

**For discussion
on 12 April 2016**

Legislative Council Panel on Housing

Public Works Programme Items No. B722CL, B289RS and B187TB

**Infrastructure, Community and Transport Facilities
to Support Public Housing Developments at
Sham Shui Po, Kwun Tong and Tuen Mun**

PURPOSE

This paper seeks Members' support for the Government's proposal to upgrade the following three Public Works Programme (PWP) items to Category A to support the public housing developments in Sham Shui Po, Kwun Tong and Tuen Mun –

- (a) B722CL – Demolition and ground decontamination works for development at North West Kowloon Reclamation (NWKR) Site 1, Sham Shui Po - Phase 1;
- (b) B289RS – Sports Centre at Choi Wing Road, Kwun Tong; and
- (c) B187TB – Footbridge improvement works at Siu Hong Road, Tuen Mun.

PROPOSED PROJECTS

2. To address the housing need of the community, we need to take forward the proposed PWP projects to provide land and supporting community and transport facilities for public housing developments. The PWP projects include –

B722CL – Demolition and decontamination works at North West Kowloon Reclamation Site 1, Sham Shui Po

3. The project aims to demolish the ex-Cheung Sha Wan Abattoir (ex-CSWA) and to decontaminate the site so as to provide a cleared site for the subsequent proposed Phase 1 public housing development at the NWKR Site 1 in Sham Shui Po. The parts of B722CL proposed to be upgraded to Category A include demolition of the existing buildings and structures, and ground decontamination works at the ex-CSWA site and the adjoining works areas of government departments. The capital cost of the project is estimated to be \$108.4 million in money-of-the-day (MOD) prices. Details of the project are at **Enclosure 1**.

B289RS – Sports Centre Project at Choi Wing Road, Kwun Tong

4. The project aims to provide a sports centre at Choi Wing Road to address the needs for sports facilities of the increased population arising from the public housing developments at Choi Fook Estate Phase 3, Kwun Tong and other public housing developments in the district. The sports centre is an integral part of the composite housing development at Choi Fook Estate Phase 3. The capital cost of the project is estimated to be \$609.6 million in MOD prices. Details of the project are at **Enclosure 2**.

B187TB – Footbridge Project at Siu Hong Road, Tuen Mun

5. The project aims to provide a passenger lift at the existing footbridge at Siu Hong Road as a barrier-free access and to improve the existing footbridge to meet the increased pedestrian flow arising from the public housing developments at Tuen Mun Area 54. The proposed improvement works will include widening of the existing footbridge, construction of a lift tower with a passenger lift and installation of two sets of escalators. The capital cost of the project is estimated to be \$129.5 million in MOD prices. Details of the project are at **Enclosure 3**.

WAY FORWARD

6. Subject to Members' support, we plan to submit the three proposed items to the Public Works Subcommittee for consideration and the Finance Committee for approval within the 2015-16 legislative session.

ADVICE SOUGHT

7. Members are invited to support the funding proposals for the proposed works.

Transport and Housing Bureau
April 2016

B722CL - Demolition and ground decontamination works for development at North West Kowloon Reclamation (NWKR) Site 1, Sham Shui Po - Phase 1

Project Proposals

We propose to upgrade parts of B722CL to Category A. The location plan and site plan of the proposed works are at **Annex to Enclosure 1**. The works include –

- (a) demolition of existing buildings and structures; and
- (b) ground decontamination works for remediation of contaminated soil.

2. Subject to the funding approval of the Finance Committee in this legislative session, we plan to commence the proposed works in late 2016 for completion in early 2018.

3. We will retain the remainder of B722CL in Category B, which covers the demolition and ground decontamination works for the remaining areas at NWKR Site 1, to dovetail with the implementation programme of the proposed Phase 2 public housing development¹.

Justifications

4. The ex-Cheung Sha Wan Abattoir (ex-CSWA) was commissioned in 1969, and its operation was ceased in the late 1990s. The ex-CSWA, comprised of a few buildings of up to 5 storeys high, has been left vacant for years, and should be demolished due to the dilapidated condition. Upon completion of the proposed works, the cleared site will be handed over to the Hong Kong Housing Authority for the proposed Phase 1 public housing development, which will provide about 2 400 flats for a population of about 6 400, targeted to be completed in early 2022.

