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From : Clerk to Panel
To : Hon TANG Siu-tong, JP (Chairman)
Hon LAU Ping-cheung (Deputy Chairman)
Ir Dr Hon Raymond HO Chung-tai, JP
Hon James TO Kun-sun
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Hon LAU Wong-fat, GBS, JP
Hon Timothy FOK Tsun-ting, SBS, JP
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Hon Albert CHAN Wai-yip
Hon WONG Sing-chi
Hon IP Kwok-him, JP

LegCo Panel on Planning, Lands and Works

**New Territories South Regional Police Headquarters
and Operational Base at Tsuen Wan**

At the request of the Administration, members are invited to note that the above proposal will be discussed by the LegCo Panel on Security at its meeting on 17 January 2002. The relevant paper provided by the Administration and notice of meeting for the discussion item were issued to all LegCo Members vide LC Paper No. CB(2) 833/01-02(04) on 9 January 2002.

2. Members are also invited to note that the Administration plans to seek funding support from the Public Works Subcommittee and approval from the Finance Committee in the first quarter of 2002.

(Ms Anita SIT)
Clerk to Panel

c.c. Hon Cyd HO Sau-lan (Non-Panel Member)
Hon Fred LI Wah-ming, JP (Non-Panel Member)
Hon NG Leung-sing, JP (Non-Panel Member)
Hon LEUNG Yiu-chung (Non-Panel Member)
Hon LAU Chin-shek, JP (Non-Panel Member)
Hon Miriam LAU Kin-yea, JP (Non-Panel Member)
Hon Emily LAU Wai-hing, JP (Non-Panel Member)
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For information

Legislative Council Panel on Security

241LP New Territories South Regional Police Headquarters and Operational Base at Tsuen Wan

PURPOSE

This paper informs Members of a plan to construct a purpose-built regional police headquarters (RHQ) and operational base (OB) at Tsuen Wan to accommodate the New Territories South Regional Police Headquarters (NTS RHQ) and its operational units.

BACKGROUND

2. The Hong Kong Police Force reorganised the then New Territories Region into the New Territories South Region and the New Territories North Region in April 1993 in response to considerable population growth and rapid development in the New Territories.

3. The New Territories South Regional Headquarters (NTS RHQ) are responsible for the overall operations, anti-crime, community relations and administrative matters for the whole region and oversee the daily local policing at district and divisional level. The NTS RHQ consist of the regional core administrative command and various operational units, including the following major units -

- (a) **Emergency Unit** – it provides a rapid response to emergency situations, including 999 calls, and a speedy additional presence of uniformed police on the street to combat crime;
- (b) **Resident Police Tactical Unit Company** – it provides a ready reserve to deal with threats to internal security situations and natural disasters, and is deployed on a daily basis to supplement district resources in tackling identified crime black spots;
- (c) **Regional Crime Units** – they investigate serious and inter-district crimes, collect, collate and evaluate intelligence on criminals and criminal activities within the region; and

- (d) **Regional Traffic Units** – they are responsible for traffic control and enforcement of traffic legislation and regulations; investigating traffic accidents, promoting road safety, and implementing traffic policies.

4. Due to lack of suitable accommodation, the NTS RHQ and its regional crime units have been temporarily located within the Ma On Shan Divisional Police Station; whilst the remaining operational units are scattered in police premises in Sha Tin, Tsuen Wan, Kwai Chung and Tsing Yi within the NTS Region. A plan showing the current locations of NTS RHQ and its operational units is at Enclosure 1. As illustrated on the plan, the Regional Headquarters and most of its operational units are located separately, which is not conducive to the efficient coordination and deployment of resources.

JUSTIFICATIONS AND PROPOSAL

Need for co-location of RHQ and its operational units

5. The fragmented command at several different locations is unsatisfactory from an operational command and logistical point of view, and presents difficulties when coordinating multi-unit responses to incidents. The existing fragmented command therefore detracts from full operational efficiency. During internal security situations or other major or serious incidents, the RHQ with the support of its operational units will assume overall command and provide support and resources. For this reason, it is essential to co-locate the RHQ and its operational units in one complex in a strategic location within the region¹. This will improve operational command and efficiency through enhanced co-ordination and response capabilities, which are of paramount importance during emergency situations. Centralised supporting services such as transport, armoury and security can also optimize cost-effectiveness.

