

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary information on 65KA – Customs headquarters building at Tin Chiu Street, North Point

INTRODUCTION

In considering PWSC(2006-07)11 on the above project on 10 May 2006, the Public Works Subcommittee (PWSC) requested the Administration to provide the following information –

- (a) a detailed breakdown of the estimated annual recurrent expenditure arising from the project in comparison with the current expenditure, and to account for the estimated increase in recurrent expenditure from \$36.3 million to \$38.2 million;
- (b) a summary of energy efficiency measures to be adopted in the building;
- (c) the results of the assessment conducted on the visual impact of the proposed project on the surrounding environment; and
- (d) information provided to and notes of deliberations with members of the Eastern District Council on the proposed project, whether they were aware of the provision of detention facilities in the building and whether they had objected to the provision of such facilities.

/ADMINISTRATION'S

ADMINISTRATION'S RESPONSE***Comparison between current and estimated recurrent expenditure arising from the project***

2. A comparison between the current and estimated recurrent expenditure arising from the project is at Enclosure 1. The increase is mainly due to the following reasons –

- (a) as previously explained, the existing provision for the various formations to be moved into the proposed Customs headquarters building is inadequate. The new building will have a net operating floor area of 27 567m², representing a 25% increase over the existing area of 21 987m². Consequently, electricity charges, electrical and mechanical maintenance charges and various building management and maintenance charges will increase correspondingly;
- (b) the proposed headquarters building will have new facilities such as indoor firing range, radio command control centre, multi-purpose auditorium which require a higher consumption of electricity and result in higher electrical and mechanical maintenance charges; and
- (c) the facilities at the proposed headquarters building need to be supported by ancillary facilities such as close-circuit television system, access control systems and intercom systems which also incur equipment maintenance charges.

3. With the construction of the proposed headquarters building, not only could rental savings be achieved through releasing rented office accommodation and car parking spaces, about 18 600m² of Government-owned office accommodation and 113 Government-owned car parking spaces would be released for use by other departments. Furthermore, with the currently scattered offices being co-located at the proposed headquarters building, about 9 000 hours of travelling time per year would be saved by officers for attending meetings, courses and training.

/Energy

Energy efficiency measures

4. It is government policy to enhance energy efficiency in government buildings to save energy. In drawing up the design of the proposed headquarters building, the design-and-build contractor will be required to incorporate energy efficiency measures in both architectural and building services installations in accordance with the requirements in the contract, a summary of which is at Enclosure 2.

Visual impact assessment

5. A consultant was appointed to carry out a Visual Impact Assessment (VIA) for the project in December 2005 to assess the visual impact resulting from the proposed headquarters building and recommend mitigation measures to minimise the impact. The assessment was undertaken based on 11 selected viewpoints to reflect the visual impact of the proposed headquarters building on different user groups, including visually sensitive receivers (VSRs) in nearby buildings and in hinterland as well as the general public. A location map showing the 11 selected viewpoints is at Enclosure 3.

6. The VIA concluded that when viewed from across the harbour (at Kai Tak) (photo image at Enclosure 4), the proposed headquarters building would not punctuate the ridgeline and a building free zone of about 20% from the ridgeline would be maintained. For short to medium range views, the open spaces near the site would act as a local visual relief and provide visual buffers for surrounding VSRs. For long-range views, the proposed building would generally be compatible with the existing and future visual context of the surrounding environment.

7. The VIA results have been taken into account in determining the maximum height of the new building. In addition, the contractor will be required to implement the following measures to ensure the compatibility of the proposed headquarters building with the surrounding environment –

- (a) urban design measures - the design of the headquarters building should maximize breezeways, view corridors and solar access to the surrounding area and avoid creation of a wall effect;

/(b)

- (b) architectural measures – the façade of the headquarters building should be designed to minimise glare, yet ensure an attractive development such as incorporation of skygardens that can positively contribute to the local visual character; and
- (c) landscape measures – attractive pedestrian streetscape should be created by including suitable soft and hard landscapes to soften the views of the headquarters building at low level and to form a green corridor link by enabling visual and directional linkages to surrounding open spaces. Planting atop the podium roof should also be incorporated.

Consultation with Eastern District Council

8. The Customs and Excise Department consulted the Eastern District Council in October and December 2005. The relevant paper stated that the proposed headquarters building would provide office space and other facilities including detention rooms. Members did not raise any question concerning detention facilities and supported the proposal in principle. The information paper and notes of meeting are at Enclosure 5.

