

1. BASIC INFORMATION

1.1 Project Title

1.1.1.1 Development at the Former Marine Police Headquarters, KIL 11161

1.2 Purpose and Nature of the Project

1.2.1 Background

1.2.1.1 The HKSAR Government has invited the private sector to submit proposals for the development of the Former Marine Police Headquarters (FMPHQ) in Tsim Sha Tsui into a heritage tourism facility. A tender for Kowloon Inland Lot No. 11161 was issued in early 2003 to develop the lot, which comprised the FMPHQ and other existing buildings erected thereon. The successful proponent is to be responsible for implementing the development in accordance with the proposed concept in the tender and also for the future management, operation and maintenance of the proposed development for fifty years.

1.2.1.2 It is a requirement in the tender document to preserve the colonial architecture and historical landscape. The Project will be developed in accordance with the planning parameters and development requirements set out in the Planning Brief, which was endorsed by the Town Planning Board on 24 May 2002. In the tender submitted by the Project Proponent – Flying Snow Limited, the FMPHQ compound was proposed to be conserved. The area in the southern half of the Subject Site will be developed into a series of heritage tourism facilities.

1.2.1.3 The tender was subsequently awarded to the Project Proponent in June 2003. According to the Tender Document, the Project Proponent is responsible for all statutory obligations as required under the relevant legislation including inter alia, the Antiquities and Monuments Ordinance (Cap. 53), the Town Planning Ordinance (Cap. 131), the Environmental Impact Assessment Ordinance (Cap. 499) and the Buildings Ordinance (Cap. 123) before commencement of work.

1.2.1.4 As far as the environment is concerned, Section 7.3 (a) of the Technical Memorandum on EIA Process specifies that conditions that would be imposed through other applicable ordinances or regulations shall not normally be imposed in environmental permits issued under the EIA Ordinance. This Project Profile has therefore addressed only the relevant issues required under the EIA Ordinance.

1.2.2 Purpose of this Project Profile

1.2.2.1 The proposed development is a Designated Project by virtue of its being classified in Q.1 in Category Q Miscellaneous in Schedule 2, Part I of the Environmental Impact Assessment Ordinance (EIAO), which specifies that earthworks and other building works in an existing Site of Cultural Heritage is a designated project. The purpose of this Project Profile is to demonstrate that the environmental impacts likely to be caused by the proposed earthworks and building works will be acceptable or can be satisfactorily mitigated with the mitigation measures proposed in this project profile and, that the operation of the proposed development would unlikely cause any unacceptable environmental impact.

1.3 Name of the Project Proponent

Flying Snow Limited

7th Floor, Cheung Kong Center

2 Queen's Road Central

Hong Kong

1.4 Location and Scale of the Project and History of Site

1.4.1 Location and Scale of the Project

- 1.4.1.1 The Subject Site is located at Tsim Sha Tsui - Kowloon Inland Lot No. 11161 and is flanked by Salisbury Road, Canton Road and Kowloon Park Drive to the south, west and east respectively. To the immediate north of the Subject Site is a commercial building, No. 1 Peking Road. The central and northern portion of the Subject Site is at an elevation of about +14.5 mPD.
- 1.4.1.2 In the neighbourhood of the Subject Site, there situates the Hong Kong Cultural Centre to the south, the Star House and a hotel to the west, YMCA Guest House and the Consumer Education Information Centre to the east, and a new commercial building (No. 1, Peking Road) to the immediate north.
- 1.4.1.3 The Subject Site measures some 1.17 ha in area with the FMPHQ Main Building, Stable Block and Signal Tower situated at an elevation of about 14.5mPD whereas the Fire Station Accommodation Building is located at about 4mPD at the same level of Salisbury Road.
- 1.4.1.4 All of the monument buildings including but not limited to the Main Building will be preserved and renovated. The southern portion of the Subject Site will be excavated and built upon to form a landscaped garden deck in front of the Main Building. In addition, the Canton Road will be widened as part of the requirements in the land lease.
- 1.4.1.5 The proposed master layout plan (MLP) and elevations of the Project are shown in Figure 1 to Figure 3 where details of the MLP will be subject to further approval under Section 16 of Town Planning Ordinance (Cap. 131) and other requirements.

1.4.2 History of Site

- 1.4.2.1 Prior to the construction of the FMPHQ, the Water Police occupied an old wooden hulk, which was completely destroyed by fire in February 1884. The FMPHQ was subsequently opened in September of the same year. It was described as a building of graceful and even palatial appearance: it occupied one of the most commanding positions and possessed an uninterrupted and magnificent view of every part of the Victoria Harbour and also the Kowloon Peninsula.
- 1.4.2.2 During the Japanese Occupation, the FMPHQ was used as a base by the Japanese navy, with extensive tunnels built under the lawn. The buildings were also painted in camouflage colours, which helped to keep them in reasonable conditions during the war. After the war, the lawn was restored and the network of tunnels was backfilled for safety reasons.
- 1.4.2.3 The Main Building of the FMPHQ was a two-storey building when it was first built. It is a rare-example of colonial architecture preserved in its original form and integrity. The Main Building and the Stable Block were one of the first buildings in Hong Kong to have advanced plumbing with a large underground fresh water tank. An additional floor was added to the front elevation of the Main Building in 1920s for office and duty rooms. This additional work was carried out to mirror as far as possible the architectural style of the original building.
- 1.4.2.4 The FMPHQ and its compounds, including the Main Building, Stable Block, Signal Tower and Accommodation Block of the former Fire Station have been declared as monuments under the Antiquities and Monuments Ordinance (Cap. 53) on 23 December 1994.

1.5 Number and Types of Designated Projects to be covered by the Project Profile

- 1.5.1.1 There is only one designated project covered in this Project Profile under Q.1 in Category Q *Miscellaneous* in Schedule 2, Part I of the Environmental Impact Assessment Ordinance, which specifies that earthworks and other building works in an existing Site of Cultural Heritage without satisfying the exemption clauses is a designated project.
- 1.5.1.2 Figure 4 shows the boundary of this Site of Cultural Heritage.

1.6 Name and Telephone Number of Contact Persons

<u>Name</u>	<u>Designation</u>	<u>Telephone No.</u>	<u>Fax No.</u>
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