

**For discussion
on 28 February 2017**

Legislative Council Panel on Development

**3794CL – The demolition of existing superstructures at
Caroline Hill Road site, Causeway Bay**

PURPOSE

This paper seeks Members' views on our proposal to upgrade **3794CL** to Category A for the demolition of existing superstructures¹ at Caroline Hill Road Site, Causeway Bay.

PROJECT SCOPE AND NATURE

2. The proposed project is for the demolition of existing superstructures of the buildings within the site situated at the junction of Caroline Hill Road and Leighton Road in Causeway Bay. The scope of the project comprises –

- (a) demolition of the existing superstructures within the site, which include:
 - (i) the ex-Electrical and Mechanical Services Department (EMSD) Headquarters, including a 11-storey office building, a 5-storey building for an apprentice workshop, a 7-storey building for staff quarters, three 1-storey workshops, a 1-storey storage shed and a covered vehicle workshop;
 - (ii) a 6-storey ex-Civil Aid Service (CAS) building;
 - (iii) a 1-storey building for Post Office Recreation Club; and
 - (iv) a 3-storey building for Pacific Century Cyber Works (PCCW) Recreation Club.
- (b) disconnection / diversion of any existing underground services;
- (c) forming level of the site to match with the existing level of external paving at entrances and exits; and
- (d) fencing off the site upon completion of demolition works.

A site and location plan of the project and photos of existing structures are at

¹ Superstructures mean building structures above ground within the Site, excluding substructures such as ground floor slabs, ground beams and pile caps, etc.

— Enclosures 1 and 2 respectively.

JUSTIFICATION

3. The site measures about 26 300 square metres (m²) in area. It is occupied by the ex-EMSD Headquarters, the ex-CAS Headquarters, the Post Office Recreation Club and the PCCW Recreation Club. The EMSD Headquarters and CAS Headquarters were relocated to Kowloon Bay in 2005 and Yau Ma Tei in 2006 respectively. The ex-EMSD Headquarters and ex-CAS Headquarters were used by various bureaux/departments since then, and are now vacated for demolition. The Post Office Recreation Club and the PCCW Recreation Club will be vacated before commencement of the proposed demolition works.

4. To optimise the use of government land in core business districts, the site will be rezoned for commercial development and other uses including “Government, Institution and Community” uses. The existing superstructures at site will be demolished to clear the land for alternative uses.

FINANCIAL IMPLICATIONS

5. We estimate the cost of the project to be around \$53 million in money-of-the-day (MOD) prices.

PROJECT IMPLEMENTATION

6. Subject to the funding approval of the Finance Committee (FC), we plan to commence the proposed demolition works in the second quarter of 2017 for completion by the fourth quarter of 2018.

PUBLIC CONSULTATION

7. We consulted the Development, Planning & Transport Committee of the Wan Chai District Council on the proposed demolition works in June 2016. Members indicated in-principle support to the proposed demolition works.

ENVIRONMENTAL IMPLICATIONS

8. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We have engaged a consultant to carry out Preliminary Environmental Review (PER) for the project. The PER

has concluded and the Director of Environmental Protection (DEP) agreed that the project would not have long-term adverse environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts during demolition.

9. We have also prepared an Asbestos Investigation Report (AIR) and Asbestos Abatement Plan (AAP) and have agreed the findings with DEP. As the AIR has identified some asbestos containing materials (ACM) inside the existing buildings of the site, we will remove and dispose the ACM in accordance with the AAP and the requirements under the Air Pollution Control Ordinance and Waste Disposal Ordinance prior to the demolition of the existing buildings. The removed ACM will be disposed of at designated landfills.

10. We have considered suitable measures including selective demolition and on-site sorting of waste in the planning and design stages to reduce 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. using suitable excavated materials for filling within the site, and using 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 facilities. Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development. We will encourage 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.

11. At the start of demolition stage, we will require the contractor to submit a waste management plan (WMP) setting out the waste management measures for our approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction and demolition waste. We will ensure that the day-to-day operations on site comply with the approved WMP. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will monitor the contractor's compliance of construction waste disposal under the contract through a trip-ticket system and ensure that the disposal of inert construction waste and non-inert construction waste would be delivered to designated public fill reception facilities and landfills respectively as specified in the tender documents. We will record the disposal, reuse and recycling of construction waste for monitoring purposes.

12. During demolition, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. These include but are not

limited to 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 to minimise dust generation.

13. We estimate that the project will generate in total 16 700 tonnes of Construction & Demolition (C&D) waste which comprises 16 100 tonnes and 600 tonnes of inert and non-inert C&D waste respectively. For the inert C&D waste, we will reuse 8 100 tonnes (48.5% of the total C&D waste) on site and deliver the remaining 8 000 tonnes (47.9% of the total C&D waste) to public fill reception facilities for subsequent reuse. We will dispose of the remaining 600 tonnes (3.6% of the total C&D waste) of non-inert C&D waste at the designated landfills. The total cost for accommodating C&D waste at public fill reception facilities and landfill sites is estimated to be about \$0.7 million for this project (based on a unit charge rate of \$71 per tonne and \$200 per tonne for disposal at public fill reception facilities and landfills respectively as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

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. During demolition, the Government will implement control measures for construction vehicles, if necessary, to minimise the traffic impact in the vicinity.

LAND ACQUISITION

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

BACKGROUND INFORMATION

17. We upgraded **3794CL** to Category B in September 2015.

18. There are about 120 trees within the site, out of which there are three important trees² including two Old and Valuable Trees (OVTs). All three important trees will be preserved. We will also make every effort to preserve existing trees and minimise tree felling as far as practicable for the demolition works. All the trees to be preserved will be protected by appropriate measures during the demolition period. Compensatory trees planting for the trees felled will be implemented as part of the planting proposals in the future development.

19. We estimate that the proposed works will create about 30 jobs (25 for labourers and five for professional or technical staff), providing a total employment of 500 man-months.

WAY FORWARD

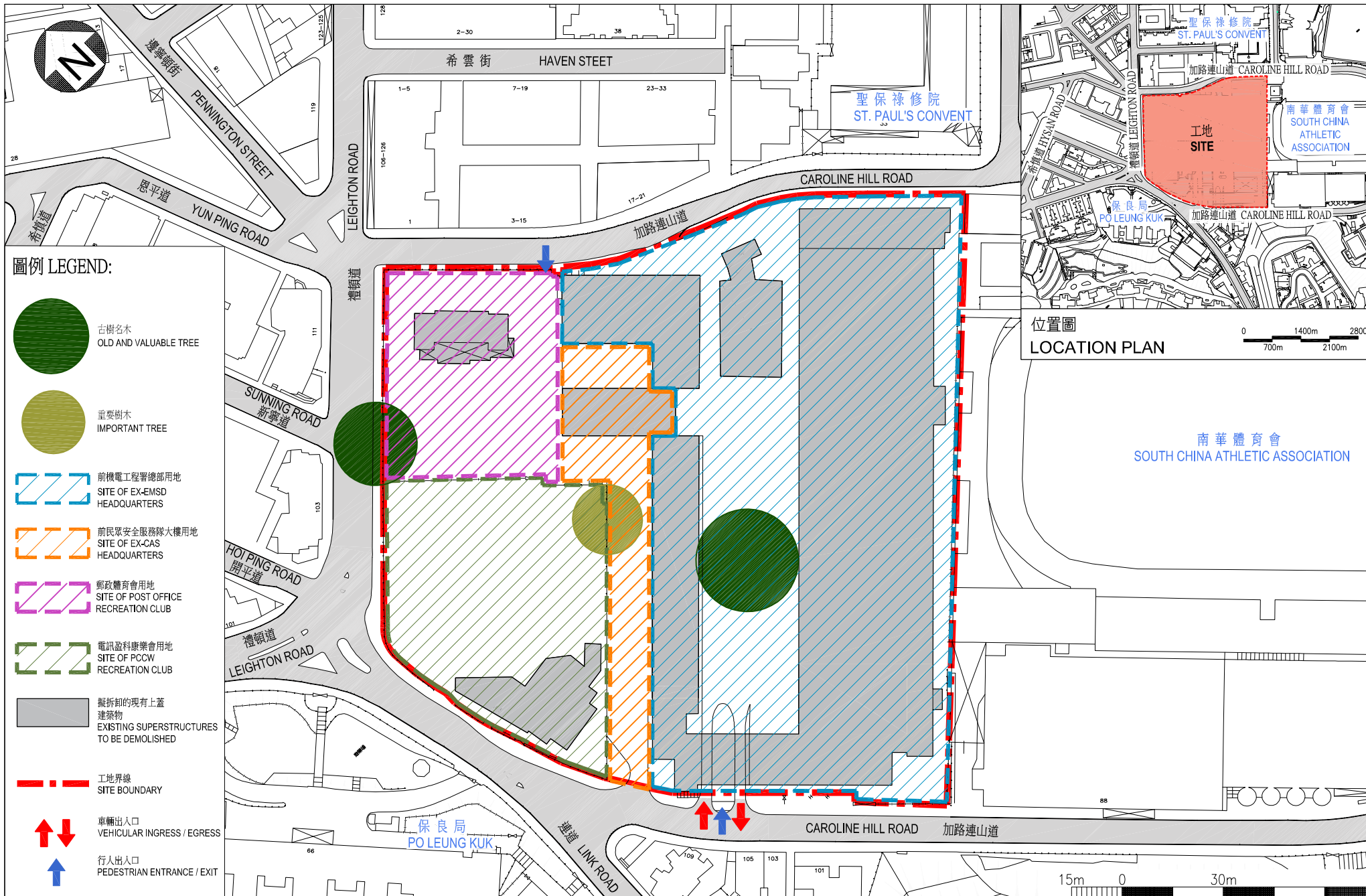
20. We will seek support of the Public Works Subcommittee for the approval from the FC to upgrade **3794CL** to Category A.

