

For discussion  
on 11 November 2014

**LEGISLATIVE COUNCIL**  
**PANEL ON FOOD SAFETY AND ENVIRONMENTAL HYGIENE**

**Reprovisioning of Food and Environmental Hygiene Department  
Sai Yee Street Environmental Hygiene Offices-cum-vehicle depot  
at Yen Ming Road, West Kowloon Reclamation Area**

**Purpose**

This paper briefs Members on the Administration's plan to reprovision the Environmental Hygiene Offices-cum-vehicle depot ("the Premises") of the Food and Environmental Hygiene Department (FEHD), which is now located in Sai Yee Street, Mongkok, at a site in Yen Ming Road, West Kowloon Reclamation Area.

**Background**

2. The existing Premises at Sai Yee Street (site plan at Enclosure 1) was commissioned in 1968. It occupies a site area of about 6 500 square metres (m<sup>2</sup>) at the central area of Mong Kok. It is one of the main offices of a number of operational sections of FEHD, including the Hawkers and Markets Section of Kowloon Region, the Hawker Control Task Force for Kowloon Region, the Hawker Control Team for Mongkok, etc. More than 650 FEHD staff are accommodated in the Premises. The storage areas are for supplies such as personal protective equipment, disinfectants and items and spare parts for vehicle repair and maintenance.

3. The Premises also accommodate a vehicle depot that provides parking spaces, washing, repair and maintenance services for FEHD vehicles. A total of 54 FEHD vehicles are parked in the Premises.

4. Subsequent to a fatal traffic accident in Mong Kok on 12 June 2009, the Yau Tsim Mong District Council (YTMD) strongly requested the

Government for early provision of a Public Transport Terminus (PTT) at Sai Yee Street to improve the traffic condition in the area.

5. As proposed under the “Area Improvement Plan for the Shopping Areas of Mong Kok” (“Area Improvement Plan”) completed by the Planning Department (PlanD) in 2009, the site currently housing FEHD and Water Supplies Department facilities at Sai Yee Street and the adjoining temporary carpark could be considered for redevelopment for commercial use with the provision of a PTT to accommodate some of the light bus and cross-boundary bus services in the district so as to improve the traffic conditions and road safety in the area. With the proposed redevelopment, public open space can be provided through rationalising land use with a view to enhancing the landscape and visual quality of the district. This redevelopment proposal for the Sai Yee Street site was one of the long term projects under the Area Improvement Plan, subject to detailed study and liaison among the government departments concerned. The proposal would require reprovisioning of the FEHD offices-cum-vehicle depot in order to release the Sai Yee Street site for redevelopment. YTMDC has also been actively pursuing the proposed PTT and early implementation of the Area Improvement Plan in Mong Kok.

6. PlanD will commission a consultancy study in early 2015 to investigate the optimal development potential of the site together with the adjoining land occupied by the Mong Kok East Station and Mong Kok Government Offices for comprehensive development, and to make recommendations to enhance the public realm and public transport facilities in the area. Timely reprovisioning of FEHD’s facilities to Yen Ming Road can release the Sai Yee Street site for more beneficial uses.

### **Justifications for the Project**

7. The reprovisioning of the Premises, which were built more than 40 years ago, will also provide the opportunities to bring the various facilities up to current service requirements and standard. The existing depot area, which is mostly unsheltered, can only accommodate around 50 vehicles, falling far short of the requirement of the existing vehicle fleet serving districts in West Kowloon. There is no space to accommodate some 35 refuse collection vehicles, eight street washing vehicles and nine general purpose vehicles serving Yau Tsim Mong (YTM) and Sham Shui Po (SSP) Districts. These

vehicles are currently parked at the Cha Kwo Ling vehicle depot and have to ply between Cha Kwo Ling and YTM/SSP Districts every day causing unnecessary and non-productive mileage, aggravating air pollution and traffic in these Districts. There is thus a strong operational need for FEHD to identify a site for reprovisioning the Premises and upgrading its facilities in order to reduce the impacts arising from inter-district trips of FEHD vehicles.

