

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

#### **Environmental Hygiene – Refuse collection points and cleaning depots**

#### **6NR – Reprovisioning of refuse collection point at Fuk Wa Street/ Fuk Wing Street/Camp Street site, Sham Shui Po, Kowloon**

Members are invited to recommend to Finance Committee the upgrading of **6NR** to Category A at an estimated cost of \$58.6 million in money-of-the-day prices for the reprovisioning of refuse collection point at Fuk Wa Street/Fuk Wing Street/Camp Street site in Sham Shui Po, Kowloon.

### **PROBLEM**

The site of a temporary refuse collection point (RCP) of the Food and Environmental Hygiene Department (FEHD) at Camp Street needs to be released to facilitate the forming of a larger site at Fuk Wa Street/Fuk Wing Street/Camp Street for residential development and permanent in-situ reprovisioning of the RCP.

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Food and Health, proposes to upgrade **6NR** to Category A at an estimated cost of \$58.6 million in money-of-the-day (MOD) prices for the reprovisioning of a permanent RCP at the Fuk Wa Street/Fuk Wing Street/Camp Street site.

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## PROJECT SCOPE AND NATURE

3. The project site of the permanent RCP will be incorporated within the residential development site at Fuk Wa Street/Fuk Wing Street/Camp Street (the land sale site). The scope of works under the project comprises —

- (a) storage areas for refuse collection bins, junk, handcart parking and washing, litter bins, etc. and spaces for operating the mobile refuse compactor and material recovery point;
- (b) loading and unloading areas for refuse collection and parking spaces for refuse collection vehicles (RCV) and spaces for RCV manoeuvrability;
- (c) a storeroom for cleansing gears and materials;
- (d) an office cum roll call point; and
- (e) ancillary facilities, including odour absorption system, vehicle exhaust system, dangerous goods stores, staff toilets and changing rooms with shower facilities and other relevant facilities.

4. A location plan showing the land sale site and the proposed permanent RCP is at Enclosure 1. Subject to funding approval of the Finance Committee, we will include the construction of the permanent RCP into the future development under the land sale conditions. Under the land sale conditions, the developer shall complete the construction of the development including the permanent RCP in accordance with the stipulated timeframe. The cost of the permanent RCP would be borne by the Government.

## JUSTIFICATION

5. The Government has been increasing the supply of housing land in the short, medium and long term through multi-pronged measures, including making optimal use of developed land and identifying new land for development. One of the initiatives is to convert suitable “Government, Institution or Community” (G/IC) sites into residential use. The Fuk Wa Street/Fuk Wing Street site with an area of about 2 250 square metres (m<sup>2</sup>) (currently let as a fee-paying public carpark under a short-term tenancy on monthly term) was one of such G/IC sites identified as suitable for residential development. Immediately

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adjacent to this public carpark is the FEHD Camp Street temporary RCP, occupying an area of about 900 m<sup>2</sup>. A site plan for the existing Fuk Wa Street/Fuk Wing Street site and the temporary RCP is at Enclosure 1.

6. The Planning Department consulted the Sham Shui Po District Council (SSPDC) on 15 January 2013 on the proposed rezoning of the Fuk Wa Street/Fuk Wing Street site for residential development. In response to the views and suggestions raised by SSPDC Members, the Government subsequently proposed to combine the temporary RCP site with the Fuk Wa Street/Fuk Wing Street site to form a larger development site with a total area of about 3 170 m<sup>2</sup> (subject to survey and finalisation of site boundary) whereby a permanent RCP will be incorporated into the future development. This is to optimise development potential and better utilise scarce land resources while maintaining the services of the RCP for its catchment area as shown in Enclosure 2. It is estimated that the enlarged land sale site can produce about 476 flats.

7. On 19 April 2013, the draft Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/34 incorporating the amendments including rezoning of the Fuk Wa Street/Fuk Wing Street site and the temporary RCP site to “Residential (Group A)10” was gazetted and exhibited for public inspection. No representation relating to the amendment item on the rezoning of the enlarged land sale site for residential use (with in-situ reprovisioning of the permanent RCP and provision of a minimum of 70 public car parking spaces) was received during the two-month exhibition period. The Chief Executive in Council approved on 17 December 2013 the draft Cheung Sha Wan OZP, which was subsequently renumbered as S/K5/35. The approved Cheung Sha Wan OZP No. S/K5/35 was gazetted on 10 January 2014.

8. According to the land sale conditions, the project programme of the permanent RCP will tie in with the development programme of the land sale site. The proposed arrangement enables the permanent RCP to be provided in a timely and integrated manner, provides for better planning and optimises the use of limited land.

9. Under the proposed arrangement, the developer will be responsible for the design and construction of the permanent RCP according to the Government’s specifications and to the Government’s satisfaction. The permanent RCP to be reprovisioned will be provided with fitting-out, finishing and building services works and handed over to FEHD upon completion for operation, management and maintenance. Special ancillary and environmental

/mitigation .....

mitigation measures including an independent sewage system for foul water and other measures as mentioned in paragraph 18 will be provided. The design, planning, construction and operation of the permanent RCP should also follow the environmental planning principles in Chapter 9 of the Hong Kong Planning Standards and Guidelines and related environmental pollution control ordinances.

10. The Government will reimburse the developer the actual cost of design and construction, subject to a pre-determined financial ceiling established with reference to the design and construction costs of the facilities as if they were to be designed and constructed by the Government.

## FINANCIAL IMPLICATIONS

11. We estimate the capital cost of the project to be \$58.6 million in MOD prices (please see paragraph 13 below), broken down as follows –

	\$ million
(a) Foundation	1.8
(b) Building	23.5
(c) Building services	6.9
(d) Drainage	1.0
(e) Additional energy conservation, green and recycled features	0.2
(f) Furniture and equipment <sup>1</sup>	0.1
(g) On-cost payable to the developer <sup>2</sup>	4.2

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<sup>1</sup> The estimated cost is based on an indicative list of furniture and equipment required.

<sup>2</sup> The amount will cover the developer's on-cost for design and construction supervision, which is estimated based on the average on-costs of Government departments' similar outsourced projects. The on-cost will be reimbursed to the developer on an actual cost basis.

		<b>\$ million</b>	
(h) Contingencies		3.8	
	Sub-total	41.5	(in September 2014 prices)
(i) Provision for price adjustment		17.1	
	Total	58.6	(in MOD prices)

12. The construction floor area (CFA) of the permanent RCP is about 1 220 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$24,918 per m<sup>2</sup> of CFA in September 2014 prices. We consider this comparable to that of similar projects built by the Government.

13. Subject to funding approval, we will phase the expenditure as follows –

<b>Year</b>	<b>\$ million (Sept 2014)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2020 – 21	37.6	1.40483	52.8
2021 – 22	3.9	1.47507	5.8
	<hr/> 41.5 <hr/>		<hr/> 58.6 <hr/>

14. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2020 to 2022.

15. We estimate the additional annual recurrent expenditure arising from this project to be about \$1.3 million.

## **PUBLIC CONSULTATION**

16. We consulted the SSPDC on the proposed permanent RCP within the future residential development at its meeting on 5 November 2013. Taking into account the various measures which will be put in place to avoid nuisance to the residents, SSPDC had no objection in-principle to the reprovisioning proposal.

17. We consulted the Legislative Council Panel on Food Safety and Environmental Hygiene (the Panel) on 11 November 2014. Views and concerns raised by Members were primarily related to the mitigation measures which would be put in place to avoid nuisance to residents caused by co-location of the RCP and residential units in the same building. The Panel considered that the Administration should set out the related mitigation measures in the submission of the funding proposal to the Public Works Subcommittee for consideration, and that no further submission to the Panel was required unless the cost of the project requires major revision. The mitigation measures are set out at Enclosure 3.

## **ENVIRONMENTAL IMPLICATIONS**

18. The proposed project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). Architectural Services Department (ArchSD) completed a Preliminary Environmental Review (PER) and agreed the PER findings with the Director of Environmental Protection in October 2014. The recommended mitigation measures in the PER include odour control measures such as provision of water scrubber system, RCV exhaust extraction systems and air treatment devices (such as ultraviolet lamp to be provided in the mechanical ventilation system) for the RCP. We have included the costs of the above mitigation measures in the project estimates. Together with other special ancillary and environmental mitigation measures including an independent sewage system for foul water, the project will have no long-term adverse environmental impact.

19. We have also included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts. For instance, during construction, the developer will be required to control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures. These may include the use of silencers, mufflers, acoustic lining or shields and movable noise barriers for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

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20. At the planning and design stages, the developer will be required to consider measures to reduce the generation of construction waste as far as possible. In addition, the developer will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities<sup>3</sup>. We will encourage the developer to require the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

21. At the construction stage, the developer 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. The developer will be required to ensure that the day-to-day operations on site comply with the approved plan. The developer will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities and to control the disposal of inert and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

22. We estimate that the project will generate in total about 2 550 tonnes of construction waste. Of these, the developer is expected to reuse about 1 450 tonnes (56.9%) of inert construction waste on site and deliver 900 tonnes (35.3%) of inert construction waste to public fill reception facilities for subsequent reuse. The developer is expected to dispose of the remaining 200 tonnes (7.8%) 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 \$49,300 for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

## HERITAGE IMPLICATIONS

23. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

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<sup>3</sup> 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 licence issued by the Director of Civil Engineering and Development.

