

Paper No. CB(2)995/99-00(02)

**For discussion
on 1 February 2000**

**LEGISLATIVE COUNCIL SUBCOMMITTEE TO FOLLOW UP
ON THE OUTSTANDING CAPITAL WORKS PROJECTS OF
THE TWO PROVISIONAL MUNICIPAL COUNCILS FOR
INCLUSION INTO THE GOVERNMENT'S
PUBLIC WORKS PROGRAMME**

370RO – Hammer Hill Road District Park

INTRODUCTION

This paper proposes to review the design of **370RO – Hammer Hill Road District Park** and the facilities to be included.

BACKGROUND

2. The Chi Lin Nunnery Monastic Complex has been identified as one of the projects to celebrate the Millennium. Upon its grand opening to the public in mid-2000, the place is expected to become a major tourist attraction to both local and overseas visitors. We plan to develop the adjacent public park facilities in harmony with the Nunnery Complex so as to enhance the attraction of the area as a whole.

ORIGINAL SCOPE APPROVED BY THE FORMER PUC

3. The original project scope as approved by the Provisional Urban Council (PUC) in October 1998 comprises the following:

- a landscaped Chinese garden with water features, undulating hillocks, rock features, raised planters, covered walkways with seatings, pavilions, a senior citizens' hall for playing Tai Chi and a bird lover's corner;
- two lawn areas for casual play;
- a kiosk for selling drinks and refreshments;
- a service building incorporating an office, a staff room, a dangerous goods store, a store for storage of cleansing equipment and gardening tool, a meter room and a garden waste chamber;
- park toilets;
- a carpark with 5 to 10 spaces for operational use;
- a tree depot; and
- an exhibition hall.

A copy of the PUC committee paper and a layout design of the proposed facilities (i.e. Appendix II to the paper) are at Annex 1. Architectural Services Department estimates that the project cost is \$157.7 million.

CONSULTATION WITH CHI LIN NUNNERY

4. At a recent meeting with the Chi Lin Nunnery Management, Chi Lin indicated their preference for a park with a theme stressing on imitation of nature. In their view, the district park should be a rest garden with minimum hard structures and more soft-landscaping features. Tall trees should be planted on hilly ground on the southern boundary of the site as a natural shield to screen off traffic on the flyovers. Ample car-parking spaces should be provided for visitors. As there is already a properly fabricated exhibition hall in the Complex premises which will be opened to the public, they considered the provision of a separate exhibition centre in the park a duplication.

PROPOSAL

5. Having considered carefully the above views, we propose that the project design be revised as follows :

- to reduce the hard-structure element by deleting the covered walkways, exhibition hall, senior citizens' hall, tree depot and some pavillions;
- to provide a visitors' carpark at the western end of the park; and
- to provide a direct access from the park to the Chi Lin Nunnery Complex.

A preliminary conceptual plan is at Annex 2.

6. The proposed revision to the design may defer the implementation programme. We consider however that the proposed improvement to the design would not only enhance the attraction of the area, but also facilitate visitors arriving either by car or by MTR. We consider that the potential benefits would justify the slightly more lead time required.

ADVICE SOUGHT

7. Members' advice is sought on the proposal above.

21 January 2000

COMMITTEE PAPER REC/47/98 (9.9.98)
CUL/45/98 (25.9.98)
CAP/50/98 (23.10.98)
FIN/50/98 (30.10.98)

**MEMORANDUM FOR MEMBERS OF THE
RECREATION SELECT COMMITTEE, THE
CULTURE SELECT COMMITTEE, THE
CAPITAL WORKS SELECT COMMITTEE AND THE
FINANCE SELECT COMMITTEE**

**303CR - Hammer Hill Road District Park
(Layout Plan and Cost Estimate)**

PURPOSE

To seek Members' advice on the layout plans and the cost estimate for the development of the Hammer Hill Road District Park as detailed in paragraphs 5 and 6 below.

BACKGROUND

2. A site measuring about 3.3ha is zoned 'O' on the Tsz Wan Shan, Diamond Hill and San Po Kong OZP no. S/K11/9 and 'DO' on the Tsz Wan Shan, Diamond Hill and San Po Kong ODP no. D/K11A/1B. It was proposed that the site be developed as a District Park. In September/October 1997, Council approved vide Committee Paper CUL/87/97, REC/89/97 and CAP/84/97 the revised scope of development, schedule of accommodation and conceptual layout for the Hammer Hill Road District Park. The park will be in traditional Tang Dynasty style with an exhibition hall of 300m² and a tree depot.

3. Council also endorsed vide the same Committee Paper the alienation of part of the project site for development as a public coach park by the Transport Department (TD) in return for a swop site as compensation. As Council was concerned about the management of the proposed coach park, the swop site proposal was agreed on the condition that TD would not manage the coach park through meter-parking. To address Council's concern, the Lands Department (LD) is processing the letting out of the site under a Short Term Tenancy (STT) for coach parking. Meanwhile, we have requested LD to process the allocation of the project site based on the revised site boundary. A site location plan is at Appendix I.

APPROVED SCHEDULE OF ACCOMMODATION

4. For easy reference, the agreed Schedule of Accommodation is set

- 2 -

- a) a landscaped Chinese garden with water features, undulating hillocks, rock features, raised planters, arbours with seatings, pavilions, a Tai Chi area and a bird lover's corner;
- b) two lawn areas for casual play;
- c) a kiosk for selling drinks and refreshments;
- d) a service building incorporating an office, a staff room, a DG store, a store for storage of cleansing equipment and gardening tool, a meter room and a garden waste chamber;
- e) park toilets;
- f) a carpark with 5 to 10 spaces for operational need;
- g) a tree depot; and
- h) an exhibition hall.

LAYOUT PLAN

5. The Architectural Services Department (Arch. S.D.) has prepared three different layout plans as options for Members' consideration. Option A strictly follows the approved conceptual layout. However, in the light of the prevailing financial position and the relative high cost of this option, Arch. S.D. has, at the request of the department, worked out two additional options which are less elaborate. The layout plans are at Appendices II to IV. The detailed design features of the three options are given below :

Option A (Appendix II)

- a) This is a design based on the approved conceptual layout featuring -
 - (i) a traditional Chinese garden in the style of the Tang Dynasty;
 - (ii) adequate access points will be strategically positioned for visitors from the MTR exit at Hollywood Plaza, the proposed coach park and residential areas at Fung Tak Road and Hammer Hill Road. The main entrance will be located at Fung Tak Road with access to the landscaped deck linking to the Local Open Space development on the opposite side of the road;

- 3 -

- (iii) six scenic zones guided by the themes on the culture, history and arts of the Tang Dynasty. Five Chinese pavilions of unique themes with historic reference to poets and emperors of the Tang Dynasty and stone engraving of Tang poems will be provided throughout the park as the focal point of interests. Each scenic zone will be highlighted by planters with special characteristics on their fragrance, colour, leaves and stems;
- (iv) a small hill of about eight meters above the nearby covered walkway with footsteps leading to the hilltop will be provided in the south overlooking a long and irregular shape pond stretching in the middle of the park. The pond will be divided into three levels by natural rocks with blended streams;
- (v) two lawn areas will be provided in the eastern side;
- (vi) two covered walkways with stone engraving of Chinese calligraphy embedded on the wall will be provided. One will be located in the north linking up the exhibition hall at the north west corner to the main entrance fronting Fung Tak Road. Another one will be provided in the centre linking up two pavilions, a senior citizens hall for playing Tai Chi, a kiosk and a public toilet in the south;
- (vii) the outskirts of the park will be lined up with trees and bushes and a white wall in the Tang Dynasty style;
- (viii) the north west boundary along Fung Tak Road will be set back by six meters from the original boundary to allow a buffer area to facilitate circulation of visitors from the MTR exit to Chi Lin Nunnery;
- (ix) adequate disabled access connections will be provided. The small hill in the south is the only spot where the disabled cannot reach by wheelchair. The purpose of providing the hill is to screen off the heavy traffic noise generated from the busy Lung Cheung Road; and
- (x) the tree depot and the ancillary facilities of the park including the management office, store room, staff room, waste collection chamber will be located underneath the flyover. Similarly, the structures will be built in the traditional Chinese style in order to blend in with the overall architectural style of the park.

Toilet Facilities

- b) Three public toilet blocks will be provided. A large park toilet will be located at the north west corner adjacent to the exhibition hall. Two smaller toilets will be constructed in the south near to the senior citizens hall and at the north east corner beside the lawn area. The facilities include -

(1) Large Public toilet at the north west corner

Female Section : 7WCs (3 pedestal type and 4 squatting type), 1 disabled toilet and 3 wash hand basins;

Male Section : 5WCs (2 pedestal type and 3 squatting type), 1 urinal trough, 1 disabled toilet and 3 wash hand basins.

(2) Small Public toilet in the south and at the north east corner

Female Section : 3WCs (2 pedestal type and 1 squatting type), 1 disabled toilet and 3 wash hand basins;

Male Section : 2WCs (1 pedestal type and 1 squatting type), 1 urinal trough, 1 disabled toilet and 2 wash hand basins.

- c) The layout plans of the toilets are at Appendix II (b) & (c). The Working Group on Public Toilets has endorsed the layout plans of the toilets at its meeting in July 98.

- d) The pros and cons of Option A are -

Pros

This design covers all the features in the approved schedule of accommodation and conceptual layout with quality art works and decorations signifying the culture of Tang Dynasty. There is a bountiful supply of shelters in the form of pavilions and covered walkways. From the design point of view, the pavilions and covered walkways are essential in creating different focal points of interest. They also act as natural space dividers for different planting design.

