

於上環中港道興建中區警區總部暨中區分區

目的

本文件旨在告知各議員，香港警務處建議在上環中港道的海傍分區現址毗鄰興建一棟專用大樓，設立中區總部及中區分區。

背景

2. 位於中環荷李活道的中區警署大樓在 1864 年建成，屬於一級受保護建築物，原設有域多利監獄、前中區裁判法院、入境事務處辦事處及多個警察部門，包括港島總區總部、衝鋒隊、中區總部及中區分區。
3. 為推廣香港成為旅客的主要旅遊目的地，政府在檢討旅遊策略時將中區警署大樓列作有意發展的數個主要地點之一。行政長官在 1998 年發表施政報告時公布，為協助旅遊業發展，政府將會推廣香港的文物，並保護歷史建築物。隨後行政長官在 2001 年 8 月 24 日主持「香港旅遊新體會」展覽開幕典禮時，重點指出政府會優先發展五項大型旅遊計劃，其中一項是在中區警署大樓現址一帶建設一個集文物、娛樂及飲食的地方。其後行政長官在 2001 年 10 月 10 日發表的施政報告內，將旅遊列為一項重要的政策目標。
4. 行政會議在 2003 年 4 月 8 日的會議上，提出並通過計劃，保存、重修及發展中區警署大樓作旅遊方面的用途。在 2003 年 2 月 13 日的中西區區議會會議及 2003 年 4 月 28 日的立法會保安事務委員會及經濟事務委員會聯席會議上，該計劃均獲得支持。
5. 為進行該項文物旅遊計劃，中區警署大樓須在 2005 年年底前騰空，而警隊在 2004 年年底便要遷出該址。因此自 2004 年 9 月起，中區總部及中區分區暫時遷置於警察總部警政大樓內(該址原是設計及興建給灣仔區總部及灣仔分區使用)，灣仔區總部及灣仔分區則仍然留在告士打道的原址。港島總區總部及衝鋒隊亦在 2004 年 12 月暫時從中區警署大樓遷往警察總部堅偉大樓。位於中區警署大樓範圍內的警察建築物已在 2004 年 12 月 29 日交還地政總署。

6. 為配合在中環一帶提供優質服務，警隊決定設立一個警察服務中心。中西區區議會在 2003 年 2 月 13 日的諮詢會議上支持在中區設立一個警察服務中心。2004 年 9 月，警隊在皇后大道中 149 號租用一個單位設立了警察服務中心，為該區提供 24 小時服務。由於市民非常歡迎這項警務政策，警隊認為有必要在中環心臟地帶設立一個永久的警察服務中心，以維持警隊提供優質服務給市民的承諾。我們得到保安局在政策上的支持，計劃在中環街市地皮發展計劃內加入設立永久警察服務中心的項目。

7. 灣仔區總部及灣仔分區現址位於灣仔中心區，在 1932 年建成。審計署署長在 1994 年發表的一份報告批評當局沒有充分使用該幅貴重地皮。警隊有長遠計劃將灣仔區總部及灣仔分區遷置於警政大樓及交回告士打道的地皮。為免忽略這一點，於立法會保安事務委員會及經濟事務委員會在 2003 年 4 月 28 日的聯席會議上的討論文件中，警隊清楚闡明在暫時遷置中區總部及中區分區後，長遠而言，有需要實行基本工程計劃，在海防分區現址毗鄰興建一棟新建築物永久設置中區總部及中區分區，然後按原訂計劃將灣仔區總部及灣仔分區遷往警政大樓，並將灣仔的地皮交還政府。

8. 灣仔區總部及灣仔分區現時的辦公用地陳舊，而且不敷應用，無法加設新科技。保養該建築物的工程效率低，費用高昂，而且建築物本身亦無法切合警隊的行動需要。此外，由於設計過時，內部樓面空間未能善用，亦遠遠未能有效運用地皮地積比率。因此，有必要按原訂計劃將灣仔區總部及灣仔分區遷至警政大樓。

9. 這項計劃完成後，中區總部及中區分區將從警政大樓遷至海傍分區毗鄰一棟新建的輔翼大樓，灣仔區總部及灣仔分區會從告士打道現址遷往警政大樓，告士打道的貴重地皮就會交還政府。

計劃範圍

10. 計劃建議範圍是在上環中港道海傍分區現址毗鄰興建一棟多層輔翼大樓，地盤面積約為 1 680 平方米(其中 360 平方米屬於海傍分區範圍)，建築樓面面積約為 11 420 平方米。這棟輔翼大樓會提供以下設施：