## LAND ACQUISITION

24. The project does not require any land acquisition.

## ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

25. The permanent RCP shall be designed and constructed by the developer with due consideration for its environmental performance such as application of energy efficient building services installations. The developer will be requested to adopt a green building design and environmental and energy conservation measures in the construction of the permanent RCP according to the prevailing guidelines and requirements of the Government. The cost estimate of the permanent RCP has included the costs of such design and measures.

## BACKGROUND INFORMATION

26. We upgraded **6NR** to Category B in March 2014. We engaged a consultant to undertake PER in May 2014, at a total cost of about \$0.2 million. The services and works by the consultant were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”.

27. As the design of the permanent RCP will be prepared by the developer, tree felling proposal cannot be confirmed at this stage. Although the existing trees on the site are not important trees<sup>4</sup>, the developer will be required to take into consideration the need for tree preservation during the planning and design stages of the project, and follow the procedures stipulated in the prevailing guidelines and requirements of the Government if tree felling or transplanting is required.

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<sup>4</sup> “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 –

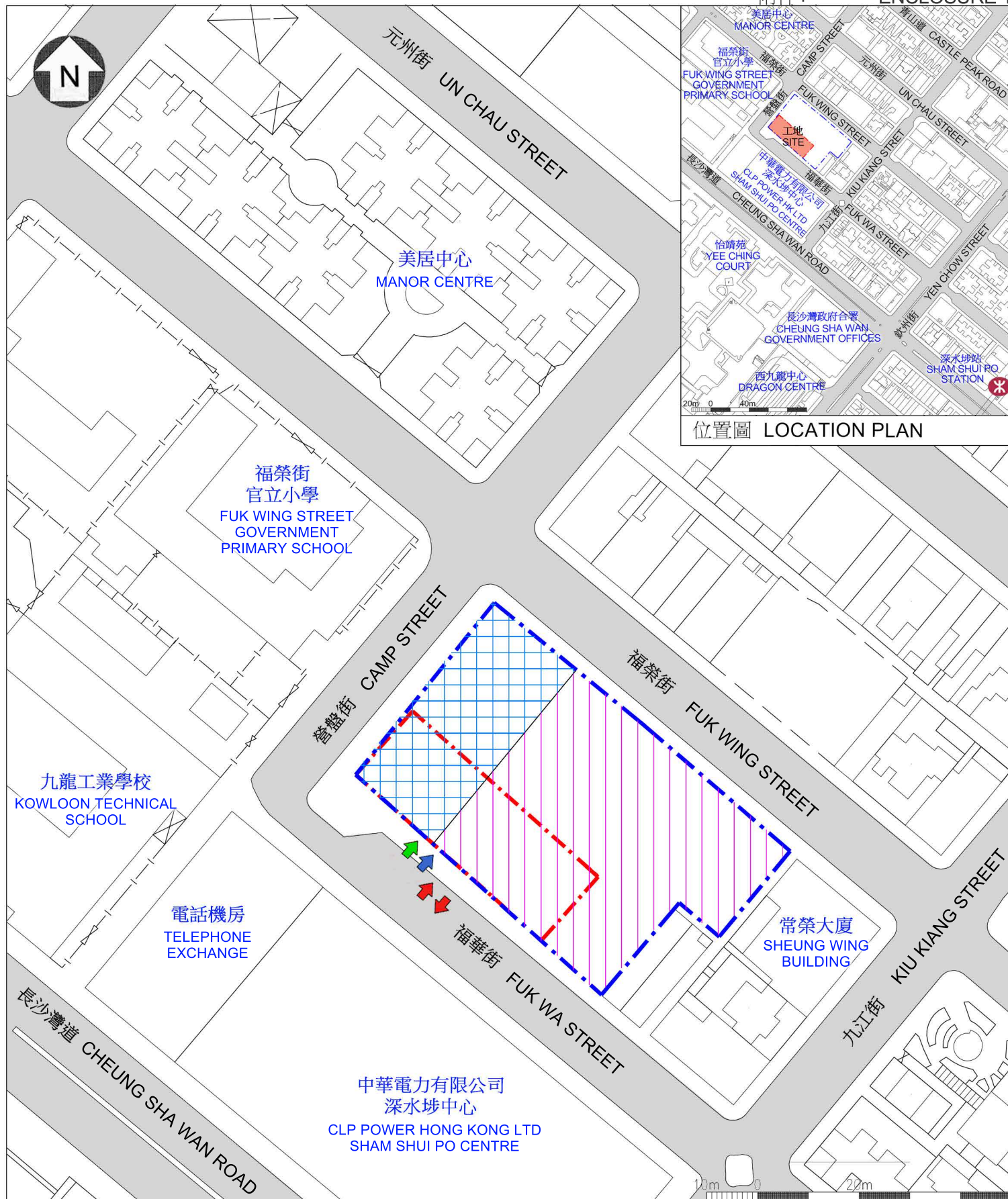
- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, tree growing in unusual habitat; or
- (e) trees with trunk diameter equal to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/ canopy spread equal to or exceeding 25 m.

28. We estimate that the proposed works will create about ten jobs (eight for labourers and another two for professional/technical staff) providing a total employment of 425 man-months.

29. To facilitate the construction of the permanent RCP at the corner of Camp Street and Fuk Wa Street without affecting refuse collection operations in the interim, a portion of the existing temporary RCP of about 300 m<sup>2</sup> has to be relocated to an area in the temporary public carpark site along Fuk Wing Street adjoining the existing temporary RCP. The temporary RCP will remain in operation during the construction of the permanent RCP and be handed over to the developer as a deferred possession area of the land sale site for development after completion of the permanent RCP. The cost of relocation works is around \$1.1 million and to be charged to block allocation **Subhead 3101GX** “Minor building works for items in Category D of the Public Works Programme”.

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Food and Health Bureau  
March 2015



LEGEND 圖例

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|---|---|--|
| <p>擬建永久垃圾收集站<br/>(此乃參考界線, 最終的界線以發展商將來的設計獲得用戶部門/相關政府部門的同意為準)</p> <p>--- Proposed Permanent RCP<br/>(Indicative boundary of the permanent RCP. The exact boundary is subject to the future developer's design to the satisfaction of user department/relevant government departments)</p> <p>--- 擬賣土地界線<br/>Boundary of Proposed Land Sale Site</p> | <p>營盤街現有臨時垃圾收集站<br/>Existing Temporary RCP at Camp Street</p> <p>福華街/福榮街工地 (現有臨時收費停車場)<br/>Fuk Wa Street/Fuk Wing Street Site (Currently temporary fee-paying public carpark)</p> | <p>行人出入口<br/>Pedestrian Entrance/Exit</p> <p>無障礙出入口<br/>Barrier-Free Entrance/Exit</p> <p>車輛出入口<br/>Vehicular Ingress/Egress</p> |
|---|---|--|

工地平面圖  
SITE PLAN

3006 NR  
於九龍深水埗福華街/福榮街/營盤街用地重置垃圾收集站  
REPROVISIONING OF REFUSE COLLECTION POINT AT  
FUK WA STREET/FUK WING STREET/CAMP STREET SITE,  
SHAM SHUI PO, KOWLOON



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



# 服務範圍平面圖 CATCHMENT AREA PLAN

3006 NR  
於九龍深水埗福華街/福榮街/營盤街用地重置垃圾收集站  
REPROVISIONING OF REFUSE COLLECTION POINT AT  
FUK WA STREET/FUK WING STREET/CAMP STREET SITE,  
SHAM SHUI PO, KOWLOON



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

**Appropriate Measures to Address the Concerns  
and Requests of Sham Shui Po District Council**

The Food and Environmental Hygiene Department consulted the Sham Shui Po District Council (SSPDC) on the proposed reprovisioning of refuse collection point (RCP) at Fuk Wa Street/Fuk Wing Street/Camp Street site, Sham Shui Po, Kowloon on 5 November 2013. Taking into account the following mitigation measures which will be put in place to avoid nuisance to the residents, the SSPDC had no objection in-principle to the reprovisioning proposal —

- (a) the location, pedestrian entrance/exit, vehicular ingress/egress for the proposed permanent RCP will be at Fuk Wa Street, which is located away from the residential areas;
- (b) to avoid recurrence of the problems experienced by co-location of the Cheung Wah Street RCP at Lai Bo Garden, the relevant Deed of Mutual Covenant will clearly define the respective boundaries of the proposed permanent RCP and future residential development;
- (c) the entrance, driveway, passageway, sewage system and other facilities of the proposed permanent RCP will be completely separated from the future residential development;
- (d) special ancillary and environmental mitigation measures, including an independent sewage system for foul water, water scrubber system (or other appropriate alternative system), refuse collection vehicle exhaust extraction systems and air treatment devices (such as ultraviolet lamp to be provided in the mechanical ventilation system), etc. will be provided;
- (e) the design, planning, construction and operation of the proposed permanent RCP should follow the environmental planning principles in Chapter 9 of the Hong Kong Planning Standards and Guidelines and related environmental pollution control ordinances; and
- (f) the Administration will keep the SSPDC informed about the progress of the proposed project.