

For discussion
on 16 December 2019

Legislative Council Panel on Development

**Water Supplies Department Headquarters with
Hong Kong & Islands Regional Office and Correctional Services
Department Headquarters Building in Chai Wan
and
Drainage Services Department Office Building
at Cheung Sha Wan Sewage Pumping Station**

PURPOSE

This paper briefs Members on the proposals to upgrade the following items to Category A for taking forward the construction works of Water Supplies Department Headquarters with Hong Kong & Islands Regional Office and Correctional Services Department Headquarters Building in Chai Wan and Drainage Services Department Office Building at Cheung Sha Wan Sewage Pumping Station:

- (a) **3129KA** – “Water Supplies Department Headquarters with Hong Kong & Islands Regional Office and Correctional Services Department Headquarters Building in Chai Wan” at an estimated cost of \$4,184.45 million in money-of-the-day prices; and
 - (b) **3133KA** – “Drainage Services Department Office Building at Cheung Sha Wan Sewage Pumping Station” at an estimated cost of \$2,157.5 million in money-of-the-day prices.
2. Details of the above proposals are at **Annexes 1 and 2**.

WAY FORWARD

3. Regarding the proposed projects under **3129KA** and **3133KA** as stated above, we plan to seek funding approval from the Finance Committee in this legislative year after consulting the Public Works Subcommittee. Members are invited to comment on the proposed funding application.

Development Bureau

Water Supplies Department

Correctional Services Department

Department of Health

Drainage Services Department

Social Welfare Department

Architectural Services Department

December 2019

3129KA - Water Supplies Department Headquarters with Hong Kong & Islands Regional Office and Correctional Services Department Headquarters Building in Chai Wan

PROJECT SCOPE

3129KA is to construct a twin-tower office building for the reprovisioning of facilities for Water Supplies Department (“WSD”) and Correctional Services Department (“CSD”), and the accommodation of a government dental clinic¹ of the Department of Health and a public carpark². The net operational floor area (“NOFA”) ³ of the proposed office building is about 37 000 square metres (“m²”). The proposed office building is of 15-storey high, including 12-storey offices and a 3-storey podium, for accommodation of the following facilities -

- (a) WSD facilities -
 - (i) offices for WSD Headquarters and its Hong Kong & Islands (“HK&I”) Regional Office⁴;
 - (ii) a Customer Enquiry Centre; and
 - (iii) other ancillary facilities including workshops, conference rooms, a multi-purpose room, a building information modeling technical centre, storage areas, etc.;

- (b) CSD facilities -
 - (i) offices for CSD Headquarters;
 - (ii) specialised facilities such as a central command centre, a

¹ The government dental clinic will provide dental services to civil service eligible persons.

² A management office for the public carpark will be provided in the proposed office building.

³ NOFA is the floor area actually allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for the following facilities: toilets, shower rooms, lift lobbies, public or shared corridors, escalators and lift shafts, pipe or services ducts, refuse chutes and refuse rooms, flat roofs, parking spaces, plant rooms, etc.

⁴ HK&I Regional Office of WSD is responsible for the operation and maintenance of the waterworks installations and water supply and distribution network in Central and Western, Eastern, Southern, Wan Chai and Islands Districts.

- centralised pharmacy, a central supplies unit and a departmental data centre, etc.; and
- (iii) other ancillary facilities including conference rooms, interview rooms, a multi-purpose room, an indoor multi-function facility, a staff mess cum staff canteen, etc.;
- (c) a government dental clinic;
- (d) parking spaces for departments⁵; and
- (e) a public carpark.

2. The proposed project occupies an area of around 9 790 m² bounded by Shing Tai Road, Chong Fu Road, Sheung Tat Street and the Heng Fa Chuen Substation in Chai Wan⁶. A site and location plan of the proposed project is at **Enclosure to Annex 1**.

3. Subject to the funding approval of the Finance Committee, we plan to commence the proposed works in the third quarter of 2020 for completion in the first quarter of 2024.

JUSTIFICATION

4. The Wan Chai Government Offices Compound site (comprising Revenue Tower, Immigration Tower and Wanchai Tower), which is located in the central business districts, will be used for the development of convention and exhibition venues, hotel facilities and Grade A offices. All offices in the three government buildings have to be relocated in stages to make way for the planned development⁷.