Development Bureau
Electrical and Mechanical Services Department
Architectural Services Department
Planning Department

February 2017

² An “important tree” refers 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 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. A common tree refers to trees not classified as “important tree”.

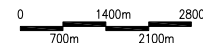


圖例 LEGEND:

-  古樹名木
OLD AND VALUABLE TREE
-  重要樹木
IMPORTANT TREE
-  前機電工程署總部用地
SITE OF EX-EMSD HEADQUARTERS
-  前民安安全服務隊大樓用地
SITE OF EX-CAS HEADQUARTERS
-  郵政體育會用地
SITE OF POST OFFICE RECREATION CLUB
-  電訊盈科康樂會用地
SITE OF PCCW RECREATION CLUB
-  擬拆卸的現有上蓋建築物
EXISTING SUPERSTRUCTURES TO BE DEMOLISHED
-  工地界線
SITE BOUNDARY
-  車輛出入口
VEHICULAR INGRESS / EGRESS
-  行人出入口
PEDESTRIAN ENTRANCE / EXIT

位置圖

LOCATION PLAN



南華體育會
SOUTH CHINA ATHLETIC ASSOCIATION



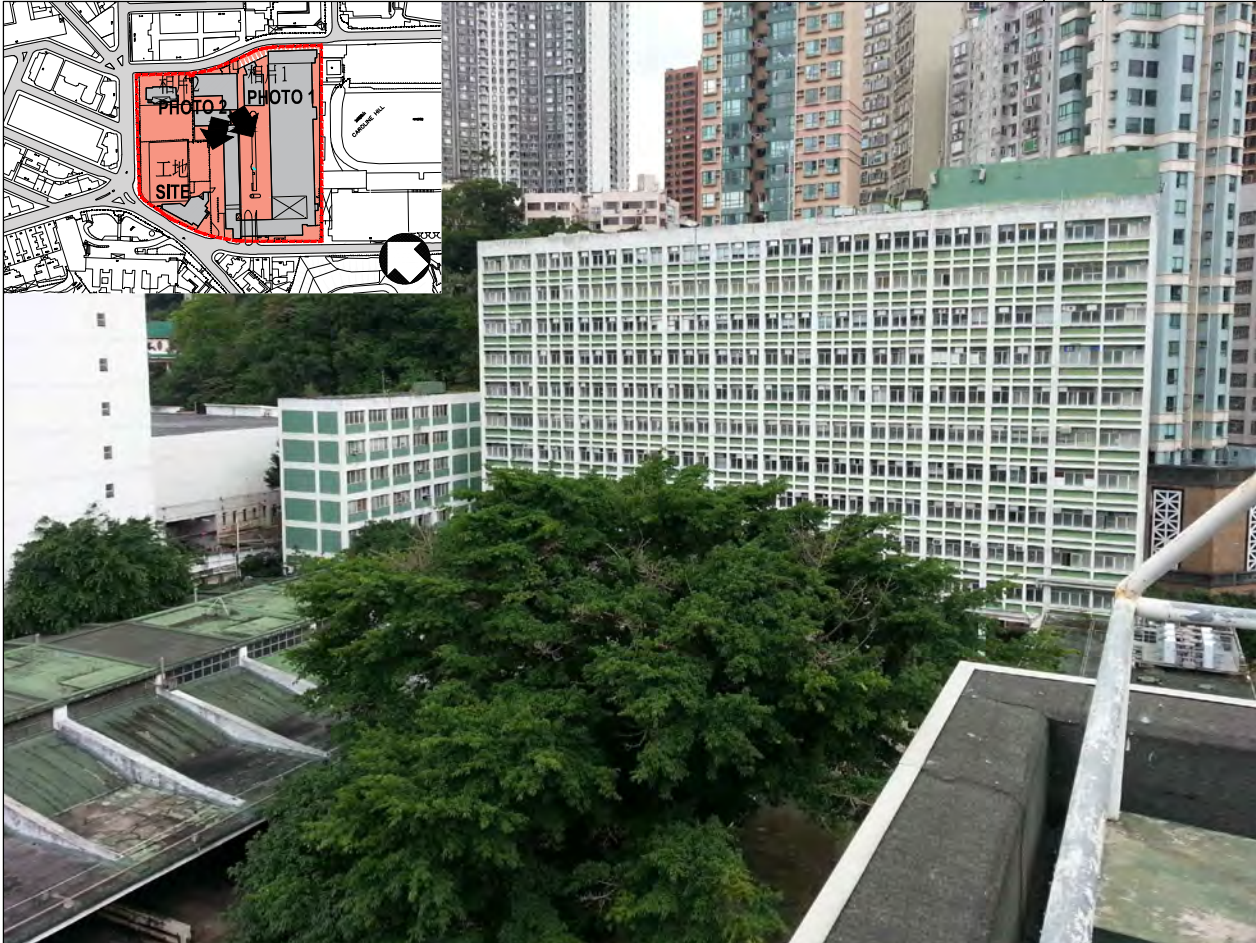
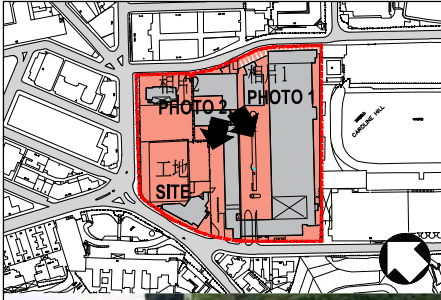
工地平面圖
SITE PLAN

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拆卸銅鑼灣加路連山道用地的現有上蓋建築物
THE DEMOLITION OF EXISTING SUPERSTRUCTURES AT
CAROLINE HILL ROAD SITE, CAUSEWAY BAY



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相片1
PHOTO 1



相片2
PHOTO 2

地盤現有建築物相片
PHOTOS OF EXISTING
STRUCTURES ON SITE

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拆卸銅鑼灣加路連山道用地的現有上蓋建築物
THE DEMOLITION OF EXISTING SUPERSTRUCTURES AT
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相片3
PHOTO 3



相片4
PHOTO 4

地盤現有建築物相片
PHOTOS OF EXISTING
STRUCTURES ON SITE

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拆卸銅鑼灣加路連山道用地的現有上蓋建築物
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