

**For discussion
on 24 May 2011**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**PWP Item No. 3194SC and 6078TI–
Provision of Government, Institution and Community Facilities
at the Eastern Part of Ex-North Point Estate Site**

PURPOSE

This paper seeks Members' views on a proposal to seek Legislative Council (LegCo)'s approval of funding totaling \$104.7 million in money-of-the-day (MOD) prices for the construction of a community hall (CH) and a covered public transport terminus (PTT) as public facilities to be provided in an integrated manner at the eastern part of the Ex-North Point Estate (ex-NPE(E)) site which is scheduled for land sale in 2011-12.

PROJECT SCOPE AND NATURE

2. The proposed scopes of the CH and the PTT are as follows –

CH (total Gross Floor Area (GFA) of not less than 1,260 square metres (m²))

The proposed CH¹ comprises the following components -

- (a) a multi-purpose hall with a seating capacity of 450;
- (b) a stage with a store room;

1 To meet the public's demand for venues for small scale arts and cultural performances, the CH will be provided with better lighting and sound systems. Full-height sliding partitions with sound insulation will also be provided in the multi-purpose hall so that it could be flexibly converted into two or three smaller venues to meet different needs.

- (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, a baby care room, toilets, etc.

The covered PTT (covered area with a total GFA of not less than 7,270 m²)

The proposed PTT serves to replace the existing open-air PTT situated within the ex-NPE(E) site, and 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) one 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 m²;
- (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 m²; and

- (f) associated fire service, lighting, ventilation, electrical and mechanical (E&M), street furniture works, traffic aids, drainage and landscaping works.

3. The ex-NPE(E) site is included in the 2011-12 Land Sale Programme. Subject to the funding approval of the LegCo, 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 Government².

JUSTIFICATION

4. 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, some 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 (PWP) projects, i.e. Item 3194SC and Item 6078TI. As regards the funding arrangements for the welfare facilities and the POS, please see paragraph 30 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-North Point Estate site (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 prepared by the Planning Department is at **Enclosure 2**.

2 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 30 below for details of the welfare facilities and the POS.

5. The proposed arrangement is based on sound considerations and 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. The works agent for the construction works for the GIC facilities is the developer. 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 facilities will be handed over to relevant departments for subsequent operation, management and maintenance. The Government will reimburse the developer the actual cost of construction, subject to a pre-determined financial ceiling determined with reference to the construction costs of the facilities if they were to be constructed by the Government.

6. 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 has to be maintained in operation during the construction period until relocation to a new PTT to be built at the eastern side of the site. The vacated site will then be available for development, including the construction of the GIC facilities.

7. Details of the proposed CH and PTT are set out in the ensuing paragraphs.

CH

8. At present, the populations in North Point East and North Point West are about 76,000 and 96,000 respectively. Local organizations in the area have a strong demand for CHs for organizing district activities to strengthen residents' sense of belonging to the local community.

9. There are six existing community centres (CCs) / CHs in the Eastern District (ED) but none of them is located in North Point East. Currently, local organizations have to make use of the Causeway Bay CC at Fuk Yam Road and Quarry Bay CH at Greig Road (both of them are about 15-20 minutes' walking distance from North Point East), which are distant from North Point East. The utilization rates of Causeway Bay CC and Quarry Bay CH are relatively high, respectively at 76% and 77% in 2010, with

utilization close to or well over 80% during peak periods. Apart from the CCs and CHs, there are five Sports Centres in the ED but all of them are subject to a high utilization rate of constantly over 95%. As such, these Sports Centres do not have spare capacity to serve as a venue for organizing other recreational and cultural activities. Against these backgrounds, constructing a new CH at the ex-NPE(E) site is fully justified and would significantly benefit the local community.

PTT

10. 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 eleven 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 originated from the nearby areas including Braemar Hill and Happy Valley, who wish to interchange among bus, ferry and rail.

11. 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.

12. 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 usage of the toilet largely arises from the existing PTT, it is in line with the Government's policy objective to re-provide 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

13. The proposed CH will be funded under PWP Item 3194SC. We estimate the capital cost of the CH to be \$61 million in MOD prices, broken down as follows –

	\$ million	
(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 ³	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)

³ The amount will cover the developer's on-cost for design, construction and 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.

