

**Information Paper for Legislative Council Panel on Security
and Panel on Food Safety and Environmental Hygiene**

**Construction of
Kwai Chung Ambulance Depot with Fire Services Department Offices
and Refuse Collection Point at Hing Shing Road, Area 10B, Kwai Chung**

Purpose

This paper informs Members of our plan to implement a joint-user development comprising a seven-storey ambulance depot-cum-office building for Fire Services Department (FSD) and a two-storey refuse collection point (RCP) for Food and Environmental Hygiene Department (FEHD) at Hing Shing Road, Area 10B, Kwai Chung.

Proposal and Justifications

Ambulance Depot

2. There is currently no ambulance depot within the areas of Kwai Chung, Ha Kwai Chung, Lai King and the Kwai Chung Container Terminal. At present, these areas are serviced by ambulances deployed at Tsing Yi Ambulance Depot, Lei Muk Shue Ambulance Depot and the temporary ambulance out-station at Kwai Chung Fire Station.

3. Of the 13 069 emergency ambulance calls received from January to October 2002, FSD was able to meet 92.8% of them within the 12-minute target response time, as against its performance pledge of 92.5%. However, the response time performance has dropped at an average annual rate of 1.5% from 96.5% in 1999 to 93.5% in 2001 as the number of emergency calls in the areas has increased at an average annual rate of 5% from 13 651 to 15 034 during the same period. It is projected that with the continued growth in population in the areas from 186 000 in 2000 to 221 000 in 2006 and increase of the proportion of old age population, the demand for the emergency ambulance service in the

areas concerned will rise. To ensure adequate emergency ambulance service and to cope with the anticipated increase in demand, we need to provide the proposed ambulance depot in time. With the provision of the proposed ambulance depot at this strategic location, FSD will be able to deploy additional ambulances to service the areas and improve its ambulance coverage.

FSD Offices

4. To optimise the utilisation of the site, we shall take the opportunity to relocate the following FSD offices currently accommodated in other government/leased premises to this new building:

- (a) the Ambulance Command New Territories (NT) Regional Headquarters at Tsuen Wan Ambulance Depot; and
- (b) the Licensing and Certification Command NT South Sub-Regional Office and the Fire Safety Command NT Regional Office at leased offices in Tsuen Wan.

5. Since its establishment in 1989, the Ambulance Command NT Regional Headquarters has been occupying temporary offices in Tsuen Wan Ambulance Depot with below-standard provision due to space constraints. The relocation of the Ambulance Command NT Regional Headquarters to the new site will relieve the present overcrowding situation in Tsuen Wan Ambulance Depot and improve overall operational efficiency. Moreover, the strategic location of the new site will help with improvement in operational and administrative cover of both the NT and Lantau areas.

6. The Licensing and Certification Command NT South Sub-Regional Office and the Fire Safety Command NT Regional Office are currently occupying leased office accommodation in Tsuen Wan. The provision of permanent accommodation for these offices at this convenient location can enhance the delivery of public services, provide security of tenure and save the Government's rental payments.

7. Upon the commissioning of the new building, the space to be vacated by the Ambulance Command NT Regional Headquarters will be restored to its original use as a standard ambulance depot. The leased office accommodation will be relinquished.

RCP for FEHD

8. There is currently no RCP in the proposed catchment area bounded by Hing Fong Road, Wing Fong Street, Hing Shing Road and Kwai Fuk Road in Kwai Chung (generally known as Kwai Fong Circuit). The nearest RCP is located at Tai Lin Pai Road, which is far away from the proposed catchment area (about 35 minutes' walking distance). Refuse from residential buildings in the area is collected by private refuse collectors and stacked up along the pavements pending collection by refuse collection vehicles. Although refuse collection service has been restricted to evening hours from 5:00 pm to 10:00 pm, collection of refuse on street can hardly be considered to be hygienic and the situation has invited numerous complaints from the general public, as well as from Legislative Councillors and Members of Kwai Tsing District Council. The proposed RCP, being conveniently located to service the catchment area, will help resolve the long-standing refuse collection problem.

Advantages of Joint Development of the Ambulance Depot and the RCP

9. The subject site, comprising two adjoining parcels of Government land originally earmarked for the independent development of an ambulance depot and an RCP, is physically constrained by steep slopes at the back. Instead of pursuing two independent developments for FSD and FEHD, we have decided to pursue a joint-user development as it can offer more flexibility in design and make site formation works more practical and cost-effective.

Project Scope

10. We plan to implement a joint-user development comprising a seven-storey ambulance depot-cum-office building for FSD and a two-storey RCP for FEHD at Hing Shing Road, Area 10B, Kwai Chung, New

Territories.

11. For the ambulance depot, it will have a 3-bay appliance room, offices, four stores, barracks, a locker-cum-changing room, a drying room, a canteen, an open drill yard and a fuel filling facility.

12. For the FSD offices, it will comprise staff offices and other shared facilities, including a locker-cum-changing room, an exercise room, a conference room, two interview rooms, a plan room for storage of plans, a plan processing room, two rooms for staff on standby duties, a training aids room and four pantries.

13. For the RCP, it will comprise areas for parking, loading and storage, washing facilities, a toilet/changing room and an office.

Public Consultation

14. The Food and Environmental Hygiene Committee of the Kwai Tsing District Council agreed in December 2001 that the project should be implemented as soon as possible. However, some residents of a nearby residential development, namely Hibiscus Park, and the principal of a nearby school have raised concerns about possible environmental nuisances such as foul smell, traffic noise and traffic congestion. The Director of Food and Environmental Hygiene has subsequently explained to the resident group and the school that the latest architectural design of the development, coupled with appropriate mitigation measures during construction and operation of the ambulance depot/RCP, should be effective in minimising possible nuisances arising from the development.

Environmental Implications

15. Environmental, traffic and soil contamination impact assessments conducted by independent consultants have concluded that the project would have no long-term adverse impact on its neighbourhood in these regards. During construction, we will control noise, dust and

site run-off nuisances through the implementation of the mitigation measures as recommended in the assessment report and the incorporation of such obligations in the relevant contracts. We will excavate, test and where necessary treat the contaminated soil before landfill disposal according to established standards and guidelines. We will direct the contaminated ground water if found within the site to a petrol interceptor to reduce grease, oil and petroleum contaminants.

16. During the operation of the ambulance depot, the Director of Fire Services will implement mitigation measures to minimise noise nuisance. The Director of Food and Environmental Hygiene will carry out proper house-keeping for the RCP, including day-to-day cleansing to minimise possible environmental nuisance to the public.

Land Acquisition

17. This project does not require any land acquisition.

Financial Implications

18. We estimate the total capital cost of the project to be \$93.9 million in money-of-the-day prices.

Implementation Plan

19. We plan to seek funding approval from the Public Works Subcommittee in January 2003. The construction works are expected to start in mid-2003 for completion in mid-2005.

Security Bureau
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