

**For discussion
on 4 May 2021**

Legislative Council Panel on Security

Redevelopment of Western Police Married Quarters Site

Purpose

This paper briefs Members on the proposal to upgrade Public Works Programme (PWP) Item No. 3073JA (the Project) to Category A at an estimated cost of about \$2,020 million in money-of-the-day (MOD) prices for taking forward the redevelopment of the Western Police Married Quarters Site.

Background

2. Constructed in the 1950s, the Western Police Station compound in the Western District comprises the Western Police Station, Inspectorate Officers Quarters block, Western Junior Police Officers (JPO) Married Quarters block, carpark and circulation area. Among the buildings in the compound, the Western JPO Married Quarters block originally had 104 units and is one of the sites involved under the project “Purchase of surplus Home Ownership Scheme flats for reprovisioning departmental quarters for the disciplined services” (Project 3050JA)¹.

3. In accordance with the requirements under Project 3050JA, the Hong Kong Police Force (HKPF) vacated the Western JPO Married Quarters block in June 2006 so that the Architectural Services Department (ArchSD) could arrange demolition to vacate the site for other uses. In December 2006, ArchSD advised that the Western JPO Married Quarters block was a supporting structure of the retaining wall at Queen’s Road West. As the retaining wall holds the slope at Queen’s Road West, demolition of the Western JPO Married Quarters block will displace the holding structure of the retaining wall, causing danger to the public. In January 2007, the Lands Department (Lands D) advised that it would not take over a site with existing

¹ In July 2004, \$3,005.4 million was approved for the Security Bureau to implement the project “Purchase of surplus Home Ownership Scheme flats for reprovisioning departmental quarters for the disciplined services”. The project involves the purchase of 4 304 surplus Home Ownership Scheme flats and reprovisioning of the departmental quarters for the disciplined services at 15 sites. Among the 15 departmental quarters sites involved in the project, 8 sites were police quarters sites and 7 of them have already been returned to the Government, except for the currently vacant Western JPO Married Quarters block.

buildings. Lands D further advised that the site was considered not suitable for land disposal and would be deleted from the Master List of Potential Land Sale Sites. During 2009 to 2012, ArchSD employed a consultant for providing further suggestions on improving the retaining wall, such that the Western JPO Married Quarters block could be demolished alone. Upon completion of the consultancy study, ArchSD pointed out that relevant works would be complicated and expensive, hence not cost-effective. Such works would also significantly affect the traffic in the vicinity of Queen's Road West and Pok Fu Lam Road during the construction period. Due to the above reasons, the quarters block must be demolished in tandem with the redevelopment of the site.

4. Since late 2008, various government departments had studied and maintained communication regarding the use of the Western JPO Married Quarters site in order to make gainful use of it. Departments had studied different options having regard to various technical issues including the retaining wall problem, ascertaining area demand, building height requirement and facilities involved etc. However, as there were a number of complicated matters that needed to be resolved, a development plan for the site could not be decided.

5. As there have not been any suitable development plan for the site while the shortage of JPO married quarters remained severe, HKPF, after obtaining policy support from Security Bureau, commenced a study with ArchSD in redeveloping the site into departmental quarters in early 2017 to alleviate the shortage of police married quarters.

6. The Inspectorate Officers Quarters block, which is situated adjacent to the Western JPO Married Quarters, is not a site under Project 3050JA. The Inspectorate Officers Quarters block, originally had 16 units, locates very closely to the main building of the Western Police Station without any dividing wall in between. In light of the growing service needs of the Police, the operational facilities of the Western Police Station have become insufficient. During 1996 to 2006, with the approval of the Government Property Agency, HKPF converted 6 units of the Inspectorate Officers Quarters into police station facilities (including changing room, night duty room and fitness room), while the remaining 10 units continue to be quarters.

Redevelopment Plan

7. As at 1 April 2021, HKPF had a shortfall of more than 3 400 departmental quarters units and the shortfall rate was around 22%.

