

For discussion  
on 15 June 2011

PWSC(2011-12)28

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

**Social Welfare and Community Building – Community centres and halls**  
**3194SC – Community hall at the eastern part of ex-North Point Estate site**

### **HEAD 706 – HIGHWAYS**

**Transport – Interchanges/bus termini**  
**6078TI – Covered public transport terminus at the eastern part of the  
ex-North Point Estate site**

Members are invited to recommend to the Finance Committee the upgrading of **3194SC** and **6078TI** to Category A at an estimated cost of \$61 million and \$43.7 million in money-of-the-day prices for the construction of a community hall and a covered public transport terminus respectively at the eastern part of the ex-North Point Estate site.

### **PROBLEM**

We need to provide a community hall (CH) in North Point to meet the demand for community facilities in the district. We also need to replace the existing open-air public transport terminus (PTT) at the eastern part of the ex-North Point Estate (ex-NPE(E)) site with a covered one to meet demand in the area.

**/ PROPOSAL.....**

## PROPOSAL

2. The Director of Architectural Services and the Director of Highways, with the support of the Secretary for Home Affairs and the Secretary for Transport and Housing respectively, propose to upgrade **3194SC** and **6078TI** to Category A at an estimated cost of \$61 million and \$43.7 million in money-of-the-day (MOD) prices for the construction of a CH and a covered PTT respectively at the ex-NPE(E) site.

## PROJECT SCOPE AND NATURE

3. The proposed scope of the CH under **3194SC** and the PTT under **6078TI** is as follows –

CH (total Gross Floor Area (GFA) of not less than 1 260 square metres (m<sup>2</sup>))

The proposed CH comprises the following components –

- (a) a multi-purpose hall <sup>1</sup> with a seating capacity of 450;
- (b) a stage with a store room;
- (c) a stage meeting room;
- (d) male and female dressing rooms;
- (e) a conference room; and
- (f) ancillary facilities, including a management office, an office store room, a baby care room, toilets, etc.

/ PTT .....

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<sup>1</sup> To meet the public's demand for venues for small-scale cultural performances, full-height sliding partitions with sound insulation will be provided in the multi-purpose hall so that it could be flexibly converted into two or three smaller venues to meet different needs. The multi-purpose hall will also be equipped with better lighting and sound systems to cater for the needs of the performing groups.

PTT (covered area with a total GFA of not less than 7 270 m<sup>2</sup>)

The proposed PTT comprises the following facilities –

- (a) 12 standard bus bays (five double-width and seven single-width) ranging from 25 to 65 metres (m) each in length for alighting / boarding / stacking of buses up to 12 m long;
- (b) a standard green minibus bay (double-width) of 60 m in length for alighting / boarding / stacking of minibuses;
- (c) two bus regulator offices with a total area of about 100 m<sup>2</sup>;
- (d) a minimum clear height of 6 m plus allowance for a service zone for the necessary illumination, ventilation and other systems for operations of the PTT with a floor-to-floor height of 8.5 m;
- (e) a public toilet with a total GFA of not less than 110 m<sup>2</sup>; and
- (f) associated fire service, lighting, ventilation, electrical and mechanical (E&M), street furniture works, traffic aids, drainage and landscaping works.

4. The ex-NPE(E) site has been included in the 2011-12 Land Sale Programme. Subject to funding approval of the Finance Committee, we will include the construction of the CH and the PTT by the developer as one of the Conditions of Sale. The developer will be required to construct the CH and the PTT with funding borne by Government<sup>2</sup>.

/ **JUSTIFICATION.....**

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<sup>2</sup> The existing policy provides that, where large or extensive Government, Institution and Community (GIC) / Public Open Space (POS) facilities are involved in a 'Comprehensive Development Area' (CDA) site, the Government should not take advantage of the developer and should consider meeting part or all of the costs (capital and recurrent) of such facilities on a discretionary basis, provided that the case meets a set of criteria set out in the then Planning and Lands Bureau General Circular No. 2/2001 on Payment for GIC and Open Space (OS) Facilities in Comprehensive Development Areas. Please see paragraph 35 below for details of the welfare facilities and the POS to be provided in the ex-NPE(E) site.

**JUSTIFICATION**

5. The ex-NPE(E) site is zoned “Comprehensive Development Area (3)” (CDA(3)) on the approved North Point Outline Zoning Plan No. S/H8/24. A location plan showing the ex-NPE(E) site is at Enclosure 1. The Government will, through land sale conditions, require the developer of ex-NPE(E) site to construct a CH, a PTT, welfare facilities and a public open space (POS) at the ex-NPE(E) site. The Government will reimburse the developer for the construction of the CH and the PTT through two Public Works Programme projects covered in this submission, i.e. **3194SC** and **6078TI**. As regards the funding arrangements for the welfare facilities and the POS, please see paragraph 35 below for details. The provision of these Government, Institution and Community (GIC) facilities has been included in a Planning Brief (PB) endorsed by the Town Planning Board (TPB) on 21 January 2011 to guide the development of the ex-NPE site. Their exact location and details are subject to the developer’s Master Layout Plan to be approved by the TPB in accordance with the Town Planning Ordinance. A development concept plan annexed to the PB of the whole ex-NPE site prepared by the Planning Department is at Enclosure 2.

6. The developer will be the works agent for the construction works for the GIC facilities. The proposed arrangement enables the needed facilities to be provided to the public in a timely and integrated manner through private development, provides for better planning and optimizes the use of limited land. The provision of the facilities by the developer will not attract any GFA concessions or bonus GFA. Under the proposed arrangement, the developer shall be responsible for the design and construction of the GIC facilities according to the Government’s specifications and to the Government’s satisfaction. Upon completion, the relevant departments will take over the facilities for subsequent operation, management and maintenance. The Government will reimburse the developer the actual cost of construction, subject to a pre-determined financial ceiling established with reference to the construction costs of the facilities if they were to be constructed by the Government.

7. To ensure no disruption to PTT service, the PB requires that the existing open-air PTT at the western side of the ex-NPE(E) site to remain in operation during the construction of the reprovisioned PTT at the eastern side of the site. The vacated site of PTT will then be available for development, including the construction of the GIC facilities.

8. The justifications for the proposed CH and PTT are set out in the ensuing paragraphs.

/ CH .....

CH

9. At present, the population of North Point is about 172 000. Local organizations in North Point have a strong demand for CH facilities for organizing district activities to strengthen residents' sense of belonging to the local community.

10. There are six existing community centres (CCs) / CHs in the Eastern District (ED) but none of them is located in North Point. Currently, local organizations have to make use of the Causeway Bay CC at Fuk Yam Road and the Quarry Bay CH at Greig Road, both of which are about 15 to 20 minutes away from North Point East on foot. The utilization rates of Causeway Bay CC and Quarry Bay CH are relatively high at 76% and 77% in 2010 respectively, with utilization close to or well over 80% during peak periods. Apart from the aforementioned CCs and CHs, there are five sports centres in the ED but all of them have a high utilization rate of over 95% constantly. As such, these sports centres do not have spare capacity to serve as venues for organizing other recreational and cultural activities. Hence, we propose to provide a new CH at the ex-NPE(E) site which would benefit the local community.

PTT

11. The proposed PTT serves to re-provision the existing open-air PTT situated within the ex-NPE(E) site. The existing PTT provides terminal facilities for taxi services, three short haul and 11 long haul franchised bus routes serving both locals in the ED and ferry passengers from other areas. Owing to its proximity to the North Point Ferry Pier and the North Point Mass Transit Railway Station, the existing PTT has been serving as a major inter-modal transit point for commuters including those originating from the nearby areas including Braemar Hill and Happy Valley, who wish to interchange among bus, ferry and rail.

12. Given the importance of the existing PTT and that there is no suitable alternative site for a replacement PTT, we need to re-provision the PTT within the ex-NPE(E) site in connection with its development so that the necessary public transport services can be maintained without disruption. In addition to the provision of bus bays, the proposed PTT will also provide a double-width green minibus bay for replacing the existing on-street terminal points of green minibus in the vicinity to help mitigate traffic congestion problem and noise nuisance caused to the residents.

