

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Head 711 – HOUSING

Recreation, Culture and Amenities – Sports facilities

286RS – Reprovisioning of recreational facilities at Hiu Ming Street Playground, Kwun Tong

Civil Engineering - Land development

779CL – Site formation works for public housing development at Hiu Ming Street, Kwun Tong

Members are invited to recommend to the Finance Committee the upgrading of **286RS** and **779CL** to Category A at estimated costs of \$106.2 million and \$169.6 million in money-of-the-day prices respectively.

PROBLEM

We need to carry out following works to provide land and various facilities in supporting the proposed public housing developments at Hiu Ming Street, Kwun Tong.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Transport and Housing, proposes to upgrade **286RS** to Category A at an estimated cost of \$106.2 million in money-of-the-day (MOD) prices for the reprovisioning of recreational facilities at Hiu Ming Street Playground.

/3.

3. The Director of Civil Engineering and Development, with the support of the Secretary for Transport and Housing, proposes to upgrade **779CL** to Category A at an estimated cost of \$169.6 million in MOD prices for the site formation works to support the proposed public housing development at Hiu Ming Street, Kwun Tong.

————— 4. Details of the above two projects are at Enclosures 1 to 2 respectively.

Transport and Housing Bureau
March 2018

**Reprovisioning of recreational facilities at Hiu Ming Street Playground,
Kwun Tong**

PROJECT SCOPE AND NATURE

The proposed scope of works under **286RS** includes –

- (a) reprovisioning of
 - (i) three existing tennis courts and two existing basketball courts;
 - (ii) associated recreational facilities including soft landscaped areas, sitting-out areas and children's play facilities; and
 - (iii) ancillary facilities including a management office, toilets, changing facilities and an equipment store;
- (b) provision of a babycare room and a horticultural store;
- (c) slope stabilisation works and construction of associated retaining structure; and
- (d) provision of a temporary management office, a temporary equipment store, temporary toilets and temporary changing facilities.

———— A location plan, a layout plan, an artist's impression and a barrier-free access plan of the proposed works are at Annex 1 to 4 to Enclosure 1 respectively.

2. Subject to the funding approval by the Finance Committee (FC), we plan to commence the construction of the proposed works in end 2018 for completion in mid 2020 to tie in with the public housing development programme at Hiu Ming Street.

/JUSTIFICATION

JUSTIFICATION

3. The proposed public housing development at Hiu Ming Street is expected to be completed in 2024-25, and will provide about 1 080 flats for a population of about 3 030. The major key housing development parameters are at Annex 5 to Enclosure 1.

4. The site of the proposed development is currently occupied by three tennis courts at Hiu Ming Street Playground, a basketball court at Hiu Kwong Street Recreation Ground and some landscaped sitting-out areas inside Hiu Kwong Street Park Strip. We need to vacate the land occupied by the above-mentioned facilities for the subsequent site formation works. To continue providing the existing recreational facilities for the public, we propose to reprovision under **286RS** the affected facilities including the existing basketball court and associated facilities located within the site of the proposed development to the other part of the Hiu Ming Street Playground. Following the completion of the reprovisioning works, we propose to carry out under another project **779CL** “Site formation works for public housing development at Hiu Ming Street, Kwun Tong” for the demolition of the existing recreational facilities at the site of the proposed public housing development, as well as the site formation works in order to clear and form the site for such development.

5. The Government intends to entrust the design and construction of the proposed works under **286RS** and **779CL** to the Hong Kong Housing Authority (HA), who will bundle the proposed works and the building works of the proposed housing development in a single construction contract for implementation. This arrangement will allow better design coordination and construction interface of the works, and ensure timely completion of the proposed works for the public housing development at Hiu Ming Street, Kwun Tong. Upon completion of the reprovisioning works, the proposed recreational facilities will be handed over to relevant government departments for management and maintenance.

/FINANCIAL

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$106.2 million in MOD prices (please see paragraph 8 below), broken down as follows –

	\$ million (in MOD prices)
(a) Demolition works	4.9
(b) Site works, slope stabilisation works and construction of associated retaining structure	24.1
(c) Building	13.0
(d) Building services	8.3
(e) Drainage	9.4
(f) External works	25.3
(g) Additional energy conservation, green and recycled features	0.7
(h) On-cost payable to HA ¹	10.7
(i) Furniture and equipment ²	0.1
(j) Contingencies	9.7
Total	106.2

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

/8.

