

**For discussion on
13 April 2018**

Legislative Council Panel on Security

**Construction of Departmental Quarters for Customs and Excise
Department at Tseung Kwan O Area 123 (Po Lam Road) and
No. 57 Sheung Fung Street, Tsz Wan Shan**

PURPOSE

This paper briefs Members on the proposal for upgrading **Project 3067JA** “Construction of Departmental Quarters for Customs and Excise Department at Tseung Kwan O Area 123 (Po Lam Road)” (Project I) and **Project 3068JA** “Construction of Departmental Quarters for Customs and Excise Department at No. 57 Sheung Fung Street, Tsz Wan Shan” (Project II) to Category A. The estimated costs of Project I and Project II in money-of-the-day (MOD) prices are \$1,035.2 million and \$533.1 million respectively.

BACKGROUND AND JUSTIFICATIONS

2. It is the Government’s policy to provide departmental quarters (DQs) for married disciplined services staff, subject to the availability of resources. As at 1 March 2018, the Customs and Excise Department (C&ED) had a total of 2 059 rank and file (R&F) staff eligible for DQs, but only 1 384 DQ units were available for allocation, with a shortfall rate of 33% and an average waiting time of 6.2 years.

3. In order to meet the needs of the society’s development (for coping with the work arising from new control points and other law enforcement tasks) and to maintain high efficiency in gatekeeping and law enforcement, C&ED will continue to recruit R&F staff in the coming few years. We anticipate that both the shortfall rate and waiting time of DQs will keep on rising. Therefore, there is an imminent need for C&ED to increase its number of DQs units.

4. To alleviate the shortage of DQs, we propose to provide a total of 481 new units in the two DQs Projects at Tseung Kwan O Area 123 (Po Lam Road) and No. 57 Sheung Fung Street, Tsz Wan Shan.

CONSTRUCTION PROJECT AND RELATED ISSUES

5. We have consulted the relevant District Councils and obtained their support on Project 3067JA “Construction of Departmental Quarters for Customs and Excise Department at Tseung Kwan O Area 123 (Po Lam Road)” and Project 3068JA “Construction of Departmental Quarters for Customs and Excise Department at No. 57 Sheung Fung Street, Tsz Wan Shan”. Detailed information of the Projects and related issues are at Annex 1 and Annex 2 respectively.

IMPLEMENTATION

6. Subject to Members’ views on the Projects, we plan to seek support of the Public Works Subcommittee and funding approval of the Finance Committee. If funding approval is given within this legislative session, we plan to commence the construction works of both Projects in the fourth quarter of 2018, with a view to completing Project I in the second quarter of 2022 and Project II in the first quarter of 2022.

**Security Bureau
Customs and Excise Department**

April 2018

**Detailed Project Information of the
Construction of Departmental Quarters for Customs and Excise
Department at Tseung Kwan O Area 123 (Po Lam Road)**

PROJECT SCOPE

We propose to construct DQs for C&ED staff at Tseung Kwan O Area 123 (Po Lam Road). The Project site occupies an area of 3 287 square metres (m²). The scope of the Project includes –

- (a) construction of 306 H-grade DQs units¹; and
- (b) the following ancillary facilities –
 - (i) a building management office;
 - (ii) amenity and communal areas, including a multi-function room²;
 - (iii) 35 private car parking spaces and four motorcycle parking spaces; and
 - (iv) related sewerage works.

2. The Project site falls within an area zoned for “Government, Institution or Community” on the draft Outline Zoning Plan (OZP) No. S/TKO/25. The proposed building height (tallest tower) at about 185 metres above the Principal Datum (mPD) is compatible to the high-rise residential development in the vicinity. At the meeting on 16 March 2018, the Town Planning Board approved the application for the proposed flat use.

3. A site and location plan for the Project is at Appendix I(a). A location plan for the sewerage works is at Appendix I(b).

¹ Government quarters are graded as appropriate having regard to their size, location, view, environment, facilities and amenities. The floor area of each of the proposed H-grade DQs units is about 50 m².

² Covering an area of approximately 18 m², the multi-function room will primarily serve as a meeting room for the residents’ association.

FINANCIAL IMPLICATIONS

4. The estimated total cost of the Project is \$1,035.2 million in MOD prices, which includes the costs for site works, geotechnical works, foundation works, building works, drainage works, sewerage works, domestic appliances, furniture and equipment, etc. Domestic appliances, furniture and equipment will be provided in accordance with prevailing government regulations. The estimated annual recurrent expenditure for the Project is \$5.6 million, which mainly comprises management and maintenance costs, as well as electricity charges for the common areas.

PUBLIC CONSULTATION

5. C&ED consulted the Housing and Environmental Hygiene Committee of the Sai Kung District Council on 11 January 2018. The Committee supported the Project.

ENVIRONMENTAL IMPLICATIONS

6. 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 support of the town planning application. The PER concluded that with the implementation of mitigation measures recommended in the PER, the Project would not cause or be subject to any adverse environmental impacts. We shall implement appropriate measures as required.

TRAFFIC IMPLICATIONS

7. We completed a traffic impact assessment of the Project in 2017. The Project would not cause long term adverse effect on the traffic in the vicinity.

8. The Project will provide 39 parking spaces (i.e. 35 private car parking spaces and four motorcycle parking spaces). According to the standard on provision of parking spaces in private residential development as stipulated in Section 7 “Parking” of Chapter 8 “Internal Transport Facilities” of the Hong Kong Planning Standards and Guidelines, the number of residents’ parking spaces has been maximised under the land use and planning of the Project.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

9. The Project will adopt various forms of energy efficient features and renewable energy technologies, in particular LED type light fittings and photovoltaic systems.

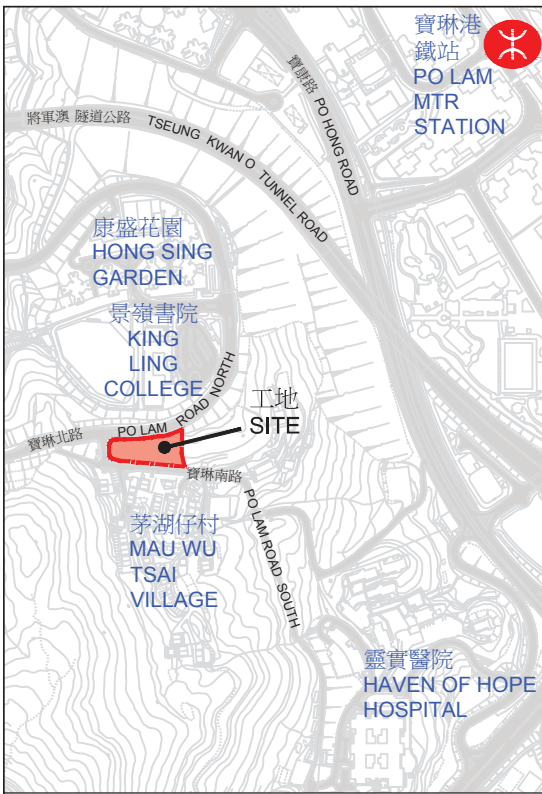
10. For green features, we will provide planting areas for environmental and amenity benefits. For recycled features, we will adopt rainwater harvesting system for irrigation purpose.

