

**For discussion on
3 January 2017**

Legislative Council Panel on Security

**Redevelopment of Junior Police Officers Married Quarters
at Fan Garden, Fanling**

PURPOSE

This paper invites Members' views on the upgrading of the redevelopment project of Junior Police Officers Married Quarters at Fan Garden, Fanling (the Project) to Category A. The estimated cost of the project, in money-of-the-day (MOD) prices, is approximately \$2,827.9 million.

BACKGROUND AND JUSTIFICATIONS

2. It is an established government policy to provide departmental quarters (DQ) for married disciplined services staff, subject to the availability of resources. As at 1 December 2016, the Hong Kong Police Force (HKPF) had a total of 15 040 junior police officers (JPOs) eligible for DQ, but only 11 943 DQ units were available. With a shortfall rate of 20.6%, eligible JPOs have to wait for about four years on average to be allocated a DQ unit.

3. In the coming years, the HKPF will continue to recruit JPOs to fill existing vacancies and meet the manpower requirements of various new initiatives. It is therefore envisaged that the demand for DQ will continue to grow.

PROJECT SCOPE

4. We propose to redevelop the existing JPO Married Quarters at Fan Garden, Fanling from currently two five-storey quarters blocks with 99 DQ units to five 28- to 30-storey quarters blocks for providing in total 1 184 DQ units. In order to make available sufficient land for this redevelopment project, a portion of land adjacent to the existing JPO Married Quarters, including three huts used as offices and workshop for

the adjoining Tactical Training Facilities of the HKPF and a toilet, part of the training area of the Police Driving and Traffic Training Centre, as well as two narrow and elongated strips of unleased and unallocated government land sandwiched between the HKPF's site at Fan Garden, Fanling and Fan Leng Lau Road, will be incorporated into the Project site. The total Project site area is about 13 850 square metres (m²). The scope of the Project includes –

- (a) demolition of the existing structures and facilities located in the Project site, including the two existing five-storey quarters blocks with a total of 99 units, as well as the three existing huts and an existing toilet;
- (b) construction of five 28- to 30-storey quarters blocks providing 1 184 DQ units, including 180 F-grade and 1 004 G-grade DQ units¹;
- (c) provision of ancillary facilities, including the followings –
 - (i) a building management office;
 - (ii) a multi-purpose room²;
 - (iii) 149 car parking spaces and 12 motorcycle parking spaces; and
- (d) construction of accommodation in the neighbouring training area of the Tactical Training Facilities for re-provisioning the three huts and a toilet mentioned in item (a) above.

5. Regarding the planning parameters, the Project site falls within an area zoned “Government, Institution or Community” on the Fanling/ Sheung Shui Outline Zoning Plan No. S/FSS/21. The Project is largely an in-situ redevelopment of the HKPF's site at Fan Garden, Fanling and, except for minor adjustments of the Project site boundary as

¹ The Government Property Agency classifies DQ units into different grades with reference to floor area, location, facilities and other factors. The reference areas of F-grade and G-grade units are 70 m² and 55 m² respectively.

² Covering an area of approximately 30 m², the multi-purpose room will primarily serve as a meeting room for residents' association.

mentioned in paragraph 4 above, the HKPF does not require other extra land for the Project. The Project is expected to attain a maximum plot ratio of 6, so that the development potential of the site will be fully utilised.

6. A location and site plan for the Project is at Enclosure.

FINANCIAL IMPLICATIONS

7. The estimated total cost of the Project is approximately \$2,827.9 million in MOD prices, which includes the cost for demolition, site works, foundation, building works, drainage, domestic appliances and furniture, etc. Domestic appliances, furniture and equipment will be provided in accordance with prevailing government regulations.

8. The estimated annual recurrent expenditure of the Project is approximately \$26.6 million, which mainly comprises management and maintenance costs, as well as electricity charges for the common areas.

PUBLIC CONSULTATION

9. The HKPF consulted the Social Services, Labour and Economic Affairs Committee of the North District Council on 1 September 2015. The Committee supported the Project.

ENVIRONMENTAL IMPLICATIONS

10. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap 499). A preliminary environmental review (PER) for the Project was completed in February 2016. The PER concluded and the Environmental Protection Department agreed that the environmental impact of the Project can be controlled to within the relevant standards and criteria with appropriate mitigation measures such as noise barriers and architectural fins as studied in the PER. We shall implement the finalised mitigation measures to be identified in the detailed design stage and ensure compliance with relevant standards and criteria.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

11. The Project will adopt various forms of energy-efficient features and renewable energy technologies, in particular lift power regeneration and photovoltaic system.

12. For greening features, we will provide green roof, vertical greening as well as planting areas for environmental and amenity benefits. For recycled features, we will adopt rainwater harvesting system for irrigation purpose.

