

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

#### Recreation, Culture and Amenities – Open Spaces

#### 368RO – Kowloon Bay Recreation Ground

Members are invited to recommend to Finance Committee the upgrading of **368RO** to Category A at an estimated cost of \$109.2 million in money-of-the-day prices for the construction of the Kowloon Bay Recreation Ground in Kwun Tong.

### PROBLEM

The provision of open space and recreational facilities in Kwun Tong District is insufficient to meet local needs.

### PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **368RO** to Category A at an estimated cost of \$109.2 million in money-of-the-day (MOD) prices for the construction of the Kowloon Bay Recreation Ground in Kwun Tong.

### PROJECT SCOPE AND NATURE

3. The scope of the project comprises -
- (a) an 11-a-side natural grass soccer-cum-rugby pitch with spectator stands with a seating capacity for 1 152 persons, toilets and changing rooms;

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- (b) a seven-a-side artificial turf mini-soccer pitch;
- (c) a cycling ground with a bicycle rental kiosk and toilet block;
- (d) a children's play area with modern play equipment to suit different age groups;
- (e) a tai-chi area with rain shelters and seatings;
- (f) a service building of 215 square metres in gross floor area for accommodating a park office, a refreshment kiosk, toilets and other ancillary facilities; and
- (g) parking space for the disabled and for operational use.

———— A site plan is at the Enclosure. We plan to start construction works in September 2002 for completion in May 2004.

## JUSTIFICATION

4. Kwun Tong District currently has a population of around 570 000. For such a population, the Hong Kong Planning Standards and Guidelines recommend an additional 57 hectares of open space in the District. Taking into account other factors such as the availability of similar facilities in the vicinity, their utilisation and community aspirations, we propose to carry out **368RO** to provide 4.1 hectares of open space in the District for leisure and recreational uses. In addition, there are three capital works projects<sup>1</sup> in the pipeline to relieve the shortfall of open space in Kwun Tong and another two to improve the existing leisure facilities in the District within the next five years.

5. There are at present one 11-a-side natural grass soccer pitch, one seven-a-side natural grass soccer pitch and one seven-a-side artificial turf soccer pitch in Kwun Tong District, and the demand is very high. The average utilisation rates as against the usable hours for the two natural grass pitches are

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<sup>1</sup> Other capital works projects in the pipeline in Kwun Tong include **3367RO** "Jordan Valley Playground - phase 2 (stage 2)" (two hectares in size) now under construction, **5236RS** "Provision of a multi-purpose grass pitch on Sai Tso Wan former landfill" (three hectares in size) with works start date in end 2002, and **5238RS** "Provision of an Ecological Park and other recreational facilities on Jordan Valley former landfill" (seven hectares in size) with works start date in late 2003 (pending upgrading to Category A in the second quarter of 2003). We plan to carry out improvement works to the Lok Wah Playground in early 2003 and the Kwun Tong Swimming Pool in end 2004.

100% in 2000-01. As for the seven-a-side artificial turf soccer pitch, the average utilisation rate in 2000-01 is 68%. To meet the heavy demand for these facilities, we propose to provide one 11-a-side natural grass soccer pitch and one seven-a-side artificial turf mini-soccer pitch under this project. To maximise usage, the 11-a-side natural grass soccer pitch can be used as a rugby pitch and for gateball, cricket and baseball training. It can also be used by local organisations for holding functions and community events for residents in the district.

6. There is only one small cycling ground in Kwun Tong District, located at the Kung Lok Road Playground, which is beyond walking distance from this project site. There have been frequent requests from the Kwun Tong District Council for more active recreational facilities like cycling ground to be provided for the youth in the District. The proposed cycling ground under this project will meet such local demand.

7. There is also local demand for a children's play area and a tai-chi area in the vicinity. These proposed facilities under the project will cater for the needs of the elderly and children in the nearby housing estates in Kowloon Bay, Kai Yip, Lai Ching and Ping Shek areas with around 65 000 residents.

## FINANCIAL IMPLICATIONS

8. We estimate the total capital cost of the project to be \$109.2 million in MOD prices (see paragraph 9 below), made up as follows -

	<b>\$ million</b>
(a) Site formation	11.0
(b) Building	12.8
(c) Building services	15.7
(d) Drainage and external works	54.4
(e) Soft landscaping works	6.0
(f) Furniture and equipment <sup>2</sup>	1.0

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<sup>2</sup> Based on the furniture and equipment provided in recreational facility of similar scale (e.g. Kowloon Bay Sports Ground).

