

**For information**

**Legislative Council Panel on Development**

**138CD – Decking of Jordan Valley nullah in Kwun Tong,  
Rambler Crest nullah in Tsing Yi,  
Flower Market Road nullah in Mong Kok and  
Tonkin Street nullah in Sham Shui Po**

**PURPOSE**

This paper briefs Members on the Administration's proposal to upgrade part of **138CD** entitled "Decking of Jordan Valley nullah in Kwun Tong, Rambler Crest nullah in Tsing Yi, Flower Market Road nullah in Mong Kok and Tonkin Street nullah in Sham Shui Po" to Category A, at an estimated cost of about \$215.9 million in money-of-the-day (MOD) prices, for the decking of the open nullahs in Kwun Tong, Mong Kok and Sham Shui Po.

**PROJECT SCOPE**

2. The scope of the part of **138CD** which we propose to upgrade to Category A comprises the decking and provision of ancillary works of –

- (a) about 85 metres (m) long by 8.6 m wide Jordan Valley nullah in Kwun Tong;
- (b) about 210 m long by 6.6 m wide Flower Market Road nullah in Mong Kok; and,
- (c) about 230 m long by 5.5 m wide Tonkin Street nullah in Sham Shui Po.

———— We plan to commence construction in early 2008 for completion in end 2010. A site plan and typical sections of the proposed works are at **Enclosure 1**.

**JUSTIFICATION**

3. Some nullahs in urban areas have been a source of nuisance to nearby residents. They are often conceived by the public as open sewers emitting bad odour and posing health risks. They are also regarded as urban eyesores not

compatible with the surrounding environment. The Chief Executive announced in his 2005 Policy Address that the Government plans to deck over 16 sections of nullahs, among which include Jordan Valley nullah, Flower Market Road nullah and Tonkin Street nullah, within 10 years to improve the living environment.

4. Upon completion of the proposed works, the existing odour nuisance to community in the vicinity of the nullahs will be removed. The quality of living environment will also be improved because the land obtained from the decking of the nullahs could be used for purposes such as greening, amenity and footpath widening.

## FINANCIAL IMPLICATIONS

5. We estimate the cost of the proposed works to be \$215.9 million in MOD prices, made up as follows –

	<b>\$ million</b>
(a) Construction of decking and ancillary works at	190.4
(i) Jordan Valley Nullah, Kwun Tong	16.2
(ii) Flower Market Road Nullah, Mong Kok	82.7
(iii) Tonkin Street Nullah, Sham Shui Po	91.5
(b) Environmental mitigation measures	6.3
(c) Contingencies	19.2
Total	<u>215.9</u> (in MOD prices)

## PUBLIC CONSULTATION

6. We consulted the Environment and Hygiene Committee of Kwun Tong District Council on 29 May 2007, the Food and Environmental Hygiene Committee of Yau Tsim Mong District Council on 19 July 2007, and the Environment and Food Committee of Sham Shui Po District Council on 5 July

2007 and 6 September 2007. All the three committees supported the implementation of the proposed works.

7. During the consultation with the Environment and Food Committee of Sham Shui Po District Council on 5 July 2007, the Committee requested to use the future nullah deck for widening of the Tonkin Street footpaths. Transport Department and Highways Department will take forward the proposed footpath widening works in due course.

## **ENVIRONMENTAL IMPLICATIONS**

8. The proposed works is not a designated project under the Environmental Impact Assessment Ordinance. We completed a Preliminary Environmental Review (PER) for the project in September 2007. The project will not cause any long term adverse environmental impacts. We will incorporate the recommendations of the PER into the works contract for implementation.

9. For short-term impacts during construction, we will control noise, dust and site run-off within the established standards and guidelines through implementation of mitigation measures, such as the use of temporary noise barriers and silenced construction equipment to reduce noise generation, water-spraying to reduce emission of dust and working in dry environment with barriers to control water pollution during excavation. We will also carry out regular site inspections to ensure that these recommended mitigation measures and good site practices will be properly implemented on site.