Cons

There are many structures and the cost is relatively high. It is the most expensive option (\$205.28 million inclusive of 16% on-cost in MOD price).

Option B (Appendix III)

- e) The design is similar to Option A, with a reduction in decorations and the deletion of the following structures in order to trim down the cost -
- (i) the covered walkway to the exhibition hall and transformer room;
 - (ii) one pavilion (the Painter's Pavilion);
 - (iii) the covered walkway between the Senior Citizens Hall and Shan Chi Chamber; and
 - (iv) a small toilet in the south.

- f) The pros and cons of Option B are -

Pros

It retains the major features in the approved conceptual layout. As compared with Option A, there are fewer structures and more soft landscaping. The number of pavilions and covered walkways are reduced but is considered adequate for providing rain-shelters to the public. There is relatively more open space. The cost is \$177.57 million in MOD price and is lower than Option A by \$27.71 million.

Cons

There is a reduction in decorations and art works. With the deletion of some covered walkways, some stone carvings will be exposed in the open air and will be subject to weathering. Besides, toilet facilities are less than those in Option A.

Option C (Appendix IV)

- g) This is the design with the lowest estimated cost i.e. \$133.96m (MOD price). There is a further reduction in the number of structures as compared to Option A. They include -
- (i) all the covered walkways;
 - (ii) the Senior Citizens Hall;
 - (iii) four pavilions (Calligrapher's Pavilion, Poet's Pavilion, Zhen Han Pavilion and Painter's Pavilion);
 - (iv) the Tang Gong platform;
 - (v) islands;

- 6 -

- (vi) a pond and a bridge; and
- (vii) a small toilet in the south.
- h) The reduction in structures will be replaced by the addition of artificial hills and planting areas. This simple design deviates significantly from the approved conceptual layout. Apart from the kiosk, there will be only one pavilion providing shelter to the public.
- i) The pros and cons of this design are -

Pros

This is the least costly design with the most soft landscaping area and open space. The estimated cost is \$133.96m (MOD price). It is lower than Option A by \$71.32m and Option B by \$43.61m (MOD price). This design places heavy emphasis on the imitation of nature with rocks, water, planting, etc. It creates a very serene surrounding.

Cons

This is a total different approach. According to the project architect, the three artificial hills and the pond may give an impression to some visitors that the park is a Buddhist garden. Besides, there is only one pavilion in the park which is considered insufficient in providing shelters to the public. Toilet facilities are also less than those in Option A.

FINANCIAL IMPLICATIONSCost Estimates

6. A comparison of the cost estimates of the three options is as follows :

<u>Item</u>	<u>Estimated Cost (\$Million)</u>		
	<u>Option A</u>	<u>Option B</u>	<u>Option C</u>
I. <u>Works handled by Arch. S.D.</u>			
a) site work & formation	2.14	1.38	1.38
b) service buildings, pavilions, exhibition hall and covered walkways	70.55	55.41	31.93
c) hard landscape, pond and art works	27.56	26.13	22.40
d) drainage and connections	7.64	7.64	7.64
e) building services	14.09	14.09	14.09
f) contingency (10%)	12.20	10.47	7.74
g) * Arch. S.D. on-cost (16%)	<u>21.47</u>	<u>18.42</u>	<u>13.63</u>
Sub-total (I)	155.65	133.54	98.81

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II. Works handled by USD

a) soft landscaping	5.54	5.96	6.48
b) opening ceremony	<u>0.11</u>	<u>0.11</u>	<u>0.11</u>
Sub-total (II)	5.65	6.07	6.59

III Inflation Allowance

(MOD prices less current prices)	<u>43.98</u>	<u>37.96</u>	<u>28.56</u>
Total (I) + (II) + (III)	205.28	177.57	133.96

- * The 16% on-cost charged by Arch. S.D. covers administrative services and professional services such as project management; architectural services; building services engineering; quantity surveying and site supervision etc.

ANNUAL RECURRENT COST

7. The annual recurrent cost of this project is estimated to be :

<u>Item</u>	<u>Estimated Cost (\$)</u>
I. <u>Exhibition Hall</u>	
a) Staff	125,040
b) Other operating expenditure	<u>345,120</u>
Sub-total (I)	470,160
II. <u>District Park</u>	
a) Staff	1,395,900
b) Other operating expenditure	<u>1,940,600</u>
Sub-total (II)	<u>3,336,500</u>
Total (I) + (II)	<u>3,806,660</u>

No additional recurrent cost will be incurred by the Kowloon Tree Section.

