

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 711 – HOUSING

Recreation, Culture and Amenities – Open spaces

446RO – District open space adjoining San Po Kong public housing development

Members are invited to recommend to the Finance Committee the upgrading of **446RO** to Category A at an estimated cost of \$179.7 million in money-of-the-day prices.

PROBLEM

We need to provide a district open space (DOS) to address the need of the local community including the population arising from the public housing development in San Po Kong.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Transport and Housing, proposes to upgrade **446RO** to Category A at an estimated cost of \$179.7 million in money-of-the-day (MOD) prices for the development of DOS adjoining San Po Kong public housing development.

/PROJECT

PROJECT SCOPE AND NATURE

3. The proposed DOS occupies an area of around 11 560 square metres (m²). The proposed scope of works includes –

- (a) the provision of hard and soft landscaping, sitting-out areas, a children's play area, a fitness area, a pebble walking trail, a jogging track, leisure lawn, and a pet corner; and
- (b) the provision of ancillary facilities including a service shed, a store room and a garden waste chamber.

4. A site and location plan, an artist's impression and a barrier-free access plan for the proposed DOS are at Enclosures 1 to 3.

5. Subject to the funding approval of the Finance Committee, we plan to commence the construction of the proposed DOS in the first quarter of 2019 for completion in the first quarter of 2021.

JUSTIFICATION

6. The proposed DOS adjoins King Tai Court, a public housing development in San Po Kong with a population of about 2 460. The proposed works can cater for the demand of recreational facilities arising from the population increase and will provide a better living environment for the public.

7. The Government plans to entrust the design and construction of the proposed works to the Hong Kong Housing Authority (HA) to allow better design coordination and construction interface of the works. Upon completion of the works, the DOS will be handed over to relevant government departments for management and maintenance.

/FINANCIAL

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the proposed works to be \$179.7 million in MOD prices, broken down as follows –

	\$ million (in MOD prices)
(a) Site works	3.4
(b) Building services	7.4
(c) Drainage	25.0
(d) External works ¹	105.3
(e) Additional energy conservation features	0.6
(f) On-cost payable to HA ²	21.7
(g) Contingencies	16.3
Total	179.7

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

/10.

¹ External works comprise of construction of landscape and recreational facilities including a children's play area, a fitness area, a pebble walking trail, a jogging track, leisure lawn, and a pet corner; and provision of a service shed and a garden waste chamber.

² This is the estimated cost (15.3% of the construction cost) to be charged by HA for the design, administration and supervision of the project.

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

Year	\$ million (MOD)
2019 – 2020	52.1
2020 – 2021	86.6
2021 – 2022	22.1
2022 – 2023	11.6
2023 – 2024	7.3
	<hr/>
	179.7
	<hr/>

11. 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 2019 to 2024. Subject to funding approval, HA will deliver the proposed works under a lump-sum contract. The contract will provide for price adjustments.

12. We estimate the annual recurrent expenditure arising from this project to be about \$12.7 million.

PUBLIC CONSULTATION

13. We consulted the Wong Tai Sin District Council about the public housing development at San Po Kong (which included consultation on the proposed DOS) on 13 March and 3 July 2012 and 9 January 2018; and its Housing Committee on 7 August 2012 and 21 February 2017. Members supported the construction of the proposed DOS.

14. We consulted the Legislative Council Panel on Housing about the proposed DOS on 11 July 2017 and 10 April 2018. Members of the Panel supported submitting the funding proposal to the Public Works Subcommittee.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

15. This project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499) and 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.

16. During construction, HA 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 barrier for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel washing facilities.

17. At the planning and design stages, HA has 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, HA will require the contractor to reuse inert construction waste (e.g. use of excavated materials 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 facilities³. 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.

18. 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 and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

/19.

³ 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.

19. We estimate that the project will generate in total about 15 350 tonnes of construction waste. Of these, HA will reuse about 2 700 tonnes (17.6%) of inert construction waste on site and deliver 12 150 tonnes (79.1%) of inert construction waste to public fill reception facilities for subsequent reuse. HA will dispose of the remaining 500 tonnes (3.3%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be \$ 1.0 million for this project (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

20. 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

21. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

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

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

23. The total estimated additional cost for adopting the above features is around \$0.6 million, which has been included in the cost estimate of this 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

BACKGROUND INFORMATION

24. We upgraded **446RO** to Category B in September 2012. The detailed design for the proposed works has been completed. We engaged HA to carry out site investigation of the project at a total cost of about \$0.4 million under the block allocation **Subhead B100HX** “Minor housing development related works, studies and investigations for items in Category D of the Public Works Programme”. All other pre-construction services have been completed.

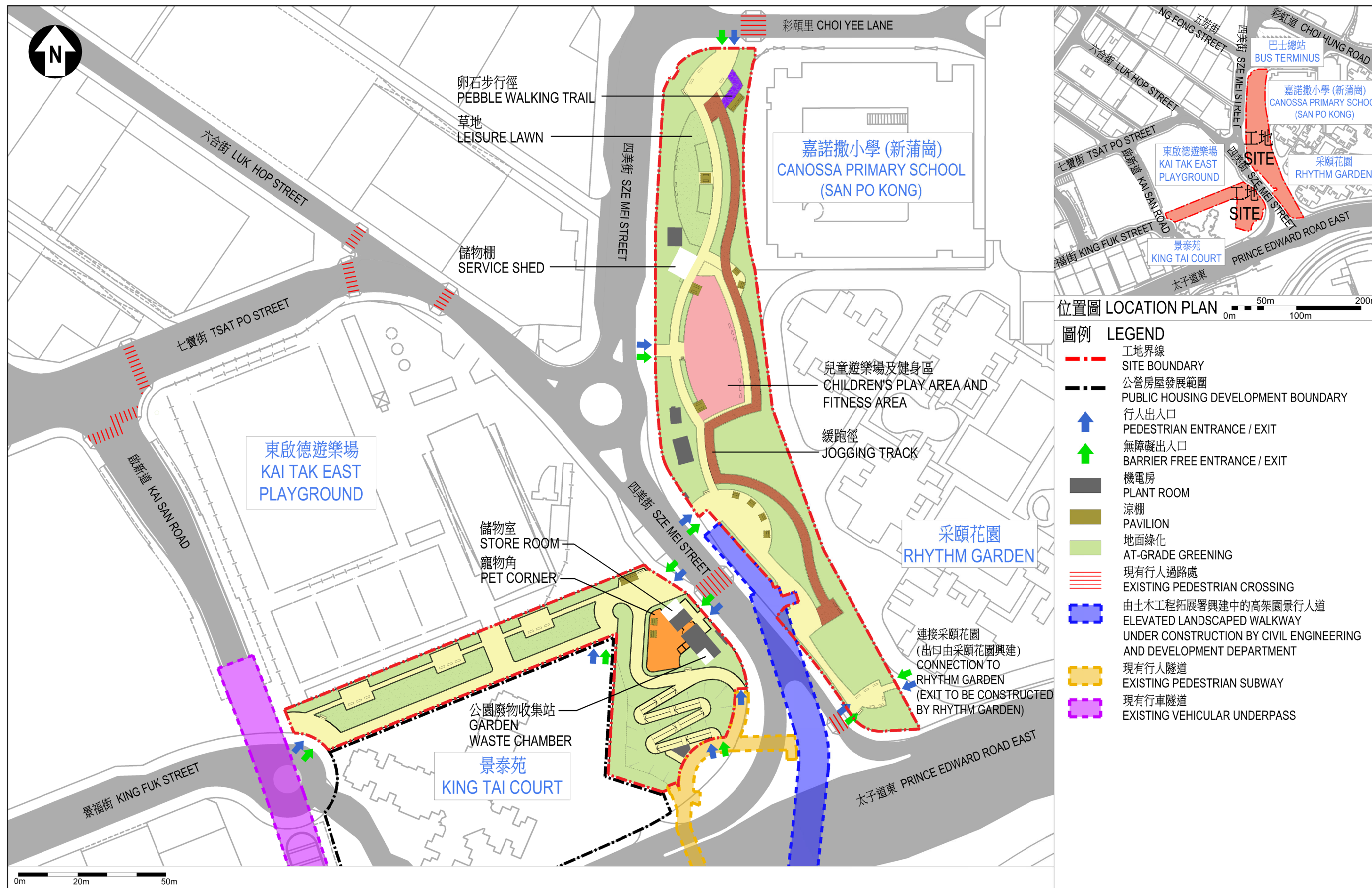
25. Of the 75 trees within the project boundary, 39 trees will be preserved. The proposed works will involve the felling of 35 trees. Besides, one important tree⁴ will be affected during implementation of the project. A summary of the important tree affected is at Enclosure 4. HA will incorporate planting proposal as part of the project, including the planting of about 51 trees, 5 500 shrubs, 13 000 groundcovers, and 320 m² of grassed area.

26. We estimate that the proposed works will create 65 jobs (60 for labourers and five for professional or technical staff) providing a total employment of about 1 330 man-months.

Transport and Housing Bureau
April 2018

⁴ “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 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 or canopy spread equal to or exceeding 25 m.



工地平面圖
SITE PLAN

446RO
毗鄰新蒲崗公營房屋發展項目的地區休憩用地
DISTRICT OPEN SPACE ADJOINING SAN PO KONG PUBLIC HOUSING DEVELOPMENT



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

從四美街望向休憩用地(東北方)構思圖
PERSPECTIVE VIEW FROM SZE MEI STREET (NORTH EAST DIRECTION)