10. We have considered ways in the planning and design stages to reduce the generation of construction waste where possible. For example, we have adopted standardized sections of reinforced concrete structures to minimize the use of formwork and will retain the existing nullah walls to minimize excavation and demolition of existing structures. We will encourage the contractor to maximize the use of recycled or recyclable inert waste, as well as the use of non-timber formwork to further minimize the generation of construction waste.

11. We will also 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. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the

disposal of inert construction waste and non-inert construction waste to public fill reception facilities<sup>1</sup> and landfills respectively through a trip-ticket system.

12. We estimate that the project will generate in total about 7 220 tonnes of construction waste. Of these, we will deliver about 6 270 tonnes (87%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 950 tonnes (13%) 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 about \$0.29 million for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne<sup>2</sup> at landfills).

## **TRAFFIC IMPACT**

13. We have carried out a traffic impact assessment (TIA) for the proposed works at Tonkin Street in Sham Shui Po. The TIA concluded that the proposed works would not cause unacceptable traffic impact. The proposed works at Jordan Valley in Kwun Tong and Flower Market Road in Mong Kok will not encroach upon road carriageways, and hence traffic impact will be insignificant.

## **BACKGROUND INFORMATION**

14. In September 2005, we included **138CD** “Decking of Jordan Valley Nullah in Kwun Tong, Rambler Crest Nullah in Tsing Yi, Flower Market Road Nullah in Mong Kok and Tonkin Street Nullah in Sham Shui Po” in Category B.

15. In June 2006, we engaged consultants to carry out ground investigation, traffic impact assessment study, tree surveys and landscape design for **138CD**, at an estimated cost of \$3.56 million. We charged the amount to block allocation **Subhead 4100DX** “Drainage works, studies and investigations for items in Category D of the Public Works Programme”

16. We have substantially completed the design of the proposed works in paragraph 2 above by in-house resources. The planning and design of improvement works for the remaining nullah, namely, Rambler Crest Nullah in Tsing Yi is in progress.

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<sup>1</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 license issued by the Director of Civil Engineering and Development.

<sup>2</sup> The 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/m<sup>3</sup>), nor the cost to provide new landfills (which is likely to be more expensive) when the existing ones are filled.

17. Of the 163 trees within the project boundary, our latest estimate is that 155 trees will be preserved. The proposed works will involve the felling of 8 trees. All trees to be felled are not important trees<sup>3</sup>. We will incorporate planting proposal as part of the project, including estimated quantities of 64 trees and 40 341 shrubs.

18. We estimate that the proposed works will create about 130 jobs (113 for labourers and another 17 for professional/technical staff) providing a total employment of 3 600 man-months.

## **WAY FORWARD**

19. Members are invited to support our proposal for part-upgrading of **138CD** for consideration by the Public Works Subcommittee in December 2007 and for funding approval by the Finance Committee in January 2008.

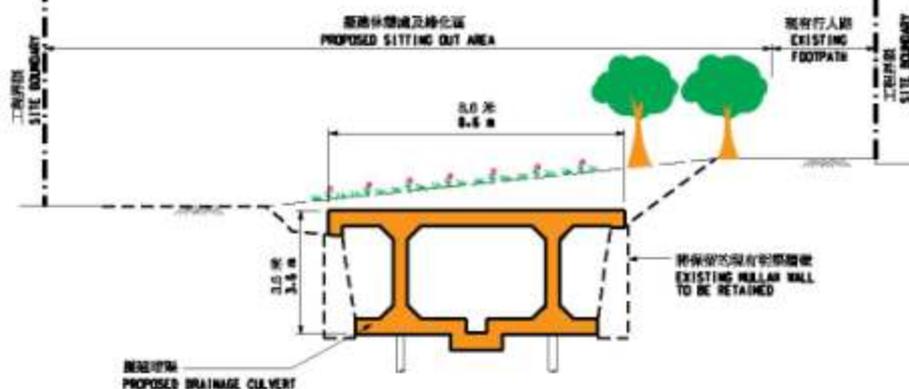
**Development Bureau**  
**October 2007**

