

**Legislative Council Panel on Housing****PWP Item No. 407RO – District Open Spaces Adjoining  
Kwai Chung Estate, Sau Mau Ping and  
Choi Wan Road Public Housing Development****District Open Space adjoining Sau Mau Ping  
Public Housing Development****Purpose**

This paper seeks Members' support to the Administration's proposal to part-upgrade **PWP Item No. 407RO (407RO)**, "District open spaces adjoining Kwai Chung Estate, Sau Mau Ping and Choi Wan Road Public Housing Development", to Category A for the proposed development of a district open space adjoining Sau Mau Ping public housing development (Sau Mau Ping DOS).

**Project Scope**

2. The part of **407RO** to be upgraded concerns the construction of Sau Mau Ping DOS, which covers a site area of about 20 000 square metres. The scope of the project comprises –

- (a) a landscaped garden with sitting-out areas, pergolas/pavilions, a jogging path, a community planting area and soft landscaping;
- (b) a 7-a-side hard surface soccer pitch with sheltered spectator stand with a capacity of 150 persons;
- (c) two basketball courts;
- (d) a plaza with tensile fabric canopy for practising Tai Chi;
- (e) a foot massage path and four fitness exercise areas with fitness equipment for the elderly;
- (f) a children play area with play equipment; and
- (g) ancillary facilities including two toilet blocks (one with changing rooms), a management office block and store rooms.

———— A site plan showing the proposed works is at the Annex.

3. We plan to start the construction works in March 2007 for completion by December 2008.

## Justifications

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

5. Redevelopment of Sau Mau Ping Estate commenced in 1990 and is being implemented in phases. Upon its completion in 2009, the population of the Estate will reach 70 000. With Shun Tin Estate and Po Tat Estate in the vicinity, the total population in the area will be about 115 000. Hong Ning Road Park, which is another DOS serving this area, is about one kilometre from the project site. The proposed DOS adjoining Sau Mau Ping Estate will provide active and passive recreational facilities to cater for the different needs of residents in the area as well as to meet the demand for more DOS in Kwun Tong district.

## Financial Implications

6. The capital cost of the project is estimated to be \$61.8 million in money-of-the-day (MOD) prices, made up as follows :

	<u>\$ million</u>	
(a) Site formation	2.7	
(b) Building	5.9	
(c) Building services	2.2	
(d) Drainage and sewerage works	3.8	
(e) External works <sup>1</sup>	29.5	
(f) Soft landscaping works	2.4	
(g) On-cost payable to Housing Authority <sup>2</sup>	7.1	
(h) Contingencies	5.4	
<b>Sub-total</b>	<b>59.0</b>	(in September 2005 prices)
(i) Provision for price adjustment	2.8	
<b>Total</b>	<b>61.8</b>	(in MOD prices)

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<sup>1</sup> External works include paving, planters, fencing, pavilions/pergolas/tensile fabric canopy, furniture and play/fitness equipment.

<sup>2</sup> We will pay on-costs to the Housing Authority for the entrusted works at 15.3% of the estimated construction cost.

7. In order to fast-track the implementation of the DOS projects under **407RO**, we will entrust their design and construction to the Housing Department (HD). On completion, HD will hand over the facilities to the Leisure and Cultural Services Department for management and maintenance.

8. The annual recurrent expenditure arising from this project is estimated to be about \$2.0 million.

### **Public Consultation**

9. We consulted the Housing Committee and the Culture, Recreation and Sports Committee of the Kwun Tong District Council on 3 and 22 November 2005 respectively. Both Committees supported the project and urged its early implementation. During construction, the Housing Department will maintain close liaison with residents and ensure the continued provision of pedestrian access through the DOS site. We will also implement necessary mitigation measures to minimise nuisance to residents.

### **Environmental Implications**

10. The proposed works to be part-upgraded under **407RO** are not subject to 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.

11. During construction, HD 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.

12. 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. HD 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, HD will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

13. HD 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. HD will ensure that the day-to-day operations on site comply with the approved WMP. HD will control the disposal of public fill and C&D waste to designated public fill reception facilities<sup>3</sup> and landfills respectively through a trip-ticket system. HD will require the contractor to separate public fill from C&D materials for disposal at appropriate facilities. HD will also record the disposal, reuse and recycling of C&D materials for monitoring purposes.

14. We estimate that the project will generate about 29 740 tonnes of C&D materials. Of these, we will reuse about 3 780 tonnes (13%) on site, and deliver about 20 560 tonnes (69%) as fill to public fill reception facilities for subsequent reuse. In addition, we will dispose of about 5 400 tonnes (18%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be about \$1.23 million for this project (based on an unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne<sup>4</sup> at landfills).

15. Of the 70 trees within the project boundary, 60 will be preserved. The proposed Sau Mau Ping DOS will involve the removal of 10 trees, which will all be replanted within the project site. The 10 trees to be replanted are not important trees<sup>5</sup>. We will incorporate planting proposals as part of the project, including estimated quantities of 180 trees and 12 000 shrubs.

## **Employment Opportunities**

16. The proposed works will create about 42 jobs (39 for labourers and three for professional/technical staff), providing a total employment of

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<sup>3</sup> 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.

<sup>4</sup> 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/m<sup>3</sup>), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

<sup>5</sup> An “important tree” refers 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 (measured at 1.3 metre above ground level), or with height/canopy spread equal or exceeding 25 m.

788 man-months.

