

**For discussion
on 28 April 2003**

**Legislative Council –
Panel on Security and Panel on Economic Services**

**Proposed Reprovisioning Arrangements for
Existing Users of the Central Police Station, Victoria Prison and
the former Central Magistracy**

Purpose

This paper briefs members on the proposed reprovisioning arrangements for the existing users of the CPS Compound (i.e. the Central Police Station, Victoria Prison and the former Central Magistracy) to facilitate the redevelopment of the Compound into a heritage tourism attraction.

Background

2. The Government is proposing to take forward a project to convert the CPS Compound into a heritage and tourism attraction with retail, dining, cultural and entertainment facilities. Details of the proposal can be found in the Legislative Council Brief prepared by the Economic Development and Labour Bureau. The CPS Compound is now occupied by the Hong Kong Police (HKP), Correctional Services Department (CSD) and Immigration Department (Imm D). To facilitate the redevelopment of the CPS Compound into a heritage tourism attraction, all existing users have agreed in principle to move out of the site by 2005, subject to proper reprovisioning of the existing facilities beforehand.

Reprovisioning Plans

Hong Kong Police

Existing uses

3. There are four Police units in the Compound, namely Hong Kong Island Regional Headquarters (HKI RHQ), Hong Kong Island Emergency Unit (HKI EU), Central District Headquarters (CDIST HQ) and Central Divisional Police Station (CDIV). To meet the target of vacating the Compound by 2005, these units will first be reprovisioned on a temporary basis, to be followed by long-term reprovisioning arrangements.

Temporary Reprovisioning Plan

4. The Police's temporary reprovisioning plan hinges on the completion of the Police Headquarters III development (PHQ III) at Arsenal Street, Wan Chai. When PHQ III is completed, Caine House in the existing Police Headquarters will be vacated. The Police will then move HKI RHQ and HKI EU into Caine House temporarily. CDIST HQ and CDIV will be temporarily moved into the space in PHQ III, which was originally earmarked for Wan Chai District Headquarters and Wan Chai Divisional Police Station. The target is to re-locate the four Police units by the end of 2004 or early 2005. The cost of temporary reprovisioning is estimated at less than \$10 million.

5. After the re-location CDIV will maintain the same beat coverage; and Police presence will remain unchanged. We envisage no diminution of Police service to the community. Police services will be enhanced with the establishment of a pilot Police Service Centre in the heart of Central District. The Centre will be a multi-faceted facility which will enable the public to make reports; and it may also incorporate a police community relations office, and act as an information centre and a forward command post for major incidents. An active site search is underway and we aim to establish the Centre in late 2003 or early 2004.

6. Members may also recall that when we sought and acquired funding approval from LegCo for the PHQ III project in 2000, we undertook to

relinquish the PHQ Caine House site and the Wan Chai District and Divisional Police Station and Quarters site upon completion of the PHQ III project. The above temporary reprovisioning plan would defer the relinquishment until the long-term reprovisioning plan is completed.

Long-term Reprovisioning Plan

7. To reprovision the affected units permanently, the Police are planning to build a new HKI RHQ and Operational Base on a site at Shing Sai Road, Kennedy Town. The new building will accommodate HKI RHQ, HKI EU and other operational units of the Region which are now scattered in different locations. At this stage, the cost is estimated at around \$446 million, subject to changes following review of the project details. Regarding CDIST HQ and CDIV, the plan is to reprovision them to a new building to be built on a site at Chung Kong Road, Sheung Wan. The cost of the project is estimated at around \$230 million at September 2002 prices. Both projects are under planning.

8. When the details of the two long-term reprovisioning projects are available, the Administration will consult LegCo and Central and Western District Council again in accordance with established procedures.

Correctional Services Department

Existing uses

9. The Victoria Prison (VP) currently situated at the CPS Compound is a medium security institution with certified accommodation of 438 places. For the period from January to March 2003, the average number of inmates in VP was 614 (136 males and 478 females), representing an occupancy rate of 140% (85% for the male section and 172% for the female section.)