¹ This is the estimated cost (12.5% of the estimated construction cost) to be charged by HA for the design, administration and supervision of the project.

² The estimated cost is based on an indicative list of furniture and equipment required.

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

Year	\$ million (MOD)
2018 - 2019	3.2
2019 - 2020	31.1
2020 – 2021	49.1
2021 – 2022	11.1
2022 – 2023	6.5
2023 – 2024	5.2
	<hr/>
	106.2
	<hr/>

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 2018 to 2024. Subject to funding approval, HA will deliver the proposed works under a lump sum contract. The contract will provide for price adjustments.

10. We estimate the annual recurrent expenditure arising from the proposed works to be about \$1.2 million. The capital and recurrent costs arising from the project would be taken into consideration when determining the relevant fees and charges in future.

PUBLIC CONSULTATION

11. We have consulted the Kwun Tong District Council (KTDC) and its relevant committees³ on the proposed public housing development and its related matters, including the traffic impact and mitigation measures, reprovisioning of recreational facilities and site formation works. While members raised some

/concerns

³ KTDC discussed the relevant issues at its Council meeting on 18 March 2014, Housing Committee meetings on 24 July 2014 and 17 January 2017, Traffic and Transport Committee meetings on 29 September 2016 and 26 January 2017, and Culture, Recreation and Sports Committee meeting on 12 January 2017.

concerns on the traffic impact, they in general supported the public housing development and its associated works. To address the suggestion from the members as raised at the meetings, an additional lay-by at Hiu Ming Street was proposed to be constructed under **779CL** and we had informed the members by means of a circulation paper.

12. We consulted the Legislative Council Panel on Housing on the proposed works on 9 May 2017. Members supported the submission of the funding proposal to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

13. This is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impacts. HA has included in the project estimates the cost for the implementation of suitable mitigation measures to control short-term environmental impacts caused by the proposed works.

14. HA will require the contractor to control noise, dust and site run-off nuisances during construction to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These measures 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.

15. At the planning and design stages, HA has considered measures to reduce the generation of construction waste where possible (e.g. using metal hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, HA will require the contractor to reuse inert construction waste (e.g. excavated soil) 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 (PFRF). HA 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.

⁴ 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.

16. At the construction stage, HA 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. HA will ensure that the day-to-day operations on site comply with the approved plan. HA will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. HA will control the disposal of inert construction waste and non-inert construction waste at PFRF and landfills respectively through a trip-ticket system.

17. We estimate that the proposed works will generate in total about 14 700 tonnes of construction waste. Of these, HA will reuse about 7 190 tonnes (48.9%) of inert construction waste on site and deliver 6 850 tonnes (46.6%) of inert construction waste to PFRF for subsequent reuse. HA will dispose of the remaining 660 tonnes (4.5%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRF and landfill sites is estimated to be \$0.6 million for this project (based on a unit charge rate of \$71 per tonne for disposal at PFRF and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

18. The proposed works 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 proposed works do 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 –

- (a) light-emitting diode general light fittings; and
- (b) solar powered light fittings.

21. For greening features, there will be green roofs and vertical greening as appropriate for environmental and amenity benefits.

22. The total estimated additional cost for adoption of the above features is about \$0.7 million (including \$12,900 for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

