

Information Paper for LegCo Panel on Housing

Site Formation at Lung Wah Street

BACKGROUND

The site at Lung Wah Street, Kennedy Town has been identified as a potential site for housing development. An “Integrated Planning and Engineering Feasibility Study for Housing Development at Lung Wah Street” (the Study) was completed in August 1999 and confirmed the feasibility of the development.

2. The site was planned for private housing development and scheduled for disposal in 2003-2004. In view of the importance of urban renewal in the Western District which is one of the earlier settlement areas on the Hong Kong Island, we will consider to develop the site for rehousing purposes when opportunity arises to facilitate urban renewal in the Western District. The development will produce about 710 flats for 1,900 people.

3. The scope of the development at Lung Wah Street comprises -

- (a) formation of about 1.2 hectare building platforms;
- (b) construction of retaining structures and slope improvement works;
- (c) drainage works;
- (d) watermain diversions works; and
- (e) landscape works.

A site plan showing the details of the proposed works is at Annex A.

PROPOSAL

4. We propose to upgrade **571CL** to Category A at an estimated cost of \$107.5 million in money-of-the-day (MOD) prices to carry out the construction of site formation works and associated infrastructure for the housing development at Lung Wah Street. We intend to make a submission to the Public Works Sub-Committee (PWSC) on 18 April 2001.

JUSTIFICATION

5. The site at Lung Wah Street is planned for private housing development and scheduled for disposal in 2003-2004. In view of the importance of urban renewal in the Western District, we will consider to develop the site for rehousing purpose when opportunity arises. In addition, as a positive response to the Government's intention of establishing an escalator link system in the Western District, the Hong Kong Housing Society (HKHS) has submitted a proposal to comprehensively develop the site together with two other sites at Kwun Lung Lau and at Forbes Street. A location plan of the three sites is at Annex B. The proposed scheme will incorporate a public open space and a covered public pedestrian network including escalators linking the three sites to the proposed Kennedy Town Mass Transit Railway station. The proposed scheme will facilitate urban renewal in the Western District by providing flats for rehousing purpose.

6. The site formation works at Lung Wah Street are scheduled to be completed by late 2003 to ensure the timely delivery of development platforms for flat production. About 710 flats for a population of about 1,900 will be produced.

ENVIRONMENTAL IMPLICATIONS

7. The project is not a designated project under the Environmental Impact Assessment Ordinance. We completed a Preliminary Environmental Review in the Preliminary Project Feasibility Study. The Director of Environmental Protection has agreed to the mitigation measures recommended in the Preliminary Environmental Review. For short term impacts, we will implement the pollution control clauses in the contract to control dust, noise and site run-off nuisances during construction. The project will not cause long term environmental impact.

8. We have considered measures to reduce the generation of construction and demolition (C&D) materials and to optimise the design of building platforms. Suitable excavated material will be used for filling within the site to minimize off-site disposal. We estimate that about 31,500 cubic metres of C&D materials will be generated from the project. Of these about 3,000 cubic metres (9.5%) will be re-used on site, 28,000 cubic metres of inert C&D materials (88.9%) reused as fill in public filling areas and 500 cubic metres of C&D wastes (1.6%) disposed of at landfills.

9. We will require the contractor to submit a waste management plan for approval. The waste management plan will include appropriate mitigation

measures to avoid, reduce, re-use and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved waste management plan. To further minimize the generation of C&D material, we will encourage the contractor to use non-timber formwork and recyclable material for temporary works. We will control the disposal of public fill and C&D wastes to designated public filling facilities and landfills respectively through a trip-ticket system. We will record the disposal, re-use and re-cycling of C&D materials for monitoring purposes.

FINANCIAL IMPLICATIONS

10. The cost of the site formation and associated infrastructure works of the project is estimated to be \$107.5 million in MOD prices.

PUBLIC CONSULTATION

11. We presented the recommendations of the Study to the Central and Western Provisional District Board on 13 May 1999. Members expressed concerns over the environmental and traffic impacts arising from the development, and the loss of existing vegetation. Members also suggested to make provision for more community facilities and public open space. We explained that we had undertaken a Preliminary Environmental Review as well as a traffic impact assessment. Both the environmental impacts and traffic impacts would be acceptable with the implementation of the proposed mitigation measures. The existing priority junction at Lung Wah Street/ Smithfield would be converted to a signalised junction. For the loss of vegetation, we advised members that a tree survey had been undertaken and that no rare or special species were identified. Compensatory planting would be provided within the site. A public open space of about 1,300 square metres at Smithfield would also be provided as part of the proposed development.

12. The amendments to the draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/7 was gazetted on 21 January 2000 under the Town Planning Ordinance. During the plan exhibition period, one objection related to the Lung Wah Street site was received from the Central and Western District Council (C&W DC). The reasons for the objection were the traffic and environmental impacts arising from the proposed development, the nuisance during construction and loss of existing vegetation. The Town Planning Board considered the objection on 7 April 2000 and 23 June 2000 and decided not to propose amendment to the Plan to meet the objection. The Chief Executive in Council approved the draft Kennedy Town and Mount Davis Outline Zoning Plan on 19 September 2000.