8. The site at Yen Ming Road, West Kowloon Reclamation Area (site plan at Enclosure 2) is found suitable as a reprovisioning site. It occupies an area of 8 278 m<sup>2</sup>, which would allow the parking of the above-mentioned vehicles, and is within easy reach from the target service areas of the vehicles. It is also easily accessible by market tenants and hawker licensees in the Kowloon Region who can visit the new Premises by Mass Transit Railway or other means of public transport to deal with market stalls and hawker licensing matters. With the location of the site at West Kowloon, FEHD can ensure the continued delivery of efficient environmental hygiene services in the service areas by its vehicles.

## **Project Scope**

9. The new offices-cum-vehicle depot will be a five-storey building providing office accommodation for about 700 staff from various operation sections as well as parking spaces for 133 vehicles which comprise 78 general purpose vehicles (including goods vehicles, vans, light buses and saloon cars), 35 refuse collection vehicles, 13 street washing vehicles and seven motor cycles. It has a construction floor area of about 28 000 m<sup>2</sup>, and includes the following major facilities:

- (a) Ground floor - carparks, vehicle workshop, vehicle washing bays and dangerous goods stores for lime, pesticide, diesel and paint, etc.;
- (b) First floor - carparks;
- (c) Second floor - carparks, seized goods stores, Supplies Section (Stationery Main Store) and store rooms for equipment;
- (d) Third floor - offices for Transport Section, Hawkers and Markets Section (Kowloon), Hawker Control Team (Mong Kok), Intelligence Unit (Kowloon), Joint Office

- (Buildings Department/FEHD) for investigating water seepage complaints (SSP), Supplies Section (General Main Store) and seized goods stores; and
- (e) Fourth floor - Offices for Hawker Control Task Force (Kowloon), Environmental Hygiene Section (Kowloon) and Communication Resource Unit.

10. All the existing facilities at Sai Yee Street will be reprovisioned at the Yen Ming Road site. The new depot can accommodate all the existing vehicles in the Premises plus those vehicles which are currently parked at Cha Kwo Ling and are serving YTM and SSP Districts. The vehicle workshop, washing bays and parking areas will be sheltered. The new building will also accommodate the Communication Resource Centre which is currently at Fa Yuen Street Municipal Services Building.

11. Green design will be incorporated into the proposed project for the roof and external walls of the building. The artist's impression of the proposed development is at Enclosure 3. The project scope will also cover demolition of the existing building structures at Sai Yee Street for returning the vacant site to the Lands Department.

### **Public Consultation**

12. Since 2012, we have initiated consultation on the reprovisioning proposal, responding to the comments of various stakeholders, including members of YTMDC, YTM West Area Committee, YTM North Area Committee, owners' committees and owners' corporation of nearby residential buildings, principals and parents' representatives of the schools in its proximity as well as the owner of the building, container handling area and pier opposite the reprovisioning site. With the help of YTM District Office, three rounds of local consultation were conducted in 2012 and 2014 to solicit stakeholders' views on the project. We also attended several residents' fora and organized a number of meetings and site visits to clarify the impact of the project. To address concerns on possible adverse impact of the reprovisioned depot on traffic, road safety and the environment, we have substantially revised the vehicle routings to avoid using roads which are in close proximity to residential areas, and from using junctions with heavy traffic. In addition, the schedule of vehicles has been adjusted according to the road use pattern of



other road users in the neighbourhood to minimise impacts on them.

