

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

#### Recreation, Culture and Amenities – Open spaces

**451RO – Town Park in Area 68, Tseung Kwan O**

**474RO – Kwai Chung Park**

**449RO – Open Space at Hung Hom Waterfront**

**442RO – Open Space at Hoi Fan Road, Tai Kok Tsui**

Members are invited to recommend to the Finance Committee the upgrading of **451RO**, **474RO**, **449RO** and **442RO** to Category A at estimated costs of \$558.2 million, \$318.3 million, \$266.7 million and \$196.1 million in money-of-the-day (MOD) prices respectively.

### PROBLEM

We need to carry out the above works projects to better serve the needs of the community.

### PROPOSAL

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

- (a) **451RO** at an estimated cost of \$558.2 million in MOD prices for the development of town park in Area 68, Tseung Kwan O;

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- (b) **474RO** at an estimated cost of \$318.3 million in MOD prices for the development of Kwai Chung Park;
- (c) **449RO** at an estimated cost of \$266.7 million in MOD prices for the development of open space at Hung Hom Waterfront; and
- (d) **442RO** at an estimated cost of \$196.1 million in MOD prices for the development of open space at Hoi Fan Road, Tai Kok Tsui.

### PROJECT SCOPE AND NATURE

3. Details of the four projects above are provided at **Enclosures 1 to 4** respectively.

Home Affairs Bureau  
May 2021

**451RO - Town Park in Area 68, Tseung Kwan O**

**PROJECT SCOPE AND NATURE**

The project site occupies an area of about 38 800 square metres (m<sup>2</sup>). It is bounded by Chi Sin Street to the north, Twin Peaks and Ocean Wings to the east, Tseung Kwan O Waterfront Park to the south and Corinthia by the Sea to the west. The project site is zoned “Open Space” on the draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27. The proposed scope of the project comprises -

- (a) a landscaped garden;
- (b) a central pedestrian avenue (partial)<sup>1</sup>;
- (c) children’s play area;
- (d) a bicycle park (for children);
- (e) a bicycle rental kiosk;
- (f) fitness equipment;
- (g) a jogging track;
- (h) two basketball courts;
- (i) enhancement work to the existing Tseung Kwan O Waterfront Park;
- (j) reprovision and expansion of the pet garden in Tseung Kwan O Waterfront Park; and
- (k) ancillary facilities.

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<sup>1</sup> The project originally covers the Town Park in Areas 66 and 68, Tseung Kwan O with a central pedestrian avenue passing through both areas. In response to district needs to expedite the development of the Town Park, phased implementation will be adopted. “Town Park in Area 68, Tseung Kwan O” led by the Home Affairs Bureau will be implemented first, followed by a separate project “Town Park with Public Vehicle Park in Area 66, Tseung Kwan O” led by the Transport and Housing Bureau. The central pedestrian avenue in Area 68 will be implemented through this project.

2. A site and location plan, an artist's impression and a plan of barrier-free access of the project are at **Annexes 1 to 3 to Enclosure 1** respectively.

3. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in about two and a half years.

## JUSTIFICATION

4. Tseung Kwan O (TKO) is a densely-populated and fast-developing new town in Sai Kung (SK) District. The overall population of SK District is 481 100 in 2020, which is expected to increase to 543 100 by 2028. As the population in TKO South has increased rapidly in recent years, there is a high demand for public open space for public enjoyment.

5. The project site is located near the waterfront of TKO South and is surrounded by residential buildings<sup>2</sup> and three schools<sup>3</sup>. It is easily assessable given its close proximity to the TKO Mass Transit Railway station. It connects the TKO Waterfront Park and TKO Promenade and provides about 38 800 m<sup>2</sup> of open space. It is expected that the Town Park will become an attraction point in TKO and the SK District as a whole upon completion.

6. The project will provide a wide diversity of facilities for members of the public of different ages and interests. These include passive facilities such as landscaped garden and central pedestrians avenue (partial) as well as sports and recreational facilities such as a bicycle park (for children), a jogging track, basketball courts, children's play equipment and fitness equipment, etc. Among these, the provision of two basketball courts can promote sports and help alleviate the shortfall in the district. Besides, taking into account the existing cycling track nearby, the project will include a bicycle park for children as well as a bicycle rental kiosk for the convenience of the cyclists. With the reprovision and expansion of the existing pet garden in TKO Waterfront Park, pet owners can enjoy a more spacious pet garden with improved facilities.

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<sup>2</sup> The residential buildings include Alto Residences, Bauhinia Garden, Capri, Corinthia by the Sea, Monterey, Ocean Wings, The Papillons, The Parkside, The Wings, The Wings II, The Wings IIIA, The Wings IIIB, Twin Peaks and Yee Ming Estate.

<sup>3</sup> The three schools include Evangel College (Primary and Secondary Sections), French International School (Tseung Kwan O) and Tseung Kwan O Methodist Primary School.



7. On top of the wide variety of facilities provided, the Town Park will substantially enhance the connectivity among the Town Park, the nearby residential areas and the TKO Waterfront Park. It provides convenient access for the public, including people with disabilities to enjoy the facilities with ease.

8. Global climate changes brought about environmental challenges. In view of the coastal locality of the site, the project will adopt an innovative and adaptive approach in dealing with stormwater effectively with a view to improving the urban eco-system, alleviating the flooding impact resulting from severe weather and securing livability.

### FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$558.2 million in money-of-the-day (MOD) prices, broken down as follows –

	<b>\$million (in MOD prices)</b>
(a) Site works	15.4
(b) Building	77.7
(c) Building services	81.1
(d) Drainage	32.0
(e) External works <sup>4</sup>	284.4
(f) Additional energy conservation, green and recycled features	9.0
(g) Furniture and equipment <sup>5</sup>	0.9

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<sup>4</sup> External works cover the construction of basketball courts, fitness stations, a jogging track, a cycling track, children's play area, landscaped areas, seating areas with pavilions and rain shelters, viewing decks, design features, footpaths, paving, footpaths linking to adjacent sites and works at the existing Tseung Kwan O Waterfront Park.

<sup>5</sup> The estimated cost is based on an indicative list of furniture and equipment required.



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 2021 to 2028. 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 adjustment.

13. We estimate the annual recurrent expenditure arising from this project to be \$14.3 million.

### **PUBLIC CONSULTATION**

14. We consulted the District Facilities Management Committee (DFMC) of the SK District Council (DC) on 15 March 2011 on the project scope. Subsequently, we consulted the DFMC of SKDC on 11 July 2017, 12 September 2017, 13 March 2018 and 17 April 2018 on the revised project scope for "Town Park in Area 66 and 68, TKO". Taking into account the feedback from DFMC and the strong local aspiration for early provision of the Town Park, we consulted and obtained support from the SKDC on 8 January 2019 to develop the Town Park by phases and to implement the project on "Town Park in Area 68, TKO" first. We further consulted the DFMC on 12 May 2020 on the design of the project. Members supported the project and requested its early implementation.

15. We consulted the Legislative Council Panel on Home Affairs on 8 February 2021. Members supported the project and had no objection to the submission of the funding proposal to the Public Works Subcommittee.

### **ENVIRONMENTAL IMPLICATIONS**

16. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause long-term environmental impacts. 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 contract. These measures 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.

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 facilities (PFRFs)<sup>6</sup>. 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.

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 and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

20. We estimate that the project will generate in total about 22 480 tonnes of construction waste. Of these, we will reuse about 3 000 tonnes (13.4%) of inert construction waste on site and deliver about 16 980 tonnes (75.5%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 2 500 tonnes (11.1%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be \$1.7 million for this project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs 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/buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

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<sup>6</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in PFRFs requires a licence issued by the Director of Civil Engineering and Development.

## LAND ACQUISITION

22. This proposed 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) photovoltaic system; and
- (b) solar powered light fittings.

24. For greening features, there will be landscaping and green roof at appropriate areas for environmental and amenity benefits.

25. For recycled features, we will adopt rainwater collection system for landscape irrigation with a view to conserving water.

26. The total estimated additional cost for adoption of the above features is around \$9.0 million (including \$0.1 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

## BACKGROUND INFORMATION

27. We upgraded **451RO** to Category B in September 2013. We engaged consultants to undertake various services including topographical survey and tender documentation at a total cost of about \$3.4 million. The services and works provided by the consultants were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The consultants have completed all the above services and works except for tender documentation.

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28. Of the 48 trees within the project boundary, four trees will be retained, seven trees will be removed by felling and 37 trees will be transplanted within the site boundary. Those trees proposed to be felled are having poor form, poor structure and/or poor health or identified as common undesirable species with invasive growing habits. They have low amenity value and will have low survival rate if transplanted, and thus are recommended to be felled. All trees to be removed are not important trees<sup>7</sup>. We will incorporate planting proposals as part of the project, including the planting of about 1 078 trees, 42 545 shrubs, 143 349 groundcovers and 6 980 m<sup>2</sup> of grassed area.

