

**Discussion Paper for Legislative Council
LegCo Panel on Planning, Lands and Works
Meeting on 23 April 2001**

3065 GI – New EMSD Headquarters at Kai Tak

Purpose

The purpose of the paper is to brief Members of the background and details of the proposed project on the new Electrical and Mechanical Services Department (EMSD) Headquarters at Kai Tak, the cost of which is estimated at \$962.7 million in MOD prices.

Background

2. The Government decided, in 1994, to redevelop the under-utilized site at Caroline Hill Road where the EMSD Headquarters and workshops are currently located in order to achieve a more cost-effective use of the site. To enable the release of the site in 2004/05, EMSD Headquarters and workshops, among other users of the site, will have to be vacated and reprovisioned to an alternative site. The Government Property Administrator has identified the ex-HACTL2 Building for this purpose. The Building was previously used as a cargo terminal, and is now leased commercially as a temporary arrangement. As for the other occupants of the Caroline Hill site, the Civil Aid Service will be reprovisioned to a new building to be constructed in the West Kowloon Reclamation scheduled for completion in mid-2004 while the offices of the Drainage Services Department and Highways Department will be accommodated in either government owned or commercially leased premises as appropriate closer to the time of the Caroline Hill Road site release.

Justification

3. To cope with the timely release of the site at Caroline Hill Road

scheduled for 2004/05, the existing EMSD Headquarters and workshops will have to be vacated and reprovisioned to an alternative site. Upon site investigation, the ex-HACTL2 Building has been found suitable for the purpose. The opportunity is also taken to reprovision EMSD facilities in Sung Wong Toi Depot and the Kowloon Bay Vehicle Servicing Station to form a combined new headquarters. Both sites are within the scope of the South East Kowloon Development Study and will ultimately be subject to reprovisioning.

4. The project will enable the release of three sites with a total site area of about 44,000 m² for redevelopment and some 2,000 m² in either government or leased accommodation at the Public Works Central Laboratory Building, Pamela Youde Nethersole Eastern Hospital and 111 Leighton Road. The disposal of the three sites will generate revenue of approximately \$4 billion while relinquishing the leased accommodation will bring about rental savings of some \$3 million per annum. By implementing the proposal, we are putting the ex-HACTL2 Building to a more worthy and effective use.

5. By moving the other EMSD operations currently located at Sung Wong Toi Depot and the Kowloon Bay Vehicle Servicing Station to the ex-HACTL2 Building at Kai Tak, it will also obviate the need for separate site reservations. The centralization of major work activities in a single location at Kai Tak will enable the Electrical and Mechanical Services Trading Fund (EMSTF) to provide more cost-effective and value-for-money services to its clients. Since the reprovisioning is provided to EMSD on a cost neutral basis, there would be no adverse cost implications for the Trading Fund. It is also projected that the business outlook would be stable after the reprovisioning in early 2004.

6. All existing facilities in the three sites as listed in **Appendix I** will be vacated and reprovisioned to the new EMSD Headquarters at Kai Tak upon completion of the modification and conversion works.

7. Although major work activities will be centralized in the future new EMSD Headquarters at the ex-HACTL2 site, we need to maintain a small scale workshop on the Hong Kong Island to serve as a regional depot for the

provision of essential and emergency services to E&M facilities and vehicles on the Hong Kong Island to meet our clients' service requirements, such as fault response/repair time, equipment/vehicle availability, etc. The proposal is being dealt with separately. We envisage that no separate PWSC submission will be required for the setting up of the proposed Hong Kong regional depot.

The Site

8. The site is located at the western side of the Kowloon Bay industrial area bounded by Kai Cheung Road to the south, Cargo Circuit to the north and Kai Shing Street to the east. It was previously used as the Hong Kong Air Cargo Terminal 2 (HACTL2) and is zoned for GIC use under the draft Kai Tak (North) Outline Zoning Plan. Under the Comprehensive Feasibility Study for the Revised Scheme of South East Kowloon Development, this site has been earmarked for the "proposed EMSD Headquarters". The ex-HACTL2 Building was completed in the early nineties and is expected to have a long life span after conversion. A site plan is attached at **Appendix II** for Members' reference.

Scope of the Project

9. The existing structure of the ex-HACTL2 Building and the adjoining open land will be converted and refurbished, and an additional floor will be constructed to provide a gross floor area of some 81,800 m² for general and specialist accommodation, and 168 carparking spaces for the Department's operational vehicle fleet, comprising some 160 government vehicles and a few vehicles hired from government contractors.

