tai Wo Hau Estate, Kwai Shing East Estate, Kwai Shing West Estate and Kwai Fong Estate are also in the vicinity. There are three existing DOS along Tai Wo Hau Road and Hing Fong Road, which are about 10 to 20 minutes' walk from the project site. We expect with the proposed DOS, we will better cope with the demand for more open space due to the population increase in Kwai Chung. The proposed DOS, together with the adjacent local open space (LOS), will provide active and passive recreational facilities to cater for different needs of the residents.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$37.6 million in MOD prices (see paragraph 8 below), made up as follows –

		\$ million	
(a)	Site formation	2.0	
(b)	Building	2.6	
(c)	Building services	3.5	
(d)	Drainage and sewerage works	2.7	
(e)	External works ²	16.9	
(f)	Soft landscaping works	1.2	
(g)	On-cost payable to Housing Authority (HA) ³	4.4	
(h)	Contingencies	3.3	
	Sub-total	36.6	(in September 2005 prices)
(i)	Provision for price adjustment	1.0	
	Total	37.6	(in MOD prices)

/8.

² External works include paving, planters, fencing, pavilions/pergolas/covered walkway, furniture and play/fitness equipment.

³ We will pay on-costs to HA for the entrusted works at 15.3% of the estimated construction cost.

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

Year	\$ million (Sept 2005)	Price adjustment factor	\$ million (MOD)
2006 – 2007	13.0	1.01500	13.2
2007 – 2008	18.0	1.03023	18.5
2008 – 2009	4.1	1.04568	4.3
2009 – 2010	1.5	1.06136	1.6
	36.6		37.6

9. We have derived the MOD estimates on the basis of the Government's latest forecast of the trend rate of change in the prices of public sector building and construction output for the period from 2006 to 2010. In order to fast-track the implementation of the project, we will entrust the construction of Kwai Chung DOS to HA. HA will tender the proposed works through a lump-sum contract because the scope of works can be clearly defined. The contract will not provide for price adjustment because the contract period will not exceed 21 months.

10. We estimate the annual recurrent expenditure arising from this project to be about \$1.5 million.

PUBLIC CONSULTATION

11. We consulted the Recreation and Culture Committee of the Kwai Tsing District Council (KwTDC) and Kwai Chung (West) Area Committee on 6 October 2005 and 24 February 2006 respectively. The Committees supported the project and urged for its early implementation.

/12.

12. At the Legislative Council (LegCo) Case Conference held on 7 October 2005, the LegCo Members fully supported the project. The Members requested the Administration to fast-track the project programme for early completion of the DOS.

13. We consulted the LegCo Panel on Housing at its meeting on 3 April 2006. Members supported the project and urged the Administration to expedite its delivery. We will take into consideration Members' views relating to some details of the DOS provision in consultation with KwTDC.

ENVIRONMENTAL IMPLICATIONS

14. The proposed works to be part-upgraded under **407RO** are not a designated project under the Environmental Impact Assessment Ordinance and will not cause long-term environmental impact. We have included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

15. During construction, we will control noise, dust, and site run-off nuisances to within the established standards and guidelines through the implementation of mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

16. At the planning and design stages, we have considered measures to reduce the generation of the construction and demolition (C&D) materials and to reuse/recycle such materials as much as possible. We will use suitable excavated materials for filling within the project site or in other suitable construction sites as far as possible, in order to minimise the disposal of C&D materials to public fill reception facilities. 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.

17. We 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. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill and C&D waste to designated public fill reception facilities⁴ and landfills respectively through a trip-ticket system. We will require the contractor to separate public fill from C&D waste for disposal at appropriate facilities. We will also record the disposal, reuse and recycling of C&D materials for monitoring purposes.

18. We estimate that the project will generate about 17 460 tonnes of C&D materials. Of these, we will reuse about 6 480 tonnes (37%) on site, and deliver about 8 280 tonnes (48%) as fill to public fill reception facilities for subsequent reuse. In addition, we will dispose of about 2 700 tonnes (15%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be about \$560 000 for this project (based on an unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne⁵ at landfills).

LAND ACQUISITION

19. The project does not require any land acquisition.

BACKGROUND INFORMATION

20. We upgraded **407RO** to Category B in December 2005.

/21.

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

⁵ This estimate has taken into account the cost of developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

21. The proposed Kwai Chung DOS will involve removal of a tree which will be transplanted within Kwai Chung Estate. The tree to be removed is not an important tree⁶. We will incorporate planting proposals as part of the project, including estimated quantities of 100 trees, 2500 shrubs, 500 annuals and 400 m² of grassed area.

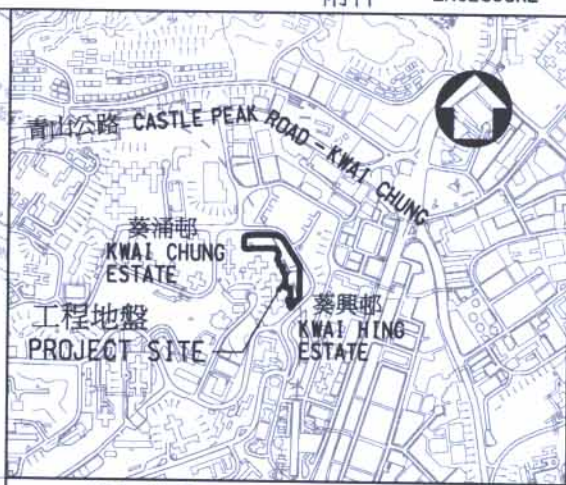
22. The planning and design of the remainder of **407RO**, i.e. the DOS adjoining Sau Mau Ping Estate Phase 12 and the DOS/LOS adjoining Choi Wan Road public housing development, are underway. We plan to commence the construction works for these DOS/LOS in Sau Mau Ping and Choi Wan districts in early 2007 and mid-2008 respectively.

23. We estimate that the proposed works will create about 35 jobs (32 for labourers and another 3 for professional/technical staff) providing a total employment of 450 man-months.

Housing, Planning and Lands Bureau
May 2006

⁶ Important tree refers to trees on the Register of Old and Valuable Trees, and any other trees which meet one or more of the following criteria:-

- (a) trees of over 100 years old;
- (b) trees of cultural, historical or memorable significance e.g. Wishing tree, 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, i.e. trees which have only small numbers of individuals occurring in Hong Kong e.g. Teak, Ginkgo and could be introduced or native 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 exceeding 1.0 metre (measured at 1metre above ground level).



位置圖 LOCATION PLAN
比例 SCALE 1 : 20 000



圖例 LEGEND :

	種植花卉樹木地帶 SOFT LANDSCAPING AREA
	鋪砌地磚地帶 PAVED AREA
	涼亭連座椅 PAVILION WITH SEATING
	蔭棚連座椅 PERGOLA WITH SEATING

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名稱 title
毗鄰葵涌邨的
地區休憩用地 — 平面圖
ADJOINING
KWAI CHUNG ESTATE -
SITE PLAN

	姓名 name	簽署 Initial	日期 date
設計 designed	W O LEUNG	SIGNED	19.5.06
繪圖 drawn	W T FUNG	SIGNED	19.5.06
核對 checked	C K LAM	SIGNED	19.5.06
核准 approved	N P TONG	SIGNED	19.5.06
辦事處 office	土木工程處 土地工程部 LAND WORKS DIVISION CIVIL ENGINEERING OFFICE		

編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
圖則編號 drawing no.		LW 7803		比例 scale 1 : 2000 OR AS SHOWN
			土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	