

**For information  
on 19 December 2018**

**Legislative Council Panel on Development**

**3133KA - Construction of Drainage Services Department Building  
at Cheung Sha Wan Sewage Pumping Station**

**PURPOSE**

This paper briefs Members on the project of constructing the Drainage Services Department (“DSD”) Building (“the DSD Building”) at the Cheung Sha Wan Sewage Pumping Station (“CSWSPS”).

2. As stated in paragraph 11 below, we plan to consult Members with more details of the project tentatively in the fourth quarter of 2019, by way of a discussion paper to the Panel, before submitting our funding proposal to the Public Works Subcommittee (“PWSC”) and seeking funding approval from the Finance Committee (“FC”) in the end 2019 or early 2020.

**PROJECT SCOPE**

3. The project is to construct a government building with a net operational floor area (“NOFA”)<sup>1</sup> of about 18 500m<sup>2</sup> to accommodate facilities of DSD and Social Welfare Department (“SWD”), and to provide 36 at-grade parking spaces<sup>2</sup> for departmental and staff vehicles. The new

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<sup>1</sup> 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 such facilities (if any) as toilets, bathrooms and shower rooms, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipe or services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, parking spaces, loading and unloading areas, mechanical plant rooms, etc.

<sup>2</sup> The 36 parking spaces comprise 29 new parking spaces, 2 new motorcycle parking spaces and 5 goods vehicle parking spaces re-provided for plant operation.

building of about 21-storey will accommodate the following facilities -

DSD facilities (about 75% of the NOFA):

- (a) offices for staff;
- (b) a multi-purpose room;
- (c) a building information modeling (“BIM”) corner;
- (d) a laboratory; and
- (e) other miscellaneous facilities including a departmental library, conference rooms, a building management office, a central server room, network equipment rooms and storage areas, etc.

SWD Facilities (about 25% of the NOFA):

- (f) central case-file depository.

4. The site for the project covers parts of the existing CSWSPS<sup>3</sup> which is located in West Kowloon, abutting on three streets, namely Ying Wa Street, Fat Tseung Street West and Tung Chau Street, and adjacent to West Kowloon Law Courts Building. DSD Building will bring aesthetic improvement to its surrounding streetscape by introducing greenery elements along its building frontages. A site and location plan of the project is at **Enclosure**.

5. Constructing the DSD Building on the available remaining area of the existing CSWSPS will optimise land utilisation. Under the phased relocation exercise of the Wan Chai Government Offices Compound (“WCGOC”)<sup>4</sup>, DSD Headquarters and some of its subsidiary divisions, which are currently accommodated in the Revenue Tower, will be relocated to the proposed DSD Building. Other offices<sup>5</sup> of DSD and the Central

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<sup>3</sup> The existing CSWSPS site falls within an area zoned for “Government, Institution or Community” (“G/IC”) 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.

<sup>4</sup> WCGOC comprises Revenue Tower, Immigration Tower and Wanchai Tower.

<sup>5</sup> DSD Offices other than those in the Revenue Tower, are currently located at Kowloon Government Offices, Western Magistracy Building, 1063 King’s Road, Skyline Tower as well as Eastern Law Courts Building.

Case-file Depository<sup>6</sup> of SWD currently located in government office buildings and leased premises will also be relocated to the new building to provide security of tenure, enhance operational efficiency and achieve savings in rental expenditure.

## **ENVIRONMENTAL CONSIDERATIONS**

6. This project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We undertake to carry out a Preliminary Environmental Review for the project at the design stage and agree the findings and any mitigation measures with the Director of Environmental Protection.

## **ENERGY CONSERVATION AND GREEN ASPECT**

7. The proposed building will adopt suitable energy efficient features and renewable energy technologies in accordance with the prevailing standards and practices for green government buildings. Landscaping and greening features will be provided on ground level, rooftop and vertical surfaces as appropriate for environmental and amenity benefits.

## **PROJECT IMPLEMENTATION**

8. DSD Building is in close vicinity of the existing sewage pumping station which is a critical infrastructure supporting a vast area of West Kowloon. Uninterrupted smooth operation of the station must be strictly maintained at all times. As the construction works would have to be carried out within the tight space closely abutting some of the critical plants of the station, the works will be under immense site constraints. In order to implement the project smoothly and minimise the potential risks, the building design, construction sequence, construction method and

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<sup>6</sup> Central Case-file Depository of SWD is currently located at Skyline Tower.

construction programme must be closely coordinated. To ensure buildability, we adopt design-and-build (“D&B”) approach for the project so that a single party will undertake both the design and construction works for the building, tapping into the expertise of the contractor.

9. Subject to the funding approval of FC, we plan to commence construction in the first quarter of 2020 for completion in the first quarter of 2024. We aim to commission the DSD Building by end 2024.

## **PUBLIC CONSULTATION**

10. We have consulted the Sham Shui Po District Council (“SSPDC”) on this project. At the meeting of SSPDC on 16 January 2018, members discussed and raised no in-principle objection to the plan of constructing the DSD Building.

## **WAY FORWARD**

11. We plan to invite tenders for the D&B contract for the project in the first quarter of 2019. We will consult Members with more details of the project tentatively in the fourth quarter of 2019, by way of a discussion paper to the Panel, before submitting our funding proposal to PWSC and seeking funding approval from FC in the end 2019 or early 2020.

