

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open Spaces

450RO – Converting Tsun Yip Street Playground as Kwun Tong Industrial Culture Park

Members are invited to recommend to the Finance Committee the upgrading of **450RO** to Category A at an estimated cost of \$109.2 million in money-of-the-day prices.

PROBLEM

We need to convert Tsun Yip Street Playground (TYSP) in Kwun Tong into a park with an industrial culture theme (the proposed Park) and an inviting place for activities to facilitate the transformation of Kowloon East into Hong Kong's attractive alternative central business district (CBD).

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Development, proposes to upgrade **450RO** to Category A at an estimated cost of \$109.2 million in money-of-the-day (MOD) prices for the conversion of TYSP into the proposed Park.

/ PROJECT

PROJECT SCOPE AND NATURE

3. The project site, with an area of about 7 125 square metres (m²), abuts on Tsun Yip Street at the centre of the Kwun Tong Business Area. The proposed Park will provide the following facilities –

- (a) a multi-purpose central lawn with landscape amenities;
- (b) provision of sitting-out areas with soft landscaping and rain shelters¹ at appropriate locations;
- (c) stage for performance and exhibition;
- (d) a multi-purpose area for performance and exhibition;
- (e) provision of art installations with the theme of Kwun Tong industrial culture;
- (f) mini water feature;
- (g) toilet block, baby care room, management office and ancillary facilities; and
- (h) repaving the back lane adjoining to the proposed project site.

— A site plan, artist impressions and a barrier-free access plan for the proposed Park are at Enclosures 1 to 4 respectively.

4. The proposed Park will provide art installations with an industrial theme relating to the industries in Kwun Tong in the past, and convey industrial culture elements through the park furniture. The art installations will focus on seven selected local industries namely textile, clothing and garments, toys, plastics, timepieces, printing and electronics. The tentative locations for the art installations are at Enclosure 2. Subject to funding approval of the Finance Committee within the current legislative session, we plan to commence the project in late 2015 for completion in late 2017.

/ JUSTFITICATION

¹ Other than functioning as rain shelters, the pavilions can also be used to showcase the creative design works by designers, artists and young people.

JUSTIFICATION

5. Located at the centre of the former Kwun Tong industrial area, the TYSP was constructed in 1973 serving mainly workers from the manufacturing sector at the time. Majority of the existing facilities of the TYSP are hard-paved ball courts. The former industrial area has been undergoing urban transformation into a business district. With the change, the public expect more greenery leisure spaces in the area that can provide flexibility in holding different activities. We propose to convert the TYSP into the proposed Park to provide a multi-purpose green space for various kinds of activities. The project will improve the urban design of this precious public space and enhance the overall environment of the area. Further, with its central location within the Kwun Tong Business Area, the proposed Park forms an important node in the pedestrian network and the design of the Park can incorporate landscaped pathways to enhance connectivity and the pedestrian environment in the area.

6. To acknowledge the history of Kwun Tong as an important industrial area in Hong Kong, and facilitate the transformation of Kowloon East from an industrial area into an alternative CBD, we hope to give the public a better appreciation on the industrial culture of Kowloon East. We hence propose providing public art installations with industrial character under the theme of “The Spirit of Creation” in the proposed Park. The improvement of the sitting-out area near Tsun Yip Street adopting such theme was completed and opened for public’s enjoyment in September 2014². The improved sitting-out area, carrying unique industrial character with greenery, is welcomed by the public. The proposed Park will adopt an open design with art installations following the same theme.

/ FINANCIAL

² A semi-indoor exhibition venue has been provided at the sitting-out area near Tsun Yip Street to showcase the industrial culture of Kowloon East. The rain shelters and exhibition pavilions, converted from industrial containers, accommodate exhibits and art installations under the theme of “The Spirit of Creation”. The exhibits include explanatory panels, audio clips and video illustrating the industrial development of Kwun Tong and Kowloon Bay in the past few decades. There are also art installations by local artists inspired by the unique industrial products manufactured in Hong Kong.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$109.2 million in MOD prices (please see paragraph 8 below), broken down as follows –

	\$ million
(a) Site works	6.5
(b) Building	14.2
(c) Building services	9.8
(d) Drainage	5.7
(e) External works	29.9
(f) Soft landscaping	6.9
(g) Energy conservation, green and recycled features	1.0
(h) Furniture and equipment ³	0.6
(i) Art installations	9.0
(j) Contingencies	8.3
Sub-total	91.9 (in September 2014 prices)
(k) Provision for price adjustment	17.3
Total	109.2 (in MOD prices)

We consider the estimated project cost comparable to that of similar project built by the Government.

