

For discussion
on 7 January 2013

Legislative Council Panel on Development

731CL

**Infrastructure Works for Housing Sites
adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei**

PURPOSE

This paper seeks Members' support on our proposal to upgrade **731CL** to Category A, at an estimated cost of about \$781 million in money-of-the-day (MOD) prices, to provide necessary infrastructure to ensure timely delivery of the two residential sites at Tai Wo Ping, Shek Kip Mei (namely LS-SSP-0012 and LS-SSP-0013) for land disposal in 2015/2016.

PROJECT SCOPE

2. The scope of **731CL** comprises –
 - (a) construction of a single 2-lane road of about 0.45 kilometres (km) long on bridge structures and at-grade connecting the vehicular ingress/egress point of Site No. LS-SSP-0013 with the westbound carriageway of Lung Cheung Road;
 - (b) construction of two single lane roads of total length about 0.53 km on bridge structure and at-grade connecting the eastbound carriageway of Lung Cheung Road and the proposed single 2-lane road in (a);
 - (c) geotechnical works, including slope stabilization works, check dam and retaining walls;
 - (d) ancillary works including associated footpaths, vehicle ingress/egress points, drainage, sewerage, water mains, and landscaping works.

3. A site plan showing the proposed works is at **Enclosure 1**.

4. Subject to funding approval by the Finance Committee (FC), we plan to commence the proposed works in May 2013 for staged completion in 2016.

JUSTIFICATION

5. To ensure adequate supply and timely delivery of suitable sites for land disposal on private housing, the Government has identified the subject two sites LS-SSP-0012 and LS-SSP-0013 with a total site area of about 32,416m² as potential sale sites for private residential development. The sites are located at the mid-hill of Beacon Hill north of Lung Cheung Road, Shek Kip Mei. Compatible with the land use of the adjacent low-rise, low-density residential development, the two sites are zoned “Residential (Group C)11” and “Residential (Group C)12” respectively on the approved Shek Kip Mei Outline Zoning Plan No. S/K4/27, which was gazetted under the Town Planning Ordinance (Cap. 131) on 15 June 2012 upon approval by the Chief Executive in Council on 5 June 2012.

6. We need to provide necessary infrastructure to serve the development in the two subject sites which are targeted for disposal in year 2015/2016 to meet private housing demand. The proposed road scheme will provide direct and convenient access between the subject sites and Lung Cheung Road, thereby saving travelling time in addition to minimizing the traffic and environmental impacts on the nearby residential areas.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the proposed works to be about \$781 million in MOD prices.

PUBLIC CONSULTATION

8. Taking into account the views of local residents, we presented the finalised road scheme to Sham Shui Po District Council on 27 October 2009 and no objection was received.

9. We gazetted the proposed roadworks and sewerage works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) and the Water Pollution Control (Sewerage) Regulation (Cap. 358) on 5 and 12 August 2011 respectively. No objection was received. The notice of authorization was gazetted on 4 November 2011.

ENVIRONMENTAL IMPLICATIONS

10. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We have conducted a Preliminary Environmental Review (PER) for the Project, which concludes that the Project would not cause any long-term adverse environmental impact with the implementation of mitigation measures. The Director of Environmental Protection has no adverse comment on the PER findings.

11. For short-term impacts caused by the proposed works during construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through implementation of mitigation measures under the works contract. These measures include frequent watering of the site to reduce emission of fugitive dust, the use of movable noise barriers/enclosures and silenced plant to reduce noise generation and the use of temporary drains to discharge site runoff.

12. At the planning and design stages, we have considered the alignment, design level and construction method of the proposed works to reduce the generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil and rock fill) on site or in other suitable construction sites as far as possible, in order to minimize the disposal of inert construction waste at the public fill reception facilities¹. We will encourage the contractor to maximize the use of recycled/recyclable inert construction waste and the use of non-timber formwork to further reduce the generation of construction waste.

13. At the construction stage, 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. 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 at public fill reception facilities and landfills respectively through a trip-ticket system.

¹ 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.

14. We estimate that the project will generate a total of about 74,704 tonnes of construction waste. Of these, we will reuse about 44,828 tonnes (60.0%) of inert construction waste on site and deliver about 24,528 tonnes (32.8%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 5,348 tonnes (7.2%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfills is estimated to be about \$1.3 million for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills).

