

**For discussion  
on 24 March 2015**

**Legislative Council Panel on Development**

**117KA - Relocation of New Territories West Regional Office and  
Water Resources Education Centre of  
Water Supplies Department to Tin Shui Wai**

**PURPOSE**

This paper seeks Members' support on our proposal to upgrade **117KA** entitled "Relocation of New Territories West Regional Office and Water Resources Education Centre of Water Supplies Department to Tin Shui Wai" to Category A at an estimated cost of \$823.4 million in money-of-the-day (MOD) prices for the relocation of the existing New Territories West (NTW)<sup>1</sup> Regional Office and Water Resources Education Centre (WREC) of Water Supplies Department (WSD) in Mong Kok to Tin Shui Wai.

**PROJECT SCOPE**

2. The proposed scope of works under **117KA** comprises –
  - (a) construction of a new building at a site of about 3 400 square metres (m<sup>2</sup>) at the junction of Tin Cheung Road and Tin Pak Road, Tin Shui Wai. The new building will consist of 7 storeys, providing a total construction floor area (CFA) of about 12 900 m<sup>2</sup>;
  - (b) demolition of the existing facilities of WSD in Mong Kok; and
  - (c) fitting out and associated works for the re-provisioning of the Customer Enquiry Centre (CEC) at another location in Kowloon.

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<sup>1</sup> The NTW Region of WSD is responsible for the operation and maintenance of the waterworks installations and water supply and distribution network in Tsuen Wan, Kwai Chung, Tsing Yi, Yuen Long, Tuen Mun and Tin Shui Wai. It has a Regional Office in Mong Kok and a sub-office in Yuen Long.

3. The proposed new building in Tin Shui Wai comprises the provision of the following facilities –

- (a) offices<sup>2</sup>;
- (b) workshop;
- (c) WREC with exhibition hall and lecture room;
- (d) night duties accommodation;
- (e) car parking spaces for a fleet of vehicles to support the operation of the NTW Regional Office of WSD; and
- (f) other ancillary facilities including changing and shower facilities, and storage facilities<sup>3</sup>.

4. A site plan and an artist's impression of the proposed new building in Tin Shui Wai are at **Enclosures 1 and 2** respectively. A location plan of the existing WSD facilities in Mong Kok is at **Enclosure 3**.

5. Subject to funding approval of the Finance Committee (FC), we plan to start the design-and-build contract for the proposed new building in Tin Shui Wai in mid-2015 for completion by end 2017. We aim to commission the new building in early 2018.

6. After commissioning of the new building in Tin Shui Wai, we plan to start the demolition of the existing WSD facilities in Mong Kok in mid-2018 for completion in mid-2019.

7. For the CEC in the existing WSD facilities in Mong Kok, we plan to identify a suitable government or private premises in Kowloon in early 2017 for its reprovisioning to match with the relocation and demolition programme of the facilities.

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<sup>2</sup> The offices are for the NTW Regional Office and relocation of an existing WSD Meter Reading NTW Office in Tuen Mun.

<sup>3</sup> The storage facilities are for the NTW Regional Office and relocation of an existing WSD store in Cheung Sha Wan for storage of miscellaneous items including water meters, materials of the projects for retrofitting of water saving devices, furniture and stationery etc.

## JUSTIFICATION

8. The relocation of the existing facilities of WSD at Sai Yee Street, Mong Kok including its NTW Regional Office, WREC and the CEC was identified as a proposal in the study on the Area Improvement Plan for the Shopping Area of Mong Kok<sup>4</sup> undertaken by the Planning Department (PlanD). In addition, PlanD will commission a consultancy study in the first half of 2015 to investigate the optimal potential of the sites of the existing WSD facilities and the adjacent Food and Environmental Hygiene Department offices-cum-vehicle depot, Mong Kok East Station, Mong Kok Government Offices and temporary carpark for comprehensive development including residential, commercial/office/hotel, open space and/or Government, Institution or Community facilities, and to make recommendations to enhance the public realm and public transport facilities in the area. It is therefore necessary to relocate the WSD facilities to release the existing site for the proposed development.

9. Moreover, with the NTW Regional Office of WSD relocated to Tin Shui Wai, it will be within its serving region and will enhance the efficiency of the operation and maintenance of the waterworks installations and water supply and distribution network in the NTW region including the attendance to operational emergencies.

