

For information

On 22 April 2014

Legislative Council Panel on Development
Relocation of Existing Facilities of Water Supplies Department in Mong Kok

PURPOSE

This paper updates Members on the proposal to relocate the existing facilities of Water Supplies Department (WSD) in Mong Kok including the New Territories West (NTW)¹ Regional Office and Water Resources Education Centre (WREC).

BACKGROUND

2. The relocation of the existing facilities of WSD in Mong Kok has been identified as an improvement proposal in the Area Improvement Plan for the Shopping Area of Mong Kok (AIP)² undertaken by the Planning Department. The proposal involves the relocation of WSD NTW Regional Office, the WREC and the Customer Enquiry Centre (CEC).

3. As an initiative in injecting impetus to the revitalization of industrial buildings, the Government proposed a Public Works Programme (PWP) item **3114KA** titled “Purchase and Conversion of Industrial Building for Water Supplies Department Facilities” to acquire an industrial building in NTW area for conversion into an office

¹ 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.

² The Area Improvement Plan (AIP) was presented to the Legislative Council Panel on Development for discussion on 28 July 2009 via the Panel Paper titled “CB(1)2342/08-09(03) – District-based Beautification and Revitalisation Projects”. Under the AIP, a district Public Transport Terminus (PTT) facility with overhead commercial development is planned at the site currently occupied by WSD office, Food and Environmental Hygiene Department depot and a temporary car park. The Yau Tsim Mong District Council has been actively pursuing the proposed PTT to address local traffic problems.

building for the relocation of the WSD facilities in Mong Kok. At the same time, the Government has also reserved a site in Tin Shui Wai for the construction of a new building to accommodate the WSD's facilities as a fallback option.

4. With the support of the Legislative Council (LegCo) Panel on Development³, the Finance Committee (FC) of LegCo approved funding for the PWP item **3114KA** on 10 June 2011⁴. WSD engaged a consultant in the discipline of General Practice Surveying (the GP Consultant) to assist in the identification and purchase of a suitable industrial building using market practice. A total of 105 industrial buildings were studied amongst which 12 buildings were selected for further evaluation. After the evaluation, only one target building in Yuen Long was identified suitable for the conversion. The GP Consultant carried out technical feasibility study for the target building and the study results indicated that the conversion would be technically feasible. Subsequently, we started negotiation with the vendor of the building in June 2012. However, the vendor showed no positive response to the indicative prices offered by the Government probably because of the flourishing property market in the industrial building sector at that time.

5. Noting the market condition, the GP Consultant advised in January 2013 that the general market trend of the price of industrial buildings might continue to rise. There was no other suitable option available in the market in the near future. The GP Consultant recommended the Government not to further pursue the purchase of the industrial building. The Government critically assessed the situation with regard to the market condition and commitment to vacate the Mong Kok site and accepted the recommendation of the GP Consultant. The situation was subsequently reported to the LegCo Panel on Development on 22 January 2013⁵ informing Members that the Government was considering alternative relocation plans including the construction of a new building for accommodating the WSD facilities with a view to releasing the WSD site in Mong Kok early. The new building is located at the reserved site at Tin Pak Road, Tin Shui Wai with an area of about 3 340 square metre (sq.m). A location plan of the site is at **Enclosure 1**.

³ The Panel Paper titled "CB(1)1909/10-11(03) - Purchase and Conversion of Industrial Building for Water Supplies Department Facilities" referred.

⁴ The PWSC Paper titled "PWSC(2011-12)10 - Purchase and Conversion of Industrial Building for Water Supplies Department Facilities" referred.

⁵ Panel Paper titled "CB(1)428/12-13(03) – 2013 Policy Address Policy Initiatives of Development Bureau", paragraph 75.

PROPOSED SCOPE

6. The new building in Tin Shui Wai will provide space for reprovisioning the NTW Regional Office and the WREC of WSD in Mong Kok. In addition, it is also proposed to relocate the existing WSD Yuen Long sub-office⁶ and the WSD store in Wang Cheong Building⁷ in Cheung Sha Wan to the new building. In order to promote education on water conservation at the earliest possible, WSD set up a temporary WREC in the Mong Kok office. Due to the space constraint, the temporary WREC only has a small area of about 270 sq.m. It can only serve visitors in small groups by appointment. To enhance the education on water conservation, WSD will provide a new WREC with larger net operating floor area⁸ (NOFA) of 1 160 sq.m in the Tin Shui Wai office for serving the general public especially our younger generation. Details of the proposed WREC are at **Enclosure 2**.

