

For discussion
on 25 October 2006

PWSC(2006-07)37

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 Sau Mau Ping
public housing development”, to Category A at
an estimated cost of \$66.2 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 Sau Mau Ping.

/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 \$66.2 million in MOD prices for the development of a district open space adjoining Sau Mau Ping public housing development (Sau Mau Ping DOS).

PROJECT SCOPE AND NATURE

3. The scope of Sau Mau Ping DOS, which covers an area of about 20 000 square metres, 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) an open plaza with tensile fabric canopy for exercise;
- (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 is at the Enclosure.

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

JUSTIFICATION

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

6. 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. The proposed Sau Mau Ping DOS will provide active and passive recreational facilities to cater for different needs of residents in the area as well as to meet the demand for more district open space in Kwun Tong district.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$66.2 million in MOD prices (see paragraph 8 below), made up as follows –

		\$ million	
(a)	Site formation	3.0	
(b)	Building	6.6	
(c)	Building services	2.3	
(d)	Drainage and sewerage works	4.2	
(e)	External works ¹	32.6	
(f)	Soft landscaping works	3.0	
(g)	On-cost payable to Housing Authority (HA) ²	6.5	
(h)	Furniture and Equipment ³	0.1	
(i)	Contingencies	5.9	
	Sub-total	64.2	(in September 2006 prices)
(j)	Provision for price adjustment	2.0	
	Total	66.2	(in MOD prices)

/8.

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

² We will pay on-costs to HA for the entrusted works at 12.5% of the estimated construction cost.

³ The cost estimate was prepared by making reference to the furniture and equipment provided in existing/planned facilities of similar scale (e.g. office furniture, tools and equipment, portable signage etc.).

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

Year	\$ million (Sept 2006)	Price adjustment factor	\$ million (MOD)
2007 – 2008	16.5	1.01250	16.7
2008 – 2009	26.1	1.02769	26.8
2009 – 2010	11.9	1.04310	12.4
2010 – 2011	9.7	1.05875	10.3
	64.2		66.2

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 2007 to 2011. For better coordination of the construction works adjacent to the Sau Mau Ping Estate, we will entrust the construction of Sau Mau Ping 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 be subject to price adjustment because the overall period for the main contract will exceed 21 months.

10. We estimate the annual recurrent expenditure arising from this project to be about \$2.0 million.

PUBLIC CONSULTATION

11. 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 for its early implementation.

12. We consulted the LegCo Panel on Housing at its meeting on 3 July 2006. Members supported the project and urged the Administration to expedite its delivery.

ENVIRONMENTAL IMPLICATIONS

13. The proposed works to be part-upgraded under **407RO** is 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.

14. 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.

15. 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 facilities⁴. 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. 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 facilities 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.

/17.

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.

17. We estimate that the project will generate about 27 040 tonnes of C&D materials. Of these, we will reuse about 6 224 tonnes (23%) on site, and deliver about 18 116 tonnes (67%) as fill to public fill reception facilities for subsequent reuse. In addition, we will dispose of about 2 700 tonnes (10%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be about \$830,000 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

18. The project does not require any land acquisition.

BACKGROUND INFORMATION

19. We upgraded **407RO** to Category B in December 2005. In June 2006, we upgraded part of **407RO** to Category A as **413RO** “District open space adjoining Kwai Chung Estate”. Construction works for the district open space adjoining Kwai Chung Estate, which was also entrusted to HA, commenced in August 2006 for completion by December 2007.

20. Of the 70 trees within the project boundary, 60 trees will be preserved. The remaining 10 trees will be removed and replanted within the project site. These 10 trees to be replanted are not important trees⁶. We will incorporate planting proposals as part of the project, including estimated quantities of 180 trees and 12 000 shrubs.

/21.

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.

