

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

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

#### **477RO – Public Open Space at East Coast Park Precinct, North Point**

Members are invited to recommend to the Finance Committee the upgrading of **477RO** to Category A at an estimated cost of \$895.6 million in money-of-the-day prices for the development of a public open space at East Coast Park Precinct, North Point.

### **PROBLEM**

As part of our efforts to enhance the harbourfront areas and better connect these areas for public enjoyment, we need to take forward the development of the East Coast Park (ECP) Precinct to provide amenities, including a new promenade and open spaces, by (a) enhancing the current Phase 1 of the ECP Precinct; (b) developing Phase 2 of the ECP Precinct; and (c) enhancing the adjoining Oil Street Sitting-out Area (collectively known as the Project).

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Development, proposes to upgrade **477RO** to Category A at an estimated cost of \$895.6 million in money-of-the-day (MOD) prices.

**/PROJECT .....**

**PROJECT SCOPE AND NATURE**

3. The ECP Precinct, occupying a total area of about 4.2 hectares with a 772-metre long promenade, is located near the Central-Wan Chai Bypass (CWB) Eastern Portal at the waterfront in North Point<sup>1</sup>. The proposed scope of the Project comprises —

- (a) provision, in the ECP Precinct, of —
  - (i) a landscaped garden at the rooftop of CWB Eastern Portal (landscaped garden);
  - (ii) a promenade;
  - (iii) rain shelters with seating benches and pavilions;
  - (iv) a restaurant and two refreshment kiosks;
  - (v) feature play and fitness equipment for children, adults and elderly;
  - (vi) outdoor gym area;
  - (vii) a shared path for cyclists and pedestrians, along with the bicycle parking facility;
  - (viii) a multi-purpose lawn area;
  - (ix) an extreme park;
  - (x) a pet garden;
  - (xi) a viewing deck on the breakwater;
  - (xii) interactive water play features;
  - (xiii) a community garden at the landscaped garden; and
  - (xiv) other ancillary facilities; and
- (b) enhancement works at the Oil Street Sitting-out Area.

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<sup>1</sup> Phase 1 of the ECP occupies an area of about 1.1 hectares with approximately 325-metre long promenade, whereas Phase 2 occupies an area of about 3.1 hectares with approximately 447-metre long promenade.

4. A site and location plan, artist's impressions and a barrier-free access plan of the Project are at **Enclosures 1 to 3** respectively.

5. Upon obtaining funding approval from the Finance Committee (FC), we plan to commence the proposed works in the first quarter of 2024 for target completion in around three and a half years. To meet the programme timeline, we have earlier on invited tenders and completed evaluation of tender submissions, and the returned tendered prices have been reflected in the estimated cost of the Project. The contract will only be awarded upon obtaining FC's funding approval.

## JUSTIFICATIONS

6. It is the policy objective and the vision of the Government to create a connected and continuous promenade for the enjoyment of the public. In close collaboration with the Harbourfront Commission, the Harbour Office of the Development Bureau has endeavoured to take forward harbourfront enhancement initiatives and to open new public open spaces on both sides of the Victoria Harbour under an "incremental approach", with the aim of first connecting the waterfront promenades and thereby advancing the opening of harbourfront sites for public enjoyment. A total of \$6.5 billion have been earmarked to progressively implement various harbourfront enhancement projects to make the harbourfront more connected, continuous and enjoyable.

7. The Project is one of the harbourfront enhancement projects<sup>2</sup> under the \$6.5 billion dedicated funding. By way of background, the ECP Precinct is one of the five character precincts identified under the "Urban Design Study for the Wan Chai North and North Point Harbourfront Areas" (UDS) completed in October 2019 after two rounds of public engagement exercises. According to the Outline Zoning Plans, the ECP Precinct is zoned "Open Space", "Other Specified Uses" (OU) annotated "Landscaped Deck over CWB Tunnel Portal" and "OU" annotated "Amenity Area". The Project seeks to implement the recommendations under UDS, and reflects the planning intention.

