

Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 1 September 2015

TFK/09/2015

Development of Community Green Stations in Kwai Tsing, Tsuen Wan, Kowloon City and Yau Tsim Mong Districts

PURPOSE

As announced by the Chief Executive announced in the 2014 Policy Address, the Government is progressively developing community greens stations (CGSs) in each of the 18 districts. This paper provides information on the latest development of the initiative and invites Members' views on those projects which are proposed to temporarily occupy some areas in the harbourfront areas within the Task Force's jurisdictions.

BACKGROUND

2. In May 2013, the Environment Bureau published "Hong Kong Blueprint for Sustainable Use of Resources 2013–2022", which sets the target to reduce the per capita disposal rate of municipal solid waste by 40 per cent by 2022. In order to achieve the target, the Blueprint proposes policies and actions, and calls for joint efforts of the entire community to embrace an environmentally sustainable culture in daily life, and to use less and waste less of the Earth's resources.

3. Through the CGS initiative, we aim to enhance environmental education and provide necessary logistic support to facilitate wider public participation in waste reduction and recycling activities. By now, the Government has confirmed the CGS sites in 13 districts; the first two projects have started operation in Sha Tin and Eastern Districts respectively and two other projects in Kwun Tong and Yuen Long Districts have started construction. All CGS projects are planned and implemented along the following principles –

- (a) ***Aesthetic and sustainable design.*** With reference to the successful experience of the Energizing Kowloon East Office Temporary Office project, CGSs are developed in the form of temporary structures for expedited implementation. A simple building design will be adopted. Taking into account specific site conditions, we will actively consider the use of green building technologies and materials. In addition to office space, CGSs will have multi - purpose function room(s) and other ancillary

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facilities to cater for the need of promoting environmental education. We intend that with the innovative design and green-conscious environmental facilities, the CGSs would be well received by the public. With the strong support from the Architectural Services Department, the first two projects have been well-received by building professionals and the wider community. Sha Tin CGS has been awarded with HKIA Annual Awards 2014 President's Prize and Eastern CGS won a Merit Award in the Green Building Award 2014 organised by the Hong Kong Green Building Council and the Professional Green Building Council. Photos of the facilities are attached at **Annex 1** for ease of reference.

- (b) ***Operation by competent non-profit organizations (NPOs):*** Leveraging on the NPO operators' local connections, they will undertake recycling initiatives and collaborate with schools, property management and other relevant stakeholders or institutions on such initiatives and environmental education. The NPO operators will support recycling efforts at the community level and organise publicity and educational programmes. We envisage that with the CGSs in place, we will be able to enhance our efforts in publicity and public education on environmental protection and ultimately lead to improved performance in waste reduction and recovery. Regarding the mode of operation of the CGS project, please further refer to the FAQs set out in **Annex 2**.

SCOPE OF THE RELEVANT PROJECTS

4. The Task Force's jurisdiction straddles across six districts, for which site search has all been completed. More specifically, after local consultation, we have confirmed four sites, including two falling within the harbourfront areas¹, i.e. (i) for Kwai Tsing CGS, a piece of Government land of about 3,000 m² at Tam Kon Shan Road, near Tsing Yi Northeast Park, and (ii) for Tsuen Wan CGS, a piece of Government land of about 2,000 m² at Hoi Shing Road, near Chai Wan Kok Rest Garden, Tsuen Wan. For more details of the proposed sites, please see **Annex 3**.

¹ The sites for Sham Shui Po CGS and Kwun Tong CGS falls outside the harbourfront areas.

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5. We have also put forward to the relevant District Councils two proposed sites in Kowloon City and Yau Tsim Mong which both fall within the harbourfront areas and the two projects are currently under review taking into account the views received during local consultation. For more details of the proposed sites, please see **Annex 4**.

6. The scope of these CGS projects will cover construction of the following facilities at each proposed site in support of the NPO operators' functions –

- (a) multi-purpose room(s) for holding publicity and educational programme such as public seminars, engagement events, public exhibition and other activities, and other ancillary facilities;
- (b) office for operating staff; and
- (c) work area with covered storage for handling (such as simple sorting or packing) collected recyclables.