HERITAGE IMPLICATIONS

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

TRAFFIC IMPLICATIONS

16. Temporary traffic arrangement (TTA), including lane closures will be implemented to facilitate the construction works. To minimize the adverse traffic impact, works that will inevitably require lane closures, will be carried out at night or during non-peak hours as far as practicable. A traffic management liaison group comprising representatives of the Hong Kong Police Force, the Transport Department and other concerned government departments will be set up to assess the TTAs.

LAND ACQUISITION

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

BACKGROUND INFORMATION

18. We upgraded **731CL** to Category B in September 2007. We have engaged consultants in June 2008 to undertake the site investigation and detailed design for the project. The cost of site investigation works and the consultancy fees of \$13.41 million is charged to block allocation Subhead 7100CX “New towns and urban area works, studies and site investigations for items in Category D of the Public Works Programme”. We have completed the site investigation and design for the proposed works.

19. The proposed works will involve felling of 621 trees. All the trees to be removed are not important trees². Four trees will be transplanted within the project site. We will incorporate planting proposals as part of the project, including 757 trees for on-site compensatory planting.

20. We estimate that the proposed works will create about 259 jobs (208 for labourers and another 51 for professional/technical staff) providing a total employment of 8,537 man-months.

WAY FORWARD

21. Subject to Members' support, we plan to invite tender in January 2013. We also plan to seek the endorsement of the Public Works Subcommittee in February 2013 for upgrading **731CL** to Category A, with a view to seeking funding approval from the FC in March 2013.