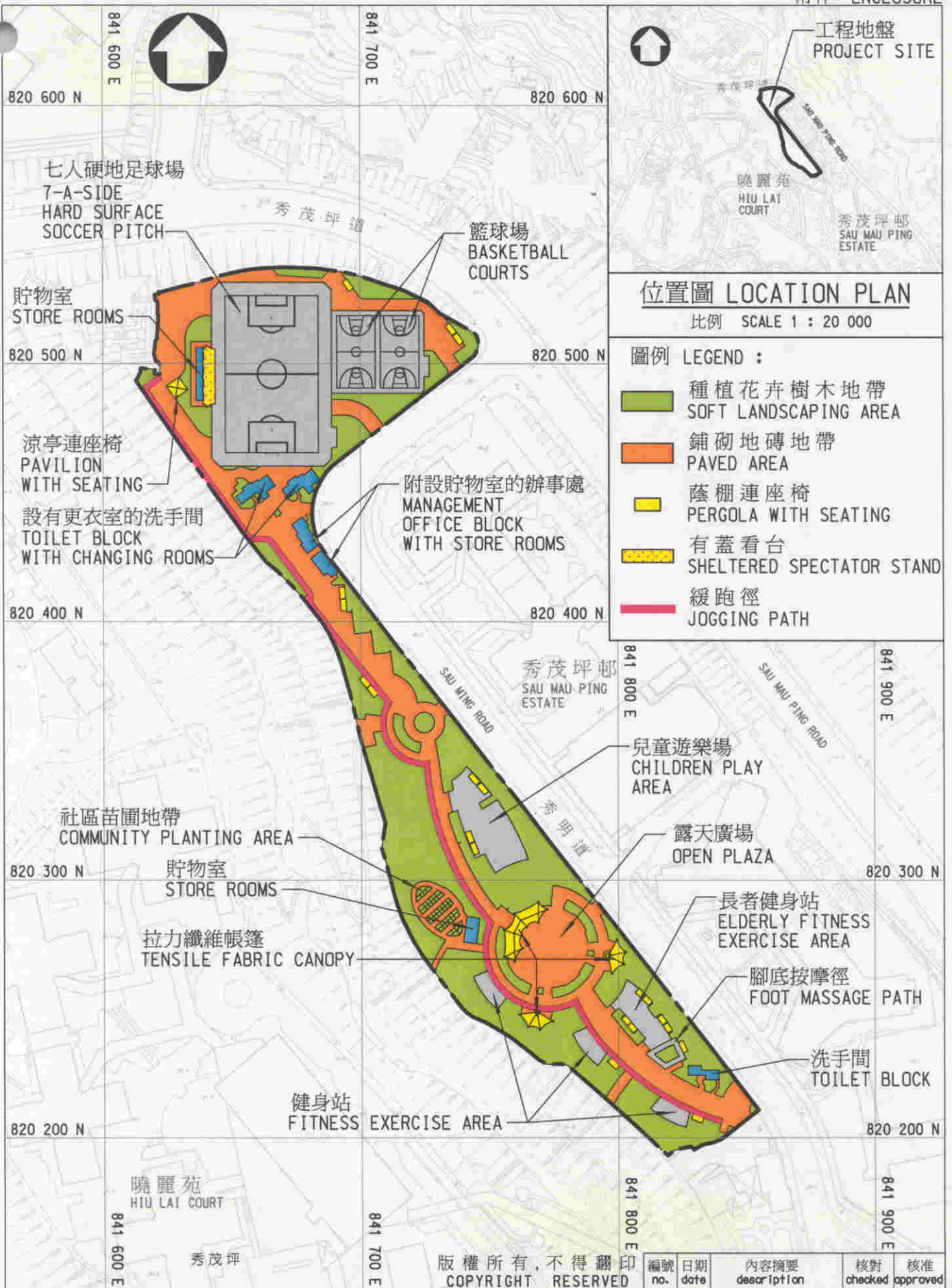
⁶ An “important tree” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria:-

- (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 metres.

21. The planning and design of the remainder of **407RO**, i.e. the open space facilities adjoining Choi Wan Road public housing development, are underway. We plan to commence the construction works for these facilities in Choi Wan district in mid-2008.

22. We estimate that the proposed works will create about 52 jobs (48 for labourers and another 4 for professional/technical staff) providing a total employment of 875 man-months.

Housing, Planning and Lands Bureau
October 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

版權所有, 不得翻印
COPYRIGHT RESERVED

編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved

名稱 title
毗鄰秀茂坪邨的
地區休憩用地—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	10.10.06
繪圖 drawn	W T FUNG	SIGNED	10.10.06
核對 checked	C K LAM	SIGNED	10.10.06
核准 approved	K S LI	SIGNED	10.10.06
辦事處 office	土木工程處 土地工程部 LAND WORKS DIVISION CIVIL ENGINEERING OFFICE		

圖則編號 drawing no. **LW 7835** 比例 scale 1 : 2000 OR AS SHOWN

 土木工程拓展署
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT