

Legislative Council Panel on Housing

PWP Item No. 570CL - Demolition of Buildings, Structures and Chimneys at Kennedy Town Comprehensive Development Area

Demolition of Buildings, Structures and Chimneys above ground at Kennedy Town Incineration Plant and Abattoir

Purpose

This paper seeks Members' support for the Administration's proposal to part-upgrade **PWP Item No. 570CL (570CL)** to Category A, for the proposed demolition of the existing buildings, structures and chimneys above ground at Kennedy Town Incineration Plant (KTIP) and the adjoining Abattoir (KTA).

Project Scope

2. The scope of works under **570CL** comprises demolition of all buildings, structures and chimneys and ground decontamination at Kennedy Town Comprehensive Development Area (KTCDA) site.

3. The part of **570CL** proposed to be upgraded to Category A concerns the demolition of all buildings, structures and chimneys above ground within the KTIP and KTA, which covers a site area of about 20 000 square metres. The scope of the part to be upgraded comprises -

- (a) removal, treatment and disposal of asbestos-containing materials (ACM) and dioxin-containing materials (DCM) in existing buildings, structures and chimneys;
- (b) demolition and removal of the incineration plant, abattoir, two piers, two 61m high and one 36m high chimneys and ancillary structures; and
- (c) implementation of environmental mitigation, monitoring and audit for the proposed works mentioned in sub-paragraphs (a) and (b) above.

— A site plan showing the proposed works is at the Annex.

4. We plan to commence the proposed works in September 2007 for completion in May 2009.

Justifications

5. In accordance with the 1989 White Paper on “Pollution in Hong Kong – A Time to Act”, the municipal solid waste incinerators in Hong Kong were closed in phases and replaced by a system of transfer stations feeding large landfill sites. The KTIP ceased to operate in March 1993. The KTA was also closed in December 1999.

6. It was recommended in the “Planning and Engineering Feasibility Study for Redevelopment of Mount Davis Cottage Area, Kennedy Town Police Married Quarters, G/IC Site and KTCDA” (study completed in May 1999) that all buildings, structures and chimneys within the KTCDA site be demolished to facilitate further developments. The KTCDA site includes the KTIP, the KTA, a bus depot, a refuse collection point, a temporary car park and the Cadogan Street Temporary Garden. The Administration is undertaking a review of the long-term land use of the KTCDA site and the adjoining areas.

7. As revealed by the Environmental Impact Assessment (EIA) and the subsequent site investigation, the buildings, structures and chimneys at the KTIP and KTA are contaminated with ACM and/or DCM. The underground soil is contaminated with heavy metals and hydrocarbons. In accordance with the Environmental Permit (EP) issued by the Director of Environmental Protection, remediation of the site, including the ground decontamination, should be carried out and completed before any future permanent development.

8. We originally planned to commence the ground decontamination immediately after completion of the demolition works. However, based on the findings of the study of the Mass Transit Railway Corporation Limited (MTRCL), the KTIP and KTA site is the only site available in the Western District which is suitable for use as the temporary works area for the construction of the Mass Transit Railway (MTR) West Island Line (WIL). MTRCL’s proposal to use the KTIP and KTA site as the temporary works area in its WIL project is supported by the Central & Western District Council (C&WDC) (see paragraphs 16 and 17 below). Taking into

account the above and the strong public aspiration for early implementation of the MTR WIL project, we consider it feasible to re-schedule the demolition and ground decontamination works, so that the MTRCL may use the subject site as a temporary works area for the WIL project. We therefore propose to implement the demolition and ground decontamination works in two stages.

9. Stage 1 works (the part proposed to be upgraded to Category A) involve the demolition of all buildings, structures and chimneys above existing ground and the piers down to seabed level within the site area, as shown at the Annex. The existing bus depot, refuse collection point, temporary car park and the Cadogan Street Temporary Garden will not be affected by the Stage 1 works. Stage 2 works (the remainder of **570CL**) involve the implementation of ground decontamination within the whole KTCDA site, which will commence after this site is returned to Government by MTRCL upon completion of the WIL project.

Financial Implications

10. We estimate the capital cost of the demolition project to be \$66.6 million in money-of-the-day (MOD) prices, made up as follows -

	<u>\$ million</u>
(a) Removal, treatment and disposal of ACM and DCM	9.5
(b) Demolition of existing buildings, structures, piers and chimneys	42.4
(c) Environmental mitigation measures	1.2
(d) Consultants' fees	7.4
(i) construction supervision and contract administration	0.9
(ii) resident site staff costs	6.1

(iii) environmental monitoring and audit (EM&A) programme	0.4	
(e) Contingencies	5.7	
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Sub-total	66.2	(in September 2006 prices)
(f) Provision for price adjustment	0.4	
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Total	66.6	(in MOD prices)
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11. We estimate the annual recurrent expenditure arising from the Stage 1 works to be about \$5,600.