10. The proposed new EMSD Headquarters will accommodate some 2,300 staff. To cater for the significant increase in pedestrian traffic, especially across Kai Cheung Road to the public transport interchange facilities near the Hong Kong International Trademart, and to enhance safety across this relatively high speed road, a footbridge will be constructed to provide a direct and safe link between the site and the area to the south.

Development Options

11. In the course of site investigation, the following three options have been examined -

- (a) to modify and convert the ex-HACTL2 Building and the adjoining open land, and to construct an additional floor;
- (b) to demolish completely the ex-HACTL2 Building and to reconstruct a new building on the site; and
- (c) to modify and convert the ex-HACTL2 Building to depots and workshops only and to construct a new block adjacent to it for office use.

Option (a) is the least expensive and takes the shortest time to complete. Option (b) is 50% more expensive than option (a) and takes two more years to complete. Option (c) is less expensive than option (b) but more expensive than option (a) and takes one more year to complete. Option (a) is therefore chosen.

Financial Implications

12. Funds have been earmarked in the 2000 CWRP RAE. We estimate that the total capital cost of the project to be \$962.7 million, in MOD prices, made up as follows:

	\$ million
(a) Site works	2.9
(b) Building	414.3
(c) Building services	263.3
(d) Demolition	10.5
(e) Drainage and external works	13.6

(f)	Footbridge construction	18.9	
(g)	Furniture and equipment	84.1	
(h)	Contingencies	<u>72.4</u>	
	Sub-total	<u>880.0</u>	(in Sept 2000 prices)
(i)	Provision for price adjustment	<u>82.7</u>	
	Total	<u>962.7</u>	(in MOD prices)

13. The proposed demolition, conversion and new construction works will not give rise to additional annually recurrent expenditure.

Environmental and Traffic Impact Assessments

14. A Preliminary Environmental Review on the proposed EMSD Headquarters at the ex-HACTL2 Building was conducted in July 2000. The study concluded that the project would not give rise to significant adverse environmental impacts in the long term. As the project is not a designated project under the Environmental Impact Assessment Ordinance (EIAO), an Environmental Impact Assessment is not required.

15. During the building conversion and modification stage, good site practices will be implemented to avoid uncontrolled impacts of noise, dust, site run-off nuisances. At the planning and design stage, the relevant contractors will be required to submit a waste management plan to Director of Architectural Services (D Arch S) for approval and they will also be required to implement necessary measures to minimize the generation of construction and demolition materials. Close monitoring of the day-to-day operations on site will be conducted to ensure compliance of the requirements according to the waste management plan. Construction and demolition materials produced will be reused or recycled as far as possible or disposed of properly through designated public filling facilities.

16. A preliminary traffic impact assessment was conducted in early 2000

to evaluate the impact on the vehicular and pedestrian traffic associated with the proposed new EMSD Headquarters. The assessment concluded that the existing road network would be able to cope with the additional traffic generated by the project.

Implementation Plan

17. The project was upgraded to Category B in December 2000. D Arch S has completed the detailed design and is preparing the tender documents using in-house staff resources. We plan to tender the site works in November 2001 and start the construction of the footbridge and modification works in March 2002 for completion in November 2003 so as to allow EMSD facilities at Caroline Hill Road to be relocated and the Caroline Hill site to be cleared in early 2004. The reprovisioning of the other two sites to the new EMSD HQs will also take place at about the same time. The Architectural Services Department will undertake all works including architectural, structural, quantity surveying and building services.

Public Consultation

18. We had consulted the Environment and Hygiene Committee of the Kwun Tong District Council on 13 March 2001 and the proposal was endorsed.

Way Forward

19. We plan to submit the project proposal for discussion at the Public Works Sub-committee on 13 June 2001 and the Finance Committee on 6 July 2001.

Works Bureau

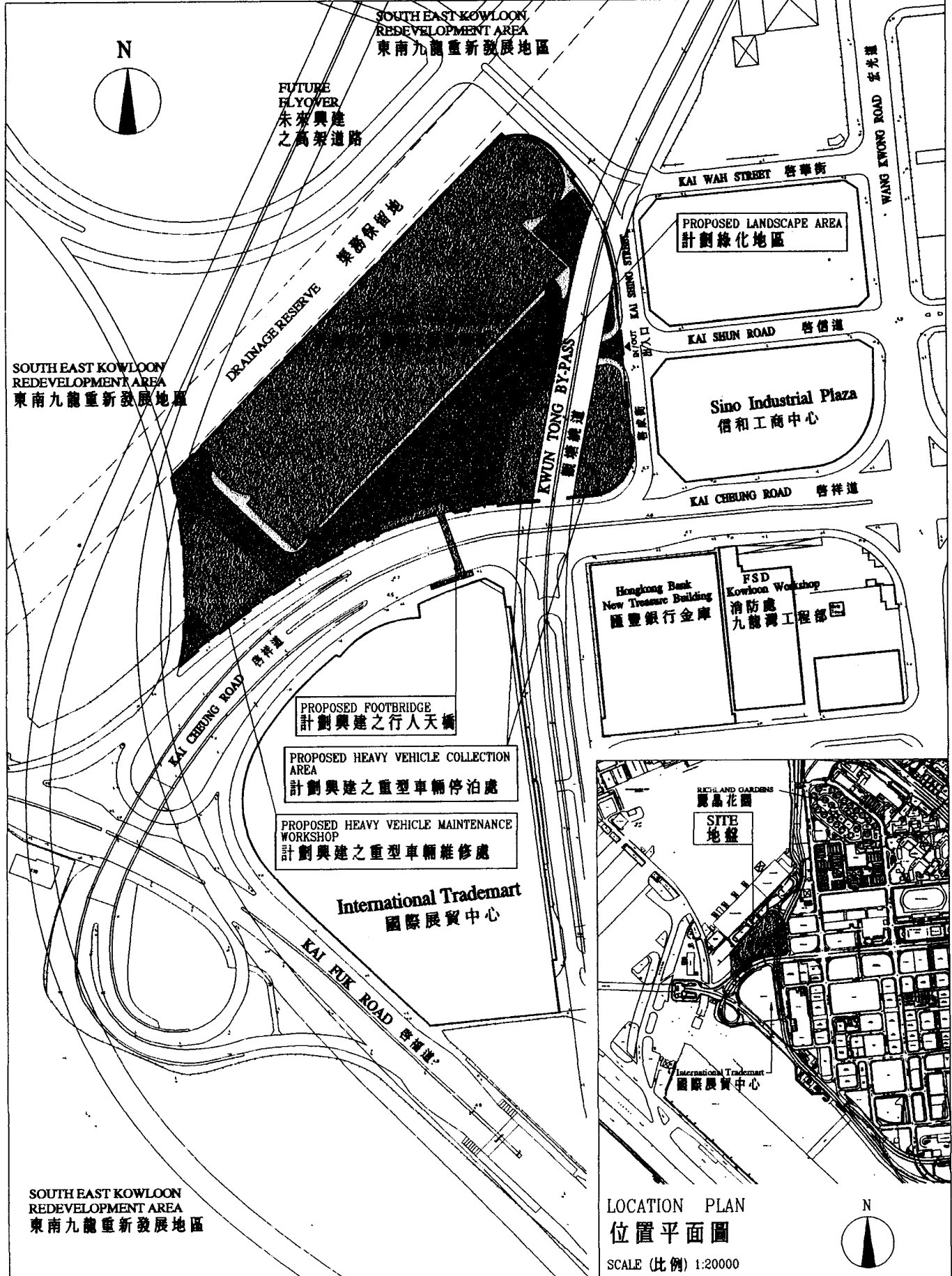
April 2001


**Comparison of the Space Provisions
in the New EMSD Headquarters at Kai Tak and the Existing Facilities**

<u>Existing Accommodation</u>	<u>Gross Floor Area (m²)</u>
Caroline Hill Headquarters	29,329
Sung Wong Toi Depot	47,100
Kowloon Bay Vehicle Servicing Station	4,525
Public Works Central Laboratory Building	686
Pamela Youde Nethersole Eastern Hospital	778
111 Leighton Road	624
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	83,042
<u>Proposed New EMSD Headquarters at Kai Tak</u>	
General Accommodation (including offices and common facilities such as staff canteen, lecture theatre and visitor centre)	26,800
Specialist Accommodation (including workshops, storehouses, training rooms, etc.)	55,000
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	81,800*

(including 3,800 m² for heavy vehicle maintenance workshop on open land)*

Total construction floor area of the new EMSD Headquarters project - 105,500 m²



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