5. WSD Headquarters, which is currently accommodated in Immigration Tower, will be relocated to the proposed office building in Chai Wan. Separately,

⁵ There are about 130 parking spaces in the proposed office building for departmental use.

⁶ The site falls within an area zoned for “Government, Institution or Community” uses in the approved Chai Wan Outline Zoning Plan (“OZP”) No. S/H20/23. The proposed uses of this project are permitted under the approved OZP.

⁷ Please refer to LC Paper no. CB(2)740/18-19(01) “Relocation of the Wan Chai Government Offices Compound”.

the HK&I Regional Office⁸ of WSD will also be relocated to the proposed office building in Chai Wan. The site currently occupied by HK&I Regional Office in North Point will be released for more beneficial use.

6. CSD Headquarters, which is currently accommodated in Wanchai Tower, will be relocated to the proposed office building in Chai Wan. Various offices and warehouse⁹ of CSD at different locations of Hong Kong will also be moved to the proposed office building. By putting out-station offices and facilities under one roof, it will not only enable a better sharing of resources by avoiding duplication of common facilities, but also enhance operational and administrative effectiveness and efficiency. In addition, the relocation of offices and facilities from leased premises to the site in Chai Wan as well as the accommodation of certain sports facilities for staff¹⁰ at the site will maximise the overall site utilisation and result in permanent rental savings in public expenditure.

7. Furthermore, the site of the proposed project is currently a temporary carpark. We understand that there is a strong request for the Government to re-provision the parking spaces of the temporary carpark to meet the demand for parking spaces for private cars in the area. Taking this into account, we propose to provide a public carpark of 150 parking spaces for private cars in the proposed office building after reviewing the project scope and the technical feasibility.

FINANCIAL IMPLICATIONS

8. We estimated the cost of the proposed project to be about \$4,184.45 million in money-of-the-day prices, which includes costs for site formation works, foundation works, building works, building services works, drainage works,

⁸ HK&I Regional Office is currently located at 611 King's Road, North Point, Hong Kong.

⁹ Other offices and warehouse of CSD to be integrated into the proposed Headquarters are listed as follows:

- (i) Post-release Supervision Office, currently accommodated at Pamela Youde Nethersole Eastern Hospital, 3 Lok Man Road, Chai Wan;
- (ii) Central Supplies Unit, Statistic Section and Translation Unit, currently accommodated at Honour Industrial Centre, 6 Sun Yip Street, Chai Wan (leased premises);
- (iii) Complaints Investigation Unit, Education Unit and Vocational Training Unit, currently accommodated at Oi Kwan Court, 28 Oi Kwan Road, Wan Chai; and
- (iv) Information Technology Management Unit, currently accommodated at 1063 King's Road, North Point (leased premises).

¹⁰ The provision of the proposed staff recreational facilities has been approved by the Property Vetting Committee in accordance with the Accommodation Regulations.

furniture and equipment, etc.

PUBLIC CONSULTATION

9. We consulted the Planning, Works and Housing Committee of the Eastern District Council on 5 December 2017. Members generally supported the proposed project.

ENVIRONMENTAL IMPLICATIONS

10. The proposed project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review (“PER”) for the project in March 2019. The PER concluded and the Director of Environmental Protection agreed that the project would not cause long-term environmental impacts. We have included in the estimate of the proposed project the cost to implement suitable environmental mitigation measures during construction to control the environmental impacts of the proposed project.

11. At the planning and design stages, we have considered measures to reduce generation of construction waste wherever possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil) on site or in other suitable construction sites as far as possible in order to minimise the disposal of inert construction waste at public fill reception facilities (“PFRFs”). We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

12. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

13. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures. These measures include the use of silencers, mufflers and temporary acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to minimise dust generation.