- 中區總部、刑事及行政單位的辦公室
- 更衣室及值夜室
- 中區輔警辦公室
- 區行動室
- 區會議室
- 錄像會見室
- 輔助設施—健身室、大件財物室、危險品儲存倉、狗房
- 政府及非政府車輛停車位

相關工程

11. 為配合遷置中區總部及中區分區，海傍分區警署的某些辦公室、飯堂、槍房、值夜室及更衣室將要遷移及/或擴建，以應付一個單分區警區的需要。海傍分區現有的機房將要遷移至海傍分區現址的後面，以便騰出空間興建輔翼大樓。

12. 一俟工程完結，海傍分區及中區分區將會合併，中區會變成一個單分區警區。

經濟評估/財政可行性研究

13. 根據上述擬進行的發展計劃，中區總部及中區分區將會位於接連海傍分區的地方，有助兩個分區將來合併。兩個分區合併後，能精簡管理層架構及後勤支援工作，效率因此得以提高，然而，負責巡邏工作和為市民提供警隊服務的前線人手仍會維持現有水平。

14. 當中區總部及中區分區遷至上環中港道後，灣仔區總部及灣仔分區便會遷入警政大樓，告士打道的原址將會交還政府。

輔助文件

15. 計劃的地盤平面圖載於附件 A。

時限

16. 計劃的興建工程將於 2007 年年初展開，至 2009 年年底完成。

環境考慮因素

17. 建築署已於 2004 年 6 月完成初步環境審查，評估是否適宜在有關地點進行此項計劃。初步環境審查的結果顯示，有關計劃不會對環境造成長遠的影響。環境保護署署長在審閱該報告後，同意有關計劃在施工及日後運作期間不會引起嚴重的環境問題。他確認無須再作進一步的環境影響評估。

