

For discussion
on 18 April 2007

PWSC(2007-08)7

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 711 – HOUSING

Recreation, Culture and Amenities – Open Spaces

416RO – Local open space adjoining Tseung Kwan O Area 73B public housing development

Members are invited to recommend to Finance Committee the upgrading of **416RO** to Category A at an estimated cost of \$19.2 million in money-of-the-day prices for the development of a local open space adjoining Tseung Kwan O Area 73B public housing development.

PROBLEM

We need to provide more public open space in Tseung Kwan O.

PROPOSAL

2. The Director of Civil Engineering and Development, with the support of the Secretary for Housing, Planning and Lands, proposes to upgrade **416RO** to Category A at an estimated cost of \$19.2 million in money-of-the-day (MOD) prices for the development of a local open space (LOS) adjoining Tseung Kwan O (TKO) Area 73B public housing (PRH) development.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of the proposed LOS, which covers an area of about 3 900 square metres, comprises –
- (a) two basketball-cum-volleyball courts;
 - (b) soft landscaping works;
 - (c) sitting-out facilities including pergolas for use as rain/sun shelters;
 - (d) a fitness corner for the elderly;
 - (e) a ramp and a staircase providing access to the open space from Choi Ming Street; and
 - (f) ancillary facilities including a store-cum-meter room, lights and signages.

———— A site plan is at the Enclosure.

4. We plan to start the construction works in April 2008¹ for completion by July 2009.

JUSTIFICATION

5. TKO is a densely populated and fast developing new town. There is a need to provide more recreational and sports facilities to cope with the increasing demand.

6. The proposed LOS will serve as a leisure area for the adjacent residential and school developments in TKO Areas 73A and 73B. Upon completion, the LOS will provide both active and passive recreational facilities to cater for different needs of residents and students in the area.

/7.

¹ Due to the comparatively small scale of the LOS project and its close proximity to the adjoining PRH development as mentioned in paragraph 7, construction of the LOS will be included in the Housing Authority's TKO Area 73B building contract, which is scheduled to commence in early 2008 for completion by end 2010. Allowing the first few months for general site clearance and erection of temporary site accommodations, construction of the LOS is programmed to commence in April 2008.

7. Due to the congested works areas for both the LOS and the adjoining public housing project, it is considered desirable from both safety and environmental points of views to entrust the design and construction of the LOS to the Housing Authority (HA) for implementation by the Housing Department (HD). This arrangement will allow better co-ordination of the LOS and the public housing project and ensure early completion of the LOS for public use.

8. On completion, HD will hand over the LOS to Leisure and Cultural Services Department for management and maintenance.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$19.2 million in MOD prices (see paragraph 10 below), made up as follows –

	\$ million	
(a) Site works	0.8	
(b) Building services	0.5	
(c) Drainage works	1.7	
(d) External works ²	12.1	
(e) Soft landscaping works	0.5	
(f) On-cost payable to HA ³	2.0	
(g) Contingencies	1.4	
Sub-total	19.0	(in September 2006 prices)
(h) Provision for price adjustment	0.2	
Total	19.2	(in MOD prices)

/10.

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

³ We will pay on-costs to the HA for the entrusted works at 12.5% of the estimated construction cost.

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

Year	\$ million (Sept 2006)	Price adjustment factor	\$ million (MOD)
2008 – 2009	10.0	1.00649	10.1
2009 – 2010	7.5	1.01656	7.6
2010 – 2011	0.9	1.02672	0.9
2011 – 2012	0.6	1.03699	0.6
	19.0		19.2

11. 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 2008 to 2012. HA will tender the proposed works through a lump-sum package because the scope of works can be clearly defined. The proposed LOS works will not be subject to price adjustment because the construction period will not exceed 21 months.

12. We estimate the annual recurrent expenditure arising from this project to be about \$1 million.

PUBLIC CONSULTATION

13. We consulted the District Facilities Management Committee of the Sai Kung District Council on 18 January 2007. Members supported the project and requested for its early completion.

14. We consulted the Housing Panel of the Legislative Council at its meeting on 5 February 2007. Members did not raise any objection to the proposed works.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

15. The project is not a designated project under the Environmental Impact Assessment Ordinance and will not cause any long-term environmental impact. We have included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

16. 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.

17. 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.

18. 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.

/19.

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.

19. We estimate that the project will generate about 3 230 tonnes of C&D materials. Of these, we will reuse about 1 600 tonnes (49.5%) on site, and deliver about 1 600 tonnes (49.5%) as fill to public fill reception facilities for subsequent reuse. In addition, we will dispose of about 30 tonnes (1.0%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be about \$46,950 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne⁵ at landfills).

LAND ACQUISITION

20. The project does not require any land acquisition.

BACKGROUND INFORMATION

21. We upgraded **416RO** to Category B in September 2006.

22. We also entrusted the site investigation and topographical survey for the proposed LOS to HA at an estimated cost of \$191,000 under the block allocation **Subhead B100HX** "Minor housing development related works, studies and investigations for items in Category D of the Public Works Programme". Such works have already commenced and will be completed by July 2007.

23. Of the 150 trees within the project boundary, 145 trees will be preserved. The proposed LOS will involve the replanting of 5 trees within the project site and all of them are not important trees⁶. We will incorporate planting proposals as part of the project, including estimated quantities of 140 trees and 3 500 shrubs.