13. We presented the latest progress of the project, and the outcome of local consultation to the Food and Environmental Hygiene Committee (FEHC) of YTMDC on 29 May 2014. After deliberations, FEHC supported the reprovisioning project at Yen Ming Road. As the project site is close to SSP, we also briefed the Environment and Hygiene Committee (EHC) of the Sham Shui Po District Council (SSPDC) on 22 May 2014, covering issues including the vehicle routings as well as the findings of the traffic impact assessment (TIA) and environment impact assessment (EIA). We further informed EHC on 17 July 2014 of the support given by YTMDC to the reprovisioning project. SSPDC had no objection to the project.

14. As the site at Yen Ming Road falls within the harbourfront areas, FEHD consulted the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing on 12 February 2014. The Task Force had no objection in principle to the project. The Task Force was pleased to note that a Communication Resource Centre will be located in the project.

### **Traffic Impact Assessment**

15. A TIA consultancy study was conducted to assess the traffic impact of the proposed project. The TIA consultant concluded that the additional vehicular traffic arising from the proposed project would be insignificant and would not adversely affect the performance of the key road junctions in the vicinity of the project site. The capacity of the road network is sufficient to accommodate the traffic volume to be generated by the new offices-cum-vehicle depot and other planned developments.

### **Environmental Impact Assessment**

16. The proposed offices-cum-vehicle depot (the depot) at Yen Ming Road is a designated project under Schedule 2 to the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499). An Environmental Permit (EP) is required for the construction and operation of the depot. In November 2013, the EIA report for the depot was approved and an EP was granted under the EIAO. The EIA report concluded that the environmental impact of the project can be controlled to within the criteria under EIAO and the Technical

Memorandum on EIA Process. We shall implement the mitigation measures recommended in the approved EIA report. During construction, the key measures include the use of quieter equipment and movable noise barriers to minimise construction noise impact, and regular watering of the works sites to minimise dust generation. At the operational stage, key mitigation measures include installation of a deodorisation system to minimise odour impact and carrying out vehicle repairing activities under the covered area of the depot to minimise noise impact.