LAND ACQUISITION

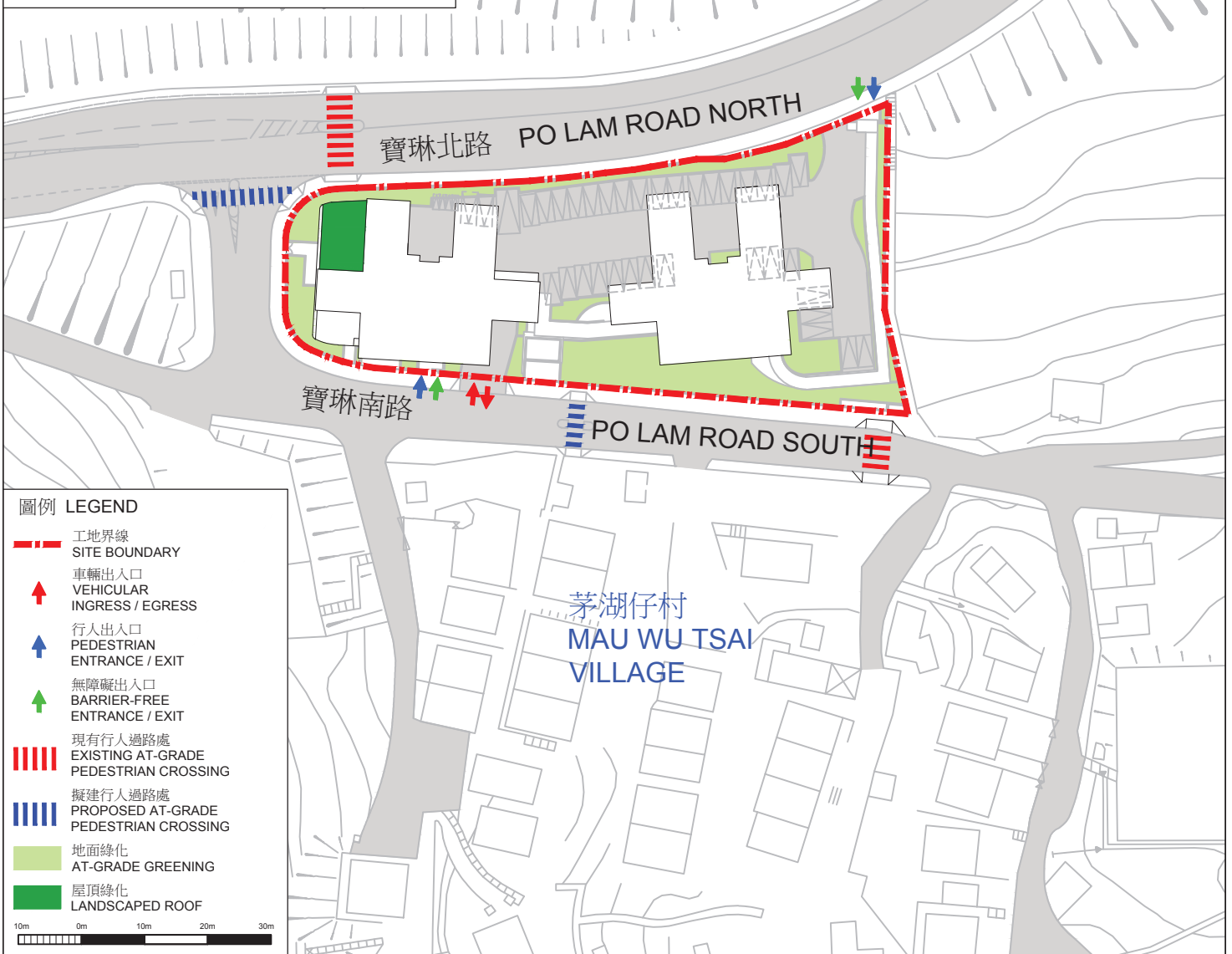
11. The Project does not require any land acquisition.

IMPLEMENTATION

12. We plan to commence the construction works of the Project in the fourth quarter of 2018 for completion in the second quarter of 2022.



