

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

384RO – Improvement to Lok Wah Playground, Kwun Tong

Members are invited to recommend to Finance Committee the upgrading of **384RO** to Category A at an estimated cost of \$44.9 million in money-of-the-day prices for the improvement of Lok Wah Playground, Kwun Tong.

PROBLEM

The existing facilities in Lok Wah Playground are dilapidated and becoming out of date.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **384RO** to Category A at an estimated cost of \$44.9 million in money-of-the-day (MOD) prices for the improvement of Lok Wah Playground (the Playground) in the Kwun Tong district.

PROJECT SCOPE AND NATURE

3. The project site is about 13 300 square metres in size and the scope of **384RO** comprises –

/(a)

- (a) redevelopment of the Playground to provide the following facilities spread over three platforms linked up by staircases –
 - (i) top platform
 - (A) two five-a-side hard-surfaced football pitches with portable spectator stands with a seating capacity of 100 persons;
 - (B) two children's play areas with innovative play equipment;
 - (C) a tai-chi area;
 - (D) a pebble foot massage path;
 - (E) a landscaped garden with sitting-out areas; and
 - (F) a service building with toilets, changing rooms and a store room;
 - (ii) middle platform
 - a landscaped garden with sitting-out areas; and
 - (iii) lower platform
 - (A) two basketball-cum-volleyball courts; and
 - (B) landscaped sitting-out areas;
- (b) replacement of the boundary fence and floodlights for the football pitches and basketball-cum-volleyball courts; and
- (c) stabilisation of the slopes within the boundary of the project site.

———— A site plan is at the Enclosure. We plan to start the construction works in February 2003 for completion in December 2004.

/JUSTIFICATION

JUSTIFICATION

4. The Playground was completed in 1973 and is located near Lok Wah North Estate in Kwun Tong. It spreads over three platforms linked up by staircases and comprises two five-a-side hard-surfaced football pitches on the top platform; a children's play area on the middle platform; and three badminton courts, one volleyball court and two basketball courts on the lower platform. As a result of regular usage and normal wear and tear over the years, the hard-surfaced football pitches and basketball courts as well as the chain-link fence have become dilapidated. The open-air badminton courts have become less popular as indicated by the declining utilisation rate from 8% in 1990 to 1.5% in 2002. In addition, there is no rest garden nor sufficient greenery in the Playground. It is therefore timely to improve the facilities in the Playground.

5. The Playground is adjacent to some public housing estates (e.g. Lok Wah North Estate, Lok Wah South Estate, Lok Nga Court, Upper Ngau Tau Kok Estate and Garden Estate) as well as other private residential buildings along Kung Lok Road. The Man Kiu Association Primary School, the Hong Kong Taoist Association School, the Sheng Kung Hui Kei Lok Primary School and the Mu Kuang English School are also nearby. At present, the Playground is heavily patronised by the 89 000 residents and 4 200 students nearby. The utilisation rates of the football pitches, volleyball court and basketball courts in 2002 are 75%, 27% and 58% respectively. We expect that the Playground, after improvement, will be even more popular than before.

6. Both the Jordan Valley Playground and the Kung Lok Road Playground are located in the vicinity. The Jordan Valley Playground, about 20 minutes' walk from the project site, provides a wide range of facilities including a landscaped garden, four tennis courts, two gate ball courts, a children's play area, a tai-chi area and two basketball-cum-volleyball courts. A jogging track/morning trail, currently under construction, is expected to be opened in 2003. However, it mainly serves the 55 000 residents in the nearby Amoy Gardens, Choi Ha Estate, Lower Ngau Tau Kok Estate and On Kay Court. Although the Kung Lok Road Playground, about 104 000 square metres, is adjacent to the project site, it is only a cycling ground with a bicycle rental kiosk, a rooftop garden and some landscaped areas. Its limited facilities are insufficient to cope with the high demand for leisure facilities from the residents in the adjacent public housing estates as mentioned in paragraph 5 above. We therefore propose to carry out improvement works to the Playground to maintain a reasonable level of leisure and recreational services for the residents and students in the vicinity.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$44.9 million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million	
(a) Site formation	5.7	
(b) Slope stabilisation	2.0	
(c) Building	3.0	
(d) Building services	3.5	
(e) Drainage and external works	21.1	
(f) Soft landscaping works	2.7	
(g) Furniture and equipment ¹	0.2	
(h) Consultants' fees ² for –	2.9	
(i) Contract administration	1.1	
(ii) Site supervision	1.8	
(i) Contingencies	4.1	
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Sub-total	45.2	(in September 2002 prices)
(j) Provision for price adjustment	(0.3)	
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Total	44.9	(in MOD prices)
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D Arch S proposes to engage consultants to undertake contract administration and site supervision of the project.