BACKGROUND INFORMATION

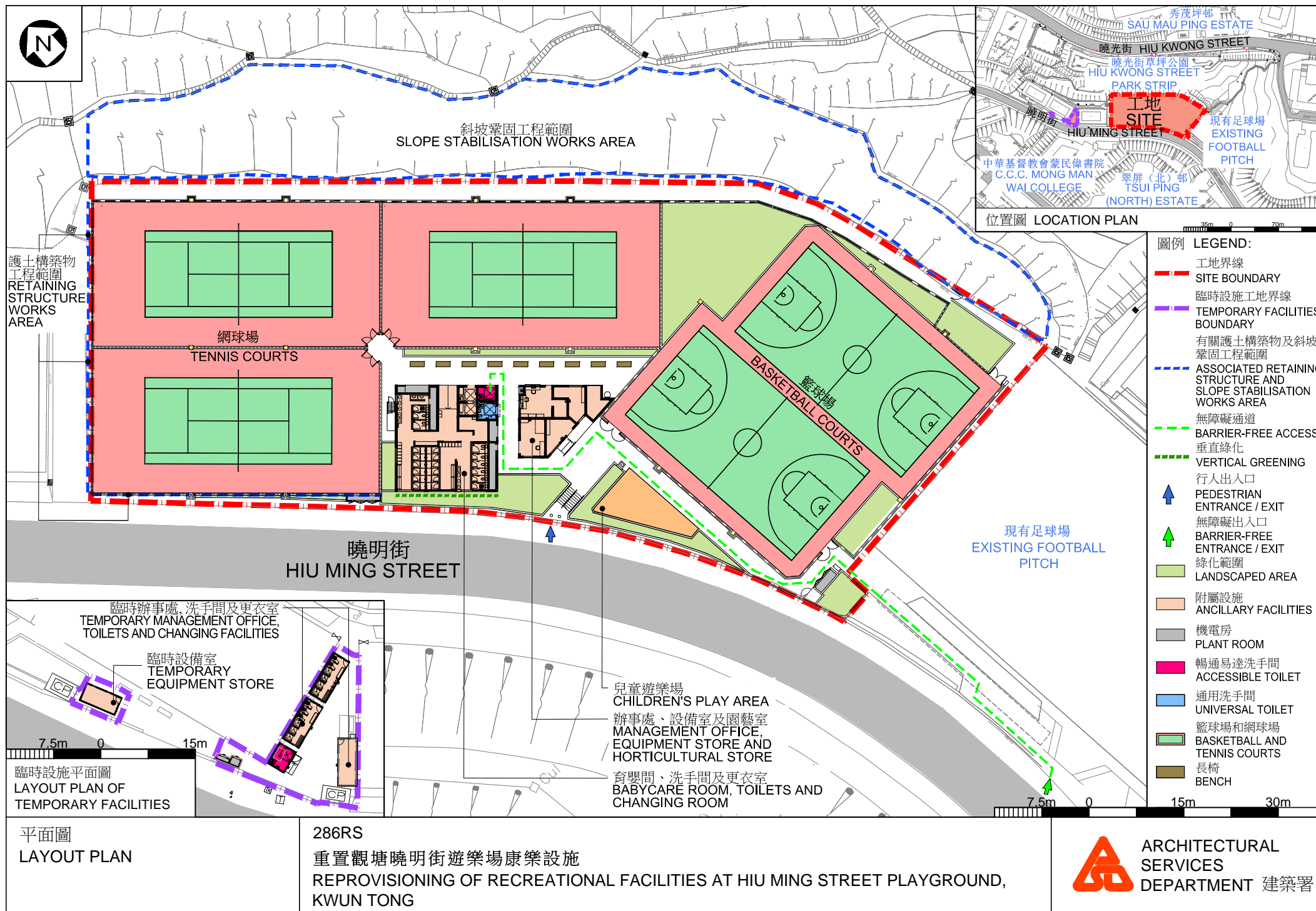
23. We upgraded **286RS** to Category B in September 2014. The detailed design of the project has been completed. We engaged HA to carry out asbestos investigation of the project at a cost of about \$18,000 under the block allocation **Subhead B100HX** “Minor housing development related works, studies, and investigations for items in Category D of the Public Works Programme”.

24. Of the 53 trees within the project boundary, two trees will be retained, 50 trees to be felled and one tree to be transplanted within the project site. All trees to be removed are not important trees⁵. We will incorporate planting proposals as part of the project, including the planting of about 50 trees, 400 shrubs and 400 ground covers.

25. We estimate that the proposed works will create about 45 jobs (40 for labourers and another five for professional/technical staff) providing a total employment of 820 man-months.

⁵ “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 trees, trees 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 the 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 to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with a height/canopy spread equal to or exceeding 25 m.



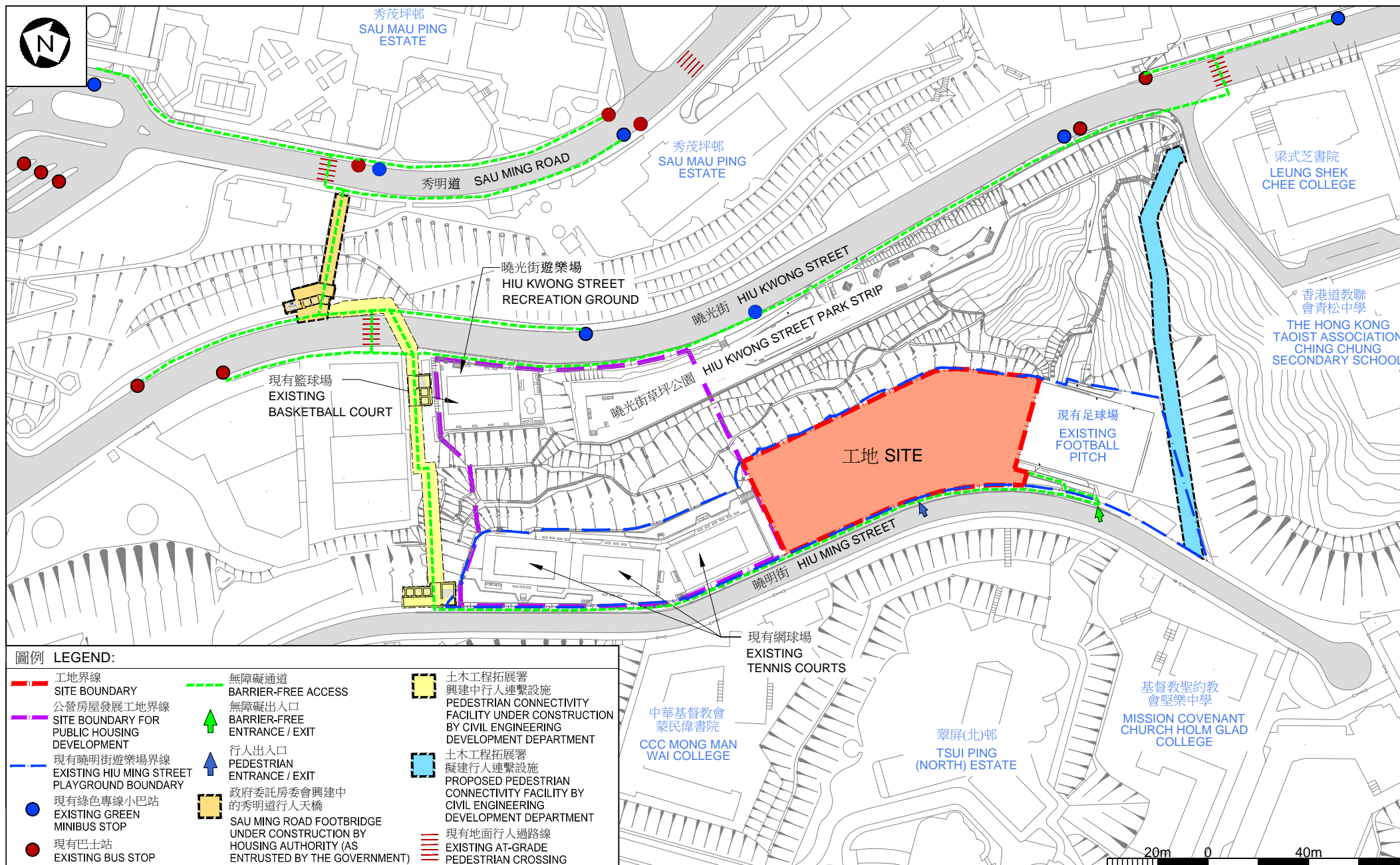


從西面望向遊樂場的透視圖(構思圖)
PERSPECTIVE VIEW FROM
WEST DIRECTION
(ARTIST'S IMPRESSION)

286RS
重置觀塘曉明街遊樂場康樂設施
REPROVISIONING OF RECREATIONAL FACILITIES AT HIUNG MING STREET PLAYGROUND,
KWUN TONG



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

286RS
重置觀塘曉明街遊樂場康樂設施
REPROVISIONING OF RECREATIONAL FACILITIES AT HIU MING STREET PLAYGROUND,
KWUN TONG



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

Annex 5 to Enclosure 1

The key development parameters of the public housing development at Hiu Ming Street are as follows –