13. A new public toilet will be provided within the proposed PTT to replace the existing one at the North Point Passenger Ferry Concourse (Shu Kuk Street), which will be affected by the development of the ex-NPE(E) site. As the toilet mainly serves commuters of the existing PTT, it is in line with the Government's policy objective to re-provision the toilet within the proposed PTT. The opportunity will also be taken to upgrade the toilet facilities to provide better services and meet with the modern-day requirements such as barrier-free access.

## FINANCIAL IMPLICATIONS

### CH

14. We estimate the capital cost of the CH under **3194SC** to be \$61 million in MOD prices (please see paragraph 16 below), broken down as follows –

	<b>\$ million</b>	
(a) Building	23.3	
(b) Building services	8.3	
(c) Drainage	0.5	
(d) External works	1.2	
(e) Additional energy conservation measures	0.4	
(f) On-cost to the developer <sup>3</sup>	4.2	
(g) Furniture and equipment	0.4	
(h) Contingencies	3.8	
	Sub-total	42.1 (in September 2010 prices)
(i) Provision for price adjustment	18.9	
	Total	61.0 (in MOD prices)

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<sup>3</sup> The amount will cover the developer's on-cost for design and construction supervision, which is estimated based on the average on-costs of Government departments' similar outsourced projects. The on-cost will be reimbursed to the developer on an actual cost basis.

15. The construction floor area (CFA) of the CH is about 1 629 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$19,398 per m<sup>2</sup> of CFA in September 2010 prices. We consider this reasonable as compared with similar projects built by the Government.

16. Subject to approval, we will phase the expenditure based on the implementation programme assumed in paragraph 19 as follows –

Year	\$ million (Sept 2010)	Price adjustment factor	\$ million (MOD)
2017 – 18	37.9	1.43953	54.6
2018 – 19	4.2	1.51870	6.4
	42.1		61.0

### PTT

17. We estimate the capital cost of the PTT under **6078TI** to be \$43.7 million in MOD prices (please see paragraph 18 below), broken down as follows –

	\$ million
(a) Construction cost	28.3
(i) civil works	11.1
(ii) lighting works	3.8
(iii) associated fire service, ventilation and E&M works	7.2
(iv) public toilet (including building and building services works)	6.2
(b) On-cost to the developer <sup>4</sup>	4.0
(c) Contingencies	3.2
	<b>/\$ million.....</b>

<sup>4</sup> The amount will cover the developer's on-cost for design and construction supervision, which is estimated based on the average on-costs of Government departments' similar outsourced projects. The on-cost will be reimbursed to the developer on an actual cost basis.

		<b>\$ million</b>
	Sub-total	35.5 (in September 2010 prices)
(d)	Provision for price adjustment	8.2
	Total	43.7 (in MOD prices)

The CFA of the public toilet is about 143 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$43,357 per m<sup>2</sup> of CFA in September 2010 prices. We consider this reasonable as compared with similar projects built by the Government.

18. Subject to approval, we will phase the expenditure based on the implementation programme assumed in paragraph 19 as follows –

Year	\$ million (Sept 2010)	Price adjustment factor	\$ million (MOD)
2014 – 15	32.3	1.22592	39.6
2015 – 16	3.2	1.29335	4.1
	35.5		43.7

19. We have derived the MOD estimates on the basis of Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2014 to 2019. It is also assumed that the land disposal of the ex-NPE(E) site will be in early 2012, and construction works of the PTT will commence in 2013 for completion in end 2014 and the construction of the CH will commence after the relocation of the existing open-air PTT in early 2015 for completion in 2017.



20. We estimate the additional annual recurrent expenditure arising from the CH and the PTT (including public toilet) to be \$2.5 million and \$2.7 million respectively. The CH would increase the administration cost of the relevant bureaux/departments but it is not feasible to assess the impact on the fees and charges. The cost increase would be taken into account in fee review exercises for the relevant services.