PROGRAMME AND PROGRESS

7. With the support of in-house or outsourced resources, ArchSD will be responsible for the design and construction of the four CGSs now at stake. For Kwai Tsing CGS and Tsuen Wan CGS, we anticipate that the site preparation and construction of the Project will commence progressively from end December 2015 earliest for commissioning by mid-2017. The programme of the other two projects in Kowloon City and Yau Tsim Mong Districts is yet to be confirmed pending the review of the site proposals.

8. Throughout the planning and construction period, we will ensure the CGS developments would be sustainable from environmental, visual and landscape perspectives. During construction phase, temporary traffic arrangement (TTA) such as diversion of traffic/pedestrian circulation will be carefully planned, designed and implemented to minimize the impact on the vehicular and pedestrian traffic including the accessibility to the harbourfront. Consultation with relevant parties will be conducted prior to the implementation of TTA.

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COMPLIANCE WITH HARBOUR PLANNING PRINCIPLES

9. The Project is in compliance with Harbour Planning Principles on the following grounds:

Preserving Victoria Harbour

In line with the objective of protecting and preserving the Victoria Harbour, the Project does not involve any reclamation works.

Stakeholder Engagement

In addition to the Harbourfront Commission, the Kwai Tsing and Tsuen Wan District Councils were duly consulted and they generally supportive to the initiative. The operation of the completed CGSs would be closely monitored so that any practical concerns arising from their experience would be adequately addressed in the design and the specification of the NPO operation contracts. Further consultation with the Kowloon City and Yau Tsim Mong District Councils will be carried out upon further review.

Sustainable Development

To ensure the CGS developments would be sustainable from environmental, visual and landscape perspectives, green building technologies and materials will be adopted as far as practicable.

Integrated Planning

Four proposed sites are not located in the central part of the respective Districts and are temporary in nature. However, for the purpose of integrated and long term planning of infrastructure, the concerned departments have been consulted in course of the temporary land allocation applications. The subject CGS developments will have no impact to the long-term harbourfront development and design of traffic infrastructure taking into account nearby new developments in the Kwai Tsing, Tsuen Wan, Kowloon City and Yau Tsim Mong Districts.

Proactive Harbour Enhancement and Accessible Harbour

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Taking into account the nearby existing road infrastructure and site characteristics, the CGS developments will provide public open spaces with a view to enhancing the existing accessibility to the harbourfront areas.

Public Enjoyment

The design and construction of the CGSs will be both sustainable and aesthetically pleasing. Its presence in the Kwai Tsing, Tsuen Wan, Kowloon City and Yau Tsim Mong Districts would enhance public enjoyment of the harbourfront. Suitable measures will be taken to minimize any adverse impact to the local community during the construction and operation periods.

ADVICE SOUGHT

10. Members are invited to take note of the Projects and offer advice if any.

**Environmental Protection Department
August 2015**

Attachments

- Annex 1 – Photos of Completed CGSs in Sha Tin and Eastern Districts
- Annex 2 – FAQs of Operation Mode of CGS project
- Annex 3 – Location Plan and Site Context of Kwai Tsing and Tsuen Wan CGSs
- Annex 4 – Location Plan and Site Context of Kowloon City and Yau Tsim Mong CGSs

Annex 1 - Photos of Completed CGS in Shatin District



Annex 1 - Photos of Completed CGS in Eastern District



Frequently Asked Questions and Answers on the mode of operation of the CGS project

1. Can the CGS project increase facilities for use by the community?

Yes. The design and construction of the CGS should be aesthetic and sustainable and complement the activities conducted in the station to achieve the place-making effect and bring people together. To this end, the CGS will be equipped with multi-purpose function rooms and other ancillary facilities for outdoor activities. One of the major functions of the operators is to promote environmental education. Promotional and public educational activities targeting at residents from different strata and background in the community will be organised both inside and outside the CGS to instill a green living culture into the community in different directions, with a view to driving behavioral changes required for a green community. Therefore, upon completion, the project will help increase facilities for use by the community.