13. We presented the detailed design of the project to the C&W DC on 14 December 2000. District Councillors reiterated their earlier concerns. We explained that the proposed development would not cause unacceptable traffic impact to the district and that junction improvement works recommended in the Study were completed by Highways Department. We confirmed that environmental mitigation measures would be stipulated in the contract including the provision of temporary noise barriers and monitoring stations to keep noise level to an acceptable level. We also presented our tree felling proposal and replanting/transplanting schemes to District Councillors. A site visit was made on 19 January 2001 with some District Councillors to inspect the conditions of trees. Subsequently, we reviewed the possibility of transplanting schemes and advised the C&W DC that two more trees would be transplanted/preserved.

14. The C&W DC was consulted on 15 February 2001 on the comprehensive development scheme to develop the three sites at Lung Wah Street, Kwun Lung Lau and Forbes Street. District Councillors expressed no objection to the scheme including the development of the Lung Wah Street site for rehousing purpose, while two members added that the site area of the Lung Wah Street development should be trimmed down for the reasons of tree preservation and provision of larger open space. We have subsequently carried out a detailed review of the Lung Wah Street development layout and concluded that, because of the central location of the trees in the development, it is not feasible to adjust the boundary of the open space to accommodate the trees.

LAND ACQUISITION

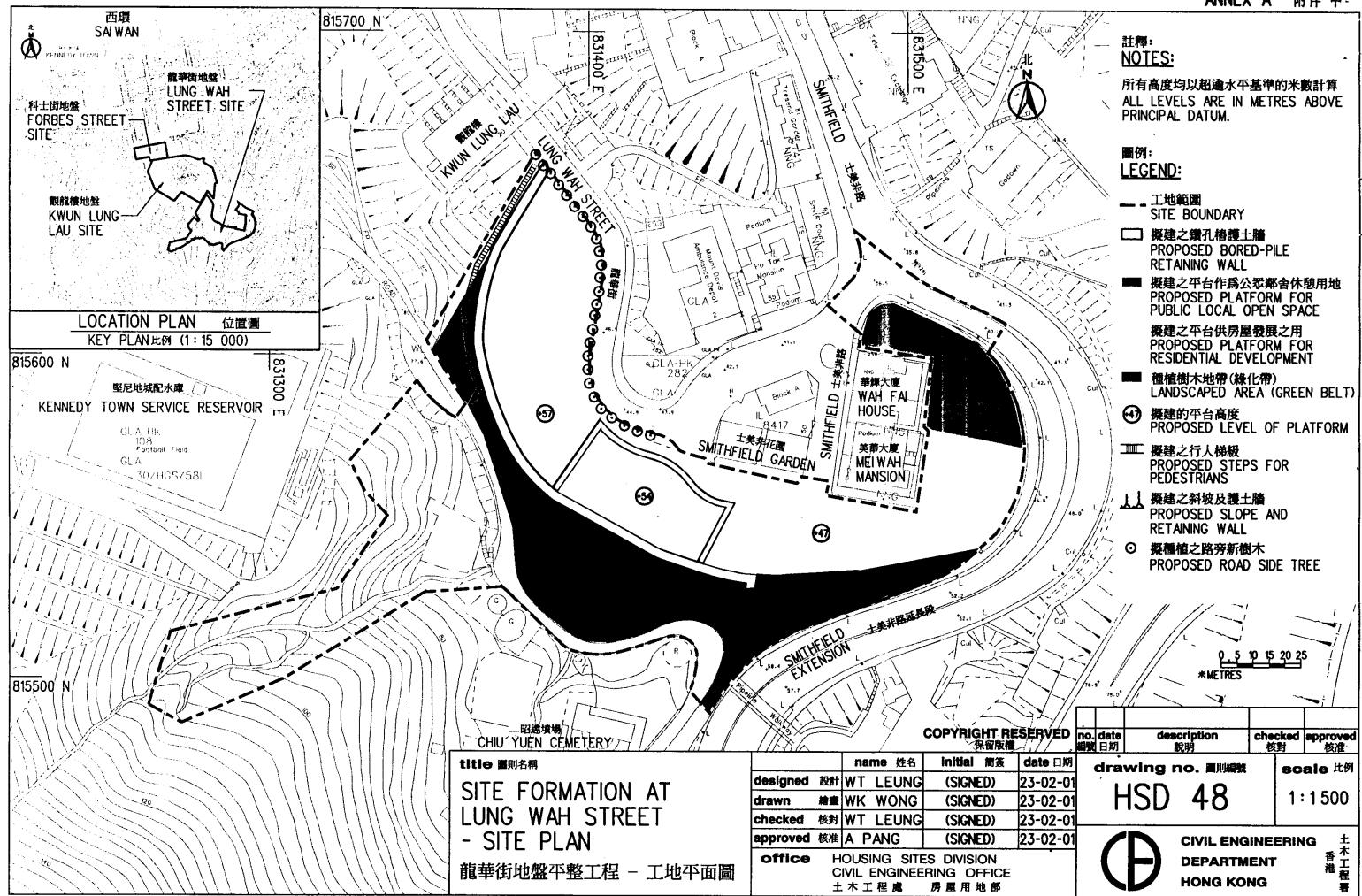
15. The proposed works do not require any land acquisition.

