

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

420RO – Local open space at Chung Yee Street, Kowloon City

Members are invited to recommend to Finance Committee the upgrading of **420RO** to Category A at an estimated cost of \$88.8 million in money-of-the-day prices for the construction of a local open space at Chung Yee Street, Kowloon City.

PROBLEM

There is a need to provide more public open space in Kowloon City to meet the growing demand of the community.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **420RO** to Category A at an estimated cost of \$88.8 million in money-of-the-day (MOD) prices for the construction of a local open space at Chung Yee Street, Kowloon City.

PROJECT SCOPE AND NATURE

3. The project site occupies an area of around 0.8 hectare (ha) at Ho Man Tin in the Kowloon City District. The scope of works under **420RO** includes –

- (a) landscaped areas with sitting-out facilities;
- (b) an area with fitness equipment suitable for use by elderly people;
- (c) a multi-purpose area for Tai Chi and other activities;
- (d) a pebble walking trail;
- (e) pedestrian access facilities including a ramp and staircase connected to the King's Park High Level Service Reservoir Playground, a staircase connected to Chung Yee Street, and a lift connecting Chung Yee Street with the future footbridge connecting the future Ho Man Tin Mass Transit Railway (MTR) Station with nearby areas; and
- (f) ancillary facilities including a toilet block with a baby care room and a general store room.

Site plans showing the conceptual layout and barrier-free access of the proposed local open space and the artist's impression of the proposed development are at Enclosures 1 to 3 respectively. Subject to the funding approval by the Finance Committee, we plan to commence construction in August 2012 for completion in March 2014 to tally with the construction programme of the future footbridge connecting the future Ho Man Tin MTR Station with nearby areas.

JUSTIFICATION

4. There are currently about 88.4 ha of public open space in the Kowloon City district. The proposed project will provide an additional 0.8 ha of open space to meet the growing need for recreational facilities of the local community.

5. The project site is located in a densely populated area surrounded by public and private residential developments (including Oi Man Estate, Chun Man Court, Kwun Fai Court, Kwun Hei Court and Ho Man Tin Estate) as well as primary and secondary schools (including Sheng Kung Hui (SKH) Holy Trinity Church Secondary School, Carmel Secondary School, SKH Tsoi Kung Po Secondary School and Ling To Catholic Primary School). The proposed local open space will be conveniently located for use by students and local residents. With the completion of the pedestrian link system to be constructed under the essential public infrastructure works for the Kwun Tong Line Extension, the proposed open space will be within walking distance of the future Ho Man Tin Station and the nearby areas.

6. Moreover, while the existing nearby King's Park High Level Service Reservoir Playground provides mainly active facilities such as a soccer pitch, the proposed local open space will complement the recreational facilities by providing mainly passive amenities such as sitting-out and Tai Chi areas.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$88.8 million in MOD prices (please see paragraph 8 below), broken down as follows –

	\$ million
(a) Slope works	12.2
(b) Building	6.6
(c) Building services	6.2
(d) Drainage	4.9
(e) External works	29.3
(f) Soft landscaping works	3.8
(g) Additional energy conservation measures	0.5
(h) Furniture and equipment ¹	0.1
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¹ The estimated cost is based on an indicative list of furniture and equipment required.

		\$ million	
(i)	Consultants' fees for	3.2	
	(i) contract administration	3.0	
	(ii) management of resident site staff (RSS)	0.2	
(j)	Remuneration of RSS	3.6	
(k)	Contingencies	7.0	
	Sub-total	77.4	(in September 2011 prices)
(l)	Provision for price adjustment	11.4	
	Total	88.8	(in MOD prices)

We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimates for the consultants' fees and resident site staff costs by man-months is at Enclosure 4. We consider the estimated project cost comparable to that of similar projects built by the Government.

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

Year	\$ million (Sep 2011)	Price adjustment factor	\$ million (MOD)
2012 – 13	5.0	1.05325	5.3
2013 – 14	42.0	1.11118	46.7
2014 – 15	14.8	1.17229	17.3
2015 – 16	11.6	1.23677	14.3
2016 – 17	4.0	1.30479	5.2
	77.4		88.8

/9.

9. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2012 to 2017. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments. We estimate the annual recurrent expenditure arising from this project to be \$3 million.