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<sup>2</sup> Examples of some recent harbourfront enhancement projects approved by the FC include (i) Public Works Programme (PWP) Item No. **873TH** - Boardwalk underneath the Island Eastern Corridor (the Boardwalk) (approved in October 2021) and (ii) PWP Item No. **475RO** - Open space at Eastern Street North, Sai Ying Pun (approved in April 2022). The following projects are under planning: (i) Public Open Space at Celebration Precinct; (ii) Public Open Space at Pierside Precinct; and (iii) Enhancement of Existing Pedestrian Walkway at Tsuen Wan Waterfront (Phase II).

8. The ECP Precinct will be the key to our efforts of extending the promenades on the northern shore of Hong Kong Island. With the pedestrian walkway and bicycle trail provided along the harbourfront under the Project, the ECP Precinct will connect at its eastern end with the Boardwalk, and at its western end with the Revitalised Typhoon Shelter Precinct in Causeway Bay. The Boardwalk, upon its commissioning tentatively in phases between 2024 and 2025, will provide a passageway leading to Hoi Yu Street in Quarry Bay. Hence, the ECP Precinct will be an important and necessary component for forming a continuous waterfront promenade from Belcher Bay in Kennedy Town to Shau Kei Wan. As regards interface between water and land, the four sets of landing steps within the ECP Precinct would better connect people to the water.

## PROJECT HIGHLIGHTS

9. The development of the ECP Precinct is conducted in two phases. Phase 1 (the part west of Watson Road) was opened for public enjoyment in September 2021 under the “incremental approach” pending release of the works area covered in Phase 2 (the part east of Watson Road). Phase 2 will be developed under the Project (to be elaborated in paragraphs 13 to 15 below).

10. As foreshadowed in paragraph 1 above, the Project comprises three components, namely (a) the enhancement of the ECP Phase 1; (b) the development of the ECP Phase 2; and (c) the enhancement of the adjoining Oil Street Sitting-out Area. The highlights of these three components will be elaborated in the ensuing paragraphs.

### *(a) Enhancement of ECP Precinct Phase 1*

11. The ECP Phase 1 has been well-received by the general public since its opening in September 2021, particularly the balance bike track, the lawn, the first large-scale word art installation at the harbourfront designed under the theme of “Victoria Harbour”, and the first publicly opened breakwater within the harbourfront (Phase 1 Features). However, since Phase 1 is an open space provided under the first limb of “incremental approach” (i.e. “connect first”), many amenities such as lighting and seating are meant to be basic and temporary, rather than serving the purpose of a park in the long run. The ground is also mostly a bare concrete floor, with temporary floor paints and some parts covered by artificial grass.

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12. In view of the user feedback, we propose some essential enhancement works on selected and necessary facilities. Such enhancement works include replacing the existing metal railings with glass balustrades<sup>3</sup>, applying more durable floor materials, adding more seating and partially reforming the existing planter wall to make way for the shared path, etc. In making these essential enhancements, we will retain the Phase 1 Features in-situ. While Phase 1 will be fenced off in phases during construction for public safety, it will be re-opened upon completion of the works. In other words, opened area will continue to be made available for public enjoyment in future. Moreover, a public passageway leading to different sections of the Phase 1 area (including the breakwater) will remain open during construction.

*(b) Development of ECP Precinct Phase 2*

13. The ECP Precinct Phase 2 is occupied extensively by the CWB Eastern Portal, leaving only a small land surface for open space use. To maximize the usable space for visitors, it is proposed under the UDS and subsequently reflected by the zoning of “OU” annotated “Landscaped Deck over CWB Tunnel Portal”, to convert the rooftop of the CWB Eastern Portal into a landscaped platform that will be made available to the public as leisure farm and a sky garden. The landscaped garden could be reached from ground level by a staircase at the northern end connecting to the outdoor gym area, as well as an elevated walkway connecting a lift tower-cum-staircase at Oil Street and providing barrier-free access. Visitors may make use of the upper part of the landscaped garden to view the Victoria Harbour at an elevated level.