CONSULTATION WITH CHI LIN NUNNERY (CLN)

8. In accordance with Council's decision that the design of the District Park should blend in with the CLN Development in the vicinity, we have sought CLN's views on the proposed layout plans. CLN recommended that the design of the park should be modelled after a Tang garden found in Shanxi Province in China. The proposed design is mainly characterized by :

- (a) a large hilly ground in the southern part - it will be lined up by tall trees and a pavilion is to be built on the highest point;
- (b) two ponds with passive and active water features and small waterfalls in the middle part;
- (c) the park should stress on imitation of nature; and
- (d) a direct access from the 17 meter landscaped deck - a platform will be built at the end of the access. Together with the winding paths, the park is to act as a human flow buffer area.

9. Of the three options set out in para. 5 above, CLN favoured Option C.

Arch. S.D.'s AND THE DEPARTMENT'S VIEWS ON CLN'S COMMENTS

10. Arch. S.D. pointed out that most of the features proposed by CLN have been incorporated in the three options. They are:

- (a) a small hill (one in Option A and B and three in Option C) is formed in the south with trees planted on the top as a natural barrier to screen off the sight and noise of the MTR exhaust and the highway with busy traffic;
- (b) a pavilion (Shan Chi Chamber) similar to the one suggested by CLN will be provided in all the three options;
- (c) the water arrangement for the three options will have active and passive water features. The shape of the pond is designed according to the style of Tang gardens. The small waterfall can be a feature design to be incorporated in the detailed working drawings;
- (d) heavy emphasis has been placed on imitating mother nature as proposed by CLN in para. 8(c) above; and

- 9 -

- (e) there is a setback of six meters in the north west boundary to provide a wide path (outside site boundary) for visitors of CLN to queue up in case of need.

11. Both Arch. S.D. and the Department do not recommend provision of a large staircase in front of the landscaped deck leading direct to the park as proposed by CLN in para. 8(d) above because it will affect the design of the grand entrance feature and reduce the circulation thereat.

IMPLEMENTATION

12. The Civil Engineering Department has completed the site formation works in May 1998. The site is now vacant. The site to be allocated to Council as compensation for alienation of part of the project site for the development of a coach park is being used as a carpark under a STT. The STT can be terminated by giving three months' notice. Subject to Council's approval, Arch. S.D. advises that works on site may commence in August 1999 for completion in August 2001.

ADVICE SOUGHT

13. Members are invited to -
- a) advise which layout plan option as set out in para. 5 above should be selected; and
 - b) endorse the corresponding cost estimate for the project as shown in para. 6 and 7.

