

## **Demolition of buildings and structures in the proposed Kennedy Town Comprehensive Development Area site - Project Profile**

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### **DEMOLITION OF BUILDINGS AND STRUCTURES IN THE PROPOSED KENNEDY TOWN COMPREHENSIVE DEVELOPMENT AREA SITE**

#### **PROJECT PROFILE**

#### **1. Basic Information**

##### **1.1 Project Title**

Demolition of buildings and structures in the proposed Kennedy Town Comprehensive Development Area (KTCDA) site

##### **1.2 Purpose and Nature of the Project**

This project is to demolish all buildings and structures, including three chimneys (maximum height 60 m), and to clear the land in the proposed KTCDA site. The KTCDA mainly includes the Kennedy Town Incineration Plant (KTIP), an abattoir, an EMSD depot and an open area used for car-parking. Where any land contamination is identified, the land will be decontaminated as appropriate.

##### **1.3 Name of Project Proponent**

Project Management Branch, Civil Engineering Office, Civil Engineering Department

##### **1.4 Location of Project**

The KTCDA site is situated next to Victoria Road, Kennedy Town, adjacent to Victoria Harbour, with a site area of about 34,000 square metres. The KTIP was put into service as a municipal solid waste incinerator in 1967 and ceased operation in March 1993. The Kennedy Town Abattoir (KTA), which includes an incinerator for disposal of animal carcasses, is still in use under lease to the Hong Kong Slaughter House Company. The former EMSD depot is currently allocated to New World First Bus Co. as a bus depot.

Drawing No. PMB 56 showing the layout and the proposed site boundary is attached.

##### **1.5 Types of designated project involved**

According to Part II of Schedule 2 of the Environmental Impact Assessment (EIA) Ordinance (Cap. 499), the decommissioning of the municipal waste incinerators at the KTIP and KTA is a designated project and an environmental permit is required.

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### 1.6 Name and Telephone Number of Contact Persons

### 1.7 Estimated Cost

The estimated cost of the project is \$156M at December 1997 prices.

## **2. Outline of Planning and Implementation Programme**

2.1 It is intended to engage consultants to implement this project.

2.2 The following tentative programme has been formulated for implementation:-

Task No.	Task Name	Start Date	End Date	Duration (month)
1	Design Phase	Nov 99	Apr 00	6
2	Tender Phase	May 00	Aug 00	4
3	Construction Phase	Sep 00	Dec 01	16
Total				26

### 2.3 Interactions with Other Projects

- Redevelopment of Mount Davis Cottage Area and Kennedy Town Police Married Quarters, scheduled to commence in late year 2001 for completion in late year 2003.
- Green Island Reclamation, programme not known.

## **3. Possible Impact on the Environment**

### 3.1 Outline Process Involved

It is proposed to rezone the site to Comprehensive Development Area for residential development.

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The buildings, structures and chimneys in the site are mainly of reinforced concrete construction. All electrical and mechanical installations and equipment within the KTIP have already been removed.

The demolition works are expected to be carried out by conventional method using mechanical breakers and jackhammers. However, alternative methods of demolition, including explosive techniques, will be further investigated in the design phase. Any asbestos-containing materials present in the structures and chimney should be removed before the demolition.

### **3.2 Description of Environmental Impacts**

#### **3.2.1 Gaseous Emissions**

Nil.

#### **3.2.2 Dust**

The principal air quality impact from the demolition works is dust.

According to a previous investigation, asbestos containing-materials are present in the superstructures and in the chimney.

#### **3.2.3 Odour**

Nil.

#### **3.2.4 Noisy Operations**

Potential noise impact may arise from the demolition of the incineration plant and the abattoir.

#### **3.2.5 Night-time Operations**

Nil.

#### **3.2.6 Traffic Generation**

It is expected that the uncontaminated building debris arising from the demolition of the KTCDA will be disposed of to public filling areas mainly by barges using the existing piers in the site. Contaminated materials, if any, will be disposed of to landfill sites. However, the impact of the traffic generated is considered to be minimal due to the relative long construction period of the project.

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### **3.2.7 Liquid Effluents, Discharge, or Contaminated Runoff**

Soil and waste materials will be generated from the construction activities. Mitigation measures to prevent ingress of wastes and contaminated runoff into the sea or public stormwater drainage system should be implemented to minimise impacts.

### **3.2.8 Generation of Wastes or By-products**

A very large quantity of building debris will be generated from the demolition works.

### **3.2.9 Hazardous Materials or Wastes**

No dangerous goods will be involved in this project.

An asbestos investigation will be undertaken and any asbestos abatement work will be completed before demolition.

The land within the KTCDA Site may have been polluted by hazardous substances as a result of the operation of the Kennedy Town Incineration Plant, the Kennedy Town Abattoir and the EMSD depot for a long period. Site investigation will be carried out for the KTCDA Site in the EIA Study Stage to identify the degree and extent of land contamination.