Temporary Reprovisioning Plan

10. We plan to convert the existing old staff married quarters at the Lai Chi Kok Reception Centre (LCKRC) into a minimum/medium security female prison by 2005, pending the completion of the proposed prison complex at Hei

Ling Chau scheduled for 2013. The proposed female prison will provide 650 penal places at an estimated capital cost of \$250 million at September 2002 price. No additional recurrent provision will be required. Subject to funding approval by the Finance Committee in May/June, the proposed female prison can be commissioned by end 2005. Details of the proposed conversion project can be found at **Annex**.

Long-term Reprovisioning Plan

11. In the long term, the reprovisioning of VP can be achieved by developing the proposed mid-sized prison complex at Hei Ling Chau, earliest by 2013, subject to feasibility study and funding approval.

Immigration Department

Existing Uses

12. The Victoria Immigration Centre (VIC), which is a designated place for detaining immigration offenders aged 16 and above who are liable to removal or deportation, and the Removal Sub-division are respectively located at VP and the Central Magistracy Building in the CPS compound.

Reprovisioning plan

13. We plan to relocate both the VIC and the Removal Sub-division to the Perowne Immigration Centre in Tuen Mun, which is being constructed and is expected to be commissioned in May 2005.

Consultation

14. The Central and Western District Council was consulted in February 2003. While Members generally supported the reprovisioning plans outlined in the project proposal, they expressed concerns about the lack of Police presence in Central District after the temporary re-location of CDIST HQ and CDIV.

15. In this respect, the Police have explained to Members that, upon vacating the CPS Compound, they will enhance the level of beat patrol coverage and emergency back-up in Central District. The piloting of a Police Service Centre in the heart of Central will be an added safeguard.

16. The Sham Shui Po District Council was consulted on 11 March 2003 on the reprovisioning plan of VP and the proposal was supported.

Advice Sought

17. Members are invited to give their views on the proposed reprovisioning plans.

Security Bureau
April 2003

Temporary Re-provisioning Arrangement for Victoria Prison

**Proposed Conversion of the Old Staff Married Quarters in the
Lai Chi Kok Reception Centre into a
Female Custodial Facility**

PROPOSAL

We propose to convert the six existing blocks of the old staff married quarters of the Lai Chi Kok Reception Centre (LCKRC) into a temporary minimum/medium female custodial facility providing 650 penal places. This will also require the development of some low-rise temporary supporting facilities at the adjacent former Kowloon Motor Bus (KMB) depot site.

PROJECT SCOPE AND NATURE

2. The project site, comprising the site of the Lai Chi Kok old staff married quarters in Butterfly Valley Road and the adjacent site of the former KMB depot, is about 8 800 square metres (m²) in size. The scope of the project comprises –

- (a) conversion of the existing six blocks of the Lai Chi Kok old staff married quarters into a female prison (with a construction floor area (CFA) of about 13 460 m²) to provide 650 penal places with the following facilities –
 - (i) Block 1 (seven storeys) including –
a main gatelodge, administration and central control offices,
a visitor's unit, storage areas;
 - (ii) Block 2 (seven storeys) including –
a sick bay, hospital wards, classrooms;
 - (iii) Block 3 (ten storeys) including –
workshops, a laundry room;

- (iv) Block 4 (four storeys) including –
a kitchen, dining rooms, indoor and outdoor recreation areas;
 - (v) Block 5 (11 storeys) and Block 6 (12 storeys) including –
dormitory accommodation, segregation unit, communal showers and a library; and
- (b) construction of low-rise temporary buildings (with a CFA of about 3 150 m²) at the former KMB bus depot site in order to re-provision the existing operational facilities in the old staff married quarters and to provide supporting facilities for the new prison, which include –
- (i) Escort and Support Group office, transport pool office, staff relations and welfare unit offices, barracks and storage areas;
 - (ii) Open parking spaces for operational vehicles; and
 - (iii) A combined visitor registration unit for both the new female prison and the existing LCKRC.
3. A site plan of the proposal is at **Enclosure 1**.

