

Legislative Council Panel on Housing

126WC – Water supply to housing development at Anderson Road

PURPOSE

This paper seeks Members' support for the Administration's proposal to upgrade the remaining part of **126WC** "Water supply to housing development at Anderson Road" to Category A at an estimated cost of \$231.5 million in money-of-the-day (MOD) prices to provide a water supply to serve the development at Anderson Road¹.

PROPOSAL

2. The scope of the remaining works under **126WC** comprises -
 - (a) construction of a fresh water pumping station at Sau Mau Ping Road with a pumping capacity of 22 000 cubic metres (m³) per day;
 - (b) construction of a fresh water service reservoir at Anderson Road with a capacity of 12 000 m³;
 - (c) construction of a salt water service reservoir at Anderson Road with a capacity of 2 800 m³;
 - (d) laying of approximately 2 kilometres of fresh and salt water mains with sizes ranging from 300 millimetres (mm) to 900 mm in diameter;
 - (e) installation of additional salt water pumps with a pumping capacity of 5 200 m³ per day in the existing Shum Wan Shan salt water pumping station; and
 - (f) installation of additional fresh water pumps with a pumping capacity of 22 000 m³ per day in the existing Shum Wan Shan fresh water pumping station.

A site plan of the proposed works is at **Enclosure 1**. Photomontages showing the proposed works are at **Enclosure 2**.

¹ The development at Anderson Road includes the development of public housing, other government, institution or community facilities and district open spaces.

3. Subject to approval of the Finance Committee, we plan to start the construction of the proposed works in January 2012 for completion by end 2014.

JUSTIFICATION

4. The proposed public housing development at Anderson Road will be constructed by the Hong Kong Housing Authority to provide about 17 650 flats for a population of about 48 300. Population intake is scheduled to be in phases between 2015 and 2016. We need to construct a new water supply system to meet the water demand arising from the development at Anderson Road which is currently not covered by any existing water supply system.

5. The mainlaying part of the works for the new water supply system is currently being implemented under **188WC** "Mainlaying within development at Anderson Road", which was part-upgraded from **126WC** in December 2007. The remaining works under **126WC**, as detailed in paragraph 2 above, is for the completion of the proposed water supply system to serve the development at Anderson Road. We have to commence the construction of the remaining works in January 2012 for completion by end 2014 in order to meet the water demand arising from the scheduled population intake starting from 2015.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the proposed works to be \$231.5 million in MOD prices, made up as follows -

	\$ million
(a) Sau Mau Ping Road fresh water pumping station	31.9
(b) Anderson Road fresh water service reservoir	72.2
(c) Anderson Road salt water service reservoir	12.5
(d) Mainlaying	27.4
(e) Installation of additional salt water pumps in the existing Shum Wan Shan salt water pumping station	2.0

	\$ million	
(f) Installation of additional fresh water pumps in the existing Shum Wan Shan fresh water pumping station	7.6	
(g) Greening works	1.6	
(h) Environmental mitigation measures	5.8	
(i) Consultants' fees	3.0	
(i) contract administration	1.9	
(ii) management of resident site staff	1.1	
(j) Renumeration of resident site staff	17.8	
(k) Contingencies	17.9	
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Sub-total	199.7	(in September 2010 prices)
(l) Provision for price adjustment	31.8	
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Total	231.5	(in MOD prices)

ENVIRONMENTAL IMPLICATIONS

7. This is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project does not have any long-term environmental impact. Short-term construction impacts will be mitigated through the implementation of standard pollution control measures, and also the measures recommended in the Preliminary Environmental Review Report for this project. We have included in paragraph 6(h) above a sum of \$5.8 million (in September 2010 prices) in the project estimate for implementation of these mitigation measures under the works contracts.

8. We will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means 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 and encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise

the generation of construction waste. We will require the contractor to separate the inert portion from non-inert construction waste on site.

9. We will control the disposal of inert construction waste and non-inert construction waste to public fill reception facilities² and landfills respectively through a trip-ticket system. It is estimated that the project will generate a total of about 19 000 tonnes of construction waste. We will reuse about 6 100 tonnes (32.1%) of inert construction waste on site and deliver 12 000 tonnes (63.2%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 900 tonnes (4.7%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$436,500 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

TRAFFIC IMPLICATIONS

10. We have carried out a Traffic Impact Assessment (TIA) for the proposed works. The TIA has concluded that the proposed works would not cause any significant traffic impact to the surrounding road network. We will implement temporary traffic management measures to minimise the traffic impact during construction and will display notice boards on site to explain the reasons for temporary traffic arrangements and the expected completion dates of the individual sections of works. In addition, we will set up telephone hotlines for public enquiries or complaints.

HERITAGE IMPLICATIONS

11. The project will not affect any heritage site, i.e. declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interests and Government historic sites identified by the Antiquities and Monument Office.

² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a license issued by the Director of Civil Engineering and Development.

³ This estimate has taken into account the cost for 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.

PUBLIC CONSULTATION

12. We consulted the Kwun Tong District Council and the Sai Kung District Council on 1 March 2011 and 8 March 2011 respectively. Both District Councils did not raise any objection to the proposed works.

LAND ACQUISITION

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

BACKGROUND INFORMATION

14. We upgraded **126WC** to Category B in September 2005.

15. To tie in with the schedule of population intake for the public housing development at Anderson Road, we engaged consultants to carry out the detailed design of the water mains within the DAR at a cost of \$1.9 million under the block allocation **Subhead B100HX** “Minor housing development related works, studies and investigations for items in Category D of the Public Works Programme”. The consultants completed the detailed design in 2007.

16. We part-upgraded **126WC** for the mainlaying works within the DAR to Category A as **188WC** “Mainlaying within development at Anderson Road” in December 2007. The works under **188WC** commenced in January 2008 for completion by 2014 forms part of the CEDD’s site formation works under **566CL** “Development at Anderson Road”.

17. We also engaged consultants to carry out the detailed design of the remaining waterworks described in paragraph 2 above for the development at Anderson Road at an estimated cost of \$3.6 million under the block allocation **Subhead B100HX** “Minor housing development related works, studies and investigations for items in Category D of the Public Works Programme”. The consultants have completed the detailed design. We aim to start the construction in January 2012 for completion by end 2014.

18. The proposed works will not involve any tree removal. We will incorporate planting proposals as part of the project, including an estimated 10 trees, 40 shrubs and 3 000 square metres of grassed area.

19. We estimate that the proposed works will create about 125 jobs (101 for labourers and another 24 for professional/technical staff) providing a total employment of 3 150 man-months.

WAY FORWARD

20. Members are invited to support the proposed upgrading of the remaining part of **126WC** to Category A for consideration by the Public Works Subcommittee in June 2011 with a view to seeking funding approval from the Finance Committee in June 2011.

**Transport and Housing Bureau
April 2011**