/8.

¹ Based on the furniture and equipment provided in existing recreational facility of similar scale (e.g. Hong Ning Road Recreation Ground).

² The consultants' fees form an optional part of the lump-sum price quoted by the consultants selected to carry out the detailed design and tender documentation as mentioned in paragraph 17 of the paper. Subject to approval for **384RO** to be upgraded to Category A, D Arch S will direct the necessary works to be carried out.

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

Year	\$ million (Sept 2002)	Price adjustment factor	\$ million (MOD)
2002 – 03	0.9	1.00000	0.9
2003 – 04	19.6	0.99250	19.5
2004 – 05	12.5	0.99250	12.4
2005 – 06	8.2	0.99250	8.1
2006 – 07	4.0	0.99250	4.0
	45.2		44.9

9. We derived the MOD estimates on the basis of the 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 we can clearly define the scope of works in advance, leaving little room for uncertainty. D Arch S considers the estimated project cost reasonable as compared with similar playgrounds redeveloped by the Government.

10. We estimate the additional annual recurrent expenditure arising from this project to be \$500,000.

PUBLIC CONSULTATION

11. We consulted the Culture, Recreation and Sports Committee of the Kwun Tong District Council (KTDC) on 5 March 2002 on the proposed routing of construction vehicles via Kung Lok Road and the Kung Lok Road Playground for access to the project site. Members endorsed the proposal on the condition that a monitoring group comprising representatives from KTDC and relevant Area Committee would be formed to monitor the implementation of precautionary measures during the construction. Members also endorsed the proposed scope and layout design of the project at its meeting on 18 June 2002.

12. We consulted the Legislative Council "Subcommittee to follow up the outstanding capital works projects of the former municipal councils" on the proposed upgrading of this project to Category A on 7 March 2002. Members raised no objection to the proposal.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

13. This is a non-designated project under the Environmental Impact Assessment Ordinance. The project will have little potential for giving rise to adverse environmental impacts. 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 the project designs 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. D Arch S will require the contractor to separate public fill from C&D waste for disposal at 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 9 455 cubic metres (m³) of C&D materials. Of these, we will reuse about 2 950 m³ (31.2%) on site, 6 290 m³ (66.5%) as fill in public filling areas³, and dispose of 215 m³ (2.3%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$26,875 for this project (based on a notional unit cost⁴ of \$125/m³).

/LAND

³ 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.

⁴ 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/m³), 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.

