

**Information Paper for
LegCo Panel on Housing and Panel on Security**

**Reprovisioning of
Civil Aid Service and Fire Services Department Facilities
to Site 17, West Kowloon Reclamation**

PURPOSE

We plan to reprovise the existing CAS and FSD facilities at Caroline Hill Road, Argyle Street and Hok Yuen Street to site 17 of West Kowloon Reclamation in a bid to release the existing sites for housing and other developments. This paper informs members of our proposal.

BACKGROUND

2. Civil Aid Service (CAS) and Fire Services Department (FSD) have been occupying the following premises for over 30 years -

- (a) the CAS Headquarters (CAS HQ) at **Caroline Hill Road**, Causeway Bay;
- (b) the CAS Kowloon Training Centre (CAS KTC) and the FSD Rescue Training Centre (FSD RTC) at **Argyle Street**, Kowloon City; and
- (c) the CAS Cadet Training Centre (CAS CTC) at **Hok Yuen Street**, Hung Hom.

3. CAS is a volunteer service which augments the regular front-line emergency forces of the government in the event of natural disasters and other emergencies. CAS also provides various other services to the community. The CAS buildings have been built to meet the operational and training requirements of the CAS. Specifically, the CAS HQ serves as the administrative centre for CAS and also as the training centre for CAS volunteers and operational base for natural disasters. The CAS KTC houses the Central Command Centre of CAS and serves as the operational base of the CAS Mountain Search and Mountain Rescue Companies. The FSD RTC with

basic training facilities is used by FSD for in-service training of the operational staff of its Kowloon Fire Command whilst the CAS CTC provides a base for the CAS cadet training.

4. In 1993, the Committee on the Redevelopment of Under-developed Government Sites identified a number of under-utilised government sites, including the sites at Caroline Hill Road and Argyle Street and recommended reprovisioning of the existing facilities on these sites to Site 17 of West Kowloon Reclamation. In order to ensure optimum development of the new site, it has also been recommended to reprovision the CAS CTC from its existing Hung Hom venue to this site. Whilst the two sites at Caroline Hill Road and Argyle Street are planned for land sale after completion of the reprovisioning project to provide about 620 flats and 430 flats respectively, the site at Hung Hom will be returned to the Government for other development.

5. In order to vacate the sites for the planned land sale, there is a need to reprovision and upgrade the existing CAS and FSD facilities to present-day standards and requirements to Site 17 of West Kowloon Reclamation. The project comprises the construction of the following: -

(a) *CAS Headquarters Building*

The 7-storey main building will include the CAS Central Command Centre, offices and conference rooms, a training resources centre, classrooms, a multi-purpose demonstration theatre, a fitness training centre, stores, a canteen, a motor cycle depot and cadet training workshops.

(b) *FSD Kowloon Rescue Training Centre*

The 4-storey building with an associated 10-storey rescue tower will include real-fire training chambers, a breathing apparatus training chamber, simulated tunnels and chutes, training monitoring systems, a first aid room, store rooms, a conference room, a rescue hut and an artificial climbing wall.

(c) *Common training facilities for CAS and FSD*

The common training facilities to be shared by CAS and FSD will include a rescue hut (inside FSD building), an artificial climbing wall (at an external wall of FSD building), a debris pile and a clearance area serving

as a parade ground, drill yard and vehicle driving ground (in an open area).

A site plan showing the details of the proposed works is at Annex A.

THE PROPOSAL

6. We propose to upgrade B068KA to Category A at an estimated cost of \$243.3 million in money-of-the-day prices for the reprovisioning of the existing CAS and FSD facilities mentioned in paragraph 2 above to Site 17 of West Kowloon Reclamation. We intend to make a submission to the Public Works Sub-committee in October 2002 and plan to commence construction in early 2003 for completion by mid-2005.

JUSTIFICATION

7. The sites housing the existing facilities of CAS and FSD at Caroline Hill Road and Argyle Street are under-developed by today's standards. In order to avoid under-utilisation of the land resources, it has been recommended to reprovision the facilities to site 17 of West Kowloon Reclamation so as to release the sites for land sale. To achieve optimum development of the new site, CAS CTC at Hung Hom will also be reprovisioned to this site.

