For discussion **PWSC(2016-17)11**
on 4 May 2016

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS
Recreation, Culture and Amenities – Open spaces
456RO – Reprovisioning of Shing Yip Street Rest Garden as Tsui Ping River Garden

Members are invited to recommend to Finance Committee the upgrading of **456RO** to Category A at an estimated cost of $106.7 million in money-of-the-day prices.

PROBLEM

We need to relocate the Shing Yip Street Rest Garden (SYSRG) to the temporary public vehicle park site next to King Yip Street nullah to release land for commercial/office development.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Development, proposes to upgrade **456RO** to Category (Cat) A at an estimated cost of $106.7 million in money-of-the-day (MOD) prices for the reprovisioning of SYSRG to the temporary public vehicle park site next to King Yip Street nullah. Upon reprovision, the new garden will be named Tsui Ping River Garden (the Garden).

/ **PROJECT** …..

PROJECT SCOPE AND NATURE

3. The proposed scope of works under the project comprises construction of the Garden at a site of about 5 800 square metres (m^2) on King Yip Street, Kwun Tong for reprovisioning SYSRG, and demolition of SYSRG at Shing Yip Street for land disposal. The Garden will provide the following facilities —

(a) a multi-purpose area;

(b) an elderly fitness corner;

(c) sitting-out areas with pavilions and shelters;

(d) a building with a management office, toilets, a baby care room, a store room, a horticultural room, a meter room, a refuse collection chamber and other ancillary facilities; and

(e) landscaped areas.

4. Subject to the funding approval of the Finance Committee, we plan to commence the project in the fourth quarter of 2016 for completion in the third quarter of 2018. The construction works will be carried out by phases to allow seamless reprovision of the existing facilities of SYSRG. Phase 1a includes the construction of the facilities set out in paragraph 3(a) to (d), and the part of the landscaped areas near Shing Yip Street. Phase 1b involves the construction of the rest of the landscaped areas. Upon completion of Phase 1a scheduled for early 2018, we will commence Phase 2 of the project, involving the demolition of SYSRG.

5. A location and site plan, an artist's impression, a phasing plan and a barrier-free access plan for the project are at Enclosures 1 to 4.

/ **JUSTIFICATION** …..

JUSTIFICATION

6. In the 2014 Policy Agenda, the Chief Executive announced that we would study the transformation of King Yip Street nullah into Tsui Ping River with environmental and landscaping upgrading of the vicinity (the Tsui Ping River project). An overview of the Tsui Ping River project is at Enclosure 5. To improve the overall environment and enhance connectivity in the area, as well as to enlarge a potential land sale site adjoining SYSRG for commercial/office development, we propose to relocate SYSRG southwest to the existing temporary public vehicle park site as the Garden.

7. Located at the junction of Shing Yip Street and King Yip Lane, SYSRG now occupies an area of about 4 700 m^2. It consists mainly of landscaped sitting-out areas with ancillary facilities for passive recreational use. Upon completion of the project, the Garden would provide an enlarged quality open space of about 5 800 m^2. New facilities, including a multi-purpose area with cover, an elderly fitness corner with three sets of fitness facilities, a baby care room and toilets, are proposed at the Garden.

8. There is a potential site for commercial/office development adjoining the SYSRG. After the relocation of SYSRG, the site available for commercial land sale would be enlarged from about 4 900 m^2 to about 9 600 m^2, thereby optimising the development potential, increasing the commercial/office land supply in Kowloon East and expediting the transformation of Kowloon East.

9. The reprovisioning site is currently used as a temporary public carpark mainly for private cars and goods vehicles. We conducted a parking survey from March to May 2015 covering eight industrial and commercial buildings in the vicinity of Shing Yip Street. The survey shows that there are surplus parking spaces available to cater for the short-term demand. Notwithstanding, to meet the longer term parking demand in the vicinity, we will impose a land sale condition requiring the future developer to provide a public carpark on the enlarged commercial site.

/ **FINANCIAL** …..

