

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 711 – HOUSING

Social Welfare and Community Building – Community centres and halls

197SC – Reprovisioning of Pak Tin Community Hall and special child care centre-cum-early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po

Members are invited to recommend to Finance Committee the upgrading of **197SC** to Category A at an estimated cost of \$318.3 million in money-of-the-day prices.

PROBLEM

We need to upgrade the community hall in Pak Tin Estate, Sham Shui Po to meet the needs of the local community and anticipated increase in population.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Transport and Housing, proposes to upgrade **197SC** to Category A at an estimated cost of \$318.3 million in money-of-the-day (MOD) prices for the construction of a new complex building for reprovisioning of Pak Tin Community Hall (PTCH) and the special child care centre-cum-early education training centre (SCCC-cum-EETC) in Pak Tin Estate redevelopment site, and construction of a footbridge link at Nam Cheong Street, Sham Shui Po.

/PROJECT

PROJECT SCOPE AND NATURE

3. The proposed scope of works under **197SC** comprises—
 - (a) construction of a 5-storey complex building with a construction floor area (CFA) of 3 832 square metres (m²) to accommodate a community hall comprising the following facilities -
 - (i) a multi-purpose hall with seating capacity of 450 persons, and can be converted into two smaller venues divided by full-height sliding partitions;
 - (ii) a stage with a store room;
 - (iii) a multi-purpose stage meeting room;
 - (iv) male and female dressing rooms;
 - (v) a multi-purpose conference room; and
 - (vi) ancillary facilities including a management office with a store room, toilets, and mechanical and electrical plant rooms;
 - (b) provision of a SCCC-cum-EETC¹ at the above complex building with the following facilities -
 - (i) 14 activity rooms and seven therapy rooms;
 - (ii) an observation room and a sick bay room; and
 - (iii) ancillary facilities including an interview room, a training aids store room, offices, store rooms, a kitchen and toilets;
 - (c) construction of a footbridge link of 20 metres long across Nam Cheong Street and two associated lift towers connecting the new complex building with the existing leisure and recreational facilities at Shek Kip Mei Park;

/(d)

¹ A bare shell premises will be constructed for the SCCC-cum-EETC under **197SC**. In line with the established arrangement, the future service operator of the welfare facility will seek funds from the Lotteries Fund for internal fitting-out works and furniture and equipment.

- (d) demolition of the existing PTCH; and
- (e) construction of ancillary works including sewerage, drainage, road and landscaping works.

_____ A site plan is at Enclosure 1; floor plans and a sectional plan are at
_____ Enclosures 2-7; artist's impression of the complex building and footbridge link
_____ is at Enclosure 8; and a barrier-free access plan is at Enclosure 9.

4. The new PTCH accommodated in the new complex building will be constructed within Pak Tin Estate boundary and the existing PTCH will be demolished for Pak Tin Estate redevelopment after completion of the new PTCH. We therefore intend to entrust the design and construction of works of the project to the Hong Kong Housing Authority (HA) for better interface with Pak Tin Estate redevelopment. Upon completion, the new PTCH will be handed over to the Home Affairs Department and the Social Welfare Department for management and maintenance. The footbridge link will be handed over to the Transport Department and the Highways Department for management and maintenance respectively.

5. Subject to the funding approval of the Finance Committee, we plan to commence the construction works for the new complex building and the footbridge link in June 2015 for completion in December 2017. Following the completion of the new complex building, demolition of the existing PTCH will commence for completion in June 2018.

JUSTIFICATION

6. There are a number of residential developments, including Ha Pak Tin, Lung Ping and Sheung Pak Tin located in the vicinity of the proposed community hall. The population in the area is about 42 000. Upon redeveloping Pak Tin Estate, the total population in the area is expected to reach over 50 000 by 2025.

7. The existing community hall, with headroom of five metres and seating capacity of 250, is below the prevailing community hall provision and cannot meet the demand of local residents. Besides, there are a number of columns in the existing hall area, which obstruct the sight line and affect the organisation of activities.

/8.

8. In response to the strong local aspiration, we propose to construct a standard community hall for organising community activities with a view to cultivating a stronger sense of belonging. In addition, we propose to construct a footbridge link connecting the new complex building across Nam Cheong Street. With the increase in population of Pak Tin Estate after redevelopment, the footbridge link can enhance connectivity and accessibility between the new complex building, Pak Tin Estate and Shek Kip Mei Park. It will also enhance the safety of pedestrians by segregating them from vehicles when crossing Nam Cheong Street.

9. The SCCC-cum-EETC, currently accommodated in Block 13 of Pak Tin Estate, provides essential services of early education and pre-school training for needy children of different ages and with different degree of disability. Upon the completion of the new complex building, Block 13 of the Pak Tin Estate, in which the existing SCCC-cum-EETC is located, will be demolished for redevelopment. We propose to relocate the SCCC-cum-EETC to the new complex building to ensure the service continuity.

10. The site made available upon demolition of the existing PTCH will be used to construct a public rental housing block as part of the redevelopment programme, which will provide about 700 flats for completion in 2022/23. Adequate open space in Pak Tin Estate will be maintained in the Master Layout Plan of the redevelopment programme.