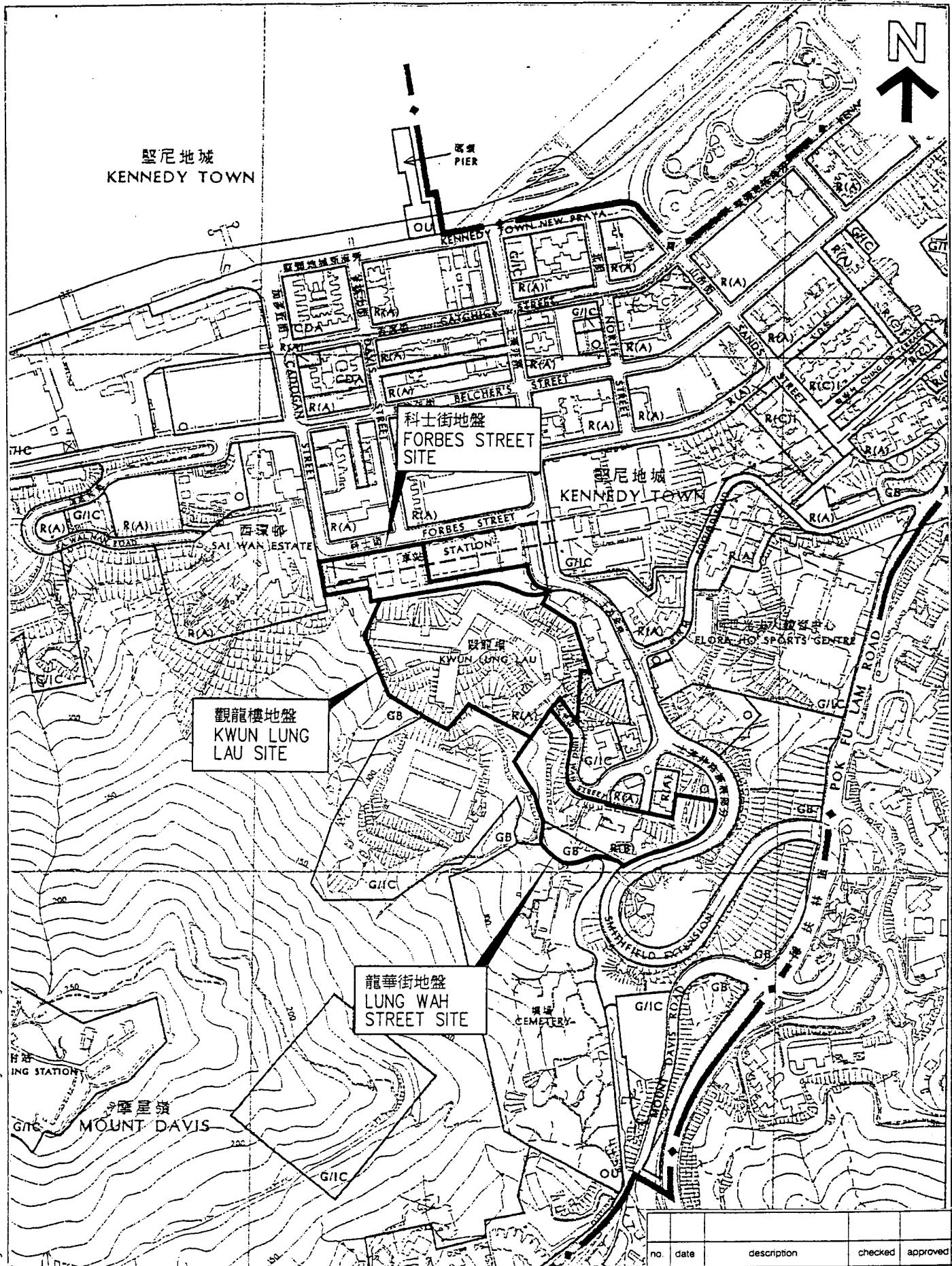
ATTACHMENT

Annex A – Site Plan for the proposed works at Lung Wah Street

Annex B – Location Plan of the comprehensive development scheme

Housing Bureau
March 2001





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**LOCATION PLAN OF THE
COMPREHENSIVE
DEVELOPMENT SCHEME**

綜合發展計劃位置圖

title	name	initial	date	drawing no.	scale
designed	WT LEUNG		23-2-2001		
drawn	WK WONG		23-2-2001		
checked	WT LEUNG		23-2-2001		
approved	A PANG		23-2-2001	HSD 49	1: 5000
office	HOUSING SITES DIVISION CIVIL ENGINEERING OFFICE				



CIVIL ENGINEERING
DEPARTMENT
HONG KONG