Public Consultation

12. We consulted the Food, Environment, Hygiene and Works Committee (FEHWC) of the C&WDC on 22 November 2001 and 22 July 2004 on the whole project. Members supported the implementation of the project.

13. At the C&WDC meeting on 20 January 2005, we presented a proposal of advancing the demolition works and deferring the ground decontamination works to a later stage. Members generally supported the proposal and passed a motion requesting the Government to start the demolition works as soon as possible.

14. At the FEHWC meeting on 27 July 2006, we reported the progress of the project. Members passed a motion strongly requesting the Government to carry out the demolition and ground decontamination works in one go.

15. We organized a residents' forum in August 2006 with the assistance of the Central and Western District Office and attended three other residents' forums organized by individual C&WDC members / political parties between August and September 2006. Local residents were particularly concerned about the monitoring mechanism and precautionary measures to safeguard the health of local residents in view of the potential hazards. They requested the Government to closely monitor the environmental impact arising from the project.

16. In consideration of the high priority given to the WIL project, the C&WDC, at its informal meeting on 16 November 2006, requested Civil Engineering and Development Department (CEDD) to carry out the demolition works first, deterring the ground decontamination works to after the completion of the WIL project.

17. At the FEHWC meeting on 15 March 2007, we presented the latest plan to carry out the project in two stages to facilitate the WIL project. Members had no objection to the proposal and urged early implementation of the demolition works.

Environmental Implications

18. The project is a designated project under the EIA Ordinance (Cap. 499) and an EP is required for the project. The EIA report was approved by the Environmental Protection Department (EPD) in April 2002 and it concluded that the environmental impact of the project could be controlled to within the criteria under the EIA Ordinance and the Technical Memorandum on EIA Process.

19. An EP was issued by EPD in May 2002. Due to changes in implementation programme and some details of the proposed works to facilitate the WIL project, CEDD applied for a variation of the EP (VEP) in April 2007 under the EIA Ordinance. Our assessment is that the changes will be environmentally acceptable with the implementation of various mitigation measures such as providing a 200mm thick temporary concrete paving over the site before its use as a works area for the WIL project, conducting regular inspection to the paving slab and surface drainage system to ensure their integrity, timely repairing any damaged paving and drainage system, etc. We estimate the cost of implementing the environmental monitoring and mitigation measures for the demolition works to be \$1.2 million (in September 2006 prices). We have included this cost in the project estimate.

20. We will require the contractor to implement measures to control noise, dust, site runoff nuisances and chemical waste treatment to within the established standards and guidelines through stipulating suitable provisions in the relevant contract. We will also implement an EM&A programme to ensure timely and effective implementation of the recommended mitigation measures.

21. We will require the contractor to adopt suitable measures including selective demolition and on-site sorting to reduce the generation of construction and demolition (C&D) materials where possible. In addition, we will require the contractor to reuse inert C&D materials on site or in other suitable construction sites as far as possible (e.g. use suitable excavated materials for filling within the site, use metal site hoardings and signboards so that these materials can be recycled or reused in other projects), in order to minimise the disposal of C&D materials to public fill reception facilities ^{Note 1}. We will encourage the contractor to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

22. 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, and the remediation works to be carried out on different types of contaminated materials and wastes. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill, C&D materials and C&D waste to public fill reception facilities, sorting facilities and landfills respectively through a trip-ticket system. We will require the contractor to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes.

23. We estimate that the demolition project will generate about 62 600 tonnes of C&D materials. Of these, we will reuse about 24 600 tonnes (39.3%) on site, and deliver about 34 000 tonnes (54.3%) to public fill reception facilities for subsequent reuse. In addition, we will dispose of about 4 000 tonnes (6.4%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be about \$1.4 million for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne ^{Note 2} at landfills).

Note 1 Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of public fill in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

Note 2 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 is likely to be more expensive) when the existing ones are filled.

24. The proposed works will involve removal of 32 trees. All trees to be removed are not important trees^{Note 3}. Most of them are either adhering to the disused structures or with roots being contaminated. We will incorporate planting proposal as part of the project, including estimated quantities of 60 trees.

Employment Opportunities

25. The proposed works will create about 97 jobs (79 for labourers and another 18 for professional/technical staff) providing a total employment of 1 580 man-months.

Land Acquisition

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

Way Forward

27. We upgraded **570CL** to Category B in September 2005.

28. Subject to Members' support, we will seek funding approval from the Public Works Sub-Committee and Finance Committee of the Legislative Council in June and July 2007 respectively for part-upgrading **570CL** to Category A so that the demolition works can commence in September 2007 for completion by May 2009.

Housing, Planning and Lands Bureau
April 2007

Note 3

"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 metre above ground level), or with height/canopy spread equal or exceeding 25 metres.

