

For discussion
on 4 May 2021

Legislative Council Panel on Security

Construction of Fire Station-cum-Ambulance Depot with Departmental Quarters and Facilities of the Fire Services Department in Area 72, Tseung Kwan O

PURPOSE

This paper briefs Members on the proposal to upgrade the construction project of a fire station-cum-ambulance depot (FSAD) with departmental quarters (DQs) and facilities of the Fire Services Department (FSD) in Area 72, Tseung Kwan O (the Project) to Category A. The estimated cost, in money-of-the-day (MOD) prices, is about \$655 million.

JUSTIFICATIONS

A five-bay appliance room FSAD

2. In recent years, a substantial number of buildings, including residential development projects, government institutions, as well as community and commercial facilities, have been built in the Tseung Kwan O (TKO) town centre and the Tiu Keng Leng new town areas (TKLNTAs). It is anticipated that the demand for fire and emergency ambulance services in these areas will increase continuously as a result of the population growth.

3. Under the fire risk categorization¹ adopted by FSD, TKO town centre and TKLNTAs are classified as “congested built-up area” in which FSD pledges to meet 92.5% of all building fire calls within a graded response time (GRT)² of six

¹ It refers to a system adopted in assessing the level of fire risk for a particular area. Assessment criteria include residential density, intensity of development, building height index and total gross floor area utilisation.

² It refers to the time interval between the time of receipt of a building fire call and the arrival of fire appliances at scenes.

minutes (including a travelling time of four minutes)³. At present, fire services for these areas are covered by the Po Lam Fire Station (FStn) and the Tai Chik Sha FSAD, which are quite far away from the areas (about four kilometres). For such distances, fire appliances will generally take about eight minutes to reach these areas, falling short of FSD's performance pledge. Therefore, there is a need to construct a FStn to ensure adequate fire services coverage for the abovementioned areas.

4. As regards emergency ambulance services, TKO town centre and TKLNTAs are at present served by ambulances deployed at the Po Lam Ambulance Depot and the Tai Chik Sha FSAD. With the development and population growth in the abovementioned areas, it is anticipated that the demand for emergency ambulance services in the areas will increase continuously. FSD considers necessary to set up a new ambulance depot to meet the ever-growing demand for emergency ambulance services in these two areas.

5. Based on the above various factors, it is necessary to construct a FSAD in Area 72 of TKO. The proposed FSAD will have a five-bay appliance room for accommodating fire appliances and ambulances.

DQs

6. FSD has all along followed the Government's established policy to provide DQs for eligible disciplined services staff, so as to attract, retain and motivate staff. As at 1 April 2021, FSD had a total of 5 722 rank and file (R&F) staff eligible for DQs, but there were only 3 909 DQ units available for allocation. The shortage of units reached 1 813 with a shortfall rate of about 32%. Amongst others, the shortage of H-grade DQ units⁴ is more prominent. The shortage has been on the rise comparing with the shortfall of 1 542 units and shortfall rate of 29% in 2012. The current waiting time for R&F DQs is about 6 years on average.

7. To provide high quality emergency services to members of the public, the Government relies on a professional fire services and ambulance workforce. Some new FStns and FSADs will commence service in the coming years, such as the airside/landside FStns of the Third Runway System of the airport and the FSAD at the Lok Ma Chau Loop. FSD needs to recruit additional staff (including R&F

³ 92.5% is FSD's average target for the overall fire calls at "congested built-up area" in Hong Kong.

⁴ Government quarters are graded as appropriate having regard to their size, location, view, environment, facilities and amenities. The floor area of each of the proposed H-grade DQ units is about 50 square metres.

staff) to meet the manpower demand. It is anticipated that this will increase the demand for DQ units, driving up the shortfall rate of DQ units. To alleviate the overall shortage of DQ units⁵, we propose to provide 132 H-grade DQ units at the above construction project of FSAD in Area 72 of TKO⁶. This is also in line with the Government's policy objective of making optimal use of land resources.

Reprovisioning of FSD Facilities

8. Besides, FSD proposes to reprovise the following facilities at the proposed FSAD to optimise site utilisation –

- (i) the Community Emergency Preparedness Division (CEPD) store;
- (ii) the office of the Fire Service Installation Task Force (FSITF); and
- (iii) parking spaces for the Fire Safety Education Bus (FSEB) and the Emergency Preparedness Education Bus (EPEB).

