

**For discussion
on 17 March 2025**

Legislative Council Panel on Security

**177BF - Construction of Fire Station-cum-Ambulance Depot with
Departmental Quarters and Facilities of the Fire Services Department
at Anderson Road Quarry Site, Sai Kung**

PURPOSE

This paper briefs Members on the proposal to upgrade the proposed project of construction of Fire Station-cum-Ambulance Depot (FSAD) with departmental quarters (DQs) and facilities at Anderson Road Quarry (ARQ) Site, Sai Kung¹ to Category A.

BACKGROUND

2. In response to the society's acute demand for housing, the Government has been striving to identify sites suitable for the development of public housing in various districts. The development of the ARQ Site involves 11 housing sites with a planned total population of about 30 000. The development project will be completed by phases from 2024 onwards. With the growing population in the area, there will be an increasing demand for fire and emergency ambulance services. There is thus a genuine need to construct an FSAD.

JUSTIFICATIONS

Construction of an FSAD

3. There is currently no fire station at the ARQ Site. Under the fire

¹ The ARQ Site is located in Sai Kung District, adjacent to Kwun Tong District's On Tat Estate and On Tai Estate.

risk category system² adopted by the Fire Services Department (FSD), the area will be classified as “congested built-up area” for which FSD pledges to meet 92.5%³ of all building fire calls within a graded response time (GRT) of six minutes⁴ (including a travelling time of four minutes) once the public housing development at the Anderson Road site is completed. At present, fire services for the area are provided by a total of four fire stations in East Kowloon, namely Shun Lee Fire Station, Lam Tin Fire Station, Po Lam Fire Station and Kwun Tong Fire Station. Shun Lee Fire Station is the fire station closest to the ARQ Site, which is about four kilometres away. For such distance, fire appliances will generally take about eight minutes to reach the area, which falls short of the six-minute GRT. For public safety reasons and to uphold FSD’s performance pledge, there is a need to construct a fire station at the ARQ Site, ensuring adequate fire services coverage for the area.

4. There is currently no ambulance depot at the ARQ Site either. At present, emergency ambulance services for the area are provided by four ambulance depots/ambulance out-stations at fire stations⁵ in East Kowloon, namely Lam Tin Ambulance Depot, Po Lam Ambulance Depot, Kwun Tong Ambulance Depot and the ambulance out-station at Shun Lee Fire Station. With the development of the Anderson Road project and population growth, a strong demand for emergency ambulance services in the area is anticipated. In addition, according to the Planning Department’s population distribution projections, the population aged 65 or above in Kwun Tong District and Sai Kung District will grow from about 249 200 in 2023 to about 323 100⁶ in 2029, representing an increase of approximately 29.7%, which is higher than the estimated increase of approximately 27.6% for the overall elderly population in Hong Kong during the same period of time. It is anticipated that the demand for emergency ambulance services from residents will further increase as a result of the ageing population in the area. However, due to spatial constraints, Lam Tin Ambulance Depot, Po Lam Ambulance Depot and Kwun Tong Ambulance Depot cannot accommodate additional ambulances. As for the ambulance out-station at Shun Lee Fire Station, parking spaces for ambulance have not been

² It refers to a system designed to evaluate the fire risk of a specific area. Assessment criteria include residential density, the intensity of area development, building height index and the total floor area of building use.

³ 92.5% is FSD’s average target for the overall fire calls at “congested built-up areas” in Hong Kong.

⁴ It refers to the time interval between the time of receipt of a building fire call and the arrival of fire appliances at scenes.

⁵ It refers to fire stations with ambulances.

⁶ It is in accordance with the information in the “Projections of Population Distribution 2023-2031” report compiled by the Planning Department.

reserved in its original design. It is already very crowded with the existing space being taken up by four ambulances and one ambulance motorcycle, leaving no room to accommodate additional ambulances. Thus, it is necessary to set up a new ambulance depot at the ARQ Site to meet the demand for emergency ambulance services in the area as well as that in East Kowloon.

5. Given the aforementioned factors, the construction of an FSAD at the ARQ Site is deemed necessary. The proposed FSAD will have a five-bay appliance room for accommodating fire appliances and ambulances.