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be $106.7 million in MOD prices (please see paragraph 12 below), broken down as follows –

		$ million	
(a)	Site works	5.4	
(b)	Building works	8.4	
(c)	Building services	8.6	
(d)	Drainage	4.9	
(e)	External works	38.4	
(f)	Soft landscaping	4.8	
(g)	Demolition of existing SYSRG	9.8	
(h)	Energy conservation, green and recycled features	1.4	
(i)	Furniture and equipment[1]	0.1	
(j)	Consultants' fees for geotechnical engineering services	0.4	
(k)	Contingencies	8.2	
	Sub-total	90.4	(in September 2015 prices)
(l)	Provision for price adjustment	16.3	
	Total	106.7	(in MOD prices)

11. We propose to engage a consultant to undertake geotechnical engineering services under the project. A detailed breakdown of the estimate for consultants' fees is at Enclosure 6. We consider the estimated project cost comparable to those of similar projects built by the Government.

/ 12. …..

[1] The estimated cost is based on an indicative list of furniture and equipment required.

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

Year	$ million (Sept 2015)	Price adjustment factor	$ million (MOD)
2016 – 17	8.0	1.05775	8.5
2017 – 18	28.0	1.12122	31.4
2018 – 19	37.0	1.18849	44.0
2019 – 20	8.0	1.25980	10.1
2020 – 21	6.1	1.33539	8.1
2021 – 22	3.3	1.40549	4.6
	90.4		106.7

13. 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 of 2016 to 2022. 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.

14. We estimate the annual recurrent expenditure arising from this project to be $3.5 million.

PUBLIC CONSULTATION

15. On 3 July 2012, we consulted the Kwun Tong District Council (KTDC) on the concept of making more efficient use of the existing land resources along King Yip Street. On 14 May 2015, we consulted the District Facilities Management Committee (DFMC) of KTDC on the proposed scope and conceptual layout of the Tsui Ping River project, including the proposed reprovisioning and demolition of SYSRG. Both KTDC and its DFMC supported the concept and proposal.

16. We consulted KTDC on 2 September 2014 on the proposed zoning amendments to the Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP), and informed them of incorporation of the amendments into the OZP on 6 January 2015. KTDC members supported the relevant arrangements on the rezoning of sites along King Yip Street.

17. We consulted the Legislative Council Panel on Development on 24 November 2015. Members supported the project be submitted to the Public Works Subcommittee for consideration. Supplementary information as requested by Panel Members and details of provision of toilets are provided at Enclosure 7.

ENVIRONMENTAL IMPLICATIONS

18. 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 estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

19. 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 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.

20. 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. excavated materials which can be used for filling) 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 facilities[2]. 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.

/ 21. …..

[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.

21. 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.

22. We estimate that the project will generate in total 12 430 tonnes of construction waste. Of these, we will reuse 6 530 tonnes (52.5%) of inert construction waste on site and deliver 5 190 tonnes (41.8%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 710 tonnes (5.7%) 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 $0.2 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) (Cap. 354N).

HERITAGE IMPLICATIONS

23. 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

24. The project does not require land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

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

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26. For greening features, there will be soft landscape and vertical greening at appropriate locations of the Garden for environmental and amenity benefits.

27. The total estimated additional cost for adoption of the above features is around $1.4 million (including $9,000 for energy-efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3% energy saving in the annual energy consumption with a payback period of about 5.7 years.

BACKGROUND INFORMATION

28. We upgraded **456RO** to Cat B in September 2014. We engaged a consultant to undertake various services, including topographical survey, utility mapping and ground investigation, at a total cost of about $0.4 million. The services and works carried out by the consultant 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 consultant has completed all these services and works.

29. Of the 147 trees within the project boundary (140 trees in SYSRG and seven trees in the reprovisioned site for the Garden), 50 trees will be preserved. The proposed works will involve the removal of 97 trees, including 63 trees to be transplanted and 34 trees to be felled. Those trees proposed to be felled are having poor form, poor structure and/or poor health. They have low amenity value and will have low survival rate if transplanted, and therefore are recommended to be felled. All trees to be removed are not important trees[3]. We will incorporate planting proposals as part of the project, including the planting of about 76 trees, 5 500 shrubs, 1 000 climbers and 1 800 m^2 of grassed area.