### **Project Estimate and Implementation Plan**

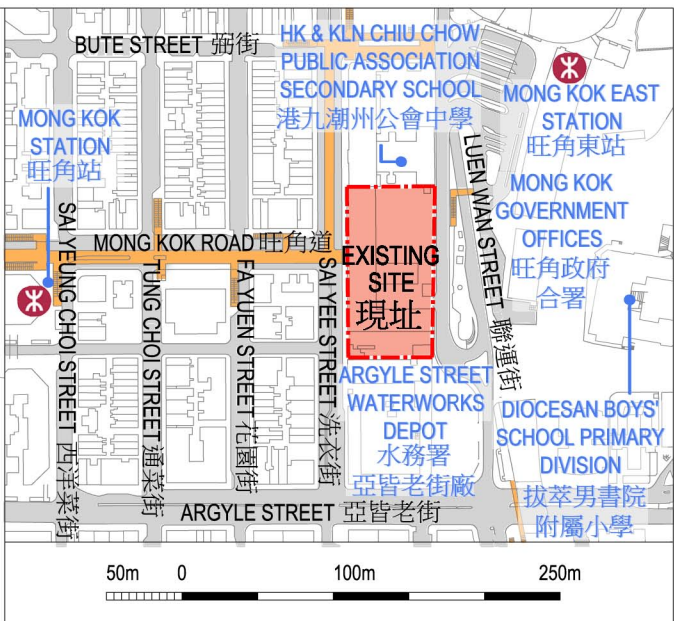
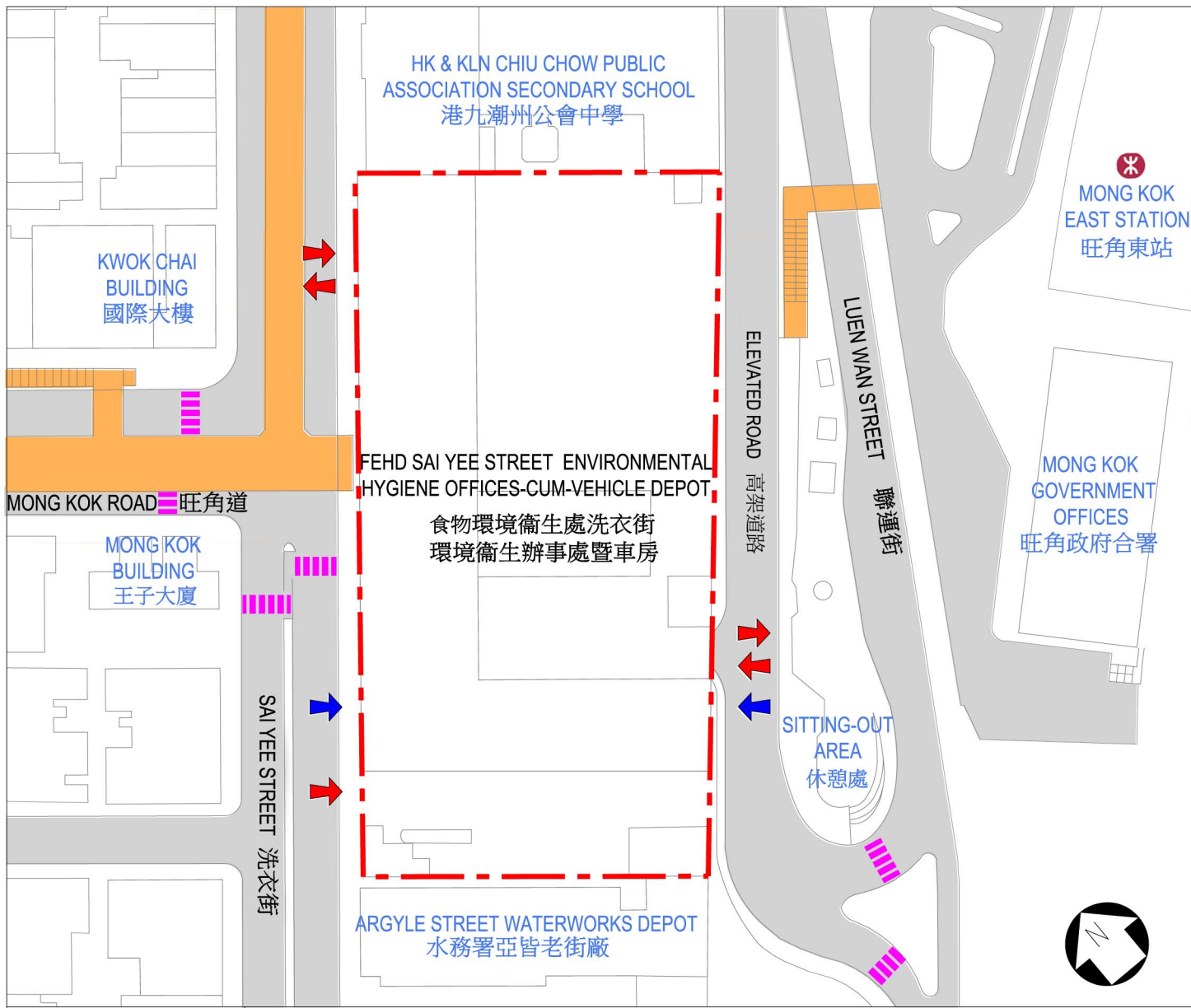
17. The estimated cost of the project is about \$1,500 million in money-of-the-day prices.

18. Subject to funding approval of the Finance Committee, construction works are expected to commence in July 2015 for completion in November 2017. The Premises at Sai Yee Street will be demolished after all FEHD facilities have moved into the new offices-cum-vehicle depot at Yen Ming Road. The demolition works are expected to be completed in July 2019.

### **Way Forward**

19. We plan to submit the project to the Public Works Subcommittee and Finance Committee of the Legislative Council for consideration for upgrading to Category A in December 2014 and January 2015 respectively.

