



擬議九龍南環線的可能路線  
POSSIBLE ALIGNMENT  
OF THE PROPOSED  
KOWLOON SOUTHERN LINK

WMP Apr 2001

奧麗香港酒店  
Ommi Hong Kong Hotel

星光行  
Star House

主樓  
MAIN  
BUILDING

旗桿  
FLAG POST

梳士巴利道  
SALISBURY ROAD

鐘時塔  
SIGNAL  
TOWER

福利工藝舍  
WELFARE  
HANDICRAFTS  
SHOP

前消防局  
FORMER FIRE STATION  
(油尖區文化藝術協會)  
(YAU MA TEI &  
ARTS ASSOCIATION)

劇場  
Studio Theatre

行政大樓  
Administration  
Building

香港文化中心  
Hong Kong Cultural Centre  
Auditoria Building

**Legend**

- ..... 法定古蹟界線  
Boundary of Declared Monument
- ▨ 臨時構築物 (非法定古蹟)  
Temporary Structures  
(not declared monument)
- 計劃界線  
Project Boundary

米  
METRES 20

比例 SCALE 1:1 000

米  
40 METRES

## Technical Requirements For Former Marine Police Headquarters

### 1. Definitions

In the Technical Requirements the following words mean:

- "Historic Site" – the monument declared under The Antiquities and Monuments Ordinance (Cap. 53) as shown on the attached site plan at Appendix II.
- "Historic Buildings" –
- Main Building (No. 1)
  - Stable Block (No. 2)
  - Signal Tower (Round House) (No. 3)
  - Accommodation Block of The Former Fire Station (No. 5)
  - Main Building of The Former Fire Station (No. 6)
- The numbering 1 – 6 refers to the attached site plan at Appendix II.
- "Reversible" – an act or process which can be undone or removed at a later date without causing material injury, loss, damage or change to the Site or the Historic Buildings as the case may be.
- "Site" – Kowloon Inland Lot No. 11161 as shown coloured pink on the plan annexed to the Tender Conditions.

The Technical Requirements shall be given a fair and liberal interpretation as will best ensure the attainment of the object of these Requirements according to their true intent, meaning and spirit.

### 2. Introduction

- 2.1 The majority of the Site is declared as a Monument under The Antiquities & Monuments Ordinance (Cap. 53). Therefore before any acts (as referred to in section 6(1)(a) and (b) of this Ordinance) are done on the Site, such as excavation, building or other works, planting or felling of trees or interference with a "monument" (as defined), a permit must first be obtained from the Antiquities Authority (presently the Secretary for Home Affairs).
- 2.2 Reasonable conditions may be imposed by the Antiquities Authority in the exercise of that Authority's powers under the Antiquities and Monuments Ordinance before or after the Close of Tender, in addition to any included in the tender documents.

### 3. Main Heritage Principles

#### 3.1 Layout of the Site

- 3.1.1 The integrity of the Site should be maintained.
- 3.1.2 Without limiting 3.1.1, no buildings as defined in Section 2 of the Buildings Ordinance (Cap. 123) may be constructed or erected anywhere on the Site unless:
- the building is a temporary building [as defined in Regulation 50 of the Building (Planning) Regulations (Cap. 123F)] and respects the appearance of the Historic Site and the Historic Buildings; and
  - the building is not constructed or erected on the open platform of the Site to the South of the Main Building or Stable Block.

#### 3.2 Historic Buildings

The Historic Buildings should be preserved in-situ, repaired and restored as necessary.

#### 3.3 External Elevations

- 3.3.1 No major alterations or additions are permitted to the external of any of the Historic Buildings which are non-Reversible.

3.3.2 The external painting system used should be Reversible and together with the proposed signage, should not adversely affect the style and historic appearance of the Site and the Historic Buildings.

### 3.4 Interiors

3.4.1 No alterations or additions are permitted which will adversely affect the structural stability of any of the Historic Buildings. No major alterations or additions should be made to original load-bearing walls and other structural elements of the Historic Buildings. The Purchaser should remove the later partitioning as shown on the drawings of Appendix II.

