

For discussion on
11 June 2018

**Legislative Council
Panel on Development and Panel on Home Affairs
Joint Subcommittee to Monitor the Implementation of the
West Kowloon Cultural District Project**

**Relocation of supporting operational facilities of Tsim Sha Tsui
Fire Station Complex, Fire Services Club and other Fire
Services accommodations to
To Wah Road, Kowloon**

PURPOSE

This paper briefs Members on the relocation plan for the existing Tsim Sha Tsui Fire Station Complex (TSTFSC) located within the West Kowloon Cultural District (WKCD) site boundary and the funding proposal on the relocation of its supporting operational facilities, together with the Fire Services Department (FSD)'s Fire Services Club and other Fire Services accommodations to a Government, Institution or Community (GIC) site at To Wah Road, Kowloon.

BACKGROUND

West Kowloon Cultural District Development

2. The WKCD project is an important cultural infrastructure investment of Hong Kong. It is being developed into a world-class integrated arts and cultural district comprising local, traditional as well as international and modern elements. It aims to promote the development of arts and culture, meet the growing cultural needs of the public and strengthen Hong Kong's position as an international arts and cultural metropolis.

3. Under the WKCD Development Plan, which was prepared on the basis of Foster + Partners' "City Park" conceptual plan, there will be a vehicle-free tree-lined Avenue stretching west from Canton Road above the integrated basement, linking up with Xiqu Square, Central Square and Artist Square. Along the Avenue, there will be

arts and cultural, retail, dining and entertainment facilities to create a vibrant atmosphere. The entrance of the Avenue at Canton Road just adjacent to Xiqu Centre together with the Xiqu Square will form the important eastern gateway to WKCD.

4. The existing TSTFSC at Canton Road is located at the southeast corner of the WKCD site boundary as shown on the WKCD Development Plan at **Annex A**. Facilities provided within the complex include a transformer room block, dangerous goods stores, workshop blocks, operational facilities of the fire station, staff quarters, fireboat pier and other ancillary facilities. To facilitate the development of WKCD, the existing TSTFSC will be relocated in three phases. The phasing plan is at **Annex B**.

PROGRESS ON THE RELOCATION PLAN FOR TSTFSC

Phase 1

5. Phase 1 involves the relocation of the transformer room block on site and demolition of the dangerous goods stores to be carried out as minor works project. The area to be vacated is shown in **Annex C**. The relocation of the transformer room block was completed in mid-2017 and the demolition of the dangerous goods stores is target for completion in the third quarter of 2018. To complement the opening of Xiqu Centre in end 2018, the vacated area in front of the main entrance of Xiqu Centre will be transformed into a temporary forecourt, providing an open space and sitting out area for the public.

Phase 2

6. Phase 2 will involve the demolition of the existing workshop blocks by end 2019, construction of a new fence wall at the existing TSTFSC to make way for the construction of the eastern entrance of the Avenue to WKCD, and the relocation of the supporting operational facilities, including the Fire Protection Regional Office, Fire Services Workshop, Physical Training Establishment Office, dangerous goods stores and ancillary facilities, to a new GIC site at To Wah Road. The location and site plan of the new site is at **Annex D**.

Phase 3

7. The remaining portion of the existing TSTFSC,

comprising operational facilities of the fire station, staff quarters, fireboat pier and other ancillary facilities, will be relocated upon identification of suitable sites outside WKCD.

PROPOSED RELOCATION SITE AT TO WAH ROAD

8. The Phase 2 works as described in paragraph 6 above will be implemented as part of the “Relocation of supporting operational facilities of Tsim Sha Tsui Fire Station Complex, Fire Services Club and other Fire Services accommodations to To Wah Road” project (The Project). The site at To Wah Road occupies an area of about 5 210 square metres (m²) with a non-building area of about 2 400 m², comprising a drainage reserve, a waterworks reserve and MTR protection zone.