JUSTIFICATION

4. The Victoria Prison was built in 1842 and is a declared monument with historic value and is part of the Central Police Station (CPS) Compound. To showcase Hong Kong's unique cultural heritage to local residents and overseas visitors, the Government is taking forward a proposal to develop the CPS Compound into a heritage tourism facility. Subject to the decommissioning of VP and proper re-provisioning of its 438 penal places elsewhere, the site can be released for the proposed development.

5. Permanent re-provisioning of VP can be achieved by developing the proposed mid-sized prison complex in Hei Ling Chau which is scheduled for 2013, subject to feasibility study and funding approval. To meet the move-out schedule by end 2005, it is necessary to temporarily re-provision VP to meet the short fall of penal places from 2005 to 2013.

6. Separately, in the last two years, there has been a serious upsurge of admission into the female prisons, which recorded an average occupancy rate of ranging from 152% to 266%. The average occupancy rate of all female prisons in 2002 was 170% (average 2 305 prisoners), with the highest average rate of 238% recorded in the Tai Lam Centre for Women (**Enclosure II**). It is forecast that the high admission rate of female prisoners will sustain. This problem must also be tackled before completion of the proposed mid-sized prison complex scheduled for 2013. Therefore, instead of a strict one-place-for-one-place reprovisioning plan for 438 places, we would take the opportunity to make the full, most cost-effective use of the existing superstructures of the old quarters to provide 650 places (an addition of 212 places) at a slightly extra cost, with a view to alleviating the overcrowding problem in female prisons.

7. The proposed conversion has the following advantages –

- (a) Planning Consideration. The old staff married quarters is part of the whole LCKRC. The former KMB bus depot also falls within Government land and is adjacent to the existing penal institution. The proposed conversion should not affect the surrounding land uses.
- (b) Cost Consideration. The proposed conversion can make the best use of the existing superstructures of the old staff married quarters to provide some 650 penal places in a cost-effective manner.
- (c) Site Availability. The old staff married quarters and the former KMB bus depot site have already been vacated and are ready for immediate redevelopment.
- (d) Timing Consideration. There is a need to decommission VP under a very tight time frame. Moreover, the overcrowding problem in female prisons is very serious and requires prompt interim solution before completion of the proposed mid-sized prison complex. As the proposed site is readily available with no rezoning requirement and the superstructures are already in place, development time can be shortened to meet our needs.

ESTIMATED FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be in the region of \$250 million at September 2002 prices.

