

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

379RO – Cherry Street Park, Tai Kok Tsui

Members are invited to recommend to Finance Committee the upgrading of **379RO** to Category A at an estimated cost of \$76.6 million in money-of-the-day prices for the development of Cherry Street Park, Tai Kok Tsui.

PROBLEM

We need to provide more public open space in the Yau Tsim Mong District.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **379RO** to Category A at an estimated cost of \$76.6 million in money-of-the-day (MOD) prices for the development of Cherry Street Park, Tai Kok Tsui.

PROJECT SCOPE AND NATURE

3. The project site is about 38 700 square metres in size and the scope of **379RO** comprises –

/(a)

- (a) a seven-a-side artificial turf football pitch;
- (b) two basketball-cum-volleyball courts;
- (c) four tennis courts;
- (d) a children's play area with innovative play equipment for different age groups;
- (e) landscaped area with a jogging trail, tai-chi areas and fitness stations for different age groups; and
- (f) service buildings including a management office, changing rooms, toilets and other ancillary facilities.

———— A site plan is at Enclosure 1. We plan to start the construction works in November 2003 for completion in August 2005.

JUSTIFICATION

4. The current population of Yau Tsim Mong District is about 260 000. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of 520 000 square metres of public open space for the current population. The existing provision of about 396 000 square metres of public open space, which is well patronised by local residents, is insufficient to meet the local need.

5. The project site is located at the new reclamation area of Mong Kok West, with a number of large housing estates including Hoi Fu Court, Charming Garden and the Park Avenue in the vicinity. In addition, there are two secondary schools and 14 primary schools nearby. There is a pressing need to provide more leisure and recreational facilities in this area. We expect that the proposed park, with both active and passive recreational facilities, will become a popular leisure venue for the 53 400 residents and 16 700 students in the new reclamation area.

6. Anchor Street Playground, which is ten minutes' walk away from the project site, is the government leisure venue nearest to the proposed park. The playground comprises a 7-a-side football pitch, a basketball-cum-volleyball court, a roller skating rink, children's play area, tai chi area and landscaped area. The utilisation rates of the football pitch and basketball-cum-volleyball court are about 60% and 80% respectively during weekdays, and 80% and 90% respectively on Sundays. The football pitch and basketball-cum-volleyball courts at the proposed Cherry Street Park will help meet the local demand for these facilities.

7. At present, there are only six tennis courts in the Yau Tsim Mong District as provided at the King's Park Recreation Ground and they are heavily patronised by local residents. The overall utilisation rate of the six tennis courts is about 72%. The tennis courts at the proposed Cherry Street Park will help relieve the current shortfall of such facility in the district.

8. With the provision of the proposed football pitch, basketball-cum-volleyball courts, tennis courts and other ancillary facilities (including children's play area and landscaped area), we aim to provide more leisure and recreational facilities to cater for local needs in the Yau Tsim Mong District.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$76.6 million in MOD prices (see paragraph 10 below), made up as follows –

	\$ million	
(a) Site formation	3.3	
(b) Building	17.3	
(c) Building services	9.5	
(d) Drainage and external works	35.3	
(e) Soft landscaping works	5.6	
(f) Consultants' fees for construction stage –	3.8	
(i) contract administration	1.8	
(ii) resident site staff costs	2.0	
(g) Contingencies	7.5	
Sub-total	82.3	(in September 2002 prices)
(h) Provision for price adjustment	(5.7)	
Total	76.6	(in MOD prices)

/Due

Due to insufficient in-house resources, D Arch S proposes to engage consultants to undertake contract administration and site supervision of the project. A breakdown of the estimate for consultants' fees by man-months is at Enclosure 2.

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

Year	\$ million (Sept 2002)	Price adjustment factor	\$ million (MOD)
2003 – 04	10.6	0.94300	10.0
2004 – 05	45.2	0.93003	42.0
2005 – 06	22.4	0.93003	20.8
2006 – 07	4.1	0.93003	3.8
	82.3		76.6

11. We derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2003 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. D Arch S considers the estimated project cost reasonable as compared with similar parks built by the Government.

12. We estimate the annual recurrent expenditure arising from this project to be \$2.2 million.

PUBLIC CONSULTATION

13. We consulted the Yau Tsim Mong District Council on the scope and design of the project on 6 June 2002 and 24 April 2003. Members supported the project and urged for its early implementation.

14. 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 2 May 2002. Members raised no objection to the proposal.

ENVIRONMENTAL IMPLICATIONS

15. The project is not designated under the Environmental Impact Assessment Ordinance. It will not give 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.

16. 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. 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.

17. 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 10 037 cubic metres (m³) of C&D materials. Of these, we will reuse about 1 935 m³ (19%) on site, 7 494 m³ (75%) as fill in public filling areas¹, and dispose of 608 m³ (6%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$76,000 for this project (based on a notional unit cost² of \$125/m³).

/LAND

¹ 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.

