

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

434RO – Open space at Hing Wah Street West, Sham Shui Po

Members are invited to recommend to the Finance Committee the upgrading of **434RO** to Category A at an estimated cost of \$122 million in money-of-the-day prices.

PROBLEM

There are insufficient sports and recreation facilities in the vicinity of Hing Wah Street West, Sham Shui Po to meet the needs of the local community.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **434RO** to Category A at an estimated cost of \$122 million in money-of-the-day (MOD) prices for the development of open space at Hing Wah Street West, Sham Shui Po.

/ PROJECT

PROJECT SCOPE AND NATURE

3. The project site occupies an area of around 8 392 square metres (m²) at the junction of Hing Wah Street West and Tung Chau Street in Sham Shui Po. The proposed scope of works under the project comprises —

- (a) a garden with soft landscaping and seating areas;
- (b) an area with fitness stations for the elderly;
- (c) a children's play area with a designated area for tri-cycling;
- (d) a pet garden;
- (e) a 7-a-side artificial turf football pitch; and
- (f) a service block with ancillary facilities including toilets, changing rooms, a babycare room, a management office and a store room.

4. A location and layout plan, a barrier-free access plan and an artist's impression for the project are at Enclosures 1 to 3. Subject to the funding approval of the Finance Committee (FC) within the current legislative session, we plan to commence the works in the first quarter of 2016 for completion in the third quarter of 2017.

JUSTIFICATION

5. There are several public and private housing estates, including Hoi Lai Estate, Aqua Marine, Banyan Garden, Liberte and The Pacifica in the vicinity of the project site with a total population of about 40 000. The only public open space in the immediate vicinity is a small area of about 0.15 hectares in Fat Tseung Street West. The proposed project will provide a sports and leisure venue for public enjoyment.

6. In addition to providing a garden with seating areas and a children's play area, the project will also provide fitness stations for the elderly. The provision of a 7-a-side football pitch will appeal to young people and help support district-level football training and competitions. In response to the request of the Sham Shui Po District Council (SSPDC), we have included a pet garden in the project to cater for the needs of pet lovers.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$122 million in MOD prices (please see paragraph 9 below), broken down as follows –

	\$ million	
(a) Site works	6.4	
(b) Building	10.1	
(c) Building services	5.6	
(d) Drainage	5.7	
(e) External works	52.9	
(f) Energy conservation, green and recycled features	2.0	
(g) Furniture and equipment (F&E) ¹	0.7	
(h) Consultants' fees for –	2.6	
(i) contract administration	2.1	
(ii) management of resident site staff (RSS)	0.5	
(i) Remuneration of RSS	7.5	
(j) Contingencies	9.3	
Sub-total	102.8	(in September 2014 prices)
(k) Provision for price adjustment	19.2	
Total	122.0	(in MOD prices)

8. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for 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.

/ 9.

¹ The estimated cost is based on an indicative list of F&E.

9. 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	34.0	1.12069	38.1
2017 – 18	45.0	1.18793	53.5
2018 – 19	10.0	1.25920	12.6
2019 – 20	8.0	1.33475	10.7
2020 – 21	2.8	1.40483	3.9
	102.8		122.0

10. 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. 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.

11. We estimate the annual recurrent expenditure arising from this project to be \$4.2 million. The capital and recurrent costs arising from the project would be taken into consideration when determining the affected fees and charges as appropriate in future.

/ **PUBLIC**

PUBLIC CONSULTATION

12. We consulted the Community Affairs Committee (CAC) of the SSPDC on the proposed project scope and the conceptual layout in May 2009 and March 2011 respectively. We updated the District Facilities Committee (DFC) of the SSPDC on the progress of the project in July 2013 and November 2014. Both CAC and DFC supported the project and have requested its early implementation.

13. We consulted the Legislative Council Panel on Home Affairs on 11 May 2015. While Members agreed that the funding proposal should be submitted to the Public Works Subcommittee for consideration, they requested supplementary information on the location of existing open space provided by the Leisure and Cultural Services Department (LCSD) and the Housing Authority in Sham Shui Po District. The list of locations is at Enclosure 5. Members also suggested enhancing the provision of fitness stations for the elderly in the proposed open space to meet local demand. In this connection, we have amended the design of the fitness stations so that they can accommodate six concurrent users rather than three. In response to Members' suggestion to put in place arrangements for schools to use the proposed football pitch, it should be noted that under LCSD's current practice, schools already enjoy priority booking of LCSD sports venues at concessionary rates during school hours.

ENVIRONMENTAL IMPLICATIONS

14. 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.

15. 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 temporary barriers for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

16. 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 facilities². 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.

17. 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.

18. We estimate that the project will generate in total 25 216 tonnes of construction waste. Of these, we will reuse 15 789 tonnes (62.6%) of inert construction waste on site and deliver 8 521 tonnes (33.8%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 906 tonnes (3.6%) 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 \$0.3 million 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

19. The 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

² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

LAND ACQUISITION

20. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

21. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) solar hot water system; and
- (b) solar-wind powered light fittings.

22. For greening features, there will be greening on appropriate area of the rooftops and facades of the buildings, including vertical greening, for environmental and amenity benefits.

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

24. The total estimated additional cost for adoption of the above features is around \$2.0 million (including \$31,000 for energy efficient features), which has been included in the cost estimate of the project (viz. paragraph 7(f)). The energy efficient features will achieve 5.5% energy savings in the annual energy consumption with a payback period of about 7.7 years.

BACKGROUND INFORMATION

25. We upgraded **434RO** to Category B in October 2009. We engaged an architectural consultant to undertake the layout design, detailed design and site investigation in May 2010, and a quantity surveying consultant to prepare tender documents in October 2014. The total cost of these consultancy services and works is about \$3.1 million. The services and works by the consultants are 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 layout design, detailed design and site investigation have been completed and the tender documents are under preparation.

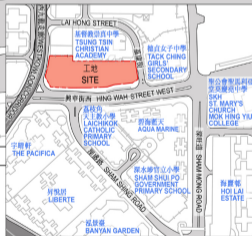
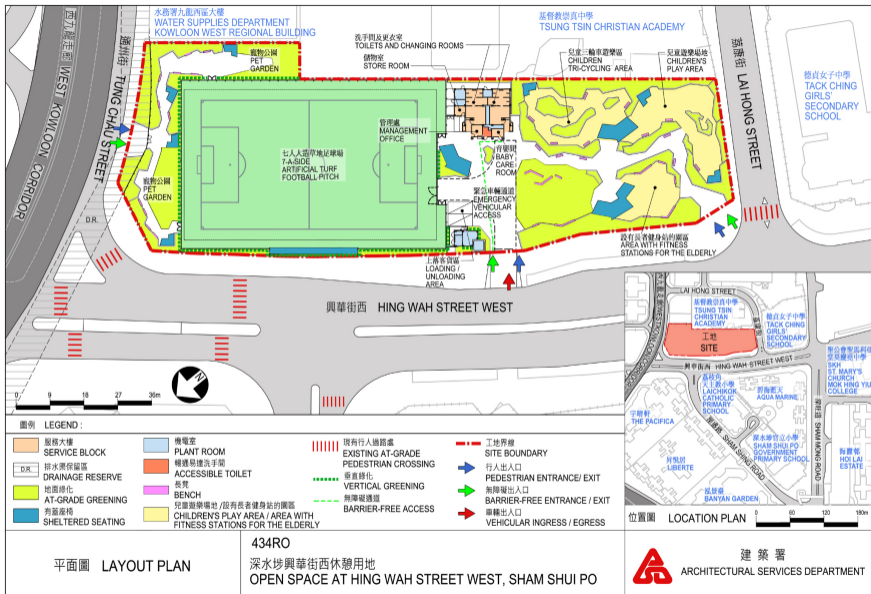
26. Of the 38 trees within the project boundary, five trees will be preserved, 28 trees to be felled, and five trees to be replanted within the project site. The proposed works will also involve transplanting of five trees outside the project boundary to the project site because those trees, if not removed, will block the future vehicular and pedestrian entrance for the open space. All trees to be removed are not important trees³. We will incorporate planting proposals as part of the project, including the planting of about 91 trees, 6 000 shrubs, 5 600 groundcovers, and 628 m² of grassed area.

