

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 711 – HOUSING

Recreation, Culture and Amenities – Open spaces

440RO – District open space adjoining public housing development at Anderson Road

Members are invited to recommend to the Finance Committee the upgrading of **440RO** to Category A at an estimated cost of \$201 million in money-of-the-day prices for the development of a district open space at Anderson Road, Kwun Tong.

PROBLEM

We need to provide a district open space (DOS) to address the need of the local community including the population increase arising from the public housing development at Anderson Road which comprises the new On Tat Estate and On Tai Estate.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Transport and Housing, proposes to upgrade **440RO** to Category A at an estimated cost of \$201 million in money-of-the-day (MOD) prices for the development of a DOS at Anderson Road, Kwun Tong.

/PROJECT

PROJECT SCOPE AND NATURE

3. The proposed DOS occupies an area of around 14 070 square metres (m²) adjoining the public housing development at Anderson Road. The proposed scope of works comprises –

- (a) a 7-a-side artificial turf soccer pitch with a covered spectator stand comprising 200 permanent seats;
- (b) a multi-purpose open area with soft landscaping and sitting-out areas;
- (c) an area with fitness stations for the elderly;
- (d) a children's play area;
- (e) a jogging track with fitness stations; and
- (f) ancillary facilities including a babycare room, a first-aid room, toilets and changing rooms, a management office and store rooms.

4. A location and layout plan, an artist's impression and a barrier-free access plan of the proposed works are at Enclosures 1 to 3.

5. Subject to the funding approval by the Finance Committee (FC), we plan to commence the proposed works in the second quarter of 2018 for completion in the second quarter of 2020.

JUSTIFICATION

6. The site of the proposed DOS adjoins the public housing development at Anderson Road which will have a population of about 48 300. To address the need of the local community including the population increase arising from the new On Tat Estate and On Tai Estate, we propose to provide recreational facilities for public enjoyment.

/7.

7. In addition to providing a multi-purpose open area with sitting-out areas, and a children's play area, the proposed DOS will also provide fitness stations for the elderly. The provision of a 7-a-side artificial turf soccer pitch will appeal to the youth and help support district-level soccer training and competitions.

8. The Government plans to entrust the design and construction of the proposed works to the Hong Kong Housing Authority (HA) to facilitate coordination between the proposed works and the adjacent public housing development, so as to ensure timely completion of the proposed works in the second quarter of 2020. Upon completion, the DOS will be handed over to relevant government departments for management and maintenance.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$201 million in MOD prices (please see paragraph 11 below), broken down as follows –

	\$ million
(a) Site works	14.0
(b) Building	17.5
(c) Building services	11.8
(d) Drainage	15.0
(e) External works	82.0
(f) Additional energy conservation, green and recycled features	1.0
(g) On-cost payable to HA ¹	17.7
(h) Furniture and equipment ²	0.1

/(i)

\$ million

¹ This is the estimated cost (12.5% of the estimated construction cost) to be charged by HA for the design, administration and supervision of the project.

² The estimated cost is based on an indicative list of furniture and equipment required.

(i)	Contingencies	15.9	
	Sub-total	<u>175.0</u>	(in September 2017 prices)
(j)	Provision for price adjustment	26.0	
	Total	<u>201.0</u>	(in MOD prices)

10. We consider the estimated project cost comparable to that of similar projects built by the Government.

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

Year	\$ million (Sept 2017)	Price adjustment factor	\$ million (MOD)
2018 – 2019	20.0	1.05125	21.0
2019 – 2020	85.0	1.10907	94.3
2020 – 2021	33.0	1.17007	38.6
2021 – 2022	18.0	1.23003	22.1
2022 – 2023	11.0	1.29154	14.2
2023 – 2024	8.0	1.35611	10.8
	<u>175.0</u>		<u>201.0</u>

/12.

12. 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 2018 to 2024. Subject to funding approval, HA will deliver the proposed works under a lump sum contract. The contract will provide for price adjustments.