/ 8.

³ The estimated cost is based on an indicative list of furniture and equipment.

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

Year	\$ million (Sept 2014)	Price adjustment factor	\$ million (MOD)
2015 – 16	3.0	1.05725	3.2
2016 – 17	32.0	1.12069	35.9
2017 – 18	35.0	1.18793	41.6
2018 – 19	12.0	1.25920	15.1
2019 – 20	7.0	1.33475	9.3
2020 – 21	2.9	1.40483	4.1
	91.9		109.2

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 2015 to 2021. Subject to funding approval, we will deliver the construction works through a lump-sum contract because we can clearly define the scope of works in advance. The contract will provide for price adjustments.

10. We estimate the annual recurrent expenditure arising from this project to be about \$4.1 million.

PUBLIC CONSULTATION

11. In September 2012 and July 2014, we respectively consulted the Kwun Tong District Council and its District Facilities Management Committee on the proposed project scope and conceptual layout, as well as the proposed re-provisioning of the ball court facilities in the existing TYSP to Hong Ling Road Park and the Ngau Tau Kok Fresh Water Service Reservoir site under a separate project. Members generally supported the project.

12. We consulted the Legislative Council Panel on Development on 24 February 2015. Members agreed that the proposal be submitted to the Public Works Subcommittee for examination. The supplementary information requested was submitted to the Panel on 28 April 2015.

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 relevant contract. These include the use of silencers, mufflers, acoustic linings or shields and the building of barrier walls 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 minimise the disposal of inert construction waste at public fill reception facilities⁴. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and 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 also 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.

⁴ 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.

17. We estimate that the project will generate in total 7 568 tonnes of construction waste. Of these, we will reuse 2 305 tonnes (30.5%) of inert construction waste on site and deliver 5 066 tonnes (66.9%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 197 tonnes (2.6%) 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 \$161,000 for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

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

LAND ACQUISITION

19. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

20. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular solar powered light fittings.

21. For greening features, we will provide total greening coverage of 3 897 m² (including 86 m² of green area on the roof of toilet block) on appropriate area of the proposed Park for environmental and amenity benefits.

22. For recycled features, we will adopt rainwater recycling system for landscape irrigation.

23. The total estimated additional cost for adoption of the above features is about \$1 million (including \$11,000 for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 3% energy savings in the annual energy consumption with a payback period of about 5.6 years.

BACKGROUND INFORMATION

24. We upgraded **450RO** to Category B in September 2013. We engaged consultants to carry out site investigation. The total cost of these works and services of \$0.2 million was funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The works have been completed.

25. There are 35 existing trees within the project boundary. The proposed project will involve the removal of 21 trees, including six trees to be felled and 15 trees to be transplanted within the project site. The remaining 14 trees will be retained. All trees to be removed are not important trees⁵. We will incorporate planting proposals as part of the project, including the planting of 60 trees, 8 000 shrubs and 22 000 groundcovers, and 3 000 m² of grassed area.

26. We estimate that the proposed works will create about 44 jobs (41 for labourers and three for professional/technical staff) providing a total employment of 873 man-months.

Development Bureau
June 2015

⁵ “Important trees” refer to trees in the Register of Old and Valuable trees, or any 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 curtail like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3m above ground level), or with height/canopy spread equal or exceeding 25 m.



工地平面圖
SITE PLAN

PROJECT TITLE 項目名稱
450RO
改建駿業街遊樂場為觀塘工業文化公園
CONVERTING TSUN YIP STREET PLAYGROUND AS KWUN TONG INDUSTRIAL CULTURE PARK



LEGEND 圖例



藝術裝置的擬議位置
 (實際位置將由藝術項目管理團隊與藝術家在建築期間擬定。)

TENTATIVE LOCATIONS FOR THE ARTWORKS WHICH ARE SUBJECT TO THE FINAL DECISION OF THE CURATOR TEAM IN WORKING WITH THE ARTISTS TO BE EMPLOYED AT THE CONSTRUCTION STAGE.

