

Information Paper for LegCo Panel on Housing and Panel on Security

Reprovision of the Police Dog Unit and Force Search Unit from the Burma Lines site to Sha Ling

BACKGROUND

A “Study of the Military Sites in the New Territories for Residential Development” was completed in December 1996. The site at the Burma Lines was identified as a potential site for housing development to meet housing demand. An “Additional Study for the Development of the Ex-Burma Lines Military Site” was carried out in March 1998 and confirmed the suitability of the site for housing development. The site is planned for land sale in 2002-03 to provide about 2 640 flats for a population of about 6 600 persons.

2. The Burma Lines site, formerly a British army barrack known as Queen’s Hill Camp, was taken over by the Hong Kong Police Force (HKPF) in October 1992. It occupies an area of about 25 hectares. With conversion works made to some of the existing buildings, the site has been used to accommodate various Police units and facilities, including Police Dog Unit (PDU) and Force Search Unit (FSU).

3. In order to vacate the site for the planned land sale, there is a need to reprovision the Police units and facilities. The project comprises the construction of kennels and two 3-storey buildings to reprovision the following PDU and FSU offices and facilities to a site at Sha Ling, Man Kam To :

- (a) office accommodation;
- (b) 3 classrooms and indoor training facilities;
- (c) outdoor exercise areas and training field;
- (d) 103 kennels and associated facilities for the caring and feeding of dogs;
- (e) veterinary facilities, including an operating theatre and a X-ray room;
and
- (f) 2 changing rooms, 12 stores and other ancillary accommodation.

_____ A site plan showing the details of the proposed works is at Annex A.

4. The opportunity is also taken to provide additional kennelling to facilitate PDU to provide dog training for the Customs and Excise Department (C&ED). There will be an addition of 5 kennels for the dog unit of C&ED.

PROPOSAL

5. We propose to upgrade **271LP** to Category A at an estimated cost of \$177 million in money-of-the-day (MOD) prices for the reprovisioning of the offices and facilities of the PDU and FSU to present-day standard from the Burma Lines site to a site at Sha Ling, Man Kam To. We intend to make a submission to the Public Works Sub-Committee on 16 May 2001.

JUSTIFICATION

6. The Burma Lines site is planned for land sale in 2002-03 for housing development. To facilitate the planned land sale, HKPF has already commissioned the reprovisioning of all units and facilities from the site (other than PDU and FSU). However, as there are no existing police facilities with sufficiently large open space and accommodation that can meet the requirements of PDU and FSU, construction of a new facility for joint use of the two units is essential.

7. The PDU and FSU are specialised operational units in HKPF. We plan to reprovision both units from the Burma Lines site to a site (about 2.2 hectares in size) at Sha Ling, Man Kam To and make use of the opportunity to upgrade the existing facilities to present-day standard. While dog training is land intensive and sensitive to outside distractions, specialised search training involves the use of strategic sensitive equipment and tactics. Both the facilities of the PDU and FSU are incompatible with those of other Police units or government departments. The accommodation of the two units together in one site, far away from the urban areas and within the Frontier Closed Area, will fulfil the stringent operational and security requirements of both units. This arrangement will also achieve the optimal degree of site utilization under the prevailing circumstances. Moreover, the joint reprovisioning of the two units will bring about cost-efficiency as the two units can share some logistical facilities with the adjacent Police Border District Headquarters.

8. In addition, we will include minor additional kennelling to facilitate PDU to provide dog training for C&ED. Dog training in C&ED was previously conducted overseas. As it is more cost effective for the PDU to provide dog training for C&ED in the long term, this additional kennelling will remove the need for independent training facilities for C&ED and result in overall savings for the Government.

9. We plan to start the construction works in December 2001 for completion by October 2003. As the site has to be vacated for land sale in 2002-2003, we will temporarily re-provision the present facilities to the existing buildings and ancillary areas of the former Kai Tak Airport Government Flying Services in mid-2001.

ENVIRONMENTAL IMPLICATION

10. D Arch S completed a Preliminary Environmental Review (PER) for the project in February 2000 and concluded that the project would not cause long term environmental impact. Director of Environmental Protection vetted the PER and agreed that an Environmental Impact Assessment would not be necessary. Noise barriers will be provided in front of the dog kennels to mitigate the noise from dog barking. We have included in the project estimate the cost to implement the mitigation measures.

11. The measures during construction include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities and frequent cleaning and watering of the site.

12. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. We have introduced more prefabricated building elements into project designs to avoid temporary formwork and construction waste. These include dry-wall partitioning and proprietary fittings and fixtures. We will use suitable excavated materials for filling within the site to minimize off-site disposal. In addition, we will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects. We will require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. The contractor will be required to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes.

We estimate that the project will generate about 22 300 cubic metres (m³) of C&D materials. Of these, we will reuse about 1 000 m³ (4.5%) on site, 7 900m³ (35.5%) as fill in public filling areas¹ and dispose of 13 400 m³ (60.1%) at landfills.

FINANCIAL IMPLICATION

13. The cost of the project is estimated to be \$177 million in money-of-the-day (MOD) prices. A breakdown of the project cost estimate is at Annex B.

PUBLIC CONSULTATION

14. We consulted the District Development and Environmental Improvement Committee of the North District Council on 11 July 2000. Members of the Committee raised questions on noise and sewage related to the police dogs. We explained to the Members that we would address these issues in the design and specification of the project. The Members supported the project.

LAND ACQUISITION

15. The project does not require any land acquisition.

ATTACHMENT

Annex A -- Site plan

Annex B – Breakdown of project cost estimate

Housing Bureau
April 2001

¹ A public filling area is a designated part of a development project that accepts public fill for reclamation purpose. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

Breakdown of Project Cost Estimate

	\$ million	
(a) Site formation	2.5	
(b) Concrete strip foundations	7.1	
(c) Building	61.2	
(d) Building services	24.1	
(e) Drainage and external works	50.3	
(f) Furniture and equipment	4.2	
(g) Consultants' fees for drafting services	0.4	
(h) Contingencies	11.6	
Sub-total	161.4	(in September 2000 prices)
(i) Provision for price adjustment	15.6	
Total	177.0	(in MOD prices)