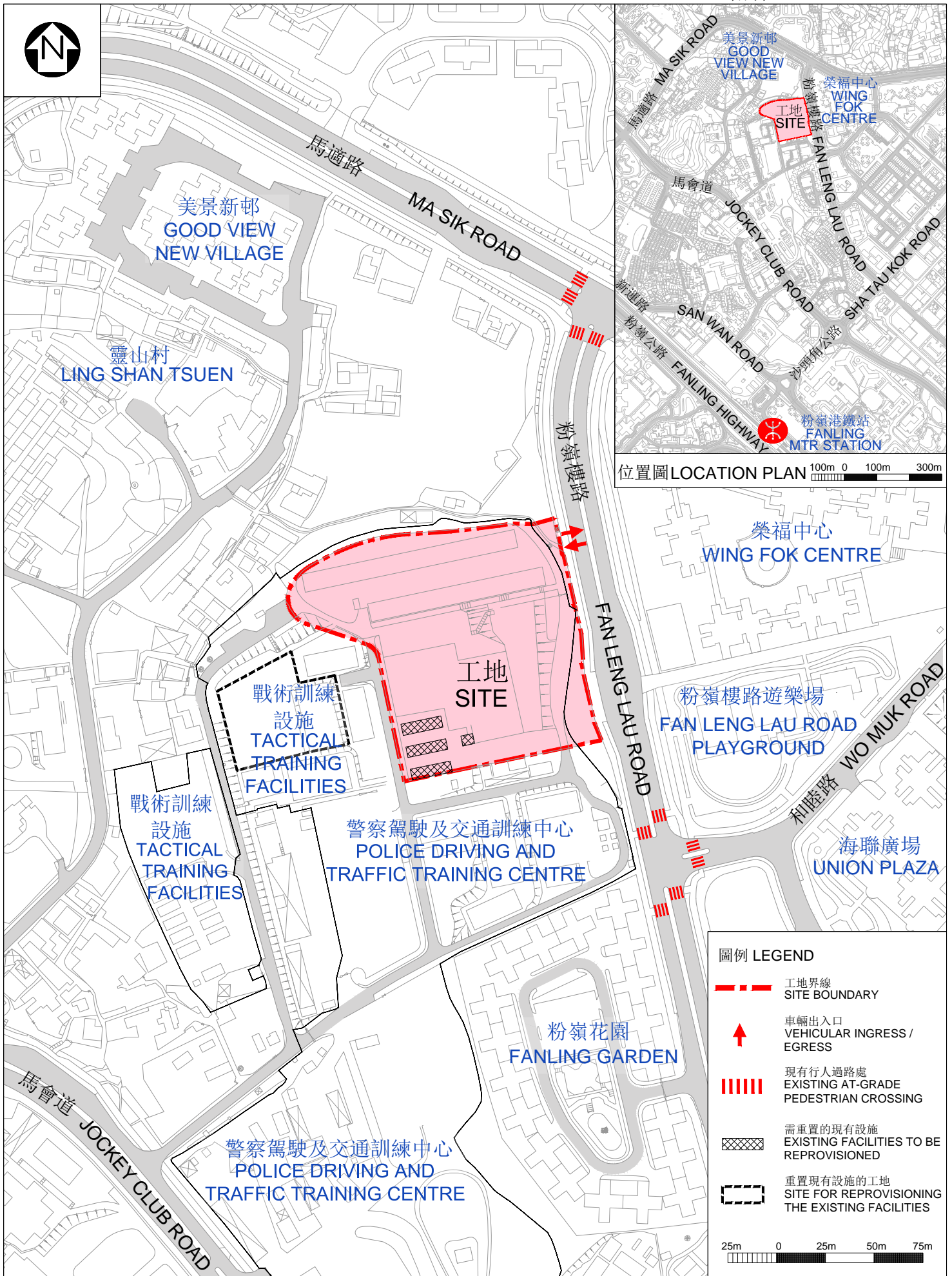
LAND ACQUISITION

13. The Project does not require any land acquisition.






IMPLEMENTATION

14. Subject to Members' views on the Project, we will seek the support of the Public Works Subcommittee and funding approval from the Finance Committee. Subject to funding approval, the construction works are expected to commence in the second quarter of 2017, with a view to completion in late 2020.

**Security Bureau
Hong Kong Police Force
December 2016**



圖例 LEGEND

-  工地界線
SITE BOUNDARY
-  車輛出入口
VEHICULAR INGRESS /
EGRESS
-  現有行人過路處
EXISTING AT-GRADE
PEDESTRIAN CROSSING
-  需重置的現有設施
EXISTING FACILITIES TO BE
REPROVISIONED
-  重置現有設施的工地
SITE FOR REPROVISIONING
THE EXISTING FACILITIES

25m 0 25m 50m 75m

工地平面圖
SITE
PLAN

70JA
粉嶺芬園已婚初級警務人員宿舍重建計劃
REDEVELOPMENT OF JUNIOR POLICE OFFICERS
MARRIED QUARTERS AT FAN GARDEN, FANLING



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署