

Detailed Comments from Government Department

Detailed Comments of the Director of Environment Protection:

- (a) the Site is located within the boundary of the declared monument namely “Former Marine Police Headquarters (FMPHQ) Compound” under the Antiquities and Monuments Ordinance. The declared monument is a “site of cultural heritage” under the Environmental Impact Assessment Ordinance (EIAO). Earthworks and other building works partly or wholly in an existing site of cultural heritage is a designated project under Item Q.1, Part I, Schedule 2 of the EIAO. In Feb 2004, an environmental permit (EP) (No.EP-184/2004) was issued to the applicant under the EIAO for carrying out the project “Development at FMPHQ KIL 11161”. Since the proposed removal of the cylindrical planter would involve earthworks and likely other building works, it would be under control of the EIAO; and
- (b) the applicant should be advised to ensure full compliance with the requirements of the EIAO and the EP, e.g. the applicant shall submit an updated landscape mitigation and tree preservation proposal under Condition 2.5 of the EP for approval prior to commencement of any earthworks or other building works within the monument boundary. The applicant should also review to see whether any update of other submission(s) (e.g. Method Statement Detailing Protective Measures on Declared Monument Buildings) under the EP would be necessary.

Advisory Clauses

- (a) the approved Master Layout Plan, together with the set of approval conditions, would be certified by the Chairman of the Town Planning Board and deposited in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance (Cap. 131);
- (b) the approval of the application from the Board relates only to the use under the Town Planning Ordinance (Cap. 131), and the applicant has to approach relevant Government departments on any other Government approval which might be needed in connection with the development;
- (c) to note the comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that if the applicant is required to apply for consent under lease for alterations to the Concept Plans and the Master Layout Plans to implement the proposal. Such application, if received, will be considered by LandsD acting in the capacity as a landlord at its sole discretion. If the application is approved, it would be subject to such terms and conditions including payment of premium and administrative fee as may be imposed by LandsD;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the planning application under the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the concerned tree works and/or compensatory/replacement planting proposal, where appropriate;
- (e) to note the comments of the Director of Environmental Protection that earthworks and other building works partly or wholly in the declared monument, “Former Marine Police Headquarters Compound”, are controlled under the Environmental Impact Assessment Ordinance (EIAO). The applicant shall ensure full compliance with the EIAO requirements during the implementation of the proposed removal of the cylinder planter and any other associated works;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that building plans on the building works within the application site should be submitted to the Director of Buildings to demonstrate compliance with the Buildings Ordinance (Cap. 123) and Regulations;
- (g) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to consult the Antiquities and Monuments Office on application for permit under Section 6 of the Antiquities and Monuments Ordinance (Cap. 53) before the commencement of any works within the boundary of the declared monument; and
- (i) to consult Transport Department on the provision of adequate pedestrian movement capacity to be maintained as a result of the removal of the cylindrical planter structure.