位置圖 LOCATION PLAN



圖例 LEGEND

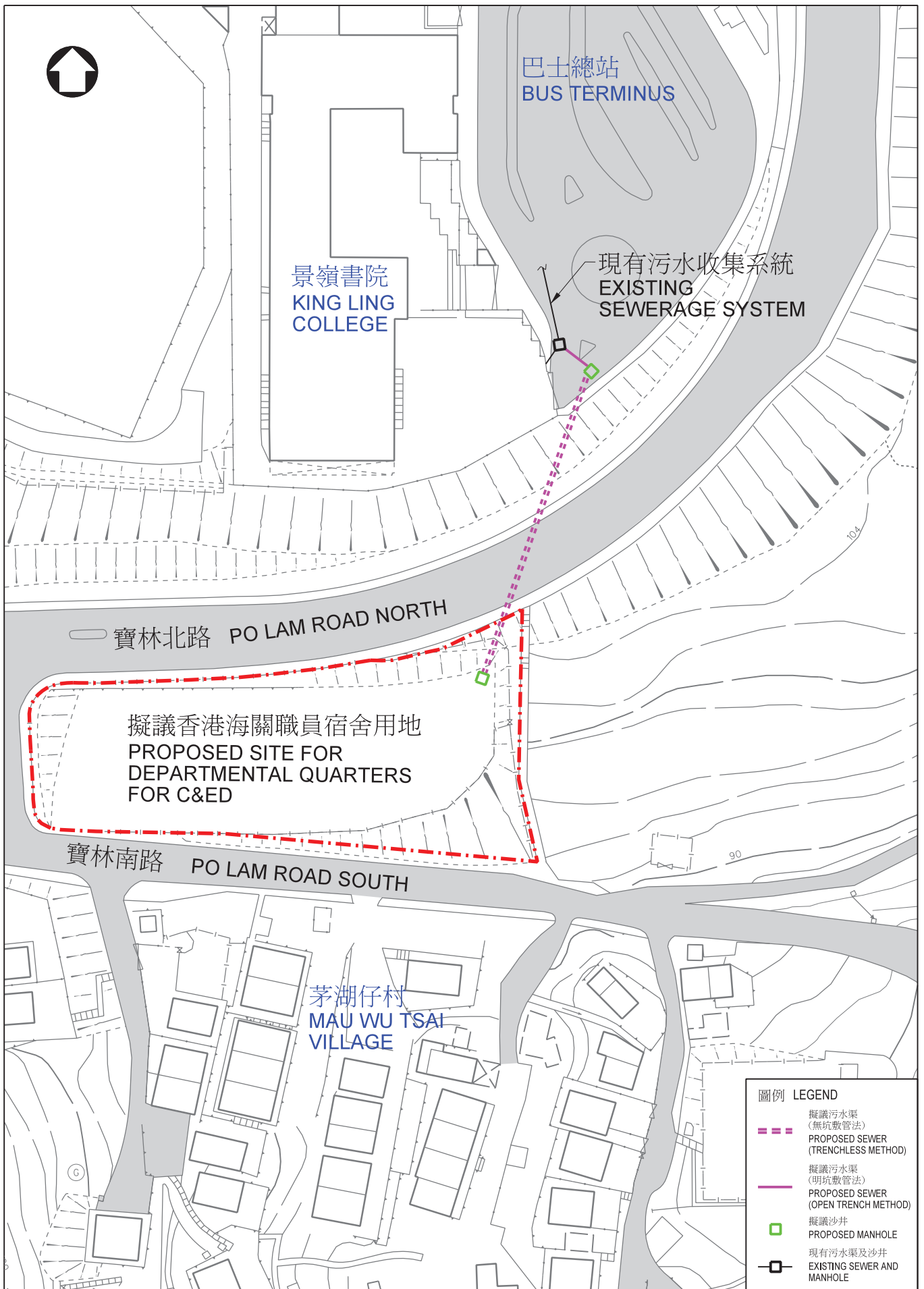
- 工地界線
SITE BOUNDARY
- 車輛出入口
VEHICULAR
INGRESS / EGRESS
- 行人出入口
PEDESTRIAN
ENTRANCE / EXIT
- 無障礙出入口
BARRIER-FREE
ENTRANCE / EXIT
- 現有行人過路處
EXISTING AT-GRADE
PEDESTRIAN CROSSING
- 擬建行人過路處
PROPOSED AT-GRADE
PEDESTRIAN CROSSING
- 地面綠化
AT-GRADE GREENING
- 屋頂綠化
LANDSCAPED ROOF