Security Bureau
June 2006

Enclosure 1 to PWSCI(2006-07)3

Comparison of Existing and Estimated Recurrent Expenditure

Items	Existing Annual Recurrent Expenditure (\$M)	Estimated Annual Recurrent Expenditure for Customs Headquarters Building (\$M)	Difference (\$M)
1. Utilities	11.8	15.6	+3.8
2. Electrical and mechanical maintenance charges	5.0	10.2	+5.2
3. Equipment maintenance charges	2.0	7.2	+5.2
4. Building management and maintenance charges	3.0	4.9	+1.9
5. Rental (net of utilities and building management charges)	14.3	-	-14.3
6. Refuse Collection Point	0.2	0.3	+0.1
Total	36.3	38.2	+1.9

Summary of energy efficiency measures

	Description	Energy efficiency measures	<i>Purposes/Effect</i>
A) Building configuration/envelope			
1)	General building configuration	Building form and orientation, reduce the east and west facades length	The building block will be orientated to receive less solar heat gain.
		Building envelope design	<ul style="list-style-type: none"> a) Insulated glazing units with low-e coating on 2 sides will be used in the curtain wall for better light transmittance while keeping the heat gain low; b) Provision of horizontal sun-shading devices to the south & north-facing façades; and c) Vertical sun-shading devices on east & west-facing façades to screen the morning/afternoon sun.
		Low overall thermal transfer value (OTTV)	OTTV is a measure of the heat transfer through the building envelope. External sun-shading devices shall be provided to achieve a low OTTV.

	Description	Energy efficiency measures	<i>Purposes/Effect</i>
B) Building Services Installations			
1)	Electrical system	Power factor improvement equipment	To improve the efficiency in electrical power transmission.
		Harmonics reduction devices	To reduce electrical harmonics contents in electrical circuitries for efficient electrical power transmission.
2)	Air-conditioning system	Water cooled chillers, cooling towers and heat pump	To improve heat exchange efficiency and reduce energy consumption of central air-conditioning system.
		Heat recovery chiller	To reclaim waste heat from central air-conditioning system.
		Variable speed driver	To modulate chilled water supply according to actual loading demand.
		Total energy heat wheel	To reclaim energy from exhaust air system for dehumidification of fresh air supply.
		Variable air volume system in office area	To modulate supply air flow rate according to actual loading demand.

	Description	Energy efficiency measures	<i>Purposes/Effect</i>
		Carbon dioxide sensors	To modulate fresh air supply according to number of occupants.
		Occupancy sensors	To control and reduce supply of air-conditioned air in office area when unoccupied.
		Building energy management system	To provide programmable on/off control for air-conditioning system.
3)	Lighting System	High efficacy T-5 fluorescent tubes and electronic ballast used for office area	To save energy used in lighting system.
		Photocell control	To control office perimeter zone lighting according to solar light level.
		Occupancy sensor	To control lighting on/off in office area when unoccupied.
		Central control and monitoring system	To provide programmable on/off control for lighting system.
4)	Lift/escalator system	Variable voltage variable frequency motor drive	To save energy used in lift system.

	Description	Energy efficiency measures	<i>Purposes/Effect</i>
		Shutting off fan and lighting in lift after no occupancy for certain time.	To save energy during unoccupied period.
		Passenger sensors provided for escalator	To control escalator on/off to save energy during unoccupied period.

視覺影響評估所選擇的觀測位置圖
LOCATION PLAN FOR VIEWPOINTS
SELECTED FOR VISUAL IMPACT ASSESSMENT

	觀測位置 Viewpoint
1	寶石樓前的行人路 Sidewalk in front of Ruby Court
2	健威花園前的行人路 Sidewalk in front of Healthy Gardens
3	馬寶道上的行人路 Sidewalk on Marble Road
4	電照街海傍 Waterfront at Tin Chiu Street
5	啓德 Kai Tak
6	百福花園後面的百福道 Pak Fuk Road behind Bedford Gardens
7	健威花園中層 Mid-floors of Healthy Gardens
8	港運城高層 High-floors of Island Place
9	馬寶道的北角福利會大樓 North Point Welfare Association Building on Marble Road
10	寶馬山花園 Pacific Pallsades
11	天寶大廈 Tempo Court

