

Legislative Council Panel on Housing

**PWP Item No. 407RO – District and Local Open Spaces adjoining
Choi Wan Road Public Housing Development**

Purpose

This paper seeks Members' support for the Administration's proposal to upgrade the remaining part of PWP Item No. 407RO (407RO) to Category A for developing two district open spaces (DOS) and a local open space (LOS) adjoining Choi Wan Road public housing development.

Project Scope

2. The remaining part of 407RO concerns the construction of the DOS and LOS adjoining Choi Wan Road public housing development which cover a total site area of about 40 860 square metres (m²). The scope of the project comprises –

DOS Site A (13 640 m²)

- (a) a theme garden with sitting-out facilities including pergolas/pavilions for use as rain/sun shelters, and soft landscaping areas;
- (b) children play areas;
- (c) fitness exercise areas with fitness equipment for the elderly;
- (d) a water feature;
- (e) a tai-chi area;
- (f) slope greening; and
- (g) ancillary facilities including two toilet blocks, a management office block and store rooms.

DOS Site B (24 880 m²)

- (a) a theme garden with sitting-out facilities including pergolas/pavilions for use as rain/sun shelters, and soft landscaping areas;
- (b) a fitness corner with fitness equipment for the elderly;
- (c) a children play area;
- (d) two shuttle lift towers and associated footbridges for barrier-free access;
- (e) slope greening; and
- (f) ancillary facilities including a toilet block, a management office block and store rooms.

LOS Site C (2 340 m²)

- (a) a landscaped garden with sitting-out areas, pergolas and soft landscaping works; and
- (b) slope greening.

Site plans showing the proposed works are set out at **Annexes 1 to 4**.

3. We plan to commence the construction works in August 2008 for completion of the LOS and DOS by May 2009 and January 2010 respectively.

Justifications

4. There is a need to provide new recreational facilities to cope with the proposed development at Choi Wan Road and Jordan Valley.

5. The areas near Choi Wan Road and Jordan Valley are being developed in phases for public housing, institution or community facilities and open spaces. Upon its completion in 2011, the population arising from the development will reach about 35 200. The proposed DOS and LOS will provide a range of recreational facilities to cater for different needs of residents in the areas and in the vicinity.

Financial Implications

6. We estimate the capital cost of the project to be \$182.1 million in money-of-the-day (MOD) prices, made up of the following –

	<u>\$ million</u>	
(a) Site formation	8.9	
(b) Buildings ¹	27.9	
(c) Building services	13.9	
(d) Drainage and sewerage works	8.0	
(e) External works ²	79.6	
(f) Soft landscaping works	3.8	
(g) On-cost payable to Housing Authority ³	17.8	
(h) Furniture and Equipment ⁴	1.4	
(i) Contingencies	16.1	
Sub-total	177.4	(in September 2007 prices)
(j) Provision for price adjustment	4.7	
Total	182.1	(in MOD prices)

7. Taking into consideration the spatial arrangement of the DOS and LOS in relation to the adjoining housing projects which are either under design or construction, it is considered desirable from both administrative and programming points of view to entrust the design and construction of the DOS and LOS to the Housing Authority for implementation by the Housing Department (HD). This arrangement will allow better co-ordination of the DOS and LOS and the adjoining public housing projects and ensure timely completion of the DOS and LOS for public use. Upon completion of the DOS and LOS, the HD will hand over the facilities to the Leisure and Cultural Services Department for management and maintenance.

¹ Buildings include management offices, toilets and lift towers.

² External works include paving, providing planters, fencing, pavilions/pergolas, furniture, play/fitness equipment, water feature and footbridges, and slope greening.

³ We will pay on-costs to the Housing Authority for the entrusted works at 12.5% of the estimated construction cost.

⁴ The cost estimate was prepared by making reference to the furniture and equipment provided in existing/planned facilities of similar scale (e.g. office furniture, tools and equipment, portable signage etc.).

Public Consultation

8. We consulted the Kwun Tong District Council (KTDC) and the Culture, Recreation and Sports Committee of KTDC on 19 January 2006 and 24 July 2007 respectively. Members of KTDC and the Committee had no objection to the project. Since this project will not affect any heritage site, no public consultation is required for the project from the heritage angle.