## **PUBLIC CONSULTATION**

21. The Planning, Works and Housing Committee (PWHC) of the Eastern District Council (EDC) was consulted on the draft PB on 27 February 2009, and their views were taken into account by the TPB in finalizing the PB. While appreciating the adoption of a lower building height and the provision of a waterfront promenade at the site, PWHC requested the provision of a 1 000-seat theatre for Cantonese opera / cultural performance at the site. Considering that there are already a number of performance venues of different scales being constructed or planned over the territory and the need for provision of large-scale performance venues should be assessed on a territorial basis, the request was not supported by the Home Affairs Bureau. The amendment to the North Point Outline Zoning Plan to rezone the ex-NPE(E) site to “CDA(3)” with the incorporation of relevant development restrictions was exhibited for public inspection on 19 March 2010 in accordance with the provisions of the Town Planning Ordinance. After due consideration of the representations and comments received in respect of the amendment on 3 September 2010, the TPB decided to maintain the zoning and development restrictions for the site. The Outline Zoning Plan was approved by the Chief Executive in Council under section 9(1)(a) of the Town Planning Ordinance on 30 November 2010.

22. Transport Department and Highways Department consulted the Traffic and Transport Committee of the EDC on the reprovisioning of the PTT and the associated road works on 21 October 2010 and 18 November 2010<sup>5</sup>. Members of the Committees expressed no objection to the proposed PTT project. Food and Environmental Hygiene Department briefed the Food, Environmental and Hygiene Committee of the EDC on the public toilet on 8 December 2010, and Members of the Committee agreed to the proposal in February 2011. Home Affairs Department consulted the EDC on the scope of the CH on 5 May 2011 and EDC Members supported the CH project.

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5 Meetings jointly held with the Planning, Works and Housing Committee of EDC.

23. We consulted the Legislative Council Panel on Development on 24 May 2011. Some Members suggested providing a 1 000-seat theatre for Chinese opera in lieu of the CH. Home Affairs Department explained to Panel Members that EDC has supported the provision of a CH, and Home Affairs Bureau had reservations on constructing a large performance venue at the ex-NPE(E) site for reasons stated in paragraph 21 above. Members did not raise objection to the submission of the funding proposals to the Finance Committee.

## ENVIRONMENTAL IMPLICATIONS

24. The CH and PTT are not designated projects under the Environmental Impact Assessment (EIA) Ordinance (Cap. 499). For the PTT, we completed a Preliminary Environmental Review (PER) in May 2011. The PER concluded and the Director of Environmental Protection agreed that with the implementation of the environmental mitigation measures as recommended in the PER, the PTT would not give rise to adverse environmental impacts that would exceed established criteria. We will ensure that the developer will provide environmental mitigation measures as set out in the PER, including the suitable location of the exhaust air outlets away from nearby residents or other air sensitive receptors in accordance with the Professional Persons Environmental Consultative Committee Practice Note (ProPECC) PN 1/98 and suitable location of ingress and egress of the PTT away from nearby noise sensitive receivers as far as possible. During construction of the CH and PTT, we will ensure that the developer shall control noise, dust nuisance and site run-off to comply with established standards through the implementation of appropriate mitigation measures. The CH belongs to one of the categories of projects that have very limited potential for giving rise to adverse environmental impact and hence a PER was not considered necessary.

25. For the CH and the PTT, at the planning and design stages, we will require the developer to consider the design and construction sequence of the proposed works to reduce the generation of construction waste where possible. In addition, we will require the developer to reuse inert construction waste (e.g. excavated soil) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities<sup>6</sup>. We will encourage the developer to maximize the use of recycled / recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

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<sup>6</sup> 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.

26. At the construction stage, we will, through the developer, 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. The developer will be requested to ensure that the day-to-day operations on site comply with the approved plan. The developer will also be requested to require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities, and control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system. The Lands Department will specify in the Conditions of Sale requirements for the developer to submit their approved plan for the record and to ensure that the day-to-day operations on site comply with the approved plan.

27. We estimate that the CH and the PTT will generate in total about 1 959 tonnes of construction waste. Of these, the developer is expected to reuse about 1 335 tonnes (68.1%) of inert construction waste on site and deliver 356 tonnes (18.2%) of inert construction waste to public fill reception facilities for subsequent reuse. The developer is expected to dispose of the remaining 268 tonnes (13.7%) 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 \$43,000 for the CH and the PTT (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne<sup>7</sup> at landfills).

## **HERITAGE IMPLICATIONS**

28. The CH and the PTT will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites / buildings, sites of archaeological interests and Government historic sites identified by the Antiquities and Monuments Office.

## **LAND ACQUISITION**

29. The CH and the PTT do not require any land acquisition.

/ **ENERGY**.....