¹ Phase 2 public housing development at NWKR Site 1 covers the remaining areas currently occupied by Cheung Sha Wan Wholesale Vegetable Market, Premium Vegetable Packaging Centre, and the loading / unloading area.

5. To tie in with the scheduled commencement of the proposed public housing development, timely completion of the proposed works is necessary.

6. Site investigations revealed small quantity of asbestos-containing materials in some facilities at the ex-CSWA. Besides, underground soils at isolated locations of the Phase 1 site are found contaminated with metals. It is therefore necessary to carry out the decontamination works in order to provide a cleared site suitable for the proposed public housing development.

Project Estimate

7. The capital cost of the proposed works of B722CL is estimated to be \$108.4 million in money-of-the-day prices.

Public Consultation

8. We consulted the Sham Shui Po District Council on the proposed works on 2 February 2016. Members supported the proposal.

Environmental Implications

9. This is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We have completed the Preliminary Environmental Review (PER) for the project. The Director of Environmental Protection agreed with the conclusion of the PER that the project would not have any long-term adverse environmental impacts.

10. We estimate that the proposed works will generate in total about 99 400 tonnes of construction and demolition materials. Of these materials, about 35% will be reused on site. About 63% is inert construction waste, which will be delivered to public fill reception facilities for subsequent reuse. The remaining portion is non-inert construction waste and will be disposed of to landfills.

Transport and Housing Bureau
April 2016



工務計劃項目編號 B722CL
 深水埗西北九龍填海區1號用地發展的拆卸及
 土地淨化工程 - 第一期
 PWP ITEM NO. B722CL
 DEMOLITION AND GROUND DECONTAMINATION WORKS FOR
 DEVELOPMENT AT NORTH WEST KOWLOON RECLAMATION
 SITE 1, SHAM SHUI PO - PHASE 1

工地平面圖
 SITE PLAN

B289RS – Sports Centre at Choi Wing Road, Kwun Tong

Project Proposals

The site at Choi Wing Road has been earmarked for Choi Fook Estate Phase 3 public housing development, providing about 1 070 flats for a population of about 2 560. In addition to the public housing development, we propose to provide a sports centre under the podium of the domestic block, forming an integral part of the composite housing development to address the needs of the local residents as well as the Kwun Tong district at large.

2. The location and site plan of the composite housing development, as well as the a section and an artist's impression of the proposed sports centre under B289RS are at **Annexes 1 to 3 to Enclosure 2**. The proposed scope of works includes –

- (a) construction of a sports centre to provide –
 - (i) a multi-purpose main games arena, which can be used as two basketball courts, two volleyball courts or eight badminton courts, with a spectator stand comprising 500 permanent seats;
 - (ii) an indoor jogging track;
 - (iii) two multi-purpose activity rooms, which can be combined into one larger activity room;
 - (iv) a table tennis room;
 - (v) a fitness room;
 - (vi) a children's play room; and
 - (vii) ancillary facilities including a babycare room, a first aid room, toilets and changing facilities, a staff rest room, a management and control office, a reception counter, a booking office, a conference room, store rooms, parking spaces, a loading and unloading area; and

- (b) ancillary works including landscaping, road works and drainage works adjacent to the site.

3. Subject to the funding approval of the Finance Committee in this legislative session, we plan to commence the proposed works in early 2017 for completion in early 2021.

Justifications

4. The current population of Kwun Tong is about 657 100. With the gradual completion of new public housing developments¹ in the district, the population is estimated to grow to about 678 300 by 2021. At present, there are eight sports centres² in the district with an average usage rate of over 80%. According to the Hong Kong Planning Standards and Guidelines, the existing facilities are insufficient to meet the local demands. The proposed project will help meet the demand for sports facilities arising from the population growth in the district. The proposed facilities include a multi-purpose arena, which will provide a new arena for the public to exercise and local groups to organise sports training and competitions, thereby encouraging greater public participation in sports. The facilities to be provided are also suitable for senior citizens and persons with disabilities to use, having regard to their age and physical conditions.