10. In order to promote public education on water resources and water conservation at the earliest possible, WSD set up a temporary WREC in the Mong Kok facilities in March 2013. Due to the space constraint, the temporary WREC has a small net operation floor area of 272 m<sup>2</sup> and can only serve visitors in small groups by appointment. To enhance the public education on water resources and water conservation, WSD will provide a permanent WREC in the proposed new building in Tin Shui Wai. Details of the proposed WREC are at **Enclosure 4**. In view of the lack of in-house resources and expertise, we plan to engage an exhibition consultant to design and supervise the fabrication and installation of the exhibits in the WREC.

11. The proposed new building in Tin Shui Wai will be installed with water saving features including grey water recycling and rainwater harvesting

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<sup>4</sup> The Area Improvement Plan (AIP) was presented to the Legislative Council Panel on Development for discussion on 28 July 2009 via the Panel Paper CB(1)2342/08-09(03) entitled "District-based Beautification and Revitalisation Projects". Under the AIP, a district Public Transport Terminus (PTT) facility with topside commercial development was proposed at the site currently occupied by the WSD facilities, Food and Environmental Hygiene Department offices-cum-vehicle depot and a temporary car park.

system. On-site demonstration of these water saving features will be provided to visitors of the WREC.

12. The CEC within the existing WSD facilities in Mong Kok is for serving WSD customers in Kowloon on enquiries related to water accounts and supply matters. As it is the only CEC of WSD in Kowloon, it will be reprovisioned at a convenient location in Kowloon in order to continue its services for the customers in Kowloon.

## FINANCIAL IMPLICATIONS

13. We estimate the cost of the project to be \$823.4 million in MOD prices, made up as follows –

	<b>\$ million</b>
(a) Site development	109.1
(b) Building <sup>5</sup>	339.0
(c) Building services	75.6
(d) Others <sup>6</sup>	167.7
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Sub-total	691.4 (in September 2014 prices)
Provision for price adjustment	132.0
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Total	823.4 (in MOD prices)
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## PUBLIC CONSULTATION

14. We consulted the Culture, Recreation, Community Service and

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<sup>5</sup> Building works comprise construction of the substructure and superstructure for the proposed new building in Tin Shui Wai.

<sup>6</sup> It comprises items including energy efficient and green features, furniture and equipment, exhibits for WREC, consultants' and Resident Site Staff's fees for the proposed new building in Tin Shui Wai, demolition of existing WSD facilities in Mong Kok, fitting out and associated works for reprovisioning of the CEC and contingency.

Housing Committee (CRCS&HC) of Yuen Long District Council on the project. At the meeting of CRCS&HC on 5 November 2013, members discussed and supported the project.

## **ENVIRONMENTAL IMPLICATIONS**

15. The proposed new building in Tin Shui Wai is not a designated project under the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499). In 2015, the Director of Architectural Services completed a Preliminary Environmental Review (PER) for the proposed new building. The PER has been concluded and the Director of Environmental Protection (DEP) agreed that the project would not cause long term environmental impacts with the proposed mitigation measures implemented. We will incorporate into the works contract the mitigation measures recommended in the PER. We have included in the project estimates the cost to implement the mitigation measures recommended in the PER.

16. During construction, we will control noise, dust and site run-off nuisances to levels within established standards and guidelines through the implementation of mitigation measures as required. These measures include the use of silencers, mufflers, acoustic linings or shields and the building of barrier walls for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to prevent dust nuisance. We will carry out site inspections to ensure that these recommended mitigation measures and good site practices are properly implemented.

17. The demolition of the existing WSD facilities in Mong Kok is not a designated project under the EIAO. The project would not cause long-term environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

18. During demolition, we will control noise, dust and site run-off nuisances to levels within established standards and guidelines through the implementation of mitigation measures as required in the relevant contract. These include proper scheduling of works and use of quieter equipment and noise screens or enclosures to reduce noise impact, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to prevent dust nuisance. As the Asbestos Investigation Report (AIR) identified some asbestos containing

materials (ACM) in the existing WSD facilities in Mong Kok, we will remove and dispose of the ACM in accordance with the recommendations of the Asbestos Abatement Plan (AAP) and the requirements under the Air Pollution Control Ordinance and the Waste Disposal Ordinance prior to demolition. We have also included in the project estimates to implement suitable mitigation measures recommended in the AAP.