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[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;

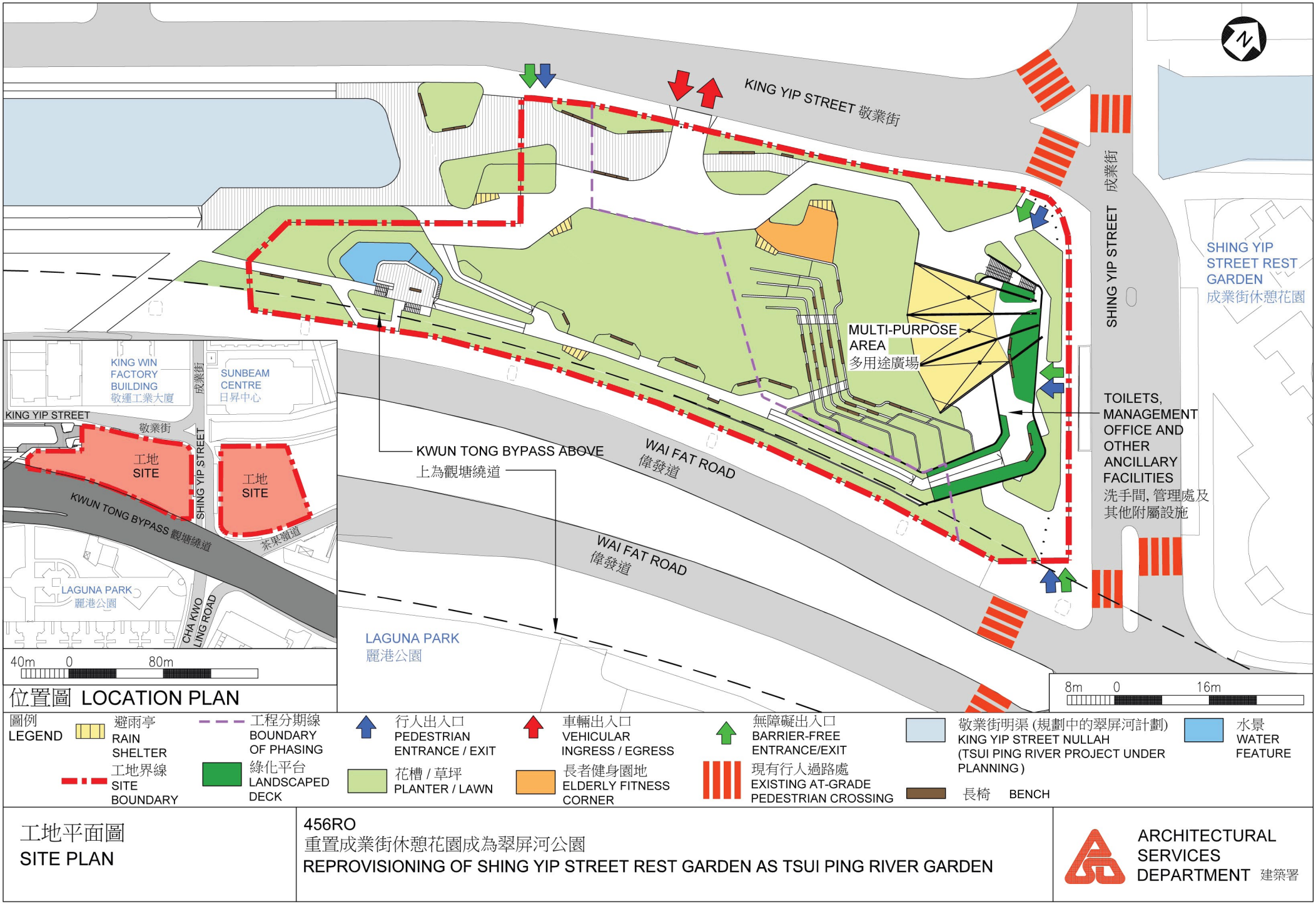
(c) trees of precious or rare species;

(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.

30. We estimate that the proposed works will create about 46 jobs (42 for labourers and another four for professional or technical staff) providing a total employment of 920 man-months.