13. We estimate the annual recurrent expenditure arising from the proposed works to be about \$4.9 million. The capital and recurrent costs arising from the project would be taken into consideration when determining the relevant fees and charges in future.

PUBLIC CONSULTATION

14. We consulted the Kwun Tong District Council (KTDC) about the proposed public housing development at Anderson Road (which includes the construction of a DOS) on 3 March 2009. Members supported the project and urged for its early commencement.

15. We consulted the District Facilities Management Committee of the KTDC about the proposed scope of works and the conceptual layout on 17 May 2012 and 10 November 2016 respectively. Members supported the proposed works.

16. We consulted the Legislative Council Panel on Housing on 11 April 2017. Panel Members supported submitting the funding proposal to the Public Works Subcommittee (PWSC) for consideration. Supplementary information requested by Panel Members has been submitted to the Panel on 29 May 2017 and 20 June 2017.

ENVIRONMENTAL IMPLICATIONS

17. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impacts. HA has included in the project estimates the cost to implement suitable mitigation measures to control short term environmental impacts.

18. During construction, HA will control noise, dust and site run-off nuisances to within 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 and the building of temporary barriers for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

19. 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 contractor 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 facilities³. HA will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

20. At the construction stage, HA 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. HA will ensure that the day-to-day operations on site comply with the approved plan. HA will require the contractor 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.

21. We estimate that the project will generate in total 10 900 tonnes of construction waste. Of these, HA will reuse 7 850 tonnes (72.0%) of inert construction waste on site or other construction site(s) and deliver 2 350 tonnes (21.6%) of inert construction waste to public fill reception facilities for subsequent reuse. HA will dispose of the remaining 700 tonnes (6.4%) 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 \$0.3 million for this project (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

/HERITAGE

³ 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.

HERITAGE IMPLICATIONS

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

LAND ACQUISITION

23. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

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

- (a) LED general light fittings ; and
- (b) solar powered light fittings.

25. For greening features, we will provide green roofs and vertical greening at appropriate areas for environmental and amenity benefits.

26. The total estimated additional cost for adoption of the above features is about \$1 million (including \$27,000 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 6.7 years.