URBAN SERVICES DEPARTMENT
20 August 1998

USDP 303CR VI

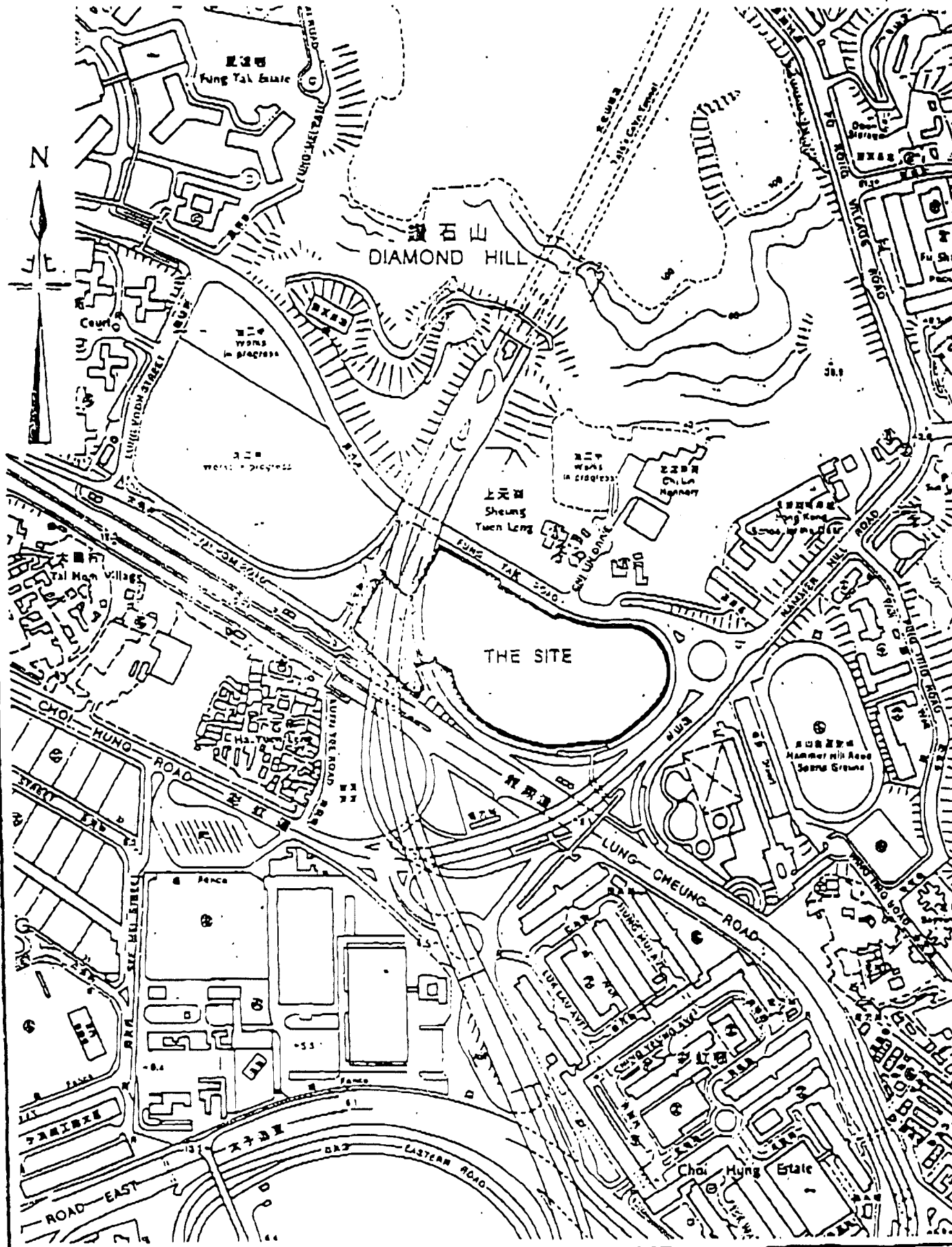
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CPUC	VCPUC	Members of REC S/C	Members of CUL S/C		
Members of CAP S/C		Members of FIN S/C	AS(6) DUS		
DD(A)	DD(EH)	DD(LS)	DD(C)	AD(SE)	AD(ML)
AD(LP)	AD(LM)	AD(PD)	AD(CS)	AD(F)	
PEO(Per)	SEO(G)(3)	SEO(MA)	PLO/PUC	SUS	PIO(C)
SSO(LP)HQ	SSO(PA)	CEO(P)HK	CEO(P)K	CEO(P)G	CIO
M(IT)	PIO(EL)	PI/PES,ED	SRC,HAB	CRSO,HAB	
DD, ASD	SPUC	CA/5 of ASD		PSO	
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SPSM(PUC)ASD		PAS(C)HAB			

303CR VI/30(P)WTS(2)

