

# **Task Force on Harbourfront Developments on Hong Kong Island**

For discussion  
on 18 May 2022

TFHK/02/2022

## **Proposed Temporary Government Land Allocation to Hong Kong Police Force for the Operational Use of Western Police Station at Western Fire Services Street, Sheung Wan, Hong Kong (GLA-THK 2066)**

### **PURPOSE**

This paper serves to seek Members' views on the proposed temporary government land allocation (TGLA) of an area of about 394m<sup>2</sup> at Western Fire Services Street (GLA-THK 2066) ("the Site") to Hong Kong Police Force (HKPF) for five years, for operational use of police station facilities, emergency equipment storage, parking of police operational vehicles and other operational duties as directed by the divisional management of Western Police Station.

### **BACKGROUND**

2. In July 2021, Members of the Financial Committee of Legislative Council Panel of Security approved the upgrading of Public Works Programme Item No.3073JA (The redevelopment of Western Police Married Quarters site) to Category A at an estimated cost of about \$2,020 million in money-of-the-day prices.

3. The redevelopment of Western Police Married Quarters site ("the redevelopment") is an in-situ redevelopment site occupies an area of 3,672 square metres at the Western Police Station. Three quarters area of the Western Police Station will become the construction site results in a major shortfall of operational area.

4. The redevelopment will take place in Q4/2022 for target completion in around seven years. During the construction, no extra space will be available for the police station facilities, emergency equipment office, parking of police vehicles and other operational duties as directed by the divisional management of Western Police Station.

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5. The Site is closely connected to Western Police Station, with only five-minute drive and is therefore an ideal location for the operational use of Western Police Station. The proposal could provide effective and efficient delivery time on the transit of police station facilities and emergency equipment storage between the Site and Western Police Station. There is currently no other available government land in close proximity to Western Police Station. The proposed allocation falls mainly within an area zoned "Open Space" ("O") with a portion within the "Government, Institution or Community" ("G/IC") zone on the Approved Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/34.

6. After evaluation, the Site is identified as a suitable venue for the operational use of police station facilities, emergency equipment storage, parking of police operational vehicles and other operational duties as directed by the divisional management of Western Police Station. The Site is located at Western Fire Services Street. Location map of the Site is at **Annex A**. The Site is an unleased and unallocated Government Land which is a fenced off site under the management of Lands Department (LandsD). Photos showing the current situation is at **Annex B**.

7. The proposal has been circulated to the departments concerned and no adverse comment/objection has been received.

8. Since the Site falls within the harbourfront area, consultation with Harbourfront Commission is necessary.

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## THE PROPOSAL

9. Major terms of the proposed TGLA are as follows:

|       |               |   |   |
|-------|---------------|---|---|
| (i)   | Location      | : | Government Land at Western Fire Services Street   |
| (ii)  | Site Ref. No. | : | DLOHKW&S147   |
| (iii) | Nature        | : | Unleased and unallocated Government Land  |
| (iv)  | Site Area     | : | about 394 m <sup>2</sup>  |
| (v)   | Use           | : | <p>(i) The area shall not be used for any purpose other than the operational use of police station facilities, emergency equipment storage, parking of police operational vehicles and other operational duties as directed by the divisional management of Western Police Station.</p> <p>(ii) In the event that any change in the use or development of the Site mentioned the proposal, the applicant should apply for approval to the District Lands Officer/Hong Kong West and South who may impose additional conditions.</p> |
| (vi)  | Term          | : | 5 years certain and may be extended subject to the written approval of the District Lands Officer.  |
| (vii) | Termination   | : | In the event that the allocation to be terminated or not to be extended, a 3 months' notice shall be given.   |

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## **CONSIDERATIONS**

### *Land use and management of the Site*

10. There is no immediate or long-term development proposal for the Site, therefore the TGLA proposal for the operational use of police station facilities, emergency equipment storage, parking of police operational vehicles and other operational duties as directed by the divisional management of Western Police Station will not prejudice any future long-term development.

11. If the Site is subsequently required for other development, the proposed TGLA can be terminated by serving three months' notice upon expiry of the proposed fixed term of five years.

12. It is envisaged that the proposed use of the Site will not give rise to any adverse visual impact to the environment since no permanent structure will be erected at the Site and only basic temporary security measures will be carried out to monitor and manage its condition. HKPF will coordinate with ArchSD on the provision of high quality fences and manual vehicular gate with appropriate beautification measures to mitigate the adverse visual impacts arise from the current rusting structure at the Site. Moreover, the condition of the Site will be managed by staff of HKPF and ArchSD.

13. As the redevelopment will take place in imminent future, there is an urgency to explore a site for the operational use of police station facilities, emergency equipment storage, parking of police operational vehicles and other operational duties as directed by the divisional management of Western Police Station.

14. In view of the above, it is considered that the proposed use does not deviate from the general principles of short-term uses as set out in the Harbour Planning Guideline for Victoria Harbour and its Harbour-front Areas.

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## **HARBOUR PLANNING PRINCIPLES AND GUIDELINES**

15. We consider that the proposal aligns the Harbour Planning Principles in the following aspects –

### ***a) Preserving the Victoria Harbour***

The proposal will not involve any reclamation nor destruction to the Harbour. Victoria Harbour will be protected and preserved for Hong Kong people and visitors as a natural public asset.

### ***b) Stakeholder Engagement***

Local consultation was conducted through Central and Western District Office and no objection were received. The proposal has also been circulated to relevant government departments for comment. No objection is received so far.