10m 0m 10m 20m 30m

67JA
將軍澳第123區寶琳路香港海關職員宿舍建造工程
CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR C&ED AT
TSEUNG KWAN O AREA 123 (PO LAM ROAD)



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



將軍澳第123區寶琳路香港海關職員宿舍建造工程
- 擬議污水渠工程

CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR CUSTOMS AND
EXCISE DEPARTMENT AT TSEUNG KWAN O AREA 123 (PO LAM ROAD)
- PLAN FOR THE PROPOSED SEWERAGE WORKS

**Detailed Project Information of the
Construction of Departmental Quarters for Customs and Excise
Department at No. 57 Sheung Fung Street, Tsz Wan Shan**

PROJECT SCOPE

We propose to construct DQs for C&ED staff at No. 57 Sheung Fung Street, Tsz Wan Shan. The Project site occupies an area of 3 598 m² (the work area is 1 491 m² after deducting the area of waterworks reserves and slopes). The scope of the Project includes –

- (a) construction of 150 G-grade DQs units and 25 H-grade DQs units³; and
- (b) the following ancillary facilities –
 - (i) a building management office;
 - (ii) amenity and communal areas, including a multi-function room⁴; and
 - (iii) 20 private car parking spaces and two motorcycle parking spaces.

2. The Project site falls within an area zoned for “Residential (Group A)” on the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29. The maximum building height of the site as specified in the OZP is 145 mPD. The proposed building to be constructed will reach 138.1 mPD.

3. A site and location plan for the Project is at Appendix II.

³ Government quarters are graded as appropriate having regard to their size, location, view, environment, facilities and amenities. The floor areas of each of the proposed G-grade DQs units and H-grade DQs units are about 55 m² and 50 m² respectively.

⁴ Covering an area of approximately 18 m², the multi-function room will primarily serve as a meeting room for the residents’ association.

FINANCIAL IMPLICATIONS

4. The estimated total cost of the Project is \$533.1 million in MOD prices, which includes the costs for site works, geotechnical works, foundation works, building works, drainage works, sewerage works, domestic appliances, furniture and equipment, etc. Domestic appliances, furniture and equipment will be provided in accordance with prevailing government regulations. The estimated annual recurrent expenditure for the Project is \$5.2 million, which mainly comprises management and maintenance costs, as well as electricity charges for the common areas.

PUBLIC CONSULTATION

5. C&ED consulted the Wong Tai Sin District Council on 6 March 2018. The District Council supported the Project.

ENVIRONMENTAL IMPLICATIONS

6. 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 support of the town planning application. The PER concluded that with the implementation of mitigation measures recommended in the PER, the Project would not cause or be subject to any adverse environmental impacts. We shall implement appropriate measures as required.

TRAFFIC IMPLICATIONS

7. We completed a traffic impact assessment for the Project in 2016. The Project would not cause long term adverse effect on the traffic in the vicinity.

8. The Project will provide 22 parking spaces (i.e. 20 private car parking spaces and two motorcycle parking spaces). According to the standard on provision of parking spaces in private residential

development as stipulated in Section 7 “Parking” of Chapter 8 “Internal Transport Facilities” of the Hong Kong Planning Standards and Guidelines, the number of residents’ parking spaces has been maximised under the land use and planning of the Project.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

9. The Project will adopt various forms of energy efficient features and renewable energy technologies, in particular LED type light fittings and photovoltaic systems.