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<sup>7</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 is likely to be more expensive), when the existing ones are filled.

## ENERGY CONSERVATION MEASURES

30. The CH shall be designed and constructed by the developer with due consideration to its environmental performance such as application of energy efficient building services installations. The developer will be requested to adopt a green building design and environmental and energy conservation measures in the construction of the CH. The cost estimate of the CH has included the costs of such design and measures.

## BACKGROUND

31. We upgraded **3194SC** and **6078TI** to Category B in March 2011. The ex-NPE(E) site has been included in the 2011-12 Land Sale Programme.

32. As the detailed design and layout of the proposed development at the site have to be provided by the developer at the Master Layout Plan submission stage, the tree felling proposal cannot be confirmed at this stage. Although the existing trees on the site are not important trees<sup>8</sup>, the EDC has asked for preservation of the trees on the sites. According to the PB of the ex-NPE site, all existing trees on the site should be preserved as far as possible. A Landscape Master Plan would need to be prepared by the developer to the satisfaction of the Planning Department in accordance with the tree preservation requirements stipulated in the PB.

33. We estimate that the CH and the PTT will create about 72 jobs (54 for labourers and another 18 for professional/technical staff) providing a total employment of 1 310 man-months.

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8 “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) tree of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, tree growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 m (measured at 1.3m above ground level), or with height/canopy spread equal or exceeding 25m.

34. According to the approved North Point Outline Zoning Plan No. S/H8/24, the ex-NPE(E) site of about 29 265 m<sup>2</sup> (subject to verification upon setting out of the site) is zoned CDA(3). The site is subject to a maximum domestic GFA of 53 680 m<sup>2</sup> and a maximum non-domestic GFA of 29 995 m<sup>2</sup> of which a GFA of not less than 5 155 m<sup>2</sup> shall be provided for GIC facilities, a maximum site coverage of 60% (excluding basement(s)), and a maximum building height of 80 m above Principal Datum. A POS of not less than 12 680 m<sup>2</sup> including a 20 m wide waterfront promenade shall be provided.

35. As mentioned in paragraph 5 above, apart from the CH and the PTT, the Government has also included welfare facilities<sup>9</sup> and a POS at the ex-NPE(E) site, also to be constructed by the developer. The Social Welfare Department (SWD) will seek funding from the Lotteries Fund to reimburse the developer for the construction cost of the welfare facilities. As for the POS of not less than 12 680 m<sup>2</sup> including a 20-m wide waterfront promenade, their construction cost will be borne by the developer and the facilities will be handed over to Leisure and Cultural Services Department for management. This arrangement applicable to POS provided in private development has been presented to Members in a paper entitled 'Provision of Public Open Space in Private Developments' (CB(1)930/09-10(03)) and discussed by the Legislative Council Panel on Development at the meeting on 26 January 2010.

