

**For discussion
on 15 March 2016**

Legislative Council Panel on Development

**3775CL – The demolition of existing structures in Sites A and B1 of the
Sung Wong Toi Vehicle Repair and Maintenance Workshop**

PURPOSE

This paper seeks Members' support for our proposal to upgrade **3775CL** to Category A for the demolition of existing structures in Sites A and B1 of the Sung Wong Toi Vehicle Repair and Maintenance Workshop.

PROJECT SCOPE AND NATURE

2. The proposed project is for the demolition of existing structures in Sites A and B1 of the Electrical and Mechanical Services Department (EMSD)'s Sung Wong Toi Vehicle Repair and Maintenance Workshop, which is located near the junction of To Kwa Wan Road and Ma Tau Kok Road. The scope of the project comprises –

- (a) demolition of a single-storey structure and a 3-storey building in Site A and a 4-storey building in Site B1;
- (b) completion of the decontamination work at Site B1;
- (c) removal/diversion of any existing underground services and tanks;
- (d) formation of the levels of Sites A and B1 to match with the existing level of external paving; and
- (e) fencing off Sites A and B1 along site boundaries upon completion of demolition works.

— A site and location plan of the Sites A and B1 is at **Enclosure 1**.

3. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed demolition works by end of 2016 for completion by the third quarter of 2018.

JUSTIFICATION

4. The vehicular repair and maintenance workshop was built for EMSD in 1963, which occupy Sites A and B1 with an area of 2 800m² and 8 700m² respectively. They were used for providing vehicle repair and maintenance services to government bureaux and departments. The workshop has now been vacated while Site B1 is currently used by Fire Services Department and Highways Department for storage purposes.

5. Upon completion of the demolition works at Site A, which will take around 14 months, the site will be returned to the Lands Department (LandsD) for handing over to the Housing Department for public housing development in 2019.

6. Site B1 is mainly zoned “Government, Institution or Community” (“G/IC”), “Other Specified Uses” (commercial/cultural/leisure) and “Open Space” on the approved Kai Tak Outline Zoning Plan No. S/K22/4. The portion of Site B1 that has been zoned G/IC will be used for electricity substation, while the other portion of Site B1 zoned under “Other Specified Uses” will be used for waterfront related commercial, cultural and leisure. The area zoned “Open Space” is designated as part of a metro park. Upon completion of the demolition works at Site B1, which will take around 19 months, it will be handed over to LandsD by the second quarter of 2018.

FINANCIAL IMPLICATIONS

7. We estimate the cost of the project to be about \$103.2 million in money-of-the-day (MOD) prices, broken down as follows -

	\$ million	
(a) Site works and external works	18.8	
(b) Demolition works	46.8	
(c) Others ¹	17.5	
Sub-total	83.1	(in September 2015 prices)
(d) Provision for price adjustment	20.1	
Total	103.2	(in MOD prices)

PUBLIC CONSULTATION

¹ It comprises items including consultants’ fee, remuneration of resident site staff and contingencies.

8. We consulted the Housing and Infrastructure Committee of Kowloon City District Council on the proposed works in January 2016. Members have no objection to the proposed works.

ENVIRONMENTAL IMPLICATIONS

9. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We are conducting a Preliminary Environmental Review (PER) for the project. Subject to the finalised PER, preliminary results indicate that the project will not cause long-term adverse environmental impact. We will submit a "Review of Current Contamination Status Report" for a borehole at Site B1 as recommended in the PER. In addition, we will submit an Asbestos Investigation Report and Asbestos Abatement Plan of the identified asbestos containing materials to Environmental Protection Department before commencement of the asbestos abatement works in accordance with the Air Pollution Control Ordinance. We have included in the project estimates the cost to implement suitable mitigation measures to control the short-term environmental impacts during demolition.

10. During demolition, we will control noise, dust and site run-off nuisances to levels within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy demolition activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

11. We have considered suitable measures including selective demolition and on-site sorting in the planning and design stages to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste 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 inert construction waste to public fill reception facilities². We will encourage the contractor to maximise the use of recycled/ recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

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 licence issued by the Director of Civil Engineering and Development.

12. At the construction stage, we will require the contractor to submit a waste management plan (WMP) setting out the waste management measures for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of inert construction waste and non-inert construction waste to designated public fill reception facilities and landfills respectively through a trip-ticket system. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will record the disposal, reuse and recycling of construction waste for monitoring purposes.

13. We estimate that the project will generate in total about 28 874 tonnes of construction waste. Of these, we will reuse about 28 564 tonnes (99%) of inert construction waste on site. We will dispose of 310 tonnes (1%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at landfill sites is estimated to be about \$40,000 for this project (based on an unit charge rate of \$125 per tonne for disposal at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

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

TRAFFIC IMPLICATIONS

15. It is anticipated that the traffic impact due to this demolition project will be very minimal. If necessary, control measures on construction vehicles during the course of demolition works will be implemented to minimize the impact to the adjacent traffic.