### **Land Acquisition**

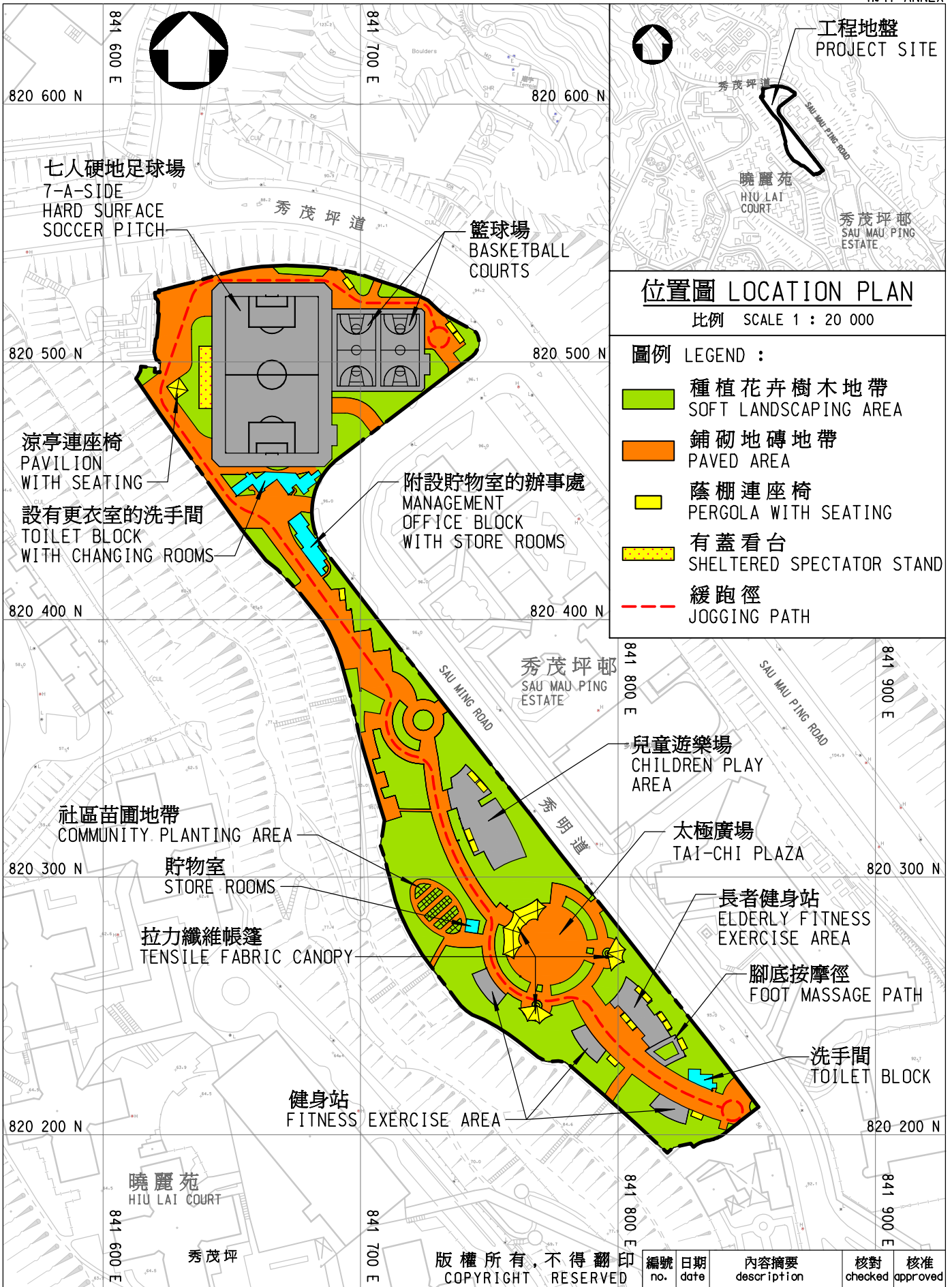
17. The project does not require land acquisition.

### **Way Forward**

18. **407RO** covers DOS and local open space (LOS) projects at Kwai Chung, Sau Mau Ping and Choi Wan Road. In June 2006, we upgraded part of **407RO** to Category A as 413RO “District open space adjoining Kwai Chung Estate”. Subject to Members’ endorsement, we will seek funding approval from the Public Works Sub-Committee and Finance Committee of the Legislative Council in October 2006 and November 2006 respectively for upgrading the part of **407RO** on Sau Mau Ping DOS to Category A so that construction can commence in March 2007 for completion by December 2008.

19. Planning and design of the remainder of **407RO**, i.e. the DOS/LOS adjoining Choi Wan Road public housing development, are underway. We will consult Members on this project separately.

Housing, Planning and Lands Bureau  
June 2006



**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
- 蔭棚連座椅  
PERGOLA WITH SEATING
- 有蓋看台  
SHELTERED SPECTATOR STAND
- 緩跑徑  
JOGGING PATH

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名稱 title  
**毗鄰秀茂坪邨的  
地區休憩用地一平面圖  
DISTRICT OPEN SPACE  
ADJOINING  
SAU MAU PING ESTATE -  
SITE PLAN**

姓名 name	簽署 initial	日期 date
設計 designed W O LEUNG	SIGNED	16.6.06
繪圖 drawn C F HEUNG	SIGNED	16.6.06
核對 checked C K LAM	SIGNED	16.6.06
核准 approved N P TONG	SIGNED	16.6.06
辦事處 土木工程處 土地工程部 office LAND WORKS DIVISION CIVIL ENGINEERING OFFICE		

編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
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		土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		