

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT

Recreation, Culture and Amenities – Open spaces

458RO – Signature Project Scheme (Kwun Tong District) – Construction of Music Fountains at Kwun Tong Promenade

Recreation, Culture and Amenities – Cultural facilities

68RE – Signature Project Scheme (Wan Chai District) – Construction of Moreton Terrace Activities Centre

Members are invited to recommend to the Finance Committee the upgrading of **458RO** and **68RE** to Category A at estimated costs of \$49.7 million and \$133.1 million in money-of-the-day prices respectively.

PROBLEM

We need to implement two projects under the Signature Project Scheme (SPS) in Kwun Tong District and Wan Chai District.

PROPOSAL

2. The Director of Home Affairs, with the support of the Secretary for Home Affairs, proposes to upgrade the following projects to Category A –

- (a) the construction of music fountains at Kwun Tong Promenade as one of the two SPS projects of the Kwun Tong District at an estimated cost of \$49.7 million in money-of-the-day (MOD) prices (viz. **458RO**); and

/(b)

- (b) the construction of the Moreton Terrace Activities Centre as Wan Chai District's SPS project at an estimated cost of \$133.1 million in MOD prices¹ (viz. **68RE**).

3. On 20 June 2016, Members recommended to the Finance Committee (FC) the upgrading of, amongst others, the above two projects to Category A vide PWSC(2016-17)4. However, deliberation of the two projects in FC could not be completed before the prorogation of the last term of Legislative Council on 12 July 2016. We consulted the Legislative Council Panel on Home Affairs on the projects afresh on 21 December 2017 and the Panel supported the submission of the projects to the Public Works Subcommittee (PWSC) for consideration. Members considered the application for upgrading two projects to Category A vide PWSC(2018-19)15 on 28 and 30 May 2018 and 11 June 2018. In light of Members' views raised at the meetings, the designs of the two projects have been revised. Details of the above two projects with updates to the designs are provided at Enclosures 1 and 2 to this paper respectively.

Home Affairs Bureau
June 2018

¹ Of the \$133.1 million, \$95.1 million will be met by government commitment and the remaining \$38 million by donation.

**Signature Project Scheme (Kwun Tong District) –
Construction of Music Fountains at Kwun Tong Promenade**

PROJECT SCOPE AND NATURE

The project site of the “Construction of Music Fountains at Kwun Tong Promenade” (the Promenade Project) occupies an area of around 3 740 square metres (m²) within the Kwun Tong (KT) Promenade. The proposed scope of works comprises –

- (a) the construction of music fountains with animated lighting and sound effects, interactive fountains with jumping jets and wet play area; and
- (b) the construction of a filtration plant room with the provision of ancillary facilities.

———— A location and site plan, artist’s impressions and a barrier-free access plan for the proposed works are at Annexes 1 to 5 to Enclosure 1 respectively.

2. Subject to funding approval of the Finance Committee (FC), we plan to commence the proposed works in late 2018 for completion in 2020.

JUSTIFICATION

3. The Kwun Tong District Council (KTDC) strives to develop the KT Promenade as a landmark of Kowloon East. Since its opening of Phase 1 in January 2010, the KT Promenade has become a popular recreational hot spot with over 100 000 visitors every month. During the day time, young people and the working population nearby like to take a break there by reading books, playing musical instruments or jogging. In the evenings, visitors go there to enjoy the beautiful views of the Victoria Harbour. The iconic tower landmark, mist feature and seaside boardwalk create a tranquil and romantic atmosphere attracting many photographers.

4. The KT Promenade is also an ideal platform for staging various community, cultural and recreational activities. The adjacent “Fly the Flyover01, 02 and 03” have attracted young performers to mount various performances, exhibitions, creative arts and cultural events for public enjoyment. These activities have further spurred the vibrancy of the KT Promenade.

5. To further enhance the attractiveness of the KT Promenade, KTDC recommends taking forward the Promenade Project as one of its projects under the Signature Project Scheme (SPS)¹. Through the construction of the music fountains and wet play areas, together with the integration of dynamic lighting, music features and special effects, the Promenade Project aims to create an entertainment attraction to showcase the vibrancy and glamorous night vista of the Victoria Harbour for the public. It will also provide a platform for organising interactive water-friendly activities and staging cultural performances, thereby attracting more visitors. A higher visitor flow will help revitalise the local area and provide business and job opportunities to the neighbourhood, thereby contributing to the “Energizing Kowloon East” initiative of transforming Kowloon East into a lively business district. The attractiveness of the Kai Tak Cruise Terminal, which is opposite to the project site, will be enhanced as visitors and passengers thereat can enjoy the performance from the Terminal.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$49.7 million in money-of-the-day (MOD) prices, broken down as follows –

	\$ million (in MOD prices)
(a) Site works	3.2
(b) Building	1.9
(c) Building services ²	16.8
(d) Drainage	3.5
(e) External works	18.4
(f) Furniture and equipment (F&E) ³	0.1

/(g)

¹ The other SPS project of Kwun Tong District is the “Construction of Lift Tower at Shung Yan Street in Kwun Tong” for which funding approval by the Finance Committee of the Legislative Council was obtained on 13 May 2016.

² It includes the cost for energy conservation, green and recycled features of \$47,000.

³ The estimated cost is based on an indicative list of F&E items.

		\$ million (in MOD prices)
(g)	Consultants' fees for –	0.8
	(i) quantity surveying services ⁴	0.2
	(ii) water fountain specialist	0.6
(h)	Remuneration of resident site staff (RSS)	0.5
(i)	Contingencies	4.5
	Total	49.7

7. The design (except for design of fountain equipment and show effect) and contract administration of the project will be undertaken by in-house resources of the Architectural Services Department (ArchSD). We propose to engage consultant to undertake quantity surveying services and management of RSS for the project, and water fountain specialist for fountain design. A breakdown of the estimate for consultants' fees and RSS costs by man-months is at Annex 6 to Enclosure 1. We consider the estimated project cost comparable to that of similar projects built by the Government.

8. Subject to funding approval, we plan to phase the expenditure as follows –

Year	\$ million (MOD)
2018 – 2019	4.2
2019 – 2020	22.2
2020 – 2021	11.7
2021 – 2022	7.4
2022 – 2023	2.6
2023 – 2024	1.6
	49.7

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⁴ It includes the cost for management of resident site staff of \$13,500.

9. 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. We will deliver the construction works through lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

10. We estimate the additional government recurrent expenditure arising from this project to be about \$1.8 million per annum.

PUBLIC CONSULTATION

11. KTDC decided to adopt a bottom-up approach to collect public views on the SPS at its meeting held in March 2013. Subsequently, KTDC members proposed various options for SPS and established a working group to look into these options. An opinion survey was conducted by some KTDC members in which over 85% of the respondents supported the proposal of constructing music and interactive fountains at the KT Promenade. The Promenade Project was endorsed by KTDC in November 2013.

12. KTDC and ArchSD also consulted the Task Force on Kai Tak Harbourfront Development of the Harbourfront Commission on the proposed design of the music fountains in December 2014. Members supported the proposed design.

13. We obtained the support of the Legislative Council Panel on Home Affairs (HA Panel) on the project on 11 May 2015 and the endorsement of the Public Works Subcommittee (PWSC) on 20 June 2016. However, deliberation of the project in FC could not be completed before the prorogation of the last term of Legislative Council on 12 July 2016. The KT community maintains its support for developing the KT Promenade into a vibrant landmark of Kowloon East. We consulted HA Panel on the project afresh on 21 December 2017 and the Panel supported the submission of the project to PWSC for consideration. Supplementary information requested by the Members was submitted to the Panel on 14 March 2018.

14. At the PWSC meetings on 30 May 2018 and 11 June 2018, some Members suggested that the size of wet play area should be enlarged to help promote a water-friendly culture. In light of the suggestion, the design of the music fountains has been revised with an area of about 100 m² performance water fountain on the west changed to wet play area.

ENVIRONMENTAL IMPLICATIONS

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

16. During construction, we 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 barrier wall for noisy construction activities where appropriate, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

17. At the planning and design stages, we have 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, we 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 facilities⁵. We 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.

18. At the construction stage, we 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. 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 at public fill reception facilities and landfills respectively through a trip-ticket system.

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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.

19. We estimate that the project will generate in total 2 186 tonnes of construction waste. Of these, we will reuse 29 tonnes (1.3%) of inert construction waste on site and deliver 1 997 tonnes (91.4%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 160 tonnes (7.3%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be \$0.2 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 IMPLICATIONS

20. 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

21. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

22. This project will adopt energy efficient features and renewable energy technologies, in particular the solar powered light fittings.

23. For greening features, there will be vertical greening at the proposed filtration plant room to soften the hard edge of the structure with self-clinging climber plant on the façade.

24. The total estimated additional cost for adoption of the above features is around \$47,000 (including \$5,600 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.6% energy savings in the annual energy consumption with a payback period of about five years.

/BACKGROUND

BACKGROUND INFORMATION

25. As announced in the 2013 Policy Address, a one-off provision of \$100 million has been earmarked for each district to initiate project(s) under the SPS. District Councils (DCs) are responsible for advocating and deciding the SPS projects, as well as spearheading their implementation, including conducting district consultation, preparing implementation plans, monitoring project progress and assessing project effectiveness. The project(s) should address local needs or highlight the characteristics of the district, and have a visible and lasting impact in the community. All the SPS projects are proposed, discussed and agreed by the DCs following consultation with local residents and organisations before they are put to implementation.

26. We engaged consultants to undertake various consultancy services and pre-construction works including topographical survey, model making, water feature consultant, computer rendering services and quantity surveying services at a total cost of about \$1.2 million, chargeable to block allocation **Subhead 7017CX** “Signature Project Scheme”. Except for the quantity surveying services which are in progress, all these works and services have been completed.

27. In addition to the proposed allocation of \$49.7 million for the works, KTDC proposed to spend \$1.0 million and \$2.8 million respectively on community involvement and publicity activities, and employment of non-civil service contract staff under ArchSD and KT District Office to oversee the project implementation.

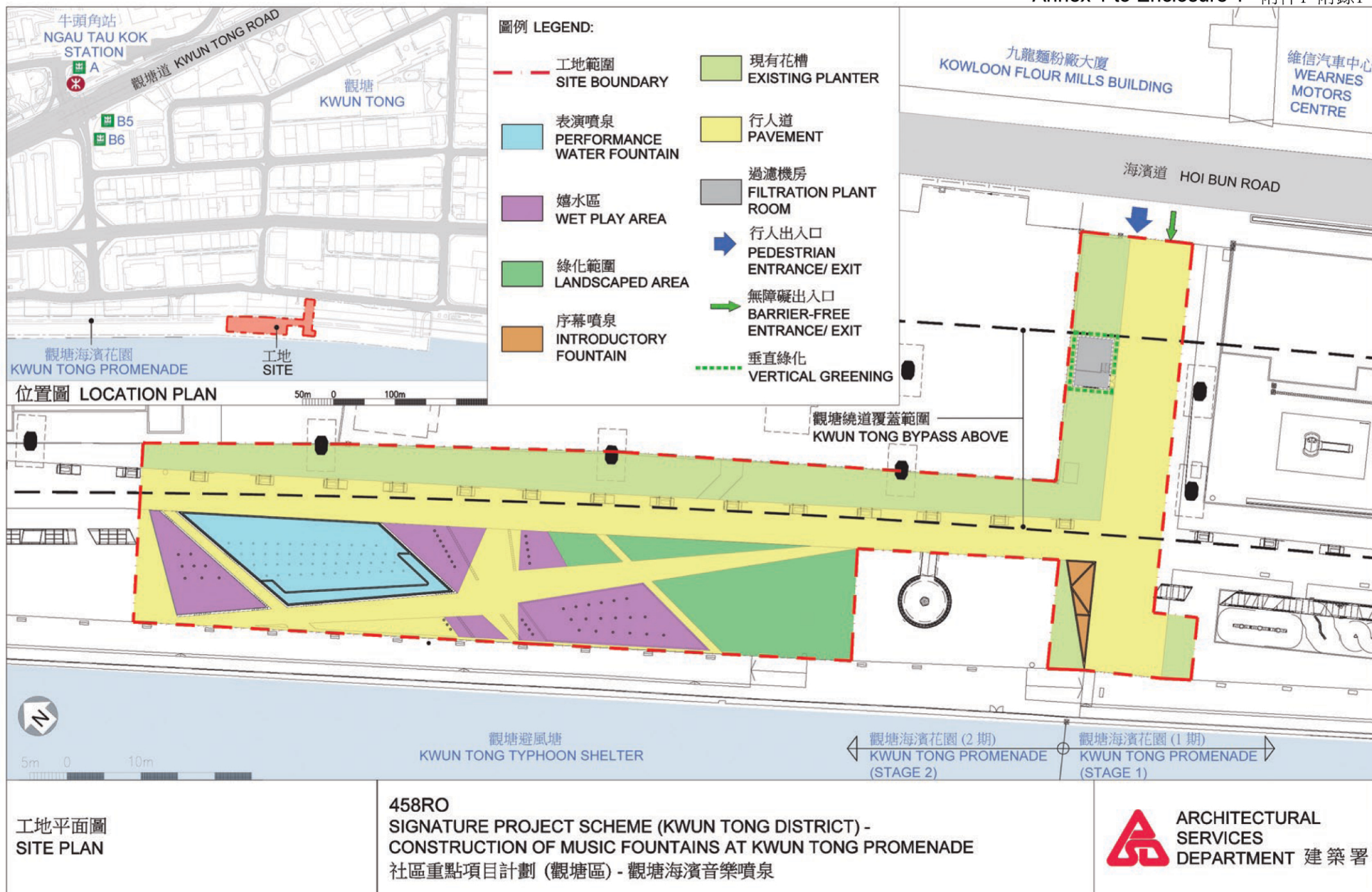
28. After obtaining the funding approval of the FC for the construction of the project, we will create a non-recurrent commitment of \$3.8 million for the non-works items of the project under delegated authority in accordance with the established mechanism. An overview of the estimated cost of the Promenade Project is at Annex 7 to Enclosure 1.

29. The project will not involve any tree felling works. All existing ten trees⁶, 1 100 shrubs and 1 700 groundcovers will be preserved. Three of the ten existing trees will be transplanted outside the project site within KT Promenade area.

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⁶ The number of existing trees is updated as per the tree survey conducted in January 2018.

