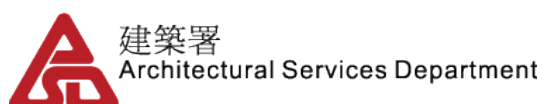




Heritage Impact Assessment Report for
Fitting-out Works for Office Accommodation for
Operations Section of Cyber Security and Technology Crime Bureau
at Former Yau Ma Tei Police Station

Nov 2017



Heritage Impact Assessment Report for Fitting-out Works for Office Accommodation for Operations Section of Cyber Security and Technology Crime Bureau at Former Yau Ma Tei Police Station

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INTRODUCTION

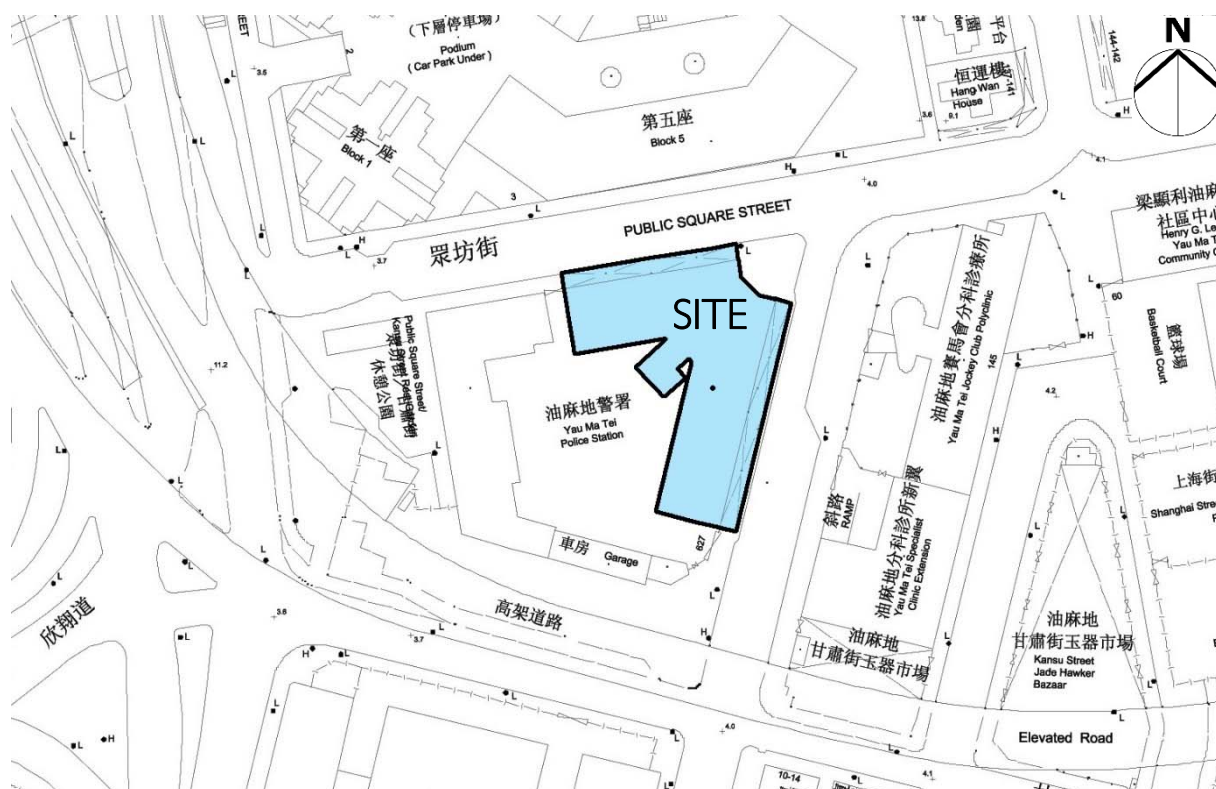
1.1 Background

Completed in 1923, the former Yau Ma Tei Police Station has been occupied by Hong Kong Police Force for over 90 years. A project has been proposed to convert part of the building into modern office accommodation that commensurate with the unique needs of Operations Section of Cyber Security and Technology Crime Bureau. The works include demolition of obsolete facilities, conversion works, replacement of building services, provision of building security systems as well as basic refurbishment for the office use.

The aim of this Heritage Impact Assessment report is to understand the significance of former Yau Ma Tei Police Station and to assess the impacts on the historic fabrics arising from the implementation of the proposed project, so that adverse impacts could be avoided or minimized with appropriate mitigation measures.

1.2 Site particulars

Address	No. 627, Canton Road, Yau Ma Tei, Kowloon
Historic designation	Grade 2 <i>Buildings of special merit; efforts should be made to selectively preserve</i>
Completion year	1923
Original use	Police station and police quarter
Zoning	"Government/ Institution or Community" ("GIC")
No. of storey	G/F, 1/F, Mezzanine Floor, 2/F, Roof
Project area	G/F (partial) and 1/F



out to understand the significance of the building and its landscape, thus inform decisions about repair, alteration, use and management.³ The context and the essence of former Yau Ma Tei Police Station will be understood through a multi-disciplinary research, which helps to determine its cultural significance and establish the Statement of Significance.

Chapter 5 6 – heritage impact assessment

The heritage impact assessment study generally follows the Heritage Impact Assessment Guidelines prepared by the Antiquities and Monuments Office⁴, James Kerr's Heritage impact statement introduced in his model of Conservation Plan⁵, and Heritage Impact Statements – Guidelines prepared by the Australian Heritage Council.⁶

The baseline study mentioned above provides a general guide to the retention of the heritage values. The proposal to convert the historic place to compatible uses will be examined by studying its impact on the assessed significance of the place relating to the conservation policies established. Affected parts and areas of the place will be identified, together with any statutory and non-statutory requirements. Direct and indirect impacts and the visual impacts on the built heritage and surrounding landscape and context will be clearly stated. The extent and the ways in which heritage values of the place are affected by the proposal will be evaluated, with the identified heritage impacts classified into different levels. Mitigation measures will be recommended for acceptance, conditional acceptance on modification, or rejection of the proposal. This includes recommendation of mitigation actions to reduce the adverse impact of the proposal on the significance of the historic place and help to improve the design in the design process.

³ Kate Clark, *Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation*, London, English Heritage, 2001, p. 9.

⁴ Development Bureau, Technical Circular (Works) No. 6/2009 – Heritage Impact Assessment Mechanism for Capital Works Projects, 2009.

⁵ Kerr, J.S. *Conservation Plan*. National Trust of Australia (NSW), 6th edition, 2004, pp. 42-43 and pp. 62-63.

⁶ See Heritage Information Series: Heritage Impact Statements Guidelines. Retrieved on 4 March 2013 under Heritage Council (Victoria), website: http://www.dpcd.vic.gov.au/__data/assets/word_doc/0004/61789/Heritage_Impact_Statement.doc. See also Statements of Heritage Impact. Retrieved on 4 March 2013 under Heritage Council (NSW), website: <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

2

SITE AND CONTEXT

2.1 Yau Ma Tei

Yau Ma Tei was a thinly scattered settlement before the to the concession of Kowloon to the British in 1860. It was once a safe shelter for the anchorage of sampan due to a long-reclaimed creek running in two branches in the inland, one of which was at the junction of today's Jordan Road 佐敦道 and Parkes Street 白加士街, and the other in the vicinity of Saigon Street 西貢街.⁷ At the creek gathered many Tanka and Hoklo boat families. Nonetheless, traces of Yau Ma Tei can be found in old maps and photos. An old map drawn in 1863 indicated that a place, "Cheng Chin Kok", obviously a cape between Yau Ma Tei and Mong Kok, and a small bay named "Sheung Kok" were found in the area of Yau Ma Tei.⁸ (Fig. 4) There is no record of "Yau Ma Tei" on any official map in the 1860s. An old photo dated around 1860 also show that a vast plain in Yau Ma Tei was used by the British military as camping ground. (Fig. 5)

A place named "jao-ma-ti", the Cantonese Dialect of "Yau Ma Tei", is found in an old map drawn in 1868 (Fig. 6), which is likely the earliest official record of "Yau Ma Tei". According to this map, Yau Ma Tei was a bay located to the west of the Kowloon Peninsula. There were few villages among Yau Ma Tei, namely Tso Pai 左排, Mong Kok 芒角 and Tai Kok Tsui 大角咀.