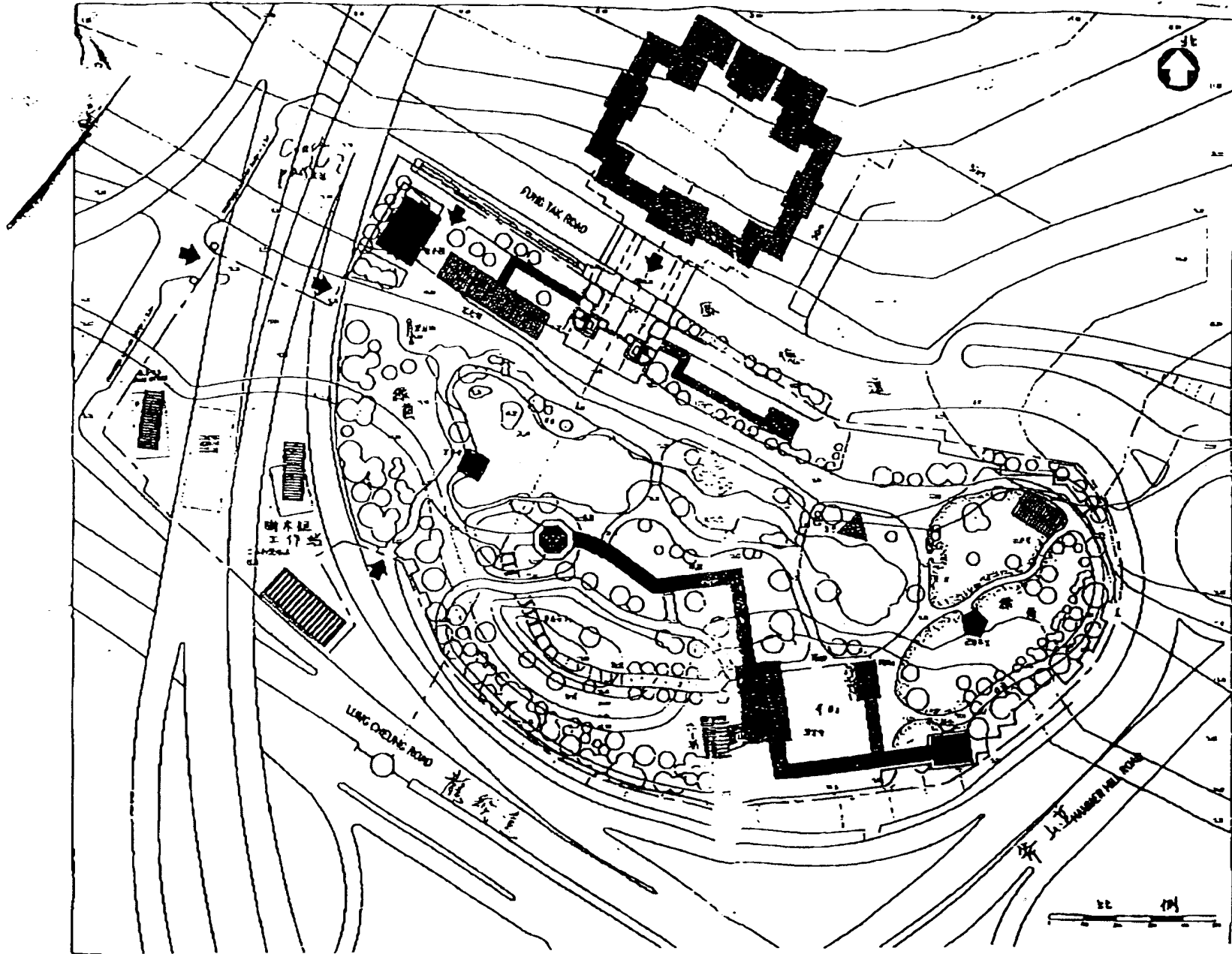
Appendix I

LOCATION PLAN
303CR - HAMMER HILL ROAD DISTRICT PARK



Appendix II
(Option A)

29-JAN-2000 15:40 FROM HAB/R&SD



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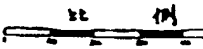
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DISTRICT PARK AT MA YUEN
LONG HANMER HILL ROAD
斧山遊公園