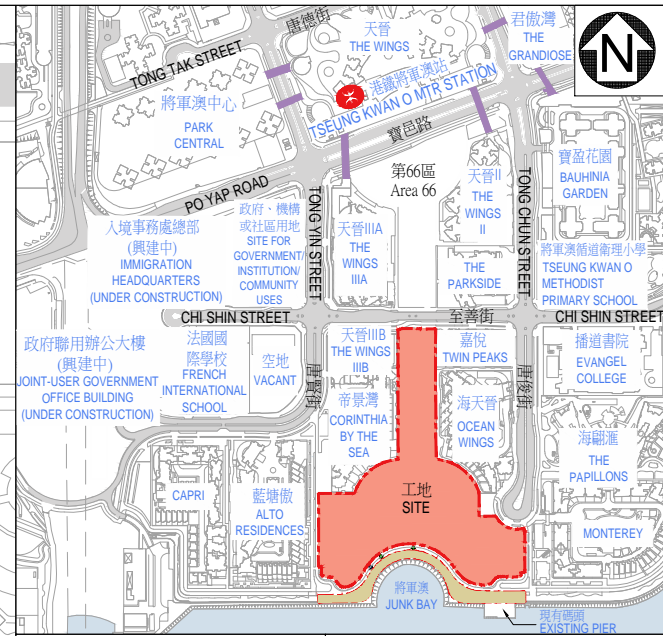
29. We estimate that the proposed works will create about 135 jobs (123 for labourers and 12 for professional/technical staff) providing a total employment of 3 600 man-months.

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<sup>7</sup> “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 (measured at 1.3 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.



位置圖 LOCATION PLAN	
	工地界線 SITE BOUNDARY
	無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
	現有蓋行人天橋 EXISTING COVERED FOOTBRIDGE
	車輛出入口 VEHICULAR INGRESS / EGRESS
	地面綠化 AT-GRADE GREENING
	行人出入口 PEDESTRIAN ENTRANCE / EXIT
	天台綠化 LANDSCAPED ROOF
	水景 WATER FEATURE
	避雨亭 RAIN SHELTER
	健身站 FITNESS STATION
	緩跑徑 JOGGING TRACK
	寵物公園 PET GARDEN
	兒童遊樂處 CHILDREN'S PLAY AREA
	將軍澳海濱公園優化工程 ENHANCEMENT WORK TO TSEUNG KWAN O WATERFRONT PARK
	單車公園 (兒童) BICYCLE PARK (FOR CHILDREN)
	單車租賃亭 BICYCLE RENTAL KIOSK
	附屬設施 ANCILLARY FACILITIES
	籃球場 BASKETBALL COURT

工地平面圖  
SITE PLAN

451RO  
將軍澳第68區市鎮公園  
TOWN PARK IN AREA 68, TSEUNG KWAN O







從南面望向市鎮公園的構思透視圖

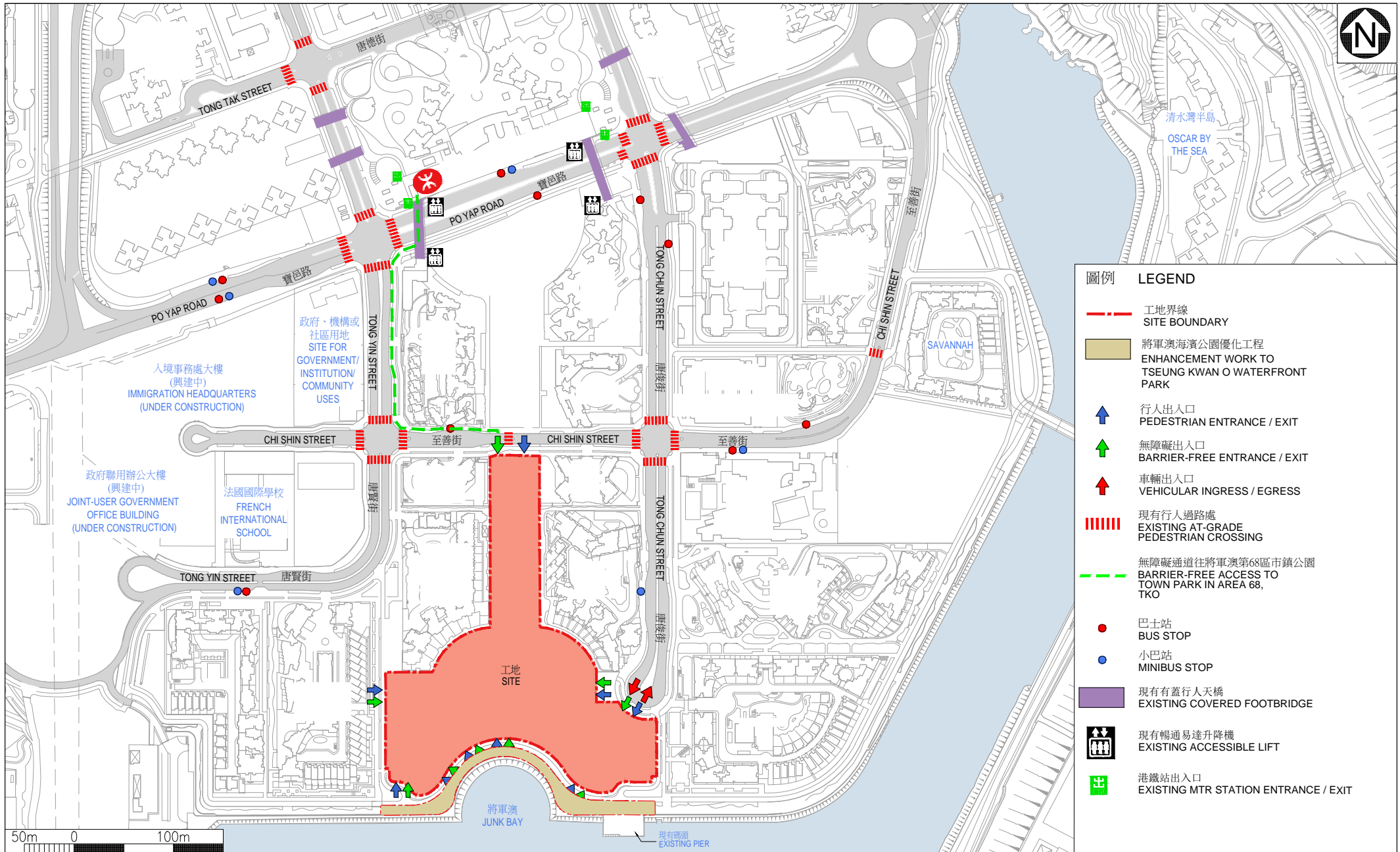
PERSPECTIVE VIEW FROM SOUTHERN DIRECTION (ARTIST'S IMPRESSION)

構思圖  
ARTIST'S IMPRESSION

451RO  
將軍澳第68區市鎮公園  
TOWN PARK IN AREA 68, TSEUNG KWAN O

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





圖例	LEGEND
	工地界線 SITE BOUNDARY
	將軍澳海濱公園優化工程 ENHANCEMENT WORK TO TSEUNG KWAN O WATERFRONT PARK
	行人出入口 PEDESTRIAN ENTRANCE / EXIT
	無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
	車輛出入口 VEHICULAR INGRESS / EGRESS
	現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
	無障礙通道往將軍澳第68區市鎮公園 BARRIER-FREE ACCESS TO TOWN PARK IN AREA 68, TKO
	巴士站 BUS STOP
	小巴士 MINIBUS STOP
	現有蓋行人天橋 EXISTING COVERED FOOTBRIDGE
	現有暢通易達升降機 EXISTING ACCESSIBLE LIFT
	港鐵站出入口 EXISTING MTR STATION ENTRANCE / EXIT

50m 0 100m

無障礙通道平面圖  
PLAN OF BARRIER-FREE ACCESS

451RO  
將軍澳第68區市鎮公園  
TOWN PARK IN AREA 68, TSEUNG KWAN O



## 451RO – Town Park in Area 68, Tseung Kwan O

Breakdown of estimates for consultants' fees and resident site staff costs  
(in September 2020 prices)

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	4.4
	Technical	–	–	–	–
				Sub-total	4.4 #
(b) Resident site staff (RSS) costs (Note 3)	Professional	–	–	–	–
	Technical	31	14	1.6	1.5
				Sub-total	1.5
Comprising -					
(i) Consultants' fees for management of RSS				0.3#	
(ii) Remuneration of RSS				1.2#	
				<b>Total</b>	<b>5.9</b>

\* 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 = \$30,235 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the contract administration and site supervision of 451RO. The assignment will only be executed subject to Finance Committee's funding approval to upgrade the project to Category A.
3. The consultants' fees and staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs 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 money-of-the-day prices in paragraph 9 of Enclosure 1.

**474RO - Kwai Chung Park**

**PROJECT SCOPE AND NATURE**

The project site comprising Site A and Site B occupies an area of about 30 200 square meters (m<sup>2</sup>) within the restored Gin Drinkers Bay Landfill at Area 37, Kwai Chung. The site is zoned “Open Space” on the draft Kwai Chung Outline Zoning Plan No. S/KC/29. The proposed scope of the project comprises –

- \_\_\_\_\_
- (a) construction of the following facilities at the southern portion of the “Open Space” zone at the restored Gin Drinkers Bay Landfill (Site A at **Annex 1 to Enclosure 2**)
    - (i) a landscaped garden with a multi-purpose utility lawn and sitting-out facilities;
    - (ii) a jogging track;
    - (iii) a quali-walk trail;
    - (iv) a pet garden;
    - (v) a performance plaza with an observation deck;
    - (vi) car parking facilities;
    - (vii) ancillary facilities including toilets, changing rooms and a management office; and
    - (viii) additional access and an inclined lift to improve accessibility; and
  - (b) rehabilitation of existing footpaths and access roads leading to Kwai Chung Park (the Park) (Site B at **Annex 1 to Enclosure 2**)
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2. A site and location plan, an artist’s impression and a plan of barrier-free access of the project are at **Annexes 1 to 3 to Enclosure 2** respectively.

3. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in about two and a half years.

**/JUSTIFICATION .....**

**JUSTIFICATION**

4. Kwai Tsing District has a population of 509 900 in 2020. The project site is within 10 to 20 minutes walking distance from high-rise residential developments such as Kwai Shing West Estate, Kwai Fong Estate and private residential developments like Sun Kwai Fong Garden in the vicinity of Kwai Fong Mass Transit Railway (MTR) station. There has been an increasing demand from the Kwai Tsing District Council (K&TDC) and strong aspiration from local residents for development of more open space and leisure facilities at the project site for public enjoyment as soon as practicable. The project will increase quality open space in Kwai Tsing District by providing diversified facilities including a leisure lawn area, a pet garden, landscaped areas and a jogging trail to meet the needs of the public. It will also improve access to the site, allowing more local residents to visit and enjoy the existing sports facilities operated by two “national sports associations” as well as the leisure facilities in the open space to be built.

*BMX Park and Cricket Grounds*

5. At present, two unique sports facilities have already been built at two large pieces of land within the “Open Space” zone at the restored landfill –

- (a) 3.9-hectare BMX Park at the lower platform –  
On 3 July 2008, The Cycling Association of Hong Kong, China Limited (CAHK) obtained a land licence from the Environmental Protection Department (EPD) to operate a BMX Park at the lower platform, i.e. southwestern portion of the “Open Space” zone, for 21 years until 2029. The BMX Park, comprising BMX tracks and ancillary facilities, was constructed in 2009 and served as a competition venue for the East Asian Games held in the same year; and
- (b) 4.5-hectare cricket grounds at the upper platform –  
On 23 March 2016, Cricket Hong Kong Limited (CHK) obtained a land licence from the EPD to operate cricket grounds at the upper platform, i.e. northern portion of the “Open Space” zone, for three years. After consultation with the K&TDC, the licence was renewed for another three years in 2019. Further renewal would be subject to review before expiry of the current licence in 2022.

6. At present, both CAHK and CHK open up the BMX Park and cricket grounds for public use. More specifically, CAHK, in addition to providing the venue for the BMX squads, organises training courses in the BMX Park and makes its facilities available for public use at specified time slots. As for CHK, it holds cricket league games of different levels and sets aside one-third of the opening hours of the cricket grounds for public hiring. It also welcomes spectators to watch cricket games on the site.

7. With the support of the K&TDC, the areas occupied by the BMX Park and cricket grounds, areas falling within the MTR Protection Area, areas required by EPD for routine after-care work for the restored landfill, and areas predominated by slopes will not be included in the project.

#### *Improved Accessibility*

8. At present, the project site, the BMX Park and the cricket grounds can only be accessed from an uphill path from Kwai Hei Street. To enhance the pedestrian connectivity, the following facilities will be provided –

- (a) an inclined lift and grand steps will be provided at the western slope to bring people from the project site to Kwai Yue Street as well as the Rambler Channel Public Cargo Working Area at the harbourfront; and
- (b) additional public entrances will be provided at the east of the project site to improve connectivity with the two footbridges across Tsuen Wan Road i.e. the one connecting to Kwai Shing West Estate and the other to Kwai Fong MTR station. Improvement works will also be undertaken to the existing pathways, including repaving defective paths and installing lighting along paths connecting the two footbridges and the project site.

#### *Other Facilities*

9. An elevated observation deck, overlooking the Rambler Channel and the eastern shore of Tsing Yi Island, will be provided at the western edge of the site for the public to enjoy the seaview. Adjacent to the deck will be the inclined lift as well as a performance plaza for leisure gatherings and stage performances.

10. The existing closed access road at the eastern portion of the site will be opened and modified as a quali-walk trail, which adjoins a pet garden, a jogging track and a multi-purpose utility lawn. The lawn adds further interest and brings in relieving greenery to the Park. It will comprise terraced lawns, flat grass prairie and a green knoll, each with varying landform to follow site profile and allow leisure activities for public enjoyment. Pet-inclusive arrangement will be adopted within the Park and at the pathways leading to the Park, whereby dogs will be allowed on a leash. Pet owners may also let their pets play at the traditional pet garden equipped with play facilities, drinking fountains and washing basins for pets. Besides, car parking facilities and service buildings with toilets and changing room facilities will transform the western entrance of the site into a destination for visitors to stay and enjoy.

## FINANCIAL IMPLICATIONS

11. We estimate the capital cost of the project to be \$318.3 million in money-of-the-day (MOD) prices, broken down as follows -

	<b>\$million (in MOD prices)</b>
(a) Site works	9.7
(b) Geotechnical works	14.8
(c) Building	71.7
(d) Building services	39.7
(e) Drainage	22.1
(f) External works	75.3
(g) Rehabilitation works at Site B	34.1
(h) Additional energy conservation, green and recycled features	1.5
(i) Furniture and equipment <sup>1</sup>	0.8
	/(j) .....

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<sup>1</sup> The estimated cost is based on an indicative list of furniture and equipment required.

		<b>\$million (in MOD prices)</b>
(j)	Consultants' fees for	9.4
	(i) contract administration	9.0
	(ii) management of resident site staff (RSS)	0.4
(k)	Remuneration of RSS	10.3
(l)	Contingencies	28.9
Total		318.3

12. We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 4 to Enclosure 2**. We consider the estimated project cost comparable to that of similar projects built by the Government.

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

<b>Year</b>	<b>\$ million (in MOD prices)</b>
2021 – 22	6.3
2022 – 23	61.4
2023 – 24	180.9
2024 – 25	35.1
2025 – 26	22.9
2026 – 27	11.7
	318.3

14. 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 2021 to 2027. 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 adjustment.

15. We estimate the annual recurrent expenditure arising from this project to be \$9.0 million.

## **PUBLIC CONSULTATION**

16. The scope of the project has been discussed thoroughly within the district over the past few years. Taking into account the constraints of the site on a restored landfill, we consulted the K&TDC on the scope of the project and the phased approach on 14 September 2017. We further consulted the K&TDC on the master layout plan on 14 July and 8 September 2020. Members supported the proposal and requested its early implementation.

17. We also consulted the Harbourfront Commission's Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing by circulation on 5 November 2020. The Task Force had no objection to the project and generally welcomed the revitalisation of this restored landfill site for public recreational use.

18. We consulted the Legislative Council Panel on Home Affairs on 8 February 2021. Members supported the project and had no objection to the submission of the funding proposal to the Public Works Subcommittee.

## **ENVIRONMENTAL IMPLICATIONS**

19. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). A Preliminary Environmental Review (PER) and Detailed Qualitative Landfill Gas Hazard Assessment (LFGHA) have been completed which concluded that environmental impact and landfill gas hazard of the project can be controlled to within the criteria under established standards and guidelines.

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20. We shall implement the mitigation measures recommended in the PER and LFGHA. The key measures include the use of quiet powered mechanical equipment, temporary noise barriers, site drainage to control runoff, covering of stockpiles material, frequent cleaning and watering of the site, provision of wheel-washing facilities, and precautionary measures for landfill gas (LFG) during the construction, as well as active and passive control of LFG during the operation phase. We have included in the project estimates the cost for the implementation of the environmental mitigation measures.

21. 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 contract. These measures 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.

22. 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 facilities (PFRFs)<sup>2</sup>. 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.

23. 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 and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

/24. ....

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<sup>2</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in PFRFs requires a licence issued by the Director of Civil Engineering and Development.

24. We estimate that the project will generate in total about 4 560 tonnes of construction waste. Of these, we will reuse about 560 tonnes (12.3%) of inert construction waste on site and deliver about 3 160 tonnes (69.3%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 840 tonnes (18.4%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs 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 PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

## **HERITAGE IMPLICATIONS**

25. 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**

26. This proposed project does not require any land acquisition.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

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

- (a) photovoltaic system;
- (b) solar powered light fittings; and
- (c) demand control ventilation.

28. For greening features, there will be landscaping and green roof at appropriate areas for environmental and amenity benefits.

29. The total estimated additional cost for adoption of the above features is around \$1.5 million (including \$39,000 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

**/BACKGROUND .....**

**BACKGROUND INFORMATION**

30. We upgraded **474RO** to Category B in October 2020. We engaged consultants to undertake various services including topographical survey, ground investigation, utility mapping and tender documentation at a total cost of about \$7.2 million. The services and works provided by the consultants were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The consultants have completed all the above services and works except for tender documentation.

31. Of the 162 trees within the project boundary, 37 trees will be retained, 123 trees will be removed by felling and two trees will be replanted within the site boundary. Those trees proposed to be felled are having poor form, poor structure and/or poor health. They have low amenity value and will have low survival rate if transplanted, and thus are recommended to be felled. All trees to be removed are not important trees<sup>3</sup>. We will incorporate planting proposals as part of the project, including the planting of about 123 trees, 6 900 shrubs, 27 600 groundcovers, and 3 100 m<sup>2</sup> of grassed area.