維多利亞港
VICTORIA HARBOUR






現在的影像 EXISTING VISUAL CONTEXT



將來的影像 FUTURE VISUAL CONTEXT

視覺的對比 - 觀測位置取於啓德
COMPARISON VISUAL CONTEXT - VIEW POINT AT KAI TAK

065KA - 位於北角電照街的海關總部大樓
CUSTOMS HEADQUARTERS BUILDING AT TIN CHIU STREET, NORTH POINT

drawn by	K.H. CHAN	date	02/06/06	drawing no.	AB/5990/XA011	scale	—
approved	K.C. MAK	date	02/06/06	 ARCHITECTURAL SERVICES DEPARTMENT			
PROJECT MANAGEMENT BRANCH							

Information Paper

Works and Development Committee and Environment and Hygiene Committee of the Eastern District Council

Customs Headquarters Tower

Purpose

This paper aims to report the progress of the proposed construction of the Customs Headquarters Tower (the Headquarters Tower) at the junction of Java Road and Tin Chiu Street in North Point.

Background

2. The Customs and Excise Department (C&ED) introduced the proposed project to the then Eastern Provisional District Board on 19 November 1998 (Eastern Provisional District Board Paper no. 96/98 referred). Members noted the proposal.

3. Having regard to the actual operational needs of the C&ED to have the Headquarters Tower, the department plans to seek funding approval from the Legislative Council in the 2005/06 legislative session to take forward the project. Representatives of C&ED attended the meeting of the Works and Development Committee of the Eastern District Council on 27 October 2005 to explain and report the latest development of the Headquarters Tower project, and obtained the Committee's in-principle-support to the construction of the Headquarters Tower at the proposed site. Representatives of C&ED undertook to keep the Committee informed of the developments of the project.

The Proposed Customs Headquarters Tower

4. The proposed Headquarters Tower will be a building dedicated to specific uses. It will occupy a site area of about 2,950 square metres, and with gross floor area of about 66,000 square metres. The building will have 34 storeys to accommodate offices, specialist and general facilities, and car park. The project will include the re-provisioning of the Marble Road Refuse Collection Point, which will be separately accommodated at the ground level of the Headquarters Tower, and to occupy an area of about 460 square metres. The site plan of the Headquarters Tower is at Annex.

5. The Headquarters Tower will provide office space and other required facilities for the C&ED as follows -

- offices for management of and support to intelligence processing, investigation, information technology and general administrative duties;

- specialist facilities which include video interview rooms, detention rooms, identification parade room, strong rooms, armoury, arms cage, command control centre, barracks, computer rooms, computer forensic laboratory, and indoor firing range; and
- general facilities which include conference rooms, library and resource centre, multi-purpose auditorium, exhibition centre, customer service centre, staff catering and recreational facilities, and car park, etc.

6. The Headquarters Tower project will be tendered by way of a 'design and build' contract. Qualified tenderers will be short-listed through a pre-qualification exercise. Under the terms of the 'design and build' contract, the contractor is required to design and construct the building in accordance with the specifications prescribed by the government.

Justifications

7. The construction of the Headquarters Tower is based on the following considerations –

(a) To enhance operational efficiency of the department

Many operational offices of the C&ED are dispersedly located. This has affected the efficacy of command and control, particularly when large-scale joint operations are carried out. Centralizing the offices in one building will facilitate speedy mobilization of manpower and equipment among the operational offices for mutual support and assistance. This will enable the department to respond quickly to large scale operations and emergency, thus strengthening the overall law enforcement capability and operational efficiency.

(b) To improve services for the public

The C&ED's public counter services providing services on licence applications in respect of dutiable commodities, optical discs and controlled chemicals, and assessment of motor vehicle first registration tax are currently dispersed over different locations. The Headquarters Tower will centralize these public services, and provide one-stop counter services for the public in matters of licence applications and general enquiries on the services of the department.

(c) To improve security standard

A number of the operational offices of the C&ED are now housed in general government or commercial buildings, which are shared with other users such as government departments or commercial firms, and freely accessible to the public. The security measures adopted in such buildings may not meet the C&ED's stringent security requirements on the escort of arrested persons and handling of witnesses and exhibits. The proposed Headquarters Tower will provide high security areas for exercising high standard security control.

(d) To meet shortfall of office space and facilities

Because of insufficient office space, the C&ED needs additional space to meet its various operational needs. Besides, the present dispersed location of offices has imposed restrictions on the infrastructural development of information technology, specialist training and staff communication. Centralising the resources will facilitate better planning and development, achieve resource savings and improve administrative efficiency. The department also needs new facilities to support its operational needs, such as an indoor firing range that meets the international standard, and to enhance officers' professional skill and law enforcement capability.