FINANCIAL IMPLICATIONS

11. We estimate the capital cost of the project to be \$318.3 million in MOD prices (please see paragraph 14 below), broken down as follows–

	\$ million
(a) Piling	53.0
(b) Building	83.2
(c) Building services	25.5
(d) Drainage and sewerage	7.5
(e) External works	5.9

/(f)

		\$ million	
(f)	Additional energy conservation measures	2.7	
(g)	Demolition works	3.0	
(h)	Footbridge link and lift towers	30.7	
(i)	On-cost payable to HA ²	26.4	
(j)	Furniture and Equipment ³	3.0	
(k)	Contingencies	24.1	
	Sub-total	265.0	(in September 2014 prices)
(l)	Provision for price adjustment	53.3	
	Total	318.3	(in MOD prices)

12. Of the estimated \$318.3 million total capital cost, about \$68.7 million is for the reprovision of the SCCC-cum-EETC which would first be funded by the Capital Works Reserve Fund and then be reimbursed from the Lotteries Fund after project completion.

13. The CFA of the complex building under **197SC** is about 3 832 m². The estimated construction unit cost, represented by the building and building services costs, is \$28,366 per m² of CFA in September 2014 prices. We consider this comparable to that of similar projects built by the Government.

/14.

² This is the estimated cost (an assumed rate of 12.5% of the estimated construction cost) to be charged by HA for the design and construction of the project.

³ The estimated cost of furniture and equipment is based on an indicative list of items.

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

Year	\$ million (Sept 2014)	Price adjustment factor	\$ million (MOD)
2015 – 16	15.0	1.06000	15.9
2016 – 17	50.0	1.12360	56.2
2017 – 18	140.0	1.19102	166.7
2018 – 19	25.0	1.26248	31.6
2019 – 20	20.0	1.32876	26.6
2020 – 21	10.0	1.39519	14.0
2021 – 22	5.0	1.46495	7.3
	265.0		318.3

15. We have derived the MOD estimates on the basis of the 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 2015 to 2022. Subject to funding approval, HA will deliver the proposed works through lump-sum contracts because the proposed scope of works can be clearly defined in advance. The contracts will provide for price adjustments.

16. We estimate the annual recurrent expenditure arising from this project to be about \$6.1 million. The capital and recurrent costs arising from the project would be taken into consideration when determining the affected fees and charges as appropriate in future.

PUBLIC CONSULTATION

17. We consulted the Sham Shui Po District Council on the proposed project on 28 June 2012, 13 September 2012, 15 November 2012 and 14 November 2013. Members supported the project and urged for its early implementation.

18. We gazetted the proposed footbridge link under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) (Roads Ordinance) on 3 January 2014 and no objection from the public was received.

19. We also consulted the Advisory Committee on the Appearance of Bridges and Associated Structures (ACABAS)⁴ on the aesthetic design of the footbridge link on 21 January 2014. The ACABAS accepted the proposed aesthetic design.

20. We consulted the Legislative Council Panel on Housing on 7 April 2014. Members supported submitting the funding proposal to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

21. The reprovisioning of PTCH and SCCC-cum-EETC is not a designated project under the Environmental Impact Assessment (EIA) Ordinance (Cap. 499). We have completed a Preliminary Environmental Review (PER) in April 2014, which concluded that the reprovisioning project would not have long-term environmental impact. We have included in the project estimates the cost to implement all necessary measures to mitigate the environmental impacts.

22. During demolition of the existing PTCH and construction of the PTCH and SCCC-cum-EETC, HA will specify mitigation measures in the contracts to control noise, dust and site run-off nuisance to within established standards and guidelines. These may include the use of silencers, mufflers, acoustic linings or shields, and the building of barrier walls for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

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⁴ The ACABAS comprises representatives of the Hong Kong Institute of Architects, the Hong Kong Institute of Engineers, an academic institution, Architectural Services Department, Highways Department, Housing Department, Planning Department and Civil Engineering and Development Department. It is responsible for vetting the design of bridges and other structures associated with the public highway system from the aesthetic and visual impact points of view.

23. The construction of the footbridge link at Nam Cheong Street is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It belongs to one of the categories listed in Environment, Transport and Works Bureau Technical Circular (Works) No. 13/2003 that have very little potential for giving rise to adverse environmental impacts. We undertake to implement the standard pollution control measures during construction, as promulgated by the Director of Environmental Protection.

24. At the planning and design stages, HA has considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, HA will require the contractors to reuse inert construction waste (e.g. use of excavated materials for filling within the site) 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 facilities⁵. HA will encourage the contractors to maximise the use of recycled/ recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

25. At the construction stage, HA will also require the contractors 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. HA will ensure that the day-to-day operations on site comply with the approved plan. HA will require the contractors to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. HA 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.

26. We estimate that the project will generate in total about 11 250 tonnes of construction waste. Of these, we will reuse about 650 tonnes (5.8%) of inert construction waste on site and deliver 9 760 tonnes (86.8%) of inert construction waste to public fill reception facilities for subsequent reuse. HA will dispose of the remaining 840 tonnes (7.4%) 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 \$0.4 million for

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⁵ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

27. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/ buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

28. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

29. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular -

- (a) water cooled chillers (evaporative cooling tower using fresh-water);
- (b) demand control of fresh air supply with carbon dioxide sensors; and
- (c) photovoltaic system.

30. For greening features, there will be a green roof and vertical greening on external walls of the building for environmental and amenity benefits.

31. The total estimated additional cost for adoption of the above features is around \$2.7 million (including \$0.4 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about 7.6 years.

/BACKGROUND

BACKGROUND INFORMATION

32. We upgraded **197SC** to Category B in September 2013. We engaged HA to carry out site investigation of the project at an estimated cost of \$2.4 million under the block allocation **Subhead B100HX** “Minor housing development related works, studies, and investigations for items in Category D of the Public Works Programme”.