BACKGROUND INFORMATION

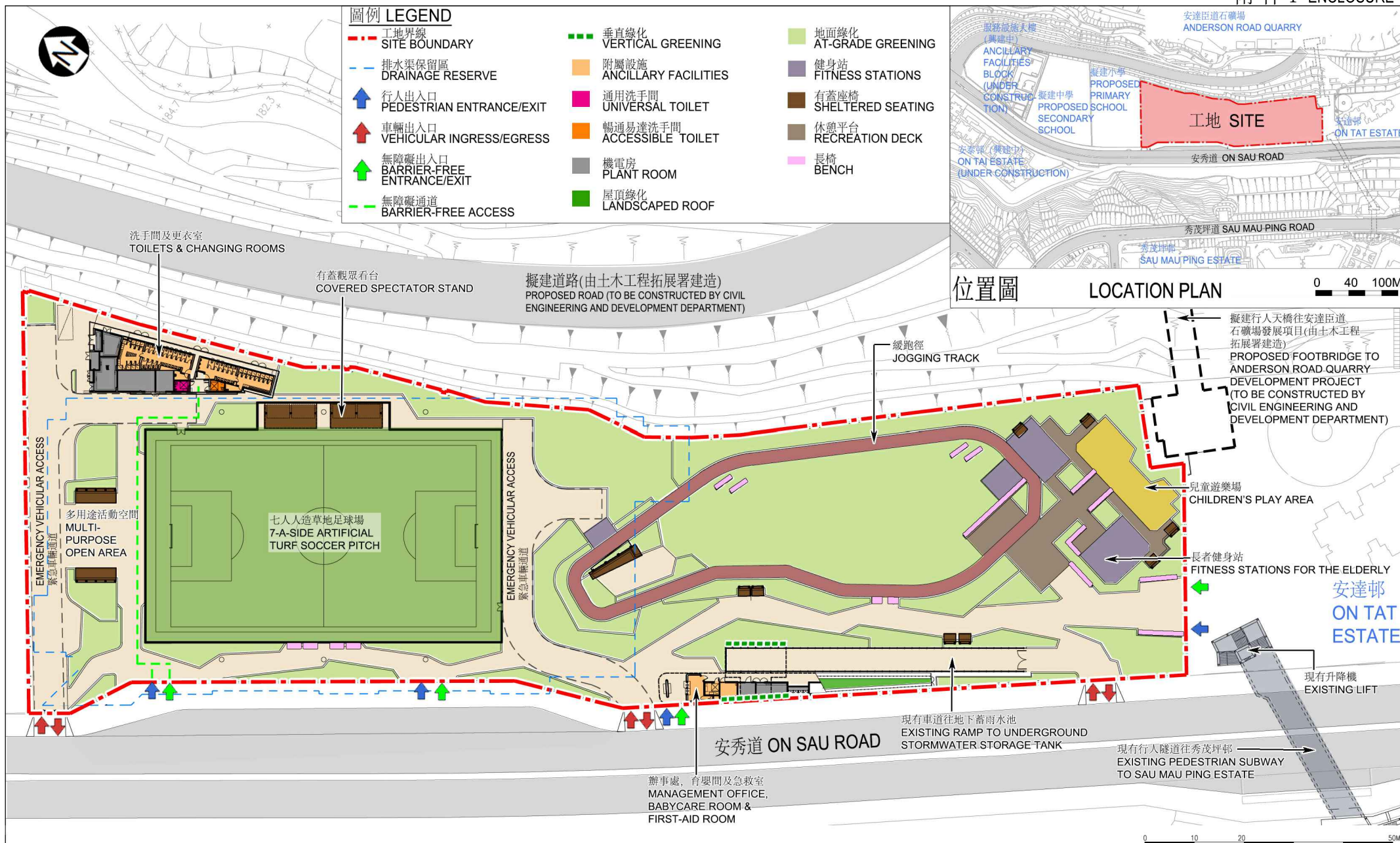
27. We upgraded **440RO** to Category B in September 2010. The detailed design for the proposed works has been completed. We engaged HA to carry out site investigation of the project at an estimated cost of about \$1 million under the block allocation **Subhead B100HX** “Minor housing development related works, studies, and investigations for items in Category D of the Public Works Programme”.

28. There is no existing tree within the project boundary. HA will incorporate planting proposal as part of the project, including the planting of 213 trees, 7 030 shrubs, 36 905 ground covers and 1 448 m² of grassed area.

29. We estimate that the proposed works will create about 80 jobs (70 for labourers and ten for professional or technical staff) providing a total employment of 1 600 man-months.

30. In May 2017, we submitted PWSC(2017-18)5 which invited Members to recommend to the FC the upgrading of **440RO** to Category A. The paper was not discussed by the PWSC during the 2016-17 legislative session. This paper supersedes PWSC(2017-18)5 to update the works programme, phasing of expenditure and estimated cost of the project.

Transport and Housing Bureau
October 2017



平面圖
LAYOUT PLAN

440RO

毗鄰安達臣道公營房屋發展項目的地區休憩用地

DISTRICT OPEN SPACE ADJOINING PUBLIC HOUSING DEVELOPMENT AT ANDERSON ROAD

ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



從東南面望向休憩用地的構思圖
PERSPECTIVE VIEW FROM
SOUTH EASTERN DIRECTION
(ARTIST'S IMPRESSION)