Impact on Environment

8. The relevant government departments will take necessary measures to minimize any adverse impact caused to the neighbouring environment of the Headquarters Tower during or after construction -

(a) Environmental impact assessment

The consultant appointed by the Architectural Services Department (ArchSD) conducted a Preliminary Environmental Review on this project. The conclusion is that no long-term adverse impact would be created to the neighbouring environment after the completion of the Headquarters Tower and that no further environmental assessment would be necessary.

During construction, we will stipulate relevant provisions in the contracts, requiring the contractor to implement mitigation measures to control noise, dust and site run-off within established standards and guidelines. These measures include the use of silencers, mufflers, acoustic lining or shields during noisy construction activities, frequent cleaning and watering of the site and the provision of wheel-washing facilities. We will also ask the contractor to minimize the quantity of construction and demolition materials, and use more prefabricated building components such as dry-wall partitioning and proprietary fittings and fixtures to reduce temporary formwork and construction waste. Suitable excavated materials will be used 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.

(b) Traffic implications

The consultant appointed by the ArchSD has conducted a preliminary traffic impact assessment on this project. The assessment has concluded that the traffic in the vicinity would not be adversely affected during construction or upon the completion of the Headquarters Tower.

(c) Air quality implications

An indoor firing range that fully complies with the international standard will be built in the Headquarters Tower. The firing range will be totally enclosed so that firing noise will not transmit to other areas inside or outside the Tower. The firing range will also be equipped with dedicated ventilation facilities. Exhaust air will pass through a high efficiency air filtration system before it is discharged outdoor to ensure that the emission in the air will not adversely affect the surrounding environment. The kitchen of the canteen in the Headquarters Tower will also be equipped with dedicated ventilation facilities. Exhaust gas from the kitchen will be de-greased by the filtration system before it is discharged out of the building, so as to avoid affecting the surrounding environment.

(d) Marble Road Refuse Collection Point

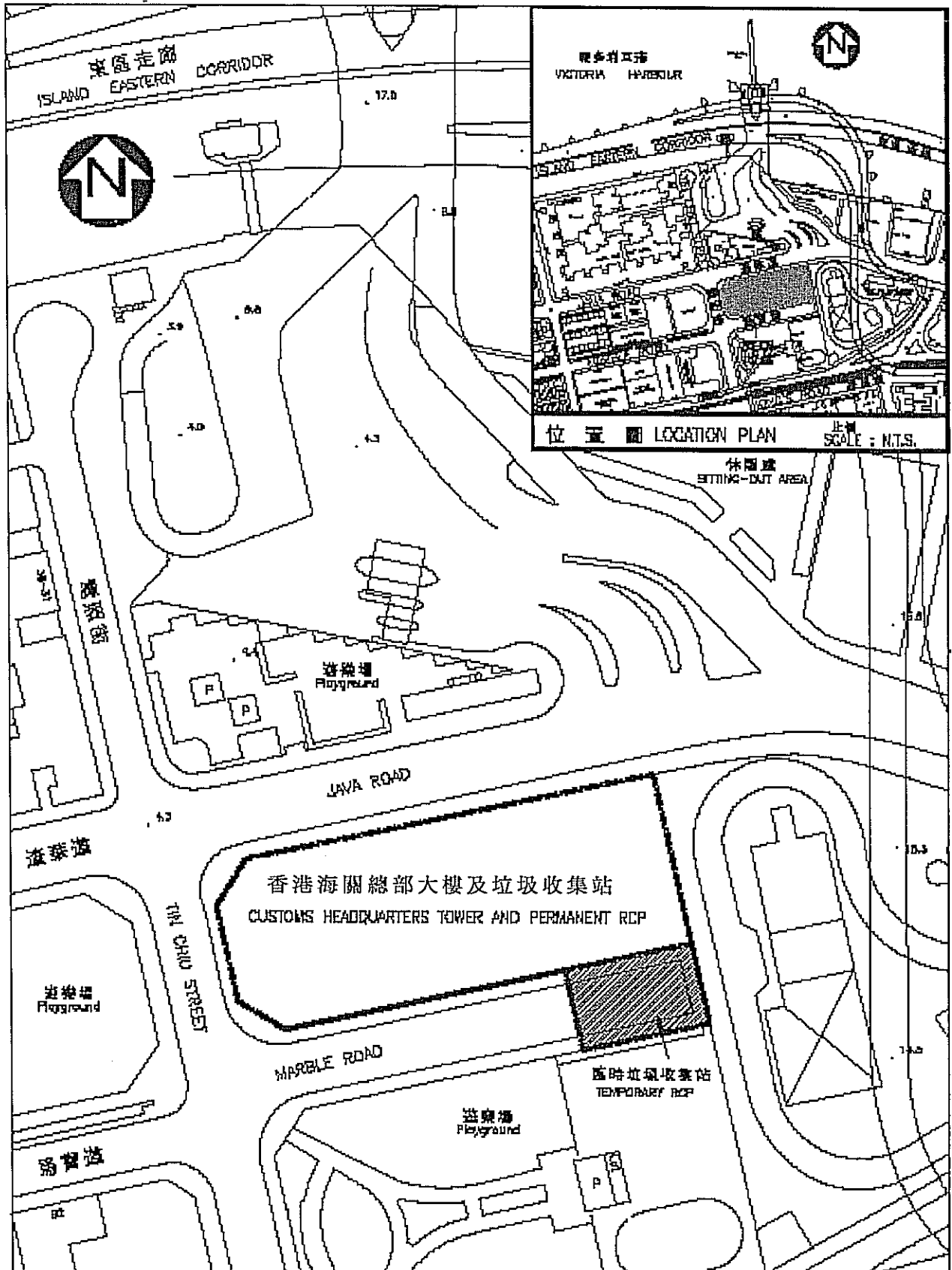
During the re-provisioning of the Marble Road Refuse Collection Point, the government will construct a temporary refuse collection point 30 metres south of the existing site at the end of Marble Road. The temporary refuse collection point will be 250 square metres in size, and shielded by 3-metre high hoardings. The facilities to be provided will follow those of the existing one, including, a refuse loading and unloading bay, store room, duty