/24.

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.

24. We estimate that the proposed works will create about 25 jobs (22 for labourers and another 3 for professional/technical staff) providing a total employment of 280 man-months.

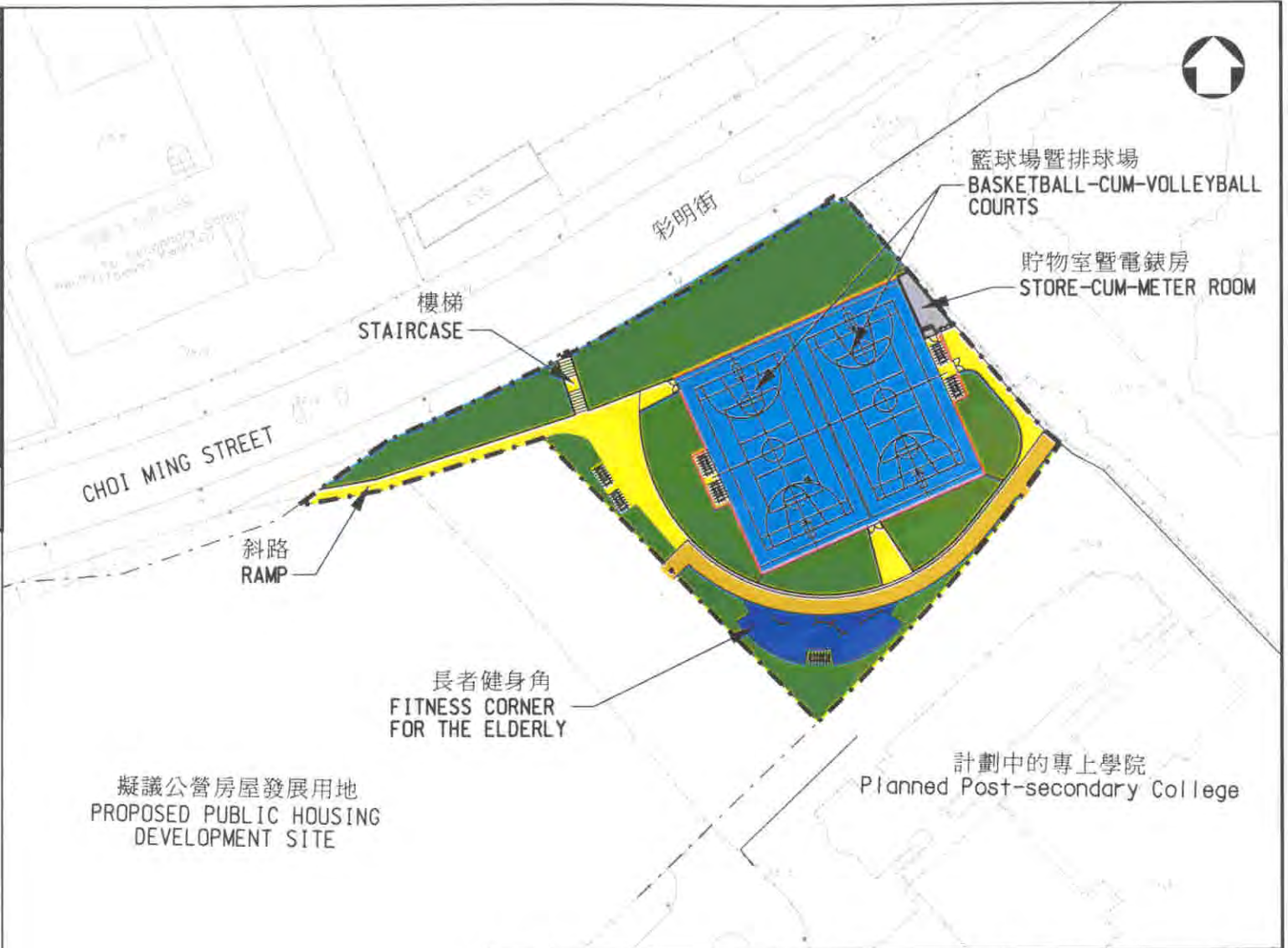
Housing, Planning and Lands Bureau
April 2007



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
- 有蓋行人通道
COVERED WALKWAY
- 行人通道
WALKWAY
- 球場圍欄
FENCE WALL FOR BALL COURT
- 周邊圍欄
BOUNDARY FENCE
- 蔭棚連座椅
PERGOLA WITH SEATS



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

圖則名稱 drawing title		繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office
毗鄰將軍澳第73B區公共房屋發展項目的鄰舍休憩用地 - 平面圖 LOCAL OPEN SPACE ADJOINING TSEUNG KWAN O AREA 73B PUBLIC HOUSING DEVELOPMENT - SITE PLAN		S K WONG	SIGNED	10.1.07	416R0	新界東拓展處 NEW TERRITORIES EAST DEVELOPMENT OFFICE
		核對 checked	簽署 initial	日期 date	比例 scale	土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
		C S LAU	SIGNED	10.1.07	1:1000 OR AS SHOWN	
核准 approved	簽署 initial	日期 date	圖則編號 drawing no.			
K C LEUNG	SIGNED	11.1.07	TKZ0475			