9. To accommodate the constraints of the site, a new building of 12 storeys will be constructed on a triangular footprint to house the relocated supporting operational facilities of TSTFSC as mentioned in paragraph 6 above as well as for reprovisioning of the existing Fire Services Club of the FSD at Wang Chiu Road and FSD’s other accommodations. The funding proposal of the Project is at **Annex E**. We plan to submit the funding application to the Public Works Subcommittee of the Legislative Council (LegCo) in late 2018.

10. Subject to funding approval of the Finance Committee of LegCo, the Project will be carried out by FSD with the support of the Architectural Services Department. The works are planned for commencement in the first quarter of 2019 for completion in early 2022.

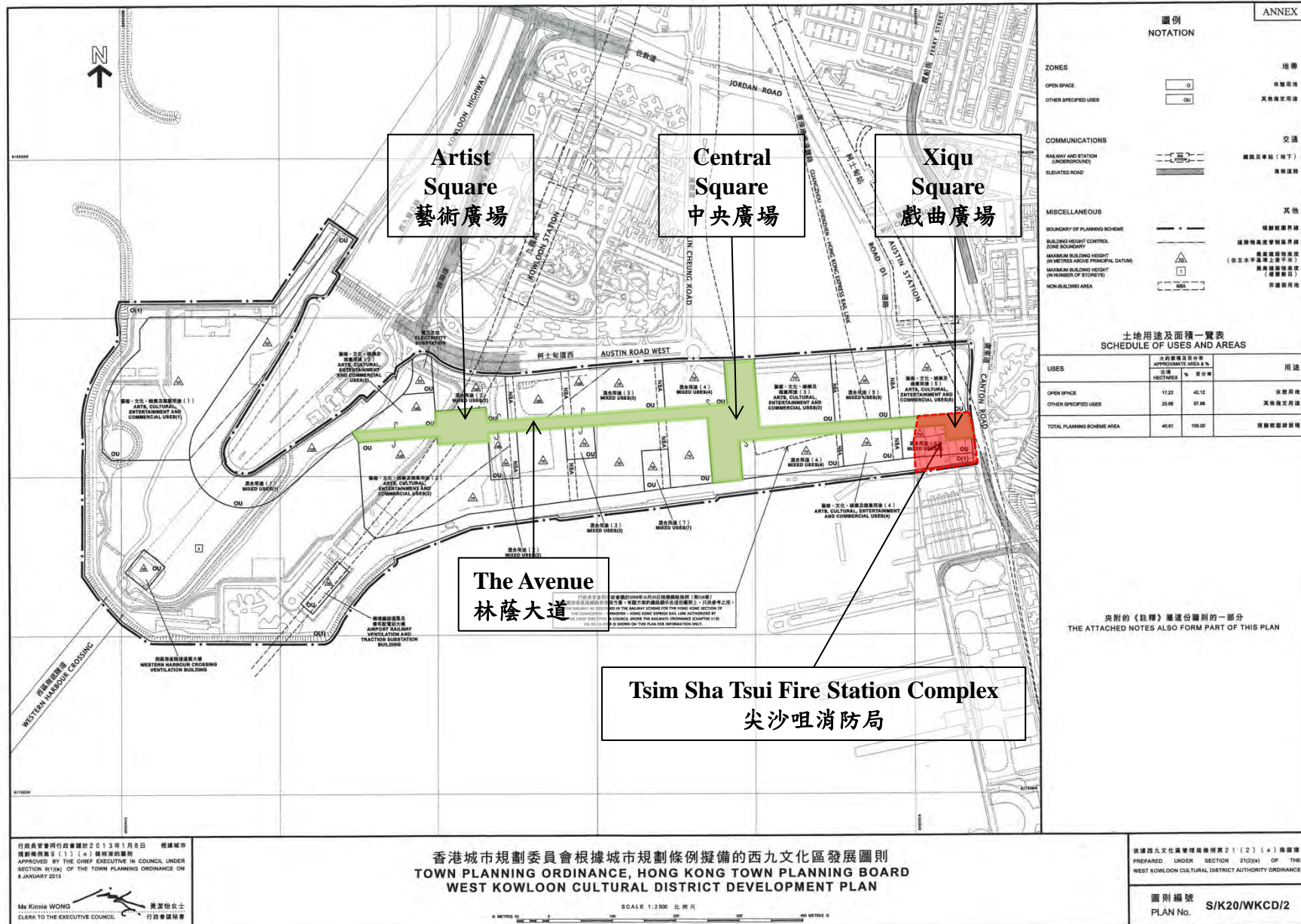
ADVICE SOUGHT

11. Members are invited to note the relocation plan for the existing TSTFSC and the funding proposal on the “Relocation of supporting operational facilities of Tsim Sha Tsui Fire Station Complex, Fire Services Club and other Fire Services accommodations to To Wah Road, Kowloon” project.

