

For discussion
2 May 2006

Legislative Council Panel on Security

Reprovisioning of Central District Headquarters and Central Divisional Station of the Police

PURPOSE

This paper sets out the proposal to reprovision the Central District Headquarters (CDIST HQs) and Central Divisional (CDIV) Station of the Police at Chung Kong Road, Sheung Wan.

BACKGROUND

2. Effective policing requires, among other things, the strategic location of different police formations. For the purpose, there are 6 police regions, each of which is divided into police districts, which are further sub-divided into police divisions. In the case of CDIST, it covers an area running from Arsenal Street in the east, up until the peak and the Aberdeen Country Park in the south. It is delineated by the Eastern Street in the west and extends along the waterfront. For the CDIV Station, which is under the command of CDIST HQs, it serves an area generally to the south of Queen's Road Central and Queen's Road West.

3. Previously, CDIST HQs and CDIV Station were located in the Central Police Station Compound (CPSC). CPSC was built in 1864 and used to comprise of, apart from the CDIST HQs and CDIV Station, the Hong Kong Island Regional Headquarters (HKI RHQs) and the Emergency Unit (EU HKI) of the Police, as well as the Victoria Prison, the former Central Magistracy, and Immigration Department offices.

4. CPSC has been declared a Grade One Listed Building under the Antiquities and Monuments Ordinance (Cap. 53) since 1995. During an earlier Government review of its tourism strategy, CPSC was identified as one of the key locations that would be developed into a major tourist destination. In August 2001, the then Chief Executive announced the Government's proposal of building a heritage, entertainment and dining area in Central radiating from the site of CPSC in Hollywood Road. Subsequently, the Chief Executive in Council agreed that CPSC should be preserved, restored and developed for tourism related uses. The Central and Western

District Council and Legislative Council Panel on Economic Services & Panel on Security were consulted on 13 February 2003 and 28 April 2003 respectively. They all supported the initiative.

5. To make way for the above tourism initiative, CPSC had to be vacated and the four Police units had to move out by the end of 2004. Pending long-term reprovisioning arrangements, CDIST HQs and CDIV Station have been temporarily moved to the Arsenal House Complex since September 2004¹. They are currently occupying the space designed and built for the Wan Chai District Headquarters (WCHDIST HQs) and Wan Chai Divisional (WCHDIV) Station of the Police.

JUSTIFICATIONS

Enhancing operational efficiency for CDIST HQs and CDIV Station

6. A police formation is established to serve a specific area². The establishment and location of the formation is planned taking into account such factors as the major uses of the area (e.g. commercial, industrial and residential), the population, crime rate, and the presence of vital security points and installations (e.g. power stations), etc. Each formation should be so located to enable police officers to be deployed promptly and efficiently within the area. The location should also afford good access to members of the public without jeopardising security.

7. The current temporary location of CDIST HQs and CDIV Station in the Arsenal House Complex is therefore not ideal. A site search taking into account the needs of CDIST and CDIV has identified Chung Kong Road, Sheung Wan as a suitable site to house CDIST HQs and CDIV Station.

Achieving economies of scale through amalgamation of CDIV and Waterfront Division (WFDIV)

8. The site at Chung Kong Road, Sheung Wan is adjacent to the WFDIV Station. At present, the WFDIV covers an area generally to the north of Queen's Road Central and Queen's Road West. Locating CDIV Station at the site will enable the amalgamation of CDIV and WFDIV. The

¹ At the same time, a Police Service Centre for CDIV was established at 149 Queen's Road Central, while HKI RHQ and EU HKI were temporarily moved to Caine House. The long term plan for these will be dealt with separately.

² Hong Kong Planning Standard and Guidelines.

amalgamation will result in the better use of resources and economies of scale, hence improving efficiency, while manpower resources providing patrol coverage and police services to members of the public will be maintained at the same level.

Enhance operational efficiency for WCHDIST HQs and WCHDIV Station

9. WCHDIST HQs and WCHDIV Station at Gloucester Road were built in 1932. The facilities and building services installations are old and maintenance is expensive. Moreover, the outdated design of the building layout and facilities have also restricted office expansion and affected present day operational requirements. Hence there is an operational need to move WCHDIST HQ and WCHDIV Station at Gloucester Road to the Arsenal House Complex as planned as soon as practicable. The planned relocation may only take place after the vacation of CDIST HQs and CDIV Station from the Arsenal House Complex.

Better use of the existing site of WCHDIST HQ and WCHDIV Station

10. After the relocation of WCHDIST HQ and WCHDIV Station to the Arsenal House Complex, the Gloucester Road site can be freed up for redevelopment. This would allow better utilization of this valuable site for other purposes.