LAND ACQUISITION

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

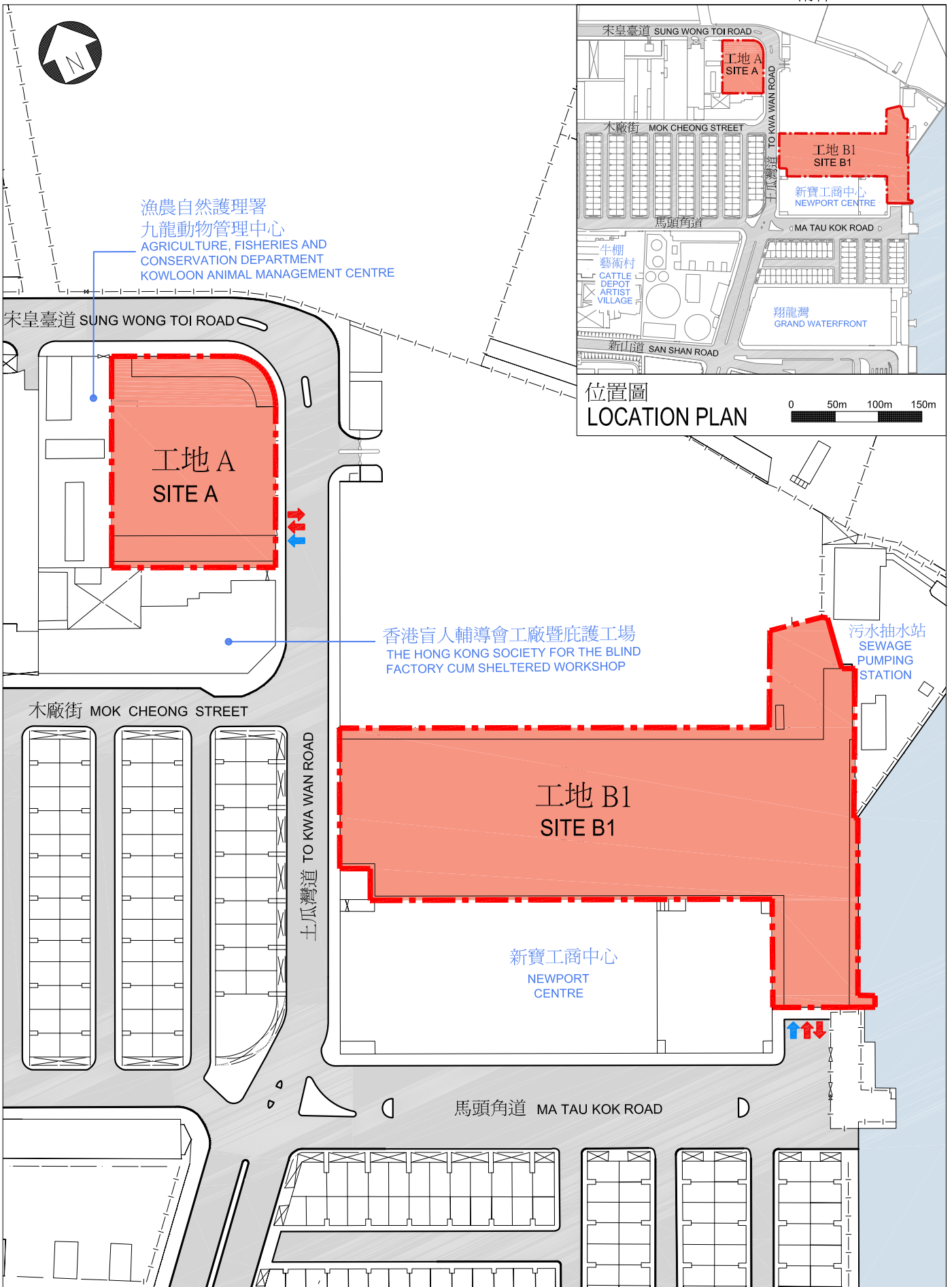
BACKGROUND INFORMATION

17. We upgraded **3775CL** to Category B in September 2014.
18. The project will not involve any tree removal or planting proposals.
19. We estimate that the proposed works will create about 20 jobs (17 for labourers and three for professional or technical staff) providing a total employment of 500 man-months.

WAY FORWARD

20. Subject to Members' support, we plan to seek funding approval from the FC after consulting with the Public Works Subcommittee.

**Development Bureau
Electrical and Mechanical Services Department
Architectural Services Department
March 2016**



圖例 LEGEND: - - - 工地界線 SITE BOUNDARY ↑ 行人出入口 PEDESTRIAN ENTRANCE / EXIT ↑↓ 車輛出入口 VEHICULAR INGRESS / EGRESS 0 20m 50m

775CL
工地平面圖
SITE PLAN
 拆卸宋皇臺汽車維修站A及B1用地的現有建築物
 THE DEMOLITION OF EXISTING STRUCTURES IN SITES A AND B1 OF SUNG WONG TOI VEHICLE REPAIR AND MAINTENANCE WORKSHOP

 ARCHITECTURAL SERVICES DEPARTMENT 建築署