Food and Health Bureau  
Food and Environmental Hygiene Department  
November 2014



LOCATION PLAN 位置圖

LEGEND 圖例

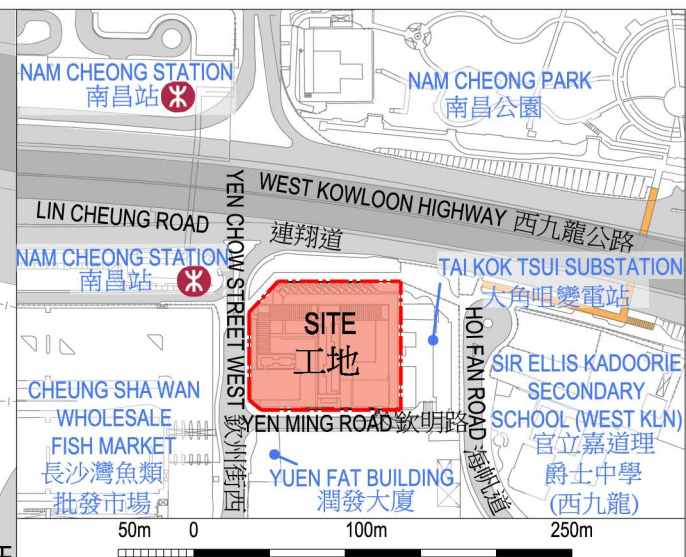
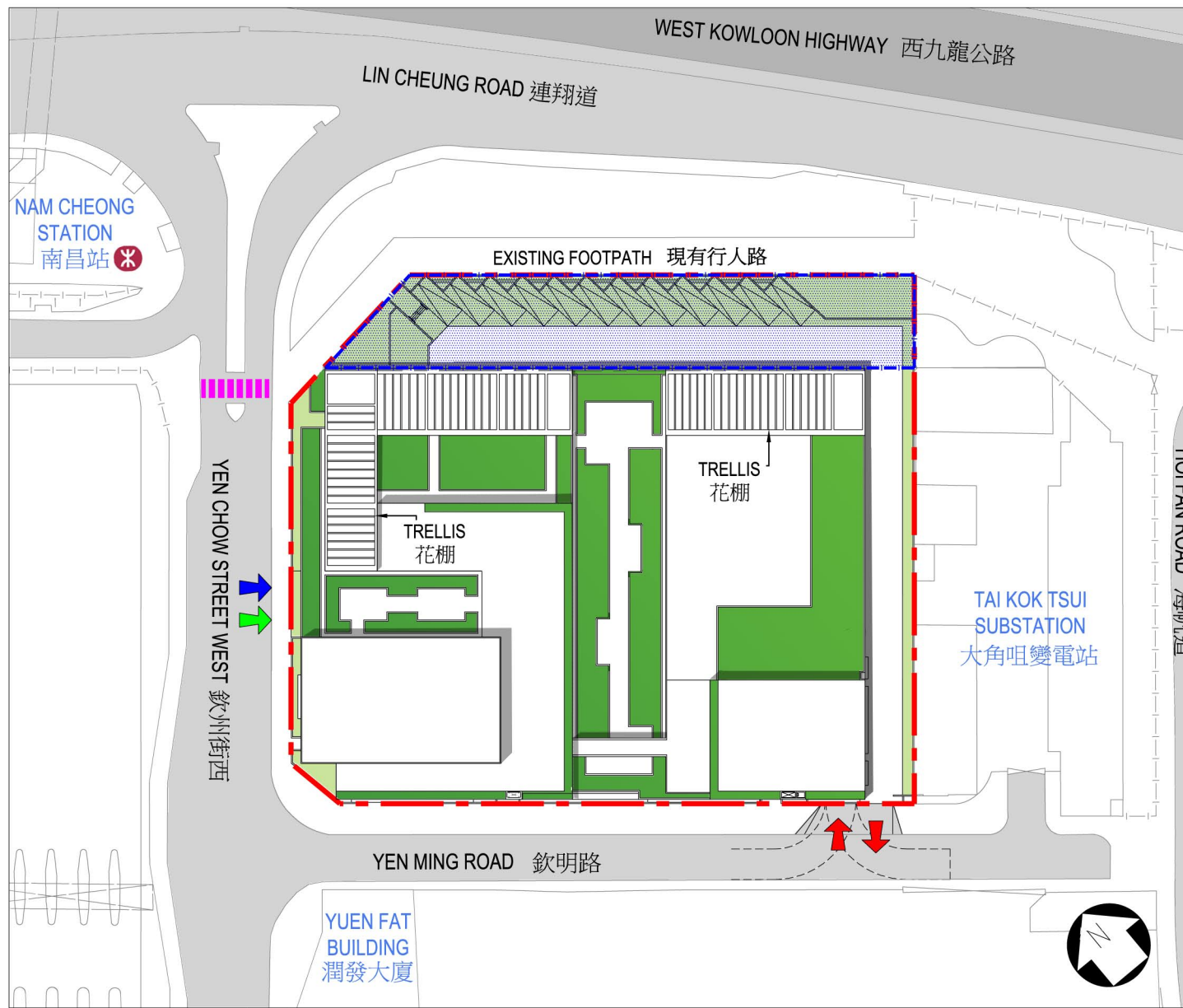
-  VEHICULAR INGRESS/EGRESS  
車輛出入口
-  PEDESTRIAN ENTRANCE/EXIT  
行人出入口
-  EXISTING SITE BOUNDARY  
現址工地界線
-  AT-GRADE PEDESTRIAN CROSSING  
路面行人過路處
-  ELEVATED WALKWAY  
行人天橋