LAND ACQUISITION

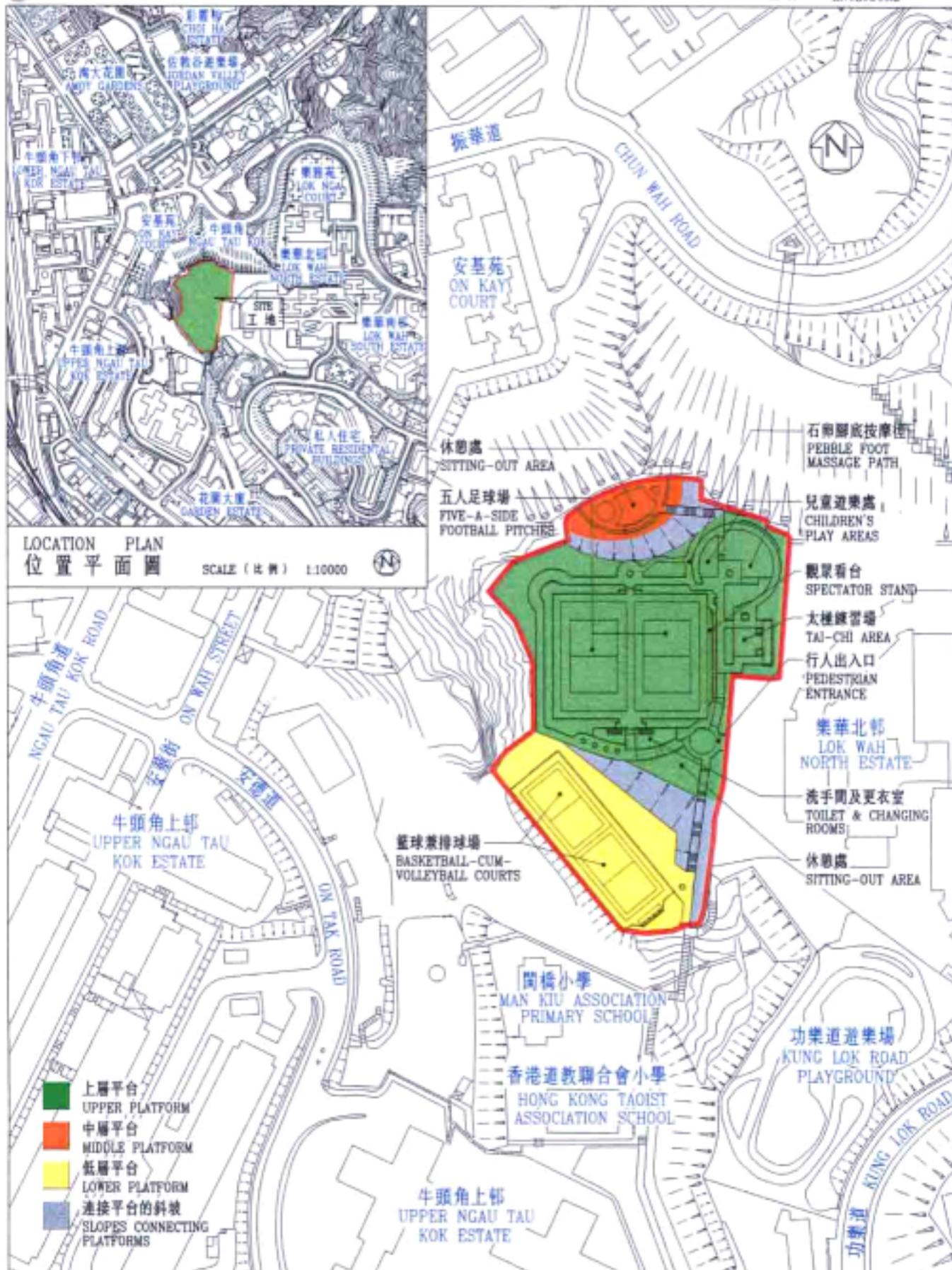
16. The project does not require land acquisition.

BACKGROUND INFORMATION

17. D Arch S engaged term contractors to complete the topographical survey and site investigation on behalf of the former Urban Council at a cost of \$450,000. We upgraded **384RO** to Category B in March 2002. We also engaged consultants in September 2002 to carry out detailed design and tender documentation for the project at a total cost of \$1.8 million. We will charge this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The consultants have completed the detailed design and tender documents.

18. We estimate that the project will create 40 jobs with a total of 830 man-months comprising two professional staff, three technical staff and 35 labourers.

Home Affairs Bureau
December 2002



title 384RO
 觀塘樂華邨遊樂場
 改善工程
 IMPROVEMENT TO
 LOK WAH PLAYGROUND, KWUN TONG

drawn by Y.S. LAI	date 02-12-2002
approved V. Wong	date 02-12-2002
office ARCHITECTURAL BRANCH	

drawing no. AB/2543/SK/001	scale 1:2000
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