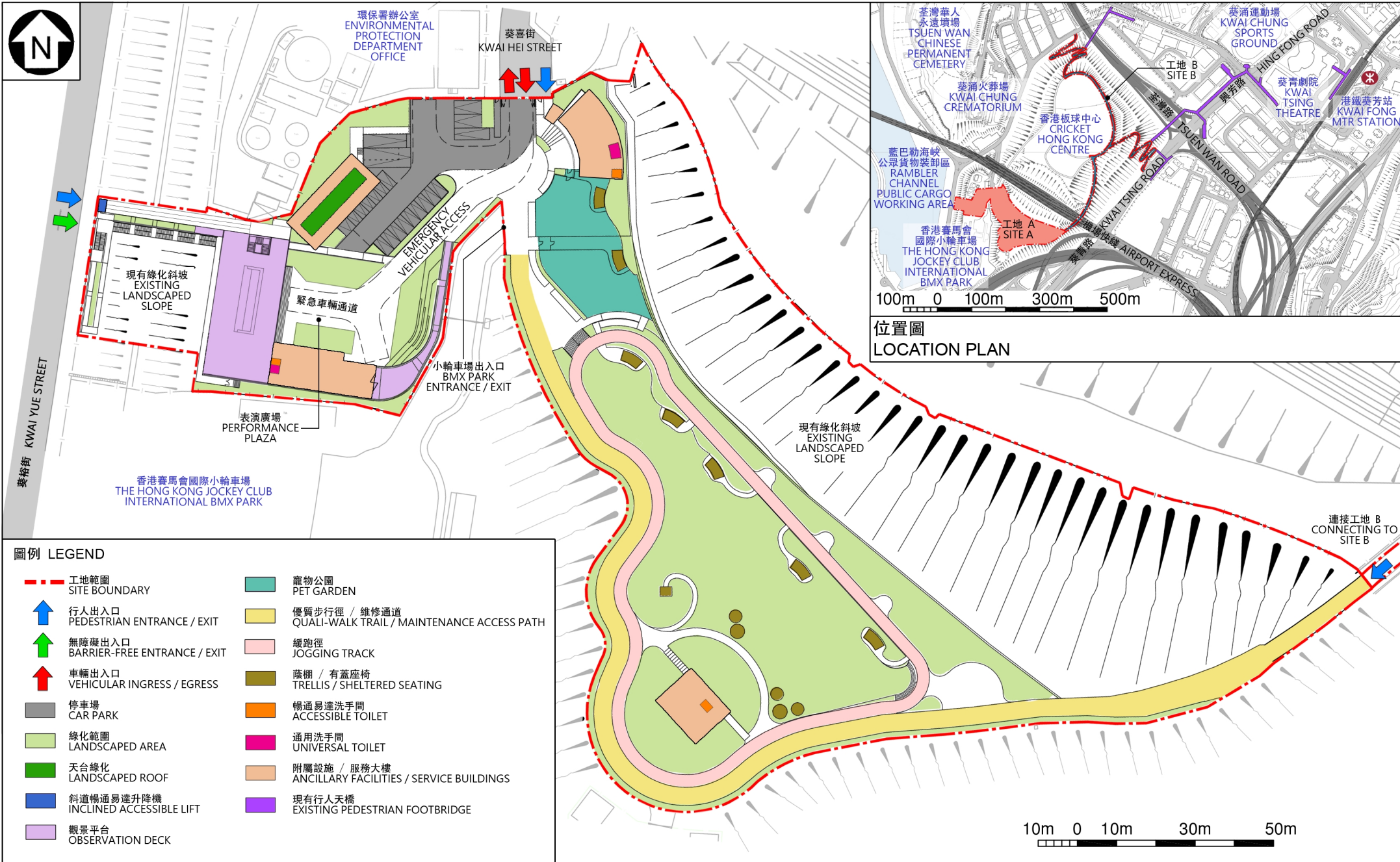
32. We estimate that the proposed works will create about 120 jobs (105 for labourers and 15 for professional/technical staff) providing a total employment of 2 100 man-months.

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<sup>3</sup> “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 (measured at 1.3 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.



工地平面圖  
SITE PLAN

474RO  
葵涌公園  
KWAI CHUNG PARK

ARCHITECTURAL SERVICES DEPARTMENT 建築署





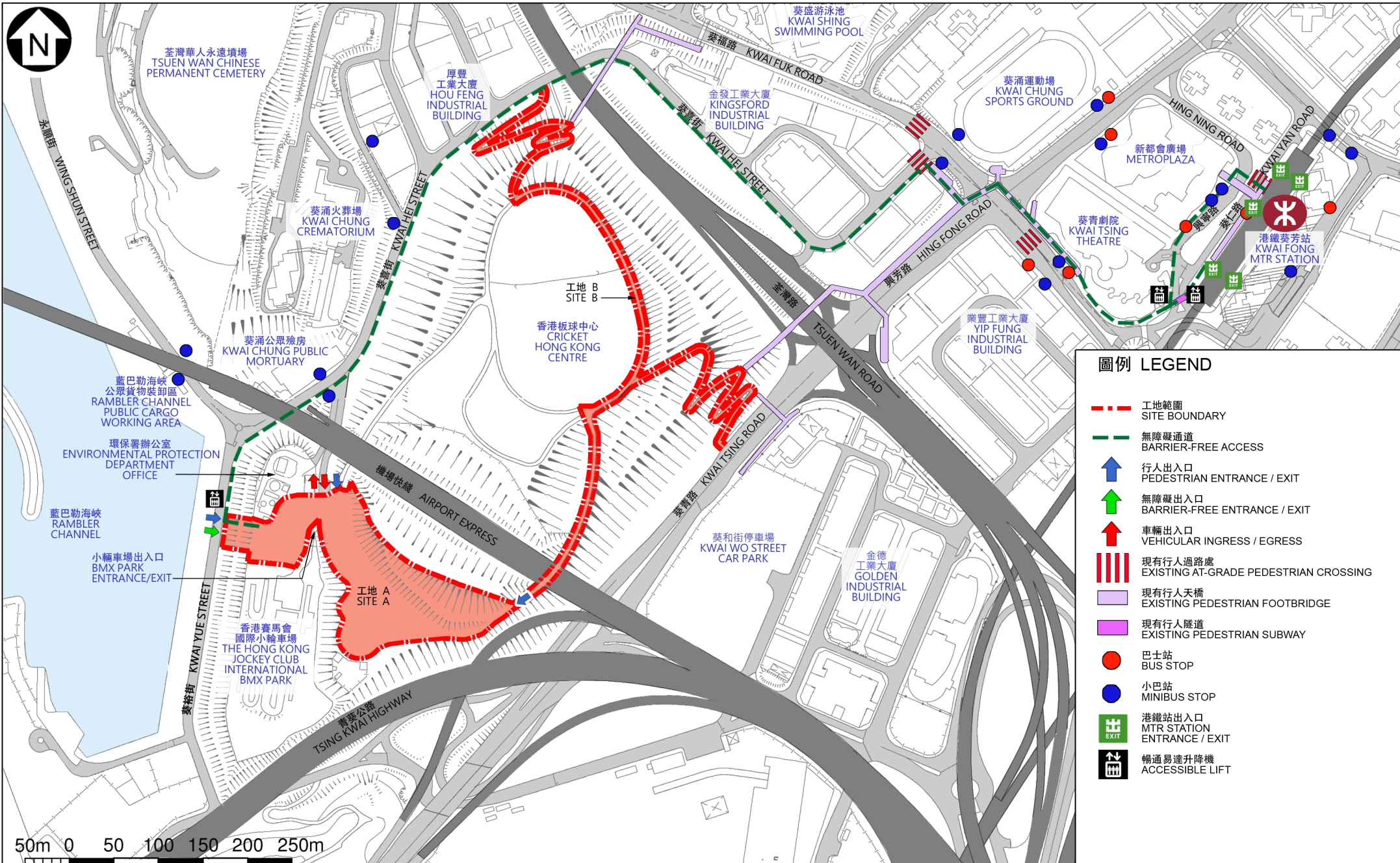
從南面望向葵涌公園的構思透視圖  
PERSPECTIVE VIEW FROM SOUTHERN DIRECTION

構思圖  
ARTIST'S IMPRESSION

474RO  
葵涌公園  
KWAI CHUNG PARK

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





**圖例 LEGEND**

- - - 工地範圍  
SITE BOUNDARY
- - - 無障礙通道  
BARRIER-FREE ACCESS
- ↑ 行人出入口  
PEDESTRIAN ENTRANCE / EXIT
- ↑ 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
- ↑ 車輛出入口  
VEHICULAR INGRESS / EGRESS
- ||||| 現有行人過路處  
EXISTING AT-GRADE PEDESTRIAN CROSSING
- 現有行人天橋  
EXISTING PEDESTRIAN FOOTBRIDGE
- 現有行人隧道  
EXISTING PEDESTRIAN SUBWAY
- 巴士站  
BUS STOP
- 小巴士  
MINIBUS STOP
- EXIT 港鐵站出入口  
MTR STATION ENTRANCE / EXIT
- ↑ 暢通易達升降機  
ACCESSIBLE LIFT

無障礙通道平面圖  
PLAN OF  
BARRIER-FREE ACCESS

474RO  
葵涌公園  
KWAI CHUNG PARK

## 474RO – Kwai Chung Park

Breakdown of estimates for consultants' fees and resident site staff costs  
(in September 2020 prices)

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	5.4
	Technical	–	–	–	2.4
				Sub-total	7.8#
(b) Resident site staff (RSS) costs (Note 3)	Professional	–	–	–	–
	Technical	190	14	1.6	9.2
				Sub-total	9.2
Comprising -					
(i) Consultants' fees for management of RSS				0.3#	
(ii) Remuneration of RSS				8.9#	
				<b>Total</b>	<b>17.0</b>

\* 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 = \$30,235 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the contract administration and site supervision of 474RO. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade the project to Category A.
3. The consultants' fees and staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs 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 money-of-the-day prices in paragraph 11 of Enclosure 2.