EXISTING SITE PLAN  
現址平面圖

182GK  
REPROVISIONING OF FOOD AND ENVIRONMENTAL HYGIENE DEPARTMENT SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES-CUM-VEHICLE DEPOT AT YEN MING ROAD, WEST KOWLOON RECLAMATION AREA  
於西九龍填海區欽明路重置現時位於洗衣街環境衛生辦事處暨車房

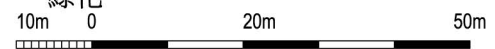




LOCATION PLAN 位置圖

LEGEND 圖例

- VEHICULAR INGRESS/EGRESS  
車輛出入口
- PEDESTRIAN ENTRANCE/EXIT  
行人出入口
- BARRIER FREE ENTRANCE/EXIT  
無障礙入口
- SITE BOUNDARY  
工地界線
- AT-GRADE PEDESTRIAN CROSSING  
路面行人過路處
- UTILITIES RESERVE AREA  
公用設施專用範圍
- ELEVATED WALKWAY  
行人天橋
- LANDSCAPED ROOF  
屋頂綠化
- GREENING  
綠化



SITE PLAN  
工地平面圖

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於西九龍填海區欽明路重置現時位於洗衣街環境衛生辦事處暨車房



ARCHITECTURAL SERVICES  
DEPARTMENT 建築署





PERSPECTIVE VIEW FROM NORTH WESTERN DIRECTION (ARTIST'S IMPRESSION)

從西北面望向大樓的構思透視圖

PERSPECTIVE VIEW FROM THE SOUTHERN DIRECTION (ARTIST'S IMPRESSION)

從南面望向大樓的構思透視圖

ARTIST'S  
IMPRESSION  
構思圖

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REPROVISIONING OF FOOD AND ENVIRONMENTAL HYGIENE DEPARTMENT SAI YEE STREET  
ENVIRONMENTAL HYGIENE OFFICES-CUM-VEHICLE DEPOT AT YEN MING ROAD,  
WEST KOWLOON RECLAMATION AREA  
於西九龍填海區欽明路重置現時位於洗衣街環境衛生辦事處暨車房



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