

**For discussion
on 30 May 2005**

Legislative Council Panel on Environmental Affairs

**PWP Item 33CG – Setting Up Construction Waste Sorting Facilities at
Tseung Kwan O Area 137 and Tuen Mun Area 38**

Purpose

This paper briefs Members on the Administration's proposal to the Public Works Subcommittee for upgrading **33CG** to Category A for "**Setting Up Temporary Construction Waste Sorting Facilities at Tseung Kwan O Area 137 and Tuen Mun Area 38**" at an estimated cost of \$45.2 million in money-of-the-day (MOD) prices.

Background

2. The enabling legislation for the introduction of a construction waste disposal charging scheme was passed by the Legislative Council (LegCo) on 2 July 2004 and its subsidiary legislation passed on 5 January 2005. The scheme requires all construction wastes to be disposed of at either of the following facilities:-

- (a) Landfills will accept construction waste containing not more than 50% by weight of inert materials;
- (b) Sorting facilities will accept construction waste containing more than 50% by weight of inert materials; and
- (c) Public fill reception facilities will accept construction waste consisting entirely of inert materials.

3. The construction waste disposal charging scheme will commence on a day to be appointed by the Secretary for the Environment, Transport and Works (SETW). We need to set up and put into operation sorting facilities for construction waste to enable the implementation of the scheme.

4. On 28 April 2003 and 24 November 2003, we consulted the LegCo Panel on Environmental Affairs, through LC Paper no. CB(1) 1515/02-03(03) and CB(1) 385/03-04(04), on the detailed arrangements of the proposed construction waste disposal charging scheme. For sorting facilities, we suggested making available the facilities by privatization through carrying out an open tender exercise for the setting up and operation of the facilities. If there were no successful tender bids in the tender exercise, and privatization of the sorting facilities could not materialize, we would then make available the facilities as Government facilities to be funded by the Government but operated by private sector contractors. Members have no adverse comments on the proposed arrangement.

5. The Administration invited bids by tender to set up and operate the proposed sorting facilities through inviting tenders for Short Term Tenancies in February 2005, but the outcome was unsatisfactory. Only four tenders were received for the two sites (one for Tseung Kwan O and three for Tuen Mun) and none of them was considered acceptable. As such, we need to set up the sorting facilities through this PWP item to enable the timely implementation of the scheme.

Proposal

6. We propose to upgrade **33CG** to Category A at an estimated cost of \$45.2 million in money-of-the-day (MOD) prices for setting up temporary construction waste sorting facilities at Tseung Kwan O Area 137 and Tuen Mun Area 38.

Public Consultation

7. We consulted Tuen Mun District Council (TMDC) and its Environmental, Hygiene and District Development Committee (EHDDC) on 5 November 2002 and 17 September 2004 respectively for establishment of the fill banks cum sorting facility at Tuen Mun Area 38. Members supported in principle the implementation of the proposed works provided that the proposed works would not affect the proposed EcoPark Project in Area 38 of Tuen Mun and the TMDC and EHDDC would be briefed on the progress regularly.

8. We consulted Sai Kung District Council on 11 June 2002 and 1 June 2004 on the establishment of the fill bank cum sorting facility at Tseung Kwan O and the operation until 2008. Members supported the implementation of the proposed works.

9. The Legislative Council Bills Committee and the Subcommittee for vetting the related laws have invited deputations from the trades and professional bodies during the legislative process. Council members and trade representatives had no objection to the provision of the proposed sorting facilities.

10. The Legislative Council Panel on Environmental Affairs was also consulted on the proposed sorting facilities under the construction waste disposal charging scheme on 28 April 2003 and 24 November 2003.

Environmental Implications

11. At both Tseung Kwan O Area 137 and Tuen Mun Area 38, the fill bank and sorting facility are adjoining facilities both managed by the Civil Engineering and Development Department. In the environmental assessments for the fill banks, the environmental impacts of the sorting facilities have been assessed. The assessments have concluded that environmental impact from the project can be controlled to within established guidelines and standards. We would implement necessary measures to mitigate any environmental impact to the vicinity.

12. We have given due consideration to the need to minimise generation of construction and demolition (C&D) materials in the planning and design stages. To minimize the generation of C&D materials, we will encourage the contractor to use suitable excavated materials for filling within the site to minimise off-site disposal and prefabricated elements for construction of structures to reduce C&D waste such as used temporary formwork.

13. We will require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the construction works on site comply with the approved WMP. We will implement a trip-ticket system to control the proper disposal of C&D material and C&D waste to designated public fill reception facilities and landfills respectively. We will record the disposal, re-use and re-cycling of C&D materials for monitoring purposes.

14. We estimate that the project will generate about 400 cubic metres (m³) of C&D material. Of these, we will reuse about 360 m³ (90%) as fill in public fill reception facilities and dispose of about 40 m³ (10%) at landfills. The notional cost¹ of accommodating the construction waste at landfills is estimated to be \$5,000 for the project (based on a notional unit cost of \$125/m³).

Advice Sought

15. Members are invited to note and support our proposal of upgrading **33CG** for consideration by the Public Works Subcommittee in June 2005 with a view to seeking funding approval by Finance Committee in June 2005.

Environmental Protection Department
May 2005

¹ This estimate has taken into account the cost of developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled. The notional cost estimate is for reference only and does not form part of this project estimate.