7. Since the existing Mong Kok CEC is the only CEC for serving customers in Kowloon, it will be reprovisioned at a convenient location in Kowloon in order to continue its services for the customers in Kowloon.

8. Upon relocation of the WSD facilities in Mong Kok to the new building in Tin Shui Wai, the Mong Kok site can be released for implementation of the AIP for improvement of the traffic and environment of Mong Kok and commercial development. Moreover, the new NTW Regional Office of WSD in Tin Shui Wai 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 region including the attendance to operational emergencies. In addition, accommodating the WREC and the NTW Regional Office under one roof will provide synergy for on-site demonstration of water saving features including grey

⁶ The Yuen Long sub-office is a sub-office of the NTW Region of WSD. It has a total construction floor area (CFA) of about 100 sq.m and 4 car parking spaces. The sub-office is on the G/F and 3/F of Yuen Long District Office Building.

⁷ The WSD store is on the 1/F of Wang Cheong Building with a CFA of about 1 000 sq.m. It is for storage of miscellaneous items including water meters, materials of water saving device retrofitting works, furniture and stationery etc.

⁸ NOFA is the floor area actually allocated to the users of a building for carrying out the intended activities. Unlike CFA which takes into account all areas within the building structure envelope, NOFA does not include areas for toilets, bathrooms and shower rooms, lift lobbies, stair halls, public / shared corridors, stairwells, escalators and lift shafts, pipe / services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse chutes and refuse rooms, balconies, verandahs, open decks and flat roofs, parking spaces, loading and unloading areas, mechanical plant rooms, etc.

water reuse and rain water harvesting system which will be included in the new building.

9. The scope of the project is at **Enclosure 3**. Subject to the final design, the new building has an estimated total NOFA of around 5 745 sq.m and 50 car parking spaces for a fleet of Government vehicles to support the operation of the NTW Regional Office of WSD.

PROJECT DELIVERY

10. In order to meet the programme for releasing the Mong Kok site early, the new building in Tin Shui Wai will be implemented using the design and build approach under which the contractor selected through competitive bidding will be responsible for the design and construction of the proposed building in accordance with the Employer's requirements.

11. We will adopt a medium rise building design with green building features and landscape features for integration with the surrounding environment. The planning and design of the building will take into account the various site and environmental aspects including visual effect, air ventilation and traffic flow etc., and will also conform with the Government policy on barrier free and energy conservation. We aim at achieving a Gold rating under the BEAM Plus⁹ (New Building) certification.

12. In order to minimize any traffic impact on the neighbourhood and also to enhance the operation efficiency of the NTW Regional Office of WSD, a new vehicular ingress/egress point from Tin Tsz Road will be constructed in addition to the existing ingress/egress point at Tin Pak Road as shown on the site plan at **Enclosure 1**.

13. This project is not a designated project under the Environmental Impact

⁹ "BEAM Plus" is a distinctive environmental assessment method for the Hong Kong environment and is aligned with relevant local and international standards to demonstrate the overall qualities of a building. The scheme defines best practice criteria under various key performance categories that promote sustainable sites and healthy indoor environments whilst reducing energy, water and resources consumption and carbon footprint. Buildings are awarded where best practice criteria are achieved, with a rating of 'Platinum', 'Gold', 'Silver' and 'Bronze' corresponding to their overall environmental performance.

Assessment Ordinance (Chapter 499) and will not cause any long-term adverse environmental impact. However, we will coordinate with the adjoining school and neighbours to address their concerns and make necessary arrangement to minimize short term environmental impacts to the surrounding during the construction period. In addition, the contractor will be required to implement suitable mitigation measures to properly control dust, site run-off and noise generated during construction.

IMPLEMENTATION

14. We will seek funding approval from the FC of LegCo in the first half of 2015. Subject to the funding approval, the construction works will commence in mid-2015 for completion around end 2017 with subsequent demolition of the existing WSD facilities in Mong Kok to make way for the implementation of the AIP as mentioned in paragraph 2 above.