Environmental Implications

9. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499) and will not cause any long-term environmental impact. We have included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impact. The DOS Site B is located within the 250-metre consultation zone of the restored Jordan Valley Landfill. We will undertake precautionary landfill gas measures in the design and construction stages.

10. The HD will specify in the relevant contract the requirement for the contractor to implement mitigation measures to control noise, dust and site run-off nuisances during construction to within the level specified under the established standards and guidelines. 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.

11. We have considered the design of the levels and layout of the proposed open spaces in the planning and design stages to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse suitable excavated materials on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste to public fill reception facilities⁵. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste.

12. We will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste to public fill reception

⁵ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

facilities and landfills respectively through a trip-ticket system.

13. We estimate that the project will generate in total about 21 740 tonnes of construction waste. Of these, we will reuse about 4 890 tonnes (22.5%) of inert construction waste on site and deliver about 15 350 tonnes (70.6%) of inert construction waste to other projects or public fill reception facilities for subsequent reuse. In addition, we will dispose of about 1 500 tonnes (6.9%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be about \$0.6 million for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne⁶ at landfills).

14. The DOS and LOS sites were newly formed under PWP Item No. 564CL. Existing vegetation was only identified on the slope at the southern part of DOS Site B opposite to Choi Ha Estate, which will not be affected by the proposed works. We will incorporate in our project a planting proposal, involving about 800 trees and 12 000 shrubs.

Heritage Implications

15. This project will not affect any heritage site, i.e. all declared monuments, graded historic buildings and sites of archaeological interests.

Employment Opportunities

16. The proposed works will create about 185 jobs (173 for labourers and 12 for professional/technical staff), providing a total employment of 3 000 man-months.

Land Acquisition

17. The project does not require any land acquisition.

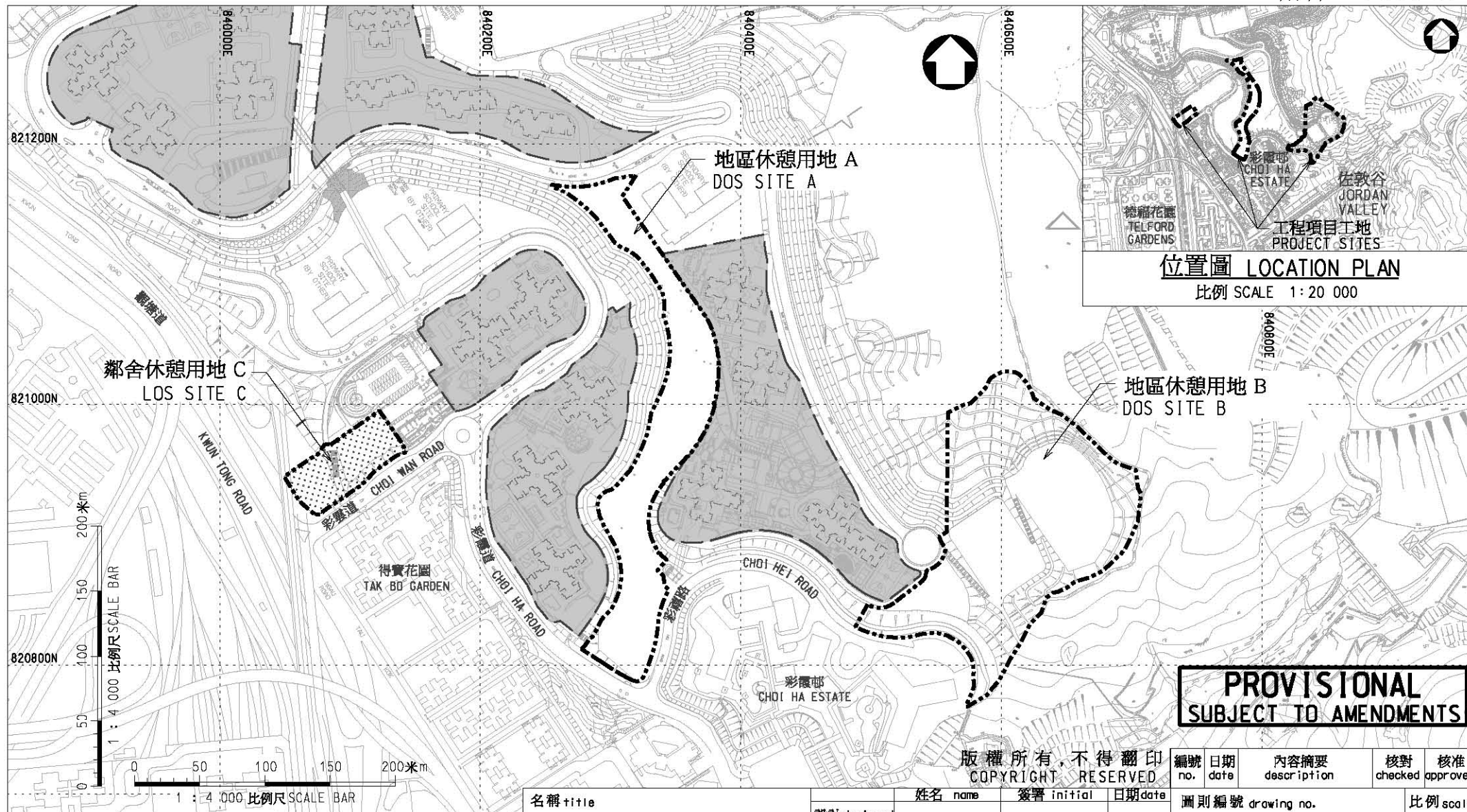
⁶ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