Strategic location of NTS RHQ and operational units

6. Since the establishment of the NTS Region, its jurisdiction has expanded to include Lantau District and the Chek Lap Kok Airport District in addition to the three original districts of Tsuen Wan, Kwai Tsing and Sha Tin. There are also several significant developments in progress, like the Hong Kong Disneyland, the Yam O Tourism Area Gateway, etc., which will draw more visitors to the NTS Region. In order to meet the increase in policing requirements, the location of the NTS RHQ is of strategic importance; in terms of travelling time and distance for the deployment of police personnel to major policing areas in the Region. The proposed site at Tsuen Wan is strategically located in the centre of the NTS Region with well-

¹ A part of the NTS Traffic Units (that part relating to Sha Tin Traffic Zone) will not be co-located as it is operationally more desirable to locate them in Sha Tin area.

developed infrastructural arrangements. Upon its completion, the new complex will be very well placed to ensure an efficient response to emergencies and major incidents, especially to the Airport and the major tourism development areas on the Lantau Island. The proposed location of the new NTS RHQ and Operational Base is also shown at Enclosure 1.

Other advantages

7. Since 1993, the policing area of NTS Region has increased from 141 km² to the current 297 km² and the population in the Region has also increased from 1.22 million in 1993 to 1.38 million in 2001 because of the transfer of Lantau District from the Marine Region to the NTS Region in April 1996 and the Airport District from Kowloon East Region to the NTS Region in September 1997. The population is projected to further increase to 1.60 million by 2010. This will result in an ever-increasing demand for policing services within the region. In fact, the disciplined staff establishment of the NTS RHQ has recorded an increase of 34% since its formation, i.e. from 814 posts in 1993 to 1,091 posts in 2001. The project can free up existing accommodation taken up by the NTS Region in other police premises. The freed-up accommodation can ease overcrowding and provide area for urgent short-term operational needs as well as future development.

8. The purpose-built complex will satisfy the Police's operational needs. The future NTS RHQ and OB will operate under a high degree of security, with appropriate entrances and exits for day-to-day and emergency purposes and adequate space for parking and front-line maintenance of a large fleet of operational vehicles. There will also be additional space to assemble vehicles and personnel in an internal security situation and self-contained logistical support, including emergency electricity supply and vehicle fueling facilities, both for day-to-day situations and in the event of untoward incidents.

9. The project provides some of the much needed facilities which are in shortfall including an additional conventional indoor shooting range with eight associated mini ranges to cater for standard firearms training. The whole complex will accommodate about 1,280 personnel (both disciplined and civilian). It will facilitate the use of modern technology and will therefore further improve operational efficiency. The design of the building will be in keeping with modern energy efficiency and conservation standards.

10. The proposed new complex will be constructed in the existing site of the New Territories South Operational Base (NTS OB) and the adjacent vacated Junior Police Officers' Married Quarters at Tsuen Wan. The NTS OB consists of three low-rise buildings constructed in 1958, which are presently accommodating the Emergency Unit and some of the Regional Traffic Units of the NTS Region. The site of about 13,000 m² is under-utilised and the buildings are in dilapidated conditions.

To maximize the site utilisation, we propose to build the new complex on approximately 6,600 m² of the existing site. On completion, we will relinquish the remaining site area of approximately 6,400 m². We will also relinquish the site of the former Sha Tin Police Station at Tung Lo Wan Hill Road (1,700 m²), which now houses the NTS Regional Crime Prevention Office and the Regional Continuation Training Centre.

PROJECT SCOPE

11. The scope of the project is as follows -
- (a) demolition of part of the existing NTS OB and the adjacent vacated Junior Police Officer's Married Quarters; and
 - (b) construction of a purpose-built RHQ and OB of net operational floor area² approximately 16,400 m² consisting of circulation space and the following functional space -
 - (i) office accommodation of about 4,680 m²;
 - (ii) supporting facilities including dining area of about 400 m², changing and operational standby accommodation of about 2,060 m²;
 - (iii) an indoor shooting range of about 1,470 m²;
 - (iv) other ancillary facilities including store rooms, equipment rooms, briefing, lecture, conference rooms, kitchen, laundry and dry room, etc. of about 3,970 m²; and
 - (v) vehicle spaces for police and visitors.