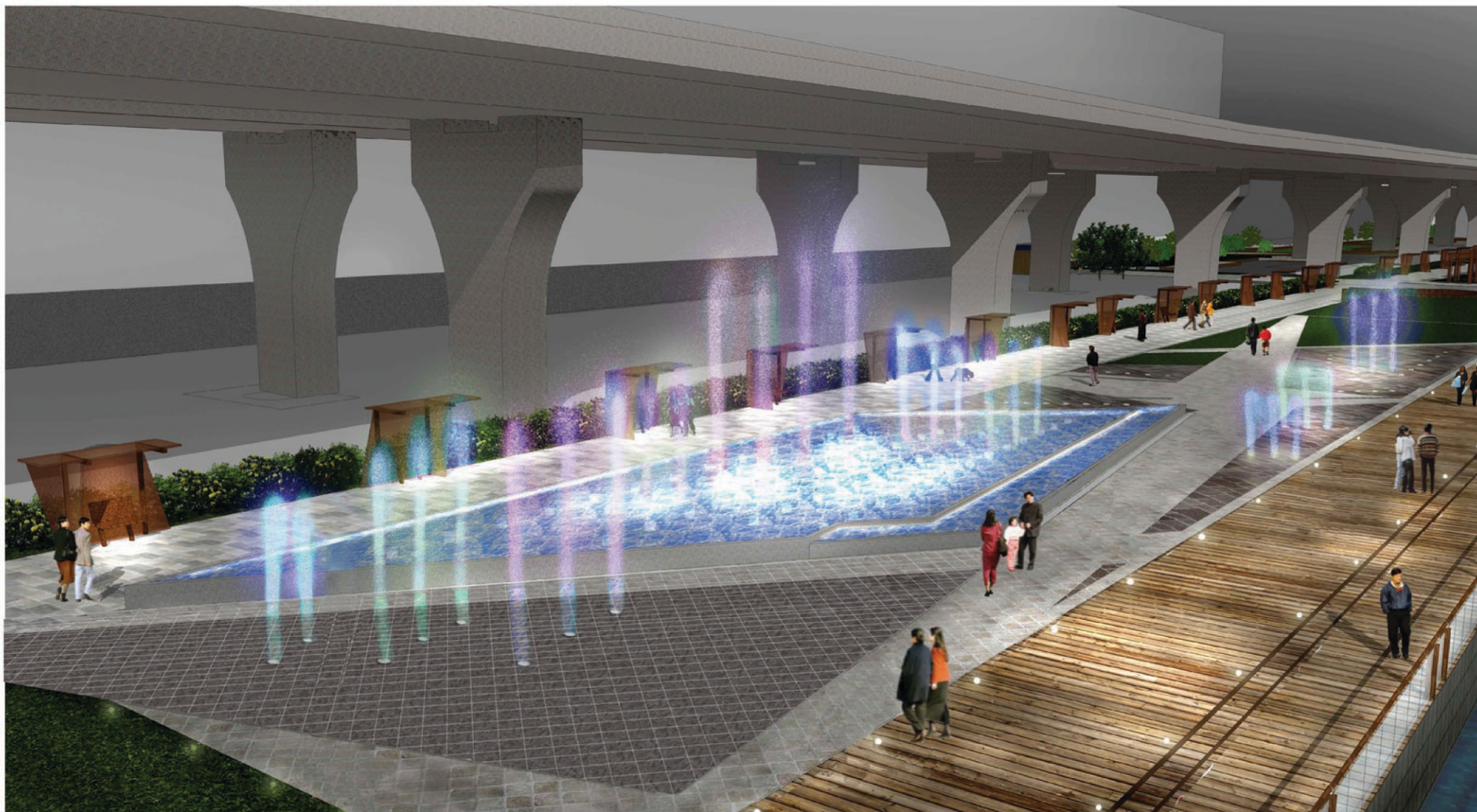
30. We estimate that the proposed works will create about 30 jobs (27 for labourers and three for professional/technical staff), providing a total employment of 330 man-months.





從西面望向音樂噴泉的構思圖 (日景)
ARTIST'S IMPRESSION OF THE
MUSIC FOUNTAINS FROM
WESTERN DIRECTION (DAY VIEW)

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉



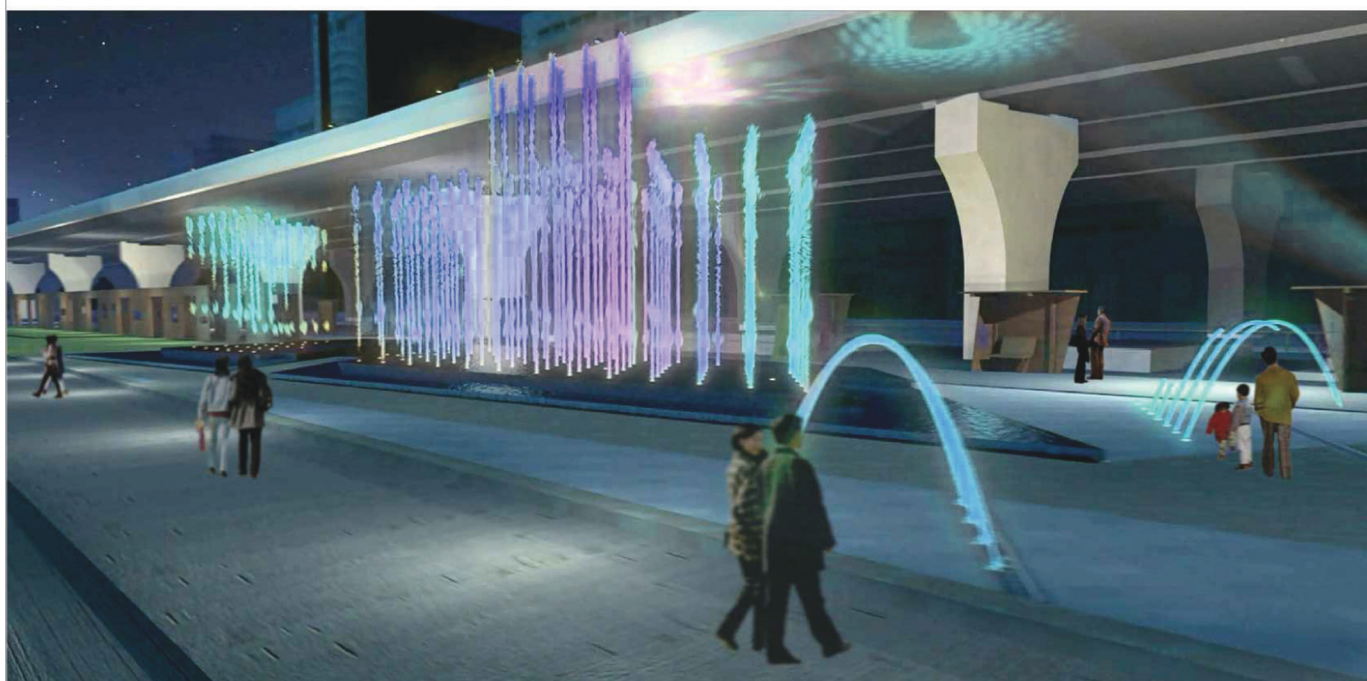
從西面望向音樂噴泉的構思圖 (夜景)
ARTIST'S IMPRESSION OF THE
MUSIC FOUNTAINS FROM
WESTERN DIRECTION (NIGHT VIEW)