14. The construction floor area (CFA) of the CH is about 1,629 m². The estimated construction unit cost, represented by the building and building services costs, is \$19,398 per m² of CFA in September 2010 prices.

15. Assuming land disposal of the ex-NPE(E) site in early 2012, we expect that construction works of the CH will commence in early 2015 (after the relocation of the existing open-air PTT) for completion in 2017.

16. Subject to approval, we will phase the expenditure 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. The proposed PTT will be funded under PWP Item 6078TI. We estimate the capital cost of the PTT to be \$43.7 million in MOD prices, 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, electrical and mechanical works, etc.	7.2
(iv) public toilet	6.2

	\$ million
(b) On-cost to the developer ⁴	4.0
(c) Contingencies	3.2
	35.5 (in September 2010 prices)
(d) Provision for price adjustment	8.2
	Total 43.7 (in MOD prices)

18. Subject to approval, we will phase the expenditure 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 assuming land disposal of the ex-NPE(E) site in early 2012, construction works of the PTT to commence in 2013 for completion in end 2014 and the construction of the CH to commence after the relocation of the existing open-air PTT in early 2015 for completion in 2017.

⁴ The amount will cover the developer's on-cost for design, construction and 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.

PUBLIC CONSULTATION

20. The Planning, Works and Housing Committee 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. 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.

21. 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 2010⁵. 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.

ENVIRONMENTAL IMPLICATIONS

22. The CH and PTT are not designated projects under the Environmental Impact Assessment (EIA) Ordinance (Cap. 499). A Preliminary Environmental Review (PER) for the PTT is being conducted by Highways Department. The developer will provide environmental mitigation measures, if any, as set out in the completed PER. During construction, the developer shall control noise, dust nuisance and site run-off to comply with established standards through the implementation of appropriate mitigation measures.

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

23. 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 facilities⁶. 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.

24. At the construction stage, the developer will 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 ensure that the day-to-day operations on site comply with the approved plan. The developer will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. The developer will 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.

25. We estimate that the CH and the PTT will generate in total about 1,959 tonnes of construction waste. Of these, the developer will 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. We expect the remaining 268 tonnes (13.7%) of non-inert construction waste to be disposed of at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$43,112 for the CH and the PTT (based on an unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per

6 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.

tonne⁷ at landfills).

HERITAGE IMPLICATIONS

26. 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

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

BACKGROUND

28. We upgraded PWP Item Nos. 3194SC and 6078TI to Category B in March 2011. The ex-NPE(E) site is included in the 2011-12 Land Sale Programme.

29. According to the approved North Point Outline Zoning Plan No. S/H8/24, the ex-NPE(E) site of about 29,265m² (subject to verification upon setting out of the site) is zoned CDA(3). The site is subject to a maximum domestic GFA of 53,680m² and a maximum non-domestic GFA of 29,995m² of which a GFA of not less than 5,155 m² shall be provided for GIC facilities, a maximum site coverage of 60% (excluding basement(s)), and a maximum building height of 80m above Principal Datum. A POS of not less than 12,680 m² including a 20m wide waterfront promenade shall be provided.

30. As mentioned in paragraph 4 above, apart from the CH and the PTT, the Government has also included some welfare facilities⁸ and a POS at

7 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 m³), nor the cost to provide new landfills (which is likely to be more expensive), when the existing ones are filled.

8 According to the PB prepared by the Planning Department for the ex-NPE site, a minimum GFA of 3,855 m² for welfare facilities at the ex-NPE(E) site includes an Integrated Family Service Centre, a

the ex-NPE(E) site, also to be constructed by the developer. In accordance with established practice, 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 m² 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 operation and 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' and discussed by the LegCo Panel on Development at the meeting on 26 January 2010.

31. 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.