A site plan is at the Enclosure 2.

FINANCIAL IMPLICATIONS

12. We estimate the total capital cost of the project to be approximately \$717.0 million in MOD prices, made up as follows -

² The net operational floor area (NOFA) is the term used to describe the floor area required by the user to carry out the activities intended. NOFA includes functional space and circulation corridors but excludes toilets, bathrooms and showers, lift lobbies, stair halls, public/shared corridors, stairwells, escalators and lift shafts, pipe/service ducts, refuse chutes and refuse rooms, balconies, verandahs, open decks and flat roofs, car parks, driveways and loading/unloading areas, mechanical plant rooms and refuge floors.

		\$ million	
(a)	Site works	9.6	
(b)	Piling	39.0	
(c)	Building	340.9	
(d)	Building services	225.0	
(e)	Drainage and external works	12.1	
(f)	Furniture and equipment ³	16.0	
(g)	Contingencies	62.7	
		—————	
	Sub-total	705.3	(in September 2001 prices)
(h)	Provision for price adjustment	11.7	
		—————	
	Total	717.0	(in MOD prices)

13. The construction floor area⁴ of the proposed complex is 45,560 m². The construction unit cost, represented by building and building services costs, is \$12,421 per m² in September 2001 prices. The construction unit cost is comparable to that for other government disciplined services projects built by the Government.

14. The additional recurrent expenditure for the project is estimated to be \$11.619 million, including 19 additional posts for the new indoor shooting range.

³ Calculation of the estimated cost for furniture and equipment is based on an indicative list of items required, including office furniture, forensic pathologist medical equipment, audio-visual equipment for conference room, briefing room, operation room, video interview room and one-way viewer identification parade suite, communications and telephone systems, etc.

⁴ The construction floor area is the sum of all areas at all floor levels, including basements, mezzanine floors, balconies and enclosed rooftop structures, measured to the outer face of the external walls including any external cladding, i.e. the main building line, and measured over all partitions, columns, internal or external structures and load-bearing walls, party walls, stair wells, escalator openings, pipe and drain ducts, cable riser shafts and the like. Areas of bay windows are also included.

15. The Director of Architectural Services (D Arch S) estimates that the proposed works will create some 565 jobs with a total of 13,300 man-months comprising ten professional staff, 25 technical staff and 530 labourers.

PUBLIC CONSULTATION

16. We issued an information paper on the proposed development to the Tsuen Wan District Council in August 2001. Members of the District Council had no comments on the information paper.