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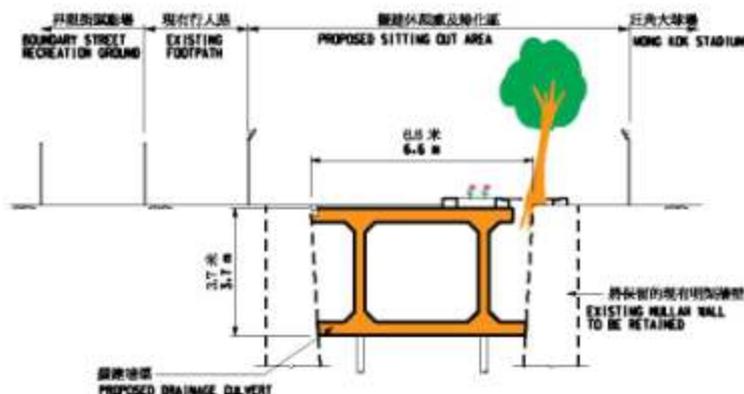
<sup>3</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees over 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons 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 m (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

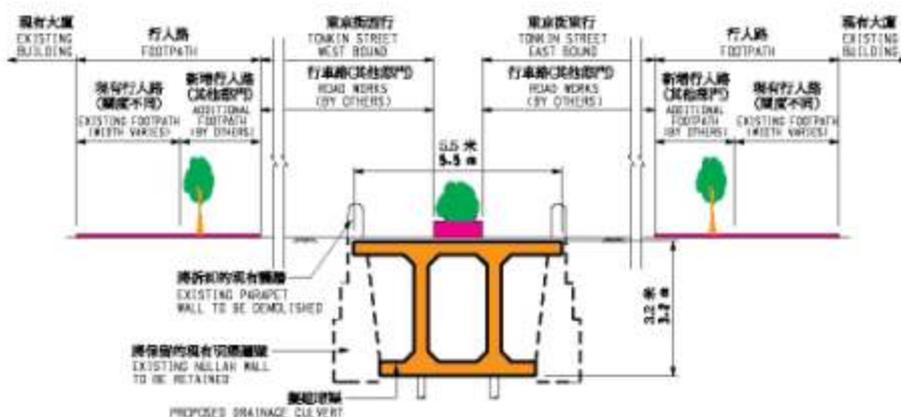




觀塘佐敦谷明渠覆蓋工程之切面圖  
TYPICAL SECTION OF NULLAH DECKING WORKS  
IN JORDAN VALLEY IN KWUN TONG



旺角花墟道明渠覆蓋工程之切面圖  
TYPICAL SECTION OF NULLAH DECKING WORKS  
IN FLOWER MARKET ROAD IN MONG KOK



深水埗東京街明渠覆蓋工程之切面圖  
TYPICAL SECTION OF NULLAH DECKING WORKS  
IN TONKIN STREET IN SHAM SHUI PO

圖則名稱 drawing title  
工務工程計劃編號 138CD - 觀塘佐敦谷、青衣藍澄灣、  
旺角花墟道及深水埗東京街明渠覆蓋工程  
PWP ITEM No. 138CD - DECKING OF  
JORDAN VALLEY NULLAH IN KWUN TONG,  
RAMBLER CREST NULLAH IN TSING YI,  
FLOWER MARKET ROAD NULLAH IN  
MONG KOK AND TONKIN STREET NULLAH  
IN SHAM SHUI PO

繪畫 drawn	H.K. LAI	日期 date	3 SEP 07
核對 checked	Y.C. NG	日期 date	3 SEP 07
批核 approved	M.L. WONG	日期 date	3 SEP 07
部門 office	排水工程處 DRAINAGE PROJECTS DIVISION		

圖則編號 drawing no.	比例 scale
SK-T2-07-037	1:200
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