**For discussion** **PWSC(2018-19)36**
**on 16 January 2019**

# ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

**HEAD 711 – HOUSING**
**Civil Engineering – Land development**
**821CL – Site formation and infrastructure works for public housing development at Yan Wing Street, Yau Tong**

Members are invited to recommend to the Finance Committee the upgrading of **821CL** to Category A at an estimated cost of $111.8 million in money-of-the-day prices.

## PROBLEM

We need to carry out site formation and infrastructure works to support the proposed public housing development at Yan Wing Street, Yau Tong (PHDYT).

## PROPOSAL

2. The Director of Civil Engineering and Development, with the support of the Secretary for Transport and Housing, proposes to upgrade **821CL** to Category A at an estimated cost of $111.8 million in money-of-the-day (MOD) prices for the site formation and infrastructure works.

**/PROJECT .....**

## PROJECT SCOPE AND NATURE

3. The proposed scope of works under **821CL** includes –

(a) site formation works;

(b) sewerage improvement works; and

(c) other ancillary works including junction improvement works and landscaping works.

A location and site plan of the proposed works are at Enclosure 1.

4. Subject to the funding approval of the Finance Committee, we plan to commence the proposed works in the third quarter of 2019 for completion in 2021, to tie in with the programme of PHDYT.

## JUSTIFICATION

5. PHDYT is expected to be completed in 2024/25, and will provide about 2 000 flats for a population of about 5 600. The key housing development parameters are at Enclosure 2. We propose to carry out **821CL** for the provision of formed land and associated infrastructure for PHDYT.

6. The Government plans to entrust the design and construction of the proposed works to the Hong Kong Housing Authority (HA), to facilitate better design coordination and smooth construction interface, and ensure timely completion of the proposed works.

## FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the proposed works to be $111.8 million in MOD prices (please see paragraph 8 below), broken down as follows –

/**$ million** …..

| | | **$ million (in MOD prices)** |
|---|---|---|
| (a) | Site formation works | 71.6 |
| (b) | Sewerage improvement works | 11.1 |
| (c) | Ancillary works | 7.6 |
| (d) | On-cost payable to HA[1] | 11.3 |
| (e) | Contingencies | 10.2 |
| | Total | 111.8 |

8. Subject to funding approval, we plan to phase the expenditure as follows –

| **Year** | **$ million (MOD)** |
|---|---|
| 2019 – 2020 | 14.9 |
| 2020 – 2021 | 65.6 |
| 2021 – 2022 | 13.1 |
| 2022 – 2023 | 11.8 |
| 2023 – 2024 | 6.4 |
| | 111.8 |

/9. …..

[1] This is the estimated cost (12.5% of the estimated construction cost) to be charged by HA for the design, administration and supervision of the project.

9. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2019 to 2024. HA will deliver the proposed works under a lump-sum contract. The contract will provide for price adjustments.

10. We estimate the annual recurrent expenditure arising from the proposed works to be about $97,000.

## PUBLIC CONSULTATION

11. We consulted the Housing Committee of the Kwun Tong District Council about the proposed works on 24 July 2018. Members of the Housing Committee raised no objection to the proposed housing development and the site formation and infrastructure works.

12. We consulted the Legislative Council Panel on Housing on the proposed works on 3 December 2018. Members supported the submission of the funding proposal to the Public Works Subcommittee for consideration.

## ENVIRONMENTAL IMPLICATIONS

13. The proposed works is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). HA has completed the Preliminary Environmental Review (PER) for the proposed works. The PER has concluded and the Director of Environmental Protection agreed that the proposed works will not cause any long-term adverse environmental impacts. HA has included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

14. During construction, HA will control noise, dust and site run-off nuisances to within established standards and guidelines through implementation of mitigation measures in the relevant parts of contract. These measures include the use of silencers, mufflers, movable noise barriers or enclosures and quiet plants to reduce noise generation, frequent cleaning and watering of the work sites, and the provision of wheel-washing facilities to minimise dust generation, and the use of temporary drains to discharge site runoff.

/15. …..

15. At the planning and design stages, HA has considered the design levels and layout of the proposed site formation so as to reduce the generation of construction waste where possible. In addition, HA will require the contractor to reuse inert construction waste (e.g. material excavated within site area for backfilling use) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities[2] (PFRF). HA will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce generation of construction waste.

16. At the construction stage, HA 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. HA will ensure that the day-to-day operations on site comply with the approved plan. HA will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. HA will control the disposal of inert construction waste and non-inert construction waste at PFRF and landfills respectively through a trip-ticket system.

17. We estimate that the proposed works will generate in total about 43 100 tonnes of construction waste. Of these, HA will reuse about 6 400 tonnes (14.9%) of inert construction waste on site, and deliver 36 000 tonnes (83.5 %) of inert construction waste to PFRF for subsequent reuse. HA will dispose of the remaining 700 tonnes (1.6 %) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRF and landfill sites is estimated to be $2.7 million for this project (based on a unit charge rate of $71 per tonne for disposal at PFRF and $200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

**/HERITAGE** …..

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[2] Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

## HERITAGE IMPLICATIONS

18. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office

## TRAFFIC IMPLICATIONS

19. The project will not cause any adverse traffic impact. Temporary traffic arrangements will be implemented to facilitate construction works which will require temporary partial road closures. HA will display publicity boards on site giving details of the temporary traffic arrangements, and the anticipated completion dates of individual sections of works. In addition, HA will set up a telephone hotline to respond to public enquiries or complaints.

## LAND ACQUISITION

20. The project does not require any land acquisition.

## BACKGROUND INFORMATION

21. We upgraded **821CL** to Category B in September 2017. The detailed design for the proposed works has been completed.