33. Of the 31 trees within the project boundary, one tree will be preserved. The proposed works will involve the removal of 30 trees, including 21 trees to be felled and nine trees to be transplanted outside the project site. All trees to be removed are not important trees⁶. We will incorporate planting proposals as part of the project, including the planting of about four trees, 508 shrubs and 1 058 ground covers.

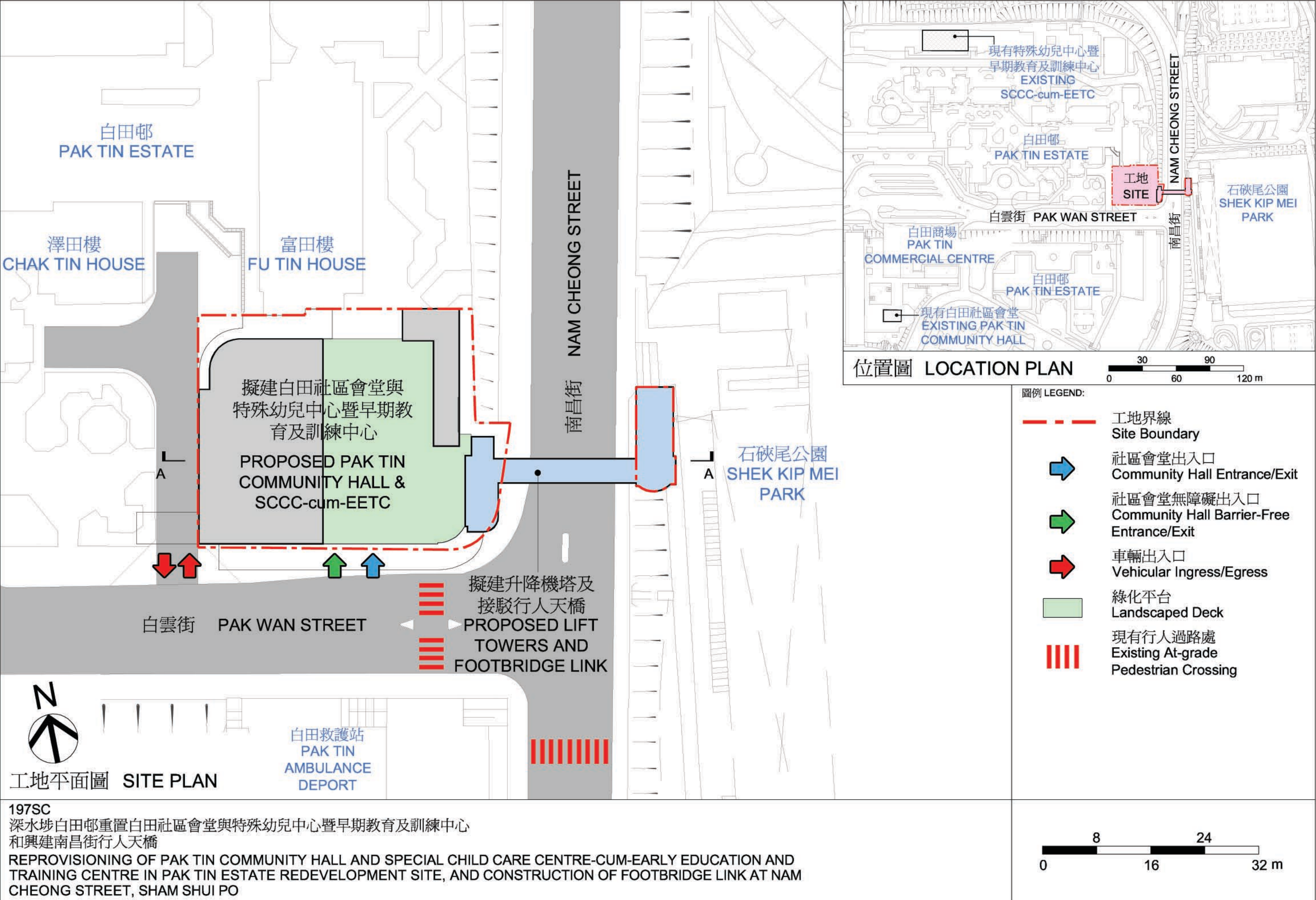
34. We estimate that the proposed works will create about 185 jobs (170 for labourers and another 15 for professional/technical staff) providing a total employment of 2 315 man-months.