WAY FORWARD

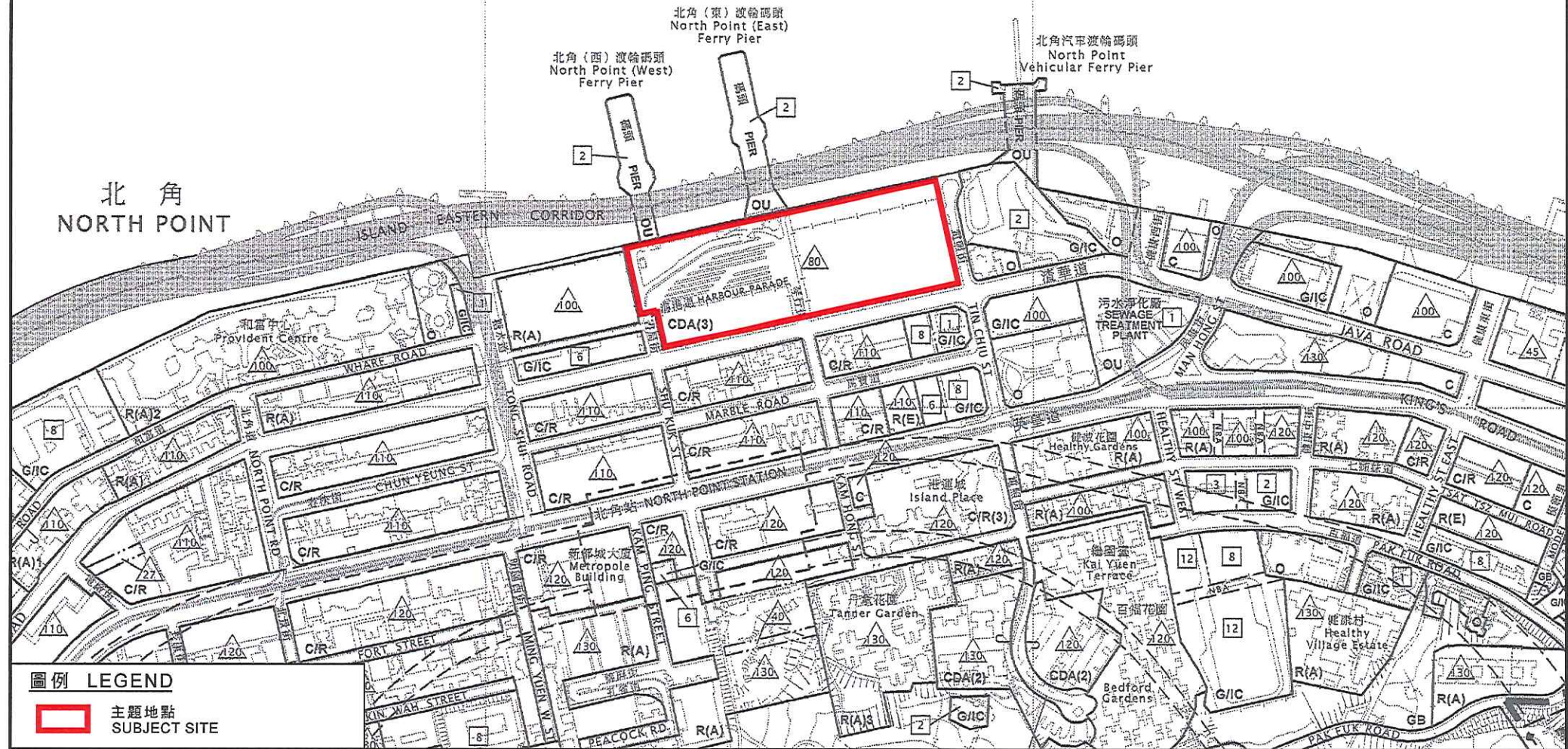
32. Subject to Members' views, we plan to submit funding proposals for the construction of the CH and the PTT at the ex-NPE(E) site to the Public Works Subcommittee and Finance Committee in June and July 2011 respectively.

Development Bureau
Home Affairs Bureau
Transport and Housing Bureau
Food and Health Bureau
May 2011

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 subject to the agreement of SWD. SWD will take over the several welfare facilities upon their completion.



北角
NORTH POINT

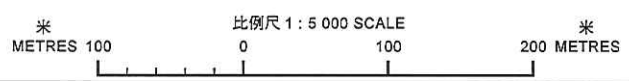


圖例 LEGEND

- 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4月11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 11.4.2011
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.