The earliest description about "Yau Ma Tei" was found in an official document dated 1871, reads that,

A Plot of land defined by four Boundary Stones, situated about one Quarter of a mile to the North-east of the Village of Yau-ma-Tee, in British Kowloong, has been set apart as a Chinese Burial Ground, and from this date this will be the only Place, in which it shall be lawful for the Chinese Inhabitants of British Kowloong to inter their dead.⁹

Local folklore has it that, the name "Yau Ma Tei" was originally named as "Ma Ti" 麻地 (麻地) [Land of Jute].¹⁰ The earliest record of Ma Ti was found in a stone inscription dated the ninth year of Tongzhi 同治 era in the Qing Dynasty (1870) in the Tin Hau Temple at Yau Ma Tei. It reads,

然麻地當播越之初，為草創之始，人心渙而未萃，寢建廟而未宏。¹¹

Ma Ti was a place where people started to move in, in the early stages of its development. People were not gathered to make a concentrated effort; plan of building a temple is not yet implemented.

⁷ P.H. Hase, *In the Heart of the Metropolis: Yaumatei and its People*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 101.

⁸ Jason Wordie, *Street, Exploring Kowloon*, Hong Kong, Hong Kong University Press, 2007, p. 56.

⁹ See the *Hong Kong Government Gazette*, No. 169. *Chinese Cemetery for Kowloon*, 2 December 1871 (1996). Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/g1871/703643.pdf>, p. 525.

¹⁰ Zheng Baohong 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 52.

¹¹ David Faure 科大衛, Lu Hongji 陸鴻基, Wu Lun Nixia he 吳倫霓霞, *Xianggang beiming huibian* 香港碑銘彙編 [Collection of Inscriptions in Hong Kong], Hong Kong Urban Council, 1986, p. 147.

Tin Hau Temple was rebuilt in the first year of Guangxu 光緒 era in the Qing Dynasty (1875). The name “Yau Ma Tei” was found on the stone inscription dated in the same year. The record is as follows,

惟我油麻地一灣，居民舖戶，樂建 天后元君古廟，供奉有年。¹²

The residents and shops among the bay of Yau Ma Tei, are pleased to rebuild the Tin Hau Temple, has been dedicated to Tin Hau for years.

There are different stories about how the place was named “Yau Ma Tei” which literally means “land of (tung) oil 桐油 and jute”. Back then many shops were located in the area selling tung oil and jute to the fishermen for repairing the fishing junks.¹³ One of the folklores tells that the place was named just as “Ma Ti” for the fishermen dried their ropes that were made of jute on the seaside.¹⁴ Another version goes that species of plant called oil-sesame was cultivated and harvested on the area, therefore, the place was named Yau Ma Tei simply meaning “Oil-sesame Ground”.¹⁵



Fig. 4. The Map of Kowloon in 1863.

(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 133.)

① Mong Kok ② Cheng Chin Kok ③ Sheung Kok

¹² *Ibid.*, p. 157.

¹³ *Ibid.*, p. 23.

¹⁴ Xiao Guojian 蕭國健, *Youjianwangqu fengwuzhi* 油尖旺區風物志 [A Guide to The Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, p. 23.

¹⁵ Chen Zhihua 陳志華, *Jianming Xianggang lishi* 簡明香港歷史 [A brief Hong Kong History], Hong Kong, Mingpao Publications Limited, 1998, p. 170. In fact, on the contrast, Yau Ma Tei and Ma Ti were two separate places on old map drawn in 1887, from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 179. According to the Hong Kong government census report conducted in 1881, Yau Ma Tei and Ma Ti were two villages, See *Sessional Papers, 1891 (1996)*. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/s1891/1311.pdf>, p. 389.