Way Forward

18. In December 2005, we upgraded to Category B 407RO which covers DOS and LOS projects at Kwai Chung, Sau Mau Ping and Choi Wan Road.

19. Subject to Members' support, we will seek funding approval from the Public Works Sub-Committee and Finance Committee of the Legislative Council in February 2008 and April 2008 respectively for upgrading the remaining part of 407RO on Choi Wan Road DOS and LOS to Category A, so that the construction can commence in August 2008 for completion in stages by January 2010.

Transport and Housing Bureau
December 2007



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編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved				
<table border="1"> <thead> <tr> <th>圖則編號 drawing no.</th> <th>比例 scale</th> </tr> </thead> <tbody> <tr> <td>LW 8370</td> <td>1:4000 OR AS SHOWN</td> </tr> </tbody> </table>					圖則編號 drawing no.	比例 scale	LW 8370	1:4000 OR AS SHOWN
圖則編號 drawing no.	比例 scale							
LW 8370	1:4000 OR AS SHOWN							

圖例 LEGEND:

- 擬建的地區休憩用地
PROPOSED DISTRICT OPEN SPACE (DOS)
- 擬建的鄰舍休憩用地
PROPOSED LOCAL OPEN SPACE (LOS)
- 擬建的公共房屋發展項目
PROPOSED PUBLIC HOUSING DEVELOPMENT

