

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 2 December 2010

TFHK/08/2010

Proposed Time Extension Temporary Government Land Allocation (TGLA) GLA-THK 1059 Marine Police Regional Headquarters and Marine Police Harbour Division Base, Tai Hong Street, Sai Wan Ho, Hong Kong

PURPOSE

This paper is to consult Members on a proposed four-year extension of Temporary Government Land Allocation (TGLA) (GLA –THK 1059) which would take effect from 10th December 2010. The site concerned is at the waterfront of Tai Hong Street, Sai Wan Ho, Hong Kong as shown in green on the location plan at **Annex 1**.

BACKGROUND

2. The Marine Police Regional Headquarters and the Marine Harbour Division Base of the Marine Port District occupy two piers and an adjoining strip of land along the waterfront of Sai Wan Ho. While the two piers were permanently allocated to the Police by Government Property Agency (GPA), the adjoining strip of Government land of approx. 3,600 square metres has been temporarily allocated to the Police under GLA-THK 1059 for Marine Police Regional Headquarters and its operation purposes since 1994. With the land development of the adjacent Grand Promenade (which is a private development) in early 2006, a Marine Police Operation Area (MPOA) was provided on the north-eastern part of the ground floor of Grand Promenade under the Conditions of Sales and was permanently allocated to the Marine Police by GPA. The MPOA is mainly used as a Government vehicle parking site and for detention of crime vessels. **Annex 1** shows the relative positions of GLA – THK 1059, the two piers and MPOA.

3. The strip of land at GLA-THK 1059 serves as the only access point to the piers and the MPOA. It also provides a secure area for the

Task Force on Harbourfront Developments on Hong Kong Island

TFHK/08/2010

day-to-day Police operations, such as escorting detainees, handling exhibits, loading and unloading arms and ammunitions.

4. While the two piers in the compound are zoned “Other Specified Uses (Pier)”, the strip of Government land held under GLA-THK 1059 falls within an area zoned “Open Space” on the Draft Quarry Bay Outline Zoning Plan, with a continuous waterfront promenade planned from Quarry Bay to Aldrich Bay. The Police appreciate that there is a strong aspiration for the release of the TGLA site (i.e. GLA-THK 1059) to make way for the development of a continuous promenade. That notwithstanding, the site in question is an essential part of the Marine Police Complex and hence cannot be opened to the public due to security and safety reasons. In other words, the return of the site would only be possible when the entire marine facility has been relocated.

5. Since the last TGLA application for GLA-THK 1059 approved in December 2009, the Force has been working closely with the Planning Department (PlanD) to identify suitable sites for the relocation of Marine Regional Headquarters and the Marine Harbour Division Base.

6. Under PlanD’s Hong Kong Island East Harbour-front Study which is currently under way, the consultants proposed an option for the connectivity of waterfront promenade in the area currently occupied by the Marine Regional Headquarters and Marine Harbour Division Base by the provision of a circulation linkage between the two existing promenades on Tai Hong Street/Tai On Street and Sai Wan Ho Harbour Park to Aldrich Bay Promenade through the current Public Transport Terminus (PTT) under the Grand Promenade. Paving pattern can be clearly demarcated for the connection, together with coherent signage system while safety measures, such as additional lighting and bollards can be provided to strengthen the suggested route through the PTT.

7. During the Stage 2 Public Engagement Programme held between April and July 2010, public views on the initial options of the enhancement proposals were solicited, including the proposed option stated in paragraph 6 above. While the public was in general in favour of the relocation of Marine Police premises in the long term, they considered the proposal of improving the interior of the Grand

Task Force on Harbourfront Developments on Hong Kong Island

TFHK/08/2010

Promenade PTT and upgrading the existing pavements around the Grand Promenade to improve the walking environment in the short term acceptable.