PUBLIC CONSULTATION

10. We consulted the Leisure and District Facilities Management Committee (LDFMC) of the Kowloon City District Council (KCDC) on the proposed scope of the project and the conceptual layout in July 2008. The LDFMC later requested the addition of toilet facilities and a staircase to provide direct access between the proposed open space and the King's Park High Level Service Reservoir Playground. We have revised the design of the project in light of LDFMC's comments. In September 2008, the LDFMC endorsed the revised conceptual layout of the project which also included a ramp to link the project site with Chung Yee Street, and requested its early implementation.

11. We circulated an information paper to the Legislative Council Panel on Home Affairs (the Panel) in April 2009. Members did not raise any objection to the project. After further discussion in June 2009, LDFMC requested that the link between the project site and Chung Yee Street be improved by replacing the ramp with a lift.

12. The design of the project has been further revised to replace the ramp with a lift. The lift tower will also provide access to the future covered footbridge at Chung Yee Street, which will connect the Ho Man Tin MTR Station with the Ho Man Tin Estate, Oi Man Estate and Hung Hom areas (the footbridge will be constructed under **60TR** - Kwun Tong Line Extension – essential public infrastructure works). We consulted the Panel on 20 April 2012 on the revised conceptual layout. Members supported the proposal.

ENVIRONMENTAL IMPLICATIONS

13. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impacts. We have included in the project estimates 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 established standards and guidelines through the implementation of mitigation measures in the contract. These include the use of silencers, mufflers, acoustic lining or shields and the building of barrier wall 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 construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimize the disposal of inert construction waste at public fill reception facilities². We will encourage the contractor to maximize the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further reduce the generation of construction waste.

16. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

17. We estimate that the project will generate in total about 3 790 tonnes of construction waste. Of these, we will reuse about 2 030 tonnes (53.6%) of inert construction waste on site and deliver 1 510 tonnes (39.8%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 250 tonnes (6.6%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be about \$72,000 for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne³ at landfills).

/ **HERITAGE.....**

² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste 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 for 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 per m³), nor the cost to provide new landfills (which is likely to be more expensive), when the existing ones are filled.

HERITAGE IMPLICATIONS

18. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interests and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

19. The project does not require any land acquisition.

ENERGY CONSERVATION MEASURES

20. This project has adopted various forms of energy efficient features, including –

- (a) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensors;
- (b) light-emitting diode (LED) type exit signs and feature lights; and
- (c) automatic on/off switching of lighting and ventilation fan inside the lift.

21. For renewable energy technologies, we will adopt photovoltaic system for environmental and amenity benefits.

22. For greening features, we will provide vertical greening in appropriate areas for environmental and amenity benefits.

23. The total estimated additional cost for adoption of the above energy conservation measures is around \$0.5 million (including \$6,500 for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 2.4% energy savings in the annual energy consumption with a payback period of about 5 years.

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BACKGROUND INFORMATION

24. The proposed local open space is one of the projects planned by the former Municipal Councils. We upgraded **420RO** to Category B in September 2007. We engaged an architectural consultant in January 2008 to undertake the geotechnical assessment, layout and detailed design works for the project. We engaged a quantity surveying consultant in March 2008 to prepare tender documents. The total cost of the consultancy services and works is about \$3.9 million. We have charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The consultants have completed all the above services and works.

25. Of the 113 existing trees within the project boundary, 32 trees will be preserved. The proposed project will involve the removal of 81 trees, including 78 trees to be felled and 3 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 the planting of about 220 trees, 11 400 shrubs, 24 400 ground covers, 75 climbers and 41 creepers.

26. We estimate that the proposed works will create about 70 jobs (62 for labourers and another eight for professional/technical staff) providing a total employment of 940 man-months.

Home Affairs Bureau
May 2012

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 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 (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

420RO – Local open space at Chung Yee Street, Kowloon City**Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2011 prices)**

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fees (\$ million)
(a)	Consultants' fees for	Professional	–	–	–	2.6
	contract	Technical	–	–	–	0.4
	administration (Note 2)					
					Sub-total	3.0
(b)	Resident site staff	Professional	–	–	–	–
	(RSS) costs (Note 3)	Technical	112	14	1.6	3.8
					Sub-total	3.8
Comprising –						
(i)	Consultants' fees for management of RSS					0.2
(ii)	Remuneration of RSS					3.6
					Total	6.8

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the costs of resident site staff supplied by the consultants. (As at now, MPS salary point 14 = \$21,175 per month.)
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the design and construction of **420RO**. The construction phase of the assignment will only be executed subject to Finance Committee's funding approval to upgrade **420RO** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.