SITE LAYOUT PLAN

方案 A
OPTION A

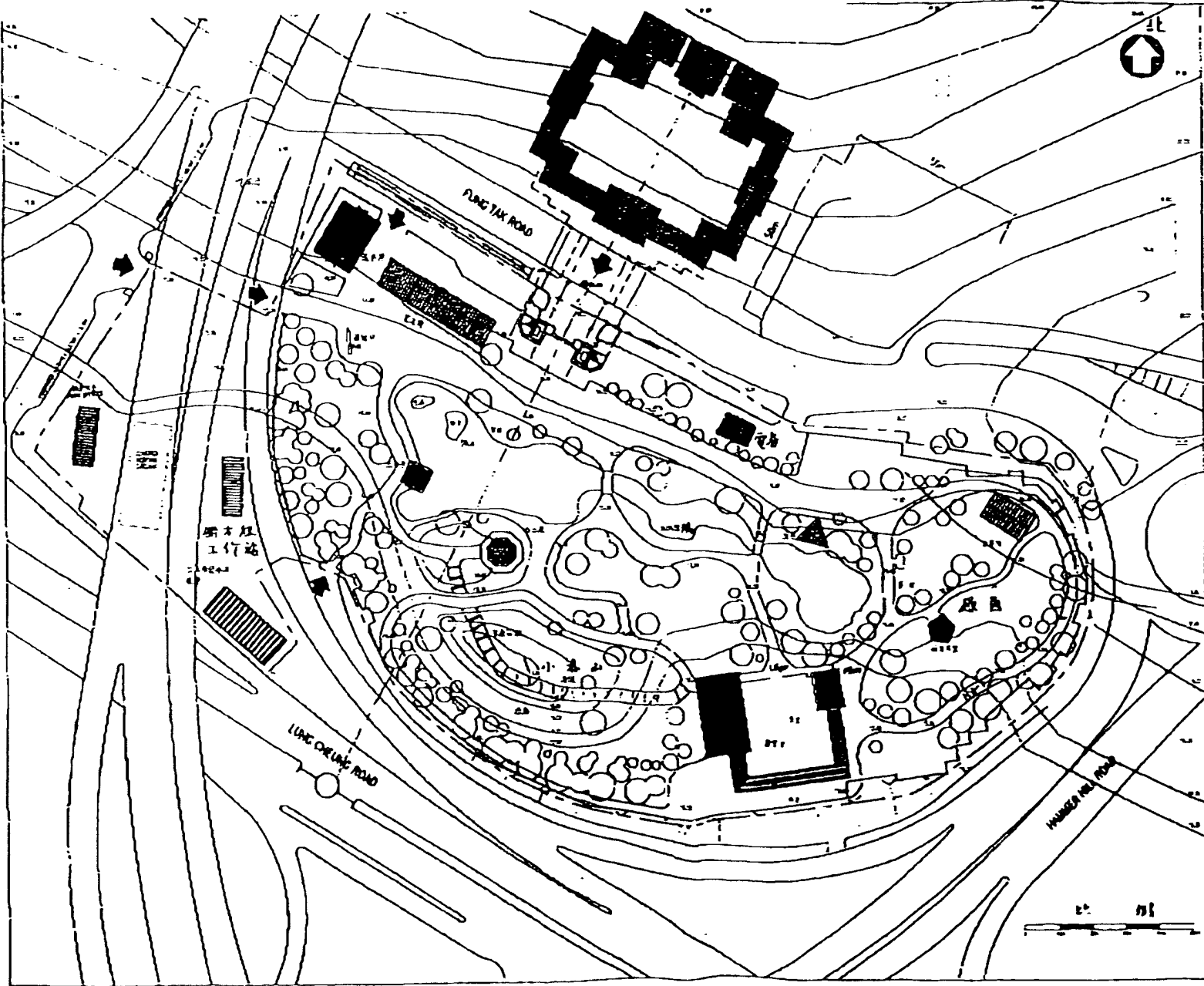
ARCHITECTURAL BRANCH

ARCHITECTURAL



Appendix III
(Option B)

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情景留坊

Scale
1:1000
1:2000

DISTRICT PARK AT HA YUAN
LING HANG HILL ROAD
芥山道公園

SITE LAYOUT PLAN

方案 B
OPTION B

ARCHITECTURAL BRANCH



TO 25099055

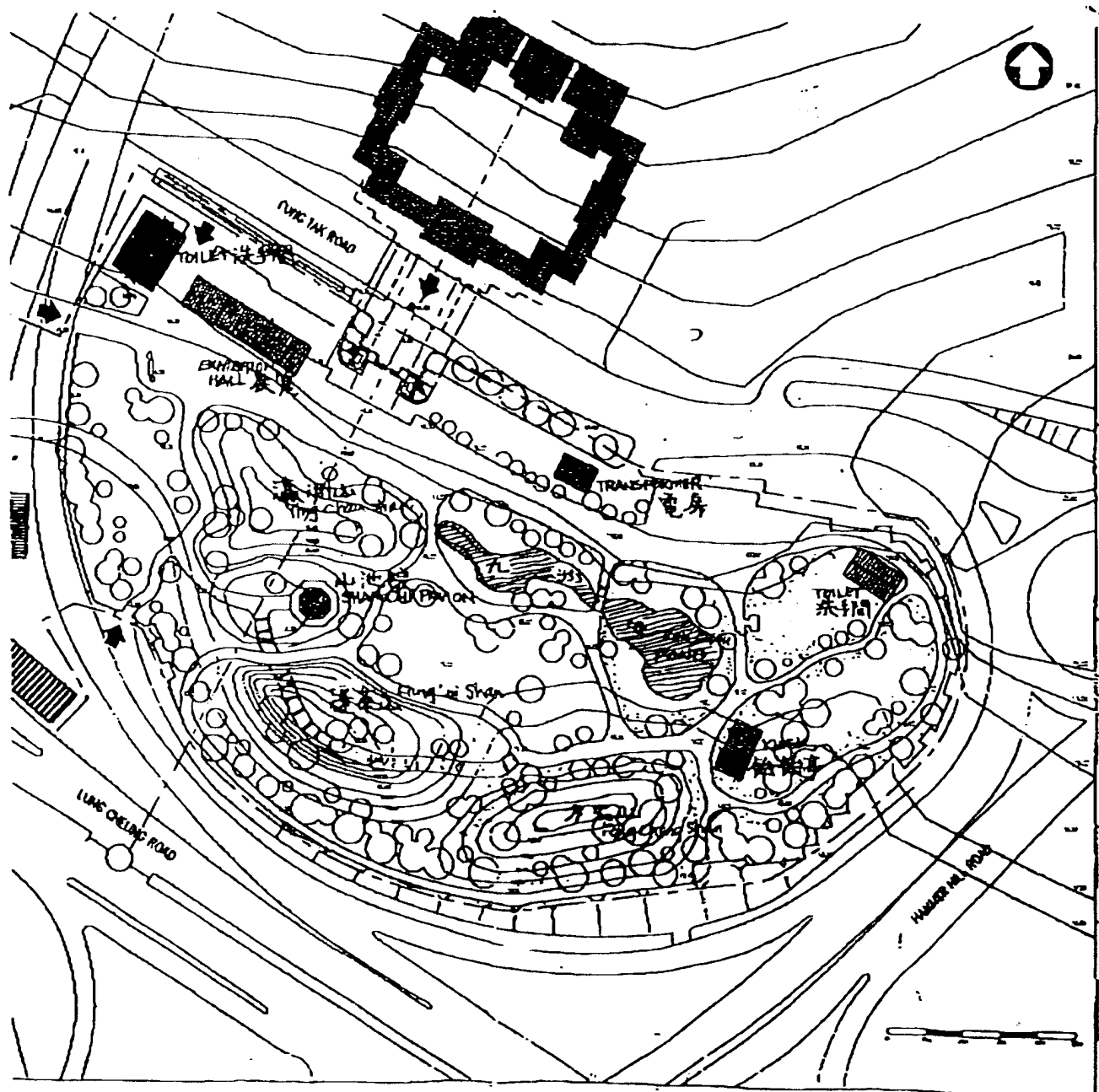
Appendix IV
(Option C)