SITE SEARCH

8. As mentioned in paragraph 5 above, the Force has been working closely with PlanD to identify suitable sites for the relocation of Marine Police facilities. Recently, PlanD has identified a site at Chong Fu Road, Chai Wan with a site area of about 5,265 square metres. The proposed site falls within an area zoned "Industrial" on the Approved Chai Wan Outline Zoning Plan No. S/H20/17 and is located outside the Harbour Limit. The site is currently occupied by temporary uses under short-term tenancies. Adjoining the site is an existing oil depot cum LPG petrol filling station at its west and the Government Logistics Centre at its east. The site is close to the Chai Wan Public Cargo Working Area (PCWA).

9. The Force has considered the suitability of the proposed site for relocating the facilities. After consultation with various government departments, we have been advised that the proposed site may not be suitable for the construction of any piers or jetties for berthing of police launches and crafts in view of its close proximity to the narrow entrance of the Chai Wan Cargo Handling Basin and that the piers or jetties and berthing of police launches and crafts thereat is likely to cause obstruction to the movement of cargo barges in and out of the basin where the PCWA is located. Please refer to **Annex 2** for the location of the proposed site and the Chai Wan Cargo Handling Basin.

10. The constraints mentioned in paragraph 9 above render the site not feasible for relocating the Marine Harbour Division Base as it cannot accommodate sufficient berthing facilities, which are a must to the Division responsible for the marine policing of Victoria Harbour. As such, the Force is now considering an alternative option of relocating the Marine Regional Headquarters at the East Pier in Sai Wan Ho to Chai Wan while the Marine Harbour Division Base at the West Pier remains in situ. This option will allow the Force to examine the use of East Pier in order to open the land held under GLA-THK 1059 on the

Task Force on Harbourfront Developments on Hong Kong Island

TFHK/08/2010

basis that the integrity and security of Marine Harbour Division Base and MPOA are not compromised. If Marine Regional Headquarters can be relocated to Chai Wan, the Force will try to relocate the facilities and equipment currently erected on GLA-THK 1059 into the East Pier while the space required for car parking and detention of vessels be housed into the MPOA. With this option the Force may release the majority of GLA-THK 1059 but keep a thin strip of land as access points and passageway to the East and West Piers. Given the relocation of facilities and equipment, like fuel tank, pillar crane, Dangerous Goods (DG) stores is of much complexity, the Force will require a comprehensive study to determine the technical feasibility as well as the level of enhancement of public access to the waterfront.

TIME EXTENSION

11. The existing TGLA for GLA-THK 1059 will expire on 10 December 2010. In order to facilitate continuous operation by Marine Police, the Force is now applying a further extension of the TGLA site for four years till December 2014. The proposed extension has taken into account the time required for site feasibility study and subsequent funding application if the site is confirmed suitable.

CONSULTATION

12. On 12 June 2009, the Force had consulted the Planning, Works and Housing Committee (PWHC) of the Eastern District Council on the proposed time extension. After discussion, PWHC agreed to the said TGLA be extended until 2014 but passed a resolution that upon expiry of the time extension, Security Bureau shall seek an alternative site for the Police facilities in order to return the site to Lands Department for subsequent allocation of the site to Leisure and Cultural Services Department for development of the promenade.

