

香港特別行政區政府
保安局



The Government of the
Hong Kong Special Administrative Region
Security Bureau

香港添馬添美道 2 號

2 Tim Mei Avenue, Tamar, Hong Kong

本函檔號 Our Ref.: SBCR 2/511/08

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23 January 2019

Miss Betty MA
Clerk to Panel on Security
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

Dear Miss MA,

**Follow-up on the meeting of the Legislative Council
Panel on Security on 4 December 2018**

During the discussion of agenda item V “Construction of Immigration Headquarters in Tseung Kwan O” at the meeting of the Legislative Council Panel on Security held on 4 December 2018, Members requested the Government to provide information on the design brief for the project. The requested information is set out at the **Enclosure**.

Yours sincerely,

(Winnie Chui)
for Secretary for Security

Encl.

c.c. Director of Immigration
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**Design and Construction of
Immigration Headquarters in Tseung Kwan O
Project Design Brief**

This project aims at designing and constructing the new Immigration Headquarters (HQ) in Area 67, Tseung Kwan O.

Project Site

2. The project site occupies an area of about 17 200 square metres (m²) in Area 67, Tseung Kwan O, which is in close proximity to Tseung Kwan O and Tiu Keng Leng MTR Stations and easily accessible by various means of public transport.

3. The Town Planning Board has approved the application for minor relaxation of the building height restriction of the project site from about 81 metres above the Hong Kong Principal Datum (mPD) to 97 mPD. Nevertheless, the maximum building height of the new HQ will be kept at about 90 mPD having taken into account the views of the Sai Kung District Council and local residents. In addition, some of the facilities will be accommodated in the basement to reduce the building bulk.

4. In view of the relaxation of the building height restriction, suitable separation between buildings of the new HQ and nearby buildings for ventilation and daylight will be allowed to enhance visual permeability and air ventilation and to comply with the requirement on breezeway in the relevant Outline Zoning Plan. The use of low-reflectivity and high transmittance glass and the adoption of other suitable designs on the building facades, such as the installation of effective solar shading devices, will also be considered with a view to reducing light reflection and glare from the glass surfaces and minimising impact to buildings and residents in the vicinity.

Design Requirements

5. The new HQ will provide a net operational floor area of about 57 400 m². Apart from reprovisioning the existing HQ currently accommodated at the Immigration Tower in Wan Chai, the new HQ will accommodate some offices and facilities of ImmD currently located in various districts and leased premises.

6. Subject to the detailed design, the new HQ will primarily comprise a basement and two towers on a podium, namely Tower 1 and Tower 2, which will be connected by a link bridge. Proper pedestrian and vehicular access will be provided to achieve good connectivity with the surrounding area. The disposition of offices and facilities will take into account their respective security and operational needs. Greenery on the ground level and at other suitable locations will be provided to beautify the environment.

Public-oriented offices

7. Public-oriented offices will provide immigration-related services for the public such as the issuance of identity cards and travel documents and the handling of applications for visas and extension of stay. These offices will be accommodated at the lower levels of Tower 2 for convenient public access and ease of management. Public areas, including public entrances, lobbies, circulation areas, waiting areas, service counters, signages, directory maps, displays and writing benches, will be comprehensively designed to provide a user-friendly way-finding and barrier-free environment. Inclusive designs will be considered to meet the needs of different people, including the elderly, parents with baby prams, wheelchair users, the visually-impaired and the hearing-impaired. Moreover, adequate support facilities, including escalators, lifts, toilets and baby care rooms, will be provided in the public areas to ensure the safety and comfort of the public.

8. The public areas at the lower levels will allow flexibility in its design and space to cater for the provision of self-service facilities and the extension of service hours in the future. Floors with self-service facilities will have adequate loading capacity and can be partially opened during non-office hours to create a confined space with public lifts, staircases and other safety and security facilities.

Staff workplace

9. A modern office layout to promote collaboration, flexibility, openness and smart use of space will be incorporated in the design of the new HQ as appropriate, taking into account the actual operational and security needs of different offices and facilities.

Security

10. To meet the security and operational needs of individual offices and facilities, such as the identity card personalisation centre and the travel document personalisation centre, security zones of various levels will be created inside the new HQ with the adoption of different levels of security measures. Meanwhile, access for staff, members of the public, visitors and vehicles will be segregated and controlled properly.

Environmental and Green features

11. The new HQ will be designed in accordance with the green government building policy. Its sustainable/green building design will cover, but not limited to, five major areas, namely (i) sustainable design, (ii) energy efficiency and renewable energy, (iii) water conservation, (iv) materials and waste management, and (v) indoor environmental quality.

12. The new HQ will aim at achieving at least the “Gold” rating, the second highest rating, under the Building Environmental Assessment Method (BEAM) Plus New Buildings Version 1.2 drawn up by the Hong Kong Green Building Council and the “Excellent” class of indoor air quality under the Indoor Air Quality Certification Scheme for Offices and Public Places implemented by the Environmental Protection Department (EPD).

13. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The Government appointed consultant at the early stage of the project to conduct environmental assessment and the findings revealed that the project will not cause long-term environmental impact. Nevertheless, the contractor should review and implement suitable mitigation measures at the design and construction stages of the project and comply with the latest relevant requirements or guidelines of the EPD to control any potential short-term environmental impact.

Immigration Department
Architectural Services Department
January 2019