14. We estimate that the proposed project will generate in total about 102 800 tonnes of construction waste. Of these, we will reuse about 4 680 tonnes (4.6%) of inert construction waste on site and deliver about 89 650 tonnes (87.2%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 8 470 tonnes (8.2%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$8.0 million for the project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

15. The proposed project will not affect any heritage site, 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

16. The proposed project will only involve government land. No land resumption is required.

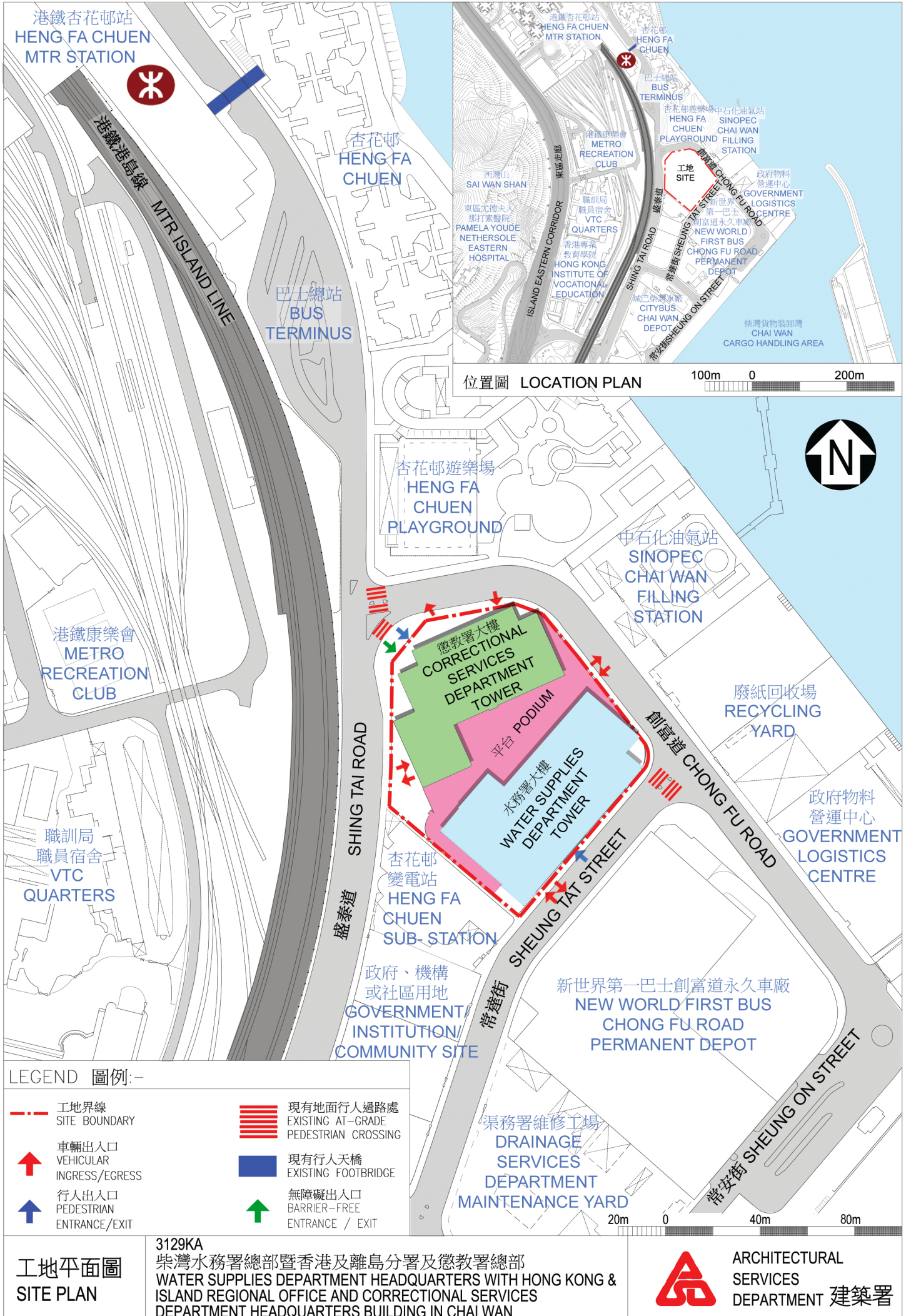
BACKGROUND

17. We upgraded **3129KA** to Category B in December 2014.

18. There are 12 trees of common species within the site of the proposed project and 14 roadside trees in close proximity to the project site boundary. The proposed project will involve removal of all these 26 trees including 9 trees to be transplanted and 17 trees to be felled. All trees to be removed are not important trees¹¹. We will incorporate planting proposals as part of the proposed project, including the compensatory planting of 17 trees.