ADVICE SOUGHT

13. Members are invited to give views on the above four-year TGLA

Task Force on Harbourfront Developments on Hong Kong Island

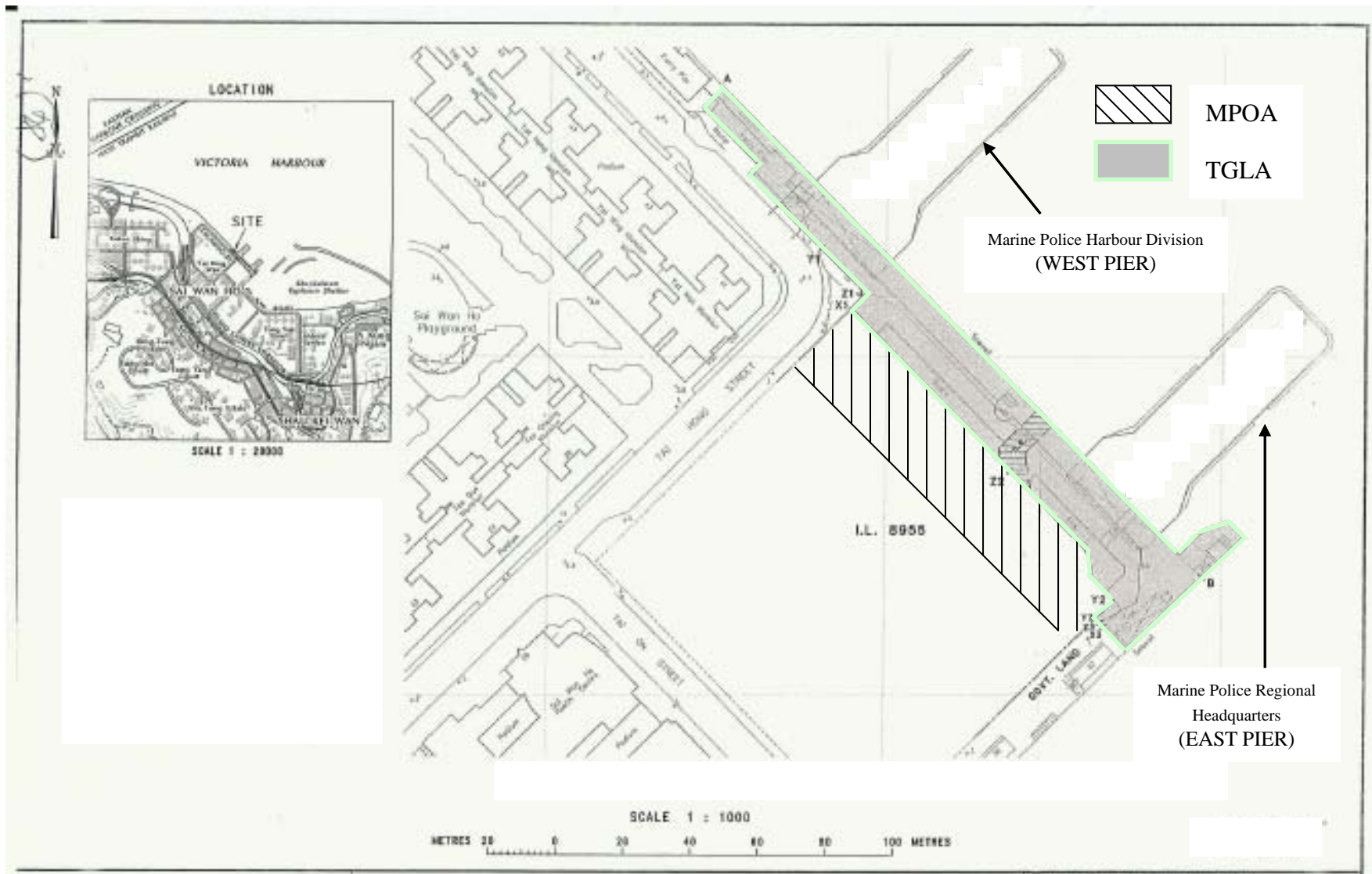
TFHK/08/2010

application.

