

Information Paper for LegCo Panel on Housing

Site Formation for Public Housing Development at Tung Tau Cottage Area

BACKGROUND

The site at the Tung Tau Cottage Area has been identified as a potential site for public housing development to meet housing demand. The Director of Housing (D of H) has completed a preliminary environmental review and traffic assessment study and confirmed the suitability of the site for housing development. The Tung Tau Cottage Area site will provide public housing of about 2000 flats for a total population of about 6,300 persons.

2. The public housing development project at Tung Tau Cottage Area comprises the following -

- (a) formation of building platforms of a total area of about 1.5 hectares and associated slopes;
- (b) re-alignment of Pui Man Street and construction of associated retaining walls; and
- (c) drainage, sewerage and water works.

PROPOSAL

3. We propose to upgrade **B572CL** to Category A at an estimated cost of \$87.4 million in money-of-the-day (MOD) prices to carry out the construction of site formation and associated infrastructure works for the public housing development at the Tung Tau Cottage Area. We intend to make a submission to the Public Works Sub-Committee (PWSC) on 14 February 2001.

JUSTIFICATION

4. A steady and sufficient supply of land for housing is necessary for meeting the housing demand in the long term. The public housing flats at the Tung Tau Cottage Area are currently scheduled to be completed in 2006 for Phase 1 and 2007 for Phase 2. A site plan showing the development is at Annex A. In order to provide the necessary land and infrastructure to tie in with the housing development programme, we plan to commence construction in August 2001 for completion of Phase 1 works in August 2002 and Phase 2 works in April 2003.

5. D of H is responsible for carrying out the demolition of the building structures in Tung Tau Cottage Area before the commencement of the proposed works. D of H is also responsible for the construction of the building works after the completion of the site formation works. In order to expedite the development process and to ensure a more co-ordinated implementation approach, we will entrust the site formation and associated infrastructure works to D of H. The entrustment arrangement will avoid potential interface problems to ensure smooth phased handover of the completed site formation works to enable D of H to complete the building works as programmed.

ENVIRONMENTAL IMPLICATIONS

6. The project is not a designated project under the Environmental Impact Assessment Ordinance. D of H has completed a preliminary environmental review for the site formation and associated infrastructure works. The Director of Environmental Protection has agreed to the necessary mitigation measures recommended in the review. We have included \$1 million in the project estimates for the implementation of the necessary mitigation measures which include erection of temporary noise barriers, use of plant with noise reduction equipment and regular watering of the site. These mitigation measures will alleviate the environmental impacts to within established standard and guidelines. The project will not cause any long term environmental impact.

7. D of H has considered in the planning and design stages the need to minimize the generation of construction and demolition (C&D) materials. The design of building platforms has been optimized in this respect. Suitable excavated materials will be used for filling within the site to minimize off-site disposal. We estimate that about 93,500 cubic metres of C&D materials will be

generated by the project. Of these, about 15,000 cubic metres (16.1%) will be re-used on site whilst 78,000 cubic metres of inert C&D materials (83.4%) will be disposed of as public fill in public filling areas and 500 cubic metres of C&D wastes (0.5%) at landfills. D of H will require the contractor to submit for his approval a waste management plan for ensuring proper disposal of C&D materials and for sorting out the C&D materials by category on site to facilitate reusing/recycling of the materials to reduce waste generation. The reused/recycled materials will include paper/cardboard, timber and metal. D of H will ensure that site operations will comply with the approved waste management plan. D of H will control the disposal of public fill and C&D wastes through a trip ticket system and will require the contractor to separate public fill from C&D wastes for disposal at appropriate locations. To further minimize the generation of C&D materials in the construction stage, D of H will require the contractor to use metal hoarding and precast units as far as practicable. D of H will record the disposal, reuse and recycling of C&D materials for monitoring purpose.

FINANCIAL IMPLICATIONS

8. The cost for the proposed site formation and associated infrastructure works is estimated to be \$87.4 million in MOD prices.

PUBLIC CONSULTATION

9. We consulted the Traffic & Transport Committee of the Wong Tai Sin Provisional District Board on the proposed road works on 17 November 1998. While indicating their support for the proposal, Members of the Committee requested adequate measures to be implemented during construction to ensure pedestrian safety and minimise environmental nuisance caused to the nearby residents and in particular, to the Bishop Ford Memorial School which would not be included in the clearance exercise and would continue operation during the construction. We will incorporate in the contract the measures including provision of covered pedestrian walkway, erection of temporary noise barriers and use of construction plant with noise reduction equipment to reduce any adverse impact on the environment to a minimum.

10. We gazetted the proposed road works under the Roads (Works, Use and

Compensation) Ordinance on 26 March 1999 and received two objections. The objectors expressed concerns on the potential disturbance to the existing occupants of the Tung Tau Cottage Area during the road construction. We explained to the objectors that the road works would not affect the existing occupants as the road works would not commence until the cottage area was cleared. Consequently, both objectors withdrew their objections. The Secretary for Transport authorised the road works on 13 August 1999.