**449RO - Open space at Hung Hom Waterfront**

**PROJECT SCOPE AND NATURE**

The project site occupies a total area of about 2.05 hectares and falls within an area zoned “Open Space” on the approved Hung Hom Outline Zoning Plan No. S/K9/26. Straddling across the Kowloon City (KC) District and the Yau Tsim Mong (YTM) District, the project includes developing a vacant site at Kin Wan Street into an open space and upgrading the existing Hung Hom Promenade. The proposed scope of the project comprises –

Development of an Open Space at Kin Wan Street

- (a) a basketball court;
- (b) fitness stations;
- (c) landscaped areas;
- (d) a children’s playground with diversified inclusive play equipment suitable for children of all ages;
- (e) seating areas with pavilions and rain shelters;
- (f) ancillary facilities including toilets, a baby care room, a management office, etc.; and

Upgrading of the Existing Waterfront Promenade

- (g) addition of design features, park facilities, fitness stations and footpaths linking adjacent sites.

2. A site and location plan, artist’s impressions and a plan of barrier-free access of the project are at **Annexes 1 to 3 to Enclosure 3** respectively.

3. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in about three years.

**/JUSTIFICATION .....**



## JUSTIFICATION

4. The project aims to provide quality open space for the general public to enjoy the harbourfront area, especially the unique and spectacular view of the Victoria Harbour through developing an open space at Kin Wan Street as well as upgrading the existing facilities of the Hung Hom Promenade and the Tsim Sha Tsui Promenade (Extension) with better design and connection with the surrounding developments in Hung Hom and Tsim Sha Tsui harbourfront area.

5. For the 0.8 hectare open space at Kin Wan Street, it will provide both active facilities such as a basketball court, fitness stations, a children's playground and passive facilities such as a viewing deck as well as landscaped and seating areas to meet the needs of the public. The provision of a basketball court can promote sports and help alleviate the shortfall in the district. The fitness stations will provide new equipment suitable for users of all ages. The children's playground will integrate with both the waterfront environment and landscape design and provide inclusive play equipment suitable for children of different ages. The viewing deck design imitates a ship being constructed to resemble the shipbuilding history of the Whampoa Dock. The proposed open space will provide toilets, including universal and accessible toilets, and a baby care room in the ancillary block. These facilities will meet the community needs and benefit the users of the promenade.

6. For the Hung Hom Promenade and the Tsim Sha Tsui Promenade (Extension), design features, fitness stations and footpaths that link up with the neighbourhood will be added to enhance vibrancy and connectivity. Rain shelters, lawn areas, featured seats, lookout and viewing platform will be provided at suitable locations along the promenade for the public to better enjoy the panoramic view of the Victoria Harbour.

7. A holistic approach will be adopted with a view to providing sustainable urban landscape. The overall design will blend in with the waterfront environment. In addition, greeneries will be provided as much as possible. Following the "Right Plant, Right Place" principle, appropriate trees will be planted along the footpaths to create a comfortable environment for users. Heavy standard trees and bushy shrubs of good quality will be provided to give better shading whereas flowering trees, colourful foliage and flowering shrubs will be added as appropriate to enhance the overall design.

**/FINANCIAL .....**

**FINANCIAL IMPLICATIONS**

8. We estimate the capital cost of the project to be \$266.7 million in money-of-the-day (MOD) prices, broken down as follows -

		<b>\$million</b> <b>(in MOD prices)</b>
(a)	Site works	19.8
(b)	Building	14.0
(c)	Building services	34.4
(d)	Drainage	15.2
(e)	External works <sup>1</sup>	133.4
(f)	Additional energy conservation, green and recycled features	5.2
(g)	Furniture and equipment <sup>2</sup>	0.2
(h)	Consultants' fees for	8.4
	(i) contract administration	7.8
	(ii) management of resident site staff (RSS)	0.6
(i)	Remuneration of RSS	11.9
(j)	Contingencies	24.2
Total		266.7

/9. ....

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<sup>1</sup> External works cover the construction of a basketball court, fitness stations, landscaped areas, seating areas with pavilions and rain shelters, viewing decks, design features, footpaths, paving and footpaths linking to adjacent sites.

<sup>2</sup> The estimated cost is based on an indicative list of furniture and equipment.

9. We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 4 to Enclosure 3**. We consider the estimated project cost comparable to that of similar projects built by the Government.

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

Year	<b>\$ million (in MOD prices)</b>
2021 – 22	7.3
2022 – 23	19.8
2023 – 24	89.9
2024 – 25	89.5
2025 – 26	22.9
2026 – 27	22.6
2027 – 28	14.7
	<hr style="width: 100%; border: 0.5px solid black;"/> 266.7 <hr style="width: 100%; border: 0.5px solid black;"/>

11. 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 2021 to 2028. 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 adjustment.

12. We estimate the annual recurrent expenditure arising from this project to be \$6.3 million.

/PUBLIC .....

**PUBLIC CONSULTATION**

13. We consulted the District Facilities Management Committee of the YTM District Council on 7 July 2011 and 1 September 2011 as well as the Leisure and District Facilities Management Committee (LDFMC) of KC District Council on 28 July 2011 on the scope of this project. On the conceptual design, we consulted the Food, Environmental Hygiene and Public Works Committee of the YTM District Council on 2 June 2016 and the LDFMC of the KC District Council on 30 June 2016. Members supported the project.

14. We also consulted the Harbourfront Commission's Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing on 22 September 2016. The Task Force had no objection to the project and offered their comments on the detailed design including seating and shading, landscaping, etc. afterwards upon further engagement.

15. We consulted the Legislative Council Panel on Home Affairs on 15 March 2021. Members supported the project and had no objection to the submission of the funding proposal to the Public Works Subcommittee. At the request of the Panel on Home Affairs, we have provided supplementary information after the meeting.

**ENVIRONMENTAL IMPLICATIONS**

16. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause long-term environmental impacts. 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 contract. These measures include the use of silencers, mufflers, acoustic linings or shields and noise barrier for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel washing facilities to minimise dust generation, and proper treatment of site runoff to avoid illegal effluent discharge.

/18. ....

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 facilities (PFRFs)<sup>3</sup>. 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.

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 and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

20. We estimate that the project will generate in total about 7 220 tonnes of construction waste. Of these, we will reuse about 710 tonnes (9.8%) of inert construction waste on site and deliver about 6 230 tonnes (86.3%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 280 tonnes (3.9%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be \$0.5 million for this project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

## HERITAGE IMPLICATIONS

21. The 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 .....

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<sup>3</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs requires a licence issued by the Director of Civil Engineering and Development.

## LAND ACQUISITION

22. This proposed 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) photovoltaic system; and
- (b) solar-powered light fittings.

24. For greening features, there will be landscaping, vertical greening and green roof at appropriate areas for environmental and amenity benefits.

25. The total estimated additional cost for adoption of the above features is around \$5.2 million (including \$54,000 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

## BACKGROUND INFORMATION

26. We upgraded **449RO** to Category B in September 2012. We engaged consultants to undertake various services including topographical survey, ground investigation, utility mapping, lead consultancy for schematic and detailed design, tender documentation and quantity surveying services at a total cost of about \$9.9 million. The services and works provided by the consultants were funded under block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The consultants have completed all the above services and works except for quantity surveying services.

/27. ....

27. Of the 125 trees within the project boundary, 88 trees will be retained, 19 trees will be removed by felling and 18 trees will be transplanted within the site boundary. Those trees proposed to be felled are having poor form, poor structure and/or poor health. They have low amenity value and will have low survival rate if transplanted, and thus are recommended to be felled. All trees to be removed are not important trees<sup>4</sup>. We will incorporate planting proposals as part of the project, including the planting of about 115 trees, 40 000 shrubs, 25 000 groundcovers, and 700 square metres of grassed area.