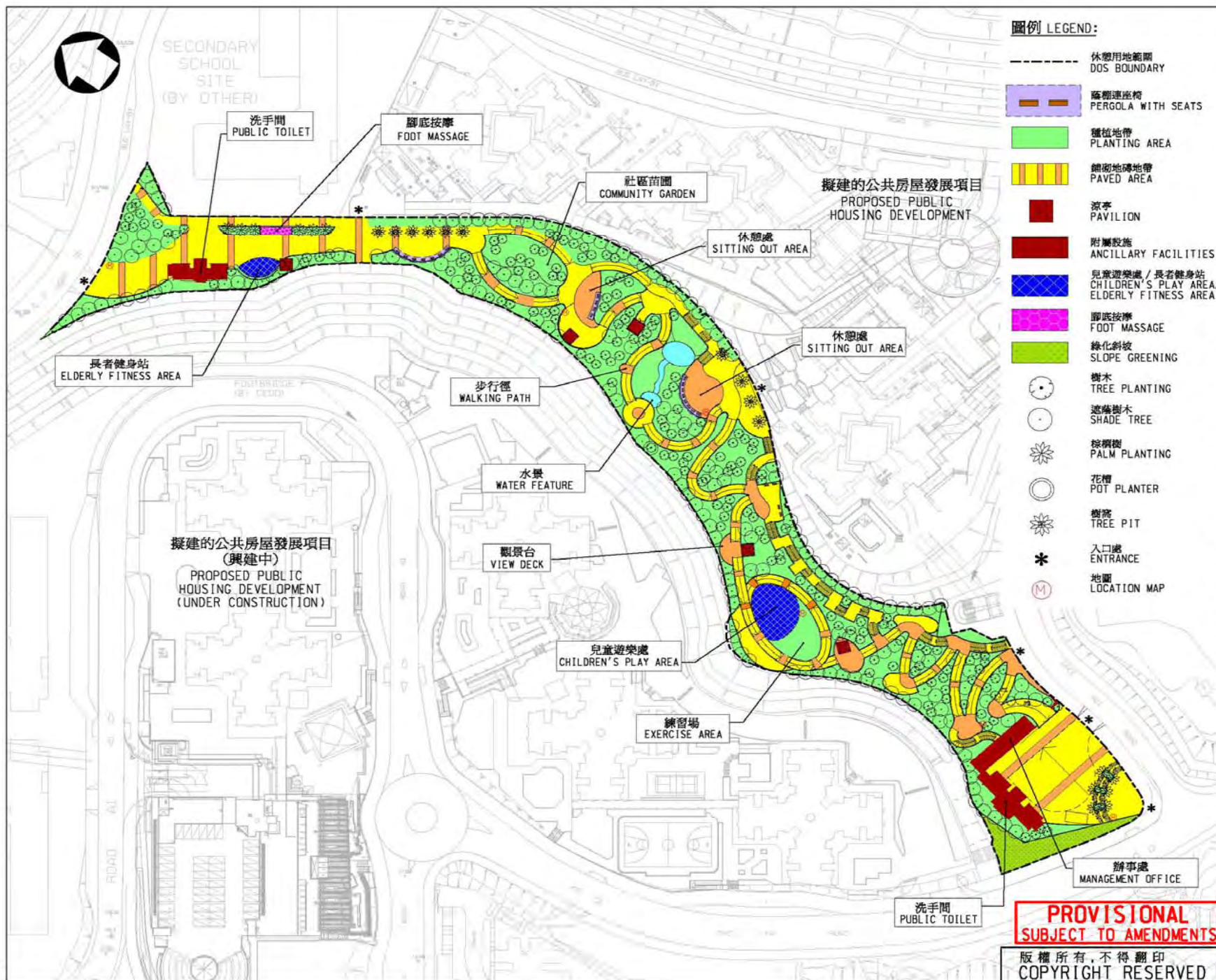
名稱 title
毗鄰彩雲道公共房屋發展項目
的地區/鄰舍休憩用地-位置圖
DISTRICT/LOCAL OPEN SPACES
ADJOINING CHOI WAN ROAD
PUBLIC HOUSING DEVELOPMENT
- LOCATION PLAN

	姓名 name	簽署 initial	日期 date
設計 designed			
繪圖 drawn	Y.Y. WOO		
核對 checked	K.M. LAM		
核准 approved	T.Y. LAU		

辦事處 土木工程處 土地工程處
office LAND WORKS DIVISION
CIVIL ENGINEERING OFFICE



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CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT



註釋 NOTES :

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修訂 REVISION

修訂 no.	姓名 name	簽署 initial	日期 date
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設計 designed

繪圖 drawn Y.Y. WOO

指導 traced

核對 checked K.M. LAM

核准 approved

T.Y. LAU
SENIOR ENGINEER/6

日期 date : _____

合約編號 contract no.

檔案編號 file no.

工務計劃編號 pwp no.

圖則名稱 drawing title

地區休憩用地 A -
平面圖
DISTRICT OPEN SPACE
SITE A -
SITE PLAN

圖則編號 drawing no.