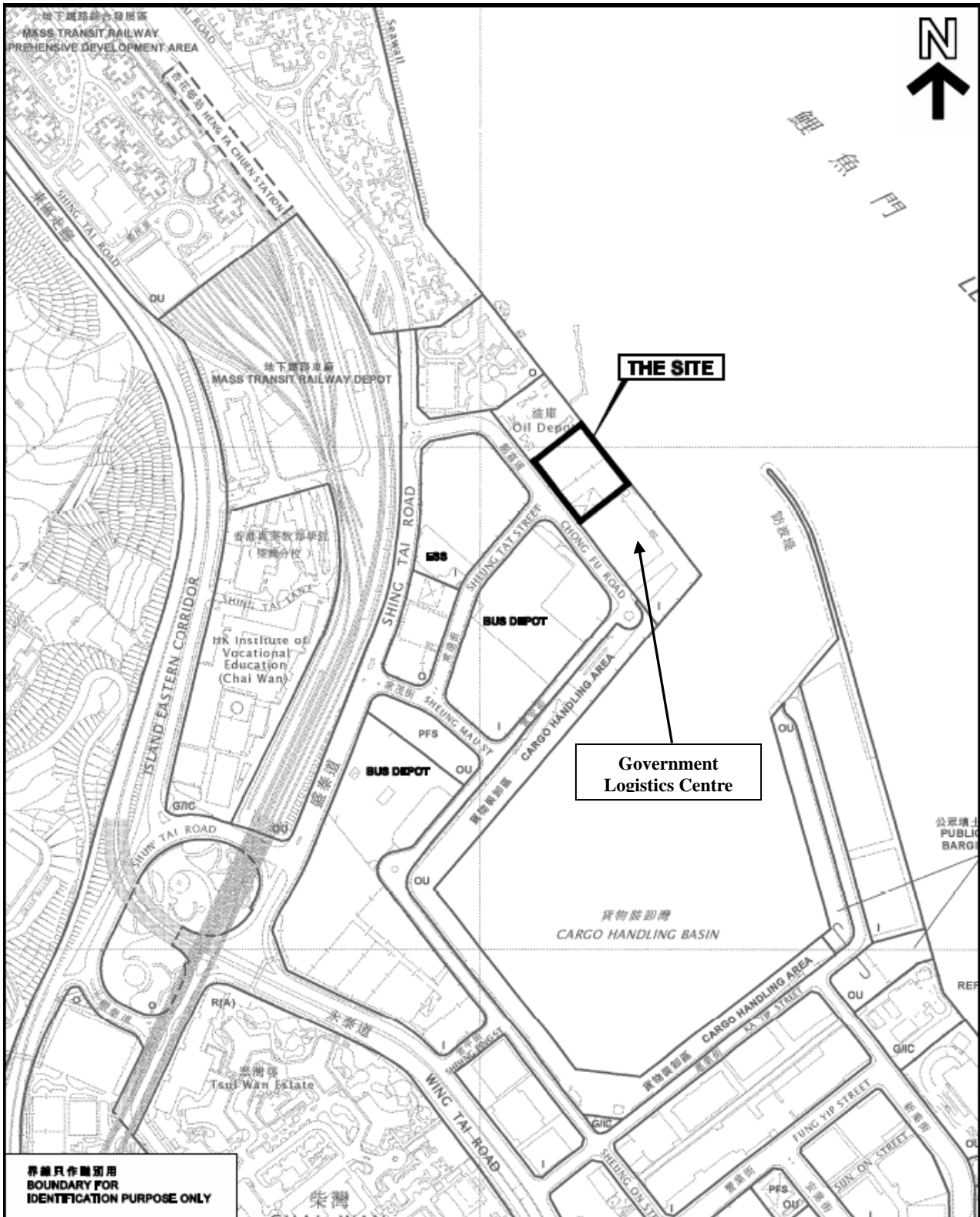
Annex 1: Location plan of the Marine Police Regional Headquarters
and Marine Harbour Division Base in Sai Wan Ho

Annex 2: Location plan of the proposed site in Chai Wan

**Hong Kong Police Force
November 2010**



GLA-THK 1059



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖係於2010年11月19日編繪，
所根據的資料為於2005年11月8日
核准的分區計劃大綱圖編號S/H20/17
EXTRACT PLAN PREPARED ON 19.11.2010
BASED ON OUTLINE ZONING PLAN No.
S/H20/17 APPROVED ON 8.11.2005

位置圖 LOCATION PLAN

**PROPOSED RELOCATION OF SAI WAN HO
MARINE POLICE HEADQUARTER**

SCALE 1:5 000 比例尺
METRES 100 0 100 200METRES

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/H20/10/235

PLAN
1