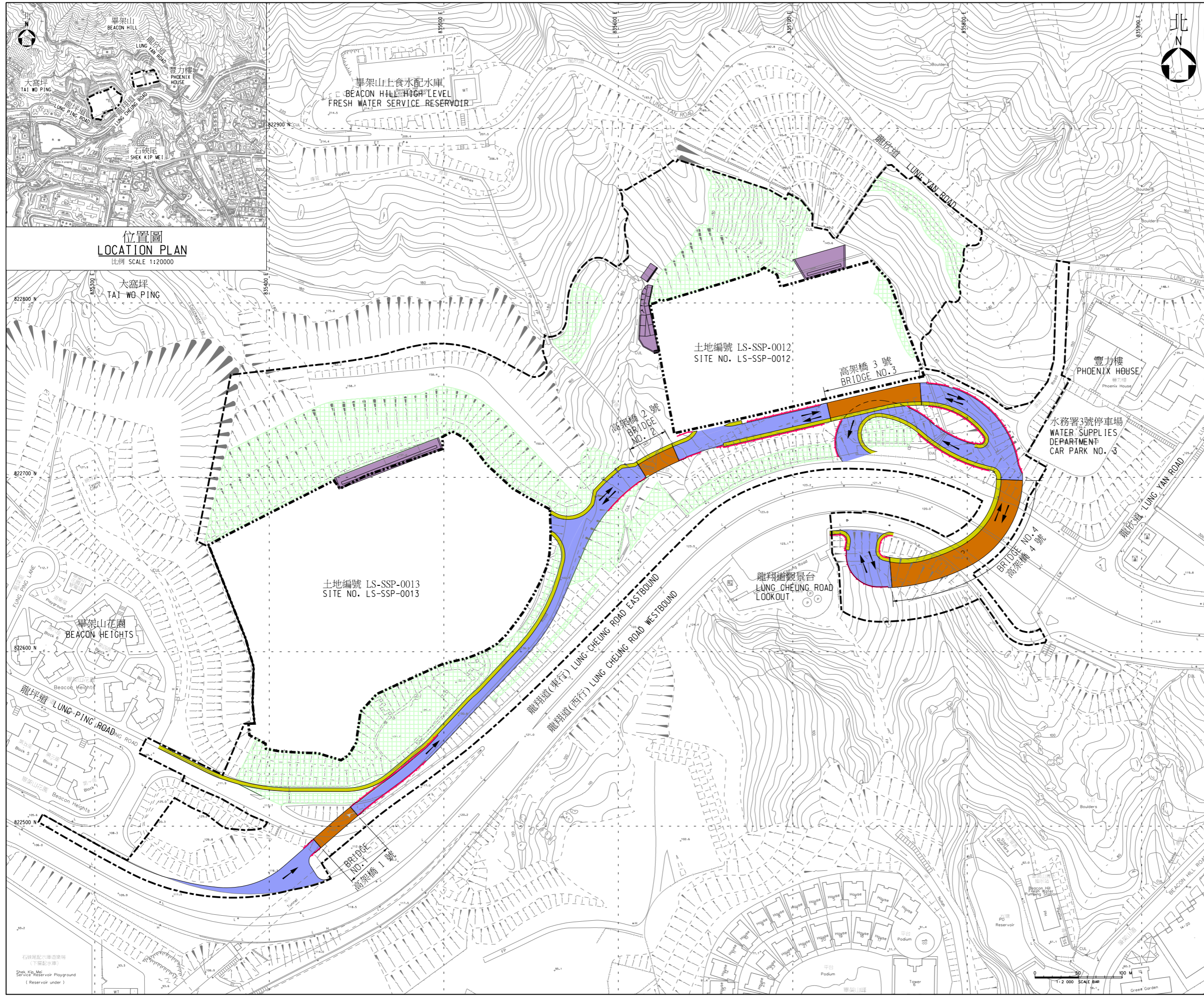
ATTACHMENT

Enclosure 1 – Plan Numbers 249496/SK/275 and 249496/SK/276

**Development Bureau
Civil Engineering and Development Department
December 2012**

² “Important trees” 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 trees, trees 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 the 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 a trunk diameter equal to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with a height/canopy spread equal to or exceeding 25 m.



- 圖例 LEGEND :**
- 施工區界限
LIMIT OF WORKS AREA
 - 地段界線
LOT BOUNDARY
 - 擬建之地面行車道
PROPOSED AT-GRADE ROAD
 - 擬建之高架行車道
PROPOSED ELEVATED ROAD
 - 擬建之地面及高架行人路
PROPOSED AT-GRADE / ELEVATED FOOTPATH
 - 擬建之斜坡鞏固工程
PROPOSED SLOPE STABILIZATION WORKS
 - 擬建之攔沙壩
PROPOSED CHECK DAM
 - 擬建之擋土牆
PROPOSED RETAINING WALL
 - 行車線 (每一箭咀表示一條行車線)
TRAFFIC LANE (ONE ARROW REPRESENTS ONE LANE)

位置圖
LOCATION PLAN
比例 SCALE 1:20000

工程名稱 Project Title
工務計劃項目第731CL號
石硤尾大窩坪龍坪道旁的房屋用地
基礎設施工程
PWP ITEM NO. 731CL
INFRASTRUCTURE WORKS FOR
HOUSING SITES ADJACENT TO
LUNG PING ROAD AT TAI WO PING,
SHEK KIP MEI