	Hiu Ming Street
Site area	About 1.13 ha
Permitted plot ratio	Domestic: about 7.5 Non Domestic: about 1.5
Building height limit	Upper platform (at Hiu Kwong Street): 80mPD Lower platform (at Hiu Ming Street): 150mPD
No. of domestic block	2
Flat number	About 1 080
Anticipated population	About 3 030
Commencement date	Early 2022
Completion date	Early 2025
Ancillary facilities	private car, light goods vehicles & motorcycles parking area, retails, children play area, open spaces, Early Education and Training Centre, Special Child Care Centre, Residential Care Home for the Elderly cum Day Care Unit, Day Activity Centre cum Hostel for Severely Mentally Handicapped Persons, Counselling Centre for Psychotropic Substance Abusers, etc.

**Site formation works for public housing development
at Hiu Ming Street, Kwun Tong**

PROJECT SCOPE AND NATURE

The proposed scope of works under **779CL** includes –

- (e) demolition of existing recreational facilities at Hiu Kwong Street Park Strip, Hiu Kwong Street Recreation Ground and Hiu Ming Street Playground;
- (f) site formation works, slope stabilisation works and construction of associated retaining structures; and
- (g) other ancillary works, including roadworks¹ and landscaping works.

———— A site plan of the proposed works is at Annex 1 to Enclosure 2.

2. Subject to funding approval by the Finance Committee (FC), we plan to commence the proposed works in mid 2020 for completion in mid 2022 to tie in with the public housing development programme at Hiu Ming Street.

JUSTIFICATION

3. The proposed public housing development at Hiu Ming Street is expected to be completed in 2024-25, and will provide about 1 080 flats for a population of about 3 030. The major key housing development parameters are at
———— Annex 2 to Enclosure 2.

/4.

1 During public consultation, some concerns on the traffic impact were raised by Kwun Tong District Council members. To address the suggestion from the members as raised at the meetings, an additional lay-by on Hiu Ming Street was proposed under **779CL** after the Legislative Council Panel on Housing had been consulted on the proposed works on 9 May 2017.

4. The site of the proposed development is currently occupied by three tennis courts at Hiu Ming Street Playground, a basketball court at Hiu Kwong Street Recreation Ground and some landscaped sitting-out areas inside Hiu Kwong Street Park Strip. We need to vacate the land occupied by the above-mentioned facilities for the subsequent site formation works. To continue providing the existing recreational facilities for the public, we propose to re-provision the affected facilities located within the site of the proposed development to the other part of the Hiu Ming Street Playground under another project **286RS** “Reprovisioning of recreational facilities at Hiu Ming Street Playground, Kwun Tong”. Following the completion of the reprovisioning works, the proposed works under **779CL** will be carried out for the demolition of the existing recreational facilities, as well as the site formation works, slope stabilisation and construction of associated retaining structures, at the site of the proposed public housing development, in order to clear and form the site for such development.

5. The Government intends to entrust the design and construction of the proposed works under **779CL** and **286RS** to the Hong Kong Housing Authority (HA), who will bundle the proposed works and the building works of proposed public housing development in a single construction contract for implementation. This arrangement will allow better design coordination and construction interface of the works, and ensure timely completion of the proposed works for the public housing development at Hiu Ming Street, Kwun Tong.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$169.6 million in MOD prices (please see paragraph 7 below), broken down as follows –

	\$ million (in MOD prices)
(a) Demolition works	11.6
(b) Site formation, slope stabilisation works and construction of associated retaining structures	114.9
(c) other ancillary works, including roadworks and landscaping works	10.6
	/\$ million

	\$ million (in MOD prices)
(d) On-cost payable to HA ²	17.1
(e) Contingencies	15.4
Total	<u>169.6</u>

7. Subject to approval, we plan to phase the expenditure as follows –

Year	\$ million (MOD)
2018 – 2019	1.1
2019 – 2020	6.7
2020 – 2021	14.0
2021 – 2022	81.2
2022 – 2023	32.8
2023 – 2024	20.3
2024 – 2025	13.5
	<u>169.6</u>

8. 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 2018 to 2025. Subject to funding approval, HA will deliver the proposed works under a lump-sum contract. The contract will provide for price adjustments.

