

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

238RS – Recreational facilities on Jordan Valley former landfill, Kwun Tong

Members are invited to recommend to Finance Committee the upgrading of **238RS** to Category A at an estimated cost of \$179.6 million in money-of-the-day prices for the development of recreational facilities on Jordan Valley former landfill, Kwun Tong.

PROBLEM

We need to provide more public open space and recreational facilities in Kwun Tong District.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **238RS** to Category A at an estimated cost of \$179.6 million in money-of-the-day (MOD) prices for the development of recreational facilities on Jordan Valley former landfill, Kwun Tong.

PROJECT SCOPE AND NATURE

3. The project site covers an area of about 6.3 hectares (ha) on the Jordan Valley former landfill at New Clear Water Bay Road. The scope of **238RS** includes –

- (a) a radio-controlled model car racing circuit;
- (b) a horticultural education centre and a community garden;
- (c) children's play areas;
- (d) an elderly exercise corner;
- (e) a jogging track and outdoor fitness stations;
- (f) a Bougainvillea garden, a shrubs garden and a maze garden;
- (g) woodland and landscaped areas; and
- (h) ancillary facilities including a management office, toilets, storerooms and car parking facilities etc.

—————
A site plan showing the conceptual layout of the proposed recreational facilities is at Enclosure 1. We plan to start the construction works in December 2007 for completion in December 2009.

JUSTIFICATION

4. Kwun Tong District has a population of around 581 900. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggests a provision of 116.4 ha of public open space for the population of Kwun Tong District. At present, there are about 142.4 ha of public open space in the district, including about 72.9 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.

5. The project site is located in Sze Shun area of the Kwun Tong District. Surrounded by a number of densely populated residential developments including Shun Lee Estate, Shun On Estate, Shun Tin Estate and Shun Chi Court, it has a population of around 43 000. At present, the only recreational facilities provided in the area are the Shun Lee Tsuen Park, Shun Lee Tsuen Playground, Shun Lee Tsuen Road Lookout and Shun Lee Tsuen Road Local Open Space. There is a need for an urban park to meet the demand for additional open space in the vicinity.

6. Apart from providing quality leisure open space, we also aim to make available a wide variety of choices of recreational facilities to the community. At present, the only radio-controlled model car circuit provided by the Leisure and Cultural Services Department is in Tin Shui Wai. In view of the growing popularity of radio-control model car racing and the lack of similar leisure facility in the urban districts, we propose to provide one in the park.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$179.6 million in MOD prices (see paragraph 9 below), made up as follows –

	\$ million
(a) Site works	17.7
(b) Slope stabilisation works	6.3
(c) Building	34.8
(d) Building services	20.2
(e) Drainage works	15.7
(f) External works	52.8
(g) Soft landscaping works	7.0
(h) Consultants' fees for	7.6
(i) contract administration	4.0
(ii) site supervision	3.6
(i) Furniture and equipment ¹	1.7
(j) Contingencies	11.6
	175.4
Sub-total	175.4 (in September 2006 prices)
(k) Provision for price adjustment	4.2
	179.6
Total	179.6 (in MOD prices)

/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. 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.

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

Year	\$ million (Sept 2006)	Price adjustment factor	\$ million (MOD)
2007 – 08	1.0	0.99900	1.0
2008 – 09	40.0	1.00649	40.3
2009 – 10	60.0	1.01656	61.0
2010 – 11	32.0	1.02672	32.9
2011 – 12	23.0	1.03699	23.9
2012 – 13	19.4	1.05514	20.5
	175.4		179.6

10. 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 does not provide for price adjustment because the contract period does not exceed 21 months.

11. We estimate the annual recurrent expenditure arising from this project to be \$9.841 million.

PUBLIC CONSULTATION

12. We consulted the Culture, Recreation and Sports Committee (CRSC) of the Kwun Tong District Council on 26 July 2005 on the scope of the project and members expressed their support. We consulted the CRSC on 21 November 2006 on the design of the project. Members welcomed the design and urged for its early implementation.

13. 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

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project has very little potential for giving rise to adverse environmental impacts.