Development Bureau
April 2016



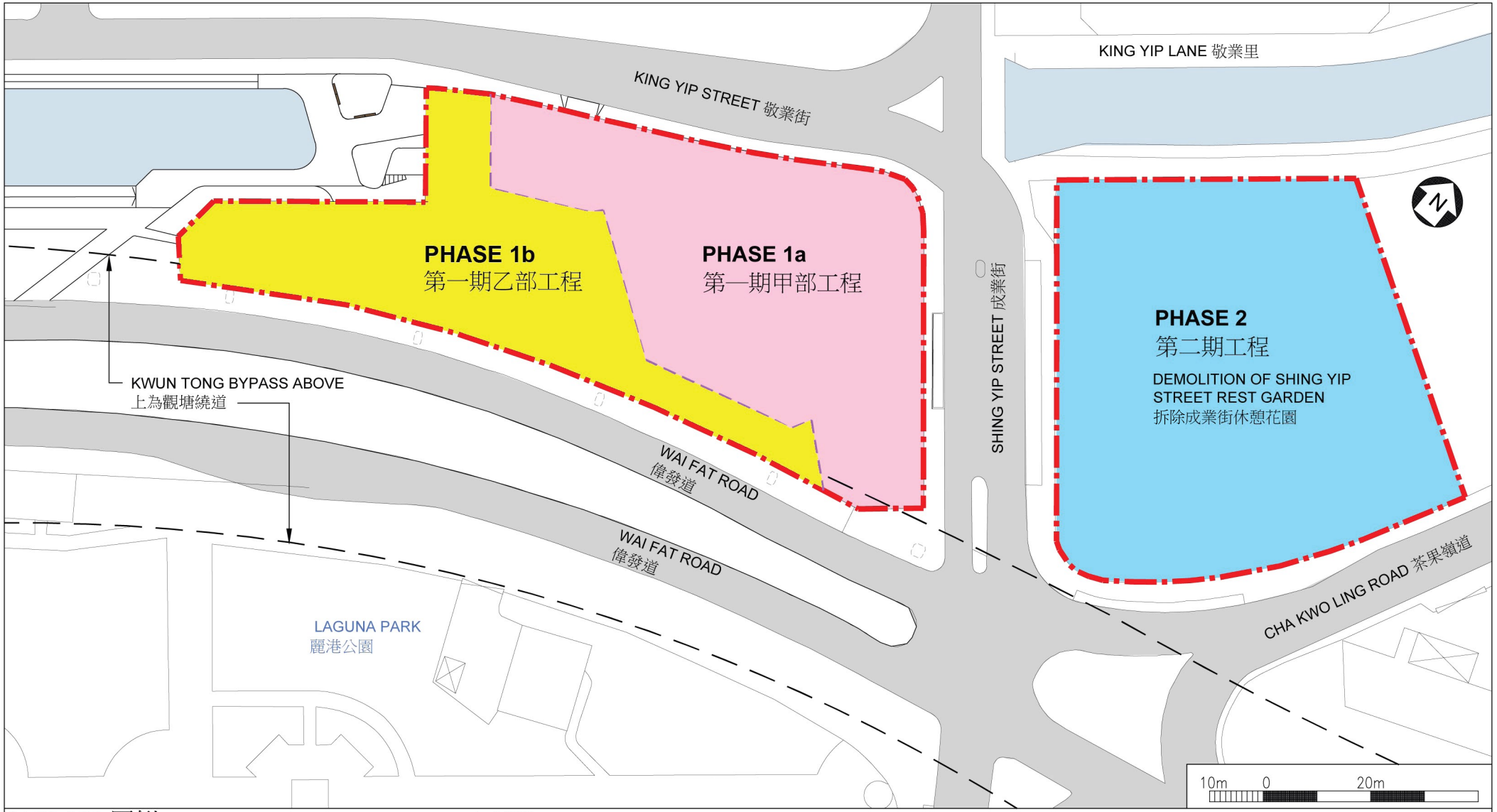
工地平面圖
SITE PLAN

456RO
重置成業街休憩花園成為翠屏河公園
REPROVISIONING OF SHING YIP STREET REST GARDEN AS TSUI PING RIVER GARDEN

ARCHITECTURAL SERVICES DEPARTMENT 建築署

Note: The actual material of canopy will be non-transparent material.