22. The proposed site formation works will involve felling of 323 trees. All the trees to be felled are not important trees[3]. HA will incorporate planting proposal as part of the proposed works, including a total of 69 trees, 275 whips, and 8 000 shrubs.

/23. …..

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[3] "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 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.

23. We estimate that the proposed works will create about 92 jobs (80 for labourers and 12 for professional/technical staff) providing a total employment of 1 128 man-months.

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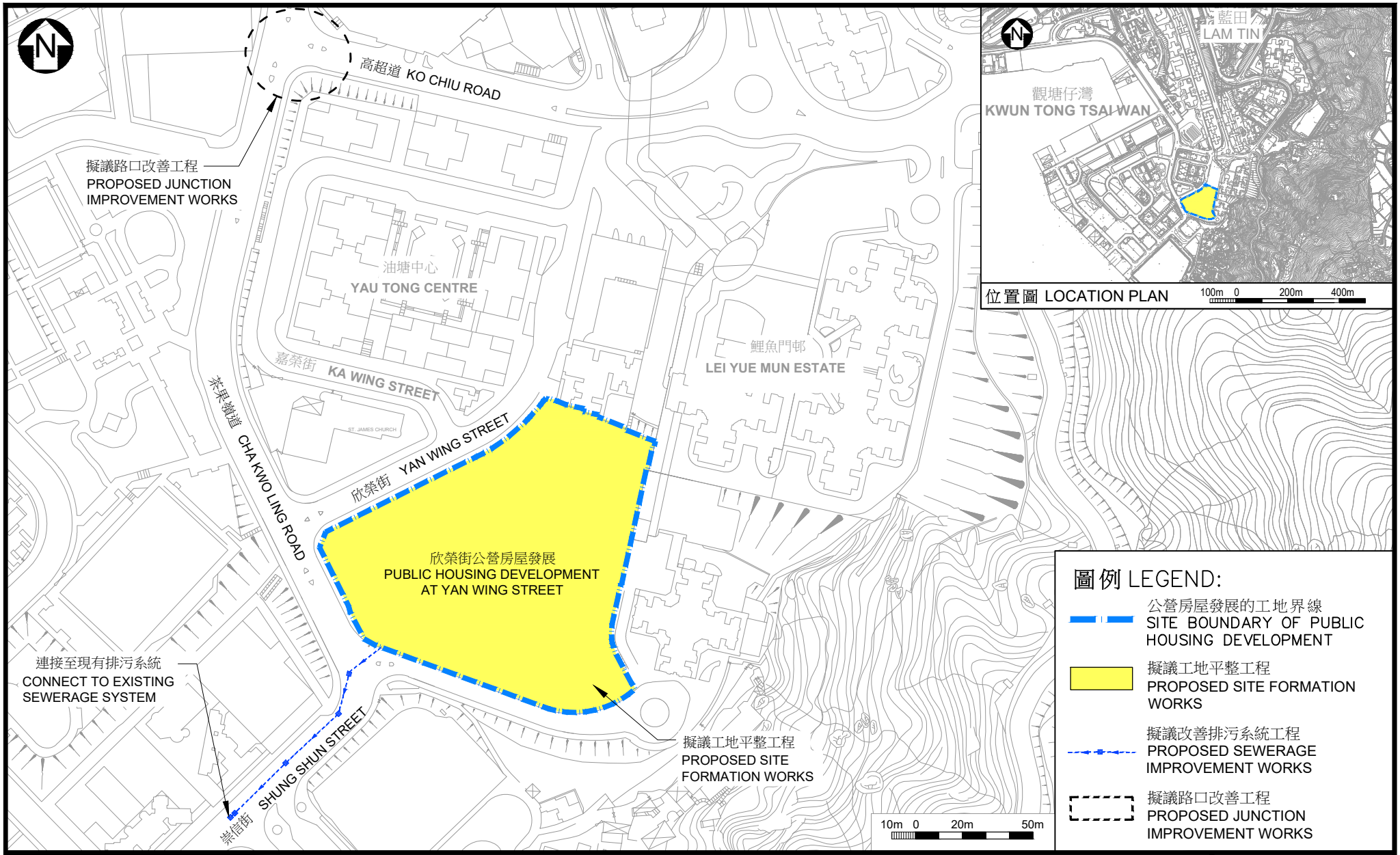
Transport and Housing Bureau
January 2019




工務計劃項目編號 821CL

油塘欣榮街公營房屋發展之工地平整及基礎設施工程

PWP ITEM NO. 821CL

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT AT YAN WING STREET, YAU TONG

**工地平面圖**
**SITE PLAN**

Enclosure 1 附件一

**Enclosure 2**

**Key development parameters of the public housing development at Yan Wing Street, Yau Tong**

| | |
|---|---|
| **Site area** | About 1.11 hectares |
| **Permitted plot ratio** | Domestic: 7.5<br>Non-domestic: 1.5 |
| **Building height limit** | 150 metres above principal datum |
| **No. of domestic blocks** | 2 |
| **No. of non-domestic blocks** | 1 |
| **No. of flats** | About 2 000 |
| **Anticipated population** | About 5 600 |
| **Commencement date** | Q3 2019 |
| **Completion date** | 2024 / 25 |
| **Ancillary facilities** | Welfare/Education facilities include residential care home for the elderly, neighbourhood elderly centre, day care centre for the elderly, office bases for on-site pre-school rehabilitation services, social and recreational centre for the disabled, support centre for persons with autism, kindergarten, and child care centre.<br><br>Other facilities include study room, well being centre, parking spaces for private cars, light goods vehicles and motorcycles, shops, children play area, greening and open spaces, etc. |