**Home Affairs Bureau
Fire Services Department
June 2018**

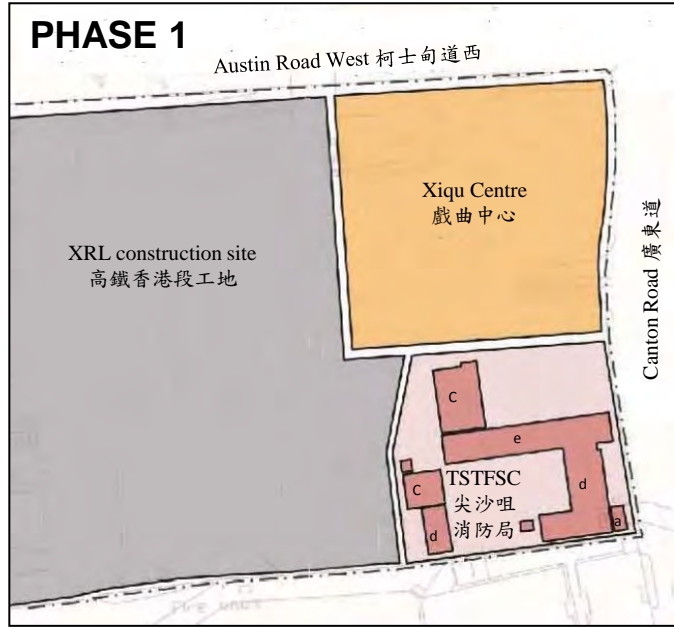
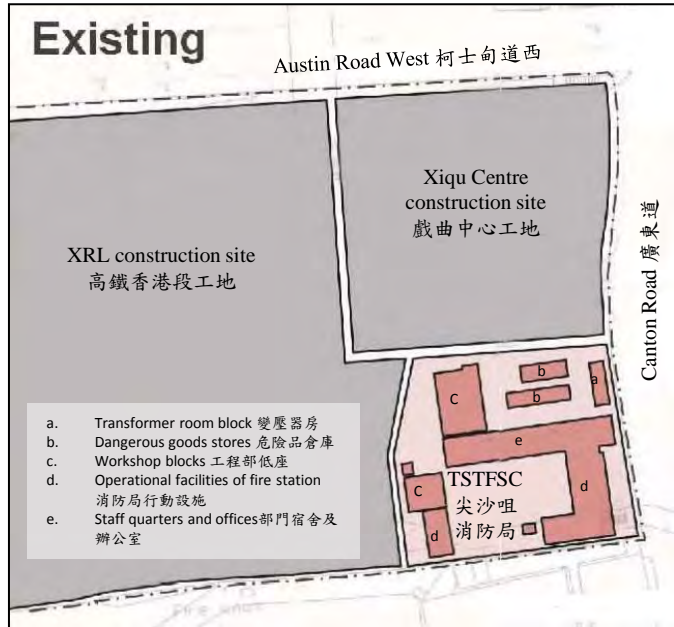
Location plan of the Tsim Sha Tsui Fire Station Complex 尖沙咀消防局的位置圖