## **ENERGY CONSERVATION, GREEN AND RECYCLING FEATURES**

19. The proposed new building in Tin Shui Wai will adopt various forms of energy efficient features and renewable energy technologies –

- (a) water-cooled chillers;
- (b) automatic demand control of chilled water circulation system;
- (c) LED general light fittings;
- (d) lift power regeneration; and
- (e) photovoltaic system.

20. For greening features, we will provide greening at different floors and rooftop of the proposed new building in Tin Shui Wai as appropriate for environmental and amenity benefits. The total greening area will not be less than 20% of the site area. Besides, the design of the proposed new building would achieve the “Gold” grade under the current Hong Kong Building Environmental Assessment Method (BEAM Plus) for New Buildings recognised by the Hong Kong Green Building Council.

21. For features of recycling, we will adopt grey water recycling system and rainwater harvesting system for cleansing use, irrigation system and flushing water supply system.

## **HERITAGE IMPLICATIONS**

22. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/ buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

## LAND ACQUISITION

23. The project does not require any land acquisition.

## BACKGROUND INFORMATION

24. We upgraded **117KA** to Category B in June 2013.

25. We submitted an information paper CB(1)1252/13-14(01) entitled “Relocation of Existing Facilities of Water Supplies Department in Mong Kok” to the Legislative Council Panel on Development on 22 April 2014 updating Members on our proposal to relocate the existing WSD facilities in Mong Kok to Tin Shui Wai.

26. We have adopted design-and-build approach for the proposed new building in Tin Shui Wai so that a single contractor will undertake both the design and construction works for the proposed building.

27. Of the 19 trees within the site of the proposed new building in Tin Shui Wai, none of them are important trees<sup>7</sup>. One tree will be preserved, 14 trees will be felled and four trees will be transplanted subject to detailed tree survey and finalisation of design. We have incorporated planting proposals for the proposed new building compound, including about 50 trees (including the four trees to be transplanted and 46 new trees) and 20 000 shrubs, herbaceous, groundcovers and climbers.

28. For the demolition of the existing WSD facilities in Mong Kok, it will not involve any tree removal or planting proposal. There are four mature Ficus trees within the site. In view of their healthy conditions and significant sizes, they will be preserved on site and appropriate measures will be implemented to protect them during the demolition works.

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<sup>7</sup> An “important tree” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metre above ground level), or with height/canopy spread equal or exceeding 25 metres.