14. Another major feature of the Project is to provide a public extreme park<sup>4</sup>. The extreme park, while being the sixth of its kind in Hong Kong managed by the Government<sup>5</sup>, will be the first one located in the harbourfront. The extreme park is proposed to be provided in response to comments collected when conducting the UDS, taking into account the growing public demand and popularity for skateboarding and freestyle bicycle motocross (BMX) facilities at harbourfront sites. Its design has made reference to the findings of an engagement survey conducted in late 2022. Same with its other similar kinds in Hong Kong, the extreme park in the ECP Precinct Phase 2 will be closed at night. As it will be located underneath the /Island .....

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<sup>3</sup> The replacement of the railings is mainly for better visual connectivity and has functional elements such as enhanced lighting.

<sup>4</sup> An extreme park is a venue for the co-use by players of four extreme sports, namely: freestyle BMX, skateboarding, aggressive inline skating and freestyle scootering.

<sup>5</sup> At present, there are five skate parks managed by the Leisure and Cultural Services Department (LCSD), namely Po Kong Village Road Park (Wong Tai Sin District), Lai Chi Kok Park (Sham Shui Po District), Hong Kong Velodrome Park (Sai Kung District), On Fuk Street Playground (North District) and On Lok Mun Street Playground (North District).

Island Eastern Corridor (IEC), the IEC will serve as a noise barrier<sup>6</sup>. The extreme park will be managed by the LCSD, which will closely monitor the situation after its opening and will refine the management arrangement as necessary.

15. In addition to the above, the Project will also introduce other provisions such as water play features, multi-purpose lawn area and outdoor gym area; and will make provision for a shared path for cyclists and pedestrians. These amenities will help enrich the harbourfront experience of the visitors and meet their diversified needs. In particular, the water play features will allow families and their children to enjoy the play equipment and facilities, such as water fountains, developed under the theme of “water drops” and “ripples” that is in line with the promotion of a water-friendly culture, thereby enriching their sensory experience with water. Besides, the multi-purpose lawn area will serve as a venue for both passive and active activities alike, such as ball games, yoga, tai chi, picnic, creating a diversified and vibrant harbourfront.

*(c) Enhancement of the adjoining Oil Street Sitting-out Area*

16. The Government will take the opportunity to enhance the adjoining Oil Street Sitting-out Area which has an area of approximate 3 500 square metres (m<sup>2</sup>). The area is now under LCSD’s management. In anticipation of the greater volume of patronage upon the opening of the ECP Precinct Phase 2, we propose enhancing the Sitting-out Area by applying a more coordinated design, so as to allow better integration between the two areas, increase the usable public open space, enhance barrier-free access within the Sitting-out Area and improve the accessibility and connectivity between the hinterland and the harbourfront area. More comfortable seats, shelters, lawn areas for multi-purpose uses, etc., will also be provided to enhance the user experience.

## FINANCIAL IMPLICATIONS

17. We estimate the capital cost of the Project to be \$895.6 million in MOD prices, broken down as follows –

/(a) .....

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<sup>6</sup> According to the noise impact assessment commissioned by the Architectural Services Department, the noise that might potentially be generated by the extreme park can comply with the relevant planning standard. We have explored the possibility of locating the extreme park in other parts of the ECP Precinct, but do not consider them suitable.

		\$ million (in MOD prices)
(a)	Site works	46.1
(b)	Building <sup>7</sup>	106.4
(c)	Building services <sup>8</sup>	168.7
(d)	Drainage	38.5
(e)	External works <sup>9</sup>	391.5
(f)	Energy conservation, green and recycled features	8.2
(g)	Furniture and equipment (F&E) <sup>10</sup>	3.1
(h)	Consultants' fees for	20.1
	(i) contract administration <sup>11</sup>	17.4
	(ii) management of resident site staff (RSS)	2.7
(i)	Remuneration of RSS	31.6
(j)	Contingencies	81.4
Total		895.6

18. We propose engaging 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 **Enclosure 4**.

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<sup>7</sup> Building works cover construction of substructure and superstructure of the building, such as the restaurant, kiosks, toilets, a lift tower-cum-staircase and a management office, etc..