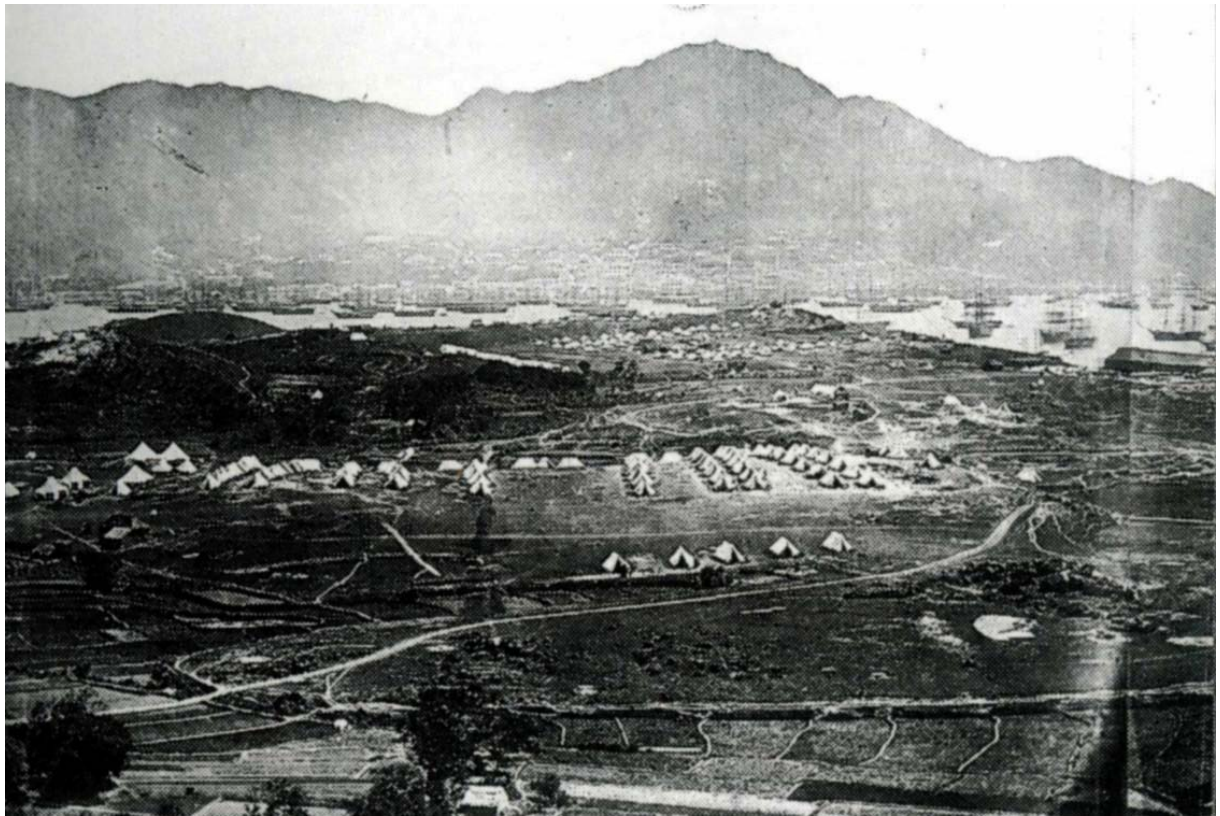


Fig. 5. A panoramic view of Tsim Sha Tsui and Yau Ma Tei in c. 1860.
(from Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 17.)



Fig. 6. Map showing jao-ma-ti (Yau Ma Tei) in 1868.
(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, pp. 114-115.)

When the British took over the Kowloon Peninsula in 1860, the colonial government cleared out the inhabitants in Tsim Sha Tsui village for the construction of military facilities. As the residents were then moved to Yung Shue Tau 榕樹頭 in 1864,¹⁶ a place near Tin Hau Temple in Yau Ma Tei. The population of Yau Ma Tei gradually increased, the settlement strung out along a narrow strip of land at the seafront with most residents being fishermen or engaged in boat-building business.