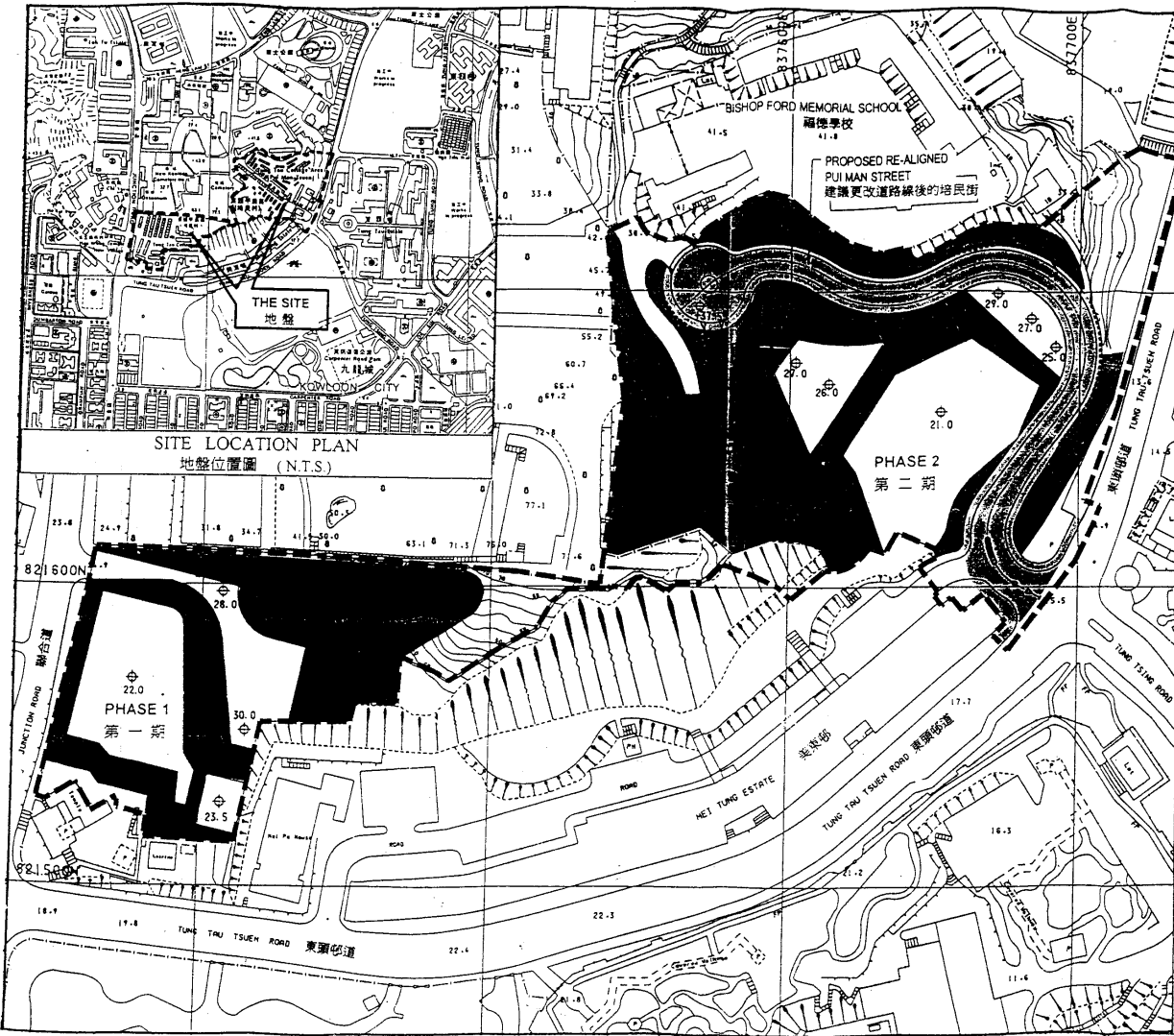
LAND ACQUISITION

11. The proposed works do not require any land acquisition. The clearance of the Government land for the project will affect 290 households involving 954 persons and the demolition of 222 structures including five factory buildings. The clearance operation started in September 1998 and was expected to be completed by the end of the first quarter of 2001. D of H has offered the eligible families accommodation in public rental housing and ex-gratia allowance to the factory operators in line with the existing policy.

ATTACHMENT

Annex A - Site Plan

**Housing Bureau
Government Secretariat
January 2001**



NOTES 註釋:

- ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
所有高度均以超濶水平基準的米數計算
- ALL DIMENSIONS ARE IN METRES.
所有尺寸均以米為單位
- ACCESS BETWEEN PLATFORMS WILL BE DESIGNED AND CONSTRUCTED UNDER FUTURE BUILDING CONTRACT.
平台之間的通道將會於將來的建築合約內設計和建造

- LEGEND 圖例:
- PROPOSED SLOPE WORKS
建議的斜坡工程
 - 21.0 PROPOSED PLATFORM LEVEL
建議的平台高度
 - WORKS AREA BOUNDARY
施工區界線
 - PROPOSED RE-ALIGNED PUIMAN STREET
建議更改道路線後的培民街
 - PROPOSED RETAINING WALLS
建議的展土牆
 - PROPOSED PLATFORM
建議的平台

SITE LOCATION PLAN
地盤位置圖 (N.T.S.)

no.	date	description	checked	approved
REVISION				
no.	date	description	checked	approved
designed				
drawn		W K WONG		15-11-2000
traced		W K WONG		15-11-2000
checked		L P LAM		15-11-2000
approved				

contract no.	
file no.	
project no.	B572CL
project	SITE FORMATION FOR PUBLIC HOUSING DEVELOPMENT AT TUNG TAU COTTAGE AREA 東頭平房區公共房屋發展地盤平整工程
drawing title	SITE PLAN 地盤平面圖
drawing no.	HSD 45
scale	1:1250

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