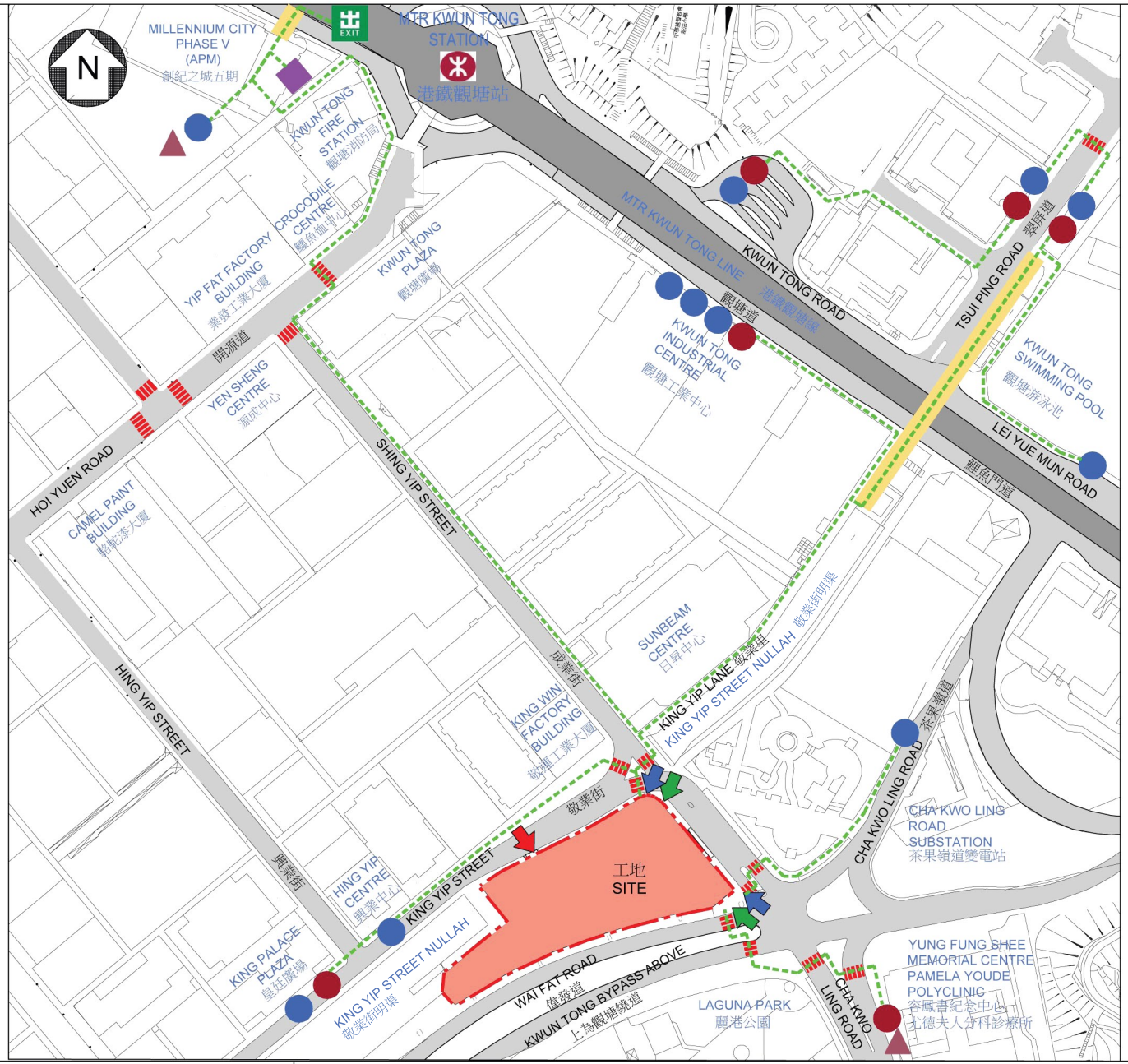
從東北面望向翠屏河公園構想圖 PERSPECTIVE VIEW OF TSUI PING RIVER GARDEN FROM NORTHEASTERN DIRECTION (ARTIST'S IMPRESSION)	456RO 重置成業街休憩花園成為翠屏河公園 REPROVISIONING OF SHING YIP STREET REST GARDEN AS TSUI PING RIVER GARDEN	ARCHITECTURAL SERVICES DEPARTMENT 建築署



LEGEND 圖例

- 工地界線 SITE BOUNDARY
- 工程分期線 BOUNDARY OF PHASING
- KING YIP STREET NULLAH (TSUI PING RIVER PROJECT UNDER PLANNING)
  敬業街明渠 (規劃中的翠屏河計劃)

工程分期圖 PHASING PLAN	456RO 重置成業街休憩花園成為翠屏河公園 REPROVISIONING OF SHING YIP STREET REST GARDEN AS TSUI PING RIVER GARDEN	ARCHITECTURAL SERVICES DEPARTMENT 建築署