The Colonial Government intended to develop west Kowloon upon seizure of the Peninsula. As early as in 1863, the colonial government had already drafted the reclamation plan for the Kowloon Peninsula though it had not yet been carried out until the 1870s. Thereafter, Yau Ma Tei was expanded and developed in a rapid pace as a result of the joint effort of the colonial government and the business sector. The colonial government held the first land sale in Yau Ma Tei in 1875.¹⁷ In the same year, a Hong Kong Capitalist, Pang Yim purchased a piece of land in Yau Ma Tei and reclaimed the foreshore in front of his own establishment.¹⁸ A new scheme of land sale in Yau Ma Tei involving collaboration of the colonial government and land purchasers was introduced by Mr. J.M. Price, the Surveyor of the Colonial Government. In the scheme, the government auctioned off parcels of land west of Station Street and purchasers of the lots were obliged to reclaim land at their own expense.¹⁹ In the following years, foreign merchants bid on land lots to the west of Temple Street 廟街. The lots covered the seabed and obliged the purchasers to reclaim land by themselves.²⁰ As a result, a large tract of land between the present Shanghai Street, Reclamation Street 新填地街, Public Square Street 眾坊街 and Saigon Street 西貢街 was created by private developers in the 1870s. The seafront of Yau Ma Tei was extended to the present Reclamation Street. (Fig. 7)



Fig. 7. The street at seafront was the present Reclamation Street.
(from Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing immerge (Hong Kong) Company Limited, 2000, p. 21.)

As the population of Yau Ma Tei grew rapidly in the late 19th century, public facilities were built to cope with the needs of an emerging community, such as a police station at the junction of Station Street and Public Square Street, markets, schools, a small reservoir and a pumping station, etc. At the same time, Tin Hau Temple in Temple Street was renovated with sufficient financial support from the locals. (Fig. 8 - Fig. 11) It reads in the Government Gazette,

¹⁶ P.H. Hase, *In the Heart of the Metropolis: Yaumatei and its People*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 101.

¹⁷ See the *Hong Kong Government Gazette*, No. 161, *Land Sale at Yau-ma Ti, 4 September 1875 (1996)*. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/g1875/694756.pdf>.

¹⁸ P.H. Hase, *In the Heart of the Metropolis: Yaumatei and its People*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 106.

¹⁹ Ho Pui Yin, *Challenges of an Evolving City: 160 Years of Port and Land Development in Hong Kong*, Hong Kong, Commercial Press, 2004, p. 88.

²⁰ Ho Pui Yin, *Challenges of an Evolving City: 160 Years of Port and Land Development in Hong Kong*, Hong Kong, Commercial Press, 2004, p. 88.

Yau-ma-ti in Kowloon has become a new Town within the last few months, and it will continue to increase, its facilities are afforded to the boat-builders and to the junk people, who repair thither to careen and repair their vessels, for on these the trade of the place chief depends.²¹