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉

音樂噴泉的垂直噴水表演效果
SHOW EFFECT OF VERTICAL JETS AT THE MUSIC FOUNTAINS

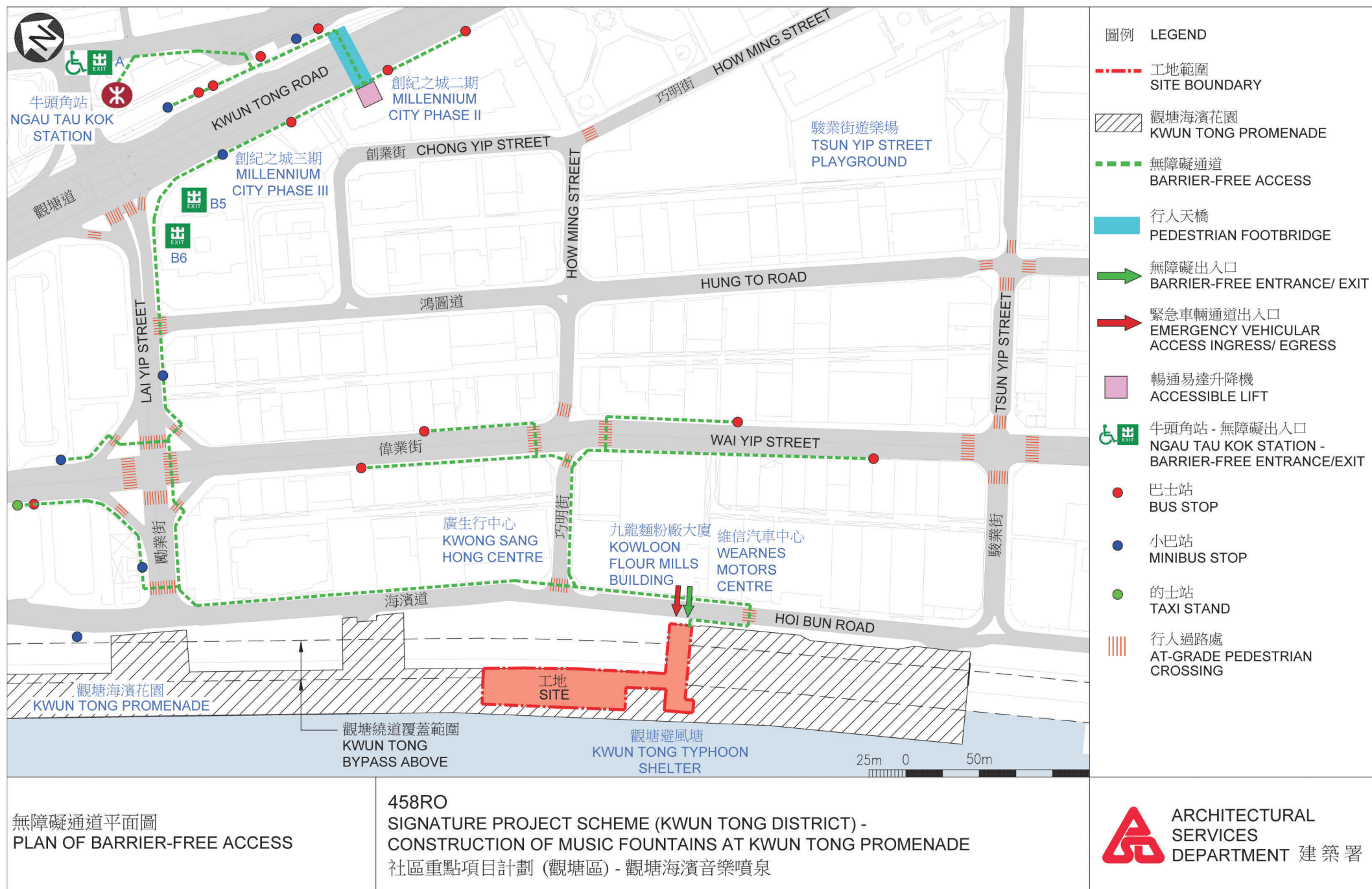


跳射噴泉及音樂噴泉的噴水表演效果
SHOW EFFECT OF JUMPING JETS AND THE MUSIC FOUNTAINS



構思圖 (夜景)
ARTIST'S IMPRESSION (NIGHT VIEW)

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉



無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

Annex 6 to Enclosure 1

458RO – Construction of Music Fountains at Kwun Tong Promenade

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2017 prices)

		Estimated man- months	Average MPS ^{\$} salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for –					
(i) quantity surveying services ^(Note 2)	Professional	–	–	–	0.1
	Technical	–	–	–	0.1
(ii) water fountain specialist	Professional	–	–	–	0.5
				Sub-total	0.7#
(b) Resident site staff (RSS) costs ^(Note 3)					
	Technical	9	14	1.6	0.4
				Sub-total	0.4#
				Total	1.1

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 14 = \$27,485 per month).
2. The consultant's fee for quantity surveying services is calculated in accordance with the consultancy agreement for **458RO** which includes the cost for management of resident site staff of \$13,500. The construction phase of the assignment will only be executed subject to the Finance Committee's funding approval to upgrade **458RO** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

Remarks

The cost figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in MOD prices in paragraph 6 of Enclosure 1.

**Overview of the Estimated Cost
of the Signature Project of the Kwun Tong District**

Items	Estimated Cost (\$'000)
Works and Related Items	49,700
Community Involvement and Publicity Activities	1,000
Non-Civil Service Contract Staff	2,800
Total¹	53,500

¹ The remaining part of the allocation of \$100 million is being used for another SPS project of the KT District – “Construction of Lift Tower at Shung Yan Street in Kwun Tong” for which funding approval by the Finance Committee of the Legislative Council was obtained on 13 May 2016.

**Signature Project Scheme (Wan Chai District) –
Construction of Moreton Terrace Activities Centre**

PROJECT SCOPE AND NATURE

The proposed scope of works involves the construction of a four-storey building with a construction floor area (CFA) of approximately 2 225 square metres (m²)¹ at the Moreton Terrace in Wan Chai (WC) District, namely the Moreton Terrace Activities Centre (MTAC). The proposed facilities in the MTAC comprise —

- (a) a multi-purpose hall that can house around 250 persons. Equipped with a stage and a stage meeting room, a stage control room, dressing rooms and a stage store room, the hall will be suitable for holding small-to-medium-scale performances, ceremonies, lectures and workshops, etc.;
- (b) a multi-purpose room-cum-gallery that can house around 130 persons. Installed with movable partitions and a store room, the room will be ideal for holding small-scale activities such as meetings and artwork displays;
- (c) a community garden-cum-roof garden including planting plots under the Community Garden Programme and a garden area for visitors' enjoyment; and
- (d) ancillary facilities such as a management office, toilets, and mechanical and electrical plant rooms, etc.

———— A location and site plan, floor plans, a sectional drawing, an artist's impression and a barrier-free access plan for the proposed works are at Annexes 1 to 5 to Enclosure 2 respectively.

2. Subject to funding approval of the Finance Committee (FC), we plan to commence the proposed works in late 2018 for completion in late 2020.

/JUSTIFICATION

¹ The CFA is updated from about 2 259 m² to about 2 225 m² due to the optimisation of basement design, which is part of project design development. There is no change to the design of the ground floor and upper floors of MTAC.

JUSTIFICATION

3. At present, Leighton Hill Community Hall (LHCH) is the only performance venue under the management of Home Affairs Department (HAD) in WC District. Given its convenient location, LHCH is highly popular among district organisations and government bureaux and departments for holding local and territory-wide events and activities, such as public consultation exercises, seminars and talks, leisure activities and cultural performances. With LHCH heavily patronised throughout the year, there has been a strong demand from the Wan Chai District Council (WCDC), district organisations and the local community for additional performance and activity venues in the District.

4. With LHCH in WC South, and the Wan Chai Activities Centre² in downtown WC as well as the Wan Chai Park Community Garden³ in WC West, WC East is the only area in the District not provided with similar community facilities. Located at the Moreton Terrace, the proposed MTAC by WCDC will fill this service gap, with a view to providing a performance and activity venue to serve the WC residents especially those residing in the vicinity of Victoria Park, Tin Hau and Tai Hang.

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the project to be \$133.1 million in money-of-the-day (MOD) prices, broken down as follows –

	\$ million (in MOD prices)
(a) Site works	4.1
(b) Foundation	10.3
(c) Basement	3.6
(d) Building	63.0
(e) Building services	27.0
	/(f)

² Comprising four activity rooms without performance facilities under the management of HAD.

³ Under the management of the Leisure and Cultural Services Department.

		\$ million (in MOD prices)
(f)	Drainage	3.4
(g)	External works	1.6
(h)	Additional energy conservation, green and recycled features	2.0
(i)	Furniture and equipment (F&E) ⁴	3.6
(j)	Consultants' fees for –	1.4
	(i) quantity surveying services	1.1
	(ii) tree preservation services	0.2
	(iii) management of resident site staff (RSS)	0.1
(k)	Remuneration of RSS	1.0
(l)	Contingencies	12.1
Total		<hr/> 133.1 <hr/>

6. The design and contract administration of the project will be undertaken by in-house resources of the Architectural Services Department (ArchSD). We propose to engage consultants to undertake quantity surveying services, management of RSS, and tree preservation services. A breakdown of the estimates for consultants' fees and RSS costs by man-months is at Annex 6 to Enclosure 2. The estimated construction unit cost of this project, represented by building and building services costs, is \$40,449 per m² of CFA in MOD prices. We consider the estimated unit cost of this project comparable to that of similar projects built by the Government.

7. The Hong Kong Jockey Club Charities Trust (the Trust) has approved a donation of up to \$40 million for the SPS project of WC District. Of the \$40 million, we plan to allocate \$38 million and \$2 million respectively for the capital cost and non-works items of the project. After netting off the donation, the government commitment for the capital cost of the project is \$95.1 million in MOD prices, calculated as follows –

/(a)

⁴ The estimated cost is based on an indicative list of F&E required.