8. Upon reprovisioning, we will upgrade the existing CAS and FSD facilities to the present-day standards and requirements. The upgrading of existing facilities will enhance the safety, training effectiveness as well as operational efficiency of CAS volunteers and operational staff of the Kowloon Fire Command of FSD. In particular, FSD currently does not have any permanent purpose-built facilities to simulate real-fire ground situation and only smoke-logged condition can be simulated. To enhance the skills and operational capabilities of fire-fighters and improve their occupational safety, the provision of advanced and purpose-built training facilities with safety measures for simulating realistic fire and special service incidents at the new site is essential.

9. The reprovisioning of the existing premises to this new site in the West

Kowloon Reclamation will provide a strategically located and easily accessible place for fire-fighters and CAS volunteers. Compared with the existing scattering of facilities at various locations, the grouping of new facilities at one place would enhance the operational efficiency. In addition, CAS and FSD will share the use of the parade ground, rescue training facilities, artificial climbing wall and classrooms. The sharing of facilities will enhance the cost-effectiveness of the project.

ENVIRONMENTAL IMPLICATION

10. The Director of Architectural Services completed a Preliminary Environmental Review (PER) for the project in November 1998 and concluded that the proposed development would have no long-term environmental impact on the surrounding areas. The PER has been vetted and endorsed by the Director of Environmental Protection. Appropriate safeguard measures would need to be provided during design and operation of the fire training facilities to minimize potential hazards. These measures will include proper and clear rules and procedures for the use of the fire training facilities and safety feature designs like completely enclosed building area, mechanical ventilation system, and safety monitoring systems. A preliminary safety assessment by specialists was completed in May 2002 and all possible hazards and appropriate safeguard measures have been reassessed. A further independent and comprehensive safety review will be carried out during the construction stage to oversee and ensure the implementation of all the required safety measures to minimize potential hazards and possible impacts on off-site public.

11. During construction, noise, dust and site run-off nuisance within established standards and guidelines will be controlled through implementation of mitigation measures in the contract. These will include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities; frequent cleaning and watering of the site; and provision of wheel-washing facilities.

12. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. We have introduced more prefabricated building elements to avoid temporary formwork and construction waste. These include dry-wall partitioning and proprietary fittings and fixtures. We will use suitable excavated materials for filling within the site to minimize off-site disposal. In addition, we will

require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects. We will require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. The contractor will be required to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes. We estimate that the project will generate about 13,700 cubic metres (m³) of C&D materials. Of these, we will reuse about 500 m³ (4 %) on site, 11,000 m³ (80%) as fill in public filling areas¹ and dispose of 2,200 m³ (16%) at landfills.

FINANCIAL IMPLICATION

13. The cost of the project is estimated to be \$243.3 million in money-of-the-day (MOD) prices. A breakdown of the project cost estimate is at Annex B.

PUBLIC CONSULTATION

14. We consulted the Food and Environmental Hygiene Committee of the Yau Tsim Mong District Council on 16 May 2002. Members of the Committee supported the proposed project.

LAND ACQUISITION

15. The project does not require any land acquisition.

¹ A public filling area is a designated part of a development project that accepts public fill for reclamation purpose. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