9. We estimate the annual recurrent expenditure arising from the proposed works to be about \$12,000.

/PUBLIC

2 This is the estimated cost (12.5% of the estimated construction cost) to be charged by HA for the design, administration and supervision of the project.

PUBLIC CONSULTATION

10. We have consulted the Kwun Tong District Council (KTDC) and its relevant committees³ on the proposed public housing development and its related matters, including traffic impact and mitigation measures, reprovisioning of recreational facilities and site formation works. While members raised some concerns on the traffic impact, they in general supported the housing development and its associated works. To address the suggestion from the members as raised at the meetings, an additional lay-by at Hiu Ming Street was proposed to be constructed under **779CL** and we had informed the members by means of a circulation paper.

11. We consulted the Legislative Council Panel on Housing on the proposed works on 9 May 2017. Members supported the submission of the funding proposal to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

12. This is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We have completed the Preliminary Environmental Review (PER) for the project in October 2017. The PER has concluded and the Director of Environmental Protection agreed that the project will not cause long-term adverse environmental impacts. We have included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

13. During construction, HA will control noise, dust and site run-off nuisances to within established standards and guidelines through implementation of mitigation measures in the relevant contract. These measures include the use of movable noise barriers or enclosures and quiet plant to reduce noise generation, regular cleaning and watering of the works sites, and the provision of wheel-washing facilities to minimise dust generation.

/14.

3 KTDC discussed the relevant issues at its Council meeting on 18 March 2014, Housing Committee meetings on 24 July 2014 and 17 January 2017, Traffic and Transport Committee meetings on 29 September 2016 and 26 January 2017, and Culture, Recreation and Sports Committee meeting on 12 January 2017.

14. At the planning and design stages, HA has considered the design levels and layout of the proposed site formation so as to reduce the generation of construction waste where possible. In addition, HA will require the contractor to reuse inert construction waste (e.g. excavated soil and rock fill) 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 (PFRF). HA 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.

15. At the construction stage, HA 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. HA will ensure that the day-to-day operations on site comply with the approved plan. HA will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. HA will control the disposal of inert construction waste and non-inert construction waste at PFRF and landfills respectively through a trip-ticket system.

16. We estimate that the proposed works will generate in total about 30 000 tonnes of construction waste. Of these, HA will reuse about 1 000 tonnes (3.3%) of inert construction waste on site, deliver 24 000 tonnes (80.0%) of inert construction waste to PFRF for subsequent reuse. HA will dispose of the remaining 5 000 tonnes (16.7%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRF and landfill sites is estimated to be \$2.7 million for this project (based on a unit charge rate of \$71 per tonne for disposal at PFRF and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