PUBLIC CONSULTATION

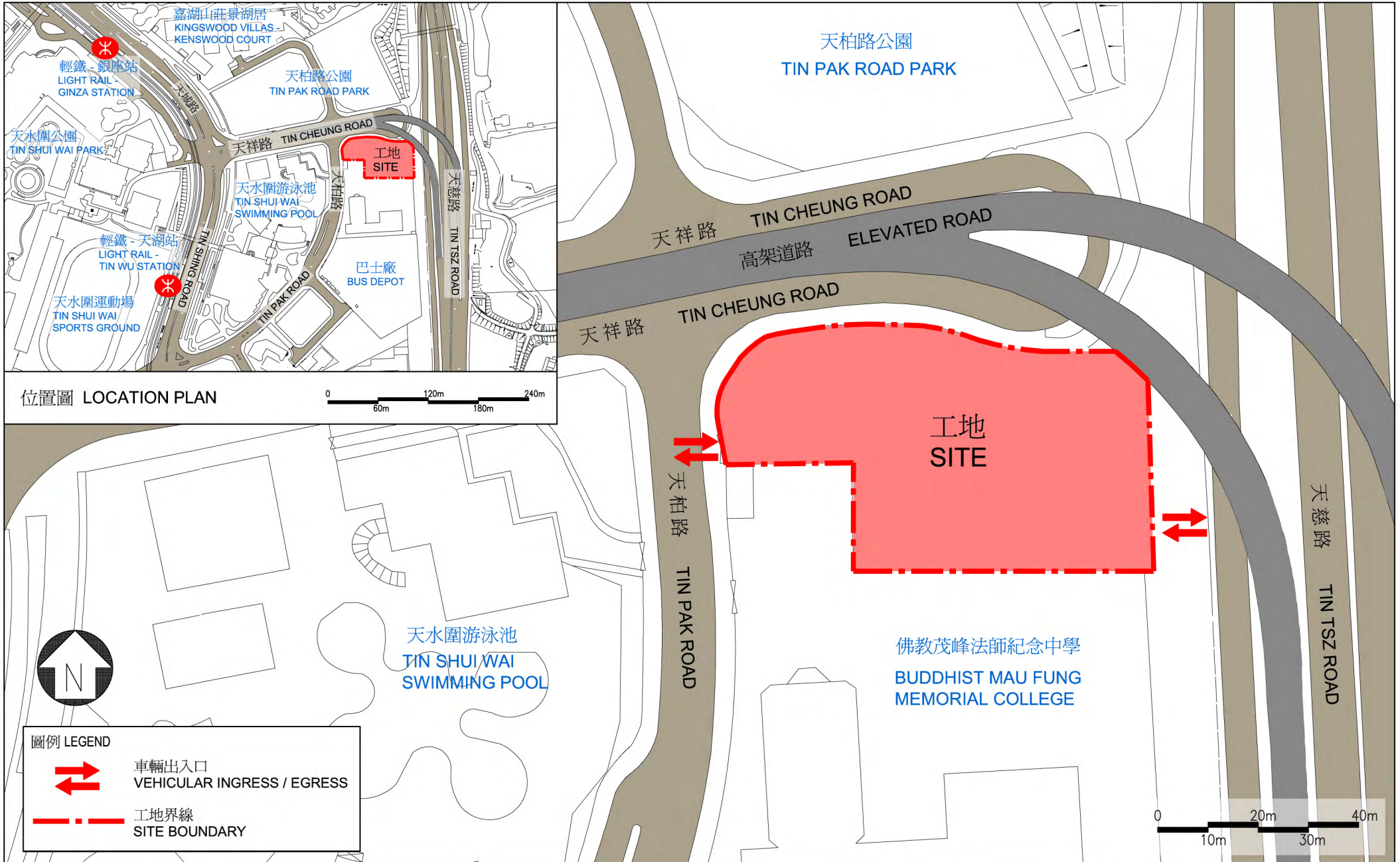
15. We have consulted the Culture, Recreation, Community Service and Housing Committee (CRCS&HC) of Yuen Long District Council and the school adjacent to the site and put forward various recommendations in response to their concerns. At the meeting of CRCS&HC on 5 November 2013, members discussed and supported the project.

WAY FORWARD

16. We plan to launch the tendering exercise for the design and build contract for the new building in Tin Shui Wai in mid-2014. We will submit the funding proposal to Public Works Sub-Committee and seek funding approval from the FC of LegCo in the first half of 2015 after the tender assessment.