ATTACHMENT

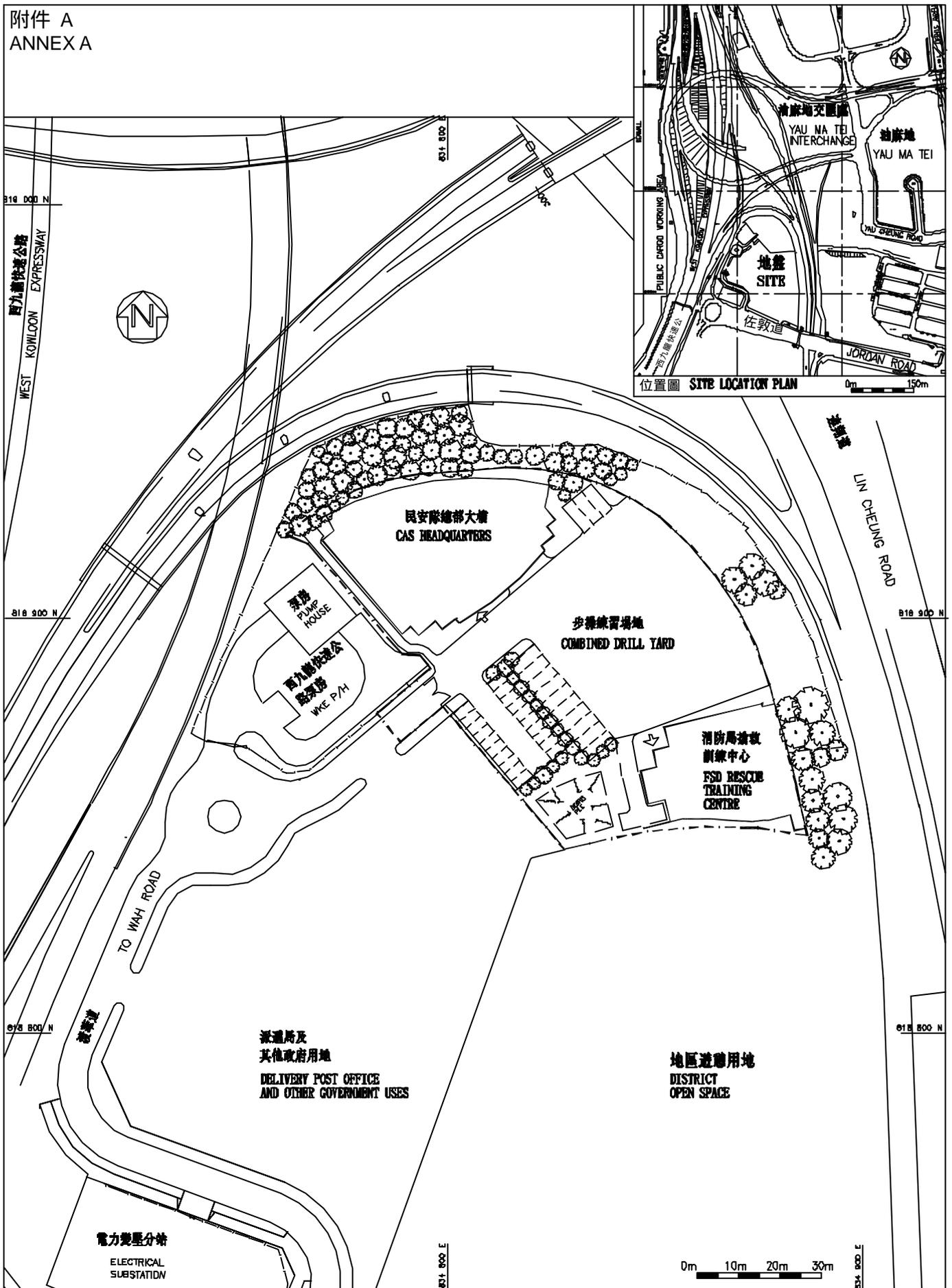
Annex A – Site plan

Annex B – Breakdown of project cost estimate

Housing Bureau

May 2002

附件 A
ANNEX A



title 西九龍填海區第十七地段 重建民安隊及消防處設施 REPROVISIONING OF CAS & FSD FACILITIES TO SITE 17, WEST KOWLOON RECLAMATION	drawn by H.M. LAM	date 18.5.02	drawing no. AB/6002/XE001	scale 1:125D
	approved W.Y. WAN	date 18.5.02	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

Annex B

Breakdown of the project cost estimate

		\$ million	
(a)	Site Works	1.2	
(b)	Piling	49.6	
(c)	Buildings	99.7	
(d)	Building Services	47.3	
(e)	Drainage & External Works	21.2	
(f)	Furniture & Equipment	<u>5.8</u>	
		224.8	
(g)	Contingencies	<u>22.5</u>	
	Sub-total	<u>247.3</u>	(in September 2001 prices)
(h)	Provision for price adjustment	(4.0)	
	Total	<u>243.3</u>	(in MOD prices)