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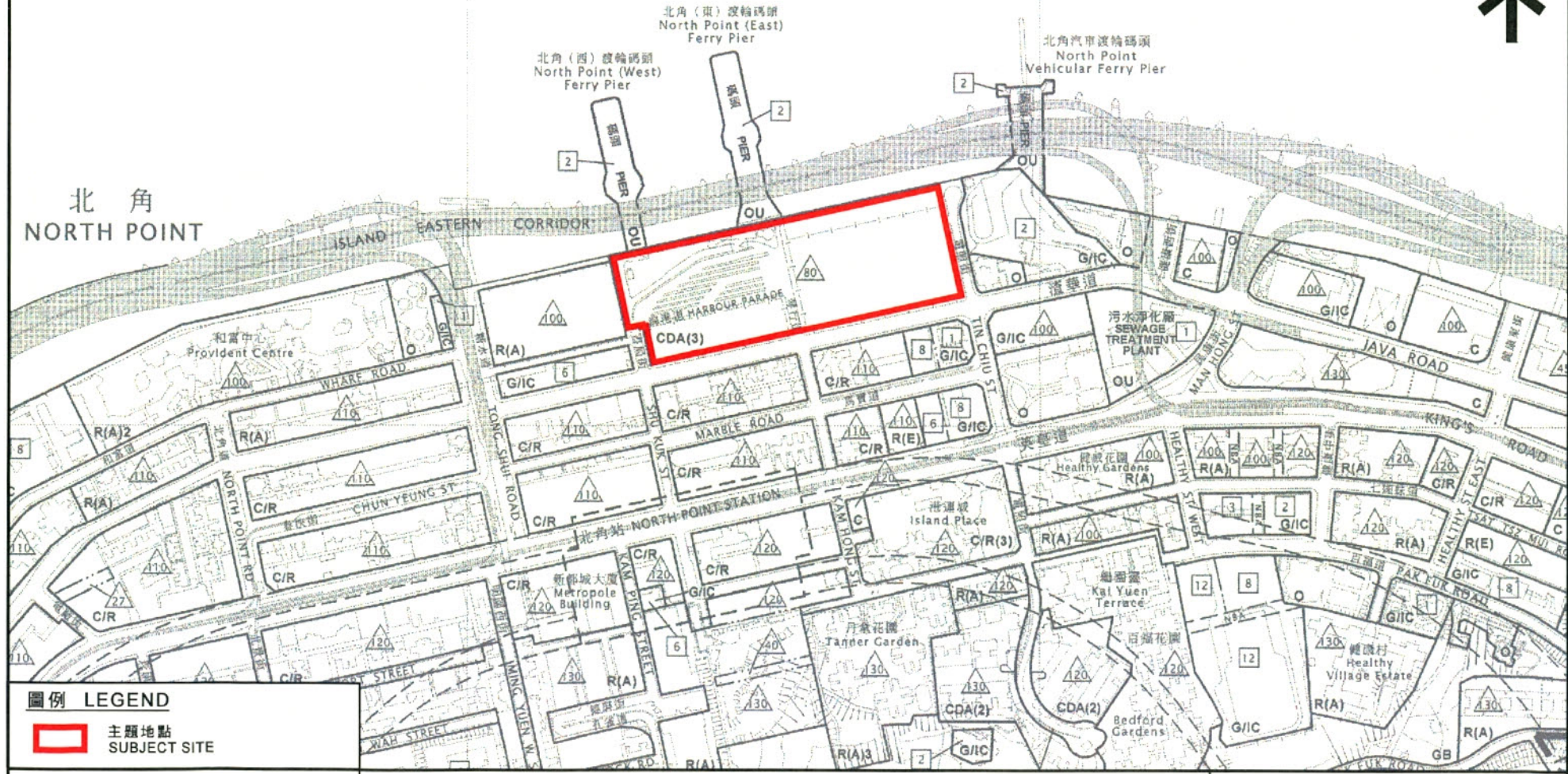
**Development Bureau**  
**Home Affairs Bureau**  
**Transport and Housing Bureau**  
**Food and Health Bureau**  
**June 2011**

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<sup>9</sup> According to the PB prepared by the Planning Department for the ex-NPE site, a minimum GFA of 3 855 m<sup>2</sup> for welfare facilities at the ex-NPE(E) site includes an Integrated Family Service Centre, a special child care centre cum early education and training centre, a district support centre for persons with disabilities and a day care centre for the elderly to be provided to the satisfaction of the Director of Social Welfare. Actual provision is to be agreed with SWD. SWD will take over the welfare facilities upon their completion.



北角  
NORTH POINT



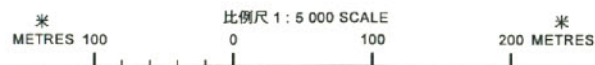
**圖例 LEGEND**

 主題地點  
SUBJECT SITE

**位置圖 LOCATION PLAN**

前北角邨地盤東面部分  
EASTERN PART OF EX-NORTH POINT ESTATE SITE

本摘要圖於2011年6月3日擬備，  
所根據的資料為於2010年11月30日  
核准的分區計劃大綱圖編號 S/H8/24  
EXTRACT PLAN PREPARED ON 3.6.2011  
BASED ON OUTLINE ZONING PLAN No.S/H8/24  
APPROVED ON 30.11.2010