15. Preliminary landfill gas hazard assessment has been carried out. Preventive measures for construction stage and operation stage have been identified and proposed. The Preliminary Environmental Review (PER) has been completed in March 2007. The PER concludes that with the implementation of the recommended mitigation measures and management procedures, it is unlikely to cause any insurmountable environmental impact during the construction and operation phases of the project. To minimise the potential landfill gas hazard, the PER recommends various preventive measures for incorporation into the building design, e.g. adoption of raised floor building, provision of lining of geomembrane and sealing, mechanical ventilation system and detection system to the buildings etc., which have been incorporated in the final design of the project.

16. 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.

17. We have considered measures in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where

/possible

possible (using 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.

18. 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.

19. We estimate that the project will generate about 9 450 tonnes of C&D materials. Of these, we will reuse about 6 925 tonnes (73.3%) on site, and deliver 1 925 tonnes (20.4%) to public fill reception facilities for subsequent reuse. In addition, we will dispose of 600 tonnes (6.3%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$126,975 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

20. The project does not require any land acquisition.

/BACKGROUND

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.

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.

BACKGROUND INFORMATION

21. We upgraded **238RS** to Category B in January 2006. We engaged an architectural consultant to carry out topographical survey in September 2006 and to carry out the detailed design in November 2006. We engaged a quantity surveying consultant to prepare the tender documents in April 2007. We charged the total cost of \$7.6 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.

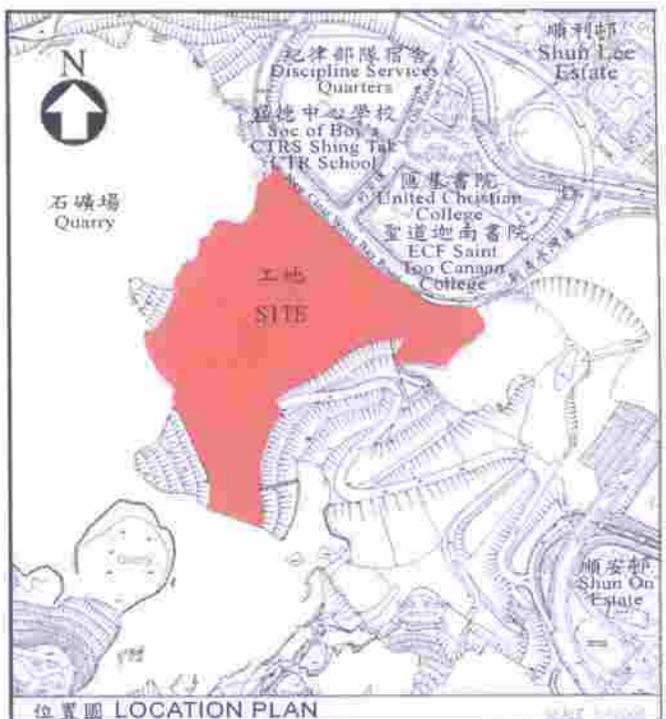
22. The proposed development of the recreational facilities will involve removal of 23 trees, including three trees to be felled and 20 trees to be replanted within project site. All trees to be removed are not important trees⁴. We will incorporate planting proposals as part of the project, including an estimated quantity of 1 100 new trees, 12 000 shrubs, and 9 000 m² of grassed area.

23. We estimate that the proposed works will create about 145 jobs (130 for labourers and 15 for professional/technical staff) providing a total employment of 2 950 man-months.

 Home Affairs Bureau
 June 2007

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.



Project title
238RS-
RECREATIONAL FACILITIES
ON JORDAN VALLEY FORMER LANDFILL
KWUN TONG
觀塘佐敦谷前堆填區康樂設施工程

Drawn by **Arthur Cheng**
Approved by **C W Tam**
Office **Architectural Branch**

Date **28/03/07**
Date **18/01/07**

Drawing no. **AB/6004/XA001** scale 1:2500



ARCHITECTURAL
SERVICES
DEPARTMENT
建築署

238RS – Recreational facilities on Jordan Valley former landfill, Kwun Tong**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	–	–	–	2.6
	Technical	–	–	–	1.4
(b) Site supervision (Note 3)	Technical	125	14	1.6	3.6
				Total	<u>7.6</u>

*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 **238RS**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **238RS** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.