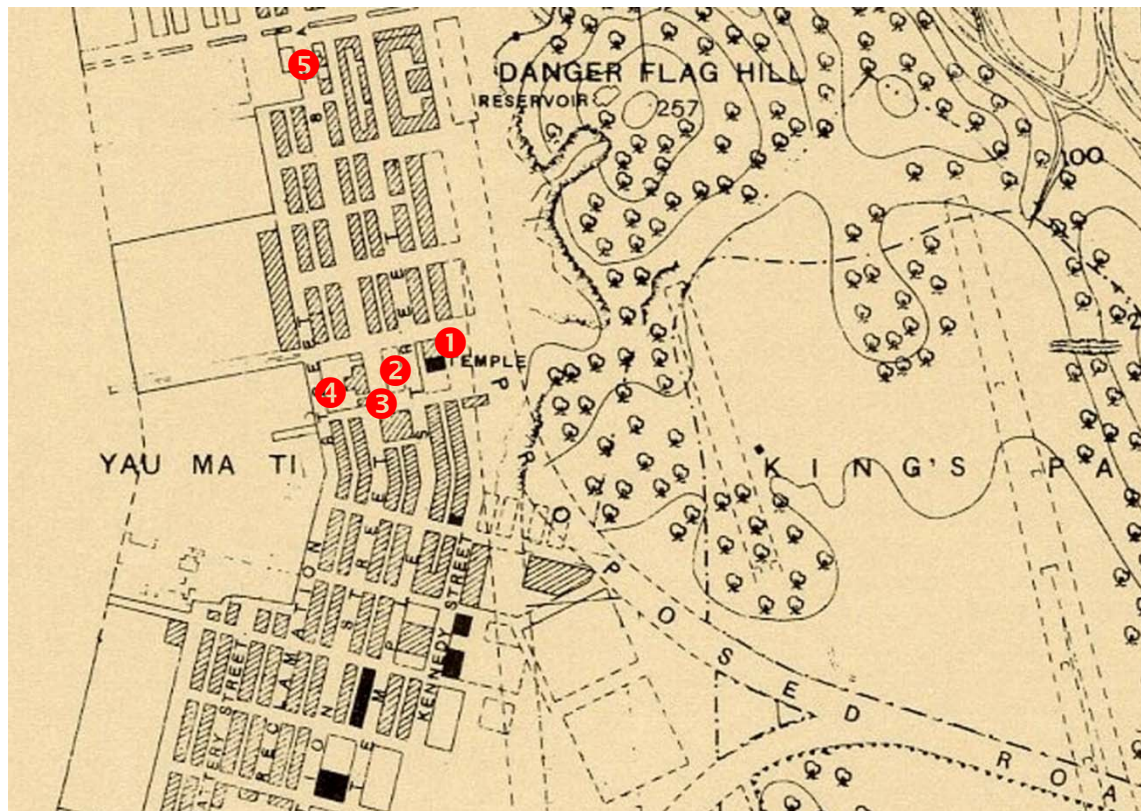


Fig. 8. Public facilities built by the Government in the late nineteenth century.
(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 18.)
① Tin Hau Temple, renovated in 1875. ② Old Market (1864), changed to a public space in the 1870s
③ New market (1879) ④ Yau Ma Tei Police Station (1873) ⑤ Pumping Station (1896)



Fig. 9. The old Yau Ma Police Station, c. 1890s.
(from P.H. Hase, *In the Heart of the Metropolis: Yaumatei and its People*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 105.)

²¹ See the *Hong Kong Government Gazette*, No. 40. *Census Returns, 1876, 24 February 1877 (1996)*. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/g1877/689938.pdf>.

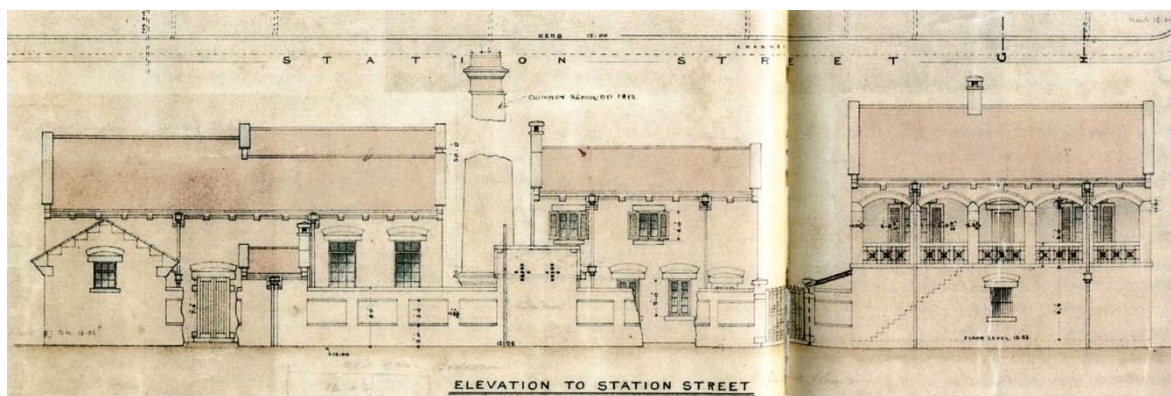


Fig. 10. The elevation of the Pumping Station to Shanghai Street.
(from Ho Pui Yin, *Water for a Barren Rock: 150 Years of Water Supply in Hong Kong*, Hong Kong, Commercial Press, 2001, pp. 58-59.)



Fig. 11. Tin Hau Temple, Yau Ma Tei, c. 1925.
(from Zheng Baohong 鄭寶鴻, *Xiangjiang fengyue: Xianggang de zaoqi changji changsuo* 香江風月：香港的早期娼妓場所 [Early Hong Kong Brothels], p. 119.)