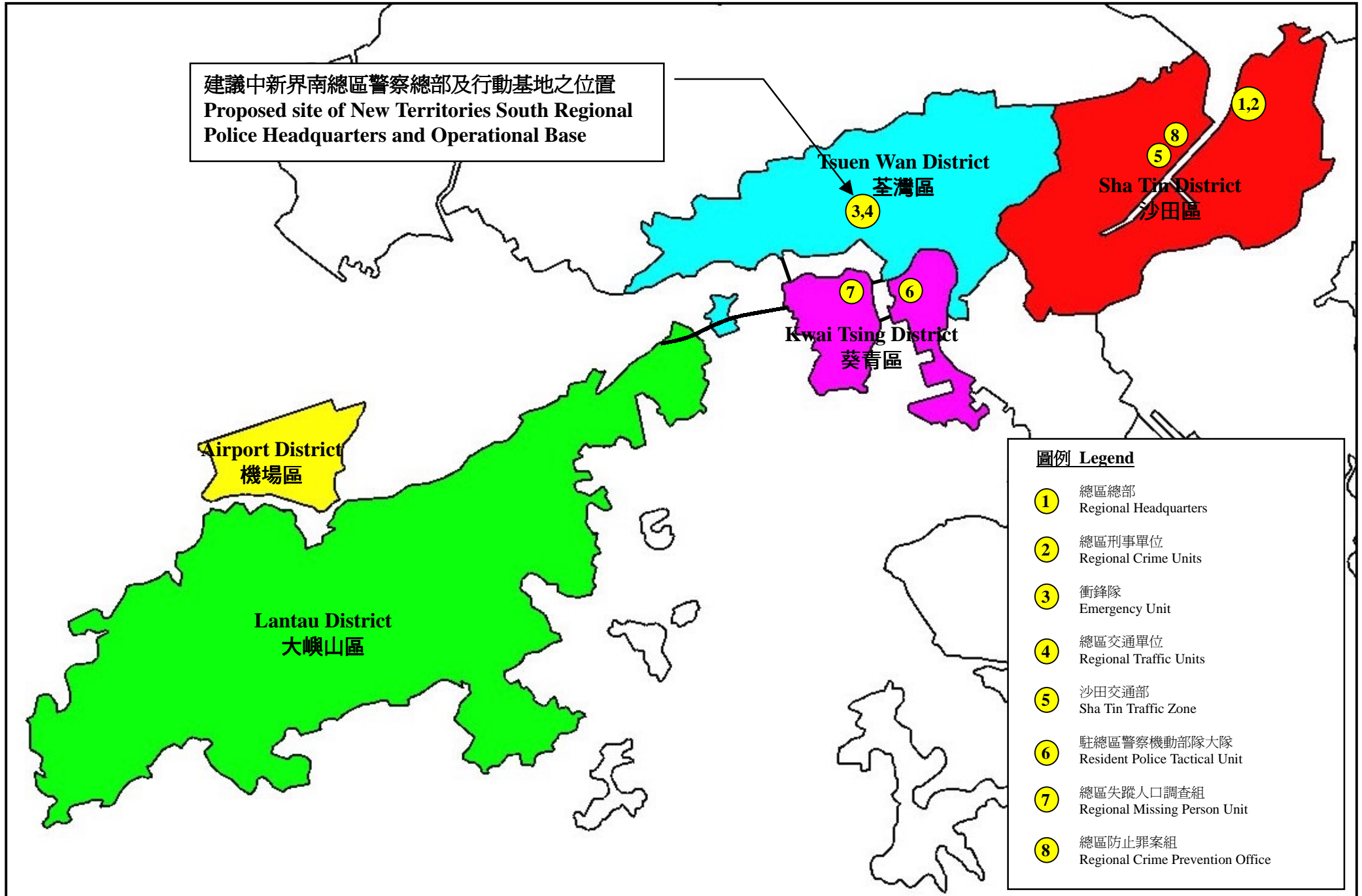
ENVIRONMENTAL IMPLICATIONS

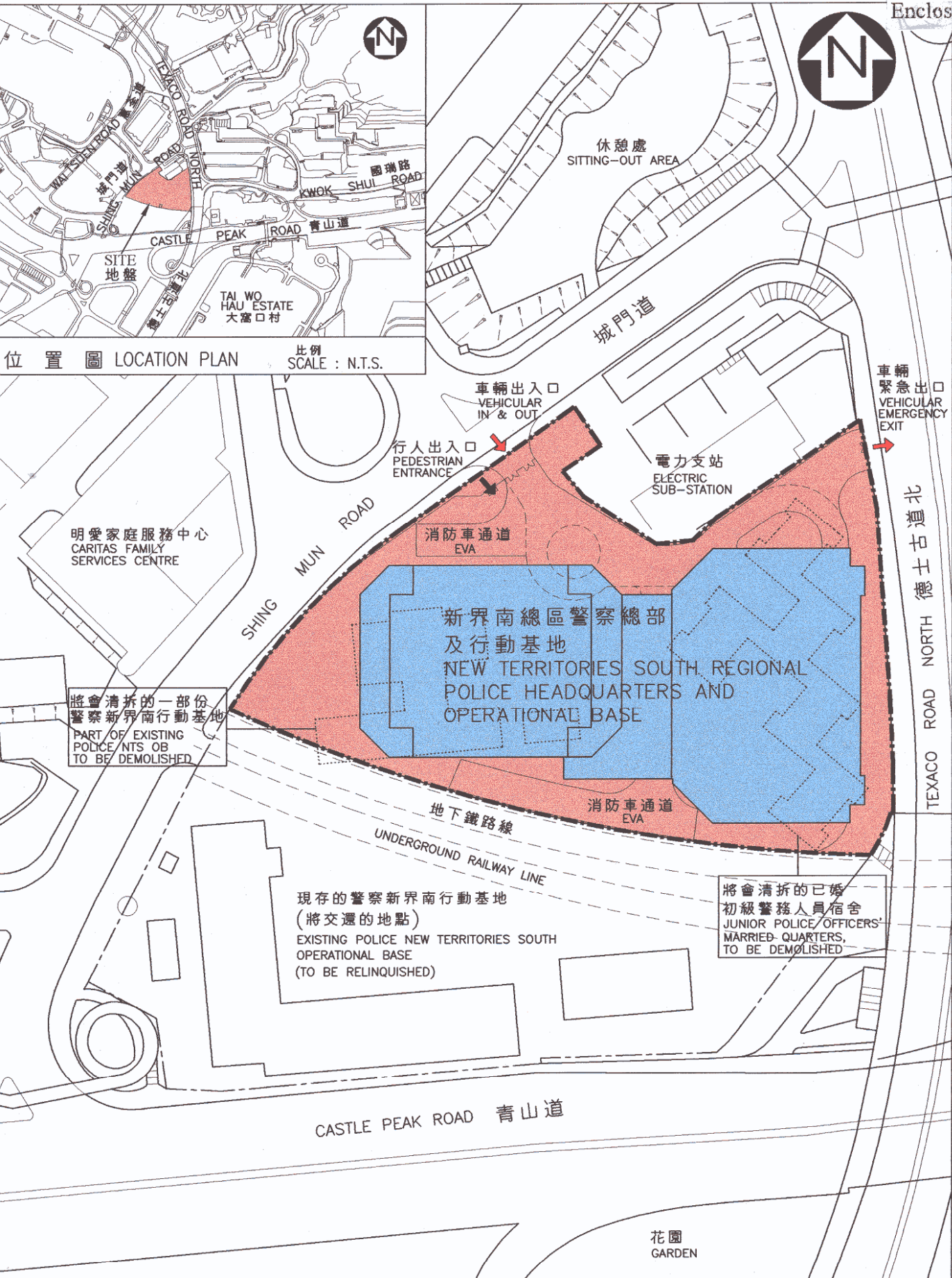
17. D Arch S employed a consultant to conduct a Preliminary Environmental Review (PER) which was completed in February 1999. The PER concluded that the project would have no long-term environmental impact. The Director of Environmental Protection (DEP) vetted the PER and agreed that an Environmental Impact Assessment would not be necessary. We will control noise, dust and site run-off during construction to within established standards and guidelines and will implement the mitigation measures as recommended in the PER Report and as required by DEP.

IMPLEMENTATION

18. We plan to seek funding support from the Public Works Subcommittee and approval from the Finance Committee in the first quarter of 2002. We plan to start construction works under a design and build contract in late 2002 for completion by mid 2005.

現時及建議中新界南總區警察總部及行動單位之分佈位置
 Current and Proposed Locations of New Territories South Regional Police Headquarters and Operational Units





位置圖 LOCATION PLAN
比例 SCALE: N.T.S.

將會清拆的一部份
警察新界南行動基地
PART OF EXISTING
POLICE NTS OB
TO BE DEMOLISHED

現存的警察新界南行動基地
(將交還的地點)
EXISTING POLICE NEW TERRITORIES SOUTH
OPERATIONAL BASE
(TO BE RELINQUISHED)

將會清拆的已婚
初級警務人員宿舍
JUNIOR POLICE/OFFICERS'
MARRIED QUARTERS,
TO BE DEMOLISHED

Project Title (241LP)
在荃灣興建新界南總區
警察總部及行動基地
NEW TERRITORIES SOUTH REGIONAL
POLICE HEADQUARTERS AND
OPERATIONAL BASE AT TSUEN WAN

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approved	K.C. TAM	date	11/2001
office	ARCHITECTURAL BRANCH		

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