

**For discussion
on 9 April 2021**

Legislative Council Panel on Security

Chai Wan Government Complex and Vehicle Depot

Purpose

This paper briefs Members on the proposal to upgrade Public Works Programme Item No. 3184GK to Category A at an estimated cost of about \$1,585 million in money-of-the-day (MOD) prices for the construction of Chai Wan Government Complex and Vehicle Depot (the Complex).

The Proposal

2. The Government proposes to adopt the model of “single site, multiple use” multi-storey development at a “Government, Institution or Community (2)” (G/IC(2)) site of about 7 000 square metres (m²) abutting on Sheung Tat Street, Sheung Mau Street and Sheung On Street in Chai Wan for the construction of the Complex. The site will be used for reprovisioning the existing facilities and providing additional facilities for five government departments, namely the Hong Kong Police Force (HKPF), the Food and Environmental Hygiene Department (FEHD), the Electrical and Mechanical Services Department (EMSD), the Government Logistics Department (GLD) and the Government Laboratory (GL). The proposed works seeks to accommodate the facilities of multiple government departments currently scattered across the territory in the Complex so that various sites can be released for long-term development, while alleviate the acute shortage of space for the facilities of the departments concerned.

3. An eight-storey Complex will be constructed under the proposed works project. The height of the Complex will be limited to 70 meters above Principal Datum (mPD)¹, with a plot ratio at the maximum of 5.8 to make full use of its land development potential. The project scope is as follows –

¹ In the Notes to the approved Chai Wan Outline Zoning Plan No. S/H20/23, the building height restriction specified for this G/IC(2) site is 70 mPD, including roof-top structures.

- (a) HKPF's facilities –
 - (i) reprovisioning of HKPF's Police Vehicle Pound and Examination Centre under Traffic Hong Kong Island;
 - (ii) reprovisioning of the storage facility of HKPF's Store Management Division;
 - (iii) provision of a case property store for HKPF's Crime Wing Headquarters;
- (b) reprovisioning of FEHD's Vehicle Depot;
- (c) reprovisioning of EMSD's Hong Kong Vehicle Depot;
- (d) reprovisioning of GLD's Transport Pool; and
- (e) provision of a GL's Specialist Laboratory.

4. The location of the works project and a site plan is at **Enclosure 1**. Details of the facilities of respective user departments are at **Enclosure 2**.

Justifications

Releasing multiple sites for long-term development by reprovisioning government facilities

(a) Releasing the sites at Hoi Tai Street in Quarry Bay

5. Currently located at Hoi Tai Street in Quarry Bay, the Police Vehicle Pound and Examination Centre under Traffic Hong Kong Island of HKPF, and the adjacent Vehicle Depot of FEHD are both situated on temporary government land allocations (TGLAs). The Police Vehicle Pound and Examination Centre serves two key purposes. First, it enables HKPF to detain vehicles, skips and bicycles in accordance with the law. Second, it provides the equipment for examining various types of vehicles. The Vehicle Depot of FEHD is primarily used for parking FEHD vehicles which provide routine environmental hygiene services in the Eastern District and Wan Chai District. As these TGLAs have been zoned as open space, the two departments have to identify another site on Hong Kong Island to permanently reprovision these two facilities, with a view to releasing the relevant sites early for public enjoyment.

(b) Releasing the site at Sheung On Street in Chai Wan

6. The Hong Kong Vehicle Depot of EMSD, currently situated on a temporary site at Sheung On Street in Chai Wan, mainly provides maintenance services and emergency support for vehicles of different government departments discharging duties on Hong Kong Island, including but not limited to police vehicles and ambulances. The Hong Kong Vehicle Depot must be located at an easily accessible location on Hong Kong Island to shorten the time for transport and repair of vehicles, so as to render swift support for the operation of vehicle fleets of different government departments on Hong Kong Island. Since EMSD has regular operational needs to provide maintenance services and emergency support for government vehicles, it is undesirable to accommodate the Hong Kong Vehicle Depot at a temporary site, and a permanent site for reprovisioning of the Hong Kong Vehicle Depot is therefore needed. After reprovisioning, the existing temporary site at Sheung On Street can be released for other development for better use of land resources.

(c) Releasing the site in Wan Chai North

7. Located at the basement of Wan Chai Government Offices Compound (WCGOC), the Transport Pool of GLD stations 48 government vehicles which mainly provide transport services to policy bureaux, departments and the Judiciary on Hong Kong Island. Emergency transport support will also be rendered for government departments when necessary. To dovetail with the Government's redevelopment plan in Wan Chai North, it is necessary for the Transport Pool to timely vacate the premises at WCGOC with a view to releasing the site. The Complex is considered suitable for the permanent reprovisioning of the Transport Pool.