room and staff lavatory, to ensure no disruption of service. A carbon filter system will be used to control odour generated in the process of refuse collection. Upon completion and operation of the permanent refuse collection point, the temporary one will be demolished. The permanent refuse collection point will be constructed in accordance with the most up-to-date standard and equipped with the newest deodorizing facilities such as the water scrubber system to minimize odour during refuse collection. The design of the new refuse collection point will have regard to the urban architectural landscape and blend in with the surrounding buildings.

Timetable

9. We plan to consult the Panel on Security of the Legislative Council on the subject project within the 2005/06 legislative session, and thereafter to seek funding approval from its Public Works Sub-Committee and Finance Committee. Subject to approval being granted, the construction of the Headquarters Tower is expected to commence in 2007, and for completion in 2010.

Customs and Excise Department
December 2005



065KA 香港海關總部大樓 CUSTOMS HEADQUARTERS TOWER AT TIN CHIU STREET, NORTH POINT	drawn by	date	drawing no.	scale
	approved	date	5990/DB001	1:1000
	PROJECT MANAGEMENT BRANCH		 ARCHITECTURAL SERVICES DEPARTMENT	

Extract of minutes of meeting of the Works and Development
Committee of the Eastern District Council held on 27 October 2005

III. 強烈要求規劃署及地政總署把電照街、渣華道臨時停車場改變為足球場，以補償本區居民因廉政公署興建總部而失去的渣華道足球場
(工務建設及發展委員會文件第 23/05 號)

5. 主席歡迎規劃署高級城市規劃師/港島(二)麥黃潔芳女士、港島東區地政處(以下簡稱地政處)高級產業測量師彭志文先生、產業測量師(北角)陳達成先生、康樂及文化事務署(以下簡稱康文署)高級行政主任(策劃事務)黃志輝先生、東區副康樂事務經理麥景池先生、香港海關(以下簡稱海關)政務秘書周礎剛先生、海關總部大樓籌劃小組參事徐樂怡小姐、海關總部大樓籌劃小組高級督察麥韻思小姐及部隊行政科高級參事譚偉綸先生出席會議。陳得偉委員介紹文件第 23/05 號時表示基於保安、整體規劃及擬議的土地面積所限，他認為電照街不適合作為海關總部大樓的選址。他重申北角區居民對康樂及休憩設施的需求十分殷切，他強烈要求規劃署及地政總署把電照街、渣華道臨時停車場改變為足球場，以補償該區居民因廉政公署興建總部而失去的渣華道足球場。此外，他也指出文件第 23/05 號的動議也得到健康村 4 個互助委員會、模範邨 6 個互助委員會、寶馬山業主立案法團及寶馬台業主立案法團、北角東分區委員會及陳樹渠中學的支持。

6. 海關、規劃署及地政處就文件所作出的回應，內容摘錄如下：

海關

- (a) 海關建議興建總部大樓的主要目的是將目前散布各區的辦事處及設施集中在一座專用大樓，從而提升海關人員的執法效率及集中各項公眾服務於同一地點，從而，優化為市民提供的服務；

負責者

- (b) 海關曾於 1998 年 9 月及 11 月向當時的東區臨時區議會介紹這項工程。海關已再次於 2006/07 年度政府的基本工程計劃資源分配工作中，提交撥款申請。據悉，政府內部已同意支持該項計劃，並已為該項工程預留款項。刻下海關正全力展開有關的跟進工作；

規劃署

- (c) 該署表示，根據北角分區計劃大綱圖編號 S/H8/19，有關地點是規劃為「政府、機構或社區」地帶，而在這塊土地興建足球場，是無需向城市規劃委員會申請規劃許可。

地政處

- (d) 該處本著地善其用的原則，於有關大樓興建未落實前將此地盤以短期租約形式闢作臨時收費停車場用途。該租約由 2004 年 9 月 16 日起為期 3 年，以後並可按季續租。因此，根據已簽署的租約條款，租客可經營此臨時收費停車場直至 2007 年 9 月 15 日。

7. 副主席、趙資強、鍾樹根、劉興達、羅世光、曾健成、曾向群、勞鏢珍、陳耀德、陳潔榮、陳得偉、王金殿、林翠蓮、胡經昌、許清安、蔡素玉、鄧禮明、龔栢祥、麥順邦、陳靄群、陳添勝及李建賢等 22 位委員，就這項議題所發表的意見及提問，內容摘錄如下：

- (a) 陳潔榮委員申報她是北角東分區委員會主席；
- (b) 趙資強委員申報他是香港海關跨境運輸業顧客聯絡小組委員；
- (c) 多位委員強調海關的工作十分重要，他們表示支持海關在上址興建總部大樓，並同時指出北角區的居民對康樂及休憩設施的需求十分殷切。因此，委員們促請有關政府部門積極尋找合適的土地，例如北角邨舊址及北角危險品渡輪碼頭等，設置足球場及休憩用地等設施；
- (d) 有委員表示不支持海關在上址興建總部大樓，並促請海關另覓合適地點興建總部大樓；
- (e) 部分委員表示過去數年海關總部大樓並未有在上址進行興建，他們認為政府在過去應在上址興建球場及康樂設施，而不應把上址開闢臨時收費停車場，以照顧居民的需要；

- (f) 多位委員建議政府若在 3 年內都沒有長遠的發展計劃，應在有關土地發展足球場或休憩用地等設施；
- (g) 有委員提出以下查詢：
 - (i) 廉政公署及海關總部大樓興建在同一地段，在保安上是否有漏洞？
 - (ii) 海關是否會把毗鄰的籃球場納入為工程範圍；
 - (iii) 興建海關總部大樓工程的時間表；以及
 - (iv) 若在擬議的空地興建球場，康文署是否有足夠資源進行發展？
- (h) 有委員提出以下建議：
 - (i) 加強北角危險品渡輪碼頭的安全性，並在該碼頭的上蓋進行綠化、興建休憩設施或多用途球場等；
 - (ii) 在擬建的海關大樓海傍預留位置興建海濱行人走廊；
 - (iii) 規劃署在北角區尋找合適的土地興建球場；
 - (iv) 在毗鄰北角危險品渡輪碼頭的空地興建足球場；
 - (v) 規劃署在北角邨的批地條款預留約三分之一的地方興建球場；
 - (vi) 在東區地區管理委員會跟進在北角邨尋找合適地方興建足球場的事宜；
- (i) 多位委員表示若海關總部大樓工程在數年內都不能展開，他們建議在該地方設置臨時休憩處；不過，也有多位委員表示不同意此建議，因為會阻礙興建海關大樓的進度及浪費資源；
- (j) 有委員認為廉政公署及海關總部大樓位置相近；而且，附近也有一個危險品的倉庫會造成保安的漏洞。不過，也有委員認為此安排並不會構成保安問題，反而會加強兩個執法部門的聯繫；

- (k) 有委員指出上址的附近地方都是休憩或康樂用地，他認為上址較適合興建球場，以配合整體的規劃；
- (l) 有委員認為有關政府部門應提供人口比例等數據，以顯示北角區居民對球場的需要性；以及
- (m) 主席補充東區臨時區議會分別在 1998 年 9 月 17 日及 11 月 19 日舉行的第八次及第九次的會議上，曾就興建海關總部大樓的事宜進行討論，當時區議會並沒有表示支持或反對該工程項目。