18. 在設計及興建設施時會適當地考慮設施的環保成效，例如採用節省能源的屋宇裝備及環保建築物料。

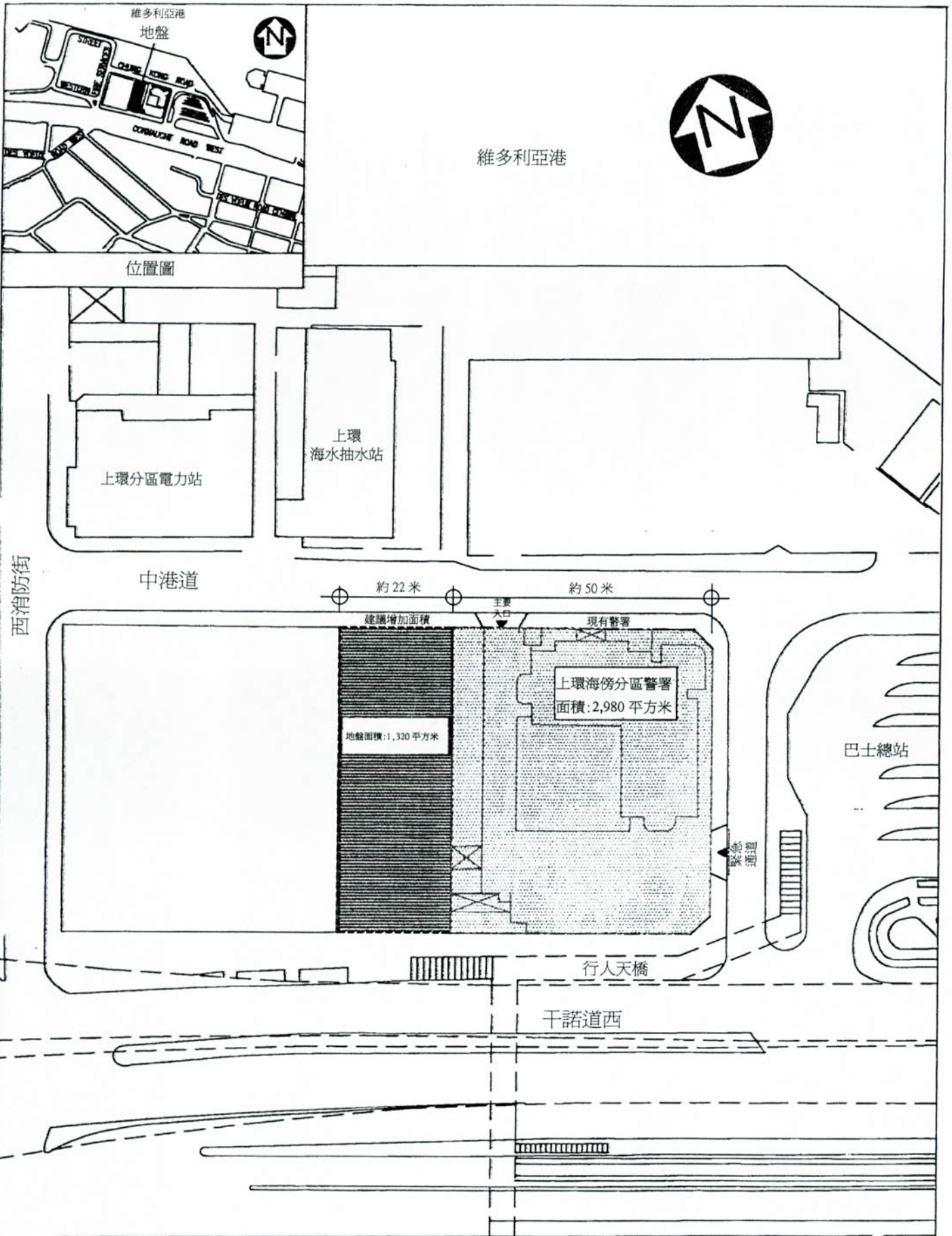
計劃進展


19. 我們會先諮詢立法會保安事務委員會，在 2006 年第二季再向工務小組委員會及財務委員會提交申請。

文件提交

20. 本文件供各議員傳閱，以作參考。

香港警務處
策劃及發展科
2005 年 12 月



地盤平面圖 於上環中環道興建 中區警區總部暨中區分區	drawn by	date	drawing no. AB/6686/DC001	scale 1 : 1000
	approved	date		
	PROJECT MANAGEMENT BRANCH			 ARCHITECTURAL SERVICES DEPARTMENT

**CENTRAL POLICE DISTRICT HEADQUARTERS
AND CENTRAL POLICE DIVISION
AT CHUNG KONG ROAD, SHEUNG WAN**

PURPOSE

The purpose of this paper is to inform Members of a Hong Kong Police proposal to construct a purpose-built complex to accommodate the Central Police District Headquarters (CDIST HQ) and the Central Police Division (CDIV) at a site adjacent to the existing Waterfront Police Division (WFDIV) at Chung Hong Road, Sheung Wan.

BACKGROUND

2. The Central Police Station Complex (CPSC) was built in 1864, and it is a Grade One Listed Building. Formerly it comprised of Victoria Prison, the former Central Magistracy, Immigration Department offices and various Police units, including the Hong Kong Island Regional Headquarters (HKI RHQ), the Emergency Unit (EU), CDIST HQ and CDIV.

3. During the Government's review of its tourism strategy, the CPSC was identified as one of several key locations that they wished to develop in order to promote Hong Kong as a major tourist destination. During the Chief Executive's (CE) Policy Address in 1998 the issue to promote Hong Kong's heritage and to protect the historic buildings to assist tourism development was announced. Subsequently in his speech on 24 August 2001 whilst officiating at the opening ceremony of the "Tourism Hong Kong" Exhibition, the CE highlighted the Government's priority to develop five major tourism nodes. One of these developments was to build a heritage, entertainment and dining area in Central

radiating from the site of the existing CPSC in Hollywood Road. Subsequently, in the CE's 2001 Policy Address on 10 October 2001 tourism is highlighted as a Policy Objective.

4. On 8 April 2003 at the Executive Council meeting, the Council advised and endorsed that the project to preserve, restore and develop the CPSC for tourism related uses should be implemented. During a Central and Western District Council Meeting on 13 February 2003, and a Legislative Council Panel on Security & Panel on Economic Services on 28 April 2003, this initiative was supported.

5. In order to make way for the heritage tourism project the CPSC had to be vacated before the end of 2005, however, the Force were asked to move by the end of 2004. Therefore since September 2004 CDIST HQ and CDIV were temporarily reprovioned and accommodated in the Arsenal House Complex, Police Headquarters (which was originally designed and built for Wan Chai District Headquarters (WCHDIST HQ) and Wan Chai Police Division (WCHDIV)). Consequently, WCHDIST HQ and WCHDIV have remained in its present location at Gloucester Road. The HKI RHQ and EU was also temporarily reprovioned from the CPSC to Caine House, Police Headquarters in December 2004. The police building inside the CPSC site was handed over to the Lands Department on 29 December 2004.