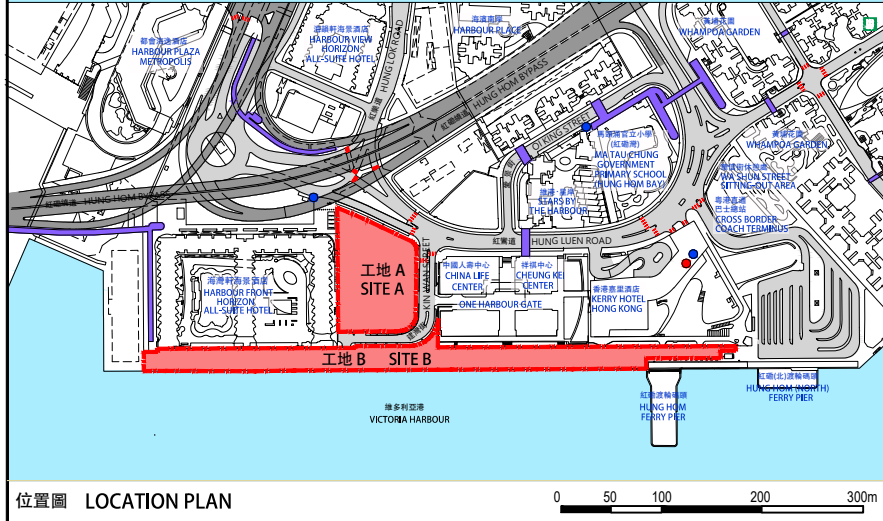
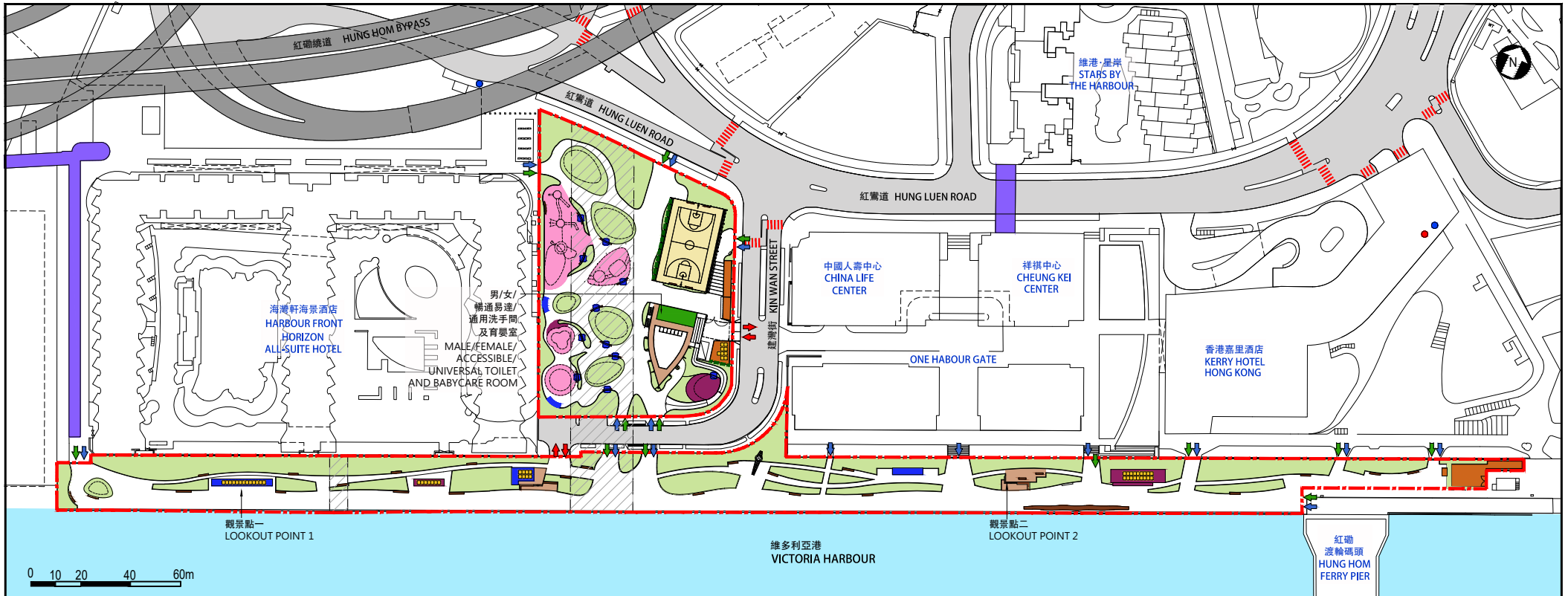
28. We estimate that the proposed works will create about 70 jobs (60 for labourers and ten for professional/technical staff) providing a total employment of 2 010 man-months.

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<sup>4</sup> “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; 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
- (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 (measured at 1.3 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.



圖例  
LEGEND:

- |  |  |  |                               |  |  |
|--|--|--|-------------------------------|--|--|
|  | 工地界線<br>SITE BOUNDARY                            |  | 花槽 / 草坪<br>AT-GRADE GREENING  |  | 涼亭 / 有蓋座椅<br>PAVILION / SHELTERED SEATING        |
|  | 現有行人過路處<br>EXISTING AT-GRADE PEDESTRIAN CROSSING |  | 天台綠化<br>LANDSCAPED ROOF       |  | 座椅<br>SITTING BENCH                              |
|  | 現有行人天橋<br>EXISTING PEDESTRIAN FOOTBRIDGE         |  | 垂直綠化<br>VERTICAL GREENING     |  | 太陽能光伏板<br>PHOTOVOLTAIC PANEL                     |
|  | 行人出入口<br>PEDESTRIAN ENTRANCE / EXIT              |  | 健身站<br>FITNESS STATION        |  | 公園辦事處 / 附屬設施<br>PARK OFFICE / ANCILLARY FACILITY |
|  | 車輛出入口<br>VEHICULAR INGRESS / EGRESS              |  | 兒童遊樂場<br>CHILDREN'S PLAY AREA |  | 公共運輸交匯處<br>PUBLIC TRANSPORT INTERCHANGE          |
|  | 無障礙出入口<br>BARRIER-FREE ENTRANCE / EXIT           |  | 觀景台<br>VIEWING DECK           |  | 小巴士站<br>MINIBUS STOP                             |
|  | 渠務專用範圍<br>DRAINAGE RESERVE AREA                  |  | 籃球場<br>BASKETBALL COURT       |  | 港鐵站出入口<br>MTR STATION ENTRANCE / EXIT            |

位置圖 LOCATION PLAN

工地平面圖  
SITE PLAN

449RO  
紅磡海濱休憩用地  
OPEN SPACE AT HUNG HOM WATERFRONT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從東面望向休憩用地的構思透視圖  
PERSPECTIVE VIEW FROM EASTERN DIRECTION (ARTIST'S IMPRESSION)

構思圖一  
ARTIST'S IMPRESSION 1

449RO  
紅磡海濱休憩用地  
OPEN SPACE AT HUNG HOM WATERFRONT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從西面望向觀景台及籃球場的構思透視圖  
PERSPECTIVE VIEW OF THE VIEWING DECK AND  
BASKETBALL COURT FROM WESTERN DIRECTION



觀景點一的構思透視圖  
PERSPECTIVE VIEW OF LOOKOUT POINT 1



觀景點二的構思透視圖  
PERSPECTIVE VIEW OF LOOKOUT POINT 2

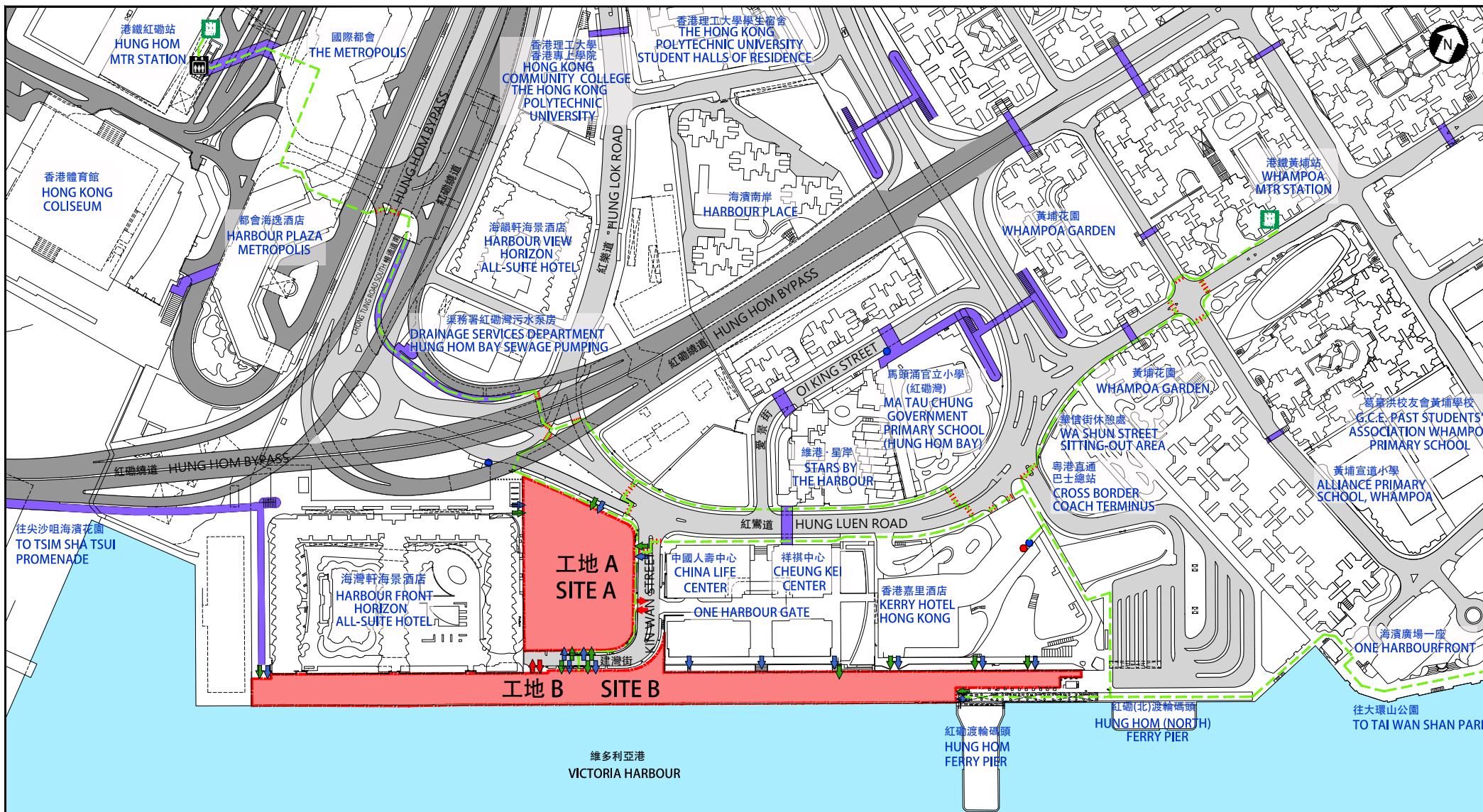
構思圖二  
ARTIST'S IMPRESSION 2

449RO  
紅磡海濱休憩用地  
OPEN SPACE AT HUNG HOM WATERFRONT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