This project will also include the carrying out of appropriate remediation measures for the contaminated land within the site. The necessary remediation measures will be formulated in a detailed Contamination Assessment Report, which will form part of the overall Environmental Impact Assessment for this project, to be agreed by EPD.

### **3.2.10 Risk of Accident which would result in Pollution Hazard**

Nil.

### **3.2.11 Disposal of Spoil Material, including Potentially Contaminated Material**

Building debris generated from the demolition works and contaminated soil arising from any land remediation.

### **3.2.12 Disruption of Water Movement or Bottom Sediment**

Nil.

### **3.2.13 Unsightly Visual Appearance**

The completion of this project will end up with the complete removal of the visual image of all existing buildings, structures and chimney within the site, leaving the site at original ground level.

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### 3.2.14 Ecological Impacts

According to DLO/HKW, no trees in the site are to be removed. The impact on the ecology is considered minimal in view of the small scale of the project.

## **4. Major Elements of the Surrounding Environment**

### 4.1 Outline Existing and Planned Sensitive Receivers

The existing sensitive receivers in the area include the following:-

<u>Development</u>	<u>Distance from nearest site boundary (m)</u>
Centenary Mansion	50
the old residential buildings at Cadogan Street	30
St. Luke's Church & Lui Ming Choi Memorial Primary School	80
Kennedy Town Jockey Club Clinic	25

### 4.2 Major Existing and/or Relevant Past Land Uses

- bus terminus
- Sai Wan Estate
- St. Luke's Settlement
- Singapore International School (already vacated)
- Kennedy Town Police Quarters
- China Merchants Godown at Sai Ning Street
- Victoria Public Mortuary

4.3 In the past, the environmental conditions in the area were generally poor because of the Kennedy Town Incineration Plant and Abattoir. The conditions should be greatly improved after the demolition of all buildings and structures in the KTCDA.

## **5. Environmental Protection Measures to be Incorporated in the Design and any Further Environmental Implications**

### 5.1 Noise

Noise from construction activities during restricted hours, i.e. 1900 to 0700 hours on any day not being a general holiday and at any time on a general holiday, will be controlled under the Noise Control Ordinance. A Construction Noise Permit is required to cover the construction works during restricted hours. For non-restricted hours, the daytime construction noise criteria stipulated in Table 1B of Annex 5 of the "Technical Memorandum on Environmental Impact Assessment Process" will be adopted.

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### **5.2 Land Contamination**

Experienced environmental consultants will be engaged to carry out contamination assessment which will comprise the following procedures:

- Site inspection and review of available background information - to provide a clear and detailed account of the relevant past land use and land history in relation to possible land contamination.
- Pre-demolition survey - to examine the areas/conditions within the site for the presence of materials requiring special handling/removal prior to, or during demolition. The primary focus is to identify, classify and quantify (estimate) remaining liquid and solid hazardous waste materials.
- Site investigation and analysis - to collect soil samples by means of boreholes and/or trial pits, and to collect groundwater samples by means of groundwater monitoring wells. The samples should then be analysed for chemical parameters indicative of contamination. The methodology should be in general accordance with ProPECC PN 3/94 "Contaminated Land Assessment and Remediation".
- Development of Land Remediation Plan - to develop options for remediation, if required, to mitigate the impacts of soil and groundwater contamination. The remediation plan should provide methodology, contaminated soil and groundwater volumes, detailed drawing and recommended specification. The remediation plan should be developed in consultation with relevant agencies and submitted to EPD for agreement.

There should not be any significant residual impacts due to land contamination after the implementation of the remediation measures.

### **5.3 Dust**

During the construction of the project, with necessary dust suppression measures, significant dust impacts are not expected.

### **5.4 Solid Waste Management**

Waste management in the way of avoiding, minimising, reusing and recycling should be adopted to reduce waste generation.

During the construction stage, different types of waste would be separated, handled and removed properly so as to minimise the impacts. On site sorting of demolition debris will be carried out in accordance with WBTC No. 5/98.

The removal and disposal of the contaminated wastes are covered by the Land Remediation Plan. No significant impact is expected in this regard.

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### **5.5 Water Quality**

By implementing the Land Remediation Plan, with adequate construction site drainage according to good practices outlined in ProPECC PN 1/94 "Construction Site Drainage", the contaminated runoff and surface runoff could be controlled satisfactorily without adverse impact during construction.

As barge operation would be involved in the transportation of materials, mitigation measures to prevent discharge of waste materials and water into the sea should be implemented. Surface run-off and wastewater arising from site operation should not be discharged into the enclosed water in the vicinity of China Merchants Wharf.

Catch-platforms, catchfans and silt screen shall be erected to collect debris/refuse loss from site.

### **5.6 Visual Impacts**

This demolition project will not produce significant visual impacts.