6. The Force decided to establish a Police Service Centre (PSC) in order to supplement and complement quality service in the Central vicinity. The Central & Western District Council supported the provision of a PSC in Central District during a consultation meeting on 13 February 2003. In September 2004, a PSC was established in a leased premises at 149 Queen's Road Central providing round the clock service for the local community. This policing approach has been well received by members of the public; as such the Force considered that it is necessary to establish a permanent PSC in the heart of Central in order to maintain the Force's commitment to provide quality service to the public. Subsequent to policy support from Security Bureau we plan to have a permanent PSC in the Central Market site development.

7. The WCHDIST HQ and WCHDIV, located in Wan Chai Central, was built in 1932. The building was the subject of a critical report by the Director of Audit in 1994, and the Administration was accused of under utilization of a very valuable site. In order not to overlook the Force's long term commitment to reprovise WCHDIST HQ and WCHDIV to the Arsenal House Complex and relinquish the Gloucester Road site, it was clearly set out in a discussion paper submitted during a Panel meeting on Security and Economic Services of the Legislative Council on 28 April 2003 that the temporary reprovise of CDIST HQ and CDIV was to be followed by the long term plan to permanently reprovise CDIST and CDIV to a new building to be built adjacent to the existing WFDIV by means of a Capital Works project and then move WCHDIST HQ and WCHDIV to Arsenal House Complex (as originally planned) and surrender the Wan Chai site to Government.

8. The existing accommodation for the WCHDIST HQ and WCHDIV is old, inadequate, and cannot accommodate new technologies. The building is also inefficient and expensive to maintain and does not meet our operational requirements. Furthermore, because of its old layout the internal floor space is inefficient and there is a gross under utilization of site plot ratio. Therefore the reprovise of the WCHDIST HQ and WCHDIV to the Arsenal House Complex as originally planned is essential.

9. This project will facilitate the reprovise of the CDIST and CDIV from Arsenal House Complex to a newly built annex block adjacent to WFDIV; the reprovise of the WCHDIST HQ and WCHDIV from the existing site at Gloucester Road to Arsenal House Complex; and allow the valuable WCHDIST HQ and WCHDIV site at Gloucester Road to be relinquished to Government.

PROJECT SCOPE

10. The proposed scope of this project is to construct one high-rise annex building on a site of approximately 1,680 m² (360 m² from the WFDIV Compound), with the Gross Floor Area (GFA) of approximately 11,420 m², adjacent to the existing WFDIV at Chung Hong Road, Sheung Wan. This Annex Block will provide the following facilities: -

- Offices for CDIST HQ, Crime, and Administration Division
- Changing and Night Duty Rooms
- Offices for CDIST Auxiliary Police
- District Operations Room
- District Conference Room
- Video Interview Rooms
- Ancillary Facilities – fitness training room, bulk property store, dangerous goods store, dog kennels
- Parking spaces for both government & non-government vehicles

ASSOCIATED WORKS

11. To facilitate the reprovisioning of CDIST HQ and CDIV, some of the offices, canteen, armoury, night duty and changing accommodation in the WFDIV Police Station will be repositioned and/or expanded to meet the needs of a single division district. The existing plant rooms in WFDIV will have to be removed and relocated to the rear of the existing WFDIV site to make room for the construction of an Annex Block for the CDIST HQ and CDIV.

12. Upon completion of this project, the CDIST will become a single division district whereby WFDIV and CDIV will amalgamate.

ECONOMIC APPRAISAL / FINANCIAL VIABILITY STUDIES

13. As a result of the intended development, the CDIST HQ and CDIV will be situated at a site immediately next to the WFDIV, enabling the amalgamation of the two Divisions. While manpower resources providing patrol coverage and police services to members of the public will be maintained at the same level, the amalgamation would enable streamlining of command structure and supporting services to improve efficiency.

14. Upon completion of the re-provisioning of CDIST HQ and CDIV at Chung Kong Road, Sheung Wan, the WCHDIST HQ and WCHDIV will move into the Arsenal House Complex and the site at Gloucester Road will be relinquished to Government.

SUPPORTING DOCUMENTS

15. A site plan for the project is attached at Annex "A".

TIME FRAME

16. Construction works of the project should commence in early 2007 for completion in late 2009.

ENVIRONMENTAL CONSIDERATIONS

17. A Preliminary Environmental Review (PER) was completed in June 2004 by Architectural Services Department 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 vetted the PER and agreed that the project would not give rise to insurmountable environmental

impacts during construction and operation and he confirmed that no further Environmental Impact Assessment would be necessary.

18. The facility should be designed and constructed with due consideration to its environment performance such as the application of energy saving building services installations and the use of environmental friendly building material.