		\$ million (in MOD prices)
(a)	Total capital cost	133.1
(b)	Donation from the Trust	– 38.0
(c)	Actual commitment from the Government	<hr/> 95.1 <hr/>

8. Subject to funding approval, we plan to phase the expenditure as follows –

Year	\$ million (MOD)
2018 – 2019	4.2
2019 – 2020	46.6
2020 – 2021	53.8
2021 – 2022	20.9
2022 – 2023	5.2
2023 – 2024	2.4
	<hr/> 133.1 <hr/>

9. 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. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

10. We estimate that the additional government recurrent expenditure arising from this project will be about \$4.9 million per annum.

/PUBLIC

PUBLIC CONSULTATION

11. In February 2013, WDCD set up the “Working Group on Signature Projects” (the Working Group) to oversee the scope of works and mode of operation of the SPS project, and to conduct related public consultation exercises. The Working Group proposed to construct a multi-purpose performance and activity venue in the District. In February and March 2013, the Working Group conducted the first consultation exercise comprising a public forum and sessions with the three area committees (ACs) of WC District. Over 90% of the participants at the public forum supported the proposal. The three ACs also gave unanimous support for the project and urged for its early implementation. In March 2013, WDCD endorsed the proposal to construct an additional performance and activity venue under the SPS.

12. In July and August 2014, the Working Group conducted the second consultation exercise after identification of the project site and completion of the sketch design of the proposed building. To raise public awareness of the MTAC proposal, a wide range of publicity materials, including roadside banners, easy roll banners, wall mount advertising boards, and posters were displayed across WC District, while copies of leaflet and brochure were available for public collection at the Public Enquiry Service Centre of WC District Office and downloading from the dedicated SPS project webpage of WDCD’s website. A public forum was held and the views of the three ACs in the District were also sought. Public comments and suggestions were addressed and presented to the Working Group in September 2014 for consideration, and were taken into account as appropriate when the design of the proposed building was finalised.

13. We obtained the support of the Legislative Council Panel on Home Affairs (HA Panel) on the project on 17 July 2015 and the endorsement of the Public Works Subcommittee (PWSC) on 20 June 2016. However, deliberation of the project in FC could not be completed before the prorogation of the last term of Legislative Council on 12 July 2016. The WC community continues to be keen to have an additional performance and activity venue in the district. We consulted HA Panel on the project afresh on 21 December 2017 and the Panel supported the submission of the project to PWSC for consideration. Supplementary information requested by the Members was submitted to the Panel on 14 March 2018.

14. At the PWSC meetings on 30 May 2018 and 11 June 2018, some Members commented that the seating capacity of around 250 persons might limit the utilisation of the multi-purpose hall. Some Members were also concerned about the provision of volleyball court within Wan Chai District. In light of Members’ views, the design of the stage has been revised with part of it becomes an extendable portion to allow more flexibility in the use of the hall. To

/make

make better usage of the multi-purpose room-cum-gallery, we will also make available a table tennis table for use.

15. Furthermore, the provision of a new outdoor volleyball court at Ka Ning Path Garden near Tai Hang and in close proximity to Moreton Terrace is being actively explored. The provision of this new volleyball court would help address the concern over the relocation of the two volleyball courts at Moreton Terrace to Victoria Park. When a more detailed design of the volleyball court is available, the project will be put up to WCDC for deliberation. Subject to WCDC's endorsement, a public consultation exercise will be conducted to gauge opinions of nearby stakeholders.

ENVIRONMENTAL IMPLICATIONS

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

17. During construction, we 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 barrier wall for noisy construction activities where appropriate, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

18. At the planning and design stages, we have 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, we 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 facilities⁵. We 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.

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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.

19. At the construction stage, we 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. 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 at public fill reception facilities and landfills respectively through a trip-ticket system.

20. We estimate that the project will generate in total 4 810 tonnes of construction waste. Of these, we will reuse 140 tonnes (2.9%) of inert construction waste on site and deliver 4 150 tonnes (86.3%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 520 tonnes (10.8%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be \$0.4 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 IMPLICATIONS

21. 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

22. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

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

- (a) lift power regeneration;
- (b) LED general light fittings; and
- (c) solar powered light fittings.

24. For greening features, we will provide landscaping on different floors of the building including the roof floor for environmental and amenity benefits. In addition, there will be vertical greening at the external wall to soften the hard edge of the building with self-clinging climber plants on the façade.

25. For recycled features, we will adopt rainwater harvesting system for landscape irrigation.

26. The total estimated additional cost for adoption of the above features is \$2.0 million (including \$0.2 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 4.6% energy savings in the annual energy consumption with a payback period of about 4.5 years.

BACKGROUND INFORMATION

27. As announced in the 2013 Policy Address, a one-off provision of \$100 million has been earmarked for each district to initiate project(s) under the SPS. District Councils (DCs) are responsible for advocating and deciding the SPS projects, as well as spearheading their implementation, including conducting district consultation, preparing implementation plans, monitoring project progress and assessing project effectiveness. The project(s) should address local needs, or highlight the characteristics of the district, and have a visible and lasting impact in the community. All the SPS projects are proposed, discussed and agreed by DCs following consultation with local residents and organisations before they are put to implementation.

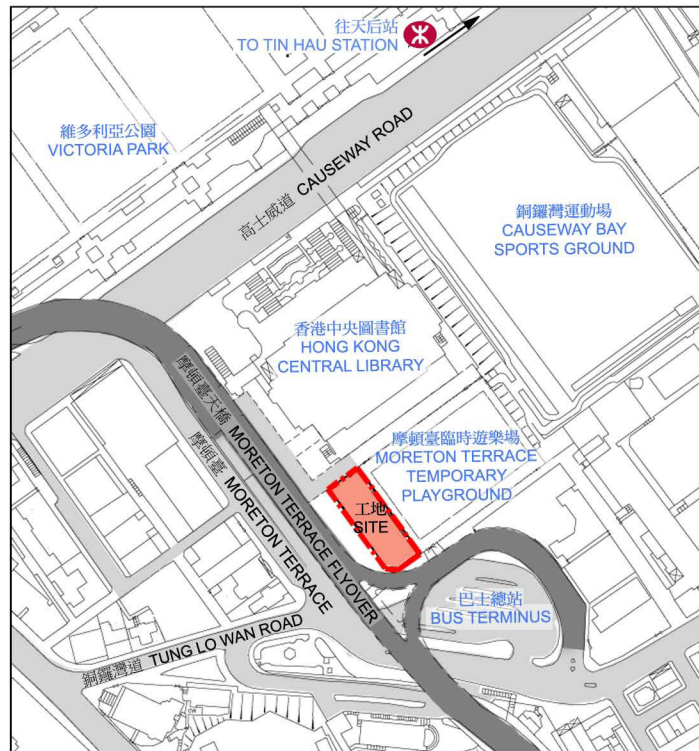
28. We engaged consultants and contractors to undertake various consultancy services and pre-construction works, including topographical survey and utility mapping, planning application, site investigation, model making, quantity surveying services and tree survey, at a total cost of about \$2.2 million. The services and works by the consultants and contractors are funded under block allocation **Subhead 7017CX** "Signature Project Scheme". The consultants and contractors have completed all of the above consultancy services and pre-construction works in general.

29. In addition to the proposed capital cost of \$133.1 million for the works, WDCD proposed to spend \$0.7 million and \$6.2 million respectively on community involvement and publicity activities, and employment of non-civil service contract staff under ArchSD and the WC District Office to oversee the project implementation. Of the above \$6.9 million for non-works items, \$2 million will be funded from the Trust and the remaining \$4.9 million will be funded from the one-off allocation under SPS.

30. After obtaining the funding approval of the FC for the construction of MTAC, we will create a non-recurrent commitment of \$6.9 million for the non-works items of the project under delegated authority in accordance with the established mechanism. An overview of the estimated cost of the project is at Annex 7 to Enclosure 2.

31. The project will not involve any tree removal works. We will incorporate planting proposals as part of the project, including the planting of about 600 shrubs and 400 groundcovers.

32. We estimate that the proposed works will create about 60 jobs (55 for labourers and another five for professional or technical staff), providing a total employment of 1 000 man-months.