DQs

6. To provide high quality emergency services to the public, the Government relies on a professional fire and ambulance services workforce. 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 talent. As of 1 January 2025, FSD had a total of 5 652 rank and file (R&F) staff eligible for DQs, but there were only 4 561 DQ units available for allocation. The shortage of units reached 1 091 with a shortfall rate of about 20%, while the shortfall rate of G-grade DQ units⁷ stood even higher at about 40%.

7. To alleviate the overall shortage of DQs⁸, we propose to provide 113 G-grade DQ units⁹ as part of the proposed project at the ARQ Site. This is also in line with the Government's policy objective of making optimal use of land resources to maximise the development potential of the site.

⁷ DQs are graded according to unit size, location, view, environment, facilities and amenities. The proposed G-grade DQs will have a floor area of approximately 55 square metres per unit.

⁸ In addition to FSD, married R&F quarters are still in short supply in the Immigration Department, the Correctional Services Department, and the Hong Kong Customs and Excise Department. As of 1 January 2025, the above three disciplined services departments have a total of approximately 7 188 R&F staff eligible for allocation of DQs, while only approximately 5 811 quarters are available for allocation, representing a shortfall rate of about 20%.

⁹ Taking into account the shortfall rates of each department and related factors, some of the DQ units of the proposed project will be allocated to eligible R&F staff of disciplined services other than FSD, and officer grade staff of the Government Flying Service with a pay scale similar to R&F staff of other disciplined services.

Reprovisioning of FSD offices

8. To ensure optimal land utilisation, we will take the opportunity to reprovision the following FSD offices currently accommodated on other government/leased premises to the proposed FSAD:

- (a) the Railway Development Strategy (RDS) Division office of the Fire Safety (FS) Command, and the Incident Safety Team (IST) office of the Operational Support and Professional Development Command, which are currently located at the Tung Lo Wan Fire Station and the Kowloon Bay Fire Station, respectively; and
- (b) the Building Improvement (BI) Division office of the FS Command, which is currently located in a commercial building in Kowloon Bay.

9. The RDS Division and the IST have been occupying temporary offices in the Tung Lo Wan Fire Station and the Kowloon Bay Fire Station respectively since 2015 and 2017. The office space of the RDS Division at the Tung Lo Wan Fire Station is no longer sufficient to support the diversified railway development initiatives. Furthermore, the Kowloon Bay Fire Station is already very congested, and its supporting facilities are insufficient to fully meet the operational needs of the IST. Relocating these two offices to the new site will alleviate the current overcrowding conditions at both the Tung Lo Wan Fire Station and the Kowloon Bay Fire Station, thereby improving overall operational efficiency.

10. Upon the commissioning of the proposed FSAD, the spaces to be vacated by the RDS Division and the IST will be restored to their original use, i.e. standby room for the Diving Unit and the fire station's lecture hall/conference room respectively, leading to more effective resources utilisation and enhanced operational efficiency. Moreover, the BI Division is currently accommodated in a leased commercial building in Kowloon Bay. The reprovisioning of this office to the proposed FSAD will lead to saving in the Government's expenditure in respect of rental payment. While aligning with the policy of "optimising land use", the said reprovisioning plan also allows for the effective utilisation of the proposed FSAD's site to better meet the operational needs of FSD, thereby achieving multiple benefits.

Divisional training facilities

11. FSD regularly reviews the training needs of its fire personnel, and establishes divisional training facilities depending on the training needs to further strengthen coordination among fire personnel of different fire stations within the same division. In view of this, FSD proposes to include the provision of divisional training facilities in the proposed project to meet the training needs of fire personnel in the East Division of the Kowloon Command. The training facilities will simulate different types of buildings commonly found in East Kowloon, including domestic buildings, industrial buildings, subdivided units, mini-storages, etc. The maze-like rescue training area and the rescue training shaft are designed to simulate various incident scenarios and strengthen fire personnel's readiness in emergency response. The establishment of training facilities in different divisions not only allows for the creation of training scenarios tailored to the characteristics of the divisions concerned, but also enables fire personnel within the same division to conduct joint training without compromising the efficiency of firefighting and rescue operations within the division. This will strengthen the fire personnel's responsiveness and coordination capabilities in response to major incidents, thereby improving overall firefighting and rescue efficiency.

PROJECT SCOPE

12. With a site area of about 3 200 square metres, the proposed FSAD with DQs and reprovisioned FSD facilities falls within an area zoned "Government, Institution or Community" in the Approved Kwun Tong (North) Outline Zoning Plan No. S/K14N/15.