The waiting time for JPO married quarters is around 5 years. In light of this, to overcome the aforementioned constraints of the site and various engineering and technical difficulties, and to utilise the development potential of the site, HKPF proposes to include the Inspectorate Officers Quarters block in addition to the vacant JPO Married Quarters block in the scope of the redevelopment and reprovisioning. By doing so, the shortfall of JPO married quarters can be alleviated and the maintenance cost of the old buildings could be saved. The redevelopment plan will also help improve the environment in the vicinity of the Western Police Station. The redevelopment plan will adopt Modulated Integrated Construction (MiC) method to enhance construction efficiency.

8. To encourage wider use of MiC in Hong Kong, the Buildings Department promulgated the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-161 on 31 May 2019, which announced the granting of gross floor area exemptions for new buildings adopting MiC. As the Project adopts the MiC, gross floor area exemptions are granted which results in additional construction floor area. However, given various factors including building height restrictions, the buildings could only be further developed underground. As the podium and basement of the quarters blocks are not suitable for habitation and therefore unable to be developed into quarters units, such areas can only be developed into ancillary facilities of the quarters (such as management office and carpark). In addition, to utilise land resources and development potential of the site, HKPF proposes to use these additional floor area at the podium and basement as facilities of the Western Police Station and Police Public Relations Branch (PPRB) to cope with the growing operational and service demand in light of social change. In particular, PPRB has been actively utilising different social media platforms to strengthen communication and interaction with various parties in the society. As its service demand is growing, there is a need for expansion and hence suitable office premises have to be identified to alleviate the insufficiency of its office premises and facilities.

Project Scope

9. The redevelopment of the Western Police Married Quarters Site covers an area of 3 672 square metres. The proposed scope of the Project comprises:

- (a) demolition of the vacant JPO Married Quarters block and the existing Inspectorate Quarters block;

- (b) temporary reprovisioning of facilities of the Western Police Station during construction, including: (i) temporary relocation of the police station facilities now situated at the existing Inspectorate Quarters block to the main building of the Western Police Station to meet its operational needs; (ii) provision of a temporary reprovisioning structure at the Aberdeen Police Station to accommodate some of the affected offices in the Western Police Station;
- (c) construction of three 28 to 29-storey JPO married quarters blocks, offering a total of 540 units (including 84 F-grade and 456 G-grade departmental quarters units²) with ancillary facilities³;
- (d) Provision of covered carpark for police operational vehicles and quarters resident carpark⁴;
- (e) Reprovisioning of police station facilities⁵ at the podium and basement of the Project and reinstatement of the places affected by the works; and
- (f) Provision of PPRB offices and relevant supporting facilities at the podium and basement of the Project.

After the redevelopment, the relevant quarters blocks and HKPF facilities remain within the boundary and at the same site of the Western Police Station. There is no change to the original land use. For security reasons, all the facilities will remain in the possession of HKPF. A plan outlining the Project scope is at **Enclosure 1** and the location and site plan is at **Enclosure 2**.

Public Consultation and Application for Planning Permission

10. HKPF briefed the Central and Western District Council (C&W DC) on several occasions about the redevelopment plan. HKPF briefed C&W DC in 2016 on its intention to pursue the redevelopment plan during the early planning stage. C&W DC expressed support to the proposed

² Government quarters are graded according to area, location, view, environment and facilities etc. Each proposed F-grade and G-grade department quarters unit is around 70 m² and around 55m² respectively.

³ Relevant facilities include management office, 1 multi-purpose room and outdoor recreational facilities.

⁴ Including 23 car parking spaces for the Western Police Station, 71 private car parking spaces, 6 motorcycle parking spaces and 3 loading/unloading spaces.

⁵ Including changing room, night duty room and fitness room.

redevelopment of police quarters and urged for an early implementation of the works to better utilise the site.