Alleviating the severe shortage of space of departmental facilities

8. Due to the continued growth in manpower and equipment of HKPF, the problem of insufficient storage facilities for HKPF's Store Management Division is aggravating. Currently, the Division has to keep its stores at different police facilities which are neither designed for storage purpose nor equipped with the required ancillary facilities. The retrieval and deposit of stores by staff members might cause occupational safety and health (OSH) problems. Moreover, the movement of stores also affects the daily operation of the police facilities. In view of this, the Store Management Division needs a permanent storage facility in the Complex in order to ease the shortage of storage space and meet the increasing storage demand in

future, with a view to better coordinating and managing HKPF's stores, and also minimising OSH risks.

9. Besides, the number of case property items managed by various formations under the Crime Wing Headquarters of HKPF has been increasing. Further, the prosecution process of cases in courts is time-consuming and bulky case properties are also involved in certain cases. As a result, the seized case properties are mostly stored at different Police Districts but the capacity of holding case properties has already reached its ceiling. To ensure the continued and effective management and enhance the safekeeping of case properties, it is necessary to provide a new case property store for Crime Wing Headquarters.

10. The laboratories of GL are dispersed in various places throughout the territory, including Ho Man Tin, Kowloon Bay, Pok Fu Lam, etc. To meet the growing demand for testing services over the years, the manpower and instrument of GL keep increasing. The operational space has become seriously insufficient and the situation is increasingly critical. GL therefore has a pressing need to acquire more laboratory space to ease the crowded condition and cater for the increasing demand for testing services, as well as continue to provide professional and a wide range of analytical, investigatory and advisory services to bureaux / departments in support of law enforcement duties in different areas, thereby assisting bureaux / departments in discharge of their duties.

Financial Implications

11. We estimate that the capital cost of the project to be about \$1,585 million in MOD prices.

Public Consultation

12. We consulted the Planning, Works and Housing Committee under the Eastern District Council (EDC committee) on the proposed works project in September 2018. The EDC committee at that time supported taking forward the project.

Environmental Implications

13. The project is a designated project under Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499). The construction and operation of the Complex require an Environmental Permit (EP).

14. The Director of Environmental Protection approved the Environmental Impact Assessment (EIA) report on the Complex on 5 October 2015, with the EP granted on 17 December 2015 and an amended EP issued on 8 November 2019. The EIA report concluded that the environmental impacts arising from the construction and operation of the Complex could be controlled within the criteria under the EIAO and the Technical Memorandum on EIA process. The Government will, through the works contract, require the contractor to implement during the construction stage all relevant mitigation measures and Environmental Monitoring and Audit requirements specified in the approved EIA report and comply with relevant conditions stipulated in the EP and statutory requirements concerning environmental protection. The measures include watering of construction areas and covering up temporary stockpile to reduce emission of fugitive dust; the use of quality powered mechanical equipment, limiting the number of construction plants operated concurrently, using movable noise barriers and adopting good site practices to reduce noise impact; provision of sand and silt removal facilities; and on-site treatment of site run-off to prevent water pollution.

Heritage Implications

15. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

Land Acquisition

16. The project does not require any land acquisition.

Way Forward

17. After consulting Members on the proposal, we plan to submit the funding proposal of the works project to the Public Works Subcommittee for deliberation in the second quarter of 2021, with a view to seeking the funding approval of Finance Committee. We plan to commence the proposed works upon obtaining the relevant funding approval for target completion in around three years.

18. The Security Panel is invited to comment on the proposal.

**Security Bureau
Hong Kong Police Force
Food and Environmental Hygiene Department
Electrical and Mechanical Services Department
Government Logistics Department
Government Laboratory
Architectural Services Department
March 2021**

**Details on the Facilities of the
Chai Wan Government Complex and Vehicle Depot**

Government department	Facilities
Hong Kong Police Force	<p><u>Police Vehicle Pound and Examination Centre of Traffic Hong Kong Island</u></p> <ul style="list-style-type: none">(i) Office space;(ii) A vehicle examination area with ancillary examination facilities;(iii) A vehicle detention area with 126 parking spaces;(iv) Server room facilities;(v) Five parking spaces for police vehicles; and(vi) Three parking spaces for maintenance vehicles for public utilities. <p><u>Stores Management Division</u></p> <ul style="list-style-type: none">(vii) A store for police uniforms, accoutrements and general stores. <p><u>Case Property Store of Crime Wing Headquarters</u></p> <ul style="list-style-type: none">(viii) Office space; and(ix) A case property store.
Food and Environmental Hygiene Department (FEHD)	<ul style="list-style-type: none">(i) Office space;(ii) 70 parking spaces for FEHD vehicles;(iii) A vehicle washing area with ancillary vehicle washing facilities; and(iv) Water filling facilities for street washing vehicles.
Electrical and Mechanical Services Department	<ul style="list-style-type: none">(i) Office space;(ii) A vehicle repair area with vehicle testing facilities and a compact store of spare parts for emergency repairs; and(iii) A store.
Government Logistics Department (GLD)	<ul style="list-style-type: none">(i) Office space;(ii) 48 parking spaces for GLD vehicles; and(iii) A vehicle washing area.
Government Laboratory	<ul style="list-style-type: none">(i) Office space; and(ii) A specialist laboratory.