Figures : Public space and multi-purpose rooms at Shatin CGS



2. What kind of environmental education activities will the CGS project provide?

The CGS project will focus on promoting the concept of “Recycle Clean”. Operators should educate the public through various activities (e.g. exhibitions, talks and workshops) on the types of materials that can be recycled and the proper recycling procedures for different materials (e.g. simple cleansing and appropriate sorting). We will also require the operators to maintain close liaison with members of the local community to solicit public views (including those on the demands for different kinds of environmental education activities), so as to continuously enhance the service standard.

3. Why should the CGS be equipped with facilities supporting recovery?

The CGS can accommodate the parking of vehicles for loading/unloading of materials. There will also be space for temporary storage of materials and operation of other simple processing, excluding dismantling and other waste disposal processes. At present, private recyclers mainly collect recyclables of higher value (e.g. waste paper, plastics, metals, etc.). They can largely meet the demand for recycling services in the community. However, to go further than this, we need to enhance publicity and public education. This is to, on the one hand, encourage more public participation in waste reduction and recovery to increase the quantity of materials recovered and, on the other hand, promote the “Recycle Clean” concept to enhance both the quality and quantity of recyclables collected. We reckon that the public will put recycling into practice after gaining a better understanding of the “Recycle Clean” concept. By then, the services for supporting waste reduction and recovery in the community will be substantially increased, and the facilities supporting recovery provided in the CGS will perfectly match the trend.

Figures : Recycling supports at Shatin CGS



4. What materials will the project support in recycling?

The operators will collect recyclables such as computers, electrical appliances, compact fluorescent lamps (CFLs) and tubes, glass bottles and rechargeable batteries, and deliver the collected materials to the relevant voluntary recycling programmes or other competent private recyclers, so that these materials will be properly treated and turned into resources instead of being disposed of at landfills. For example, the computers and electrical appliances will undergo a screening process through which those suitable for reuse will be renovated and donated to others and the rest will be dismantled for recycling of useful parts and materials. The glass bottles will be crushed and become raw materials to be used in different construction works, including production of green paving blocks for pavement works. CFLs and tubes and rechargeable batteries will be delivered to local or overseas special facilities for proper treatment and recycling. In open tender exercises, we will also encourage NPOs to provide new recycling services to enhance the recycling support function of the project.

5. Why are NPOs engaged as operators?

The purpose of the CGS project is to supplement the services currently provided by private recyclers. They should not be overlapped or competing with each other in terms of functions. From the experience of other recycling programmes, engaging NPOs to be the operators can help them build up local connections.

Moreover, as NPOs are not profit-oriented, they would place more emphasis on community participation than private recyclers might do, which will serve them advantages in promoting environmental education. Hence, the project will be operated by suitable NPOs to be selected through open tender. Leveraging on the NPO operators' local connections, the CGSs will collaborate with schools, property management companies and other relevant stakeholders or institutions within their respective catchment on environmental education and coordination of recycling initiatives.

6. Will the project be developed into a recycling park or a refuse depot, which will cause nuisance?

No. As the recycling activity supported by the project is mainly logistical by nature, the collected recyclables may only be stored at CGS on a temporary basis when necessary or preliminarily handled (e.g. sorting and packing) before delivery to suitable facilities in bulk. Also, the project will not handle food waste. There will neither be cleansing nor dismantling on site. Meanwhile, the Government will fund the operations of the project. The operators should liaise proactively with property management companies, schools, etc. and remove the materials from the housing estates and schools in the districts regularly. They need not rely on the public to send in the recyclables personally, which helps prevent disposal of the recyclables.

7. Will the project bring about additional vehicular flow or obstruct normal pedestrian flow and affect the traffic?

No. The operators will first employ one collection vehicle. If the recovery rate continues to rise in future, we will consider meeting the demand by enhancing the logistic service (e.g. increasing the number of collection vehicles). The collection vehicle(s) employed by the project will mostly be providing collection services in their respective districts during the day. Also, dedicated vehicular entrance/exit and loading and unloading spaces will be provided in the project. Therefore, the vehicle(s) will not be parked in the main roads of the districts or areas around the project (which will cause nuisance to the districts). Meanwhile, to facilitate public access and ensure the safety of the pedestrians, the project will provide dedicated public entrance/exit, the location of which will also match with the peripheral pedestrian crossing facilities. The details will be finalized at the detailed design stage.

8. How will the environmental performance of the project be monitored?

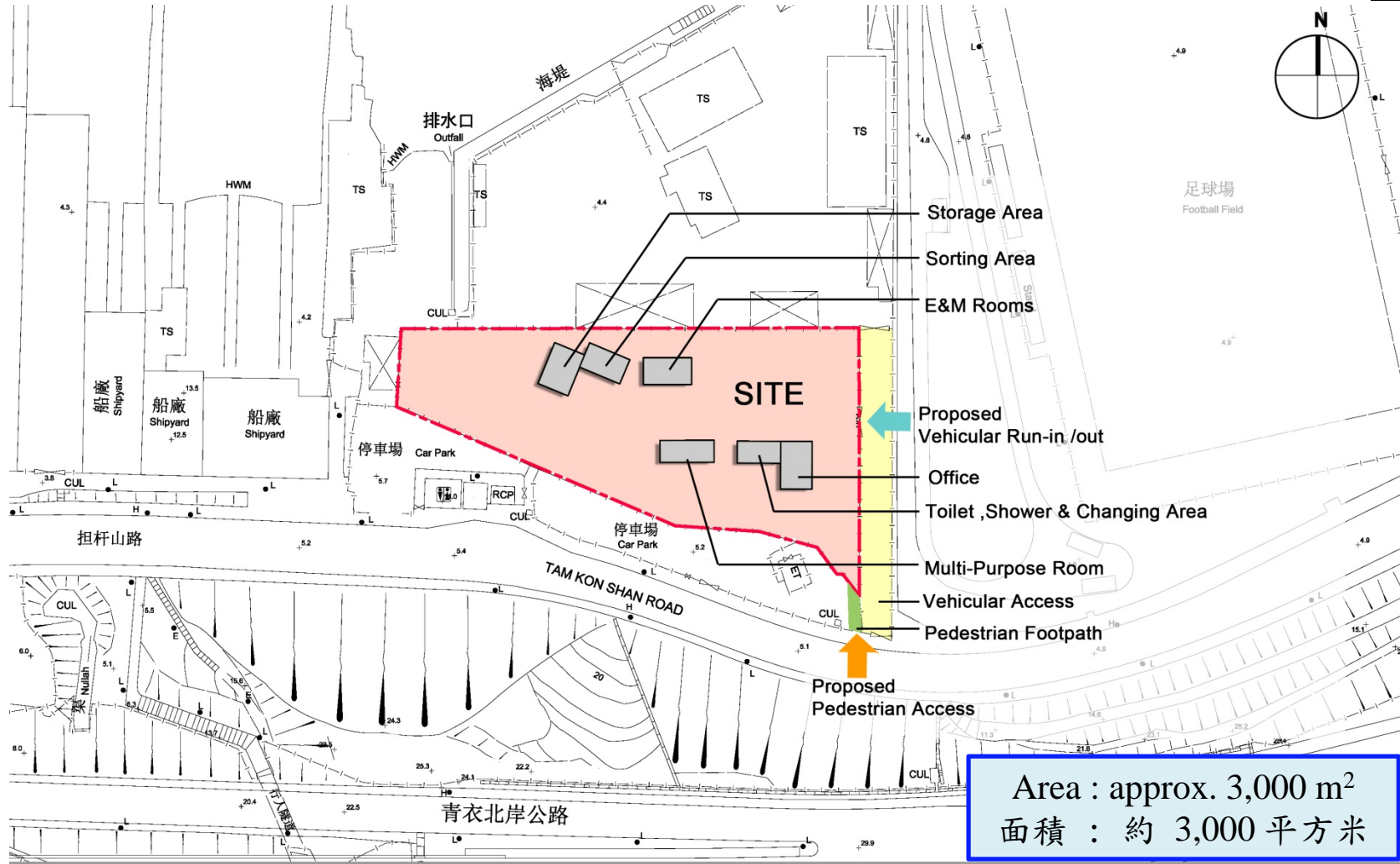
The operations of the CGS project should comply with the statutory requirements on air, water, noise, etc. We will also require the operators through contractual terms to keep the venues neat and tidy, and to maintain close liaison with members of the local community to solicit public views, so as to continuously enhance the service standard.