<p><b>圖例 LEGEND</b></p> <p>10 0 20m 40m</p>	<p>↑ 行人出入口 PEDESTRIAN ENTRANCE / EXIT</p>	<p>      現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING</p>	<p>● 公共運輸交匯處 PUBLIC TRANSPORT INTERCHANGE</p>	<p>♣ 暢通易達升降機 ACCESSIBLE LIFT</p>
	<p>↑ 車輛出入口 VEHICULAR INGRESS / EGRESS</p>	<p>--- 無障礙通道 BARRIER-FREE ACCESS</p>	<p>● 小巴士站 MINIBUS STOP</p>	<p>--- 工地界線 SITE BOUNDARY</p>
	<p>↑ 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT</p>	<p>--- 現有行人天橋 EXISTING PEDESTRIAN FOOTBRIDGE</p>	<p>■ 港鐵站出入口 MTR STATION ENTRANCE / EXIT</p>	

**無障礙通道平面圖**  
**PLAN OF BARRIER-FREE ACCESS**

449RO  
紅磡海濱休憩用地  
OPEN SPACE AT HUNG HOM WATERFRONT



## 449RO – Open space at Hung Hom Waterfront

Breakdown of estimates for consultants' fees and resident site staff costs  
(in September 2020 prices)

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	5.0
	Technical	–	–	–	1.5
				Sub-total	6.5#
(b) Resident site staff (RSS) costs (Note 3)	Professional	–	–	–	–
	Technical	215	14	1.6	10.4
				Sub-total	10.4
Comprising -					
(i) Consultants' fees for management of RSS				0.5#	
(ii) Remuneration of RSS				9.9#	
				<b>Total</b>	<b>16.9</b>

\* 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 = \$30,235 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the contract administration and site supervision of 449RO. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade the project to Category A.
3. The consultants' fees and staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs 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 money-of-the-day prices in paragraph 8 of Enclosure 3.

**442RO - Open space at Hoi Fan Road, Tai Kok Tsui**

**PROJECT SCOPE AND NATURE**

Occupying an area of about 1.6 hectares, the project site is located at a densely populated area in the West Kowloon Reclamation Area. The site falls mainly within an area zoned “Open Space”, with a minor portion in the north side encroaching on an area zoned “Government, Institution or Community” on the approved South West Kowloon Outline Zoning Plan No. S/K20/30. The proposed scope of the project comprises –

- (a) a landscaped garden with sitting-out facilities;
- (b) a 7-a-side artificial turf football pitch with spectator stands;
- (c) two basketball-cum-volleyball courts;
- (d) a multi-purpose lawn;
- (e) a fitness corner with novel and inclusive fitness equipment suitable for all ages and abilities;
- (f) a Tai Chi area;
- (g) a children’s playground with diversified inclusive play equipment suitable for children of all ages;
- (h) a jogging track of around 400 metres with fitness stations;
- (i) a pet garden;
- (j) a community garden; and
- (k) ancillary facilities including toilets cum changing rooms, a baby care room, a first-aid room, a management office, rain shelters-cum-pavilions with benches, etc.

2. A site and location plan, an artist's impression and a plan of barrier-free access of the project are at **Annexes 1 to 3 to Enclosure 4** respectively.

3. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in about two years.

## **JUSTIFICATION**

4. Situated in the residential area of the West Kowloon Reclamation Area, the population surrounding the project site is about 50 000. There are three open spaces managed by the Leisure and Cultural Services Department near the project site, namely Hoi Fai Road Promenade, Hoi Fai Road Garden and the open space at Hoi Fai Road under construction. With the growing aspiration of more open space, this project provides another quality open space with diversified active and passive facilities for public enjoyment.

5. In this project, a 7-a-side artificial turf football pitch and two basketball-cum-volleyball courts will be provided to alleviate the shortfall of these sports facilities in the district. Other leisure facilities such as a jogging track with fitness stations, a children's playground, a Tai Chi area, and a fitness corner will also be included to meet the needs of the public.

6. In response to the requests from nearby residents, concerned groups and members of the Yau Tsim Mong District Council (YTMDC), a pet garden and a community garden will also be included to meet local demand. To further enhance the amenity value of the open space and provide a harmonious environment with the surroundings, shrubs and trees will be planted as and when appropriate. We envisage that the proposed open space will be a popular leisure and sports venue for local residents.

7. In addition, this project will also enhance the pedestrian connectivity to the waterfront. With the footbridge connection from the Nam Cheong Park, not only can the public reach the proposed open space easily to enjoy various recreational and sports facilities, but also facilitate their access from the hinterland (including the Nam Cheong Park and Nam Cheong Station) to the Tai Kok Tsui promenade to enjoy the waterfront area.

**/FINANCIAL .....**

**FINANCIAL IMPLICATIONS**

8. We estimate the capital cost of the project to be \$196.1 million in money-of-the-day (MOD) prices, broken down as follows –

		<b>\$million</b>
		<b>(in MOD prices)</b>
(a)	Site works	6.4
(b)	Building	28.2
(c)	Building services	20.7
(d)	Drainage	11.3
(e)	External works	93.3
(f)	Additional energy conservation, green and recycled features	2.2
(g)	Furniture and equipment <sup>1</sup>	0.3
(h)	Consultants' fees for	6.9
	(i) contract administration	6.4
	(ii) management of resident site staff (RSS)	0.5
(i)	Remuneration of RSS	9.0
(j)	Contingencies	17.8
Total		196.1

9. We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 4 to Enclosure 4**. We consider the estimated project cost comparable to that of similar projects built by the Government.

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<sup>1</sup> The estimated cost is based on an indicative list of furniture and equipment required.



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

Year	\$ million (in MOD prices)
2021 – 22	5.2
2022 – 23	36.2
2023 – 24	111.8
2024 – 25	15.7
2025 – 26	14.0
2026 – 27	13.2
	<hr/> 196.1 <hr/>

11. 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 2021 to 2027. 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 adjustment.

12. We estimate the annual recurrent expenditure arising from this project to be \$5.8 million.

## **PUBLIC CONSULTATION**

13. We consulted the Community Building Committee of YTMDC on the scope of the proposed project on 7 August 2008, 5 February 2009, 28 June 2018, and the conceptual design on 7 May 2020. Members had no objection to the project.

14. We also consulted the Harbourfront Commission's Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing on 9 June 2020. The Task Force envisioned the implementation of the project in the near future. Their comments on design and accessibility have been duly taken into consideration.

15. We consulted the Legislative Council Panel on Home Affairs on 8 April 2021. Members supported the project and had no objection to the submission of the funding proposal to the Public Works Subcommittee.

## **ENVIRONMENTAL IMPLICATIONS**

16. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We have carried out the Preliminary Environmental Review (PER) for the project. The PER has concluded and the Director of Environmental Protection agreed that the project would unlikely have any long-term environmental impacts.

17. We will incorporate into the works contract the mitigation measures recommended in the PER to control the environmental impacts arising from the construction works to within established standards and guidelines. These measures 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 for dust control; and proper treatment of site runoff to avoid illegal effluent discharge. We have included in the project estimate the cost for the implementation of the environmental mitigation measures.

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 facilities (PFRFs)<sup>2</sup>. 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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<sup>2</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs 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 and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

20. We estimate that the project will generate in total about 21 380 tonnes of construction waste. Of these, we will reuse about 2 750 tonnes (12.9%) of inert construction waste on site and deliver about 15 540 tonnes (72.7%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 3 090 tonnes (14.4%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be \$1.7 million for this project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

## **HERITAGE IMPLICATIONS**

21. The 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**

22. This proposed 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) photovoltaic system;
- (b) solar-powered light fittings; and
- (c) demand control ventilation.

24. For greening features, there will be landscaping and green roof at appropriate areas for environmental and amenity benefits.

25. The total estimated additional cost for adoption of the above features is around \$2.2 million (including \$42,000 for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

## BACKGROUND INFORMATION

26. We upgraded **442RO** to Category B in September 2011. We engaged consultants to undertake various services including topographical survey, ground investigation, underground service investigation, lead consultancy for schematic and detailed design, tender documentation and quantity surveying services at a total cost of about \$8.9 million. The services and works provided by the consultants were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The consultants have completed all the above services and works except for underground service investigation and quantity surveying services.