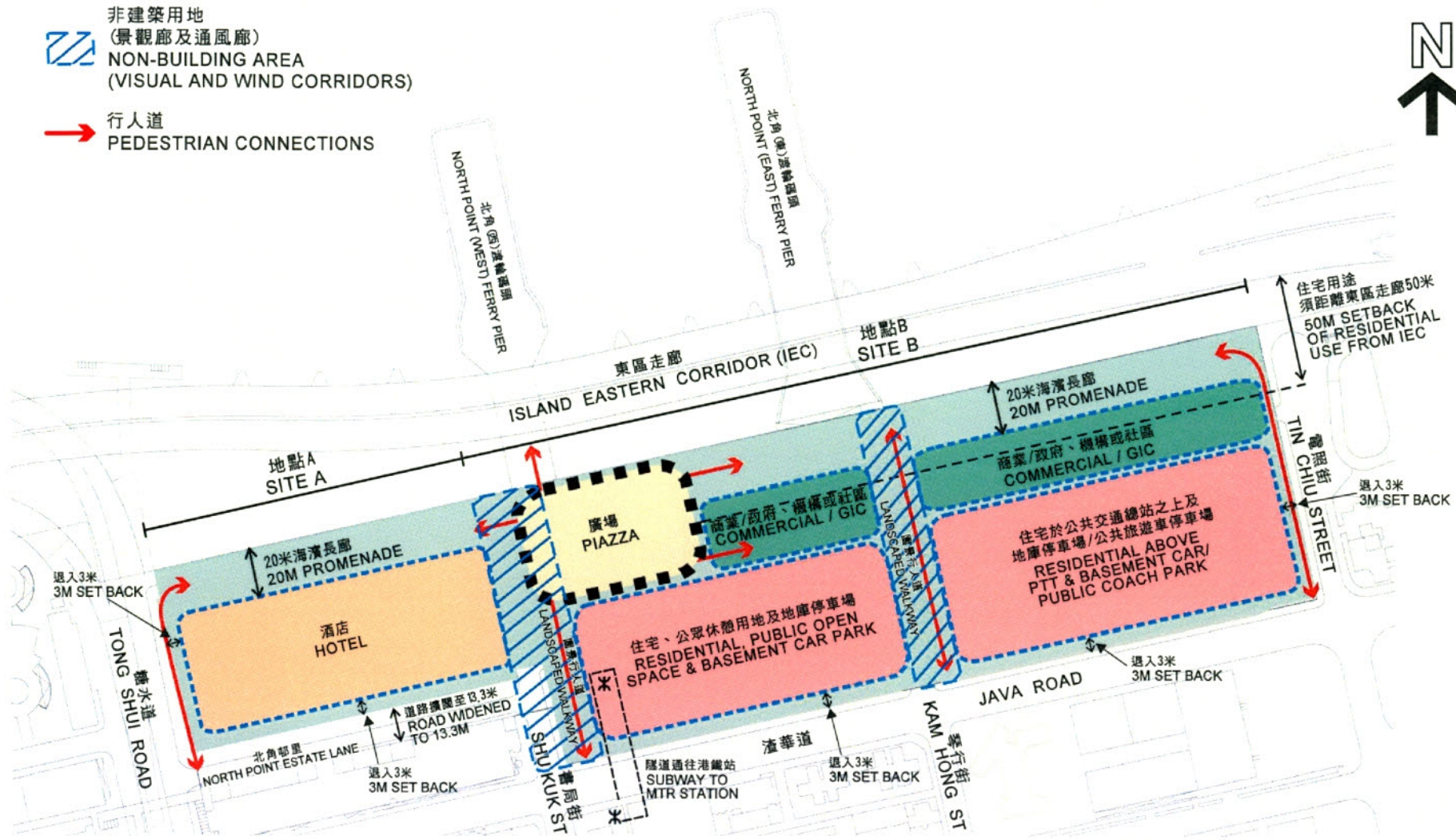


規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
**M/H8/11/2**

-  非建築用地  
(景觀廊及通風廊)  
NON-BUILDING AREA  
(VISUAL AND WIND CORRIDORS)
-  行人道  
PEDESTRIAN CONNECTIONS



本摘要圖於2011年6月3日撥備  
EXTRACT PLAN PREPARED ON 3.6.2011

**發展概念 DEVELOPMENT CONCEPT**  
前北角邨地盤的規劃大綱  
PLANNING BRIEF FOR THE EX-NORTH POINT ESTATE SITE

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H8/11/2