Community Green Station in Kwai Tsing 綠在葵青

Annex 3 – Enlarged Location Plan

(2 of 4)



Community Green Station - Kwai Tsing District - Proposed Conceptual Layout Plan (Tentative)

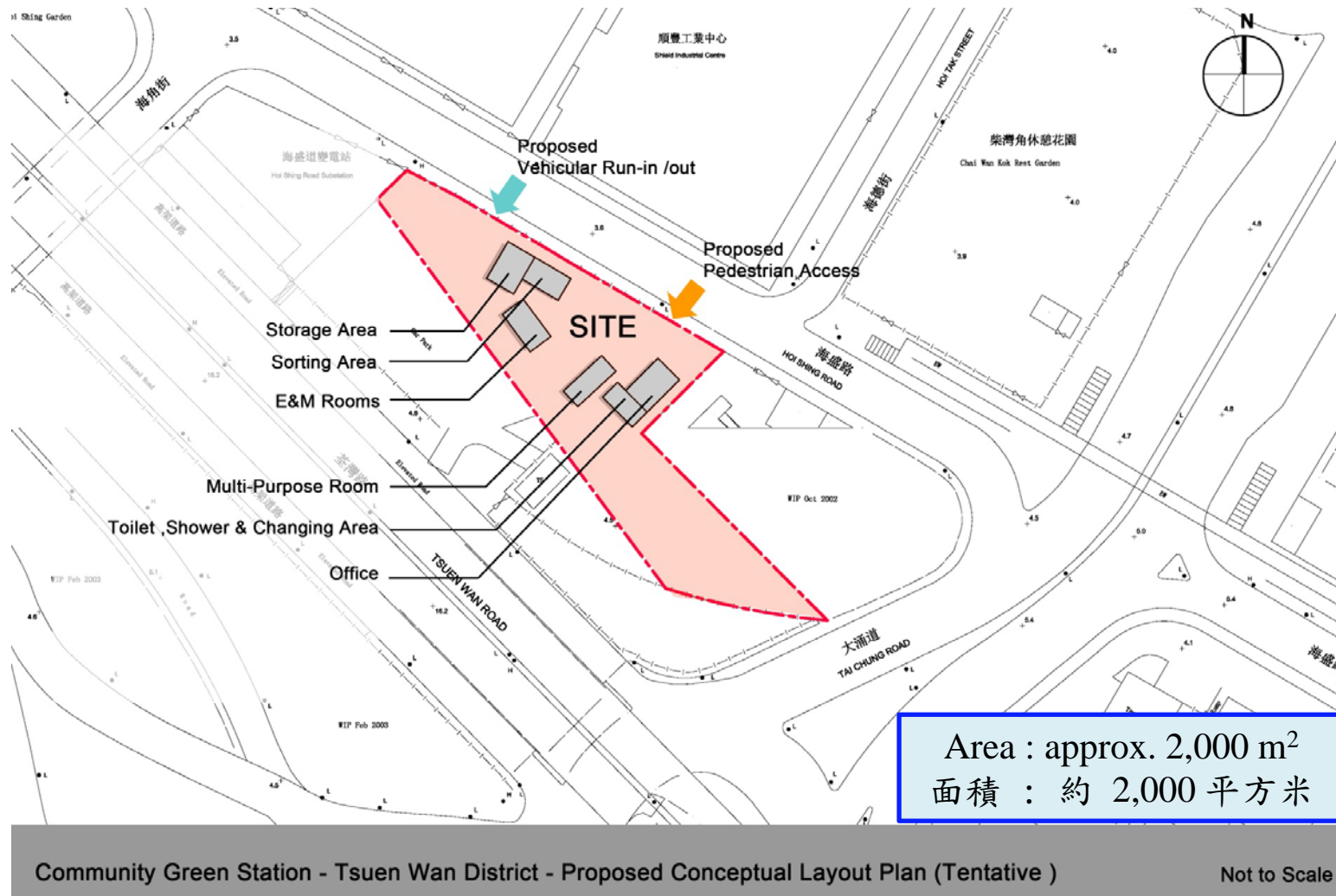
Not to Scale

Community Green Station in Kwai Tsing 綠在葵青



Community Green Station in Tsuen Wan 綠在荃灣

Annex 3 – Enlarged Location Plan
(4 of 4)