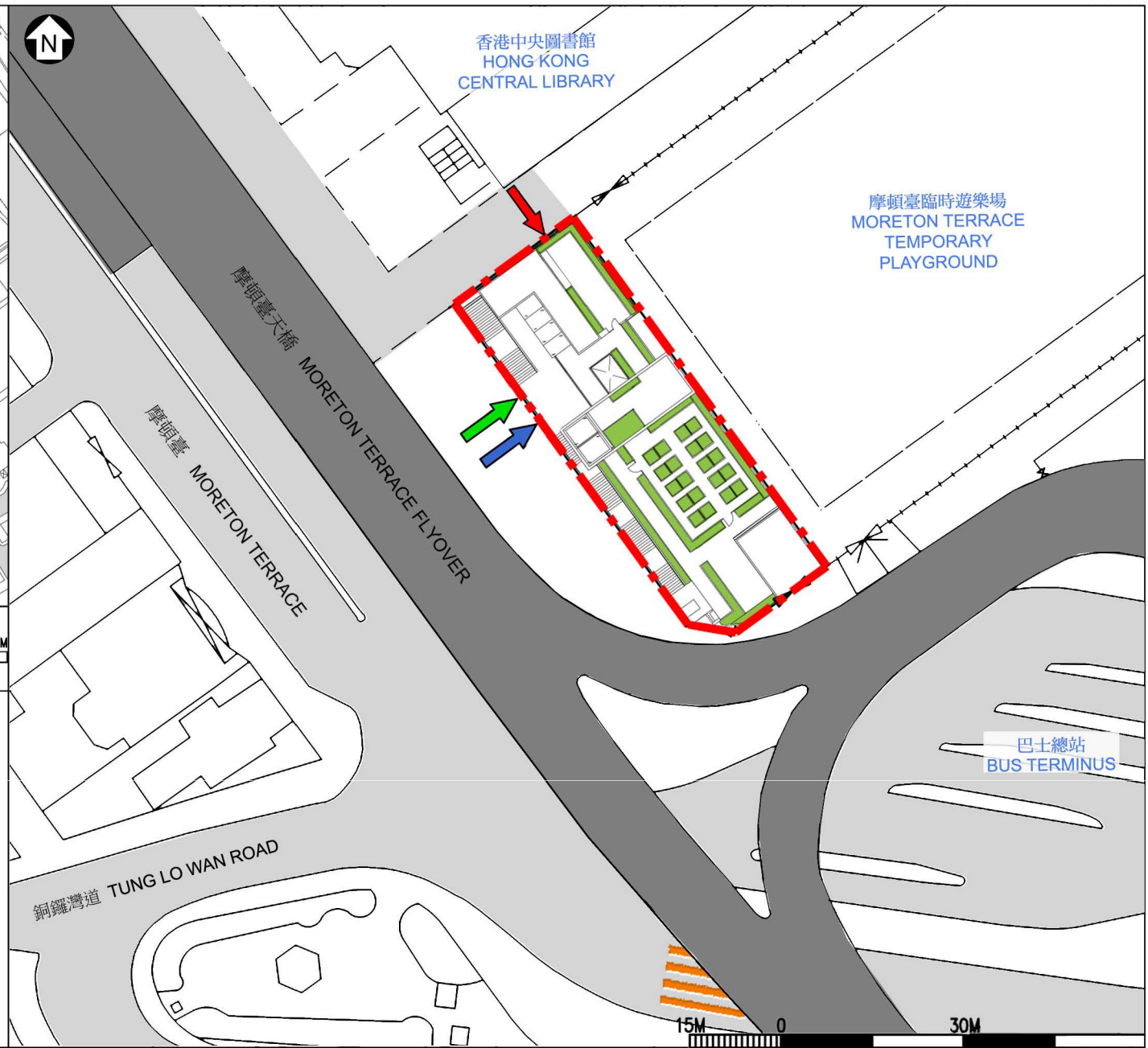
位置圖
LOCATION PLAN

圖例 LEGEND:

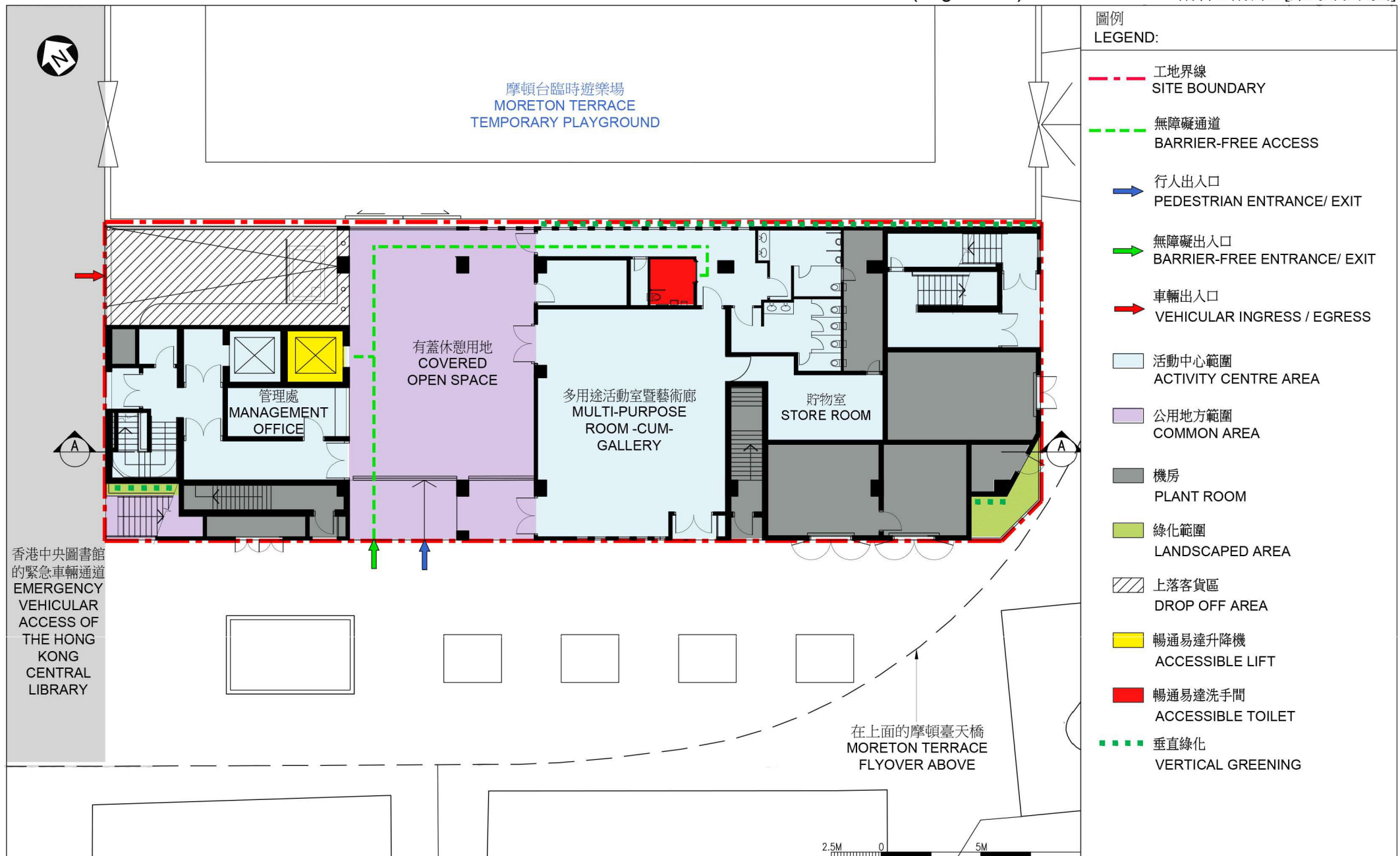
- | | |
|--|--|
| 工地界線
SITE BOUNDARY | 車輛出入口
VEHICULAR
INGRESS / EGRESS |
| 行人出入口
PEDESTRIAN
ENTRANCE/ EXIT | 天台綠化範圍
LANDSCAPED AREA AT
ROOF LEVEL |
| 無障礙出入口
BARRIER-FREE
ENTRANCE/ EXIT | 行人過路處
PEDESTRIAN
CROSSING |