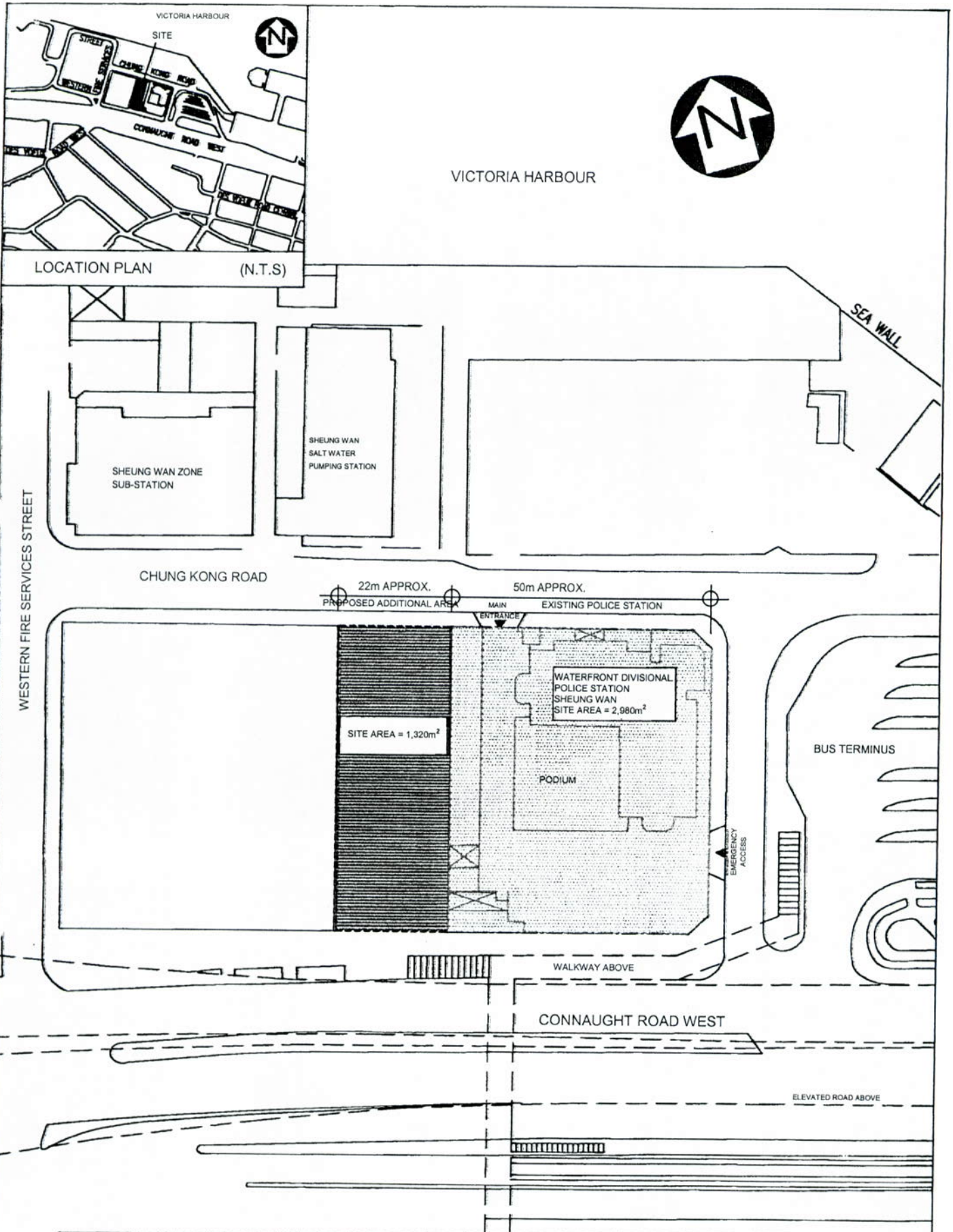
PROJECT PROGRESS


19. The Security Panel will be consulted prior to a submission to the Public Works Sub-Committee (PWSC) of the Legislative Council and Finance Committee in the second quarter of 2006.

SUBMISSION OF PAPER

20. This paper is circulated for Members' information.

Planning and Development Branch
Hong Kong Police Force
December 2005



title SITE LAYOUT PLAN REPROVISIONING OF CENTRAL DISTRICT HEADQUARTERS AND CENTRAL DIVISIONAL POLICE STATION AT CHUNG KONG ROAD, SHEUNG WAN	drawn by	date	drawing no. AB/6686/DC001	scale 1 : 1000
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