

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

Proposed Short Term Tenancy No. 3874 for Recycling Uses at Wing Shun Street, Kwai Chung

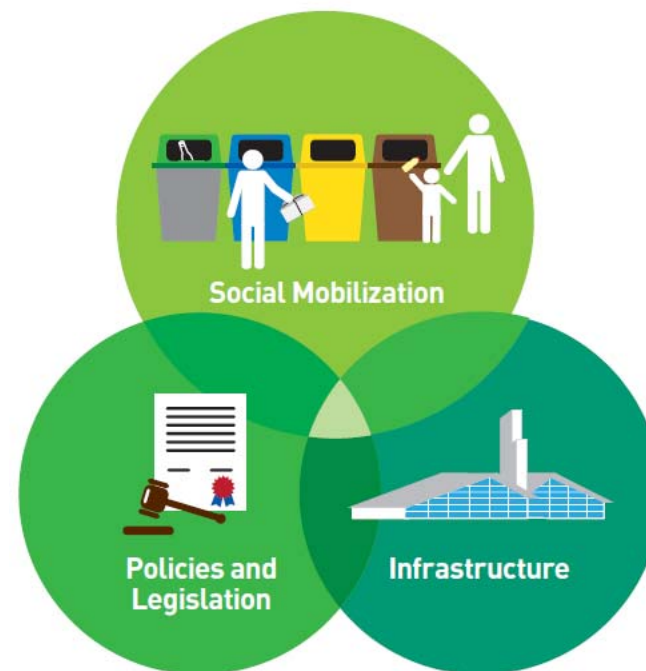
Presented by Environmental Protection Department



Hong Kong Municipal Solid Waste Management

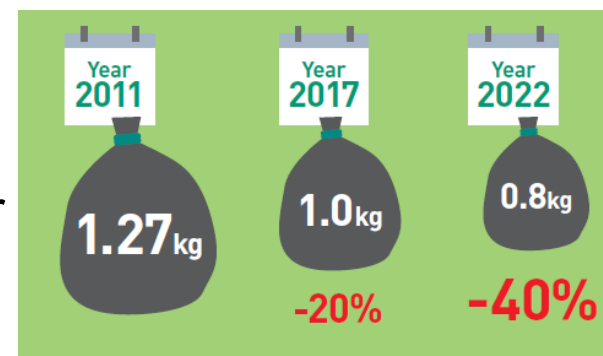
Hong Kong Blueprint for Sustainable use of Resources 2013 - 2022

- Drive behavioural change through policies and legislation to reduce waste
- Mobilize the community to participate
- Invest in infrastructure



Targets

- To reduce the current per capita MSW disposal rate of 1.27 kg per day to 0.8kg per day by 2022



Challenges facing the Recycling Industry

- Shortage of land supply and high land cost
- Fluctuating market demand and price
- High labour cost
- Contamination of recyclables
- High transportation cost

The Steering Committee to Promote the Sustainable Development of the Recycling Industry was set up in August 2013 to coordinate government's actions in facilitating development of the recycling industry



Land Support for Recycling Industry

Short-term Tenancy (STT) Sites

- Provide exclusively for bidding by recyclers
- Currently 33 STT sites with a total area of 4.7 hectares
- 18 sites of about 1.6 hectares to be taken back from 2016 onwards
- Suggestion of Steering Committee to Promote the Sustainable Development of the Recycling Industry - longer fixed term of tenancy, e.g. 5-7 years

Land Support for Recycling Industry

Long-term Land – EcoPark

- provide long-term land at affordable cost to recycling industry

Export Facilities – Public Cargo Working Areas(PCWAs)

- Recyclables are mainly exported by sea/river transport
- Most waste paper are exported via PCWAs
- 2013 Policy Address – to allocate sufficient PCWA berth length for exclusively bidding by the recycling trade

Land Support for Recycling Industry

Consultancy study to look into the land requirements of the recycling industry

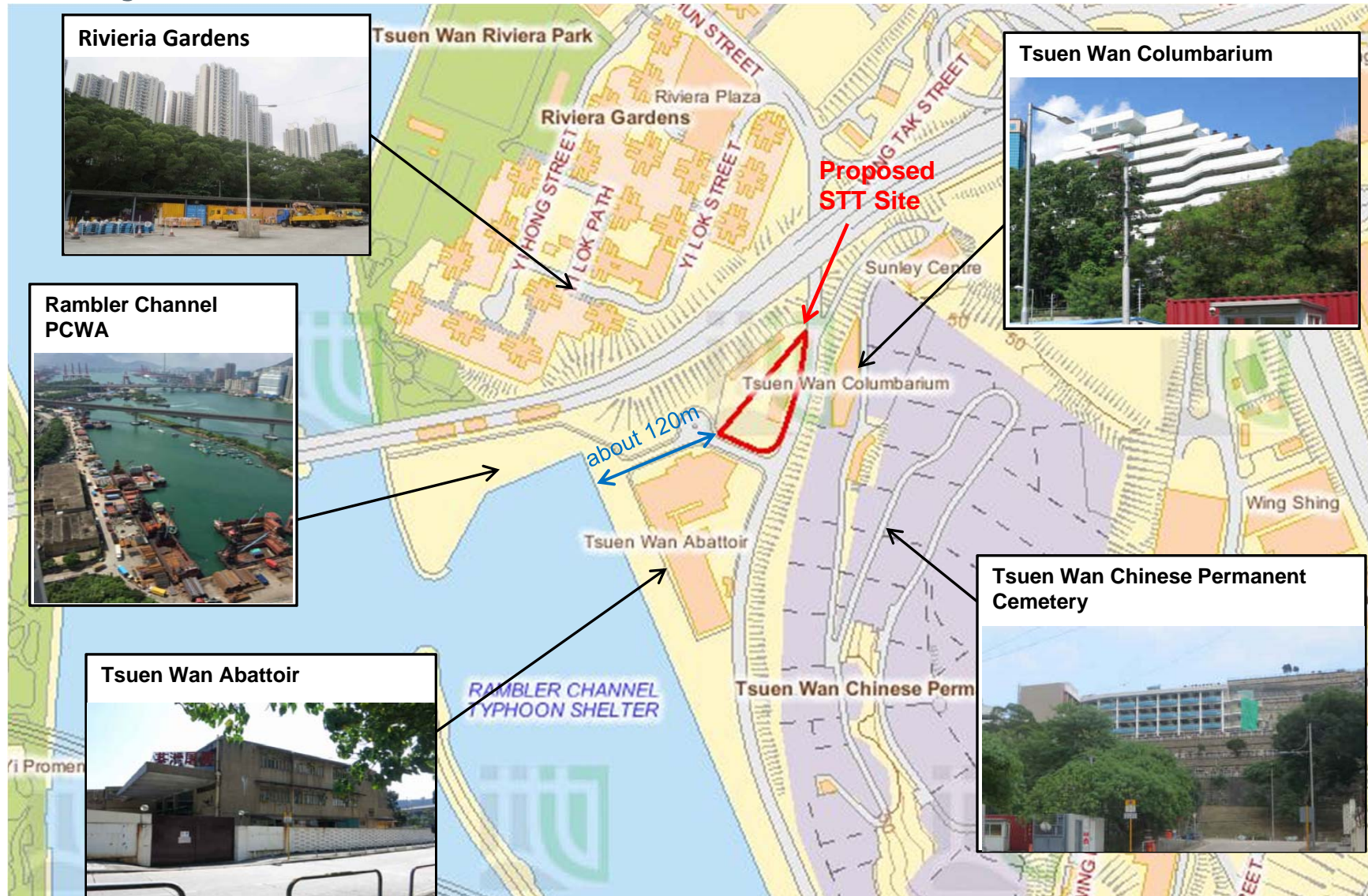
- To recommend on the land requirements for waste recycling in short, medium and long term
- To improve the land use efficiency of the waste recycling operations
- Study commissioned in early 2015 and is scheduled to be completed around mid 2016.

Proposed STT Site No. 3874



- Wing Shun Street, Kwai Chung
- About 2,820m² and is zoned “G/IC on the approved Kwai Chung OZP
- The Site is currently part of the area temporarily allocated to the Highways Department as maintenance depot and material storage

Adjacent Land Uses



Operation of STT Sites for Recycling uses

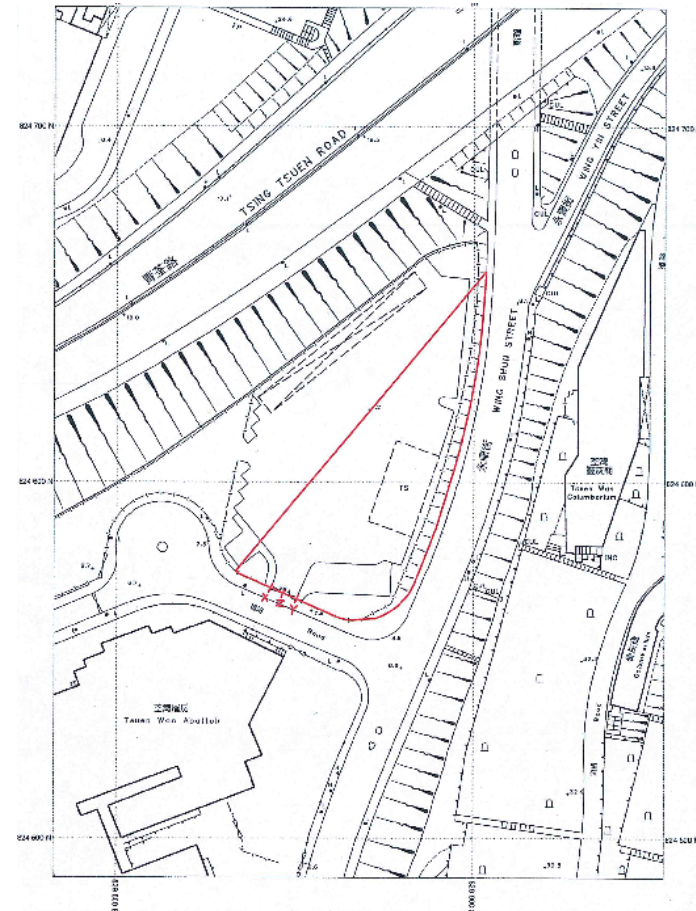
- Reception of recyclables collected from collectors or other households /commercial & industrial sources
- Storage and processing of recyclables – sorting, shredding, cleaning, baling, etc.
- Delivery of the processed/baled recyclables to export facilities, e.g. PCWAs/River terminals



The Terms of Proposed STT Suggested by DLO

Temporary Use for Recycling Operation

- Site Area** : about 2,820m²
- Term** : 5 years and thereafter quarterly
- Proposed Use** : Recovery and recycling of recyclable materials
- Maximum Height of Structures** : 3 m



Land Use Considerations

Urgent needs of land for recycling use

- Of the 33 existing sites, 18 sites likely to be taken back from 2016 onwards
- Need to replenish the pools of STT sites

Site suitability for recycling use

- Close to Rambler Channel PCWA - Lower transportation cost for exporting processed recyclables
- Good vehicular access
- No unacceptable nuisances to the neighbourhood

Conformity with Harbour Planning Principle and Guidelines

Visual Impact

- About 120 from the waterfront (Rambler Channel PCWA)
- Recycling operation carried out at ground level
- Sight-line from the harbour to the Site would be blocked by Tsuen Wan Abattoir



Prevention of Environmental Nuisance

- Conditions of Tenancy Agreement of STT site
 - Pollution prevention requirements
- Compliance Monitoring
 - Regular and ad-hoc site inspections by EPD and LandsD
- Control under Relevant Environmental Legislations
 - Enforcement action by EPD's enforcement staff

Term of Tenancy

Needs of recycling industry

- The fixed term of recycling STT sites are normally 3-5 years
- Substantial capital investment (e.g. site formation, acquisition and installation of equipment) to start operation
- Recycling market fluctuation and thin profit margin for recycling trade
- A longer fixed term (5 – 7 years) is preferred by the recycling trade
- Steering Committee to Promote the Sustainable Development of the Recycling Industry also recommend a longer term for recycling tenancies
- The site falls within “G/IC” zone on approved Kwai Chung OZP, a term of 5 years is permitted for temporary use

Summary

- The Steering Committee to Promote the Sustainable Development of the Recycling Industry request for more STTs for the recycling industry
- Recycling operation carried out at ground level on the STT site. Sight line will be blocked by development further down to the shore line
- No environmental nuisances are expected

Thank You