工地平面圖
SITE PLAN

68RE
社區重點項目計劃（灣仔區）- 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



地下平面圖
GROUND FLOOR PLAN











68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



— 在上面的摩頓臺天橋
MORETON TERRACE
FLYOVER ABOVE

圖例
LEGEND:

-  工地界線
SITE BOUNDARY
-  無障礙通道
BARRIER-FREE ACCESS
-  活動中心範圍
ACTIVITY CENTRE AREA
-  公用地方範圍
COMMON AREA
-  主入口大堂
MAIN FOYER
-  機房
PLANT ROOM
-  綠化範圍
LANDSCAPED AREA
-  暢通易達升降機
ACCESSIBLE LIFT
-  暢通易達洗手間
ACCESSIBLE TOILET
-  垂直綠化
VERTICAL GREENING

一樓平面圖
FIRST FLOOR PLAN

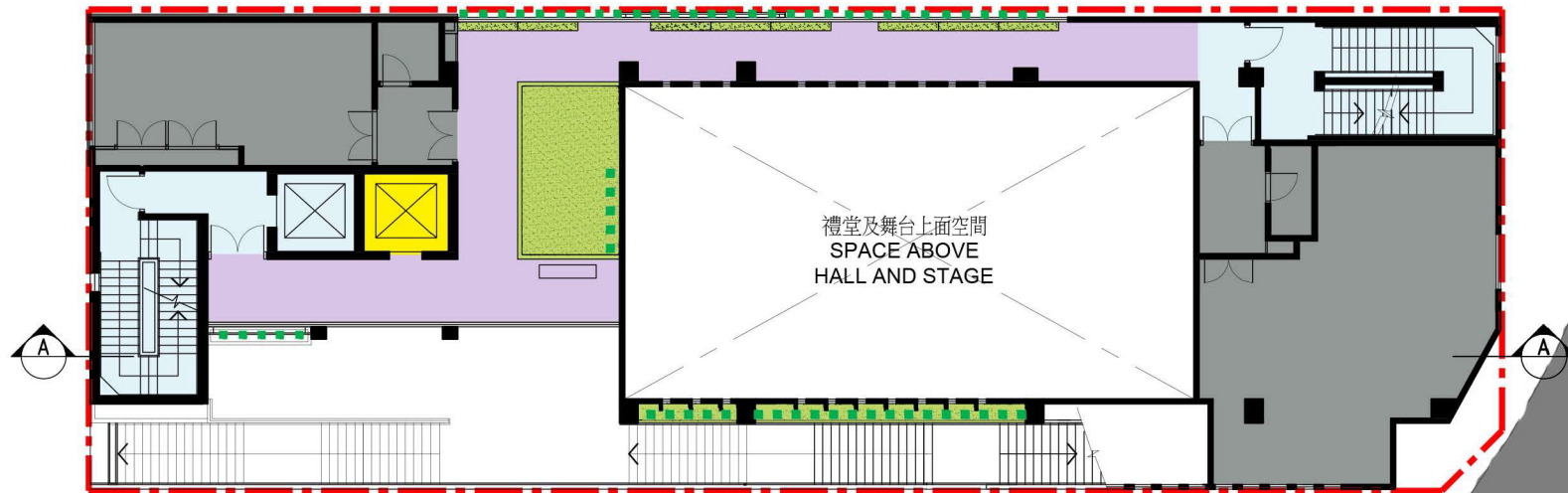
68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例
LEGEND:

- 工地界線
SITE BOUNDARY
- 活動中心範圍
ACTIVITY CENTRE AREA
- 公用地方範圍
COMMON AREA
- 機房
PLANT ROOM
- 綠化範圍
LANDSCAPED AREA
- 暢通易達升降機
ACCESSIBLE LIFT
- ■ ■ ■ 垂直綠化
VERTICAL GREENING



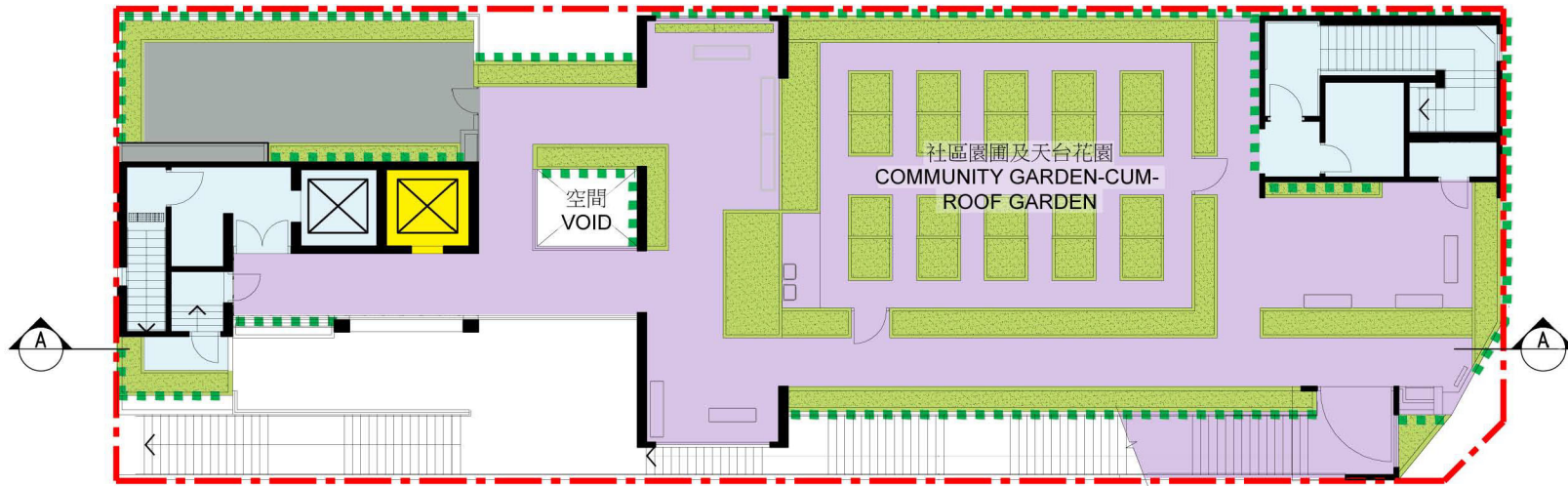
摩頓臺天橋
MORETON TERRACE FLYOVER

2.5M 0 5M

二樓平面圖
SECOND FLOOR PLAN

68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例
LEGEND:

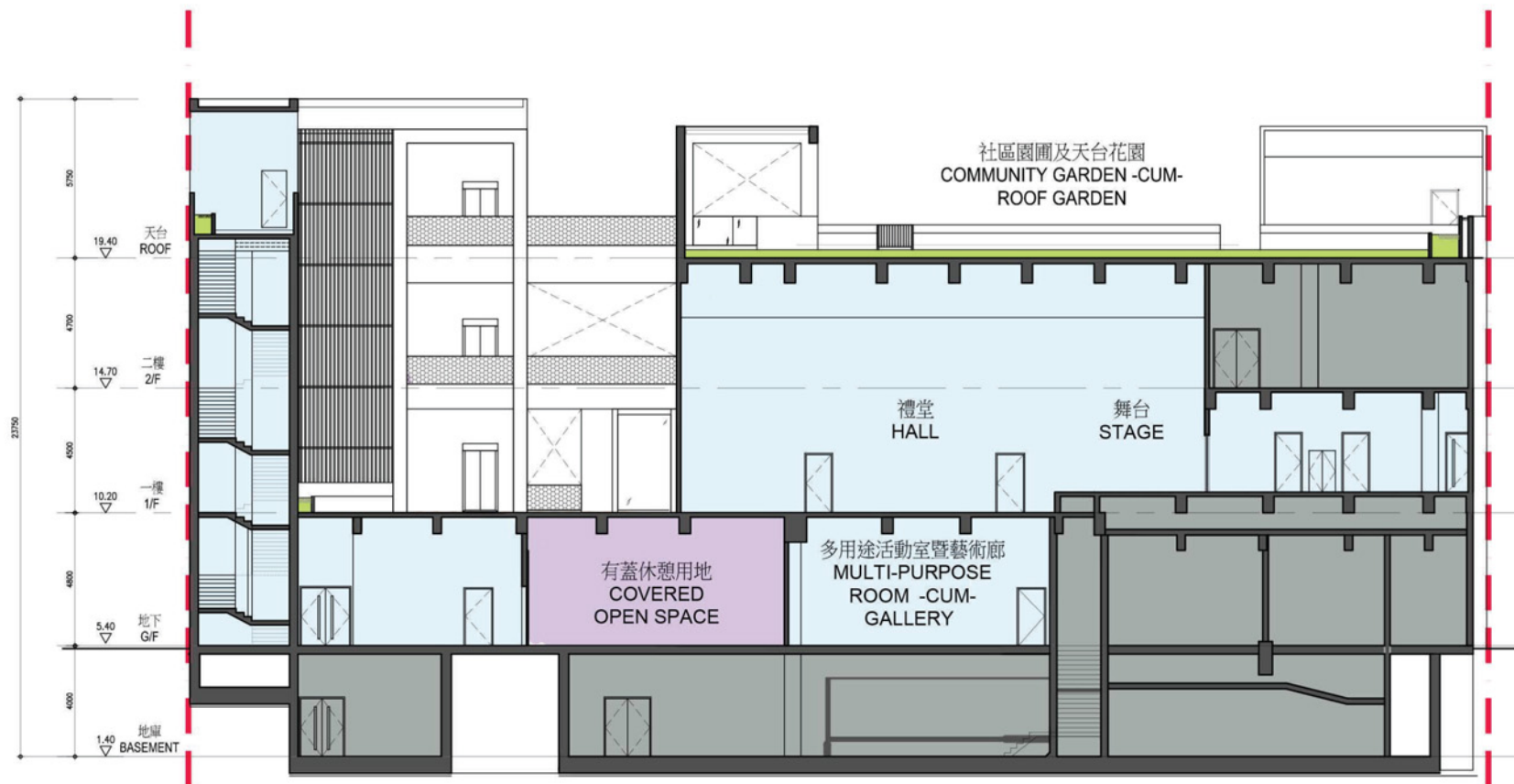
- 工地界線
SITE BOUNDARY
- 活動中心範圍
ACTIVITY CENTRE AREA
- 公用地方範圍
COMMON AREA
- 機房
PLANT ROOM
- 綠化範圍
LANDSCAPED AREA
- 暢通易達升降機
ACCESSIBLE LIFT
- 垂直綠化
VERTICAL GREENING

2.5M 0 5M

天台平面圖
ROOF PLAN

68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



剖面圖 A-A
SECTION A-A

68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

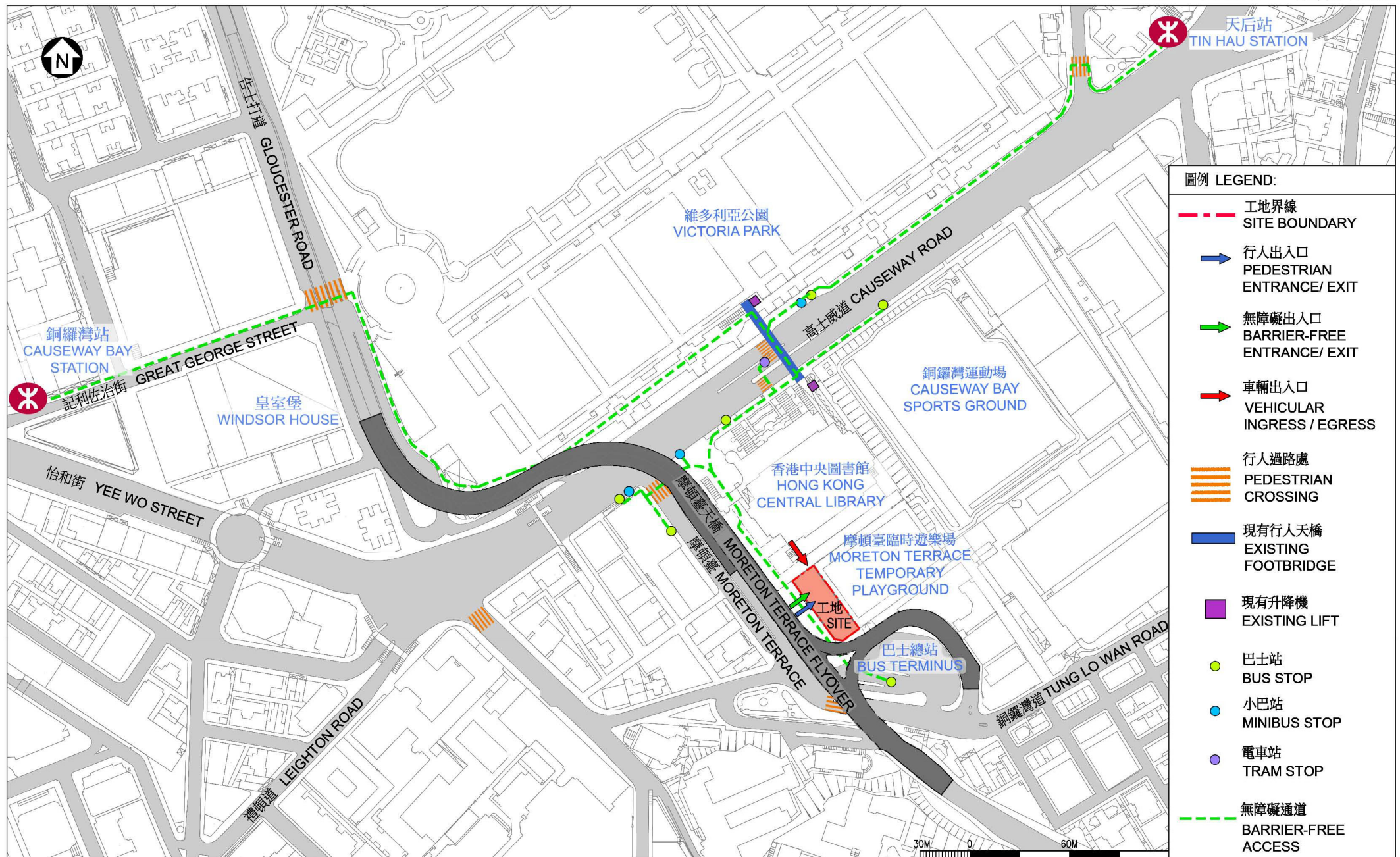


從西面望向大樓的構思透視圖
PERSPECTIVE VIEW
FROM WESTERN
DIRECTION (ARTIST'S
IMPRESSION)

68RE
社區重點項目計劃（灣仔區）- 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF BARRIER-FREE
ACCESS

68RE
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

68RE – Construction of Moreton Terrace Activities Centre**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2017 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees (Note 2) for –					
(i) quantity	Professional	–	–	–	0.5
surveying services	Technical	–	–	–	0.4
(ii) tree preservation services	Professional	–	–	–	0.2
				Sub-total	1.1#
(b) Resident site staff (RSS) costs (Note 3)	Technical	24	14	1.6	1.0
				Sub-total	1.0#
Comprising –					
(i) Consultants' fees for management of RSS				0.1	
(ii) Remuneration of RSS				0.9#	
				Total	2.1

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 14 = \$27,485 per month).
2. The consultants' fees are calculated in accordance with the existing consultancy agreement for **68RE**. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade **68RE** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

Remarks

The cost figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in MOD prices in paragraph 5 of Enclosure 2.

**Overview of the Estimated Cost
of the Signature Project of the Wan Chai District**

Items	Estimated Cost (\$'000)
Works and Related Items	133,100
Community Involvement and Publicity Activities	700
Non-Civil Service Contract Staff	6,200
Total Estimated Cost¹	140,000

¹ In addition to the one-off allocation of \$100 million under the SPS, The Hong Kong Jockey Club Charities Trust has approved a donation of up to \$40 million for the project.