13. The scope of the proposed project comprises the construction of a new building to provide the following facilities —

- (a) an FSAD with a five-bay appliance room;
- (b) the reprovisioned offices of the RDS Division, the IST, and the BI Division;
- (c) divisional training facilities;

- (d) 113 G-grade DQ units and related facilities¹⁰; and
- (e) parking spaces for FSD operational vehicles and DQ residents and a basement carpark (including 8 parking spaces for FSD operational vehicles, 50 private car parking spaces and 7 motorcycle parking spaces).

14. The site and location plan of the proposed project is at **Enclosure**.

PROJECT ESTIMATE AND TIMETABLE

15. The total preliminary estimated cost of the proposed project is \$991.1 million in September 2024 prices (or, \$1,152.8 million in money-of-the-day prices), including a 10% provision for project contingency.

16. We plan to commence the proposed works as soon as possible upon obtaining funding approval from the Finance Committee (FC) for target completion in around four years. To meet the works programme, we have in parallel invited tenders to enable the early commencement of the proposed works. The returned tender price has been reflected in the estimated cost of the proposed project. The works contract will only be awarded after obtaining funding approval from the FC.

PUBLIC CONSULTATION

17. We consulted the Sai Kung District Council (SKDC) on the proposed project on 5 September 2023, for which the SKDC expressed support.