¹¹ “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (i) trees of 100 years old or above;
- (ii) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or events;
- (iii) trees of precious or rare species;
- (iv) trees of outstanding forms (taking account of overall tree sizes, shapes and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitats; or
- (v) trees with trunk diameter equal or exceeding 1.0 m (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.



3129KA
 柴灣水務署總部暨香港及離島分署及懲教署總部
 WATER SUPPLIES DEPARTMENT HEADQUARTERS WITH HONG KONG &
 ISLAND REGIONAL OFFICE AND CORRECTIONAL SERVICES
 DEPARTMENT HEADQUARTERS BUILDING IN CHAI WAN



ARCHITECTURAL
 SERVICES
 DEPARTMENT 建築署

3133KA – Drainage Services Department Office Building at Cheung Sha Wan Sewage Pumping Station

PROJECT SCOPE

3133KA is to construct the Drainage Services Department (“DSD”) Office Building with a net operational floor area (“NOFA”)¹ of about 19 000 square metres (“m²”) for reprovisioning of facilities for both DSD and Social Welfare Department (“SWD”). The proposed office building is of about 21 storeys high for accommodation of the following facilities -

- (a) DSD facilities -
 - (i) offices for staff; and
 - (ii) other ancillary facilities, including conference rooms, a multi-purpose room, a building information modeling technical centre, storage areas, etc.;
- (b) SWD facilities - Central Case-file Depository; and
- (c) parking spaces for departments².

2. The proposed project, with a total site area of around 4 000 m², is located within the existing boundary of Cheung Sha Wan Sewage Pumping Station (“CSWSPS”)³. The CSWSPS is located in West Kowloon, abutting on three streets (viz. Ying Wa Street, Fat Tseung Street West and Tung Chau Street) and adjoining West Kowloon Law Courts Building. A site and location plan of the proposed project

¹ NOFA is the floor area actually allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for the following facilities: toilets, shower rooms, lift lobbies, public or shared corridors, escalators and lift shafts, pipe or services ducts, refuse chutes and refuse rooms, flat roofs, parking spaces, plant rooms, etc.

² There are 36 parking spaces at grade in the proposed office building for departmental use.

³ The existing CSWSPS site falls within an area zoned for “Government, Institution or Community” uses in the approved South West Kowloon Outline Zoning Plan (“OZP”) No. S/K20/30. The proposed uses of this project are permitted under the approved OZP.

is at **Enclosure to Annex 2**.

3. Subject to the funding approval of the Finance Committee, we plan to commence the proposed project in mid-2020 for completion in mid-2024.

JUSTIFICATION

4. We plan to construct the proposed office building on part of the land within the existing CSWSPS with a view to optimising the use of limited land resources.

5. DSD Headquarters, Projects and Development Branch, Consultants Management Division under Sewage Services Branch, and Electrical and Mechanical Projects Division under Electrical and Mechanical Branch at the Revenue Tower in Wan Chai, will be relocated to the proposed office building. This facilitates the phased relocation exercise⁴ of the three government buildings at Wan Chai Government Offices Compound (including the Revenue Tower), which will be used for the development of convention and exhibition venues, hotel facilities and Grade A offices.

6. Various offices of DSD at different locations of Hong Kong⁵ will also be relocated to the proposed office building. By putting out-station offices under one roof, it will not only enable a better sharing of resources and common facilities, but also enhance operational and administrative effectiveness and efficiency. In addition, the relocation of offices and facilities from leased premises to the proposed office building will achieve saving in rental expenditure of the Government.

⁴ Please refer to LC Paper No. CB(2)740/18-19(01) "Relocation of the Wan Chai Government Offices Compound".

⁵ Other offices of DSD to be relocated to the proposed office building mainly include:

- (i) Remaining division and sections of Sewage Services Branch, currently accommodated in Western Magistracy, 2A Pok Fu Lam Road;
- (ii) Engineering Survey Section, currently accommodated in Skyline Tower, 39 Wang Kwong Road, Kowloon Bay (leased premises);
- (iii) Mainland South Division, Mainland North Division and Land Drainage Division, currently accommodated in Kowloon Government Offices, 405 Nathan Road; and
- (iv) Hong Kong and Islands Division, currently accommodated in 1063 King's Road, Quarry Bay (leased premises).