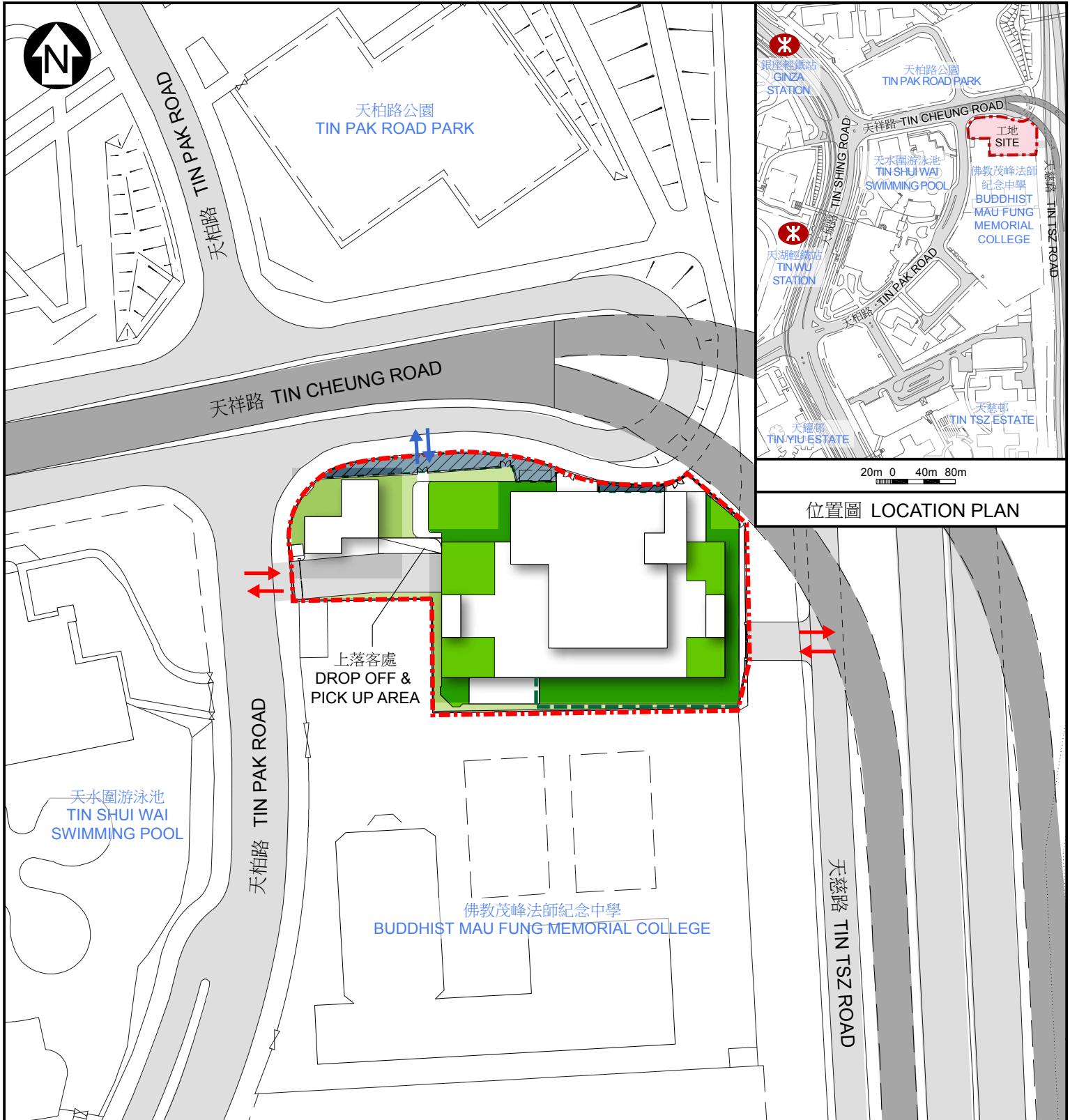
29. We estimate that the proposed works will create about 350 jobs (310 for labourers and 40 for professional / technical staff) providing a total employment of 6 350 man-months.

## **WAY FORWARD**

30. We plan to seek funding approval from FC for the proposed upgrading of **117KA** to Category A after consulting the Public Works Subcommittee.

**Development Bureau**  
**Water Supplies Department**  
**Architectural Services Department**  
**March 2015**





位置圖 LOCATION PLAN

圖例 LEGEND

- 車輛出入口  
VEHICULAR INGRESS/EGRESS
- 行人出入口  
PEDESTRIAN ENTRANCE/EXIT
- 工地界線  
SITE BOUNDARY
- 非建築用地  
NON-BUILDING AREA
- 地面綠化  
AT-GRADE GREENING
- 屋面綠化  
LANDSCAPED ROOF
- 垂直綠化  
VERTICAL GREENING