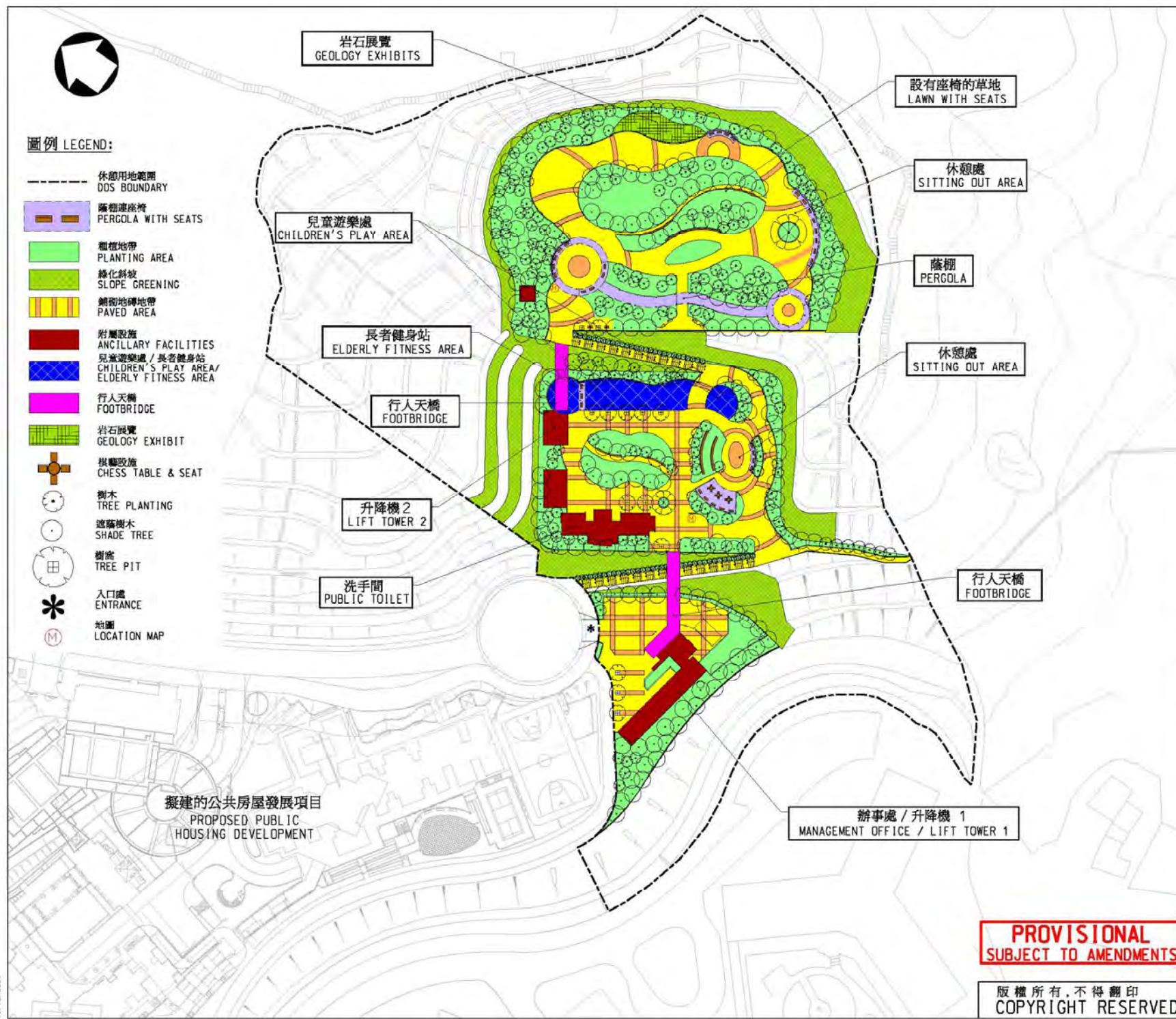
LW 8371

比例 scale

1:1200

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繪圖 drawn	Y.Y. WOO		
描摹 traced			
核對 checked	K.M. LAM		

核准 approved

T.Y. LAU
SENIOR ENGINEER/6

日期 date : _____

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檔案編號 file no.

工務計劃編號 pwp no.

圖則名稱 drawing title

地區休憩用地 B -
平面圖
DISTRICT OPEN SPACE
SITE B -
SITE PLAN

圖則編號 drawing no.