PROJECT SCOPE

11. The proposed scope of the project is to construct an Annex Block on a site adjacent to the existing WFDIV Station at Chung Kong Road, Sheung Wan. The site will be of approximately 1 680 m² (including 360 m² from the WFDIV Station), providing a net operational floor area (NOFA)³ of approximately 3 780 m². This Annex Block will provide the following facilities -

- (a) office accommodation of about 1 169 m²;
- (b) supporting and operational facilities of about 1 479 m², including operational standby accommodation, changing areas, operation room and interview rooms;

³ 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, driveway and loading/unloading areas, mechanical plant rooms and refuge floors.

- (c) other ancillary facilities including briefing rooms, store rooms, equipment rooms, duty room, fitness training room, resource centre and dog kennels etc. of about 1 132 m²; and
- (d) 86 vehicle spaces and 26 motor cycle spaces for police and visitors.

12. A site plan for the project is attached at **Annex**.

13. For the most effective use of resources, instead of providing for new facilities in the proposed new Annex Block, some facilities currently provided for in the existing WFDIV station (e.g. canteen, armoury) will be used for the amalgamated division after suitable modification/expansion. Also, to facilitate the works involved in the project, some associated works would be required for WFDIV Station (e.g. relocation of the plant rooms to the rear of the existing WFDIV site to make room for the construction work). The project therefore covers these works as well.

14. Upon completion of the new Annex Block, the whole complex (including the current WFDIV Station, as modified), will accommodate approximately 800 personnel of CDIST HQs, CDIV Station and WFDIV Station.

FINANCIAL IMPLICATIONS

15. We estimate the total capital cost of the project to be approximately \$243.2 million in money-of-the-day (MOD) prices, made up as follows -

	\$ million
(a) Reprovisioning, modification costs to existing Waterfront Police Station and site works	14.7
(b) Piling	23.6
(c) Building	94.8
(d) Building services	64.9

(e) Drainage	1.0	
(f) External works	3.3	
(g) Furniture and equipment	6.0	
(h) Consultants' fee	1.4	
(i) Contingencies	20.3	
Sub-total	230.0	(in September 2005 prices)
(j) Provision for price adjustment	13.2	
Total	243.2	(in MOD prices)

16. The construction floor area of the proposed complex is 14 890m². The estimated construction unit cost, represented by the building and the building services costs, is \$10,725 per m² of construction floor area in September 2005 prices. We consider this unit cost reasonable as compared to that of other government design-and-build projects.

17. There will be some additional recurrent expenditure for the project, estimated to be less than \$5 million. We are working on the exact magnitude. No additional manpower is required for this project.

18. The Director of Architectural Services (D Arch S) estimates that the proposed works will create about 132 jobs (120 for labourers and another 12 for professional/technical staff) providing a total employment of 4 160 man-months.

PUBLIC CONSULTATION

19. An information paper on the proposed development was presented to the Central and Western District Council (CWDC) for discussion on 19 January 2006. Members of CWDC supported the project. In addition, members of the Wan Chai District Council (WCDC) were informed on 21 March 2006 of the plan to reprovision WCHDIST HQ & WCHDIV from Gloucester Road to the Arsenal House Complex after completion of the CDIST HQ & CDIV project, and raised no objection.

ENVIRONMENTAL IMPLICATIONS

20. A Preliminary Environmental Review (PER) was completed in June 2004 by D Arch S to assess the suitability of the site for the project. 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 the project would not give rise to insurmountable environmental impacts during construction and operation. He confirmed that no further Environmental Impact Assessment would be necessary. We will control noise, dust and site run-off during construction within established standards and guidelines and will implement the mitigation measures as recommended in the PER Report and as required by DEP. The facility will also be designed and constructed with due consideration to its environmental performance, such as application of energy saving building services installations and use of environmental friendly building materials.

LAND ACQUISITION

21. The project does not require any land acquisition.

IMPLEMENTATION

22. We plan to seek funding support from Public Works Subcommittee and Finance Committee in the second quarter of 2006. We plan to start the construction works in early 2007 for completion in late 2009.

Security Bureau
April 2006



維多利亞港 VICTORIA HARBOUR



位置圖 LOCATION PLAN SCALE : N.T.S.

243LP
中區警區總部及
中區分區警署搬遷計劃
REPROVISIONING OF CENTRAL DISTRICT
HEADQUARTERS AND CENTRAL DIVISIONAL
STATION OF THE POLICE

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date 2/06

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1:1000

PROJECT MANAGEMENT BRANCH



ARCHITECTURAL
SERVICES
DEPARTMENT