		<b>\$ million</b>	
	(g) Contingencies	10.1	
	Sub-total	111.0	(in September 2001 prices)
	(h) Provision for price adjustment	(1.8)	
	Total	109.2	(in MOD prices)

9. Subject to approval, we will phase the expenditure as follows -

Year	\$ million (Sept 2001)	Price adjustment factor	\$ million (MOD)
2002 – 03	5.5	0.98625	5.4
2003 – 04	34.0	0.98378	33.4
2004 – 05	46.2	0.98378	45.5
2005 – 06	18.0	0.98378	17.7
2006 – 07	7.3	0.98378	7.2
	111.0		109.2

10. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2002 to 2007. We will deliver the works through a fixed-price lump-sum contract because the contract period will be less than 21 months and we can clearly define the scope of works in advance, leaving little room for uncertainty. D Arch S considers the estimated project cost of this proposal reasonable as compared with similar parks built by the Architectural Services Department.

11. We estimate the additional annual recurrent expenditure arising from this project to be \$4.1 million.

## **PUBLIC CONSULTATION**

12. The former Provisional Urban Council (PUC) approved the development and design of this project in October 1999. As the approved design of the project would involve permanent closure of a section of Kai Lai Road which falls within the boundary of the project site, we arranged for gazetting of the proposed road closure on 15 September 2000 and subsequently received 28 objections from the public. Having consulted the Kwun Tong District Council on 19 February 2001, we decided to revise the design of the project to avoid the road closure. The Kwun Tong District Council was consulted again and agreed to the revised layout plan on 30 October 2001. We then consulted the Legislative Council “Subcommittee to follow up on the outstanding capital works projects of the former municipal councils” on the proposal to include this project into the Public Works Programme as a Category A item on 7 March 2002 and Members did not raise any objection to the proposal.

## **ENVIRONMENTAL IMPLICATIONS**

13. The project will not cause any long term environmental adverse impact. 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 contracts. These 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.

14. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. D Arch S has introduced more prefabricated building elements into project design to reduce temporary formwork and construction waste. These include dry-wall partitioning and proprietary fittings and fixtures. We will use suitable excavated materials for filling within the project site to minimise off-site disposal. In addition, we will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

15. D Arch S will require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. D Arch S will ensure that the day-to-day operations on site comply with the approved WMP. D Arch S will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. The contractor will be required to separate public fill from C&D waste for disposal at

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appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes. We estimate that the project will generate about 23 750 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 2 500 m<sup>3</sup> (10.5%) on site, 21 000 m<sup>3</sup> (88.4%) as fill in public filling areas<sup>3</sup> and dispose of 250 m<sup>3</sup> (1.1%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$31,250 for this project (based on a notional unit cost<sup>4</sup> of \$125/m<sup>3</sup>).

## LAND ACQUISITION

16. The project does not require land acquisition.

## BACKGROUND INFORMATION

17. At the Public Works Subcommittee and Finance Committee meetings on 8 December 1999 and 17 December 1999 respectively, the Administration agreed to set aside funding for 12 projects which had received funding approval from the two ex-Provisional Municipal Councils but which had not yet entered into any contractual commitments, and to fast-track the direct injection of these projects to Category A of the Public Works Programme. **368RO** is one of the 12 projects.

18. When the ex-PUC discussed the proposed scope of the project in 1999, the ex-PUC Members requested provision of spectator stands for the soccer-cum-rugby pitch. However, because of space constraint, it was then agreed that portable spectator stands would be provided instead. We have since reviewed the need for spectator stands in the 11-a-side soccer pitch and consider it viable to provide the pitch with spectator stands for 1 152 seats by deleting two tennis courts from the original project scope. In making this change, we have taken the following factors into consideration -

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<sup>3</sup> A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

<sup>4</sup> This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per/m<sup>3</sup>), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled. The notional cost estimate is for reference only and does not form part of this project estimate.

- (a) In order to promote soccer sport which is probably the most popular team sport in Hong Kong, there is a need to develop an additional soccer pitch on Kowloon side which could provide spectator accommodation of about 1 100 next to the pitch (without a running track) for both football matches and training purposes, and also allowing for junior squad use.
- (b) There is a total of 21 tennis courts in Kwun Tong District and the average usage rates ranged from 25% to 41% in 2000-01. In view of the relatively low usage rates of the existing tennis courts in the District and the proximity of the tennis courts in the nearby Ping Shek Playground and the Jordan Valley Playground, we consulted the Kwun Tong District Council on 30 October 2001 and obtained their endorsement on the proposal to delete the two tennis courts from the project in order to provide spectator stands for the 11-a-side soccer pitch. As for the number of seatings to be added, we originally proposed to provide seatings for around 2 300 spectators. Having considered the general attendance rate at the Mong Kok Stadium and in order to keep the project cost within the original estimate as far as possible, we have subsequently decided to provide 1 152 seatings at the soccer-cum-rugby pitch instead.

19. The estimated project cost of \$109.2 million in MOD price is slightly different from that approved by the ex-PUC (\$115.5 million in MOD prices and \$99.60 million after deducting 16% on-cost charged by the Architectural Services Department (Arch SD)) to account for “notional” savings arising from the change in Arch SD’s role and changes to the original design, including the addition of the spectator stands, toilet and changing room facilities and addition of hoarding, site entrance and permanent boundary fence to allow the continued use of part of Kai Lai Road.