² 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

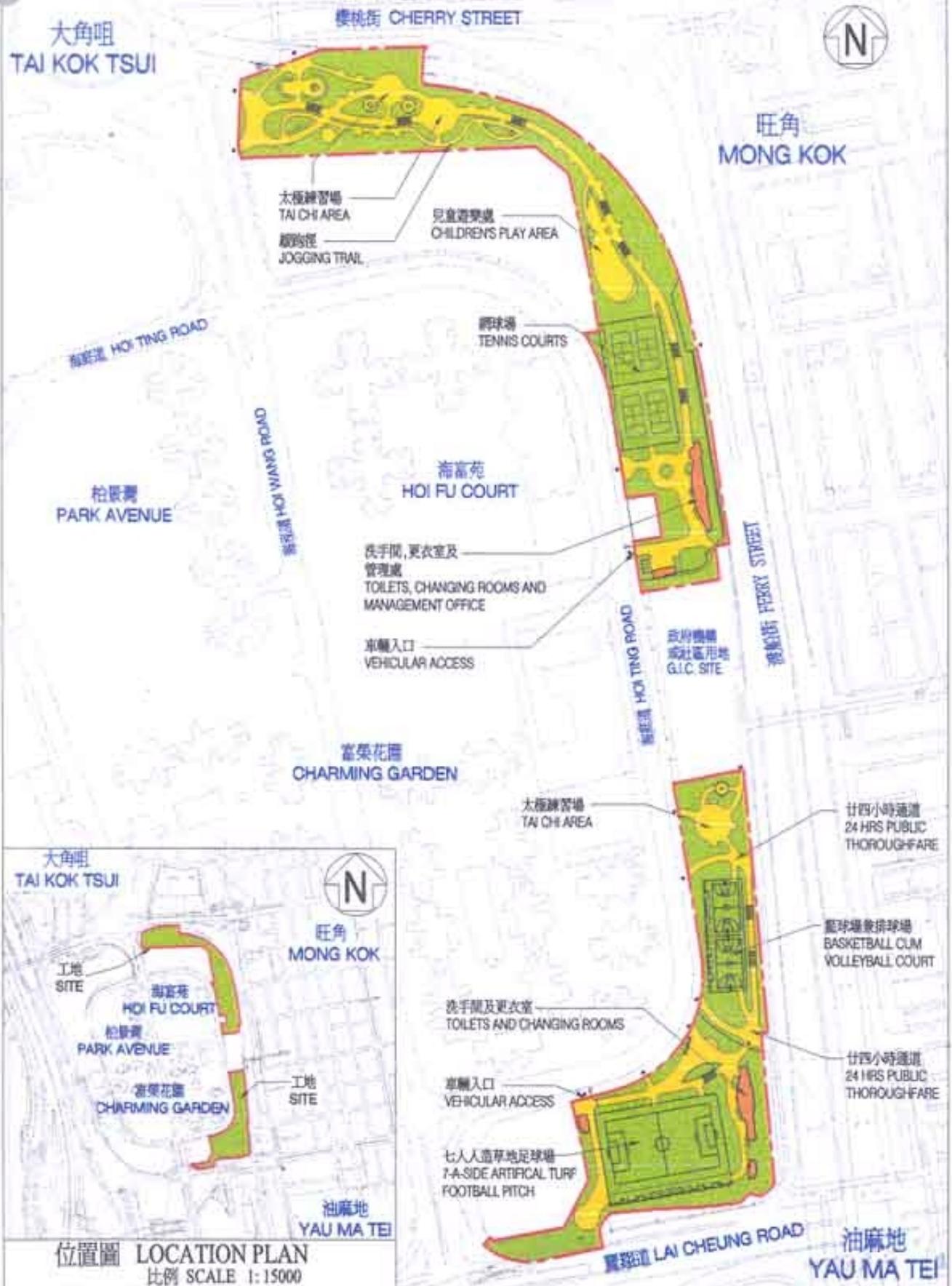
18. The project does not require land acquisition.

BACKGROUND INFORMATION

19. We upgraded **379RO** to Category B in January 2002. We engaged a term contractor in December 2002 to carry out topographical survey at a cost of \$30,000. We also engaged consultants in March 2003 to carry out detailed design and tender documentation for the project at a total cost of \$2.5 million. We will charge these amounts to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The term contractor has completed the topographical survey. The consultants are finalising the detailed design and tender documents.

20. We estimate that the project will create some 83 jobs, comprising eight professional/technical staff and 75 labourers, totalling 1 550 man-months.

Home Affairs Bureau
June 2003



位置圖 LOCATION PLAN
比例 SCALE 1:15000

title 379R0 大角咀 櫻桃街公園 CHERRY STREET PARK, TAI KOK TSUI	drawn by C. Y. LI	date 05.05.2003	drawing no. AB/1725/XA001	scale 1 : 3000
	approved T. LEE	date 05.05.2003	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

Enclosure 2 to PWSC(2003-04)33

379RO – Cherry Street Park, Tai Kok Tsui

Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man- months	Average MPS* salary point	Multiplier <small>(Note 1)</small>	Estimated fee (\$ million)
(a) Consultants' fees for construction stage –					
(i) Contract administration <small>(Note 2)</small>	Professional	–	–	–	1.8
(ii) Resident site staff costs <small>(Note 3)</small>	Technical	65.1	14	1.6	2.0
Total consultants' staff cost					3.8

*MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (At 1.10.2002, MPS point 14 = \$19,195 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **379RO**. The assignment will only be executed subject to Finance Committee's approval to upgrade **379RO** to Category A.
3. The consultants' staff cost for site supervision is based on estimates prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.