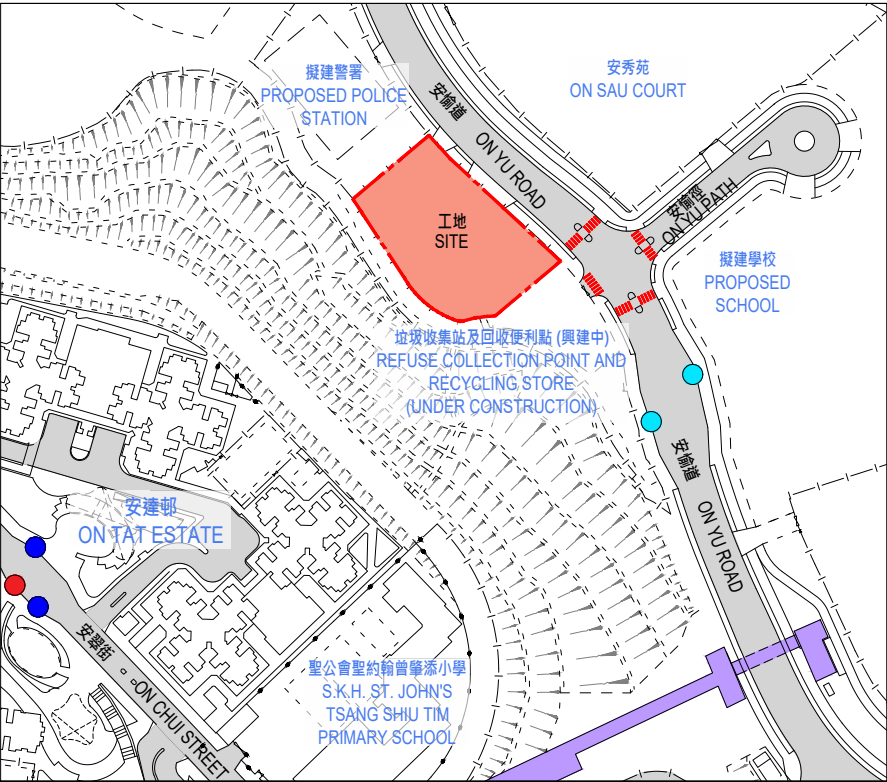
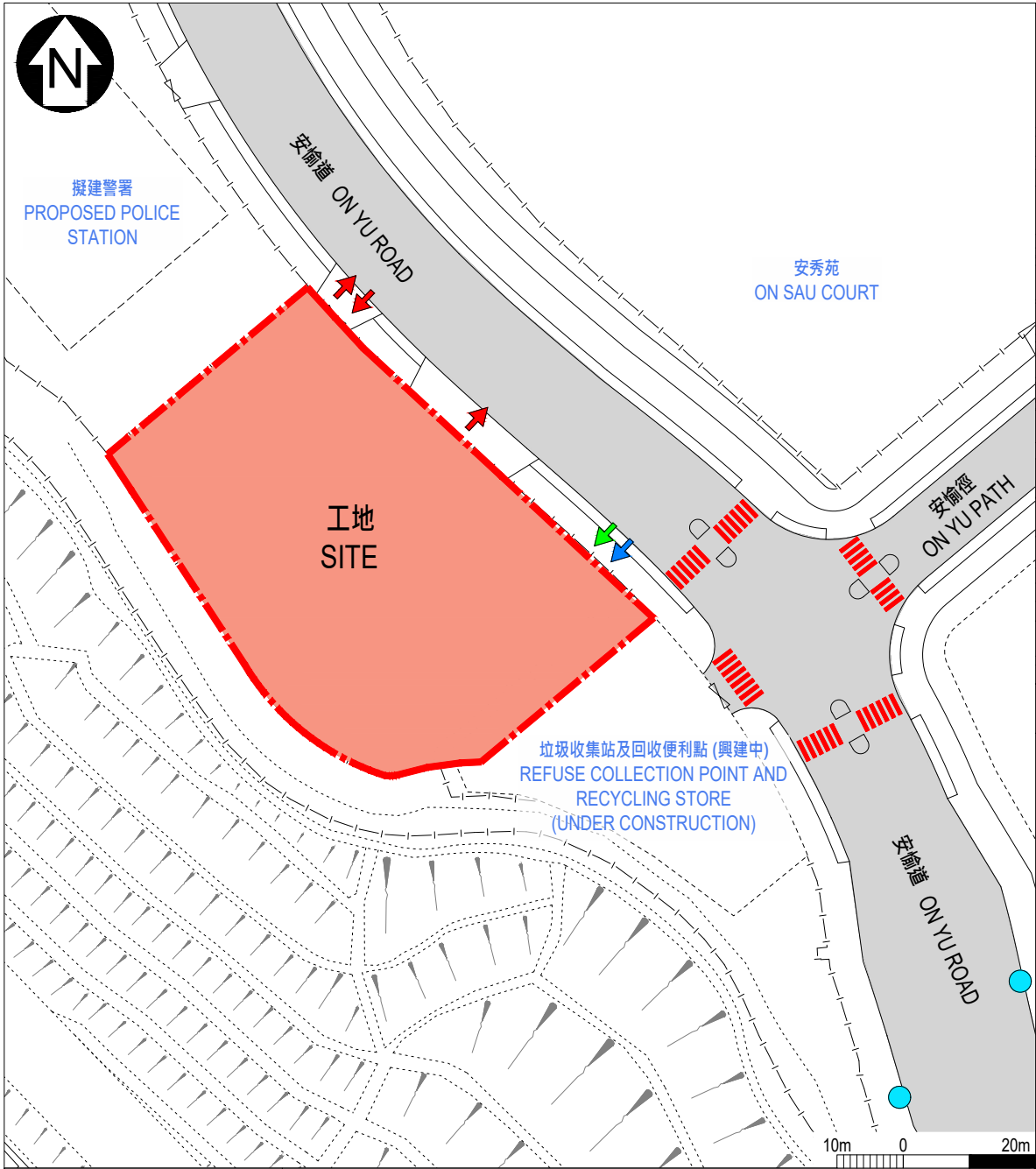
WAY FORWARD

18. Subject to Members' views, we plan to submit the funding proposal for the proposed project to the Public Works Subcommittee (PWSC) for their consideration and seek funding approval from the FC upon obtaining the support from the PWSC.

¹⁰ Facilities include a building management office and a multi-purpose room of approximately 18 square metres, which will mainly be used as a meeting room for the residents' association.

19. Members are invited to comment on and support the proposed project.

Security Bureau
Fire Services Department
Architectural Services Department
March 2025



圖例 LEGEND

- | | |
|--|--|
| 工地界線
SITE BOUNDARY | 行人過路處
AT-GRADE
PEDESTRIAN CROSSING |
| 車輛出入口
VEHICULAR INGRESS
/ EGRESS | 擬建巴士站
PROPOSED BUS STOP |
| 行人出入口
PEDESTRIAN ENTRANCE
/ EXIT | 現有巴士站
EXISTING BUS STOP |
| 無障礙出入口
BARRIER-FREE ENTRANCE
/ EXIT | 現有巴士站
EXISTING MINIBUS STOP |
| 行人天橋 / 隧道
PEDESTRIAN
FOOTBRIDGE / TUNNEL | |



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