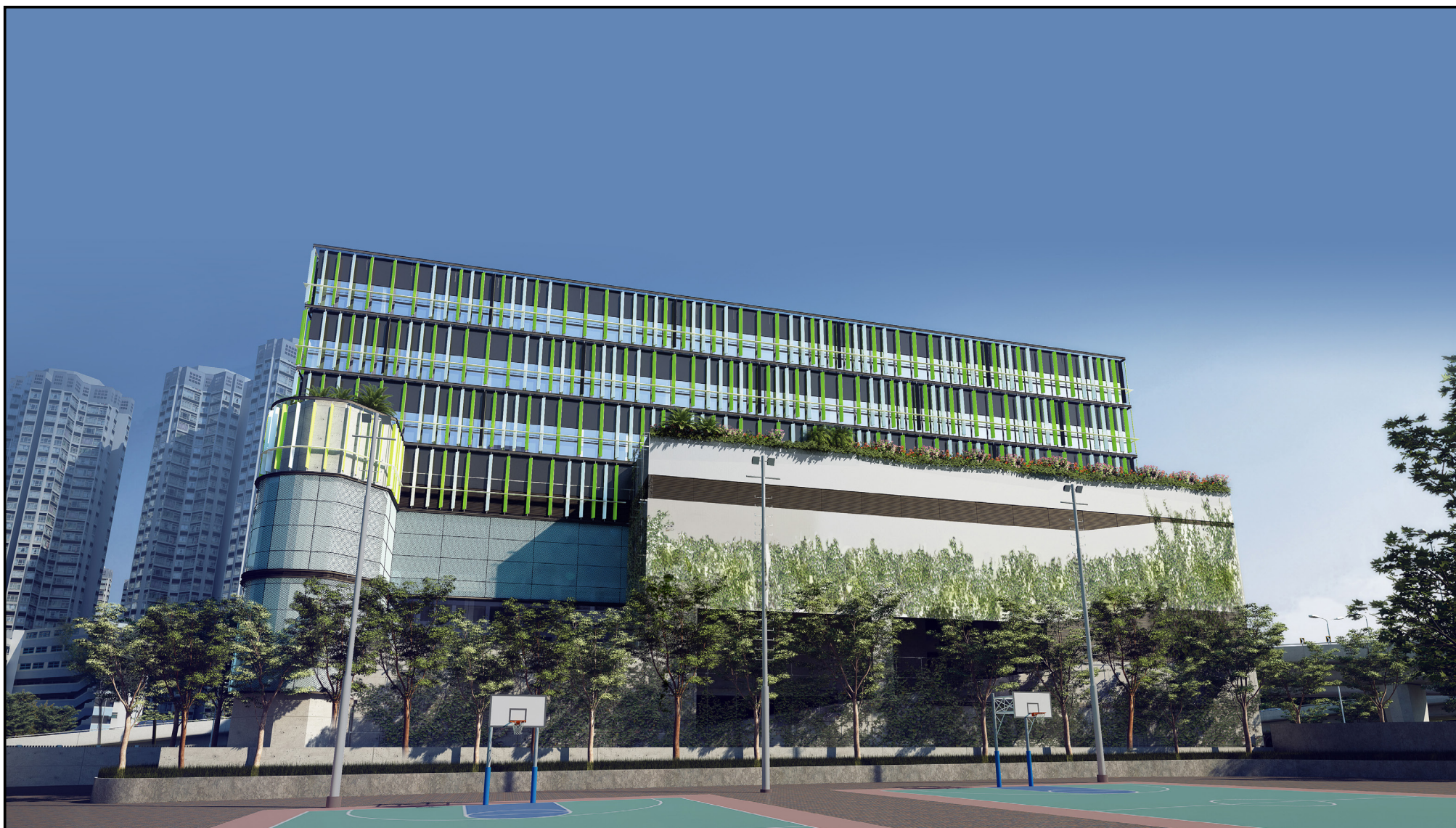


工地平面圖  
SITE PLAN

117KA  
 搬遷水務署新界西辦事處及水資源教育中心至天水圍  
 Relocation of New Territories West Regional Office  
 and Water Resources Education Centre of Water Supplies  
 Department to Tin Shui Wai