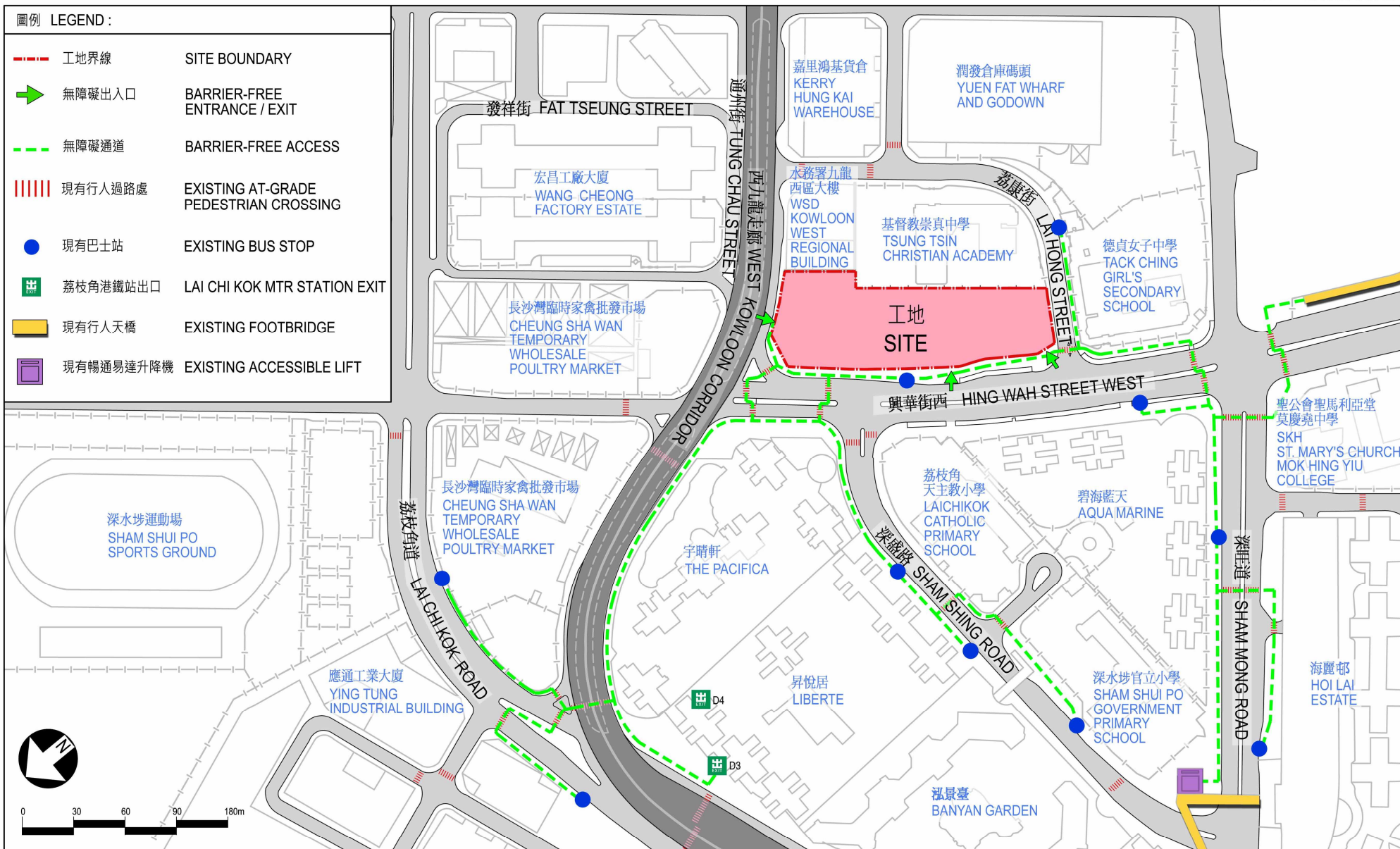
27. We estimate that the proposed works will create about 60 jobs (53 for labourers and another seven for professional/technical staff) providing a total employment of 970 man-months.