11. Subsequently, the Government submitted an application for planning permission to the Town Planning Board (TPB) in January 2019 for relaxation of the building height restriction of the site from 80 to 104 metres above Principal Datum (mPD), with a view to taking forward the construction of three new police quarters blocks to provide 540 units and the reprovision of some facilities of the Western Police Station. As the proposed quarters and facilities are considered as ancillary facilities of the Western Police Station, they are within the permitted use of the site which has been a “Government, Institution or Community” site. The Government is therefore not required to apply for a change in land use for the redevelopment. Public could inspect the relevant information during the statutory publication period of the planning application (that is, from January to May 2019). The relevant Town Planning Board documents have now been uploaded to the Town Planning Board’s website for public inspection.

12. Matters related to the quarters site were discussed at the full council meeting of C&W DC again on 7 March 2019. Afterwards, the minutes of the meeting were submitted to TPB for its members’ reference. While noting the requests and need from C&W DC’s for community and public facilities, HKPF considered that it was not suitable to incorporate any community or public facilities into the redevelopment, as the relevant quarters site was situated within the boundary of the Western Police Station, having regard to considerations of security and the operational efficiency of the Western Police Station. HKPF submitted supplementary information to TPB between March and May 2019, elaborating the major considerations of the redevelopment plan including site constraints, security and operational needs of the Western Police Station. After deliberation, the Metro Planning Committee of TPB approved the relaxation of the building height restriction of the site to 104 mPD on 17 May 2019.

13. Upon TPB’s approval and in accordance with relevant procedures, HKPF issued a consultation paper on the redevelopment plan to the C&W DC in May 2020, with further elaboration of the aforementioned considerations and details.

Financial Implications

14. We estimate the capital cost of the Project to be about \$2,020 million in MOD prices.

Environmental Implications

15. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). A Preliminary Environmental Review (PER) has been completed, the findings of which were agreed by the Director of Environmental Protection that the Project would not cause any long-term adverse environmental impact. We will implement suitable mitigation measures to control short-term environmental impacts to the surrounding environment during construction.

Heritage Implications

16. 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

17. The Project, which will take place within the boundary of the Western Police Station, does not require land acquisition.