3.4.2 All proposed partitioning, ceilings, and alterations and additions should be constructed so as to be Reversible.

3.4.3 The Significant Historic Items as listed at Appendix I should be preserved in-situ, repaired and restored as necessary, in order to maintain the historic integrity of the Historic Buildings. If and to the extent these Items are not retained in-situ, they should be carefully removed or dismantled, repaired as necessary and used or displayed elsewhere on the Site, or delivered to a Government site for storage (at the Purchaser's expense), as directed by the Antiquities Authority.

3.4.4 The internal colour schemes should be Reversible.

### 3.5 Landscape

3.5.1 The requirement for a permit for planting or felling trees under section 6(1)(a) of The Antiquities and Monuments Ordinance (Cap. 53) should also be observed.

### 3.6 Retaining Walls

3.6.1 One of the existing retaining walls of the Site is constructed of historic granite stonework blocks and has high historical value (as shown on the site plan). If the wall is to be demolished as part of the project, any demolished historic granite stonework blocks should be either reused elsewhere on the Site or failing which, they should be transported to a Government site (at the Purchaser's expense), as directed by the Antiquities Authority.

### 3.7 Sub-ground area of the Site including tunnels

3.7.1 If the Purchaser proposes to redevelop the sub-ground area of the Site including the existing historic tunnels, he should:

- (a) excavate, expose, preserve intact and where appropriate reinstate to the maximum degree possible at least 15 metres in length of tunnel(s) beginning from portal 'A' as shown on the site plan.
- (b) excavate, expose and make a full photographic and cartographic record of at least 30 metres in length of tunnel(s) beginning from portal 'B' as shown on the site plan; and
- (c) carry out any work which may affect any other parts of the sub-ground area of the Site with all due care, in order that any valuable historic evidence uncovered, including tunnels, may be recorded (at the Purchaser's expense) to the satisfaction of the Antiquities Authority.

3.8 All fossils, coins, articles of value or antiquity and structures and other remains or things of geological, historical or archaeological interest discovered on the Site shall, as between the Government and the Purchaser, be the absolute property of the Government and the Purchaser shall take reasonable precautions to prevent his workers or any other persons from removing or damaging any such article or thing and shall immediately upon discovery thereof and before removal acquaint the Director of Leisure and Cultural Services of such discovery and carry out at the expense of the Purchaser the instructions of the Director of Leisure and Cultural Services as to the disposal of the same.

# TECHNICAL GUIDELINES FOR FORMER MARINE POLICE HEADQUARTERS

## 1. Introduction

- 1.1 The Site and the Historic Buildings offer a wonderful opportunity for an exercise in conservation to international standards and in promoting tourism.

## 2. Objectives

The heritage objectives for the proposed project are:

- 2.1 To produce a restoration of a complete Victorian-Colonial complex to an international standard that will be acknowledged as one of the best of its kind in the Asia-Pacific region.
- 2.2 To produce an exciting, economically viable reuse of the Site, while preserving the setting and the fabric of the Historic Buildings, in order to impress residents and visitors.
- 2.3 To make limited and controlled intervention to the Site and the Historic Buildings in order that their future heritage value are not diminished by inappropriate and non-Reversible alterations or additions.

## 3. Approach

- 3.1 In order that the project may be carried out to an international standard, reference should be made to established international principles. The Purchaser [as defined in General Condition 13(a)] should respect the principles in the Charter of Venice (ICOMOS) and the Burra Charter (ICOMOS Australia) in force from time to time (and whether or not in force in Hong Kong) in so far as they are not inconsistent with these Technical Requirements and Technical Guidelines.

## 4. Main Principles

### 4.1 Interiors

- 4.1.1 The internal colour schemes should be Reversible, but there are no other conditions as to choice of colours and the designers are encouraged to use their imagination to project their desired image.
- 4.1.2 Significant Historic Items: Favourable consideration will be given by the tender assessment panel to the sensitive retention in-situ or alternatively their relocation and display elsewhere on the Site of the maximum number of Significant Historic Items.

### 4.2 Landscape

- 4.2.1 Many mature trees and shrubs presently on the Site have been acquired from overseas and have historic, as well as landscape value and should therefore be preserved as far as possible.
- 4.2.2 An unobstructed open space in front of the Main Building was an original and prominent feature of the Site and this should be reinstated in order to provide an impressive and authentic setting for the Historic Buildings.