圖則名稱 Plan Title
平面圖
GENERAL LAYOUT PLAN

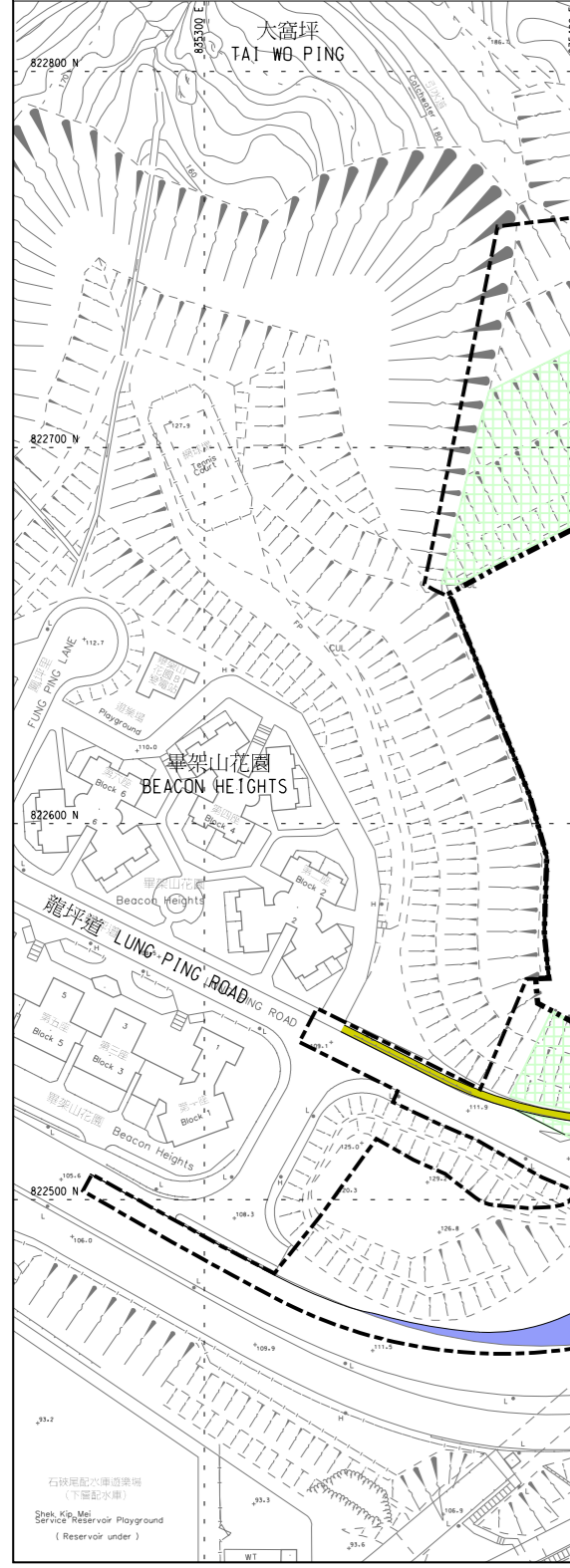
圖則編號
Plan No.
249496/SK/275

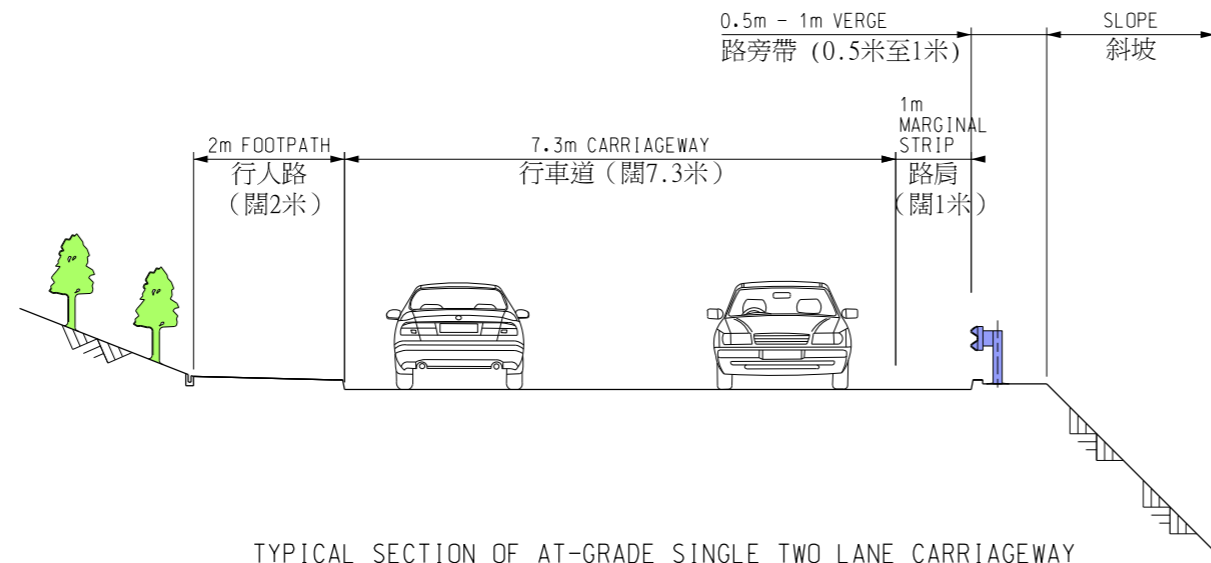
辦事處 Office
九龍拓展處
KOWLOON DEVELOPMENT OFFICE

圖則編號
Plan No.
249496/SK/275

版權所有 不得翻印
© Copyright Reserved

CEDD 土木工程拓展署
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT





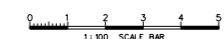
TYPICAL SECTION OF AT-GRADE SINGLE TWO LANE CARRIAGEWAY
地面不分隔雙線行車道切面圖

土地編號 LS-SSP-0012
SITE NO. LS-SSP-0012

龍翔道觀景台
LUNG CHEUNG ROAD
LOOKOUT



BRIDGE Nos.3 AND 4 PHOTOMONTAGE
高架橋三號及四號構想圖



工程名稱 Project Title
工務計劃項目第731CL號
石硤尾大窩坪龍坪道旁的房屋用地
基礎設施工程
PWP ITEM NO. 731CL
INFRASTRUCTURE WORKS FOR
HOUSING SITES ADJACENT TO
LUNG PING ROAD AT TAI WO PING,
SHEK KIP MEI

圖則名稱 Plan Title
切面圖及構想圖
SECTIONS AND PHOTOMONTAGE

圖則編號
Plan No.
249496/SK/276

版權所有 不得翻印
© Copyright Reserved

CAD File: J:\249496\SKETCH\SK275-276\249496-SK-276.dgn

辦事處 Office
九龍拓展處
KOWLOON DEVELOPMENT OFFICE

土木工程拓展署
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT