

For discussion
on 11 November 2014

LEGISLATIVE COUNCIL
PANEL ON FOOD SAFETY AND ENVIRONMENTAL HYGIENE

**Reprovisioning of Refuse Collection Point at
Fuk Wa Street/Fuk Wing Street/Camp Street site, Sham Shui Po, Kowloon**

Purpose

This paper briefs Members on the proposed project to reprovision the Food and Environmental Hygiene Department (FEHD) Refuse Collection Point (RCP) at the Fuk Wa Street/Fuk Wing Street/Camp Street site, Sham Shui Po, Kowloon.

Background

2. The Government has been increasing the supply of housing land in the short, medium and long term through multi-pronged measures, including optimal use of developed land and identifying new land for development. One of the initiatives is to convert suitable “Government, Institution or Community” (“G/IC”) sites into residential use. The Fuk Wa Street/Fuk Wing Street site with an area of about 2 250 square metres (m²) (currently let as a fee-paying public carpark under a short term tenancy on monthly term) was one of such “G/IC” sites considered suitable for residential development. Immediately adjacent to the public carpark is an FEHD temporary RCP, i.e. the Camp Street RCP, occupying an area of about 900 m² (location plan and site plan at Enclosure 1). The temporary RCP provides accommodation for the following services-

- (a) a collection point for domestic refuse, street refuse and junk for the catchment area bounded by Cheung Sha Wan Road, Yen Chow Street, Tai Po Road, and Tonkin Street. The catchment area served by the temporary RCP is shown at Enclosure 2 ;

- (b) parking spaces and maneuvering areas for refuse collection vehicles (RCV);
- (c) storage of daily working gears and related stocks;
- (d) a roll call point and office for in-house cleansing staff; and
- (e) areas for placement of a mobile refuse compactor for collection of refuse.

3. The Planning Department consulted the Sham Shui Po District Council (SSPDC) on 15 January 2013 on the proposed rezoning of the Fuk Wa Street/Fuk Wing Street site for residential development. In response to DC Members' views and suggestions, the Government subsequently proposed to combine the temporary RCP site with the Fuk Wa Street/Fuk Wing Street site to form a larger development site with a total area of about 3 150 m² (subject to survey and finalization of site boundary) whereby a permanent RCP will be incorporated into the future development. This is to optimize development potential and better utilize the scarce resources of the urban land supply taking into account the catchment area of the RCP. It is estimated that the enlarged site (i.e. the land sale site) is capable of producing a total of about 475 flats.

4. On 19 April 2013, the draft Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/34 incorporating the amendments including rezoning of the Fuk Wa Street/Fuk Wing Street site and the temporary RCP site to "Residential (Group A) 10" was gazetted and exhibited for public inspection. No representation relating to the amendment item on rezoning of the Fuk Wa Street/Fuk Wing Street site and the temporary RCP site for residential use (with in-situ reprovisioning of the permanent RCP and provision of a minimum of 70 public car parking spaces) was received during the two-month exhibition period. After the Town Planning Board's consideration of the representations and comments relating to other amendment items on 17 December 2013, the Chief Executive in Council approved the draft Cheung Sha Wan OZP, which was subsequently renumbered as S/K5/35. The approved Cheung Sha Wan OZP No. S/K5/35 was gazetted on 10 January 2014¹.

¹ According to the approved Cheung Sha Wan OZP No. S/K5/35, the Fuk Wa Street/Fuk Wing Street/Camp Street site is zoned "Residential (Group A) 10". The site is subject to a maximum domestic plot ratio of 7.5, a maximum plot ratio of 9 for a building that is partly domestic and partly non-domestic and a maximum building height of 110 metres above Principal Datum. In addition, a minimum of 70 public car parking spaces and a RCP shall be provided and included in the calculation of non-domestic plot ratio.

5. FEHD further consulted SSPDC on the proposed permanent RCP within the future residential development at its meeting held on 5 November 2013. Taking into account the various measures which will be put in place to avoid nuisance to the residents, SSPDC had no in-principle objection to the reprovisioning proposal.

The Permanent RCP

6. According to the land sale conditions, the project programme of the RCP will tie in with the development programme of the land sale site. The proposed arrangement enables the RCP to be provided to the public in a timely and integrated manner through private development, provides for better planning and optimizes the use of limited land.

7. The Government will require the future developer of the Fuk Wa Street/Fuk Wing Street/Camp Street site to design and construct the permanent RCP to be reprovisioned under land sale conditions, based on a Technical Schedule to be appended to the land lease, and with funding borne by the Government.

8. The permanent RCP to be reprovisioned will be provided with fitting-out, finishing and building services works and handed over to FEHD upon completion for operation, management and maintenance. Special ancillary and environmental mitigation measures, including an independent sewage system for foul water, water scrubber system (or other appropriate alternative system) and RCV exhaust extractions systems, etc. will be provided. The design, planning, construction and operation of the permanent RCP should also follow the environmental planning principles in Chapter 9 of the Hong Kong Planning Standards and Guidelines.

9. The Government will reimburse the developer the actual cost of design and construction, subject to a pre-determined financial ceiling established with reference to the design and construction costs of the facilities if they were to be designed and constructed by the Government.

Project Scope and Estimated Cost

10. The permanent RCP with a construction floor area of about 1 220 m² is designed to provide similar facilities as those of the current temporary RCP with additional facilities such as odour absorption system, vehicle exhaust system, changing rooms with shower facilities and other relevant facilities in accordance with FEHD's Handbook on Standard Features for RCPs.

11. The permanent RCP is to be integrated into the future residential development within the land sale site. The permanent RCP shall be covered and located on the ground floor due to operational considerations. Separate vehicular access to the permanent RCP for exclusive use is required.

12. The proposed project was upgraded to Category B in March 2014. The estimated project cost is about \$55 million in money-of-the-day prices. In addition, a Preliminary Environmental Review (PER) costing about \$0.2 million has been completed with the cost charged to the block allocation under Subhead 3100GX "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme".

13. We plan to submit the proposed project to the Public Works Subcommittee and the Finance Committee of the Legislative Council in November 2014 and December 2014 respectively. Subject to the funding approval of the Finance Committee in December 2014, the construction works of the permanent RCP are expected to be completed in 2019.

Relocation of a Portion of the Existing Temporary RCP

14. To facilitate the construction of the permanent RCP at the corner of Camp Street and Fuk Wa Street without affecting refuse collection operations in the interim, a portion of the existing temporary RCP of about 300 m² will be relocated to the temporary public carpark site along Fuk Wing Street to an area adjoining the existing temporary RCP. The cost of the relocation works is around \$1.1 million and will be charged to the block allocation under **Subhead 3101GX** "Minor building works for items in Category D of the Public Works Programme".

15. After the relocation, the temporary RCP will remain in operation during the construction of the permanent RCP. The temporary RCP site will be handed over to the developer as a deferred possession area of the land sale site for development within three calendar months after the issue of the certificate of completion of the permanent RCP.

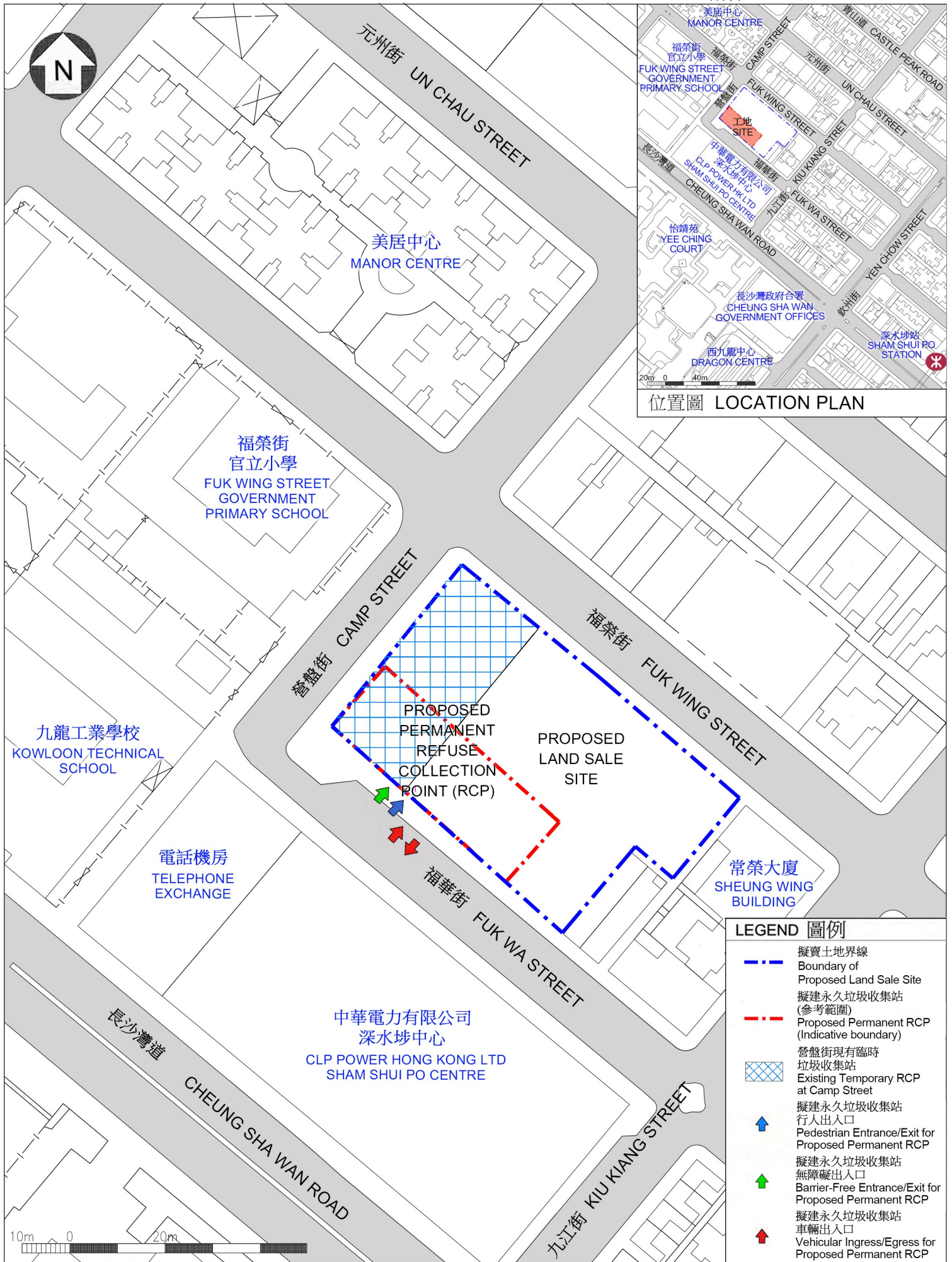
Environmental Implications

16. The proposed project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The Architectural Services Department has completed a PER and has agreed the PER findings with the Director of Environmental Protection in October 2014. The recommended mitigation measures in the PER include odour control measures such as provision of water scrubber system, refuse collection vehicle exhaust extraction systems and air treatment devices (such as ultra-violet lamp to be provided in the mechanical ventilation system) for the RCP. We have included the costs of the above mitigation measures in the project estimates. With such mitigation measures in place, the project will have no long-term adverse environmental impact. We have also included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts, including 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 during construction.

Advice Sought

17. Members are invited to comment on the proposed project.

Food and Health Bureau
Food and Environmental Hygiene Department
November 2014



位置圖 LOCATION PLAN

LEGEND 圖例

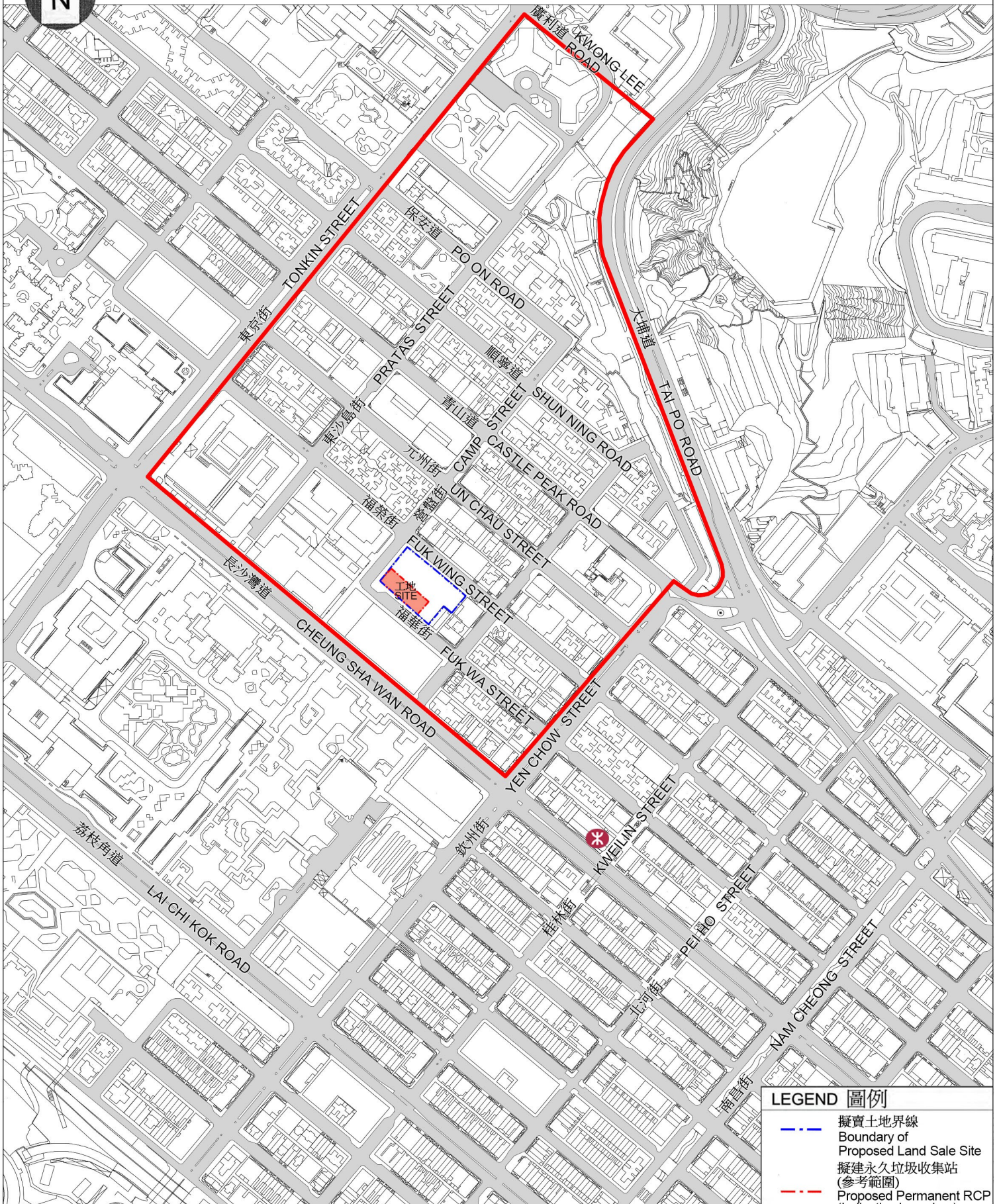
- 擬賣土地界線
Boundary of Proposed Land Sale Site
- 擬建永久垃圾收集站 (參考範圍)
Proposed Permanent RCP (Indicative boundary)
- 營盤街現有臨時垃圾收集站
Existing Temporary RCP at Camp Street
- 擬建永久垃圾收集站 行人出入口
Pedestrian Entrance/Exit for Proposed Permanent RCP
- 擬建永久垃圾收集站 無障礙出入口
Barrier-Free Entrance/Exit for Proposed Permanent RCP
- 擬建永久垃圾收集站 車輛出入口
Vehicular Ingress/Egress for Proposed Permanent RCP

**工地平面圖
SITE PLAN**

3006 NR
於九龍深水埗福華街/福榮街/營盤街用地重置垃圾收集站
REPROVISIONING OF REFUSE COLLECTION POINT AT
FUK WA STREET/FUK WING STREET/CAMP STREET SITE,
SHAM SHUI PO, KOWLOON



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



LEGEND 圖例	
	擬賣土地界線 Boundary of Proposed Land Sale Site
	擬建永久垃圾收集站 (參考範圍) Proposed Permanent RCP (Indicative boundary)
	服務範圍 Catchment Area

20m 0 40m

服務範圍平面圖
CATCHMENT
AREA PLAN

3006 NR
於九龍深水埗福華街/福榮街/營盤街用地重置垃圾收集站
REPROVISIONING OF REFUSE COLLECTION POINT AT FUK WA STREET/
FUK WING STREET/CAMP STREET SITE, SHAM SHUI PO, KOWLOON