

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

406RO – District open space at Po Kong Village Road, Wong Tai Sin

Members are invited to recommend to Finance Committee the upgrading of **406RO** to Category A at an estimated cost of \$421.5 million in money-of-the-day prices for the development of a district open space at Po Kong Village Road, Wong Tai Sin.

PROBLEM

We need to provide more public open space in Wong Tai Sin District.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **406RO** to Category A at an estimated cost of \$421.5 million in money-of-the-day (MOD) prices for the development of a district open space at Po Kong Village Road, Wong Tai Sin.

PROJECT SCOPE AND NATURE

3. The project site covers an area of about 9.5 hectares (ha) at Po Kong Village Road, Wong Tai Sin. The scope of **406RO** includes –

/(a)

- (a) a multi-purpose artificial turf pitch for two soccer-cum-rugby pitches and one cricket pitch to be superimposed onto it, with a covered spectator stand of about 1 000 seating and the associated supporting facilities for the holding of competitions and matches;
- (b) a bicycle rental kiosk and two segregated cycling areas which are to be joined together by a cycling track;
- (c) children play areas with play equipment for different age groups;
- (d) an extensive landscaped area/a garden with Tai Chi area, sitting-out facilities, rain-shelters/pavilions, a jogging trail with fitness stations and a fitness corner for the elderly;
- (e) a covered performance area for 200 spectators;
- (f) a nursery practical ground with ancillary facilities for the public to practise gardening;
- (g) a tree depot and supporting facilities;
- (h) service buildings and ancillary facilities including toilets, changing rooms, management office, storage areas; and
- (i) car parking spaces and loading and unloading area.

The project is envisaged to be a sustainable open space. A site plan showing the conceptual layout of the proposed open space is at Enclosure 1. We plan to start the construction works in February 2008 with portion of works as indicated in the site plan to be completed by February 2010. The remaining portion of works will be completed in December 2010.

JUSTIFICATION

4. Wong Tai Sin is a densely populated residential area, with a current population of 429 200. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggests a provision of about 86 ha of public open space for the current population in the Wong Tai Sin District. At present, there are about 128 ha of public open space in Wong Tai Sin, including about 73 ha of local open space provided by the Housing Department. In considering the development of

new leisure services projects, we also take into account other factors including the views of the District Council, the changing needs of the community and the utilisation rate of existing facilities. The utilisation rate of the existing leisure facilities in Wong Tai Sin is very high. In particular, the utilisation rate of the soccer pitches in both Ma Chai Hang Recreation Ground and Hammer Hill Road Sports Ground almost reached 100% in 2005 and 2006, whilst the utilisation rate of the turf/artificial turf soccer pitches in Wong Tai Sin District was 95% during the same period.

5. The project site is located in a densely populated area and surrounded by a number of residential estates such as Tsz Man Estate, Tsz Hong Estate, Tsz Lok Estate, Tsz Ching Estate, Fung Tak Estate, Fu Shan Estate, Tsz On Court, Fung Lai Court, Fung Chuen Court, Lung Poon Court and King Shan Court. Adjacent to the project site is a school village comprising a secondary school and three primary schools (namely, Po Leung Kuk Celine Ho Yam Tong Secondary School, Po Leung Kuk Grandmount Primary School, St Patrick Primary School - Po Kong Village and Tsz Wan Shan Catholic Primary School). Its catchment area also covers a number of primary and secondary schools including St. Bonaventure Catholic Primary School, Tak Oi Secondary School, William Booth Secondary School, Heep Woh College and Po Leung Kuk No.1 W.H. Cheung College. There is a high demand for leisure and recreation facilities in the district.

6. The proposed district open space would provide a wide variety of outdoor sports facilities for different kinds of ball games and cycling activities as well as landscaping and sitting-out areas to meet the needs of people of different age groups. It is expected that the proposed district open space will become a popular venue for sports and cycling activities by local residents. While the proposed project encourages a healthy life style, it would also serve as an educational platform for environmental protection through the built-in environmentally friendly design concept.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be **\$421.5** million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million
(a) Site works, site formation and geotechnical works	24.2

/(b)

	\$ million	
(b) Building	58.0	
(c) Piling	11.3	
(d) Building services	83.4	
(e) Drainage works	15.1	
(f) External works	142.4	
(g) Soft Landscaping works	18.0	
(h) Consultants' fees for	11.5	
(i) contract administration	5.8	
(ii) site supervision	5.7	
(i) Furniture and equipment ¹	6.1	
(j) Contingencies	41.0	
	Sub-total	411.0 (in September 2006 prices)
(k) Provision for price adjustment	10.5	
	Total	421.5 (in MOD prices)

We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for the consultants' fees by man-months is at Enclosure 2. We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

/8.

¹ Based on the furniture and equipment provided in existing/planned facilities of similar scale (e.g. office furniture, litter bins and portable signages, etc).

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

Year	\$ million (Sep 2006)	Price adjustment factor	\$ million (MOD)
2007 – 08	2.0	0.99900	2.0
2008 – 09	65.0	1.00649	65.4
2009 – 10	115.0	1.01656	116.9
2010 – 11	110.0	1.02672	112.9
2011 – 12	70.0	1.03699	72.6
2012 – 13	49.0	1.05514	51.7
	411.0		421.5

9. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2007 to 2013. We will award the contract on a lump-sum basis because we can clearly define the scope of the works in advance. The contract will provide for price adjustment because the contract period will exceed 21 months.

10. We estimate the annual recurrent expenditure arising from this project to be \$13.8 million.

PUBLIC CONSULTATION

11. We consulted the Wong Tai Sin District Council on 21 November 2006. Members strongly supported the project and urged for its early implementation.