27. Of the 133 trees within and in close vicinity of the project boundary, two trees will be retained, 130 trees will be removed by felling and one tree will be replanted within the site boundary. Those trees proposed to be felled are having poor form, poor structure and/or poor health or identified as common undesirable species with invasive growing habits. They have low amenity value and will have low survival rate if transplanted, and thus are recommended to be felled. All trees to be removed are not important trees<sup>3</sup>. We will incorporate planting proposals as part of the project, including the planting of about 130 trees, 35 000 shrubs, 73 000 groundcovers, and 1 170 square metres of grassed area.

/28. ....

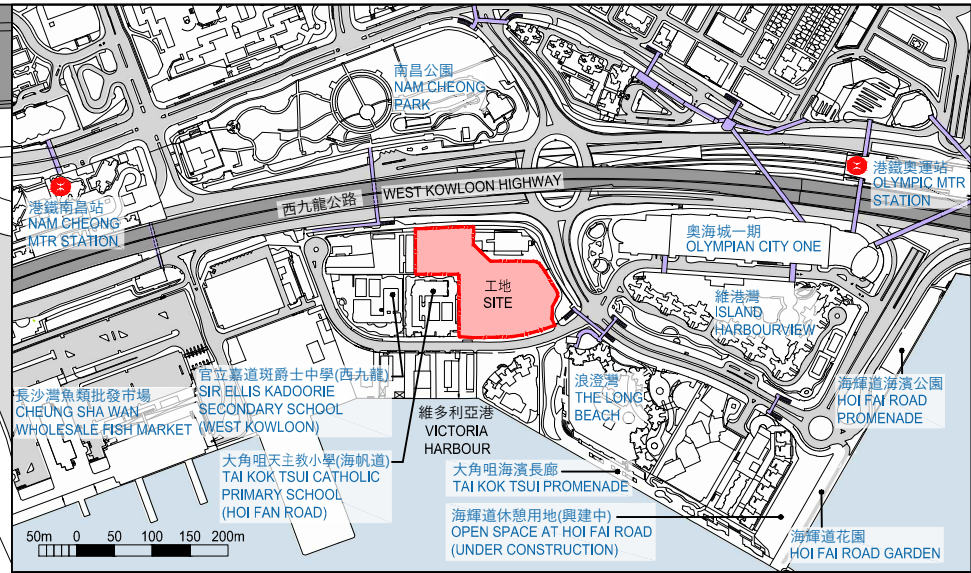
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<sup>3</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (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 (measured at 1.3 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.

28. We estimate that the proposed works will create about 85 jobs (73 for labourers and 12 for professional/technical staff) providing a total employment of 1 500 man-months.

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位置圖  
LOCATION PLAN

**圖例 LEGEND**

	工地界線 SITE BOUNDARY		緩跑徑 JOGGING TRACK
	車輛出入口 VEHICULAR INGRESS / EGRESS		球場 BALL COURTS
	行人出入口 PEDESTRIAN ENTRANCE / EXIT		洗手間 TOILET
	無障礙出入口 BARRIER-FREE ENTRANCE / EXIT		機房 PLANT ROOM
	訓練棚 TRAINING SHED		有蓋座椅 SHELTERED SEATING
	地面綠化 AT-GRADE GREENING		太陽能光伏板 PHOTOVOLTAIC PANEL
	寵物公園 PET GARDEN		現有行人天橋 EXISTING PEDESTRIAN FOOTBRIDGE
	通用洗手間 UNIVERSAL TOILET		社區園圃 COMMUNITY GARDEN
	服務大樓 / 附屬設施 SERVICE BLOCK / ANCILLARY FACILITIES		行人道 FOOTPATH
	健身園地 / 兒童遊樂場 / 太極練習場 FITNESS CORNER / CHILDREN'S PLAY AREA / TAI CHI AREA		天台綠化 LANDSCAPED ROOF

工地平面圖  
SITE PLAN

442RO  
大角咀海帆道休憩用地  
OPEN SPACE AT HOI FAN ROAD, TAI KOK TSUI



ARCHITECTURAL SERVICES DEPARTMENT 建築署





從西南面望向休憩用地的構思透視圖  
PERSPECTIVE VIEW FROM SOUTHWEST DIRECTION (ARTIST'S IMPRESSION)

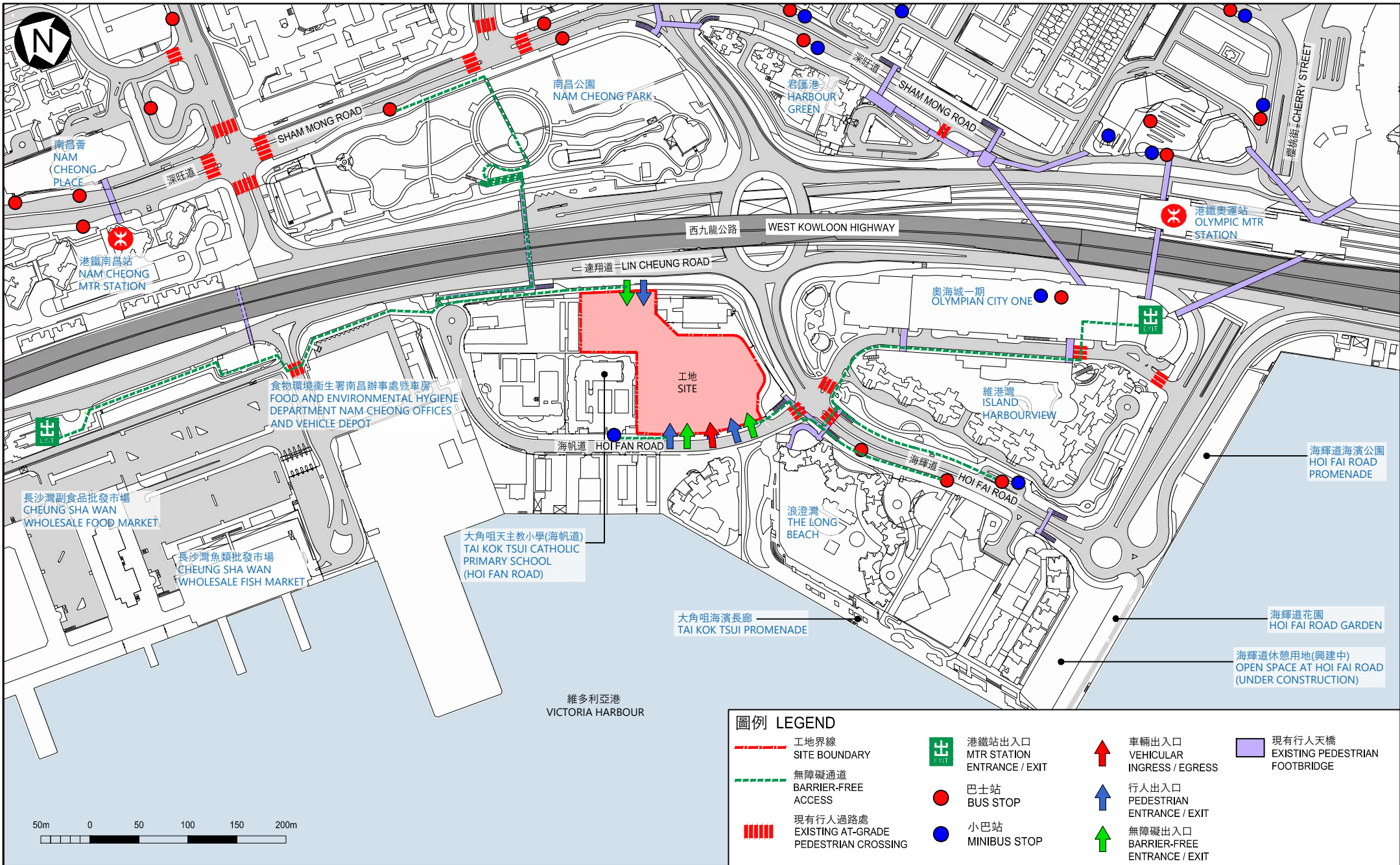
構思圖  
ARTIST'S IMPRESSION

442RO  
大角咀海帆道休憩用地  
OPEN SPACE AT HOI FAN ROAD, TAI KOK TSUI



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





無障礙通道平面圖  
PLAN OF BARRIER-FREE ACCESS

442RO  
大角咀海帆道休憩用地  
OPEN SPACE AT HOI FAN ROAD, TAI KOK TSUI

## 442RO – Open space at Hoi Fan Road, Tai Kok Tsui

Breakdown of estimates for consultants' fees and resident site staff costs  
(in September 2020 prices)

		Estimated man- months	Average MPS <sup>*</sup> salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	3.6
	Technical	–	–	–	1.9
				Sub-total	5.5#
(b) Resident site staff (RSS) costs (Note 3)	Professional	–	–	–	–
	Technical	170	14	1.6	8.2
				Sub-total	8.2
Comprising -					
(i) Consultants' fees for management of RSS				0.4#	
(ii) Remuneration of RSS				7.8#	
				<b>Total</b>	<b>13.7</b>

\* 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 = \$30,235 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the contract administration and site supervision of 442RO. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade the project to Category A.
3. The consultants' fees and staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs 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 money-of-the-day prices in paragraph 8 of Enclosure 4.