Annex A 附件A



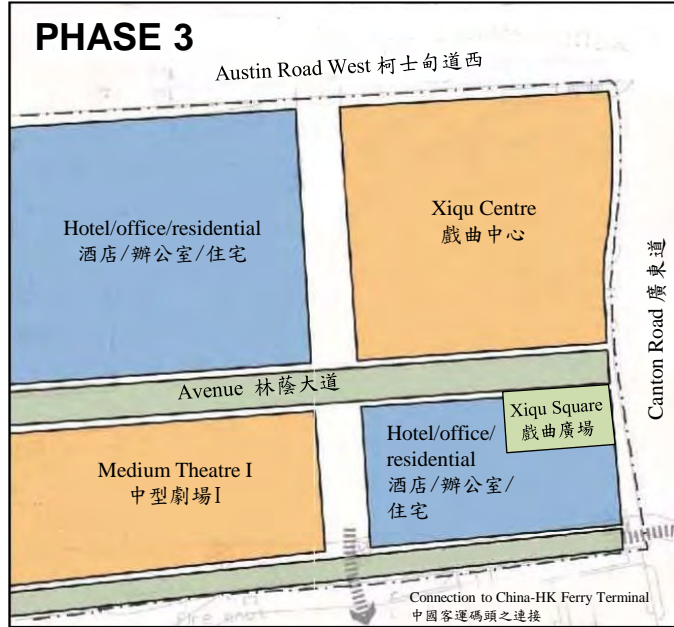
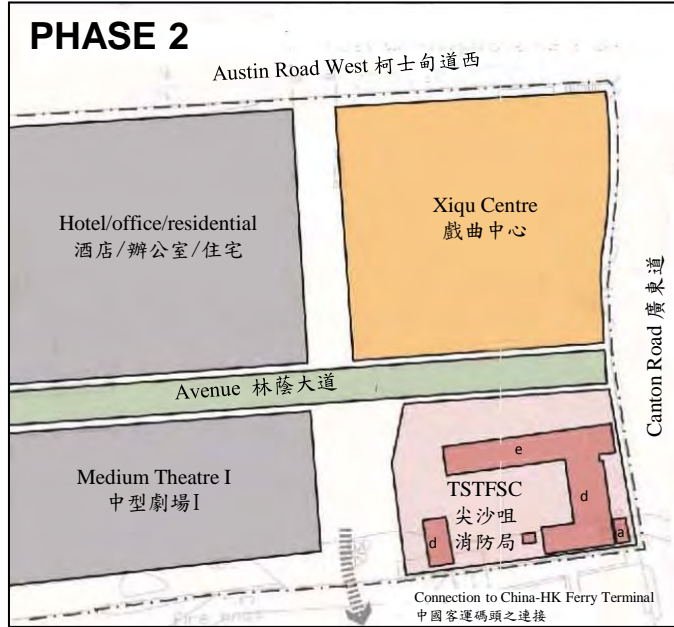
Phasing plan for the relocation of Tsim Sha Tsui Fire Station Complex (TSTFSC)

尖沙咀消防局分階段搬遷圖



PHASE 1
Relocate the transformer room block on site by mid-2017 and demolish the dangerous goods stores by Q3 2018.

第一期
於2017年年中搬遷變壓器房及於2018年第三季拆卸危險品倉庫。



PHASE 2
Demolish the workshop blocks and hand over the site for WKCD development by end 2019.

第二期
於2019年年底拆卸工程部低座作西九文化區發展。

PHASE 3
Relocate the remaining parts for hotel, office and residential developments.

第三期
搬遷餘下部分作酒店、辦公室及住宅發展。

Site plan of Tsim Sha Tsui Fire Station Complex (TSTFSC)

尖沙咀消防局的平面圖

Annex C


附件C

LEGEND 圖例


 Part of the Avenue
林蔭大道的一部分


PHASE 1 第一期


 Transformer room block relocated on site in mid-2017
變壓器房於2017年年中搬遷

 Dangerous goods stores to be demolished by Q3 2018
危險品倉庫於2018年第三季前拆卸

PHASE 2 第二期

 Workshop blocks to be demolished by end 2019
工程部低座於2019年年底前拆卸

 New fence wall to be constructed by end 2019
新圍欄於2019年年底前興建

 Site to be handed over for WKCD development by end 2019
將於2019年年底前交還作西九文化區的發展範圍

Ancillary facilities for fireboat pier
滅火輪碼頭附屬設施

Fireboat pier
滅火輪碼頭





平面圖
SITE PLAN

175BF
搬遷尖沙咀消防局行動支援設施、消防同樂會和其他消防設施至九龍渡華路
RELOCATION OF SUPPORTING OPERATIONAL FACILITIES OF TSM SHA TSUI FIRE STATION COMPLEX, FIRE SERVICES CLUB AND OTHER FIRE SERVICES ACCOMMODATIONS TO TO WAH ROAD, KOWLOON

