

Legislative Council Panel on Housing

PWP Item No. 407RO – District Open Spaces Adjoining Kwai Chung Estate, Sau Mau Ping and Choi Wan Road Public Housing Development

Kwai Chung District Open Space

Purpose

This paper seeks Members' support to the Administration's proposal to part-upgrade **PWP Item No. 407RO (407RO)**, "District open spaces adjoining Kwai Chung Estate, Sau Mau Ping and Choi Wan Road Public Housing Development", to Category A for the proposed development of Kwai Chung District Open Space (DOS).

Project Scope

2. The part of **407RO** to be upgraded concerns the construction of Kwai Chung DOS, which covers a site area of about 9 350 square metres. The scope of the project comprises:

- (a) a landscaped garden with sitting-out areas, a walking trail and soft landscaping;
- (b) an open plaza with shelters/pavilions for practising Tai Chi and ad hoc community activities;
- (c) two gateball courts;
- (d) two children play areas with play equipment;
- (e) a pebble foot massage path and fitness equipment for the elderly; and
- (f) a toilet block with a store-cum-meter room.

———— A site plan showing the proposed works is at the Annex.

3. We plan to start the construction works in August 2006 for completion by December 2007.

Justifications

4. The project site was formerly part of Kwai Chung Estate. Upon redevelopment of Kwai Chung Estate, the site has been designated for development into a DOS to serve the public and private residential developments in the area.

5. The proposed DOS is adjacent to Kwai Chung Estate, which accommodates a population of more than 30 000 residents upon its completion in phases in 2005. The Kwai Hing Estate, Tai Wo Hau Estate, Kwai Shing East Estate, Kwai Shing West Estate and Kwai Fong Estate are also in the vicinity. There are three existing DOS along Tai Wo Hau Road and Hing Fong Road, which are about 10-20 minutes' walk from the project site. We expect the proposed DOS will better cope with the demand for more open space due to the population increase in Kwai Chung. The proposed DOS, together with the adjacent local open space, will provide active and passive recreational facilities to cater for residents' different needs.

Financial Implications

6. We estimate the capital cost of the project to be \$34.7 million in money-of-the-day (MOD) prices, made up as follows –

	<u>\$ million</u>	
(a) Site formation	2.0	
(b) Building	2.6	
(c) Building services	2.9	
(d) Drainage and sewerage works	2.1	
(e) External works	16.2	
(f) Soft landscaping works	0.8	
(g) On-cost payable to Housing Authority (HA) ¹	4.1	
(h) Contingencies	3.1	
Sub-total	33.8	(in September 2005 prices)
(i) Provision for price adjustment	0.9	
Total	34.7	(in MOD prices)

¹ The on-cost rate is subject to a new financial agreement to be signed between the Housing Authority and the Government.

7. In order to fast-track the implementation of the DOS projects under **407RO**, we are in the process of entrusting their design and construction to the Housing Authority. On completion, the Housing Authority will hand them over to the Leisure and Cultural Services Department for management and maintenance.

8. We estimate the annual recurrent expenditure arising from this project to be about \$1.5 million.

Public Consultation

9. We consulted the Recreation and Culture Committee and Kwai Chung (West) Area Committee of the Kwai Tsing District Council on 6 October 2005 and 24 February 2006 respectively. The Committees supported the project and urged its early implementation.

10. At the Legislative Council Case Conference held on 7 October 2005, Members supported the project and requested the Administration to fast-track the project implementation programme.

Environmental Implications

11. The proposed works to be part-upgraded under **407RO** are not subject to the Environmental Impact Assessment Ordinance and will not cause long-term environmental impact. We have included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

12. During construction, Housing Department (HD) will control noise, dust, and site run-off nuisances to within the established standards and guidelines through the implementation of mitigation measures in the relevant contract. 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.

13. At the planning and design stages, we have considered measures to reduce the generation of the construction and demolition (C&D) materials and to reuse/recycle such materials as much as possible. HD will use suitable excavated materials for filling within the project site to minimize off-site disposal. In addition, HD will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

14. HD 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. HD will ensure that the day-to-day operations on site comply with the approved WMP. HD will control the disposal of public fill and C&D waste to designated public fill reception facilities² and landfills respectively through a trip-ticket system. HD will require the contractor to separate public fill from C&D materials for disposal at appropriate facilities. HD will also record the disposal, reuse and recycling of C&D materials for monitoring purposes.