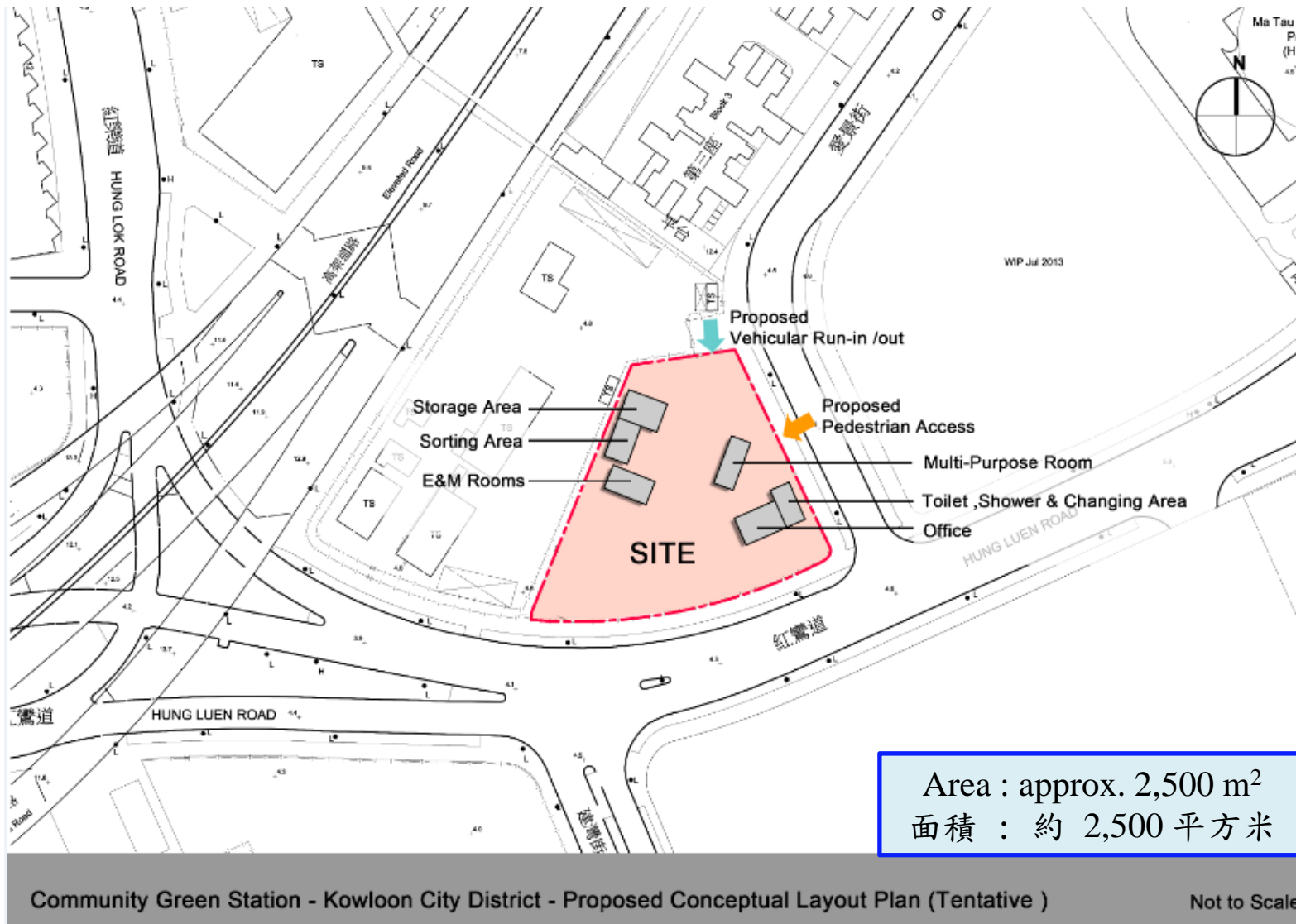


Community Green Station in Tsuen Wan 綠在荃灣



Community Green Station in Kowloon City 綠在九龍城

Annex 4 – Enlarged Location Plan
(2 of 4)

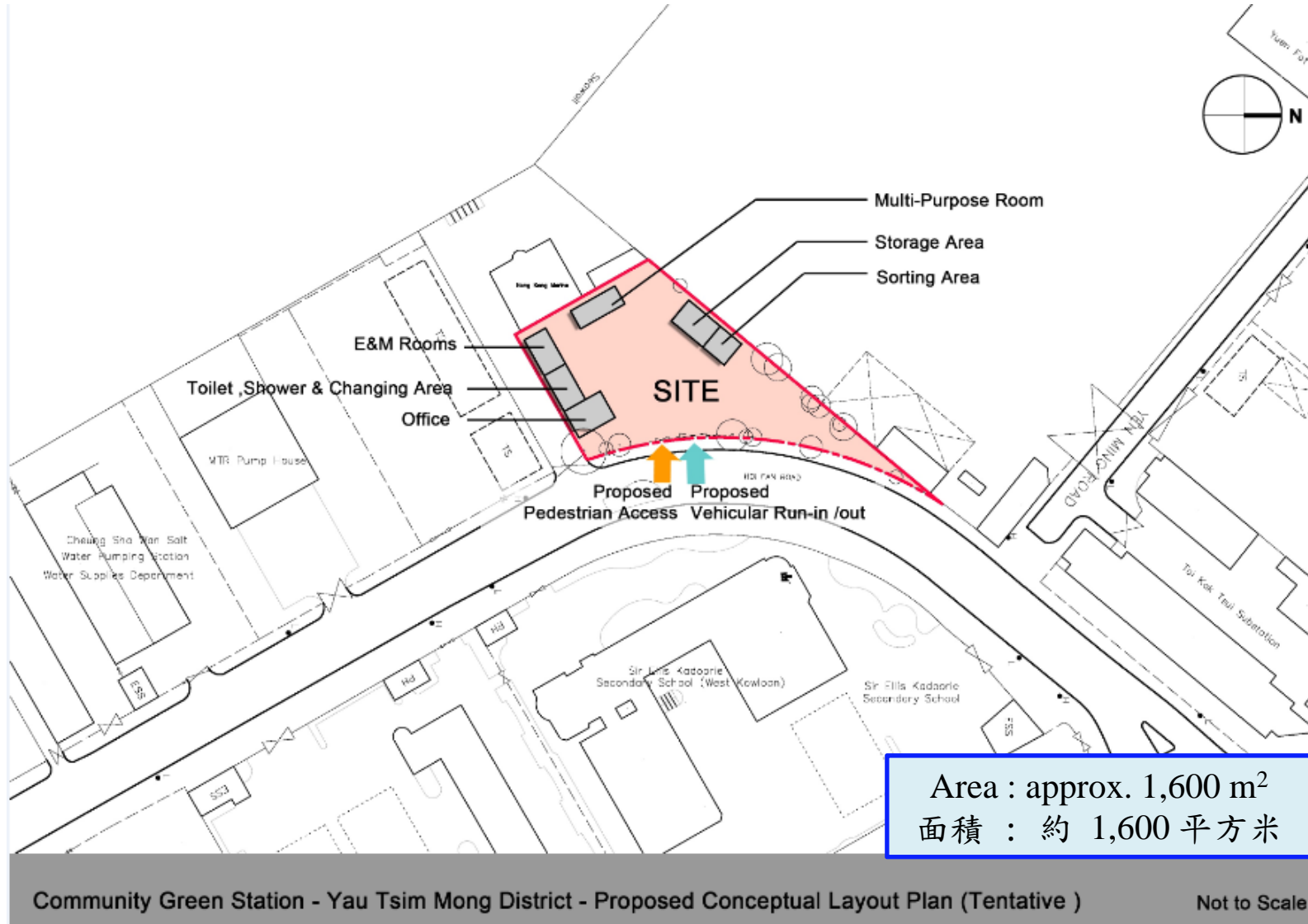


Community Green Station in Kowloon City 綠在九龍城



Community Green Station in Yau Tsim Mong 綠在油尖旺

Annex 4 – Enlarged Location Plan
(4 of 4)



Community Green Station in Yau Tsim Mong 綠在油尖旺