Some offices of DSD (such as the offices located at sewage treatment works which are responsible for sewage treatment) will not be relocated to the proposed office building, taking cognisance of the convenience of operation.

7. The proposed office building will also provide spaces for the relocation of Central Case-file Depository of SWD⁶ from leased premises, thereby achieving saving in rental expenditure of the Government.

FINANCIAL IMPLICATIONS

8. We estimate the cost of the proposed project to be about \$2,157.5 million in money-of-the-day prices, comprising costs of site formation works, foundation works, building works, building services works, drainage works, furniture and equipment, etc.

PUBLIC CONSULTATION

9. We consulted the Sham Shui Po District Council on 16 January 2018. Members generally supported the proposed project.

ENVIRONMENTAL IMPLICATIONS

10. The proposed project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review (“PER”) for the project in May 2019. The PER concluded and the Director of Environmental Protection agreed that the proposed project would not cause long-term adverse environmental impacts. We have included in the estimates the cost to implement suitable environmental mitigation measures during construction to control the environmental impacts of the proposed project.

11. At the planning and design stages, we will consider measures to reduce generation of construction waste wherever possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil) on site or in other suitable construction sites as far as possible in order to minimise disposal of inert

⁶The Central Case-file Depository of SWD is currently accommodated in Skyline Tower, 39 Wang Kwong Road, Kowloon Bay (leased premises).

construction waste at public fill reception facilities (“PFRFs”)⁷. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

12. At the construction stage, we will require the contractor to submit for approval a plan setting out waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

13. During construction, 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 measures include the use of silencers, mufflers and temporary acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to minimise dust generation.

14. We estimate that the proposed project will generate in total about 34 600 tonnes of construction waste. Of these, we will reuse about 900 tonnes (2.6%) of inert construction waste on site and deliver about 30 300 tonnes (87.6%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 3 400 tonnes (9.8%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$2.8 million for the project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

15. The proposed project will not affect any heritage site, i.e. all declared

⁷ PFRFs are specified in Schedule 4 of Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in PFRFs requires a licence issued by the Director of Civil Engineering and Development.