20. We employed a term contractor to carry out site investigation in January 2002 at a cost of \$250,000. We have charged this amount to block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of Public Works Programme”. The term contractor has completed the site investigation. D Arch S has completed the detailed design of the project and is now preparing the tender documents with in-house staff resources.

21. We estimate that the project will create some 125 jobs with a total of 2 280 man-months comprising two professional staff, three technical staff and 120 labourers.

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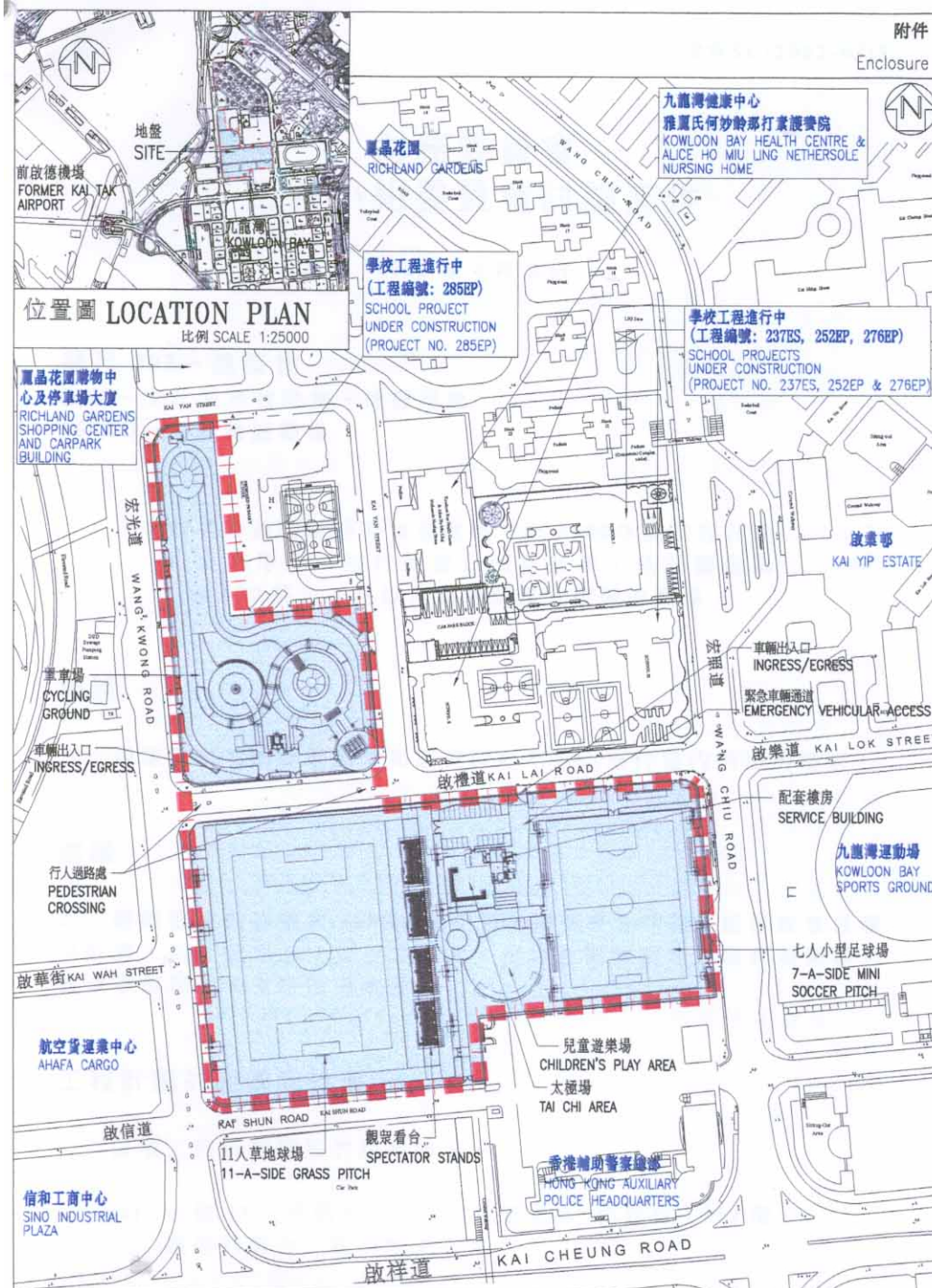
Home Affairs Bureau  
March


2002



附件

Enclosure



title 368RO <b>九龍灣遊樂場</b> KOWLOON BAY RECREATION GROUND	drawn by YUET CHIU	date 1.2.2002	drawing no. AB/3195/XA101	scale 1:2500
	approved H. W. LEE	date 1.2.2002	 ARCHITECTURAL SERVICES DEPARTMENT	
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