<sup>8</sup> Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift installation, and other miscellaneous installations.

<sup>9</sup> External works cover outdoor flooring, outdoor gym area, extreme park, landscaped garden, multi-purpose lawn, interactive water features, as well as hard and soft landscaping.

<sup>10</sup> The estimated cost is based on an indicative list of F&E required.

<sup>11</sup> The estimated cost covers the costs of quantity surveying, site supervision and project management, etc.

19. During the design process of the Project, different design options have been considered and refinement has been made to enhance cost-effectiveness. The Project is designed based on the existing topography as far as possible, with a view to reducing the works required for site formation and excavation. We consider the overall project cost reasonable as compared to that of similar projects undertaken by the Government.

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

<b>Year</b>	<b>\$ million (in MOD prices)</b>
2023 – 24	18.0
2024 – 25	119.3
2025 – 26	165.9
2026 – 27	185.8
2027 – 28	206.0
2028 – 29	122.5
2029 – 30	50.4
2030 – 31	27.7
	<hr/>
	895.6
	<hr/>

21. 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 from 2023 to 2031. We will deliver the construction works under the New Engineering Contract (NEC)<sup>12</sup> form. We intend to award the contract on a lump-sum basis as the scope of the works can be clearly defined in advance. The contract will provide for price adjustment.

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<sup>12</sup> NEC is a suite of contracts developed by the Institution of Civil Engineers in the United Kingdom. It is a contract form that emphasises cooperation, mutual trust and collaborative risk management between contracting parties.

22. We estimate the annual recurrent expenditure arising from the Project to be \$24.46 million.

## **PUBLIC CONSULTATION**

23. The schematic design for the Project was presented to the Harbourfront Commission, the Eastern District Council and the Wan Chai District Council in May 2022 and received positive responses. All of the aforesaid bodies supported the Project.

24. We also conducted a public engagement exercise in late 2022 on the design of the Project, which included qualitative interviews with the general public. The respondents generally supported the proposed development, highlighting the need for an extreme park, lawn, landscaped deck, shelters, benches, and toilets. Such aspirations have been incorporated into the design.

25. We consulted the Panel on Development of the Legislative Council on 24 October 2023. Members of the Panel supported the Project and the submission of the funding proposal to the Public Works Subcommittee (PWSC) for consideration. We will provide the supplementary information requested by Members of the Panel before the PWSC meeting for the Project.

## **ENVIRONMENTAL IMPLICATIONS**

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

27. During construction, we will require the contractor to control the environmental impacts to within established standards and guidelines through the implementation of appropriate mitigation measures in the relevant contract. These measures include the use of silencers and mufflers for noisy construction activities; frequent cleaning and watering of the site and the provision of wheel-washing facilities to suppress dust emission; and treatment of site run-off to avoid illegal effluent discharge.

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28. 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 generated (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>13</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.

29. 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 measures 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.

30. The landscaped garden of the Project falls within the project boundary of CWB which is covered by an existing Environmental Permit (EP) under the EIA Ordinance. We will implement necessary measures for the landscaped garden to comply with the relevant conditions in the EP, and the costs required have been included in the project estimates.

31. We estimate that the Project will generate in total about 33 530 tonnes of construction waste. Of these, we will reuse about 3 000 tonnes (8.9%) of inert construction waste on site and deliver 28 370 tonnes (84.6%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 2 160 tonnes (6.5%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfills is estimated to be \$3.3 million for the Project (based on a unit charge rate of \$87 per tonne for disposal at PFRFs and \$365 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)) and the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Amendment of Schedules) Notice 2023).

/ **HERITAGE** .....

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<sup>13</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.

## **HERITAGE IMPLICATIONS**

32. The Project will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites/buildings/structures, sites of archaeological interest, all sites/buildings/structures in the new list of proposed grading items, and government historic sites identified by the Antiquities and Monuments Office.

## **LAND ACQUISITION**

33. The proposed works will only involve government land. No land acquisition is required.

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

34. The Project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) photovoltaic system; and
- (b) solar powered light fittings.