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PAIK MANAGEMENT BUILDING

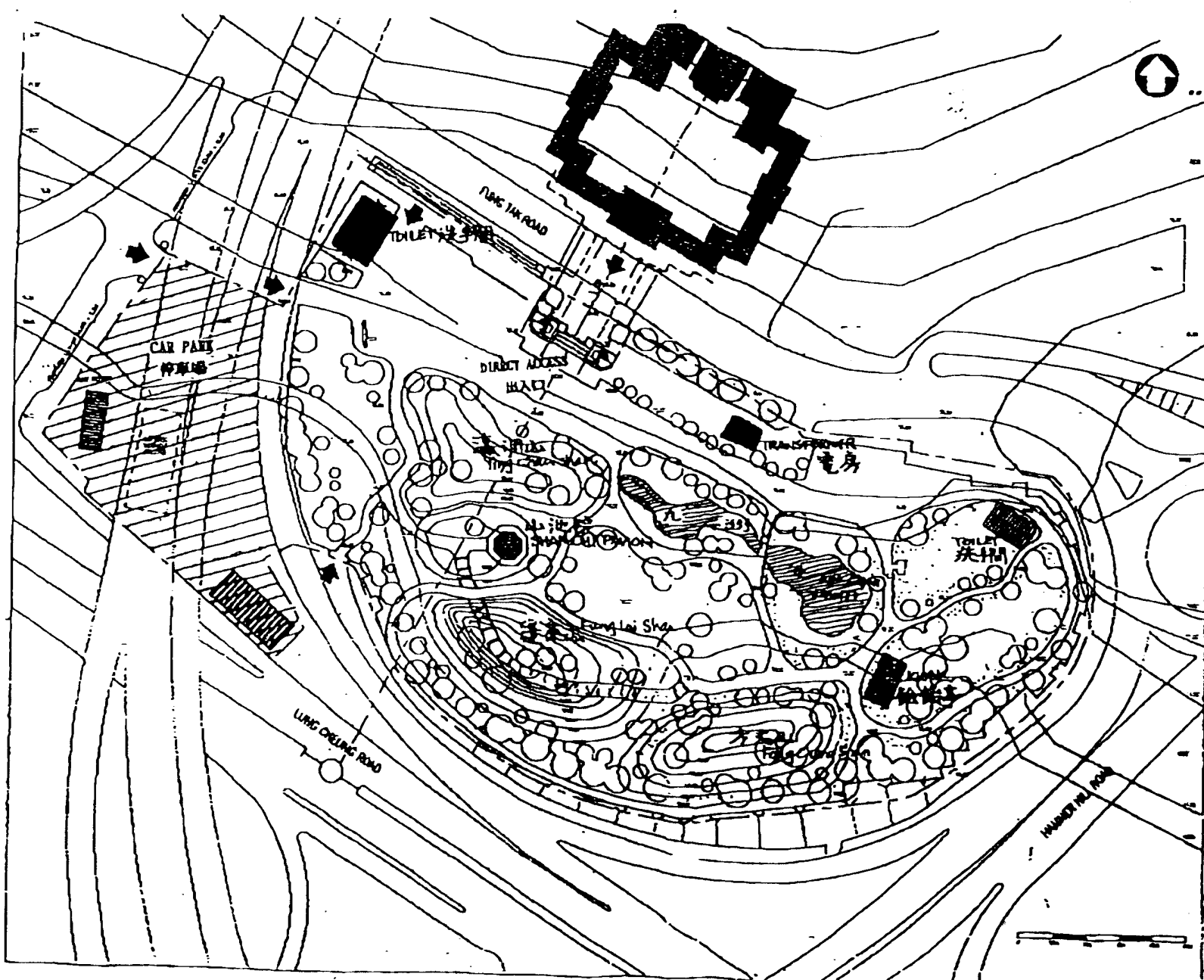
TO 25099055




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<p>DISTRICT PARK AT HA YUEN LONG, HAMPER HILL ROAD</p>	
<p>SITE LAYOUT PLAN: OPTION C 2/3/0</p>	
<p>NO: AB/4214/XC101</p>	<p>DATE: 1-2000</p>
<p>ARCHITECTURAL BRANCH</p>	
<p>ARCHITECTURAL SERVICES DEPARTMENT</p>	





-  Site Boundary
-  Proposed Car Park
-  Proposed Direct Access