9. The additional recurrent expenditure arising from this project will be absorbed by CSD.

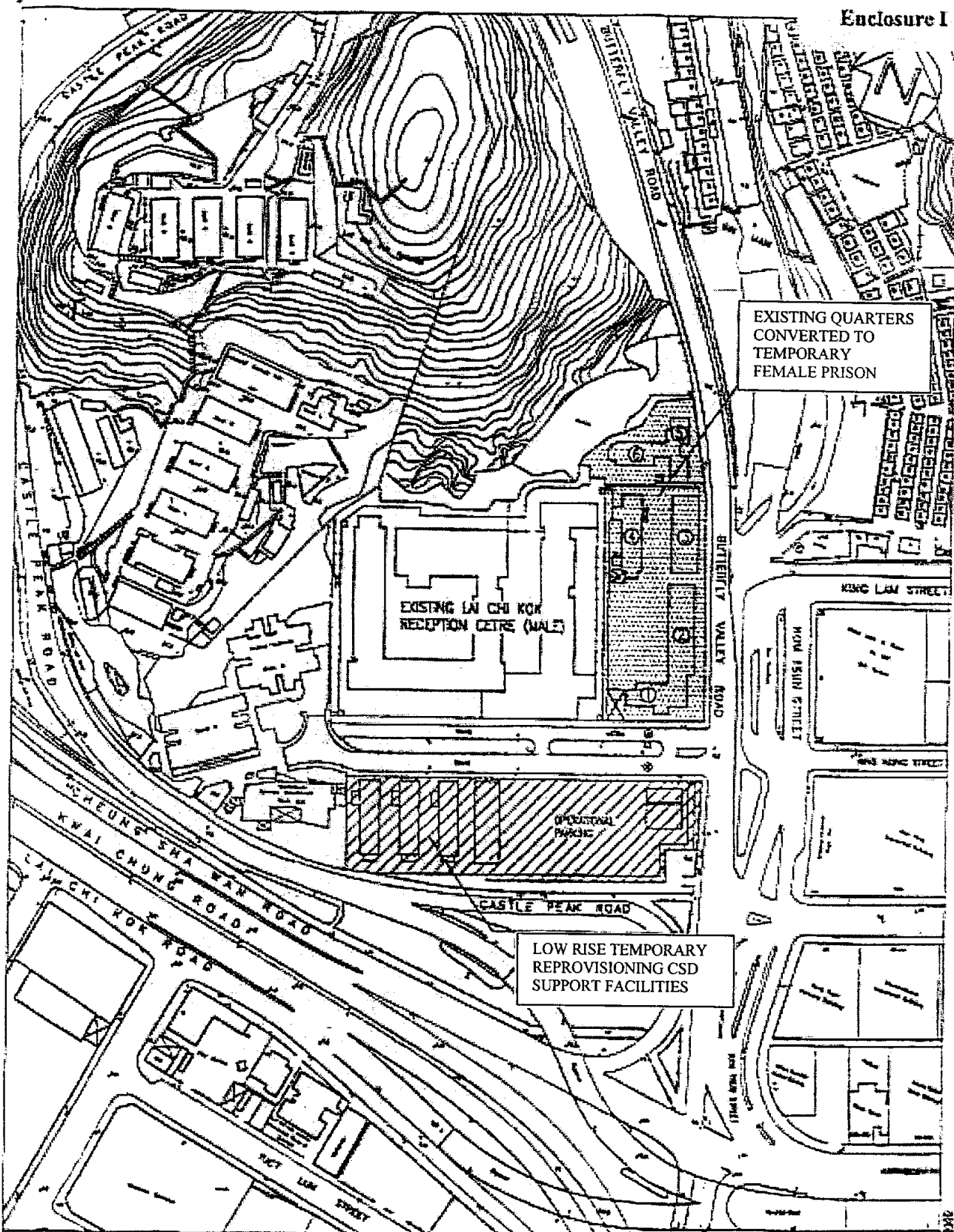
PUBLIC CONSULTATION

10. We consulted the Sham Shui Po District Council and the Sham Shui Po West Area Committee on 11 March 2003 and 14 March 2003 respectively. Both expressed support for the proposed project.


IMPLEMENTATION

11. We plan to seek funding approval from the Finance Committee in May 2003. Subject to the forgoing, we plan to tender the project under a design-and-build contract in August 2003 for construction works to start in March 2004 and to complete by end 2005.

Security Bureau
April 2003



LOCATION PLAN

title PROPOSED REPROVISIONING OF VICTORIA PRISON AT LAI CHI KOK OLD MARRIED QUARTERS SITE	drawn by N.M. KAN	date 10/02	drawing no. AE/6687/XAC01	scale 1:2000
	approved G. ABBOTT	date 10/02	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

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The average occupancy rate of female institutions
for the period from January to December 2002

	Institution	Certified Accommodation	Muster	Occupancy Rate
Female Inst.	Tai Lam Centre for Women (TLCW)	278	662	238%
	Tai Tam Gap Correctional Institution (TGCI)	160	275	172%
	Chi Ma Wan Correctional Institution (CMWCI)	338	616	182%
	Chi Ma Wan Drug Addiction Treatment Centre (CTC)	199	197	99%
	Hei Ling Chau Drug Addiction Treatment Centre (Annex) (HLTC(A))	166	219	132%
	Chi Lan Rehabilitation Centre (CLRC)	19	5	26%
	Wai Lan Rehabilitation Centre (WLRC)	11	0	0%
	Sub total	1,171	1,974	169%
	Male Inst.	Victoria Prison (VP) ¹	174	315
Siu Lam Psychiatric Centre (SLPC) ²		13	16	123%
Sub total		187	331	177%
	Total	1,358	2,305	170%

¹ Prison Section (Female) of VP.

² Female Section of SLPC