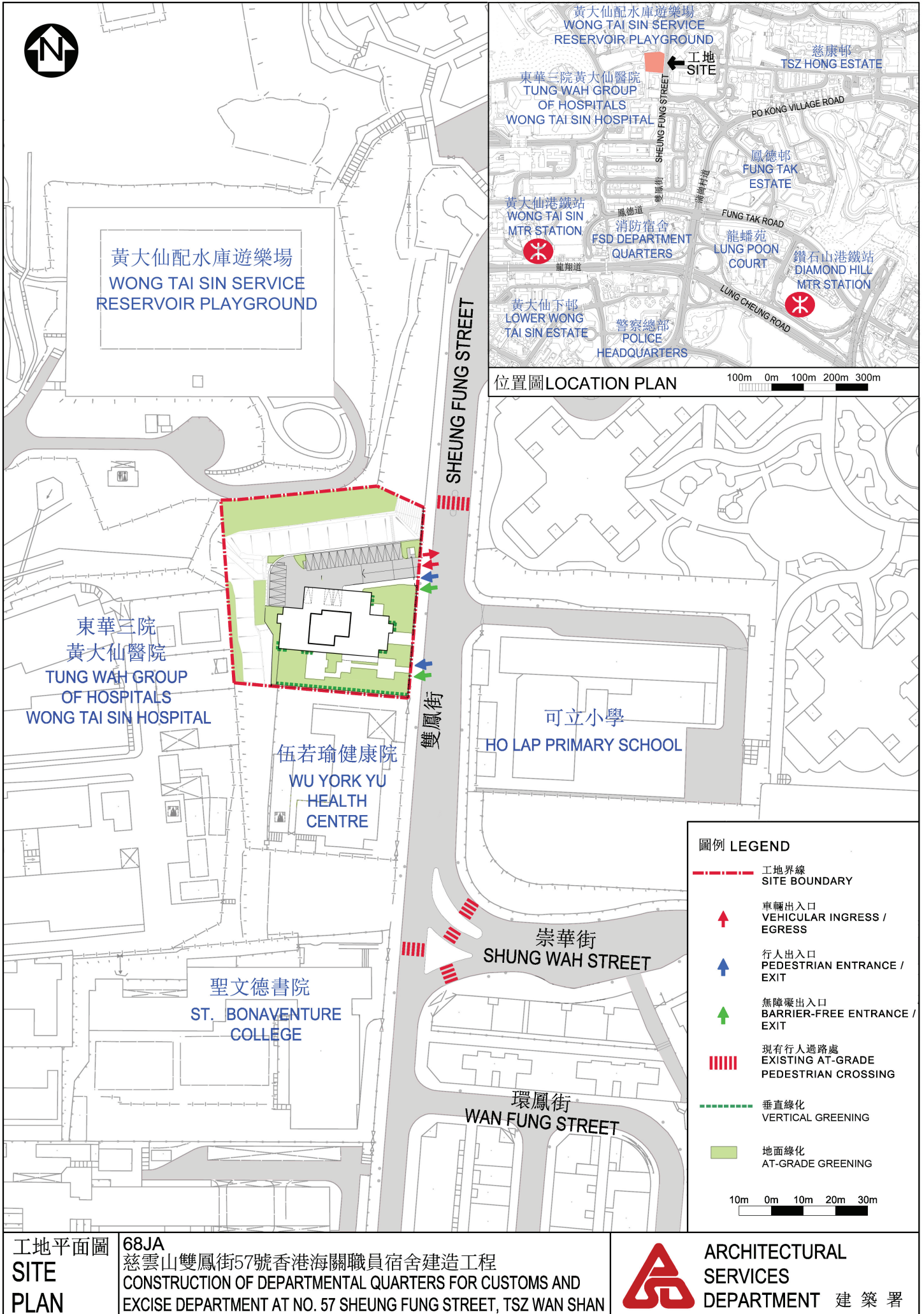
10. For green features, we will provide planting areas for environmental and amenity benefits. For recycled features, we will adopt rainwater harvesting system for irrigation purpose.

LAND ACQUISITION

11. The Project does not require any land acquisition.

IMPLEMENTATION

12. We plan to commence the construction works of the Project in the fourth quarter of 2018 for completion in the first quarter of 2022.



工地平面圖
 SITE
 PLAN

68JA
 慈雲山雙鳳街57號香港海關職員宿舍建造工程
 CONSTRUCTION OF DEPARTMENTAL QUARTERS FOR CUSTOMS AND
 EXCISE DEPARTMENT AT NO. 57 SHEUNG FUNG STREET, TSZ WAN SHAN



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