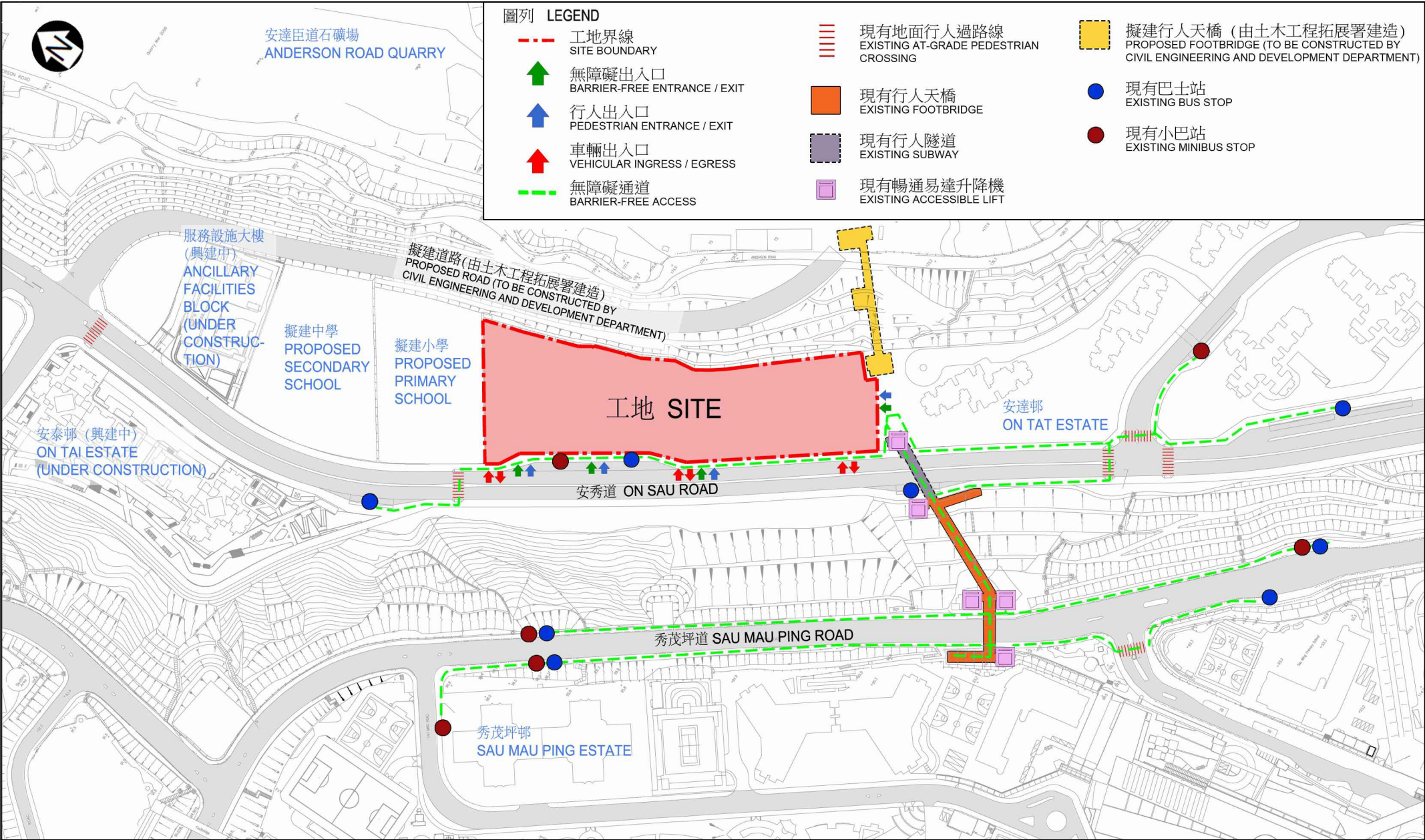
440RO

毗鄰安達臣道公營房屋發展項目的地區休憩用地

DISTRICT OPEN SPACE ADJOINING PUBLIC HOUSING DEVELOPMENT AT ANDERSON ROAD



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

440RO
毗鄰安達臣道公營房屋發展項目的地區休憩用地
DISTRICT OPEN SPACE ADJOINING PUBLIC HOUSING DEVELOPMENT AT ANDERSON ROAD



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署