9. CEPD store⁷ was originally set up in the Kwun Tong FStn and was moved out in 2016 to make way for the accommodation of the Building Fire Safety Task Force Office. Since 2016, CEPD store has been split into two stores tentatively at the Penny's Bay FStn and the Fire and Ambulance Services Academy respectively. This arrangement is indeed undesirable in the aspect of CEPD's operation, for example the logistics operation of conducting relevant promotion and education activities. In view of this, FSD considers it necessary to combine the two stores into one. Furthermore, FSD proposes to co-locate the parking spaces for FSEB and EPEB⁸ with the abovementioned store at the proposed FSAD site, so as to better coordinate with CEPA's operation and demand in conducting relevant community emergency preparedness projects and courses. In respect of FSITF, its office is currently accommodated in a leased commercial premise. FSD suggests

⁵ Apart from FSD, there is still shortage of DQs for married R&F staff in the Immigration Department, Correctional Services Department, the Customs and Excise Department and the Government Flying Service. As at 1 April 2021, there were a total of about 6 800 R&F staff in these four disciplined services eligible for DQs and there were only about 5 400 DQ units available for allocation with shortfall rate of about 21%.

⁶ Taking into account the shortfall rates of each department and related factors, some of the DQ units of this project will be allocated to R&F staff of the Immigration Department and officer grade staff of the Government Flying Service with pay scale similar to R&F staff of other disciplined services.

⁷ It stores the materials for the relevant projects, courses and public education plans formulated and conducted by CEPA (including a series of educational pamphlets, display boards, items necessary for conducting public education activities such as firefighting tunic, simulated fire hose and fire extinguisher, promotional items of the "Anyone" series, etc.).

⁸ They are now parked at the Fire and Ambulance Services Academy.

relocating the office and the parking spaces for its operational vehicles to the proposed FSAD site in order to optimise site utilisation.

10. The above reprovisioning proposal can achieve the dual objectives of making optimal use of the relevant site and meeting FSD's operational needs.

PROJECT SCOPE

11. The proposed FSAD with DQs and reprovisioned FSD facilities would situate at a site of about 3 015 square metres in Area 72 of TKO, falling within "Government, Institution or Community (4)" zone on the Draft TKO Outline Zoning Plan (OZP) No. S/TKO/27. According to OZP, the maximum building height of the site is 40 metres (m). With a view to increasing the supply of DQ units, at the meeting of the Rural and New Town Planning Committee of the Town Planning Board (TPB) on 4 September 2020, the Committee approved with condition⁹ the application for the proposed flat use and the proposed relaxation of building height restriction from 40m to 55.6m.

12. The proposed building comprises 17 storeys with a rooftop. The scope of the Project includes –

- i) FSAD with a 5-bay appliance room;
- ii) the reprovisioned CEPD store;
- iii) the reprovisioned office of FSITF;
- iv) outdoor covered parking spaces for FSD operational vehicles (including the abovementioned FSEB and EPEB) and outdoor parking spaces for the DQ (including 21 car parking spaces and 2 motorcycle parking spaces); and
- v) 132 H-grade DQ units and related facilities¹⁰.

13. A location plan, a site plan and an artist's impression of the Project are at **Enclosure 1** and **Enclosure 2** respectively.

⁹ The condition is "the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB".

¹⁰ Including a building management office, a multi-function room of about 18 m² which will primarily serve as a meeting room for the residents' association.

FINANCIAL IMPLICATIONS

14. We estimate the cost of the Project to be about \$655 million in MOD prices.

PUBLIC CONSULTATION

15. We consulted the Sai Kung District Council (SKDC) on the Project on 7 July 2020. SKDC had no objection to the Project in principle.

ENVIRONMENTAL IMPLICATIONS

16. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). A Preliminary Environmental Review (PER) has been completed, the findings of which were agreed by the Director of Environmental Protection that the Project would have no long-term adverse environmental impact with implementation of mitigation measures, such as appropriate call-out system locations, direction and volume control to mitigate noise impact to the surrounding areas.

17. The Government will draw up provisions in the relevant works project contract requiring the contractor to control noise, dust and site run-off nuisances during construction to within established standards and guidelines through the implementation of mitigation measures. These measures include using mechanical equipment that generates less noise and mufflers when undergoing noisy construction, erecting acoustic lining or shields and constructing noise barrier, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