12. We circulated an information paper to the Legislative Council Panel on Home Affairs on 16 April 2007. Members did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

13. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project would have no long term environmental impacts.

14. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contracts. 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. We have considered measures in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where possible (use metal site hoardings and signboards so that we can recycle or reuse these materials in other projects). In addition, we will require the contractor to reuse inert C&D materials on site or in other suitable construction sites as far as possible (e.g. use suitable excavated materials for filling within the site), in order to minimise the disposal of C&D materials to public fill reception facilities². We will encourage the contractor to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

16. We will also 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 also control the disposal of public fill, C&D materials and C&D waste to 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. We estimate that the project will generate about 30 961 tonnes of

/C&D

² 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.

C&D materials. Of these, we will reuse about 24 570 tonnes (79.4%) on site, and deliver 3 351 tonnes (10.8%) to public fill reception facilities for subsequent reuse. In addition, we will dispose of 3 040 tonnes (9.8%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$470,477 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

LAND ACQUISITION

18. The project does not require any land acquisition.

BACKGROUND INFORMATION

19. We upgraded **406RO** to Category B in November 2005. We engaged an architectural consultant to carry out topographical survey in September 2006 and to carry out the detailed design in October 2006. In November 2006, we engaged a quantity surveying consultant to provide quantity surveying services. We charged the total cost of \$14.8 million to block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The architectural consultant has completed the topographical survey and detailed design of the project. The quantity surveying consultant is finalising the tender documents.

20. The proposed development will involve removal of 381 trees including 44 trees to be felled and 337 trees to be replanted within the project site. All trees to be removed are not important trees⁴. We will incorporate planting proposals as part of the project, including an estimated quantity of 1 150 new trees and 420 000 shrubs.

/21.

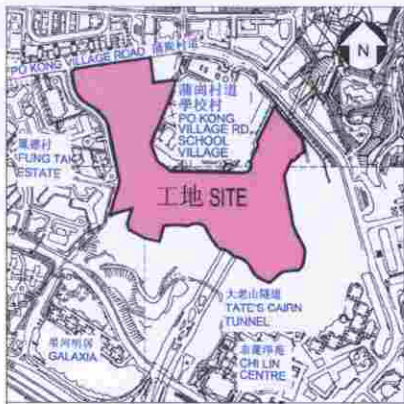
³ This estimate has taken into account the cost of developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills, (which is likely to be more expensive) when the existing ones are filled.

⁴ “Important trees” 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 trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons 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. We estimate that the proposed works will create about 245 jobs (220 for labourers and 25 for professional/technical staff) providing a total employment of 6 200 man-months.

Home Affairs Bureau
June 2007



- | | | |
|---|--|--|
| <p>A1- 2個11人足球/檯球場
1個木球場 (人造草地)
A CRICKET PITCH SUPERIMPOSED
ONTO TWO 11-A-SIDE SOCCER CUM
RUGBY PITCHES (ARTIFICIAL TURF)</p> <p>A2- 看台及更衣室
SPECTATOR STAND & CHANGING ROOM</p> <p>B1- 單車租用亭及洗手間
BICYCLE RENTAL KIOSK & TOILET</p> <p>B2- 高級程度單車場
ADVANCED CYCLING AREA</p> <p>B3- 單車場
CYCLING AREA</p> <p>B4- 單車徑
CYCLING TRACK</p> | <p>C- 兒童遊樂場
CHILDREN PLAY AREA</p> <p>D1- 園景花園
LANDSCAPED GARDEN / AREA</p> <p>D2- 長者健身角
FITNESS CORNER FOR THE ELDERLY</p> <p>D3- 設有健身站的緩跑徑
JOGGING TRAIL WITH FITNESS STATION</p> <p>E- 有蓋表演場地
COVERED PERFORMANCE AREA</p> <p>F- 園藝實習場
NURSERY PRACTICAL GROUND</p> <p>G- 樹木工作站
TREE DEPOT</p> <p>H- 服務大樓及洗手間
SERVICE BUILDING & TOILET</p> | <p>I- 停車位 / 園景花園
CAR PARK / LANDSCAPED GARDEN</p> <p>行人出入口
PEDESTRIAN ENTRANCE</p> <p>行人及車輛出入口
PEDESTRIAN & VEHICULAR
ENTRANCE</p> <p>洗手間
TOILET</p> <p>早期完成部份 (2010年 2月)
PORTION OF EARLY
COMPLETION BY FEB 2010</p> |
|---|--|--|

位置圖 LOCATION PLAN
SCALE 比例 1:15000

LEGEND



TITLE 406 RO
DISTRICT OPEN SPACE AT
PO KONG VILLAGE ROAD, WONG TAI SIN
黃大仙蒲崗村道
地區休憩用地

DRAWN BY 繪圖 HENRY SHAM	DATE 日期 17-05-07
APPROVED 覆核 JOEL CHAN	DATE 日期 17-05-07
OFFICE 辦事處 ARCHITECTURAL BRANCH 建築設計處	

DRAWING NO. 編號 AB/5650/XA301	SCALE 比例 1:3000
 ARCHITECTURAL SERVICES DEPARTMENT 建築署	

406RO – District open space at Po Kong Village Road, Wong Tai Sin**Breakdown of the estimate for consultants' fees**

Consultants' staff costs		Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Contract administration (Note 2)	Professional	–	–	–	4.2
	Technical	–	–	–	1.6
(b) Site supervision (Note 3)	Technical	198	14	1.6	5.7
Total :					11.5

*MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at 1 January 2007, MPS point 14 = \$18,010 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **406RO**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **406RO** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.