17. The proposed works 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

4 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

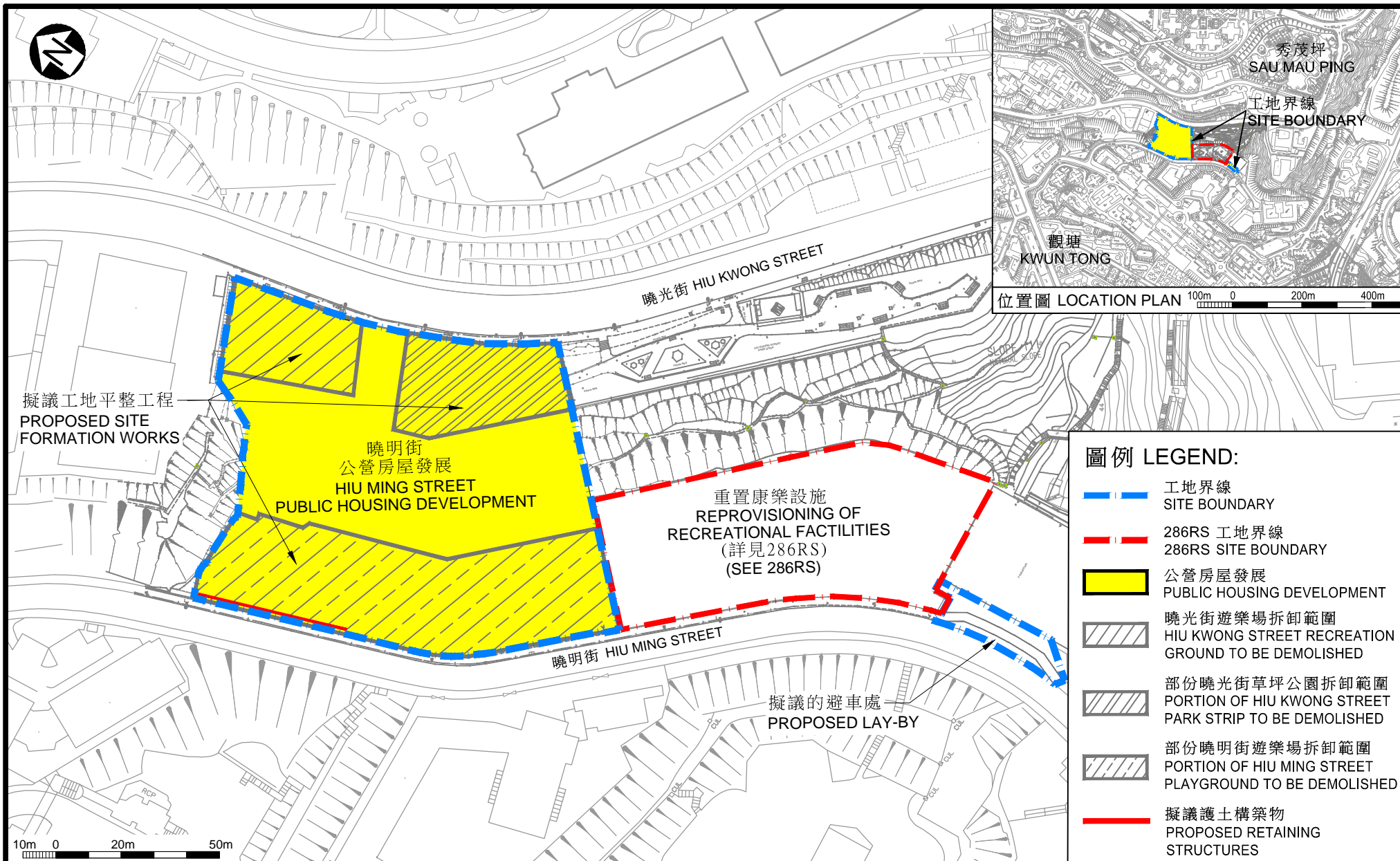
18. The proposed works do not require any land acquisition.

BACKGROUND INFORMATION

19. We upgraded **779CL** to Category B in September 2014.
20. The proposed works will involve removal of 246 trees including 241 trees to be felled and five trees to be transplanted within the project site. All trees to be removed are not important trees⁵. Planting proposals will be incorporated as part of the proposed public housing development, including 101 trees, 7 100 shrubs and 45 square metres of grassed area.
21. We estimate that the proposed works will create about 100 jobs (90 for labourers and another 10 for professional or technical staff) providing a total employment of 1 730 man-months.

5 “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 trees, trees 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 the 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 to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with a height/canopy spread equal to or exceeding 25 m.



工務計劃項目編號 779CL
觀塘曉明街公營房屋發展之工地平整工程
PWP ITEM NO. 779CL

SITE FORMATION WORKS FOR PUBLIC HOUSING DEVELOPMENT AT HIU MING STREET, KWUN TONG

工地平面圖
SITE PLAN

Annex 2 to Enclosure 2

The key development parameters of the public housing development at Hiu Ming Street are as follows –

	Hiu Ming Street
Site area	About 1.13 ha
Permitted plot ratio	Domestic: about 7.5 Non Domestic: about 1.5
Building height limit	Upper platform (at Hiu Kwong Street): 80mPD Lower platform (at Hiu Ming Street): 150mPD
No. of domestic block	2
Flat number	About 1 080
Anticipated population	About 3 030
Commencement date	Early 2022
Completion date	Early 2025
Ancillary facilities	private car, light goods vehicles & motorcycles parking area, retails, children play area, open spaces, Early Education and Training Centre, Special Child Care Centre, Residential Care Home for the Elderly cum Day Care Unit, Day Activity Centre cum Hostel for Severely Mentally Handicapped Persons, Counselling Centre for Psychotropic Substance Abusers, etc.