## **BACKGROUND**

12. It is the Government’s policy<sup>7</sup> to accommodate its offices in government-owned properties as far as circumstances permit and re-provision those with no location requirements out of high value areas, including the central business districts. The Government has announced that the offices of the bureaux/departments (“B/Ds”) and the Judiciary in

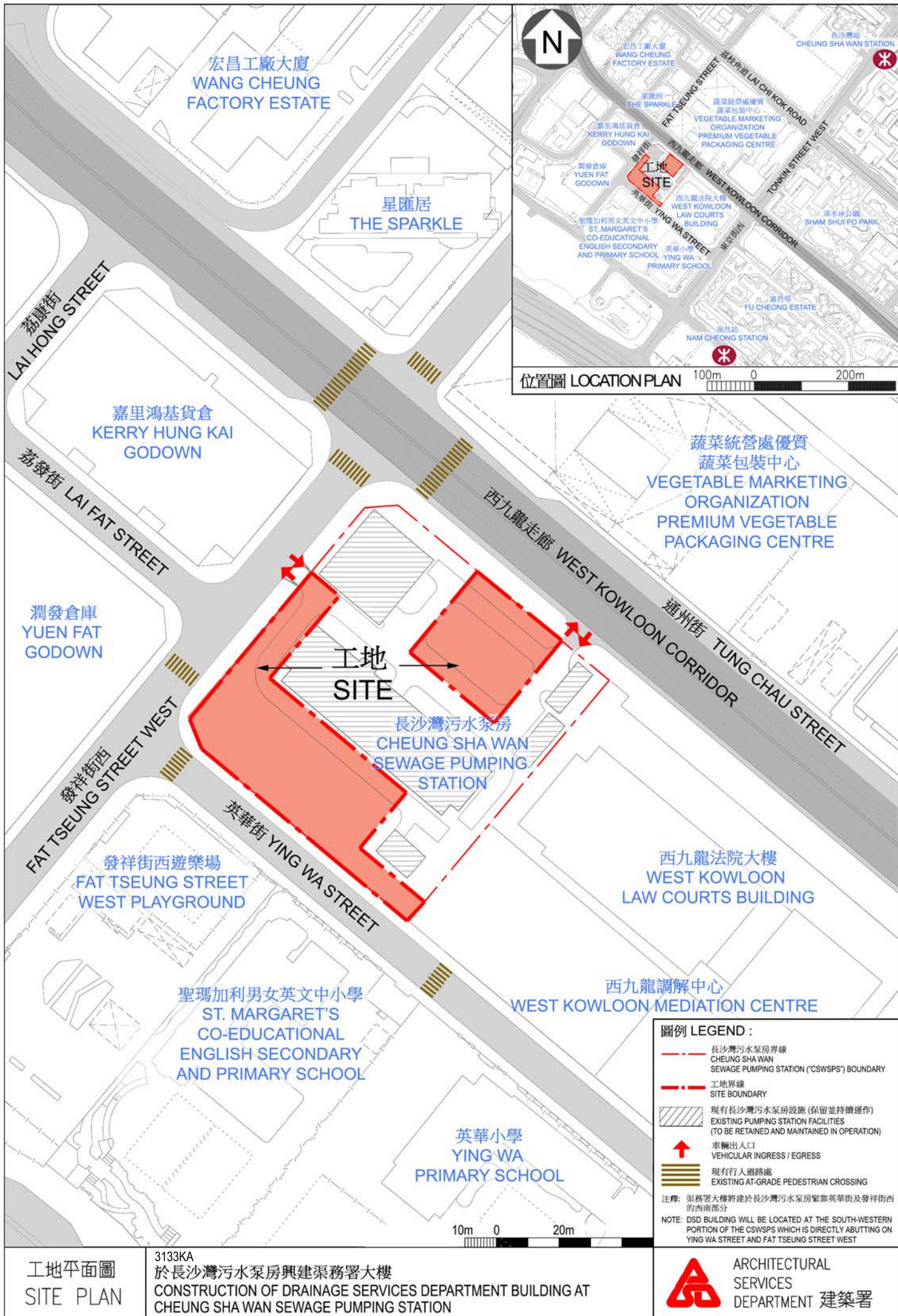
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<sup>7</sup> Refer to LC Paper No. PWSC133/17-18(01).

the WCGOC would be relocated to other areas in phases to make way for the development of convention and exhibition facilities, hotel facilities and Grade A office space.

13. The Government is actively taking forward a number of new government building projects to reprovision the offices in the WCGOC and provide space for other government offices currently accommodated in leased premises. The proposed DSD Building is one of the above new government building projects.

**Development Bureau  
Drainage Services Department  
December 2018**



工地平面圖  
SITE PLAN

3133KA  
於長沙灣污水泵房興建渠務署大樓  
CONSTRUCTION OF DRAINAGE SERVICES DEPARTMENT BUILDING AT  
CHEUNG SHA WAN SEWAGE PUMPING STATION

**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
- 現有行人過路處  
EXISTING AT-GRADE PEDESTRIAN CROSSING

注釋: 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 ADJUTING ON YING WA STREET AND FAT TSEUNG STREET WEST

ARCHITECTURAL SERVICES DEPARTMENT 建築署