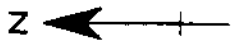
### **5.7 Ecological Impacts**

In view of the small scale of the development, no mitigation measures are considered necessary.

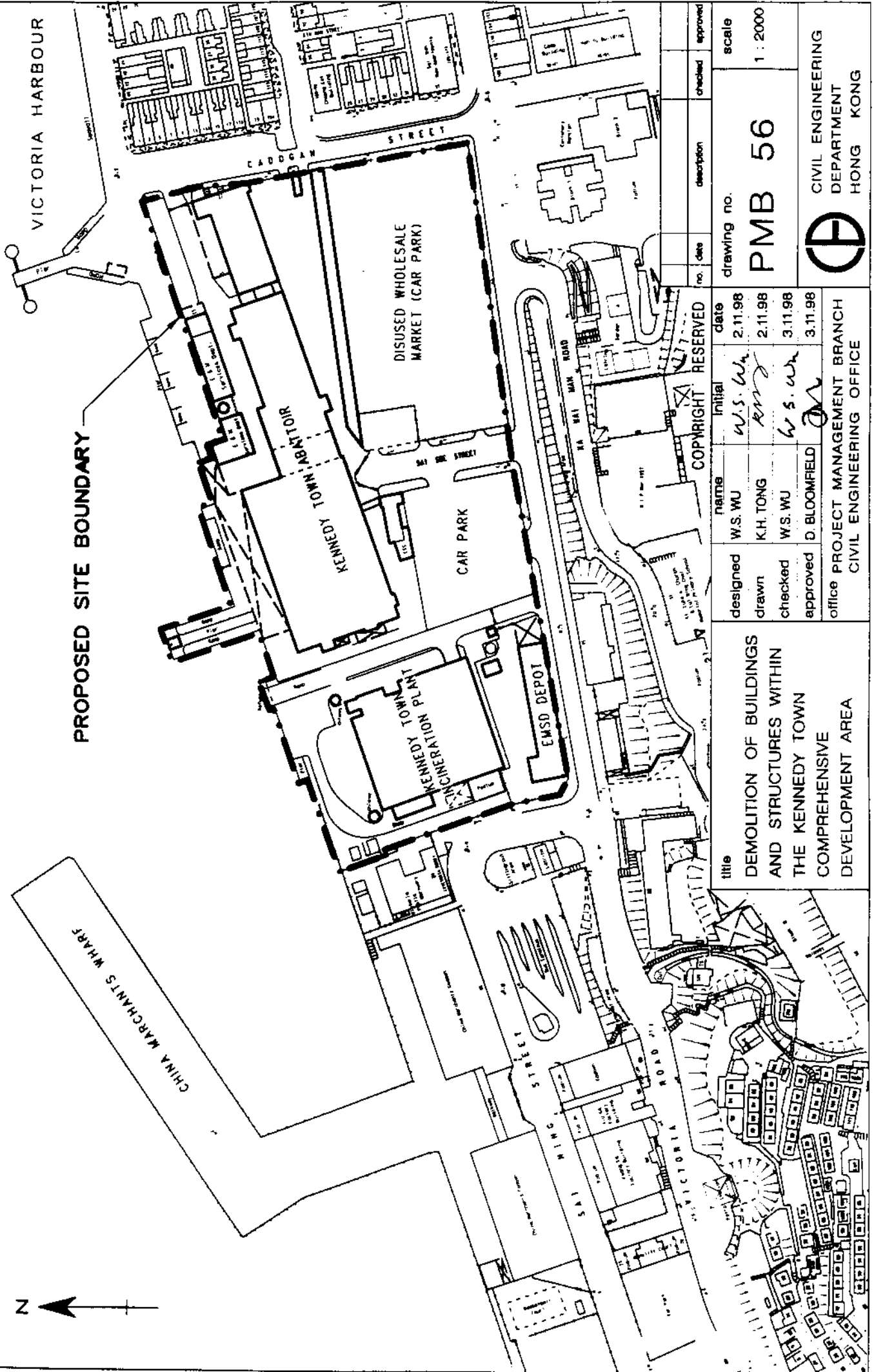
## **6. Use of Previously Approved EIA Reports**

Nil.

\*\*\* END \*\*\*



PROPOSED SITE BOUNDARY



title		DEMOLITION OF BUILDINGS AND STRUCTURES WITHIN THE KENNEDY TOWN COMPREHENSIVE DEVELOPMENT AREA	
designed	W.S. WU	initial	W.S. Wu
drawn	K.H. TONG	date	2.11.98
checked	W.S. WU		2.11.98
approved	D. BLOOMFIELD		3.11.98
office PROJECT MANAGEMENT BRANCH CIVIL ENGINEERING OFFICE			
drawing no.		PMB 56	
scale		1 : 2000	
description		CIVIL ENGINEERING DEPARTMENT HONG KONG	
no.	date	checked	approved