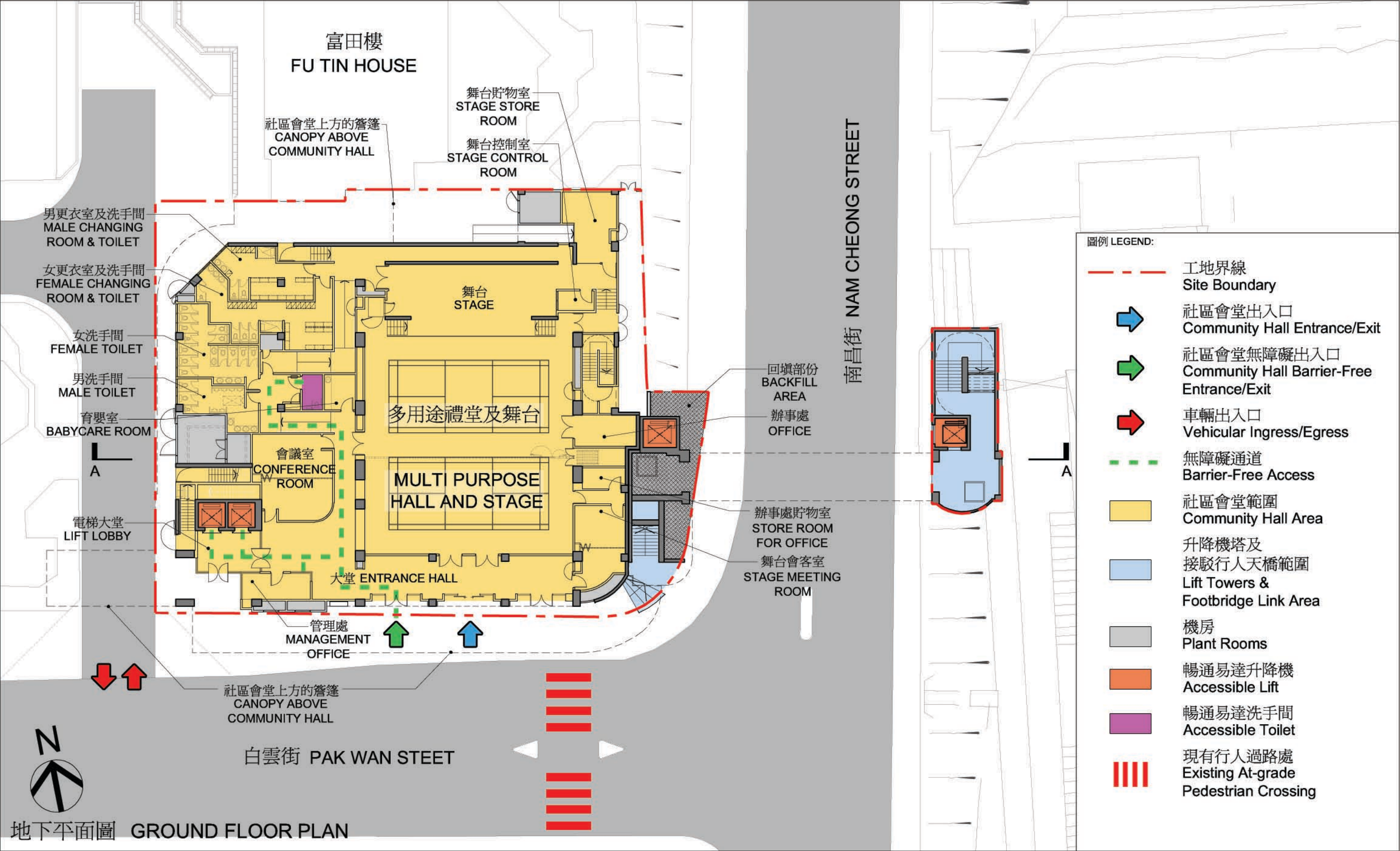
35. This paper supersedes PWSC(2014-15)16 which was not discussed by the PWSC during the 2013-14 legislative session. The programme, phasing of expenditure and estimated cost of the project have been updated due to the lapse of time.

Transport and Housing Bureau
October 2014

⁶ “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 –

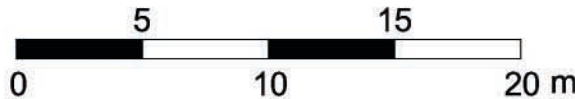
- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking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

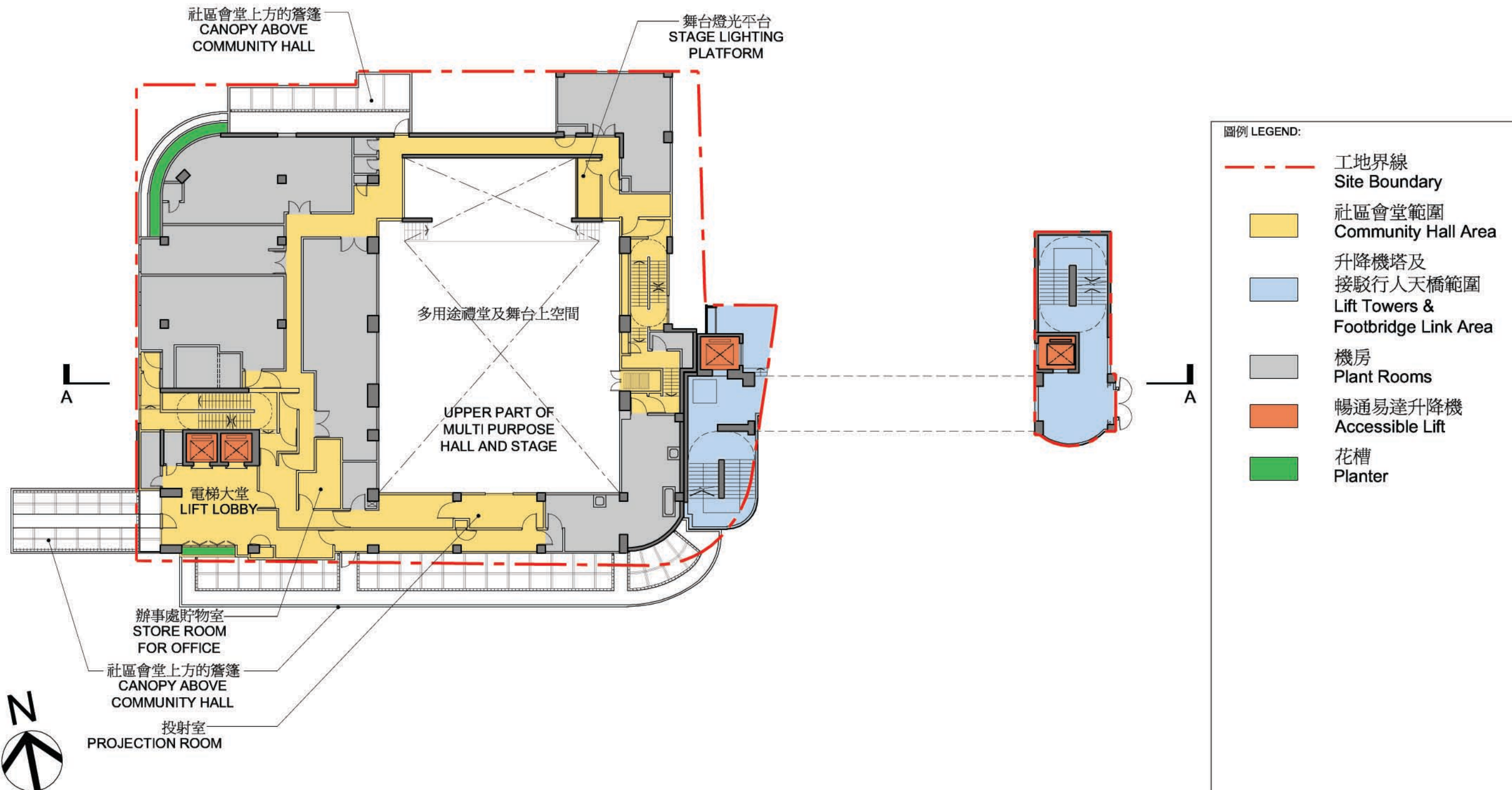




197SC
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REPROVISIONING OF PAK TIN COMMUNITY HALL AND SPECIAL CHILD CARE CENTRE-CUM-EARLY EDUCATION AND TRAINING CENTRE IN PAK TIN ESTATE REDEVELOPMENT SITE, AND CONSTRUCTION OF FOOTBRIDGE LINK AT NAM CHEONG STREET, SHAM SHUI PO



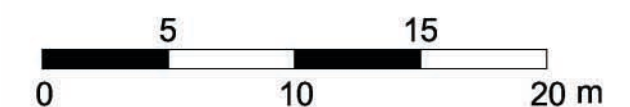


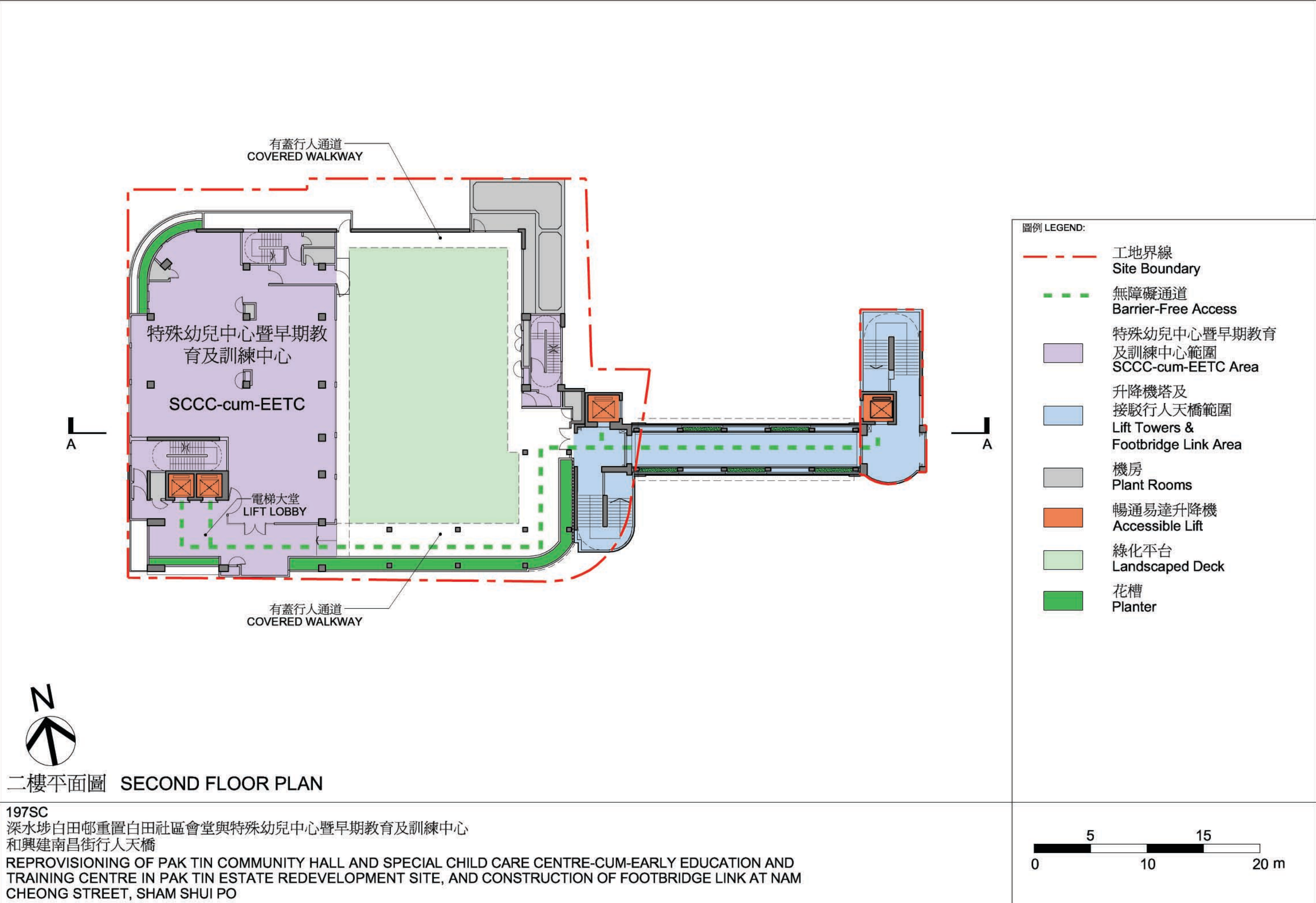
一樓平面圖 FIRST FLOOR PLAN

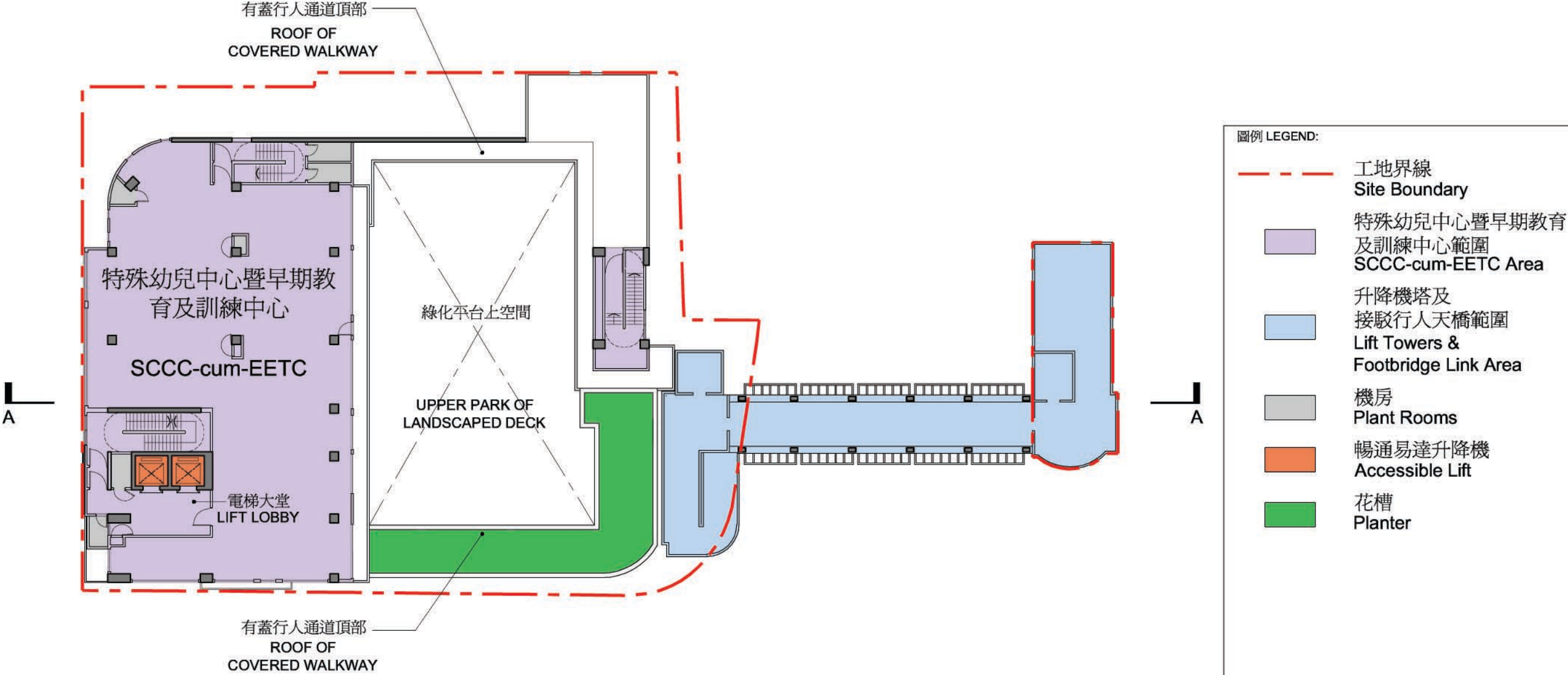
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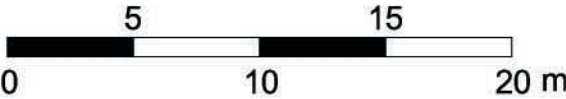


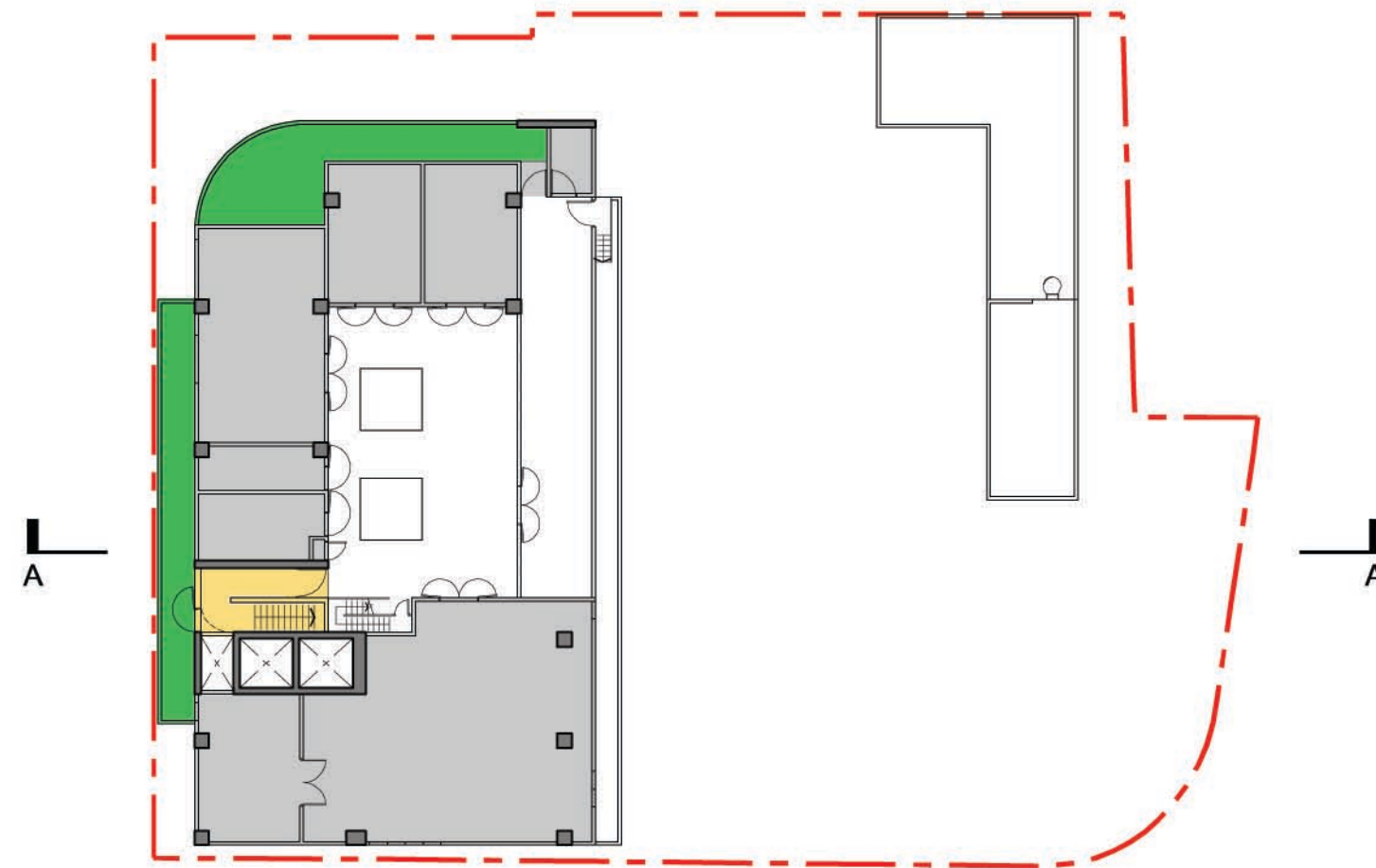




三樓平面圖 THIRD FLOOR PLAN

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圖例 LEGEND:

- 工地界線
Site Boundary
- 社區會堂範圍
Community Hall Area
- 機房
Plant Rooms
- 花槽
Planter

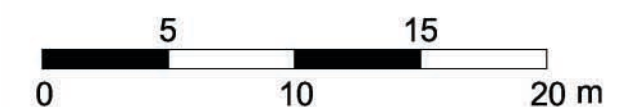


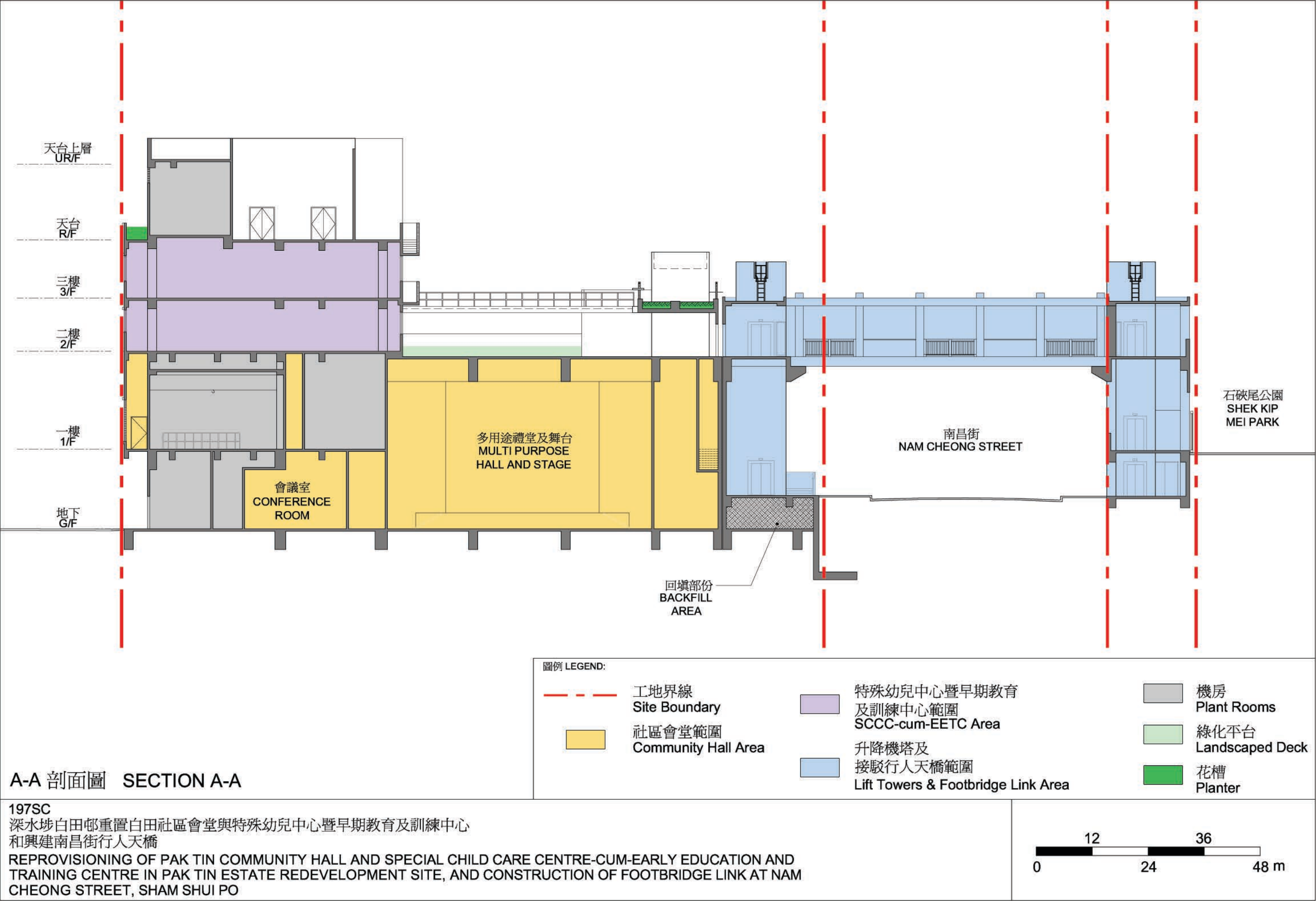
天台平面圖 ROOF PLAN

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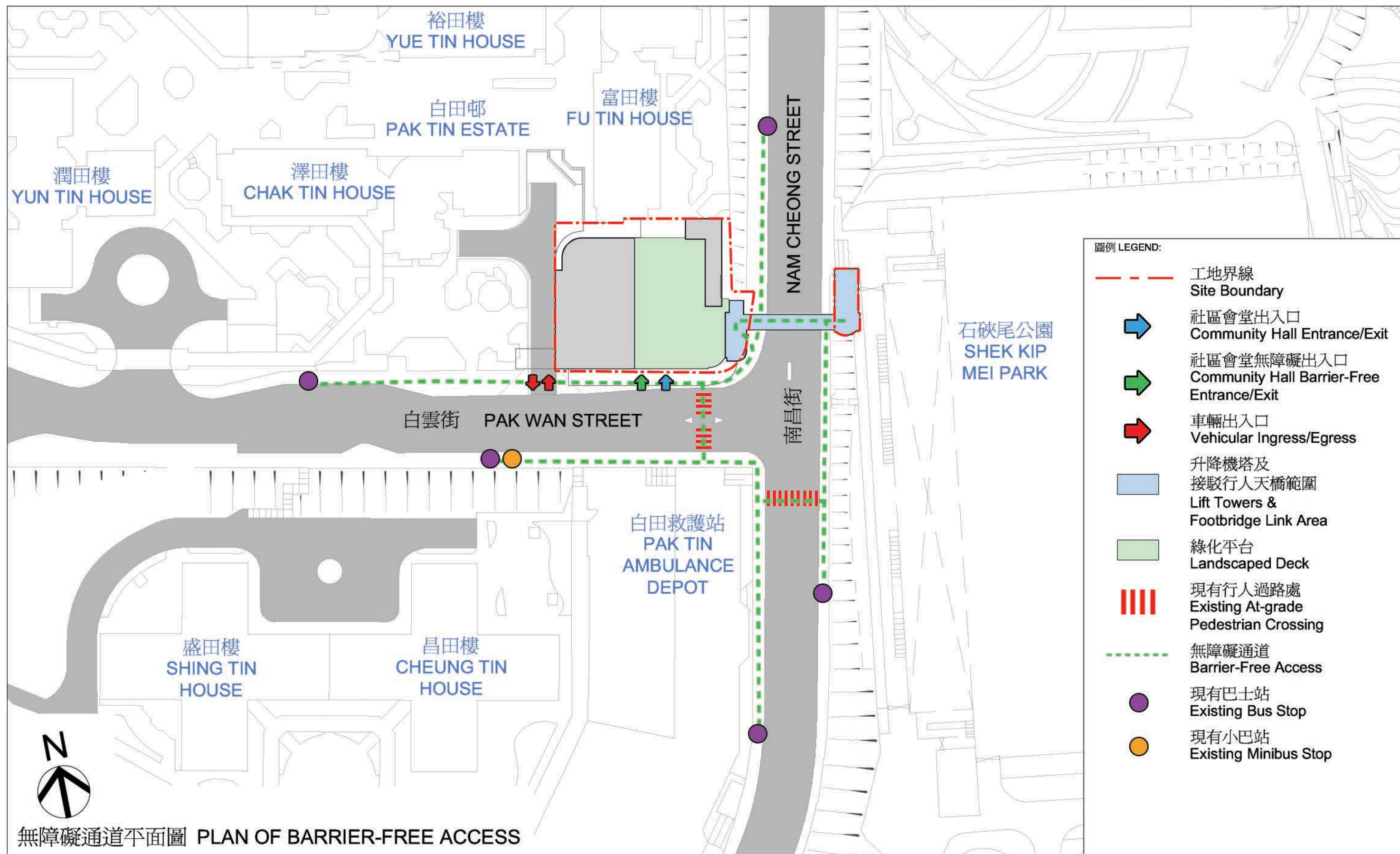


從東南面望向大樓的構思透視圖 PERSPECTIVE VIEW FROM SOUTH-EASTERN DIRECTION (ARTIST'S IMPRESSION)

197SC

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