35. For greening features, we will provide landscaping, vertical greening and greening features at appropriate locations for environmental and amenity benefits.

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

37. The total estimated cost for the above features is around \$8.2 million (including around \$0.4 million for energy efficient features), which has been included in the cost estimate of the Project. The energy efficient features will achieve 10% energy savings in the annual energy consumption with a payback period of about six years.

## **BACKGROUND INFORMATION**

38. We engaged consultants to provide various services, including topographical and tree survey, utility mapping, preliminary environmental review, general public and skaters engagement survey, schematic and detailed design,

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tender documentation and quantity surveying services, at a total cost of about \$24.4 million. The services 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”. All the above consultancy services have facilitated the determination of the scope and cost estimate of the Project.

39. Of the existing 217 trees within the project boundary, 50 trees will be retained. The Project will involve removal of 167 trees including 55 to be felled and 112 to be replanted within the project site. All trees to be removed are common trees that are not trees of particular interest<sup>14</sup>. We will incorporate planting proposals as part of the Project, including the planting of about 90 trees, 83 429 shrubs or groundcovers, and 5 380 m<sup>2</sup> of turf.

40. We estimate that the proposed works will create about 190 jobs (170 for labourers and 20 for professional or technical staff) providing a total employment of 6 100 man-months.

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Development Bureau

November 2023

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
<sup>14</sup> “Trees of particular interest” are defined in paragraph 3.3 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by the Development Bureau. Examples of trees of particular interest are listed as follows –


- Old and Valuable Trees (OVTs) and trees that are potentially registerable in the Register of OVTs;
- Trees of 100 years old or above;
- Trees with trunk diameter equal to or exceeding 1.0 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal to or exceeding 25 metres;
- Stonewall trees or trees of outstanding form (taking account of overall tree sizes, shape and any special features);
- Rare tree species listed in “Rare and Precious Plants of Hong Kong” (<https://www.herbarium.gov.hk/en/publications/books/book2/index.html>) published by Agriculture, Fisheries and Conservation Department;
- Endangered plant species protected under the Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- Tree species listed in the Forestry Regulations (Cap. 96A) under the Forests and Countryside Ordinance (Cap. 96);
- Well-known Fung Shui trees;
- Landmark trees with evidential records to support the historical or cultural significance of the trees;
- Trees which may arouse widespread public concerns; and
- Trees which may be subject to strong local objections on removal.