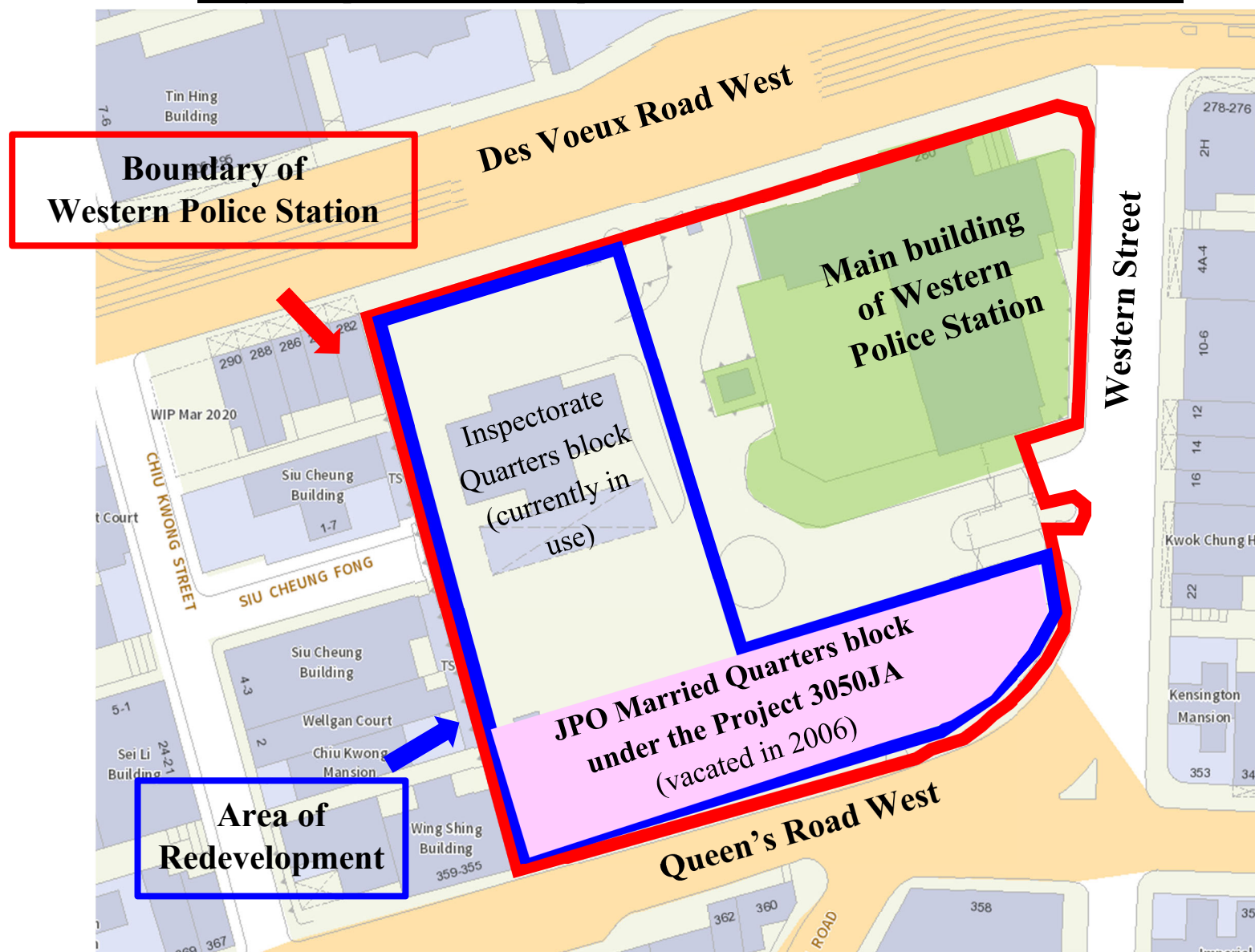
Way Forward

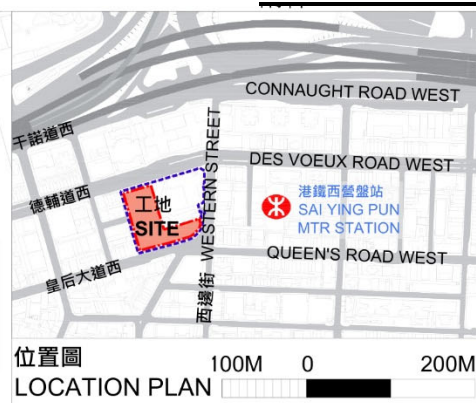
18. After consulting the Members, we plan to submit the funding proposal of the Project to the Public Works Subcommittee for deliberation in the second quarter of 2021, with a view to seeking funding approval from the Finance Committee (FC). We plan to commence the proposed Project upon obtaining FC's funding approval for target completion in seven years.

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

**Security Bureau
Hong Kong Police Force
Architectural Services Department
May 2021**

Project Scope of the Redevelopment of Western Police Married Quarters Site





圖例 LEGEND

- | | | |
|---|-------------------------------------|--|
| 工地範圍
SITE BOUNDARY | 車輛出入口
VEHICULAR INGRESS / EGRESS | 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT |
| 西區警署範圍
WESTERN
POLICE STATION
BOUNDARY | 行人出入口
PEDESTRIAN ENTRANCE / EXIT | 現有行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING |

10M 0 20M 40M

工地平面圖
SITE PLAN

73JA
西區已婚警務人員宿舍重建計劃
REDEVELOPMENT OF WESTERN POLICE MARRIED QUARTERS SITE



ARCHITECTURAL
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