15. We estimate that the project will generate about 17 460 tonnes of C&D materials. Of these, we will reuse about 6 480 tonnes (37%) on site, and deliver about 8 280 tonnes (48%) as fill to public fill reception facilities for subsequent reuse. In addition, we will dispose of about 2 700 tonnes (15%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be about \$0.56 million for this project (based on an unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

16. There are currently five existing trees generally of good conditions located in various parts of the site. We will preserve all the existing trees. Adequate protective measures will be carried out at the construction stage to avoid any damage to existing trees.

² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of public fill in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

³ This estimate has taken into account the cost of 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 is likely to be more expensive) when the existing ones are filled.

Employment Opportunities

17. The proposed works will create about 31 jobs (29 for labourers and two for professional/technical staff) providing a total employment of 450 man-months.

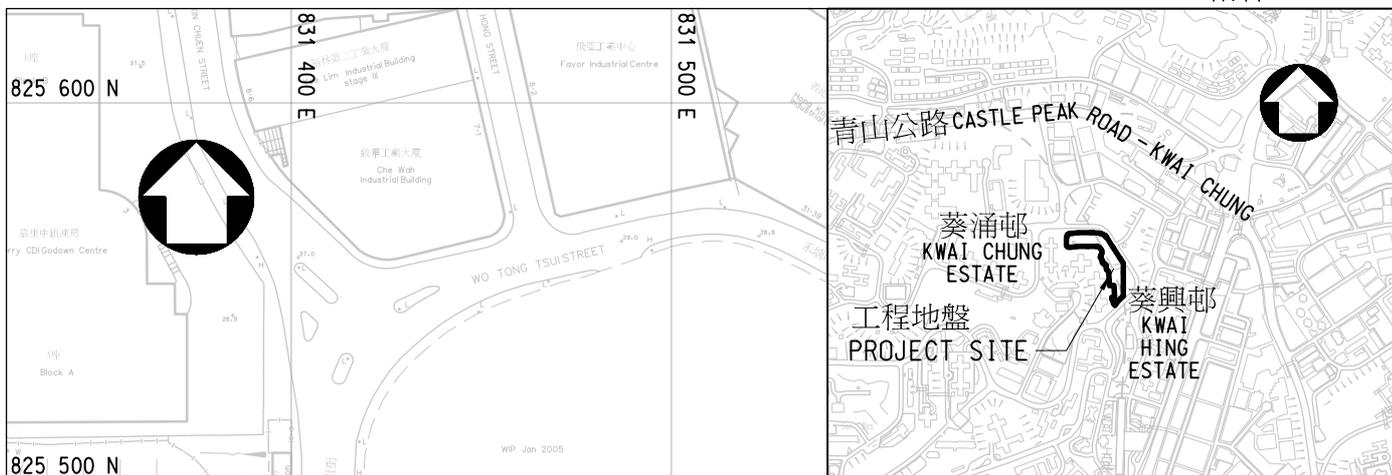
Land Acquisition

18. The project does not require any land acquisition.

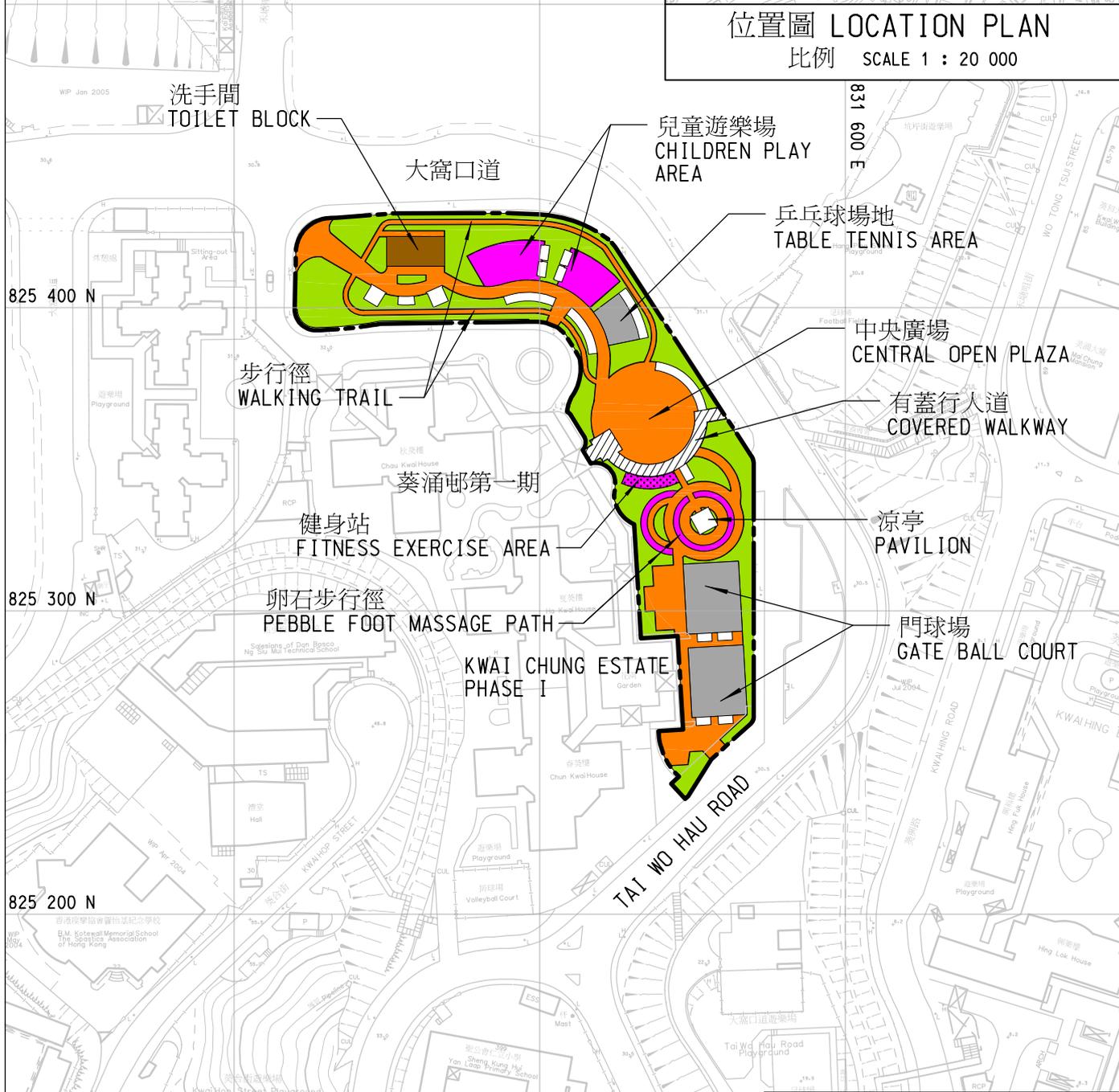
Way Forward

