

Legislative Council Panel on Housing

PWP Item No. 416RO – Local Open Space Adjoining Tseung Kwan O Area 73B Public Housing Development

Purpose

This paper seeks Members' support for the Administration's proposal to upgrade **PWP Item No. 416RO (416RO)** to Category A to develop a local open space adjoining Tseung Kwan O Area 73B public housing development (TKO LOS).

Project Scope

2. **416RO** concerns the construction of the TKO LOS which covers a site area of about 3 900 square metres. The scope of the project comprises –

- (a) two basketball-cum-volleyball courts;
- (b) soft landscaping areas with a lawn, mature trees and a variety of flowering shrubs;
- (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 showing the proposed works is at the Annex.

3. To tie in with the scheduled completion of the adjoining public housing (PRH) development by end 2010¹, we plan to start the construction works in March 2009 for completion by September 2010.

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 below, 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.

Justifications

4. The proposed TKO LOS will provide local residents with a leisure area between the PRH development in TKO Area 73B and the private residential development above the Tiu Keng Leng MTR station. When we consulted the Housing and Development Committee of Sai Kung District Council on the TKO 73B PRH Development on 12 October 2005, members requested early construction of the LOS to tie in with the completion of the adjoining PRH development.

5. The proposed TKO LOS will provide active and passive recreational facilities to cater for the needs of the residents in the adjacent areas.

Financial Implications

6. We estimate the capital cost of the project to be \$19.8 million in money-of-the-day (MOD) prices, made up of the following -

	<u>\$ million</u>	
(a) Site formation	0.8	
(b) Building services	0.5	
(c) Drainage and sewerage works	1.7	
(d) External works ²	12.1	
(e) Soft landscaping works	0.5	
(f) On-cost payable to Housing Authority ³	2.0	
(g) Contingencies	1.4	
Sub-total	19.0	(in September 2006 prices)
(h) Provision for price adjustment	0.8	
Total	19.8	(in MOD prices)

7. Due to the congested works areas for both the LOS and the adjoining building project, it is considered desirable from both safety and environmental points of view to entrust the design and construction of the LOS to the Housing Authority for implementation by the Housing Department (HD). This arrangement will improve the working environment of the LOS project and the

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

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

building project and ensure that the completion of the LOS would tie in with that of the adjoining PRH development. On completion of the LOS, HD will hand over the facilities to the Leisure and Cultural Services Department for management and maintenance.

8. We estimate the annual recurrent expenditure arising from this project to be about \$0.997 million.

Public Consultation

9. We consulted the District Facilities Management Committee of the Sai Kung District Council on 18 January 2007. The Committee supported the project and urged its timely implementation to tie in with the completion of the adjoining PRH development. We will also implement mitigation measures to minimise nuisance to nearby residents.

Environmental Implications

10. The proposed works to be upgraded to Category A are not subject to 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.

11. HD will specify in the relevant contract the requirement for the contractor to implement mitigation measures to control noise, dust, and site run-off nuisances during construction to within the level under the established standards and guidelines. 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 the site comply with the approved WMP. HD will control the disposal of public fill and C&D waste to designated public fill reception facilities⁴ 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 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 an unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne⁵ at landfills).

15. 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 in our project a planting proposal involving about 140 trees and 3 500 shrubs.

Employment Opportunities

16. The proposed works will create about 31 jobs (27 for labourers and 4 for professional/technical staff), providing a total employment of 498 man-months.

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.

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 m.