5. As an integral part of the composite housing development, the proposed works have to be implemented in conjunction with the public housing development. We plan to entrust the design and construction of this project to the Hong Kong Housing Authority to ensure timely completion of the sports centre. Upon completion of the construction works, the sports centre will be handed over to relevant government departments for management and maintenance.

¹ New public housing developments in the district include Anderson Road Sites, Sau Ming Road Site, Choi Hing Road Site and Choi Fook Estate Phase 3 Site.

² The eight existing sports centres are Kowloon Bay Sports Centre, Chun Wah Road Sports Centre, Lei Yue Mun Sports Centre, Lam Tin South Sports Centre, Shui Wo Street Sports Centre, Hiu Kwong Street Sports Centre, Shun Lee Tsuen Sports Centre and Ngau Tau Kok Road Sports Centre.

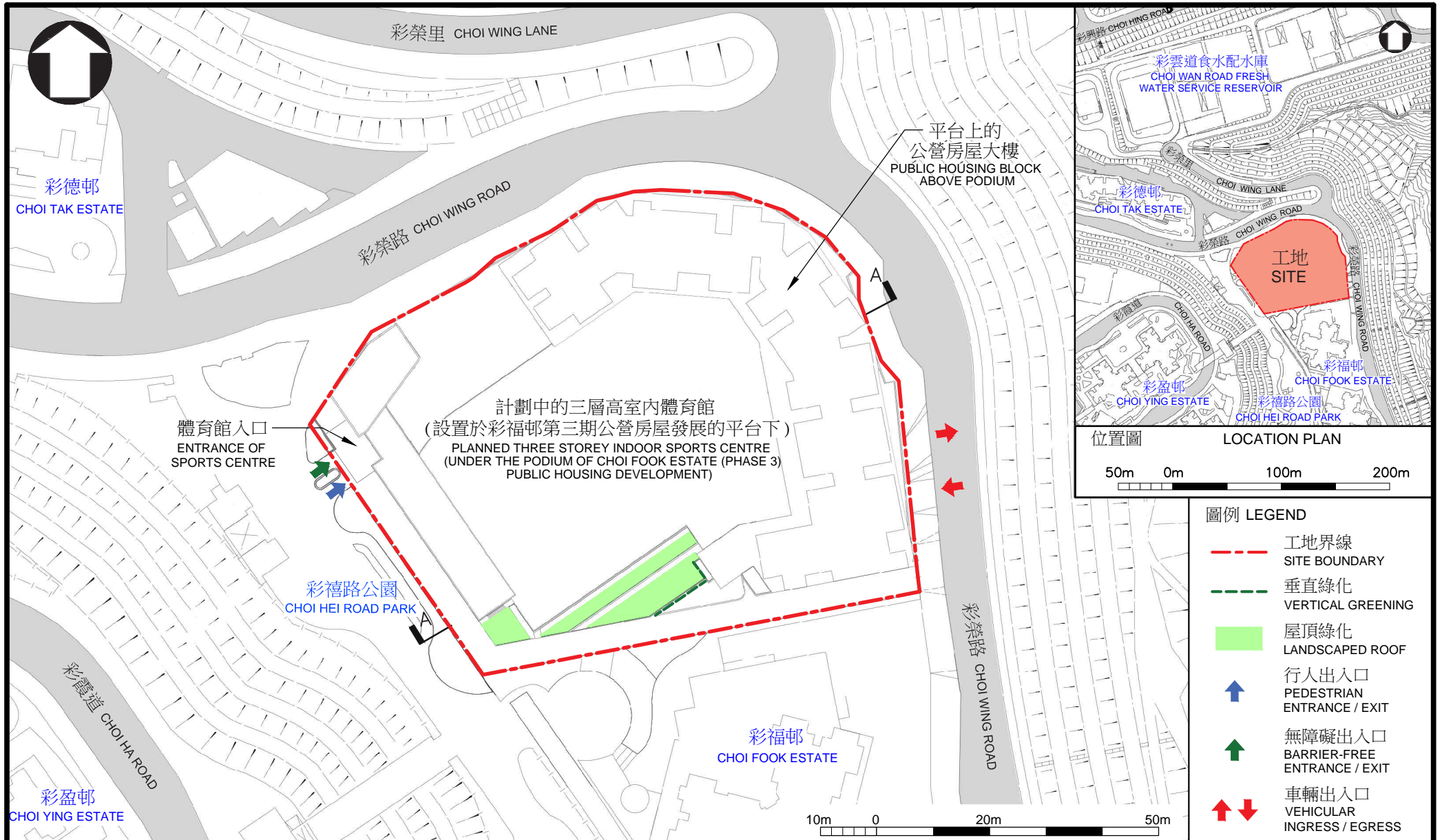
Project Estimate

6. The capital cost of the proposed works is estimated to be \$609.6 million in money-of-the-day prices.

Public Consultation

7. We consulted the Kwun Tong District Council, its Housing Committee and its Traffic and Transport Committee on the proposed public housing development and the sports centre on 13 May, 29 May and 5 June 2014 respectively. We conducted further consultation with the Housing Committee on 22 January 2015 on the composite housing development. Members supported the project and urged for its early implementation.





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April 2016**

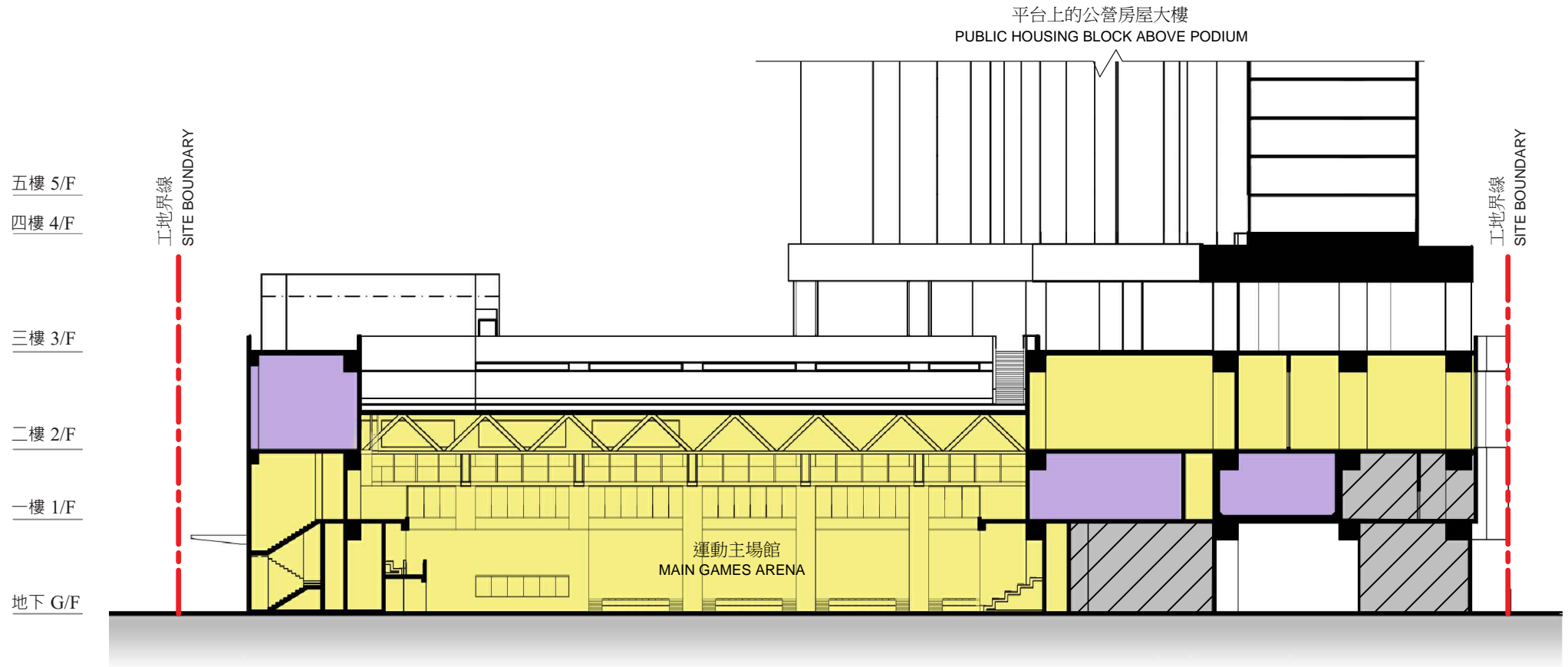


工務計劃項目編號 B289RS
 觀塘彩榮路體育館
 PWP ITEM NO. B289RS
 SPORTS CENTRE AT CHOI WING ROAD, KWUN TONG