8. 海關、規劃署、地政處、康文署及東區民政事務處就委員的提問及意見所作出的回應，內容摘錄如下：

海關

- (a) 海關多謝委員對在電照街興建海關總部的支持；
- (b) 海關自 1998 年向當時的東區臨時區議會介紹題述工程項目後，一直有作出跟進。可是，由於政府的資源所限，海關迄今才能獲得撥款；
- (c) 海關會向委員會匯報最新工程項目進展；
- (d) 若海關須另覓地方興建總部大樓，工程進度將會受阻；
- (e) 海關認為海關大樓鄰近廉政公署大樓，並不會造成保安漏洞；
- (f) 海關希望在 2007 年展開興建總部大樓的工程；

規劃署

- (g) 該署認同北角區的康樂設施不足，並會考慮委員的各項意見，包括在北角危險品渡輪碼頭及北角邨等地方興建球場；

地政處

- (h) 在不影響海關總部大樓的興建時間表的情況下，而有關部門承諾負責題述足球場的興建、管理及維修，該處對標題建議並無反對意見；

康文署

- (i) 為補償區內居民因民康街遊樂場用地作興建廉政公署總部大樓而引致在康樂設施方面的損失，東區區議會轄下康樂及文化事務委員會已多次討論是項議題，並已議決重置該休憩用地於糖水道和富中心側的用地。該項重置工程已獲小規模建築工程委員會撥款推行，工程已於 5 月底動工，約需 16 個月完成；
- (j) 該署表示北角區被劃作休憩用地的地方基本上已設置了休憩設施；

東區民政事務處

- (k) 東區民政事務專員曹振華太平紳士表示十分關注北角區的康樂及休憩設施不足，尤其是動態的設施，他建議規劃署尋找合適的地方，例如北角邨舊址附近的空地興建球場；以及
- (l) 曹專員承諾東區地區管理委員會跟進在北角尋找地方興建足球場。

9. 經討論後，陳得偉委員提出以下動議：

“要求規劃署及地政總署把電照街、渣華道臨時停車場改變為足球場，以補償本區居民因廉政公署興建總部而失去的渣華道足球場。”

10. 動議得到陳耀德、許嘉灝、趙承基、葉就生、曾健成、鍾樹根、梁淑楨、黃月梅、勞鏢珍、林翠蓮、陳靄群、麥順邦、呂志文、曾向群、蔡素玉、黃建彬、朱偉祖、丁毓珠及江子榮等 19 位委員和議。

11. 趙資強委員建議將陳得偉委員提出的動議修訂為：

“本會原則上支持香港海關興建總部，若香港海關未能獲立法會撥款興建總部，本會要求規劃署及地政總署把電照街、渣華道臨時停車場改變為足球場，以補償北角區居民因廉政公署興建總部而失去的渣華道足球場。如獲撥款後，有關部門需在北角區另覓地點，興建足球場。”

12. 修訂動議得到王金殿委員和議，並在 16 票支持、1 票反對及 12 票棄權下，獲得通過。

負責者

13. 林翠蓮委員提出以下動議：

“要求規劃署、地政處、康文署重新評估北角區居民所需的康體設施，如足球場，於北角邨原址撥地作休憩用地。”

14. 動議得到曾健成及李建賢 2 位委員和議，並在 29 票支持、1 票反對及 1 票棄權下，獲得通過。

各出席者及
東區地區管理委員會

15. 主席總結時請有關部門備悉委員的意見，並要求規劃署及地政處在每次會議滙報在北角區尋找合適土地興建球場的工作進度。另外，委員會也同意就在北角區興建足球場的事宜，交由東區地區管理委員會跟進。

(會後備註：委員會已在 2005 年 10 月 31 日把動議送交有關政府部門考慮。)

Extract of minutes of meeting of the Works and Development
Committee of the Eastern District Council held on 29 December 2005

負責者

IV. 香港海關總部大樓

(工務建設及發展委員會文件第 34/05 號)