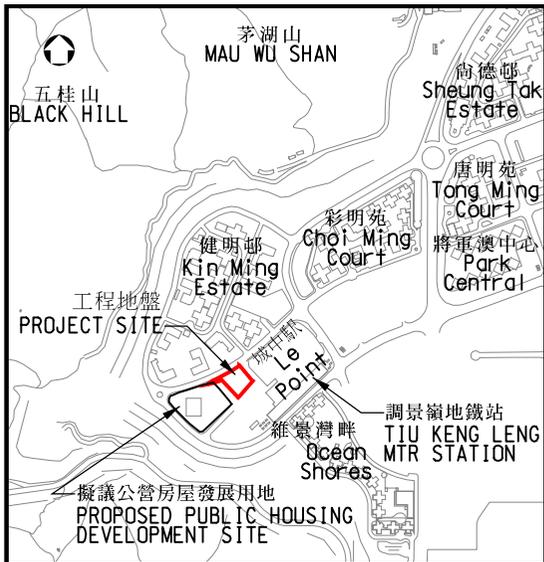
Land Acquisition

17. The project does not require any land acquisition.

Way Forward

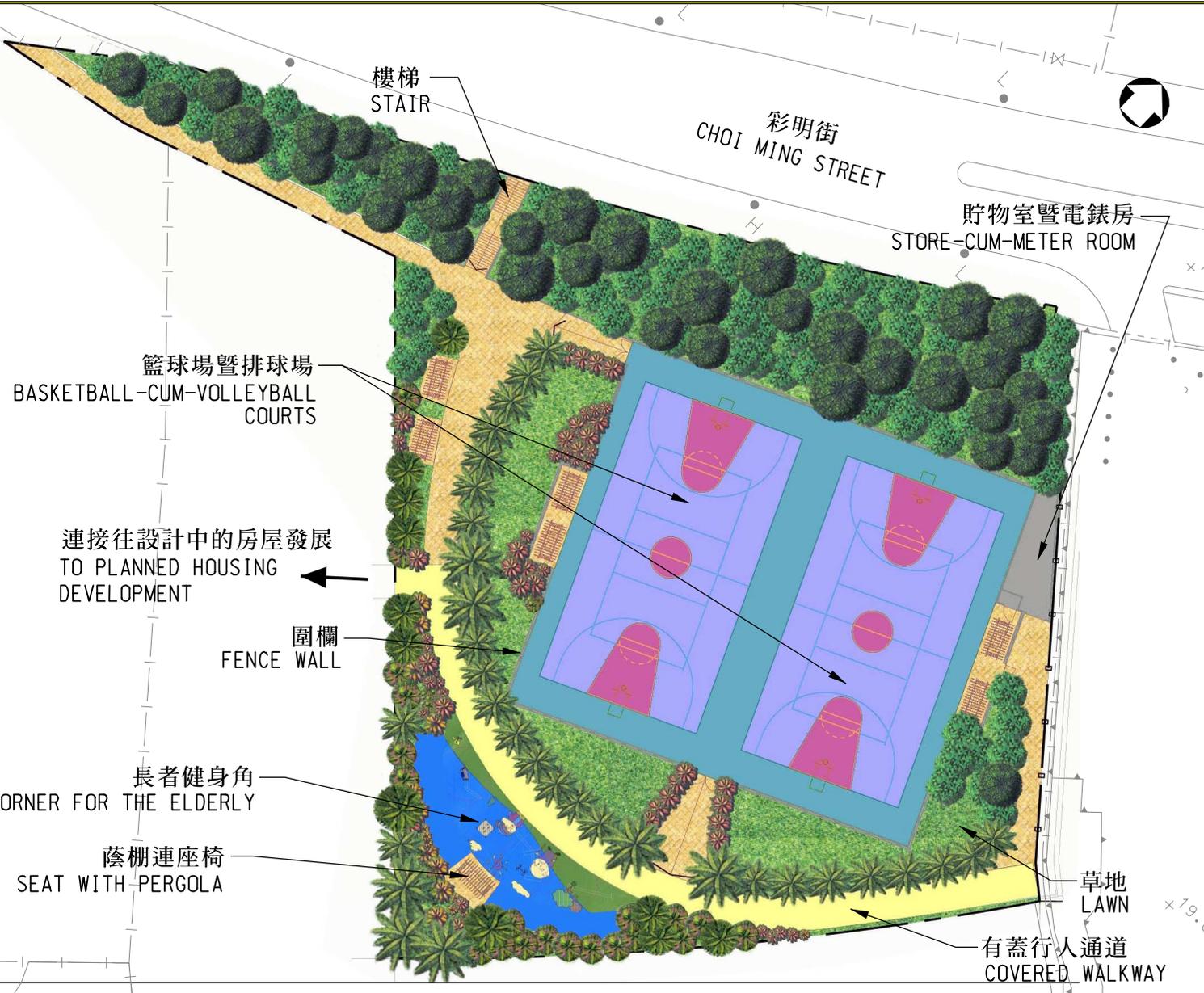
18. We upgraded **416RO** to Category B in September 2006. Subject to Members' support, we will seek funding approval from the Public Works Sub-Committee and Finance Committee of the Legislative Council in April and May 2007 respectively for upgrading **416RO** to Category A so that the construction can commence in March 2009 for completion by September 2010.

Housing, Planning and Lands Bureau
January 2007



位置圖 LOCATION PLAN

比例 SCALE 1 : 20 000



樓梯 STAIR

彩明街
CHOI MING STREET

貯物室暨電錶房
STORE-CUM-METER ROOM

籃球場暨排球場
BASKETBALL-CUM-VOLLEYBALL COURTS

連接往設計中的房屋發展
TO PLANNED HOUSING DEVELOPMENT

圍欄
FENCE WALL

長者健身角
FITNESS CORNER FOR THE ELDERLY

蔭棚連座椅
SEAT WITH PERGOLA

草地
LAWN

有蓋行人通道
COVERED WALKWAY

圖則名稱 drawing title

毗鄰將軍澳第73B區公共房屋發展項目的鄰舍休憩用地工程

LOCAL OPEN SPACE ADJOINING TSEUNG KWAN O AREA 73B PUBLIC HOUSING DEVELOPMENT

繪圖 drawn

Y W LO

簽署 initial

SIGNED

日期 date

12.1.07

項目編號 item no.

416R0

辦事處 office

新界東拓展處
NEW TERRITORIES EAST DEVELOPMENT OFFICE

核對 checked

C S LAU

簽署 initial

SIGNED

日期 date

12.1.07

比例 scale

1:550 OR AS SHOWN

核准 approved

K C LEUNG

簽署 initial

SIGNED

日期 date

12.1.07

圖則編號 drawing no.

TKZ0477



土木工程拓展署
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

附件 Annex