ARCHITECTURAL  
 SERVICES  
 DEPARTMENT 建築署



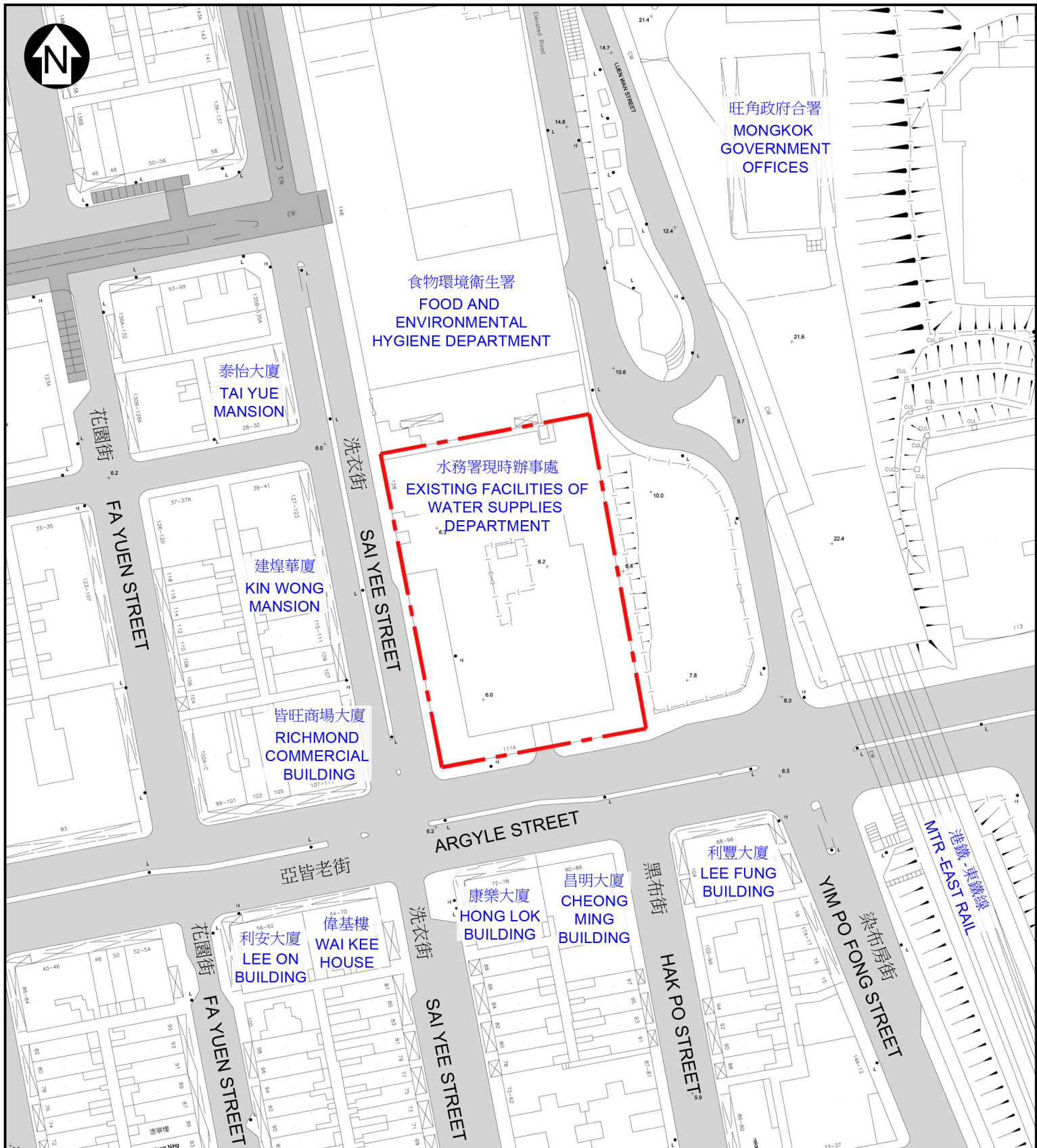
PERSPECTIVE VIEW FROM SOUTHERN DIRECTION (ARTIST'S IMPRESSION)  
從南面望向大樓的構思透視圖

構思圖  
ARTIST'S IMPRESSION

117KA  
搬遷水務署新界西辦事處及水資源教育中心至天水圍  
Relocation of New Territories West Regional Office  
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現時位於旺角洗衣街的水務署辦事處

EXISTING FACILITIES OF WATER SUPPLIES DEPARTMENT AT SAI YEE STREET, MONG KOK.

位置圖  
LOCATION  
PLAN

117KA  
搬遷水務署新界西分辦事處及水資源教育中心至天水圍  
Relocation of New Territories West Regional Office and  
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## **ENCLOSURE 4**

### **Details of the Water Resources Education Centre (WREC)**

#### **Exhibition Gallery**

The exhibition gallery will be divided into five different themes as follow:

- a) The Water Supply History of Hong Kong
- b) The Water Cycle
- c) New Water Resources
- d) World Water Resources
- e) Total Water Management

2. The WREC will also have a separate area for exhibitions matching with the special topics of public education on water resources and water conservation of Water Supplies Department at the time.

#### **Lecture Room/Classroom**

3. Lecture room/classroom will be provided to facilitate delivery of seminars and lectures and broadcasting of videos on water resources, conservation and treatment.

#### **Grey Water Recycling and Rainwater Harvesting System**

4. The proposed new building in Tin Shui Wai will be equipped with grey water recycling system and rainwater harvesting system for non-potable uses and toilet flushing in the building. The public can visit the control room and the plant room of the treatment facilities of these systems to learn about the management and operation of the systems.