21. 主席表示由於本議程的討論範圍同時涉及工務工程及食物環境衛生署轄下設施的問題，主席建議而委員會也同意此議題與環境及衛生事務委員會聯席討論。

22. 主席歡迎香港海關政務秘書周礎剛先生、海關總部大樓籌劃小組參事徐樂怡小姐、海關總部大樓籌劃小組高級督察麥韻思小姐、海關總部大樓籌劃小組高級行政助理陳靜嫻女士、食物環境衛生署（以下簡稱食環署）參事(策劃)1 沈南龍先生、東區衛生總督察 1 鄭偉傑先生、建築署高級工程策劃經理麥家俊先生、規劃署高級城市規劃師/港島(二)麥黃潔芳女士、地政處高級產業測量師彭志文先生、康文署高級行政主任(策劃事務)5 黃志輝先生及東區副康樂事務經理 2 麥景池先生出席會議。香港海關代表介紹文件第 34/05 號。

23. 副主席、陳得偉、許清安、李建賢、王金殿、鄧禮明、江子榮、朱偉祖及曹漢光等 9 位委員就議題所發表的意見，內容摘錄如下：

(a) 有委員提出以下建議：

- (i) 加強大樓的保安；
- (ii) 舉辦大樓外型設計比賽；以及
- (iii) 進行詳細的交通評估；

(b) 多位委員擔心擬建的馬寶道垃圾站會對海關總部大樓造成環境衛生問題，他們促請食環署採取新型的除臭系統及加強清潔服務；

(c) 多位委員指出擬議重建的垃圾站是開放予公眾人士使用，可能會對海關大樓的保安構成威脅。此外，委員也擔心兩者在外觀上不配合。因此，他們促請海關考慮搬遷該垃圾站；

(d) 有兩位委員並不支持在上址興建海關總部大樓，因為有關部門未能承諾補償東區居民因興建海關大樓而損失的休憩用地（臨時籃球場）。他們要求若海關未能獲立法會撥款，政府應在上址興建足球場。如撥款得到批准，則希望有關部門在北角另覓地點，興建足球場；

(e) 多位委員強調海關的工作十分重要，他們表示支持海關在上址興建總部大樓，並支持海關的撥款申請；

- (f) 有委員表示擔心室內練靶場所排出的廢氣會造成空氣污染；以及
- (g) 有委員指出「設計及營造」的招標方式欠缺彈性，大樓的設計可能未必符合理想。

24. 海關、建築署、食環署及規劃署就委員的意見所作出的回應，內容摘錄如下：

海關

- (a) 海關將會在 2006 年 4 月至 5 月之間提出撥款申請；
- (b) 海關非常關注大樓的保安，除計劃把大樓的一般管理外判外，海關也會安排人員在需要高度保安的區域加強保安的工作；
- (c) 在海關總部大樓出入，所有人士須出示有效的證件；
- (d) 海關相信擬議重建的垃圾站不會對擬建的海關大樓的保安構成問題；

建築署

- (e) 由於擬建的海關總部大樓的汽車出入口將會面向馬寶道，故此對渣華道及英皇道的交通並沒有負面的影響；
- (f) 如撥款在 2006 年初獲得批准，大樓工程的招標程序在 2006 年第三季便會展開，由於時間較為緊迫，故此該署認為以「設計及營造」（Design and Build）合約形式招標，在時間上較為合適。此外，該署會要求建造商設計大樓時，必須配合附近的環境；
- (g) 練靶場會備有專用的通風設備，確保空氣中排放物不會對附近環境造成負面影響；
- (h) 預計臨時垃圾站將會使用 3 年；
- (i) 由於海關大樓及垃圾站各自使用不同的汽車出入口，故此不會構成保安及環境衛生問題；

負責者

食環署

- (j) 建築署在重建垃圾站時，會採用最新的除臭設施如水劑洗滌除臭系統，以減少在收集垃圾時所產生的氣味；
- (k) 重建垃圾站的外貌亦會與四周的建築物配合，以美化建築風貌；

規劃署

- (l) 有關建議將北角危險品渡輪碼頭改作休憩用地，因為運載危險品的車輛不能使用過海隧道，運輸署認為有必要保留該碼頭。經檢討後，規劃署曾考慮將碼頭西面部分近電照街地方(面積約 2,000 平方米)作休憩用地，但渠務署指該幅土地須於 2009 年至 2014 年臨時用作為「淨化海港計劃」第二期甲工程的工地，而臨時工地的面積也不能縮減。加上渠務署將於 2007 年在該幅土地進行勘探，故此在短期內該幅土地不適宜用作休憩用地；以及
- (m) 康文署轄下的英皇道遊樂場使用量頗高，因此也不適宜改建為球場。

各出席者

25. 主席總結時請有關部門備悉委員的意見。