19. **407RO** covers DOS and local open space (LOS) projects at Kwai Chung, Sau Mau Ping and Choi Wan Road. Taking account of residents' and legislators' views, we propose to expedite the Kwai Chung project. Subject to Members' endorsement, we will seek funding approval from the Public Works Sub-Committee and Finance Committee of the Legislative Council on 7 June 2006 and 7 July 2006 respectively for upgrading of the part of **407RO** on Kwai Chung DOS to Category A so that construction can commence in August 2006 for completion by December 2007.

20. The planning and design of the remainder of **407RO**, i.e. the DOS adjoining Sau Mau Ping Estate Phase 12 and the DOS/LOS adjoining Choi Wan Road public housing development, are underway. We will consult Members on the remainder of **407RO** separately.



位置圖 LOCATION PLAN
比例 SCALE 1 : 20 000



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編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
圖則編號 drawing no.				比例 scale
LW 7793				1 : 2000 OR AS SHOWN
土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT				

名稱 title	姓名 name	簽署 initial	日期 date
毗鄰葵涌邨的地區休憩用地 — 平面圖 DISTRICT OPEN SPACE ADJOINING KWAI CHUNG ESTATE - SITE PLAN	設計 designed	W O LEUNG	SIGNED 22.3.06
	繪圖 drawn	C F HEUNG	SIGNED 22.3.06
	核對 checked	C K LAM	SIGNED 22.3.06
	核准 approved	W Y TANG	SIGNED 22.3.06
辦事處 土木工程處 土地工程處 office LAND WORKS DIVISION CIVIL ENGINEERING OFFICE			

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