工地平面圖
 SITE PLAN

圖例 LEGEND

- | | | | |
|---|-----------------------|---|--------------------------------------|
|  | 工地界線
SITE BOUNDARY |  | 非體育館範圍
NON-SPORTS
CENTRE AREA |
|  | 機電房
PLANT ROOM |  | 體育館設施
SPORTS CENTRE
FACILITIES |



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 觀塘彩榮路體育館
 PWP ITEM NO. B289RS
 SPORTS CENTRE AT CHOI WING ROAD, KWUN TONG

剖面圖 A-A
 SECTION A-A



從西南面望向體育館的透視圖

PERSPECTIVE VIEW FROM SOUTHWESTERN DIRECTION

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觀塘彩榮路體育館
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構思圖
ARTIST'S
IMPRESSION
DRAWING

B187TB - Footbridge improvement works at Siu Hong Road, Tuen Mun

Project Proposals

The site plan and an artist's impression drawing of the proposed footbridge improvement works under B187TB are at **Annexes 1 and 2 to Enclosure 3.** The proposed scope of works comprises –

- (a) widening of the existing footbridge at Siu Hong Road;
- (b) construction of a lift tower with a passenger lift and installation of two sets of escalators; and
- (c) ancillary works including lighting, electrical and mechanical installations, drainage, landscaping and associated utility works.

2. Subject to the funding approval of the Finance Committee in this legislative year, we plan to commence the construction of the proposed works in late 2016 for completion in mid-2019.

Justifications

3. Tuen Mun Area 54 is designated for public housing developments. The Hong Kong Housing Authority (HA) commenced the construction of a public rental housing development at the Site 2 of Tuen Mun Area 54 in June 2014 to provide about 4 600 flats for a population of about 13 000 by early 2017.

4. It is anticipated that the majority of residents of the public housing development would gain access to Siu Hong Station of MTR West Rail Line by walking through the existing footbridge at Siu Hong Road and the adjoining public transport interchange to the north of the Siu Hong Station. To cater for the increased pedestrian flow arising from the public housing development, there is a need to widen the existing footbridge and provide escalators to enhance the carrying capacity.

5. At present, the footbridge consists of a 13 metre high staircase without any barrier-free access. It is Government's established policy objective to provide barrier-free access and facilities for people in need, including people with disabilities, with a view to enabling them to freely access premises and make use of community facilities and services. To

this end, we will provide a passenger lift as a barrier-free access facility, to enhance accessibility between the public housing development and Siu Hong Station.

6. To allow better coordination of the proposed improvement works with the on-going construction works of the public housing development, we plan to entrust the design and construction of the proposed works to HA. Upon the completion of the footbridge improvement works, it will be handed over to relevant departments for management and maintenance.