Funding proposal on relocation of supporting operational facilities of Tsim Sha Tsui Fire Station Complex, Fire Services Club and other Fire Services accommodations to To Wah Road, Kowloon

PURPOSE

This paper briefs Members on the funding proposal to upgrade the project of **175BF** entitled “Relocation of supporting operational facilities of Tsim Sha Tsui Fire Station Complex, Fire Services Club and other Fire Services accommodations to To Wah Road, Kowloon” to Category A at an estimated cost of about \$1,200 million in money-of-the-day (MOD) prices.

PROJECT SCOPE AND NATURE

2. The project scope includes demolition of the workshop blocks at the existing Tsim Sha Tsui Fire Station Complex (TSTFSC), construction of a new fence wall for the existing TSTFSC and construction of a new building at To Wah Road for –

- (a) reprovisioning of the following supporting operational facilities in the existing TSTFSC –
 - (i) Fire Protection Regional Office;
 - (ii) Fire Services Workshop;
 - (iii) Physical Training Establishment Office;
 - (iv) dangerous goods stores (DG stores); and
 - (v) ancillary facilities.
- (b) reprovisioning of the Fire Services Club (FS Club) of the Fire Services Department (FSD);
- (c) reprovisioning of the following FSD’s accommodations –
 - (i) office and plan room of the New Projects Division;
 - (ii) offices of the Ventilation Division and Building Improvement Division 1; and
 - (iii) departmental uniform store.

3. The location and site plan as well as the artist impression for the project are at **Enclosures 1 and 2**.

4. We plan to start the tendering process for the construction works in the third quarter of 2018. Subject to funding approval of the Finance Committee (FC) of the Legislative Council, construction works will commence in the first quarter of 2019 for completion in the early 2022.

JUSTIFICATIONS

West Kowloon Cultural District Development

5. The existing TSTFSC at Canton Road is within the site boundary of the West Kowloon Cultural District (WKCD). Under the WKCD Development Plan, which was prepared on the basis of Foster + Partners' "City Park" conceptual plan, there will be a vehicle-free tree-lined Avenue stretching west from Canton Road above the integrated basement, linking up with Xiqu Square, Central Square and Artist Square. Along the Avenue, there will be arts and cultural, retail, dining and entertainment facilities to create a vibrant atmosphere. The entrance of the Avenue at Canton Road just adjacent to Xiqu Centre together with the Xiqu Square will form an important eastern gateway to WKCD.

6. The site for the eastern entrance of the Avenue is currently occupied by the DG stores and workshop blocks of the existing TSTFSC. To complement the opening of Xiqu Centre in end 2018, the DG stores will be demolished by the third quarter of 2018 to make way for the construction of a temporary forecourt in front of the main entrance of Xiqu Centre. The workshop blocks will also need to be demolished as part of the project by end 2019 to release the site for the development of the eastern entrance of the Avenue.

Reprovisioning of the FS Club

7. FSD is the second largest disciplinary force in the Government of the Hong Kong Special Administrative Region with more than 10 000 staff. The FS Club at Wang Chiu Road, Kowloon Bay is the Department's only staff club and has been in use since 1978. For decades, it does not only serve as a club with an array of sports and recreational facilities for FSD staff and their families, it is also a popular venue for holding ceremonies and gatherings for serving existing and retired FSD staff. The FS Club plays a pivotal

role in maintaining staff morale and building rapport among FSD staff.

8. The existing site of the FS Club, which occupies an area of 5 620 square metres (m²), will form part of a larger site identified for public housing development and school development in Kowloon Bay. To meet the public housing production targets, the FS Club will need to be vacated from the existing site for public housing development. Timely relocation of the FS Club will enable early site vacation for the public housing phase 2 development, thus achieving optimal utilisation of scarce land resources. The location plan of FS Club is at **Enclosure 3**.

Reprovisioning of other Fire Services accommodations

9. To optimise utilisation of the site at To Wah Road, FSD will relocate some of its offices, including the departmental uniform store and offices of the New Project Division, Building Improvement Division 1 and Ventilation Division, to relieve the current overcrowded situation in these offices.

THE SITE AT TO WAH ROAD

10. The proposed relocation site at To Wah Road is a Government, Institution or Community site bounded by To Wah Road to the south and west leading from Jordan Road. An existing temporary To Wah Road Bus Terminus is adjacent to the site on the east. The site area is about 5 210 m² with about 2 400 m² non-building area that comprises a drainage reserve, a waterworks reserve and the MTR protection zone. The CLP Power Hong Kong Limited Centenary Substation, the Fire Services Department West Kowloon Rescue Training Centre as well as the Civil Aid Service Headquarters represent a cluster of public utility and government buildings in the vicinity. The location map of the To Wah Road New Building is at **Enclosure 4**.

THE NEW BUILDING

11. To accommodate the non-building area of the site, the new building at To Wah Road will be constructed on a triangular footprint with two distinctive masses, viz., a three-storey podium which accommodates the Fire Services Workshop for the

maintenance of fire appliances and equipment as well as storage of general goods and dangerous goods; and a 9-storey rectangular block which houses offices, departmental uniform store, facilities for Physical Training Establishment Office and the FS Club. The new building (12 storeys, +56.5mPD) has a height profile similar to its surrounding and neighbouring clusters of public utility and government buildings (around 8 storeys, +33mPD), which are significantly lower than the Sorrento (+285mPD) to the south. The site is easily accessible by public transport, including buses in adjacent existing temporary To Wah Road Bus Terminus and green mini buses along Jordan Road.

FINANCIAL IMPLICATIONS

12. We estimate that the capital cost of the proposed works, as set out in paragraph 2 above, to be about \$1,200 million in MOD prices.

PUBLIC CONSULTATION

13. We consulted the Harbourfront Commission's Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing as well as Yau Tsim Mong District Council on 10 November 2017 and 25 January 2018 respectively. Members generally supported the project.

ENVIRONMENTAL IMPLICATIONS

14. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review for the project in May 2018 and the Director of Environmental Protection agreed with the findings that the project would not cause long-term adverse environmental impacts. We have included in the project the estimated cost to implement the recommended environmental mitigation measures.

15. For short-term environmental impacts during construction and demolition, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant

contract. These include the use of quieter powered mechanical equipment, mufflers, acoustic lining or shields and the building of barrier wall for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

HERTIAGE IMPLICATIONS

16. The project will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

17. The project does not require any private land acquisition.

WAY FORWARD

18. Subject to Members' views, we plan to submit the funding application to the Public Works Subcommittee in late 2018 and seek FC's funding approval in early 2019.

**Home Affairs Bureau
Fire Services Department
June 2018**



平面圖
SITE PLAN

175BF
搬遷尖沙咀消防局行動支援設施、消防同樂會和其他消防設施至九龍渡華路
RELOCATION OF SUPPORTING OPERATIONAL FACILITIES OF
TSM SHA TSUI FIRE STATION COMPLEX, FIRE SERVICES CLUB AND
OTHER FIRE SERVICES ACCOMMODATIONS TO TO WAH ROAD, KOWLOON





構思圖(從渡華路望向擬建新大樓)
ARTIST IMPRESSION (VIEW OF NEW BUILDING FROM TO WAH ROAD)

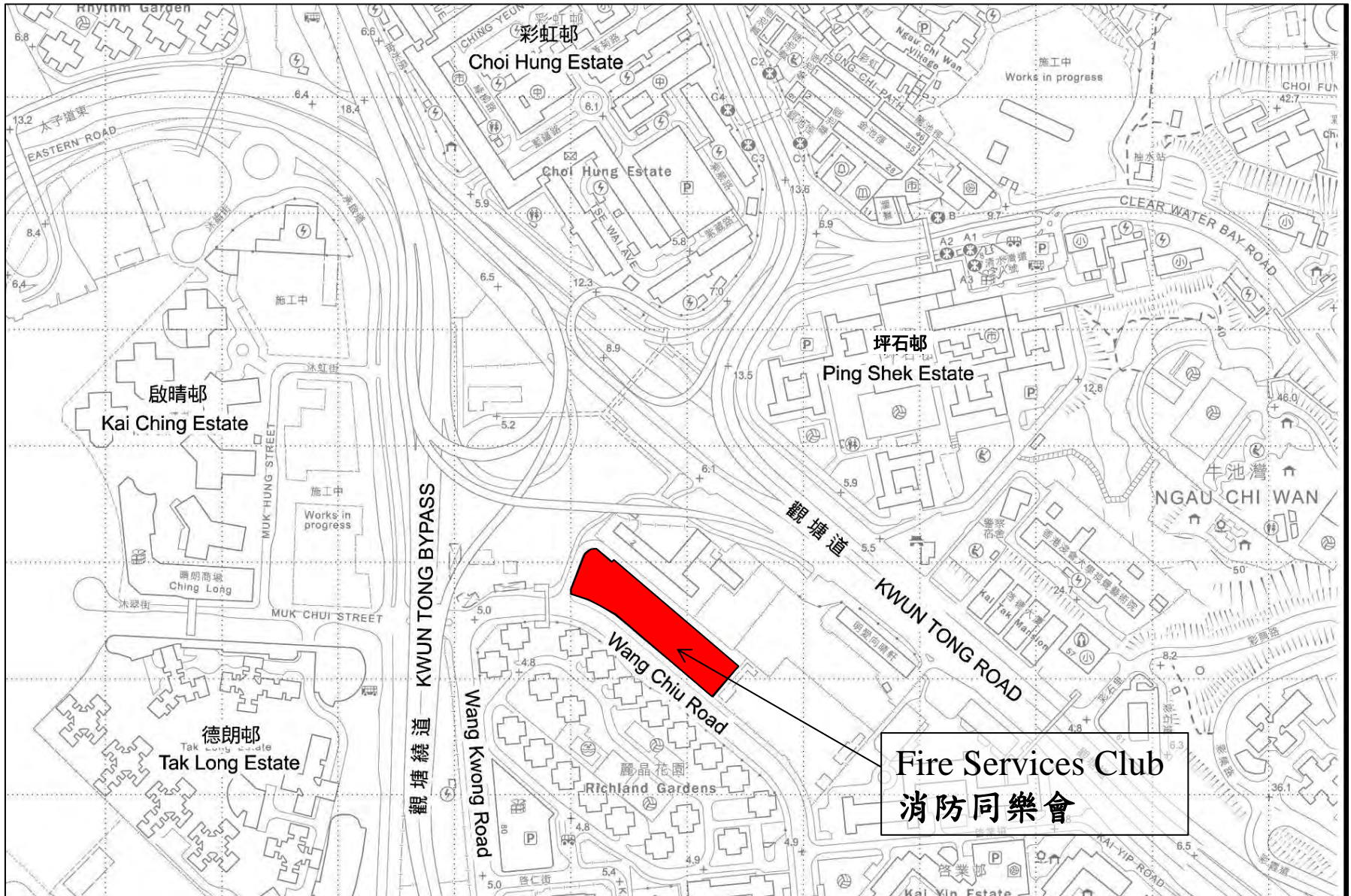
構思圖 ARTIST IMPRESSION	175BF 搬遷尖沙咀消防局行動支援設施、消防同樂會和其他消防設施至九龍渡華路 RELOCATION OF SUPPORTING OPERATIONAL FACILITIES OF T SIM SHAT SUI FIRE STATION COMPLEX, FIRE SERVICES CLUB AND OTHER FIRE SERVICES ACCOMMODATIONS TO TO WAH ROAD, KOWLOON	 ARCHITECTURAL SERVICES DEPARTMENT 建築署
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Location plan of Fire Services Club

消防同樂會的位置圖

Enclosure 3

附件 3



Location map of the new building at To Wah Road

渡華路新大樓位置圖