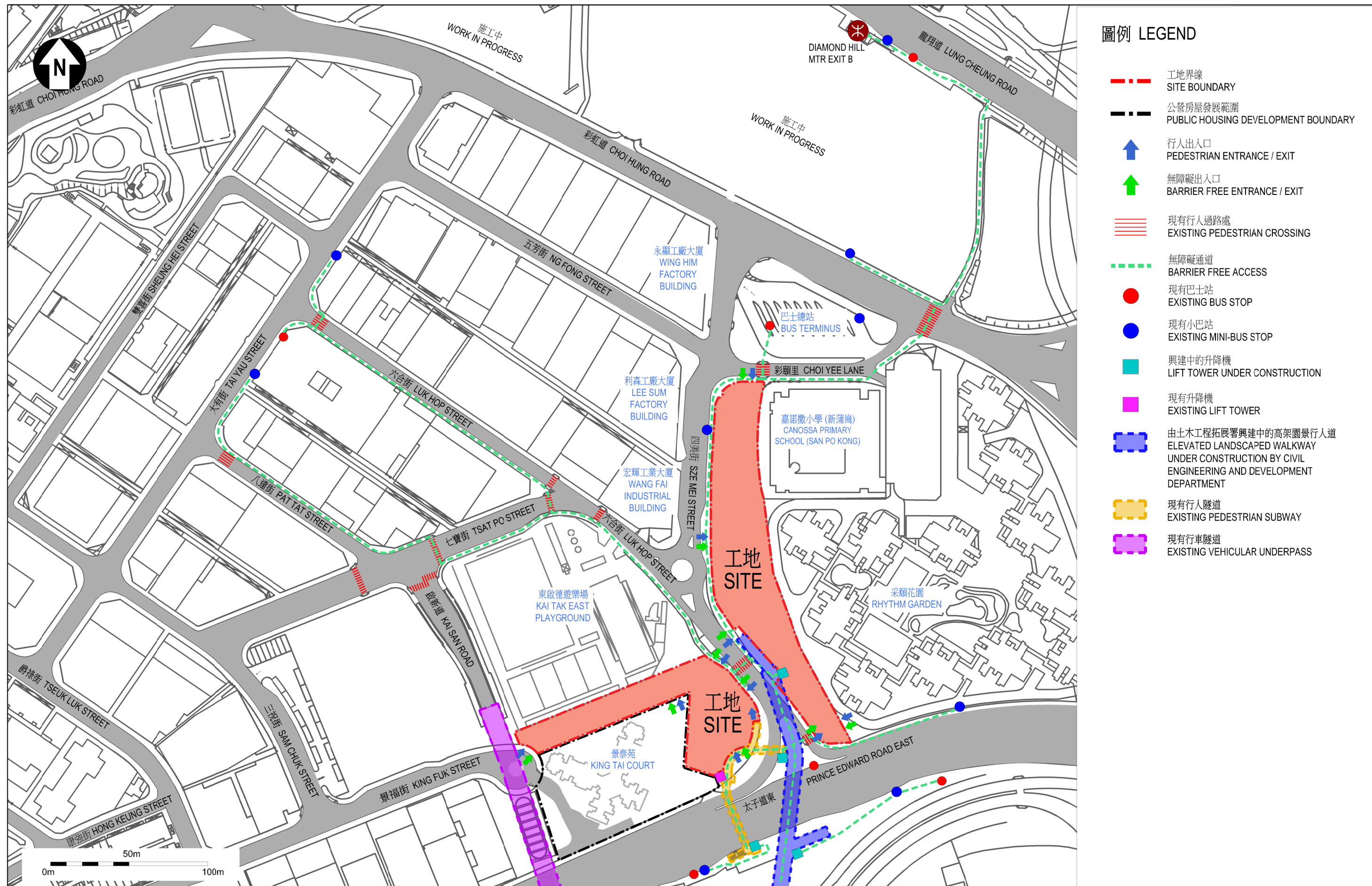


構思圖
ARTIST'S IMPRESSION

446RO
毗鄰新蒲崗公營房屋發展項目的地區休憩用地
DISTRICT OPEN SPACE ADJOINING SAN PO KONG PUBLIC HOUSING DEVELOPMENT



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF BARRIER FREE ACCESS

446RO
毗鄰新蒲崗公營房屋發展項目的地區休憩用地
DISTRICT OPEN SPACE ADJOINING SAN PO KONG PUBLIC HOUSING DEVELOPMENT



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

Enclosure 4 to PWSC(2018-19)13

446RO – District open space adjoining San Po Kong public housing development Summary of “important tree” affected

Tree ref. no.	Species		Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting		Conservation Status ²	Recommendation	Department to provide expert advice to LandsD	Additional Remarks
	Scientific name	Chinese name	Height (m)	DBH ¹ (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/Medium/Low)	Remarks		(Retain/Transplant/Fell)		
T141	<i>Ficus microcarpa</i>	細葉榕	12	1200	7	Poor	Poor	Poor	Poor	Low	Tree already with non-recoverable health and structural problems. It has cavities, broken branches and leaned for approximately 40 degrees from vertical.	No	Fell	Leisure and Cultural Services Department	It will be in conflict with the proposed development. Low survival rate after transplanting for reasons mentioned in the “Remarks” column.

- ¹ Trunk diameter of a tree refers to its diameter at breast height (i.e. measured at 1.3 m above ground level).
- ² Conservation status indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) may be used.
- ³ This tree is not a registered Old and Valuable Tree.