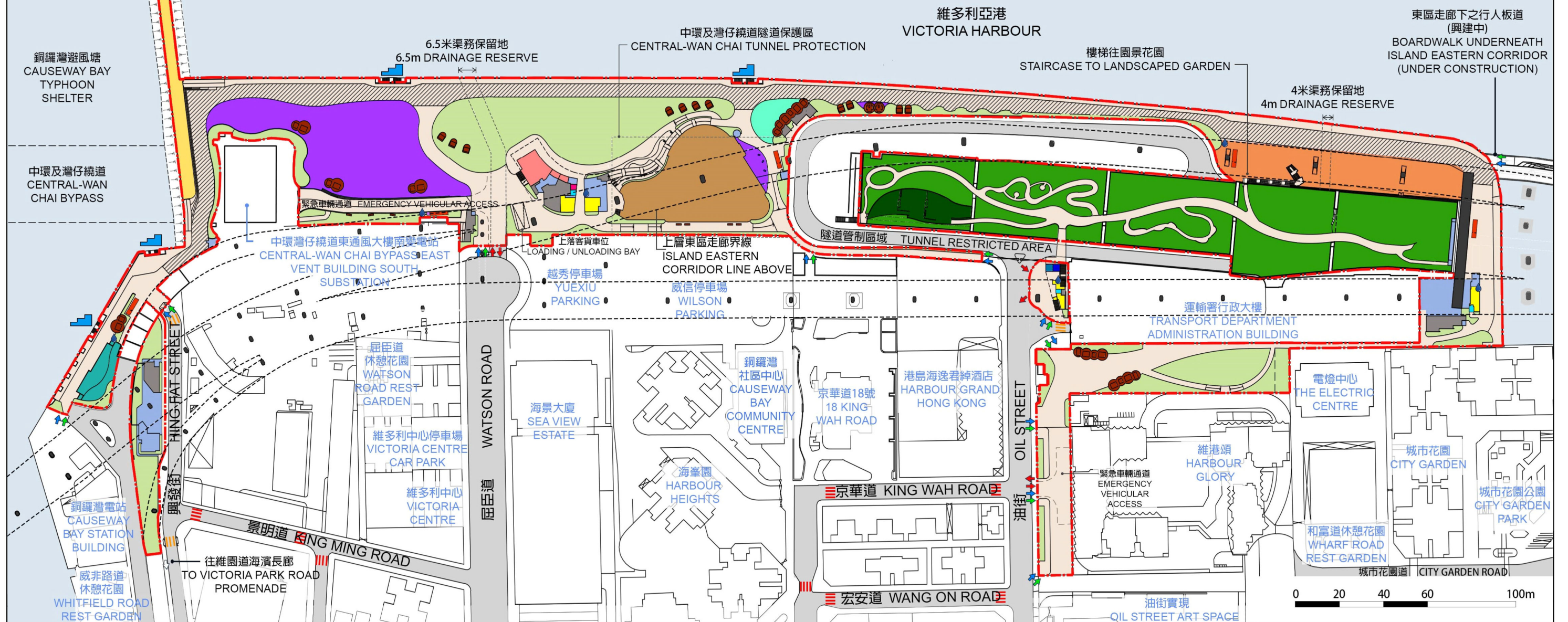
— — — 工地界線  
SITE BOUNDARY

- |   |   |
|---|---|
|  | 行人出入口<br>PEDESTRIAN<br>ENTRANCE / EXIT    |
|  | 車輛出入口<br>VEHICULAR<br>INGRESS / EGRESS    |
|  | 無障礙出入口<br>BARRIER-FREE<br>ENTRANCE / EXIT |
|  | 登岸梯級<br>LANDING STEP                      |
|  | 飲水器<br>WATER DISPENSER                    |

- |  |   |
|--|---|
|  | 共享徑<br>SHARED PATH                          |
|  | 行人道<br>FOOTPATH                             |
|  | 戶外健身區<br>OUTDOOR GYM AREA                   |
|  | 社區園圃<br>COMMUNITY GARDEN                    |
|  | 觀景台<br>VIEWING DECK                         |
|  | 機房<br>PLANT ROOM                            |
|  | 互動嬉水設施<br>INTERACTIVE WATER<br>PLAY FEATURE |

- |   |   |
|---|---|
|  | 多用除草坪<br>MULTI-PURPOSE LAWN   |
|  | 園景花園<br>LANDSCAPED GARDEN   |
|  | 極限運動場<br>EXTREME PARK   |
|  | 寵物公園<br>PET GARDEN  |
|  | 公園辦事處 / 附屬設施<br>PARK OFFICE /<br>ANCILLARY FACILITY                     |
|  | 餐廳 / 小食亭<br>RESTAURANT /<br>REFRESHMENT KIOSK                           |
|  | 避雨亭 / 涼亭(裝有光伏板)<br>RAIN SHELTER / PAVILION<br>(WITH PHOTOVOLTAIC PANEL) |

- |   |  |
|---|--|
|  | 特色遊樂和健身設施<br>FEATURE PLAY AND<br>FITNESS EQUIPMENT |
|  | 升降機<br>LIFT  |
|  | 暢通易達升降機<br>ACCESSIBLE LIFT                         |
|  | 暢通易達洗手間<br>ACCESSIBLE TOILET                       |
|  | 通用洗手間<br>UNIVERSAL TOILET                          |
|  | 洗手間<br>GENERAL TOILET                              |
|  | 單車泊車處<br>BICYCLE PARKING<br>SPACE                  |



工地平面圖  
SITE PLAN

477RO  
北角東岸公園主題區公眾休憩用地  
PUBLIC OPEN SPACE AT EAST COAST PARK PRECINCT, NORTH POINT

ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從西北面望向休憩用地的構思透視圖  
PERSPECTIVE VIEW OF OPEN SPACE FROM NORTHWEST DIRECTION

構思圖  
ARTIST'S IMPRESSION

477RO  
北角東岸公園主題區公眾休憩用地  
PUBLIC OPEN SPACE AT EAST COAST PARK PRECINCT, NORTH POINT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從北面望向休憩用地的構思透視圖  
PERSPECTIVE VIEW OF OPEN SPACE FROM NORTH DIRECTION

構思圖  
ARTIST'S IMPRESSION

477RO  
北角東岸公園主題區公眾休憩用地  
PUBLIC OPEN SPACE AT EAST COAST PARK PRECINCT, NORTH POINT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從西南面望向極限運動場的構思透視圖  
PERSPECTIVE VIEW OF EXTREME PARK FROM SOUTHWEST DIRECTION

構思圖  
ARTIST'S IMPRESSION

477RO  
北角東岸公園主題區公眾休憩用地  
PUBLIC OPEN SPACE AT EAST COAST PARK PRECINCT, NORTH POINT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從南面望向餐廳的構思透視圖  
PERSPECTIVE VIEW OF RESTAURANT FROM SOUTH DIRECTION

構思圖  
ARTIST'S IMPRESSION

477RO  
北角東岸公園主題區公眾休憩用地  
PUBLIC OPEN SPACE AT EAST COAST PARK PRECINCT, NORTH POINT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從西南面望向互動嬉水設施的構思透視圖  
PERSPECTIVE VIEW OF INTERACTIVE WATER PLAY FEATURE FROM SOUTHWEST DIRECTION

構思圖  
ARTIST'S IMPRESSION

477RO  
北角東岸公園主題區公眾休憩用地  
PUBLIC OPEN SPACE AT EAST COAST PARK PRECINCT, NORTH POINT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從西南面望向油街入口的構思透視圖  
PERSPECTIVE VIEW OF OIL STREET ENTRANCE FROM SOUTHWEST DIRECTION