從西北面俯瞰公園的構思圖
 AERIAL VIEW FROM NORTHWESTERN DIRECTION
 (ARTIST'S IMPRESSION)

PROJECT TITLE 項目名稱
 450RO
 改建駿業街遊樂場為觀塘工業文化公園
 CONVERTING TSUN YIP STREET PLAYGROUND AS KWUN TONG INDUSTRIAL CULTURE PARK



ARCHITECTURAL SERVICES DEPARTMENT 建築署

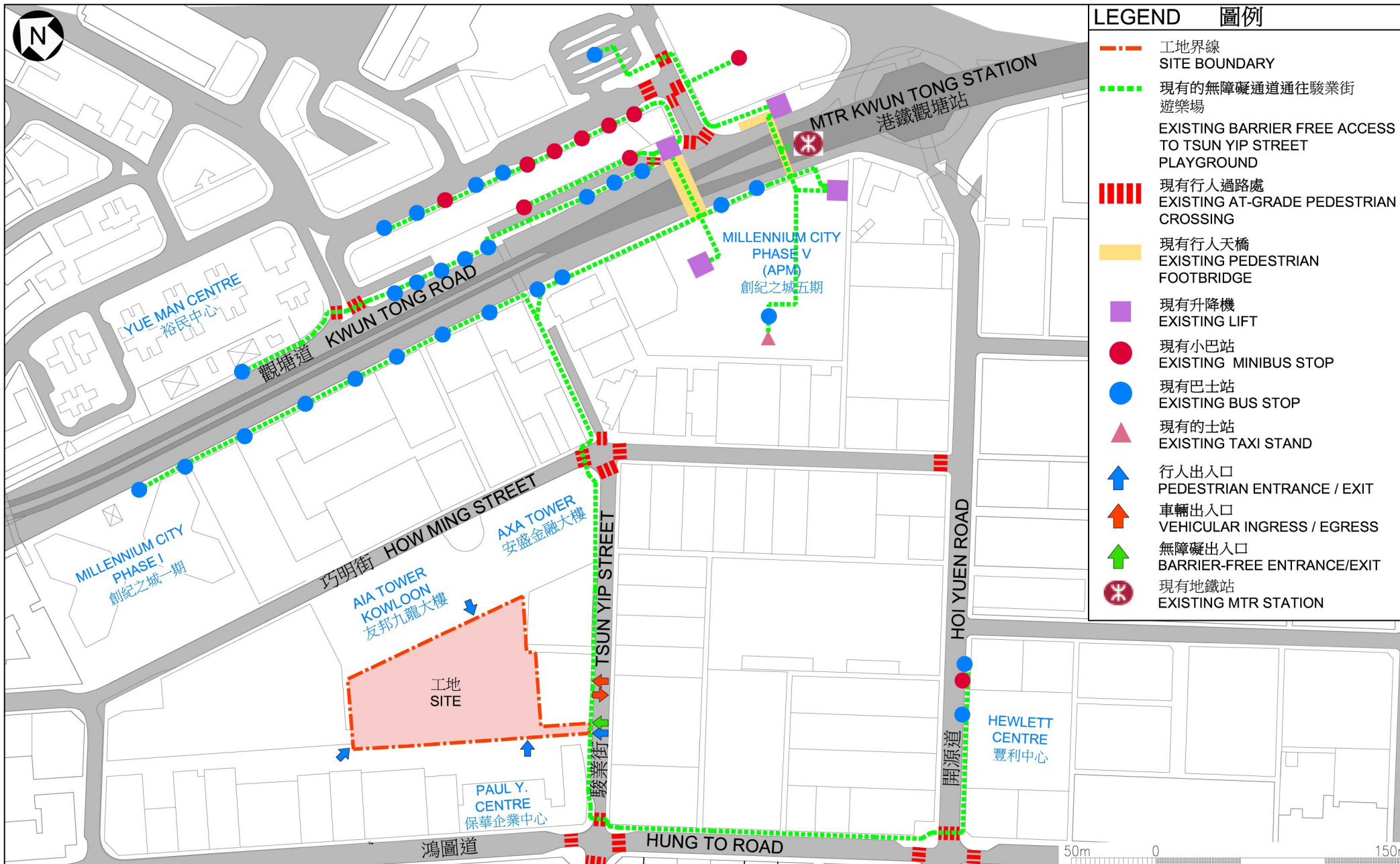


從鄰近街道望向公園的構思圖
VIEW FROM ADJACENT STREET
(ARTIST'S IMPRESSION)

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ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
 PLAN OF BARRIER FREE ACCESS

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