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

16. The proposed project will only involve government land. No land resumption is required.

BACKGROUND

17. We upgraded **3133KA** to Category B in October 2015.

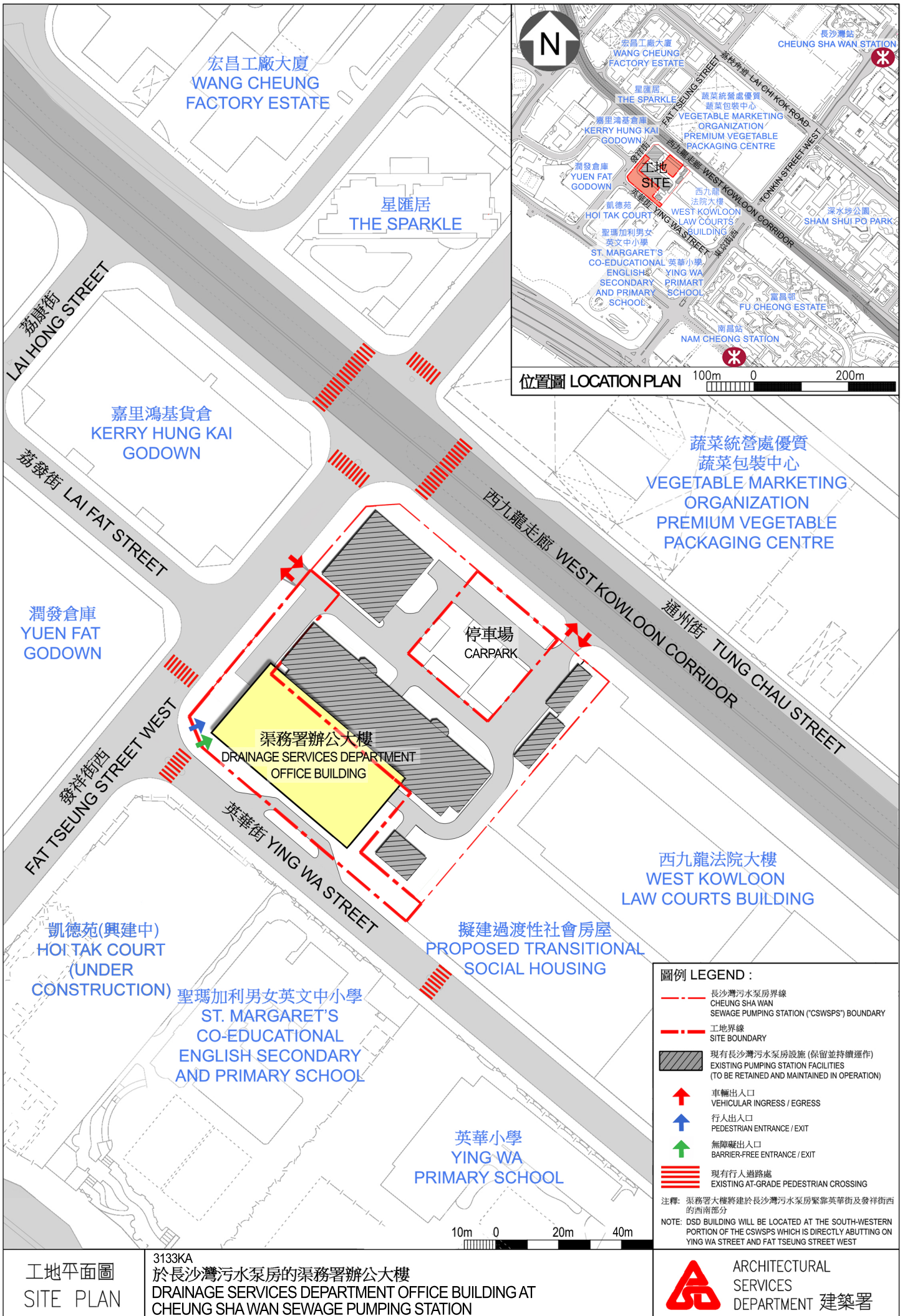
18. We submitted an information paper CB(1)332/18-19(01) entitled “3133KA - Construction of Drainage Services Department Building at Cheung Sha Wan Sewage Pumping Station” to the Legislative Council Panel on Development on 19 December 2018 for briefing Members on the proposal of the proposed project.

19. The proposed project adopts design-and-build approach. A contractor will be selected through competitive bidding to design and build the proposed project in accordance with government requirements. The tender invitation and assessment of the main works contract were completed in November 2019.

20. There are 48 trees of common species within the site of the proposed project and 26 roadside trees in close proximity to the project site boundary. The proposed project will retain 14 trees, transplant 12 trees and felling 48 trees. All trees to be removed are not important trees⁸. We will incorporate planting proposals as part of the proposed project, including the compensatory planting of 48 trees.

⁸ “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (i) trees of 100 years old or above;
- (ii) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or events;
- (iii) trees of precious or rare species;
- (iv) trees of outstanding forms (taking account of overall tree sizes, shapes and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitats; or
- (v) trees with trunk diameter equal or exceeding 1.0 m (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.



位置圖 LOCATION PLAN 100m 0 200m

10m 0 20m 40m

圖例 LEGEND :

- 長沙灣污水泵房界線
CHEUNG SHA WAN SEWAGE PUMPING STATION ("CSWSPS") BOUNDARY
- 工地界線
SITE BOUNDARY
- 現有長沙灣污水泵房設施 (保留並持續運作)
EXISTING PUMPING STATION FACILITIES (TO BE RETAINED AND MAINTAINED IN OPERATION)
- 車輛出入口
VEHICULAR INGRESS / EGRESS
- 行人出入口
PEDESTRIAN ENTRANCE / EXIT
- 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT
- 現有行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING

註釋: 渠務署大樓將建於長沙灣污水泵房緊靠英華街及發祥街西的西南部分
NOTE: DSD BUILDING WILL BE LOCATED AT THE SOUTH-WESTERN PORTION OF THE CSWSPS WHICH IS DIRECTLY ABUTTING ON YING WA STREET AND FAT TSEUNG STREET WEST

工地平面圖
SITE PLAN

3133KA
於長沙灣污水泵房的渠務署辦公大樓
DRAINAGE SERVICES DEPARTMENT OFFICE BUILDING AT
CHEUNG SHA WAN SEWAGE PUMPING STATION

ARCHITECTURAL SERVICES DEPARTMENT 建築署