Development Bureau

April 2014



工地平面圖
SITE PLAN

位於天水圍預留作興建新政府大樓以容納水務署旺角設施的用地
The reserved site in Tin Shui Wai for construction of a new building for accommodating the Water Supplies Department Mong Kok facilities

Details of the Water Resources Education Centre

Objective

1. Water Supplies Department (WSD) plans to set up a new Water Resources Education Centre (WREC) to step up promotion of water conservation in Hong Kong. The WREC will occupy about 1 160 square metre (sq.m) NOFA and comprise versatile facilities for educating the general public, especially our younger generation, about the development of Hong Kong water supply system and the importance of water conservation in daily life.

Target Visitors

2. The WREC is open to general public with a primary focus on the younger generation. Students will be invited to visit the WREC to participate in an education programme that is supplemental to their school curriculum. We will also provide guided tour in the WREC.

Facilities

Exhibition Gallery

3. The exhibition area is intended to be divided into five different themes as follow:

a) The Water Supply History of Hong Kong

Visitors will walk through the development of the public water supply system in Hong Kong, from as early as the sinking of the first public well in 1851 to the current water supply arrangement. They will appreciate the difficult time when water rationing was in place as well as the efforts made by the Government to secure water supply. Exhibits and models showing the Dongjiang water supply system will also be displayed. Valuable photos and exhibition boards will be displayed together with videos and

interactive games to recapitulate the important message of water conservation.

b) The Water Cycle

In this theme, visitors will go through the journey on how water in Hong Kong is collected, treated and distributed to the consumers and how the waste water is discharged and reused. Visitors will also appreciate the constraints and considerations in conveying raw water from different sources for treatment before delivering to their homes. Different treatment technologies and their applications will also be exhibited. The distribution network model will draw visitors' attention to the effect of high operation pressure environment and the associated problems. Different leakage detection and management technologies will be shown and the importance of proper maintenance of water pipes within residential developments will be demonstrated.

c) New Water Resources

Different new water resources will be introduced in this theme, including desalination, use of sea water for flushing purposes and water reclamation such as grey water reuse and rain water harvesting. The history of the use of sea water for flushing will be exhibited. In addition to showing how water reclamation works, visitors will be able to see a real grey water reuse system and a rain water harvesting system.

d) World Water Resources

The theme will provide visitors factual information of the water crisis occurring worldwide and how different cities deal with the issue. Visitors will be prompted to answer question like "how much water you need?" as compared to "how much water you use?". Water pollution will form another focus of this theme. Visitors will appreciate how scarce water resources are decreasing as a result of water pollution and how they can help to sustain them. Visitors will be prompted to think about the

sustainable use of our precious water resources through the water resource model of the Pearl River Delta. Effect of climate change on water resources will also be presented. Through this theme, we hope that visitors will appreciate the need to get prepared for the worst.

e) Total Water Management

This theme introduces the Total Water Management initiatives. Its focus is on water conservation and how visitors can conserve water. Games and interactive activities will be designed to enable visitors to appreciate the effect of change in their water using habits on the quantity of water they can save. Live demonstration of different products registered under the Water Efficiency Labeling Scheme will be made available for visitors to have a hand-on experience of those products.

4. The WREC will also have a separate exhibition area for exhibiting special topics matching with the public relation and promotion activities of WSD at the time.

Lecture Room/Classroom

5. Lecture room/classroom will be provided to facilitate delivery of the important messages on water conservation to visitors. Scheduled seminars and lectures will be conducted to promote water conservation. The facilities will also be used to broadcast videos on water resources conservation and treatment.

6. Educational activities will also be organized for students in the classroom to equip them with knowledge of water supply and conservation.

Grey Water and Rainwater Harvesting System

7. The new building will be equipped with a grey water and rainwater treatment facilities to recycle the grey water and rainwater 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 to learn about the management and operation of a live grey water reuse and rainwater harvesting system.

Opening Hours

9. The WREC will be open six days a week from 9:00 am to 5:00 pm and close on one of the weekday.

Enclosure 3

Scope of the new WSD building at Tin Shui Wai

<u>Uses</u>	<u>Net Operating Floor Area</u> <u>(square metre)</u>
New Territories West Regional Office (including reprovisioning of Mong Kok office and Yuen Long sub-office of WSD)	3 923
Water Resources Education Centre (reprovisioning of the existing temporary WREC in Mong Kok office)	1 160
Store Room (reprovisioning of the existing WSD store in Wang Cheong Building, Cheung Sha Wan)	662
Total:	5 745