LEGEND 圖例

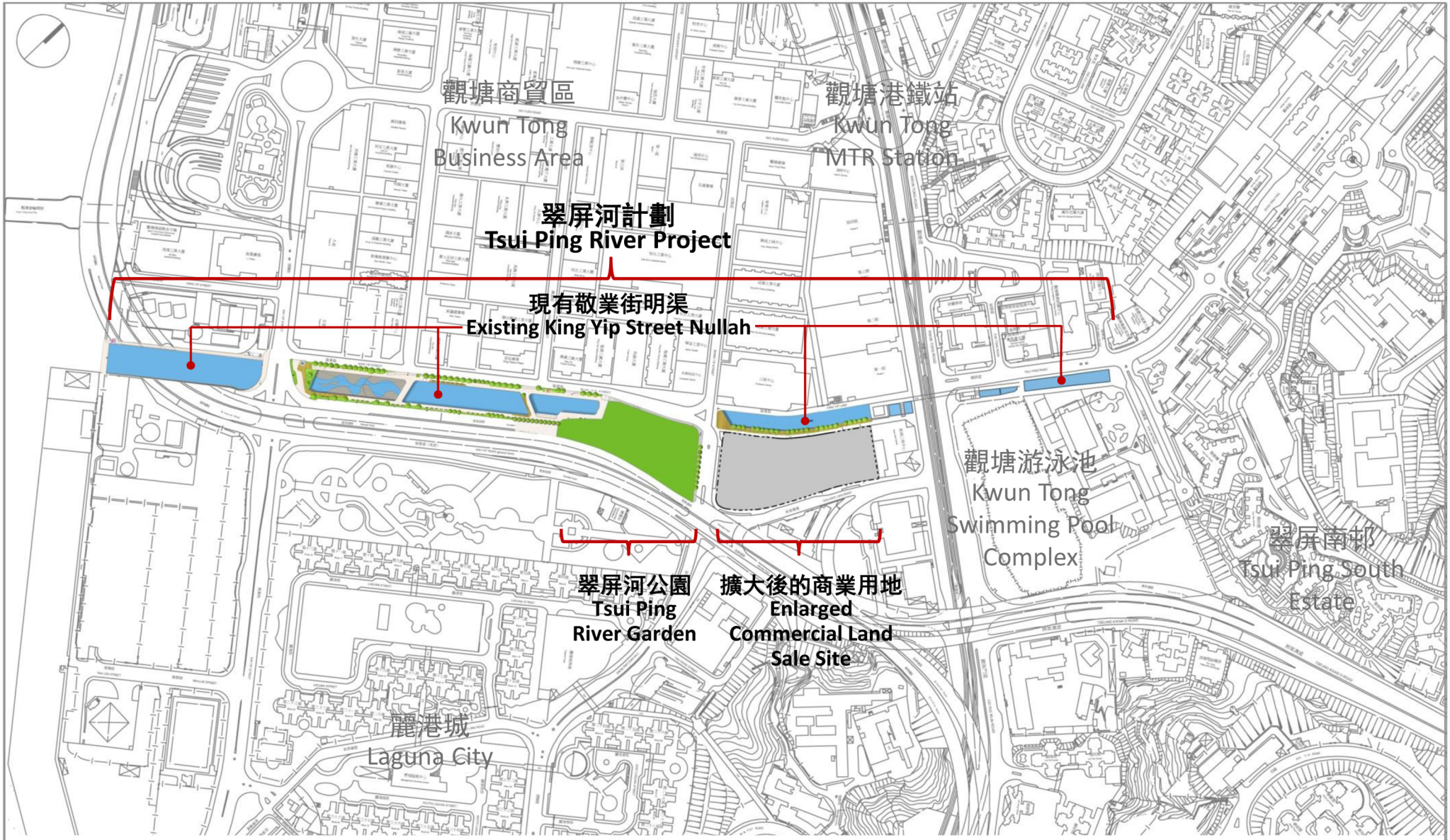
- 工地界線 SITE BOUNDARY
- 現有的無障礙通道通往翠屏河公園 EXISTING BARRIER FREE ACCESS TO TSUI PING RIVER GARDEN
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 現有行人天橋 EXISTING PEDESTRIAN FOOTBRIDGE
- 現有升降機 EXISTING LIFT
- 現有小巴站 EXISTING MINIBUS STOP
- 現有巴士站 EXISTING BUS STOP
- 現有的士站 EXISTING TAXI STAND
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- 車輛出入口 VEHICULAR INGRESS / EGRESS
- 無障礙出入口 BARRIER-FREE ENTRANCE/EXIT
- 現有地鐵站 EXISTING MTR STATION
- 現有地鐵站出入口 EXISTING MTR STATION ENTRANCE/EXIT