Home Affairs Bureau
June 2015

³ “Important trees” refer 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.





無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

434RO
深水埗興華街西休憩用地
OPEN SPACE AT HING WAH STREET WEST, SHAM SHUI PO



建築署
ARCHITECTURAL SERVICES DEPARTMENT



從北面望向休憩用地的構想圖
PERSPECTIVE VIEW FROM NORTHERN
DIRECTION (ARTIST'S IMPRESSION)

434RO
深水埗興華街西休憩用地
OPEN SPACE AT HING WAH STREET WEST, SHAM SHUI PO



建築署
ARCHITECTURAL SERVICES DEPARTMENT

434RO – Open space at Hing Wah Street West, Sham Shui Po**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2014 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	1.5
	Technical	–	–	–	0.6
				Sub-total	<u>2.1</u>
(b) Resident site staff (RSS) costs (Note 3)	Technical	205	14	1.6	8.0
				Sub-total	<u>8.0</u>
Comprising -					
(i) Consultants' fees for management of RSS				0.5	
(ii) Remuneration of RSS				7.5	
				Total	<u>10.1</u>

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 14 = \$24,380 per month.)
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the design and construction of **434RO**. The assignment will only be executed subject to FC's funding approval to upgrade **434RO** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

434RO – Open space at Hing Wah Street West, Sham Shui Po

Table 1 – Public open space provided by the Leisure and Cultural Services Department in Sham Shui Po District

No.	Venue	Location
1	Berwick Street Sitting Out Area	Berwick Street
2	Butterfly Valley Road Pet Garden	Junction of Butterfly Valley Road and King Lam Street
3	Castle Peak Road / Ching Cheung Road Rest Garden	Junction of Ching Cheung Road and Castle Peak Road
4	Castle Peak Road Sitting Out Area	Castle Peak Road (opposite to Jao Tsung-I Academy)
5	Cheung Sha Wan Path Sitting Out Area	Junction of Cheung Sha Wan Road and Cheung Sha Wan Path
6	Cheung Sha Wan Playground	425 Cheung Sha Wan Road
7	Cheung Sha Wan Road / Cheung Shun Street Playground	Junction of Cheung Sha Wan Road and Cheung Shun Street
8	Children Playground outside Cheung Sha Wan Sports Centre	Junction of Hing Wah Street and Cheung Sha Wan Road
9	Cornwall Street Park	Cornwall Street
10	Fa Hui Park	101 Boundary Street
11	Fat Tseung Street West Playground	Junction of Ying Wa Street and Fat Tseung Street West
12	Fuk Wah Street Rest Garden	Junction of Fuk Wah Street and Tai Po Road
13	Fuk Wing Street Rest Garden	Fuk Wing Street
14	Hing Wah Street Playground	Hing Wah Street
15	Hoi Lai Temporary Garden	Near Hoi Lai Estate, Sham Mong Road
16	King Lam Street Sitting Out Area	King Lam Street
17	Kwong Lee Road Playground	Kwong Lee Road
18	Lai Chi Kok Garden	Mount Sterling Mall, Lai Wan Road
19	Lai Chi Kok Park	1 Lai Wan Road
20	Lei Cheng Uk Garden	Tonkin Street (behind Lei Cheng Uk Han Tomb Museum)
21	Lei Cheng Uk Playground	60 Tonkin Street
22	Lei Cheng Uk Swimming Pool Rest Garden	Kwong Lee Road (adjacent to Lei Cheng Uk Swimming Pool)
23	Lei Cheng Uk Swimming Pool Sitting Out Area	Kwong Lee Road (adjacent to Lei Cheng Uk Swimming Pool)
24	Lung Cheung Road Lookout	Lung Cheung Road
25	Magnolia Road Rest Garden	Magnolia Road
26	Maple Street Playground	101 Cheung Sha Wan Road