### ***c) Sustainable Development***

The proposal solely involves the operational use of police station facilities, emergency equipment storage, parking of police operational vehicles and other operational duties as directed by the divisional management of Western Police Station.

The Site is closely connected to Western Police Station. With minimized transport distance between the Site and Western Police Station, it is foreseeable that the carbon footprint in relation to the material and equipment transportation can be minimized.

16. We consider that the proposal aligns the Temporary Land Uses in the Harbour Planning Guidelines in the following aspects –

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- a) No concrete structure will be erected in the Site for the operational use of police station facilities, emergency equipment storage, parking of police operational vehicles and other operational duties as directed by the divisional management of Western Police Station. With consideration of the location of the Site, it is expected that visual impact to the Harbour would be minimal.
- b) Police operational vehicles will travel between the Site and Western Police Station several times a day and no vehicles are expected to queue and wait outside the Site. In addition, the proposed TGLA has been circulated to Transport Department and no adverse comments regarding the traffic flow was received. As such, it is believed that our proposal will not cause adverse traffic impacts to the locality.

## **ADVICE SOUGHT**

17. Members are invited to comment on the application for the TGLA proposal.

## **ATTACHMENT**

- Annex A**      Site Plan of GLA-THK 2066  
**Annex B**      Photos showing the current situation of the Site

**Hong Kong Police Force  
May 2022**

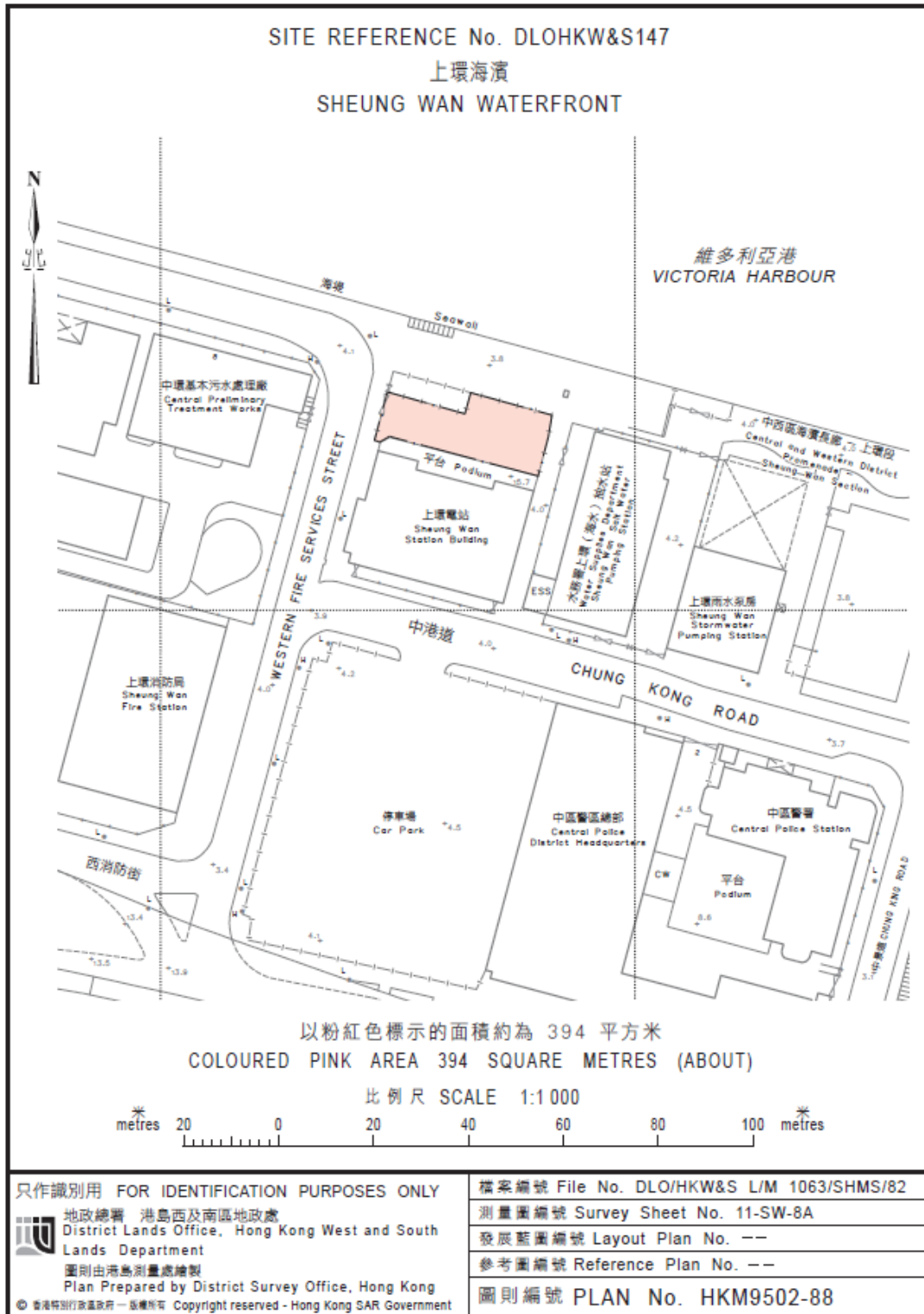
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Site Plan GLA-THK 2057

**Annex A**





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Photos showing the current situation of the Site

**Annex B**