40m 0 80m

無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

456RO
重置成業街休憩花園成為翠屏河公園
REPROVISIONING OF SHING YIP STREET REST GARDEN AS TSUI PING RIVER GARDEN

ARCHITECTURAL SERVICES DEPARTMENT 建築署



註: 此圖旨在說明翠屏河兩岸與翠屏河公園的公共空間整體規劃。翠屏河公園的平面圖請參閱附件1 。

Notes: This drawing illustrates the holistic planning of the public spaces along Tsui Ping River and Tsui Ping River Garden projects. For layout plan of the Tsui Ping River Garden, please refer to Enclosure 1.

改造敬業街明渠 –「翠屏河」計劃

Transformation of King Yip Street Nullah – 'Tsui Ping River' Project

456RO – Reprovisioning of Shing Yip Street Rest Garden as Tsui Ping River Garden

Breakdown of the estimates for consultant's fees (in September 2015 prices)

			Estimated man-months	Average MPS* salary point	Multiplier	Estimated fee ($ million)
(a)	Consultant's fees for geotechnical engineering services(Note 1)	Professional	–	–	–	0.4
					Total	**0.4**

Notes

1. The consultant's fees for geotechnical engineering services are calculated in accordance with the existing consultancy agreement for the design and construction of **456RO**. The assignment will only be executed subject to FC's funding approval to upgrade **456RO** to Cat A.

456RO – Reprovisioning of Shing Yip Street Rest Garden as Tsui Ping River Garden

1. Supplementary Information in Response to Issues Raised by Members at the Panel on Development Meeting on 24 November 2015

a. <u>Integration of the Garden with the Tsui Ping River Project and Connectivity Measures</u>

The Tsui Ping River Garden (the Garden) is strategically located between some residential developments and the Kwun Tong Business Area. The design of the Garden will integrate with the Tsui Ping River project to facilitate coherent improvements to the area. Such improvements include the construction of a green pedestrian network linking the Garden to the adjoining activity nodes and the Kwun Tong waterfront. Being easily accessible via the adjacent pedestrian network (see Enclosure 4), the Garden will serve to connect people from the residential areas and public transport nodes to the waterfront, channelling visitors towards the boardwalks along the future Tsui Ping River.

2. The design of the Garden features a large, gently inclined lawn with shading trees, allowing visitors, including disabled persons, to escalate gradually to a higher level for good view of both the upstream section and the estuary of the future Tsui Ping River. It also creates a participatory setting at the multi-purpose area where community events can take place. The southwestern end of the Garden would merge with a new deck to be provided under the Tsui Ping River project, while water features in the Garden will enhance the design integration.

/ **b.** …..

b. Demographic Profile and the Provision of Facilities

3. Based on the 2011 Hong Kong Population Census, the demographic profile for the Kwun Tong District is as follows –

Age Groups	Residents	Workers
0-14	11.8%	0.0%
15-24	12.1%	8.7%
25-34	13.8%	25.0%
35-44	15.9%	26.6%
45-54	17.4%	27.0%
55-64	12.7%	11.2%
65 and over	16.3%	1.5%
Total	100.0%	100.0%

4. The proposed facilities in the Garden, such as the elderly fitness corner, pavilions/shelters and landscaped areas, would cater particularly for the needs of the elderly, which accounts for 16.3% and 1.5% of the residents and working population in the Kwun Tong District respectively. The multi-purpose area would provide an all-weather public venue for various activities for all age groups, in particular the younger generation and middle-age people. The sitting-out area can serve both the working population and nearby residents for leisure and relaxation.

c. Species and Number of Plants to be Planted in the Garden

5. The thematic trees proposed in the Garden are *Bauhinia spp*., *Tabebuia impetginosa* and *Polyalthia longifolia* while the thematic shrubs proposed are *Rhododendron spp*., *Lagerstroemia indica* and *Murraya paniculata*. They are trees and plants suggested in the Greening Master Plans for the Kwun Tong District.

/ 6. …..