No.	Venue	Location
		(Junction of Cheung Sha Wan Road and Maple Street)
27	Nam Cheong Park	20 Sham Mong Road
28	Nam Cheong Street Amenity Plot A	Nam Cheong Street
29	Nam Cheong Street Amenity Plot B	Shek Kip Mei Street
30	Nam Cheong Street Rest Garden A & B	Inside Chak On Estate
31	Nam Cheong Street Sitting Out Area no.1	Nam Cheong Street
32	Nam Cheong Street Sitting Out Area no.2	Nam Cheong Street
33	Nam Cheong Street Sitting Out Area no.3	Nam Cheong Street
34	Nam Cheong Street Sitting Out Area no.4	Nam Cheong Street
35	Nam Cheong Street Sitting Out Area no.5	Nam Cheong Street
36	Nam Cheong Street Sitting Out Area no.6	Nam Cheong Street
37	Osmanthus Road Rest Garden	Osmanthus Road
38	Po On Road Playground	400 Po On Road
39	Poplar Street Children's Playground	Junction of Tai Po Road, Poplar Street and Cheung Sha Wan Road
40	Pratas Street Sitting Out Area	Junction of Pratas Street and Cheung Sha Wan Road
41	Sham Shui Po Park	733 Lai Chi Kok Road
42	Sham Shui Po Sports Ground	3 Hing Wah Street
43	Shek Kip Mei Central Playground	Tai Hang Sai Street
44	Shek Kip Mei Park	Nam Cheong Street
45	Shek Kip Mei Services Reservoir Playground	Junction of Lung Cheung Road and Nam Cheong Street
46	Shek Kip Mei Street Rest Garden	Shek Kip Mei Street
47	Sheung Li Uk Garden	Tai Po Road (opposite to ex-North Kowloon Magistracy)
48	Sheung Li Uk Garden Extension	Pratas Street (opposite to Lei Cheng Uk Playground)
49	Shun Ning Road Recreation Ground	Junction of Shun Ning Road and Pratas Street
50	Tai Hang Sai Street Sitting Out Area	Junction of Tai Hang Sai Street and Nam Shan Chuen Road
51	Tai Hang Tung Estate Playground No.1	Junction of Tai Hang Tung Road and Tong Yam Street
52	Tai Hang Tung Estate Playground No.2	Lung Chu Street
53	Tai Hang Tung Recreation Ground	63 Boundary Street
54	Tai Hang Tung Street Sitting Out Area	Tai Hang Tung Road
55	Tai Po Road / Castle Peak Road Rest Garden	Junction of Tai Po Road and Castle Peak Road
56	Tai Po Road Mid-level Sitting Out Area	Tai Po Road (near ex-North Kowloon Magistracy)
57	Tai Po Road Pak Tin Street Playground	Junction of Tai Po Road and Pak Tin Street
58	To Yuen Street Playground	Junction of To Yuen Street and Tat Chee Avenue

No.	Venue	Location
59	Tong Yam Street Hillside Sitting Out Area	Tong Yam Street (near Police Sports and Recreation Club)
60	Tseuk Kiu Street Sitting Out Area	Tseuk Kiu Street
61	Tung Chau Street Park	Tung Chau Street
62	Wai Chi Street Playground	Wai Chi Street
63	Wai Chi Street Rest Garden	Wai Chi Street
64	Wai Chi Street Sitting Out Area	Wai Chi Street
65	Wing Hong Street Rest Garden	Wing Hong Street

434RO – Open space at Hing Wah Street West, Sham Shui Po**Table 2 – List of existing public housing developments provided by the Housing Authority within Sham Shui Po District**

No.	Public housing developments
1	Chak On Estate
2	Cheung Sha Wan Estate
3	Ching Lai Court
4	Fortune Estate
5	Fu Cheong Estate
6	Hang Chun Court
7	Hoi Lai Estate
8	Lai Kok Estate
9	Lai On Estate
10	Lei Cheng Uk Estate
11	Nam Cheong Estate
12	Nam Shan Estate
13	Pak Tin Estate
14	Po Hei Court
15	Po Lai Court
16	Shek Kip Mei Estate
17	Tai Hang Tung Estate
18	Un Chau Estate
19	Wing Cheong Estate
20	Yee Ching Court
21	Yee Kok Court