LW 8372

比例 scale

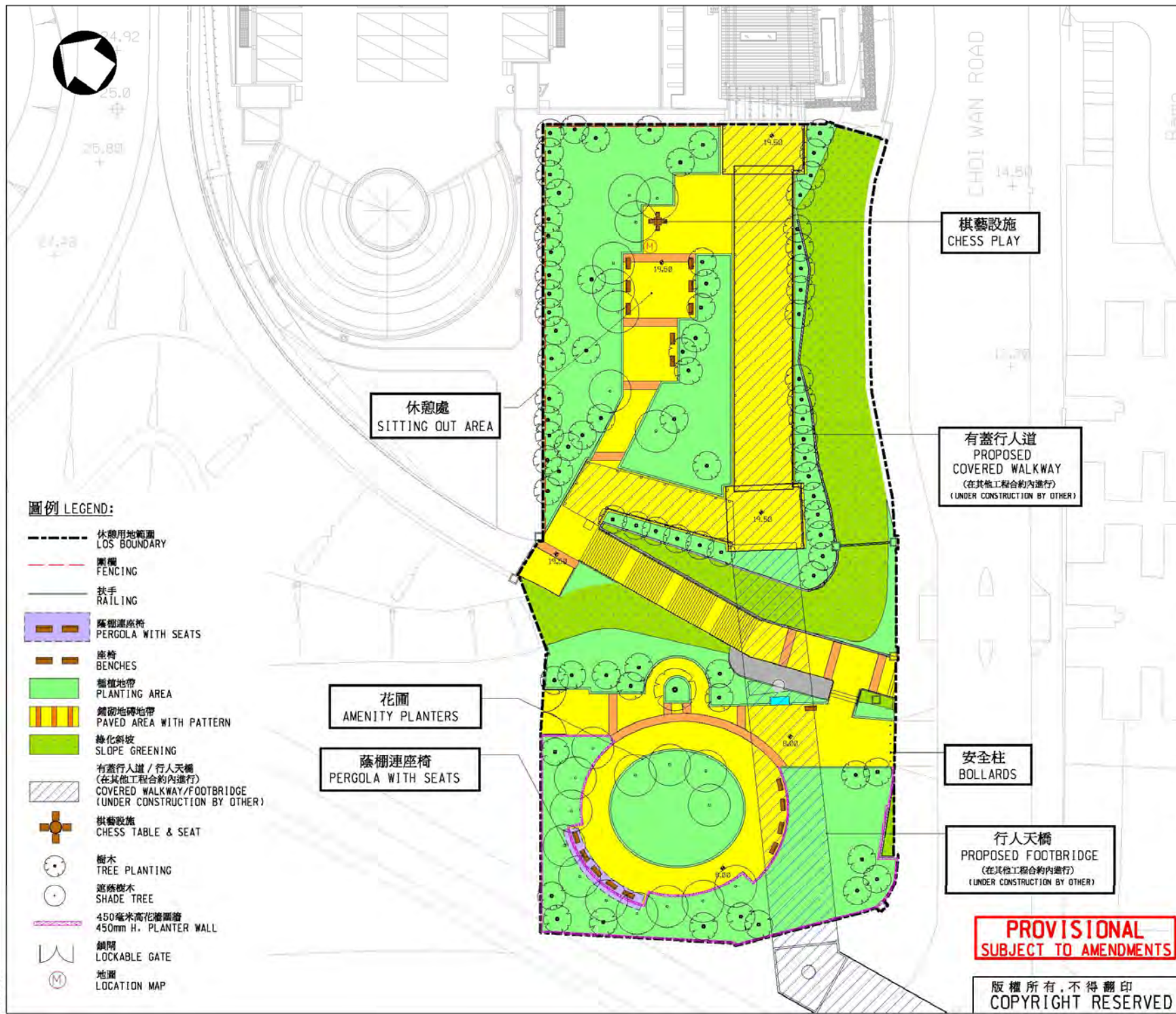
1:1000

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核准 approved

T.Y. LAU
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日期 date : _____

合約編號 contract no.

檔案編號 file no.

工務計劃編號 dwp no.

圖則名稱 drawing title

鄰舍休憩用地 C -
平面圖
LOCAL OPEN SPACE
SITE C -
SITE PLAN

圖則編號 drawing no.

LW 8373

比例 scale

1:400

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