6. Proposed plant species and their quantity are as follows –

	Scientific Name	Chinese Name	Quantity
Trees	**Thematic Trees**		
	Bauhinia spp.	羊蹄甲 (粉紅/白)	28
	Tabebuia impetginosa	紅花風鈴木	12
	Polyalthia longifolia	印度塔樹	36
		Sub-total	**76**
Shrubs	**Thematic Shrubs**		
	Rhododendron spp.	杜鵑	800
	Lagerstroemia indica	紫薇	500
	Murraya paniculata	九里香	300
		Sub-total	**1600**
	Other Shrubs		
	Ficus microcarpa	黃金榕	800
	Schefflera arboricola	鵝掌藤	800
		Sub-total	**1600**
	Ground cover		
	Zephyranthes carinata	風雨花	1500
	Pilea cadierei	花葉冷水花	800
		Sub-total	**2300**
Climbers	**Climbers**		
	Epipremnum aureum	綠蘿	500
	Ficus pumila	薜荔	500
		Sub-total	**1000**

d. <u>Measures to Ensure the Water Quality in Tsui Ping River</u>

7. The Environmental Protection Department (EPD) and Drainage Services Department (DSD) are collaborating closely in taking necessary measures to ensure the quality of water in Tsui Ping River, particularly by maintenance of the drainage system. Such measures include carrying out survey on expedient connections, repairing damaged sewers and follow up cases of misconnection identified in the survey. DSD's project team would keep close liaison with EPD to review the water quality in Tsui Ping River and consider the necessity for provision of dry weather flow interceptor facilities.

/ **e.** …..

e. Findings of Parking Survey in Kwun Tong Business Area

8. The temporary public vehicle park at Shing Yip Street has 209 parking spaces in total, including 137 parking spaces for private cars, 72 parking spaces for goods vehicles. The peak utilisation rate of short-term tenancy parking site is around 87% at night-time.

9. We commissioned a consultant to carry out a parking survey in the Kwun Tong Business Area [1] including eight industrial and commercial buildings in the area bounded by Hoi Yuen Road and King Yip Street. The survey was conducted on working days from 8 am to 8 pm and around 11 pm in the second quarter of 2015 to record the parking situation. The survey showed that the peak period of parking for private cars was 1 pm to 2 pm and peak period of parking for goods vehicles was 3 pm to 4 pm and around 11 pm.

10. The parking survey showed that there were about 220 and 100 vacant hourly parking spaces for private cars and good vehicles respectively in the car parks of these eight buildings during the afternoon peak periods. Also, there were about 490 and 100 vacant hourly parking spaces for private cars and good vehicles respectively around 11 pm. The vacant parking spaces are for different vehicle types, including private cars, light, medium and heavy goods vehicles. Hence, the current parking demand at the temporary vehicle park at Shing Yip Street can generally be catered for by the parking provision in these buildings.

f. Information on the Commercial/office development Covering the SYSRG Site and Related Air Ventilation Issues

11. With the relocation of SYSRG, the enlarged commercial site is intended for a commercial development with a public vehicle park. It is subject to a maximum plot ratio of 12 and a maximum building height of 130 metres above Principal Datum under the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/23. Good air ventilation around the new commercial site will be ensured.

/ 12. …..

[1] The eight buildings surveyed are Kwun Tong Industrial Centre Block 1, Kwun Tong Plaza, Kin Sang Commercial Centre, Manulife Financial Centre, Legend Tower, Everwin Centre, Sunbeam Centre and Westley Square.

12. Based on the air ventilation assessment (AVA) conducted, the proposed commercial development and the Garden at the new location will not significantly induce adverse air ventilation impact on the surrounding area as compared with the baseline scenario. The AVA recommends that a non-building area (NBA) of not less than 3 metres wide along the northwestern boundary facing King Yip Street nullah and another NBA of not less than 20 metres wide in a southeast-northwest direction between the buildings to be erected on the commercial site. These restrictions and requirements stipulated in the OZP will be incorporated into the land sale conditions of the commercial site.

2. Toilet Provision at Shing Yip Street Rest Garden and the Proposed Tsui Ping River Garden

The toilet provision at Shing Yip Street Rest Garden (SYSRG) and the Tsui Ping River Garden are listed as follows –

Toilet Provision		SYSRG	Total	The Garden	Total
Male	Water closet	2	5	2	5
	Urinal	3		3	
Female	Water closet	3	3	7	7
Universal Toilet		-	-	1	1
Disabled Toilet		1	1	1	1