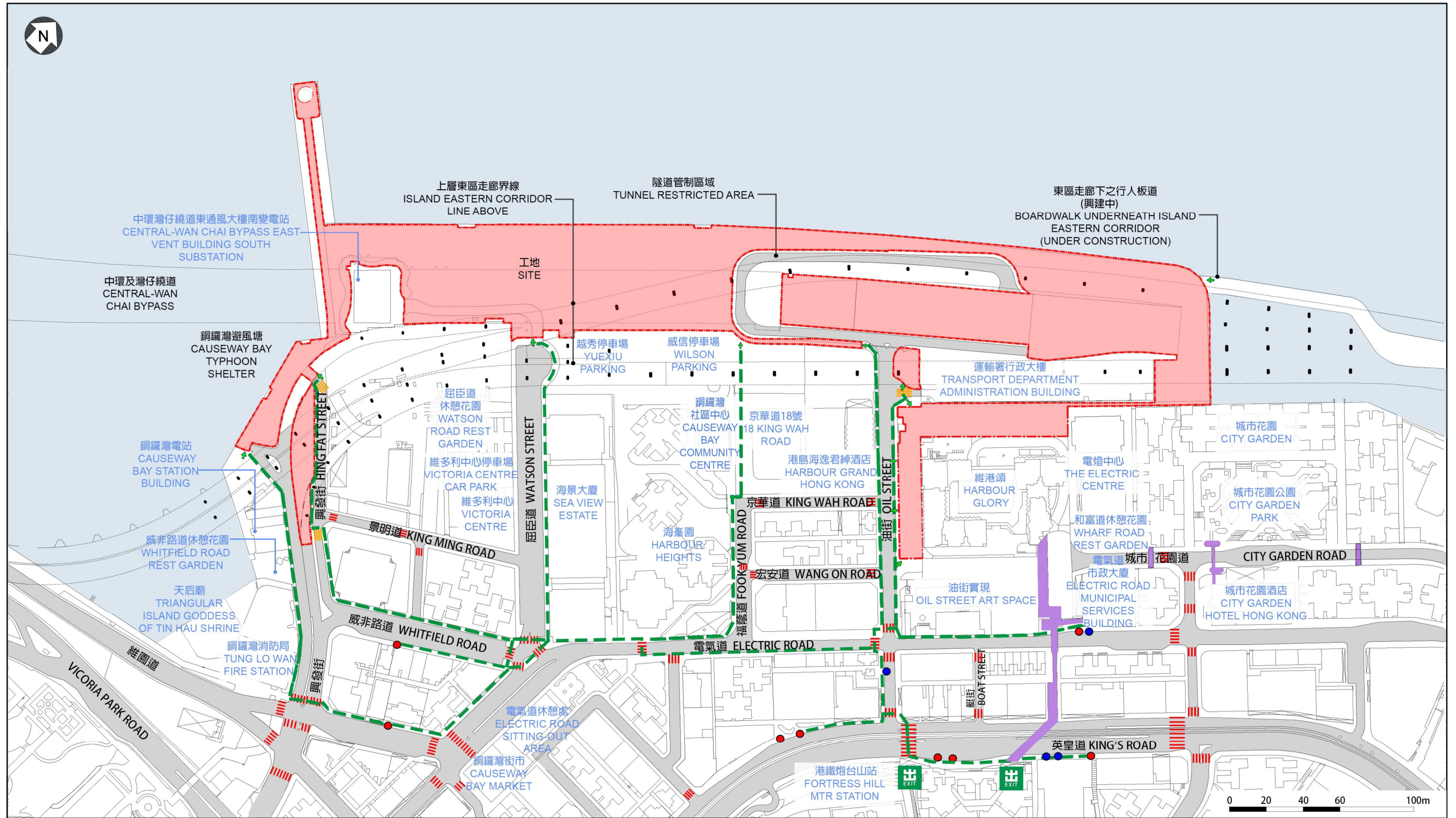
構思圖  
ARTIST'S IMPRESSION

477RO  
北角東岸公園主題區公眾休憩用地  
PUBLIC OPEN SPACE AT EAST COAST PARK PRECINCT, NORTH POINT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





圖例

LEGEND

工地界線  
SITE BOUNDARY



無障礙出入口  
BARRIER-FREE  
ENTRANCE / EXIT



現有行人過路處  
EXISTING AT-GRADE  
PEDESTRIAN CROSSING



擬建行人過路處  
PROPOSED AT-GRADE  
PEDESTRIAN CROSSING



巴士站  
BUS STOP



行人天橋  
PEDESTRIAN  
FOOTBRIDGE



小巴站  
MINIBUS STOP



港鐵站出入口  
MTR STATION  
ENTRANCE / EXIT



無障礙通道  
BARRIER-FREE ACCESS

無障礙通道平面圖  
BARRIER-FREE  
ACCESS PLAN

477RO

北角東岸公園主題區公眾休憩用地

PUBLIC OPEN SPACE AT EAST COAST PARK PRECINCT, NORTH POINT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



**477RO – Public Open Space at East Coast Park Precinct, North Point****Breakdown of the estimates for consultants' fees and resident site staff costs  
(in September 2023 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration <sup>(Note 2)</sup>	Professional	–	–	–	13.2
	Technical	–	–	–	2.1
	Sub-total				15.3#
(b) Resident site staff (RSS) costs <sup>(Note 3)</sup>	Professional	42	38	1.6	6.1
	Technical	458	14	1.6	23.8
	Sub-total				29.9
Comprising -					
(i) Consultants' fees for management of RSS					2.3#
(ii) Remuneration of RSS					27.6#
<b>Total</b>					<b>45.2</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the staff cost of RSS supplied by the consultants (as at now, MPS salary point 38 = \$90,540 per month and MPS salary point 14 = \$32,430 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the provision of contract administration and site supervision of **477RO**. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade **477RO** to Category A.
3. The consultant's fee 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 Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The cost figures marked with # are shown in money-of-the-day prices in paragraph 17 of the main paper.