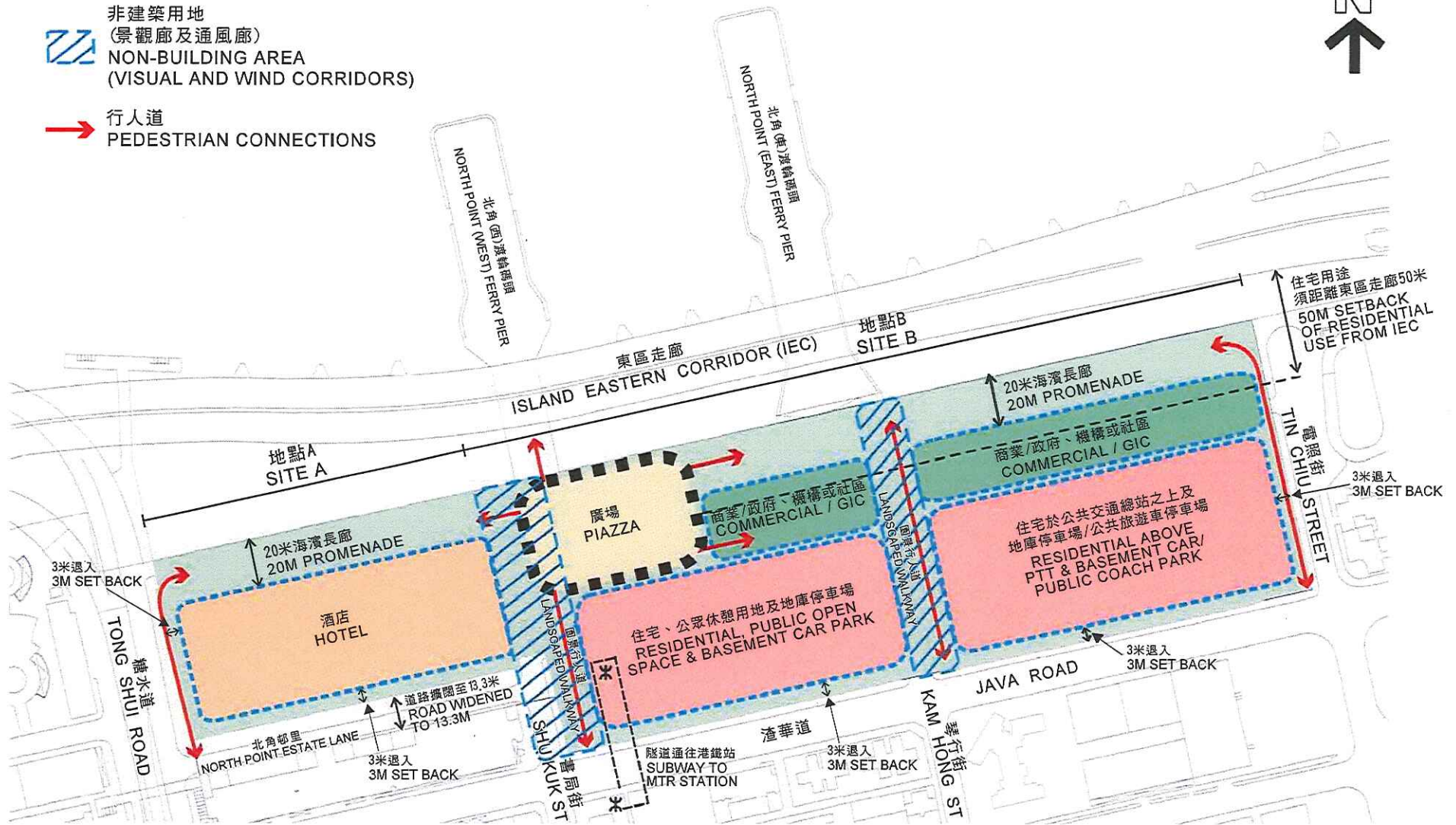
M/H8/11/2

圖 PLAN

1

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

行人道
PEDESTRIAN CONNECTIONS



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

本摘要圖於2010年12月29日擬備
EXTRACT PLAN PREPARED ON 29.12.2010

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H8/09/7B

圖 PLAN

5