Project Estimate

7. The capital cost of the proposed works is estimated to be \$129.5 million in money-of-the-day prices.

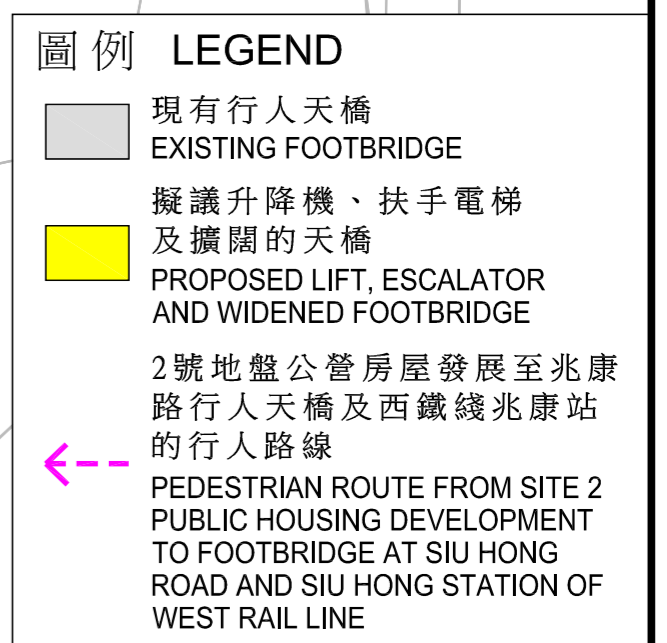
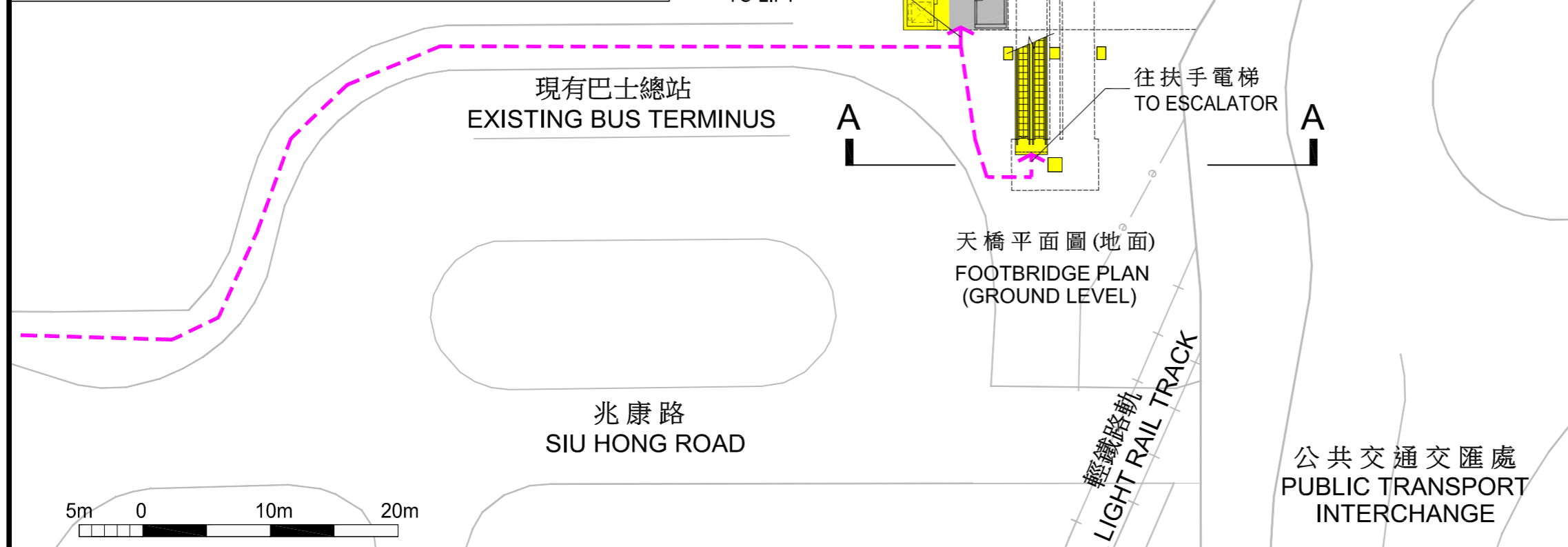
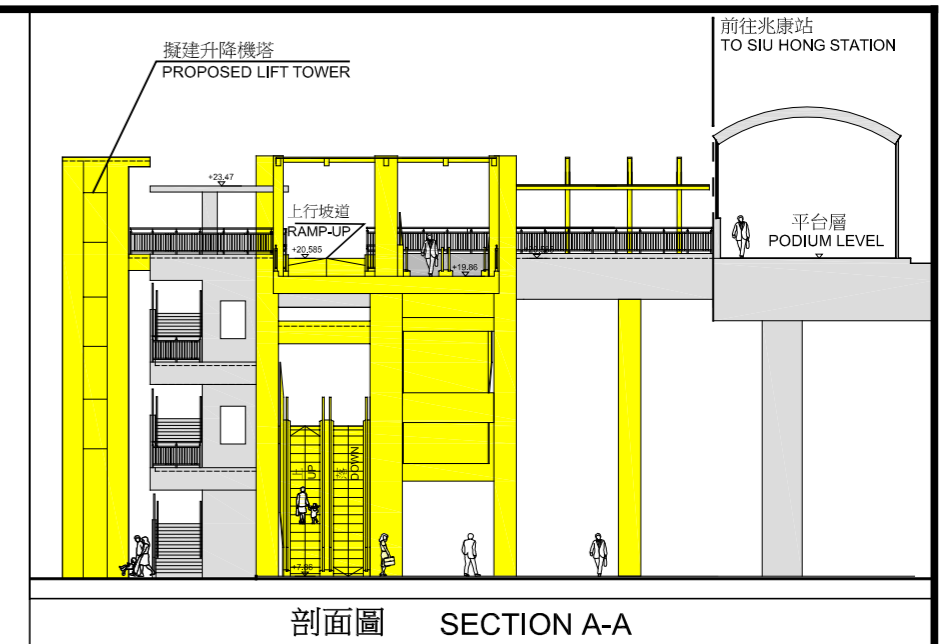
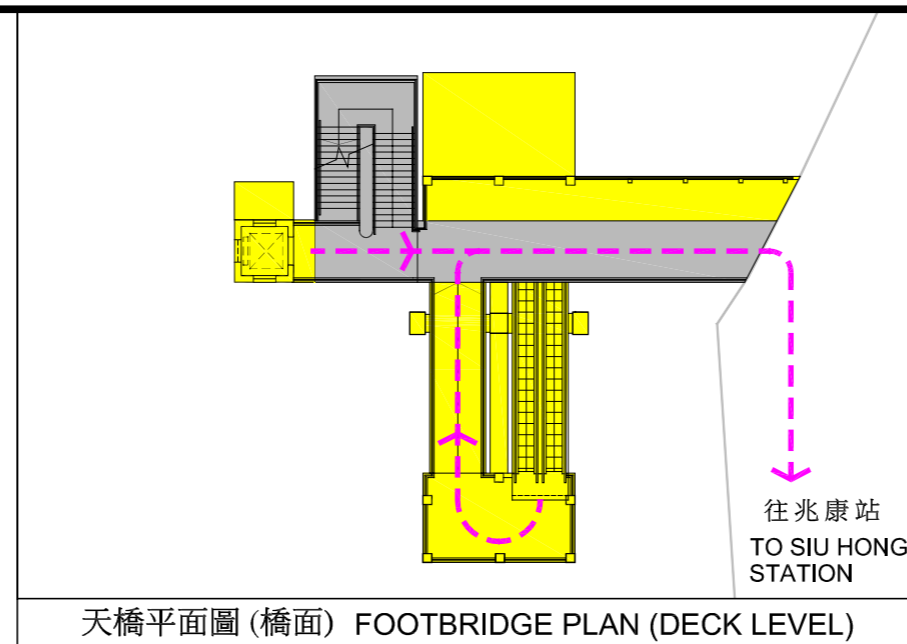
Public Consultation

8. We consulted the Environment, Hygiene and District Development Committee of Tuen Mun District Council on the proposed improvement works on 15 November 2013. Members supported the proposal and urged for early implementation of the improvement works.

9. We consulted the Advisory Committee on the Appearance of Bridges and Associated Structures (ACABAS) on 15 March 2016 and will continue to work with ACABAS to refine the aesthetic design of the footbridge improvement works.

10. We gazetted the proposed works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 23 October 2015 and received no objection. The notice of authorisation was gazetted on 12 February 2016.

**Transport and Housing Bureau
April 2016**



工務計劃項目編號 B187TB
 屯門兆康路的行人天橋改善工程
 PWP ITEM NO. B187TB
 FOOTBRIDGE IMPROVEMENT WORKS AT SIU HONG ROAD, TUEN MUN

工地平面圖
SITE PLAN



工務計劃項目編號 B187TB
屯門兆康路的行人天橋改善工程
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構思圖
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