HERITAGE IMPLICATIONS

18. The 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.

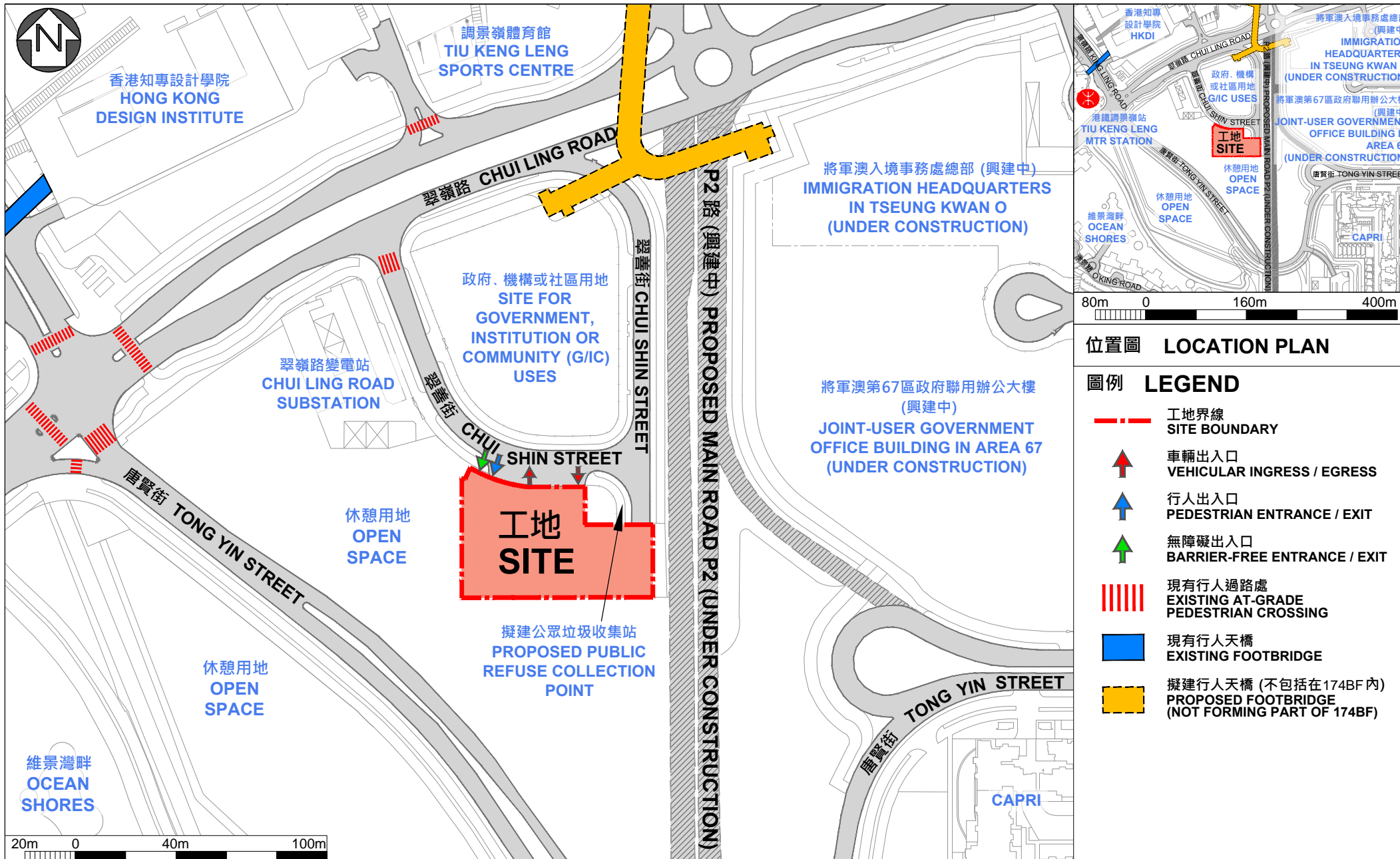
LAND ACQUISITION

19. The Project does not require any land acquisition.

WAY FORWARD

20. After consulting the Members, we plan to submit the funding proposal of the Project to the Public Works Subcommittee, with a view to seeking funding approval of the Finance Committee (FC). We plan to commence the proposed construction works upon obtaining FC's funding approval for target completion within three years.

Security Bureau
Fire Services Department
April 2021



工地平面圖
SITE PLAN

174BF
 在將軍澳第72區興建消防局暨救護站、部門宿舍及消防設施
CONSTRUCTION OF FIRE STATION-CUM-AMBULANCE DEPOT WITH DEPARTMENTAL QUARTERS AND FACILITIES IN AREA 72, TSEUNG KWAN O



從東北面望向大樓的透視圖 (構思透視圖)
 PERSPECTIVE VIEW FROM NORTHEAST DIRECTION (ARTIST'S IMPRESSION)

構思圖
 ARTIST'S
 IMPRESSION

174BF
 在將軍澳第 72 區興建消防局暨救護站、部門宿舍及消防設施
 CONSTRUCTION OF FIRE STATION-CUM-AMBULANCE
 DEPOT WITH DEPARTMENTAL QUARTERS AND
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