The rapid development of Yau Ma Tei was followed by the increasing demand for land. In the early 20th century, a large-scale reclamation work lasted over 20 years was carried out in Yau Ma Tei. The project started in 1900 and completed in the 1920s. The reclaimed land included area from present Reclamation Street 新填地街 to Ferry Street 渡船街 and from Jordon Road 佐敦道 to Mong Kok Road 旺角道. The total reclaimed land was over 300,000 square feet, mainly used for residential purposes for the Chinese. New streets and roads were laid out and the present Ferry Street became the new waterfront. (Fig. 12)

A large number of immigrants flooded into Hong Kong due to the political and social unrest caused by warlords in Mainland. Yau Ma Tei was one of the places where these new comers settled, and therefore, a lot of tenement houses were constructed along Shanghai Street, Reclamation Street and Temple Street. (Fig. 13 - Fig. 14)

The increasing population called for a pressing need for communal facilities. The first hospital in the Kowloon, Kwong Wah Hospital 廣華醫院, was erected in 1911. In the early days of the 20th century, there were no hospitals in Kowloon. Patients who needed treatment in hospitals had to take a long journey across the harbour to Hong Kong Island where hospitals were located. In 1907, a group of well-respected community leaders proposed the construction of a Chinese hospital in Yau Ma Tei to address healthcare demands.²² Thereby, Kwong Wah Hospital was founded on Waterloo Road.

²² See *History* (2007). Retrieved June 27, 2017, from Kwong Wah Hospital under Kwong Wah Hospital, Web Site: <http://www3.ha.org.hk/kwh/main/en/about-history.asp>

The capacity of the hospital was however low at the early years of running with admittance of only 72 patients at its maximum.²³ (Fig. 15)

A new school was also built to cater for Chinese children in 1905. The school, located at the junction of Public Square Street and the present-day Nathan Road, was a large-scale school for Chinese in Kowloon at that time. (Fig. 16) It comprised one-storied providing four classrooms, a lavatory, a store, play shed as well as caretaker's quarters.²⁴ Besides, a public school founded by Tung Wah Group of Hospitals was built in Temple Street in 1904, but was destroyed by typhoon in the following year. Thereafter, another new school premise was built as part of the Tin Hau Temple complex in 1911.²⁵

To fight crimes and maintain law and order in the area, a new Yau Ma Tei Police Station was built at the junction of Canton Road and Public Square Street in 1923. The old Yau Ma Tei Police Station was converted into a temporary magistracy in 1924 before Kowloon Magistracy was built on Gascoigne Road in 1937.²⁶ (Fig. 17)

The increasing population also meant a rising demand for food and everyday supplies. Other than the old market built in 1879 on Market Street, a new market was erected on Kansu Street in the 1920s, selling vegetables, fruit and poultry.²⁷

Speaking of markets, the Yau Ma Tei Wholesale Fruit Market was built on Waterloo Road in 1913. It started as a retail market of vegetables and fruits serving as the major supplier of fruits in Kowloon. The Kowloon Fruit and Vegetable Operator's Guild was established to raise the co-operation between various parties within the market in 1926.²⁸ This wholesale fruit market eventually became the leading fruit wholesale market in Kowloon.

A market selling vegetables and fruits was founded on Waterloo Road in 1913.²⁹ Fish traders joined in the 1930s. Upon the opening of the vegetables and fishery wholesaling market in Cheung Sha Wan in 1965, the vegetables and fish stalls moved out. The market eventually become the leading fruit wholesale market in Hong Kong.

²³ Xiao Guojian 蕭國健, *Youjianwangqu fengwuzhi* 油尖旺區風物志 [A Guide to The Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, p. 43.

²⁴ See AR 1905 Public Works (1996). Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/s1906/1946.pdf>, p. 551.

²⁵ Xiao Guojian 蕭國健, *Youjianwangqu fengwuzhi* 油尖旺區風物志 [A Guide to The Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, p. 73.

²⁶ See *The Temporary Magistracy at Yaumatei, HHI 1924 29-Dec-1924* (1996). Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/h1924/3082.pdf>, p. 129.

²⁷ Xiao Guojian 蕭國健, *Youjianwangqu fengwuzhi* 油尖旺區風物志 [A Guide to The Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, p. 144.

²⁸ P.H. Hase, *In the Heart of the Metropolis: Yaumatei and its People*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 84.

²⁹ See AR 1913 Public Works (1996). Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/a1913/204.pdf>, p. P75.

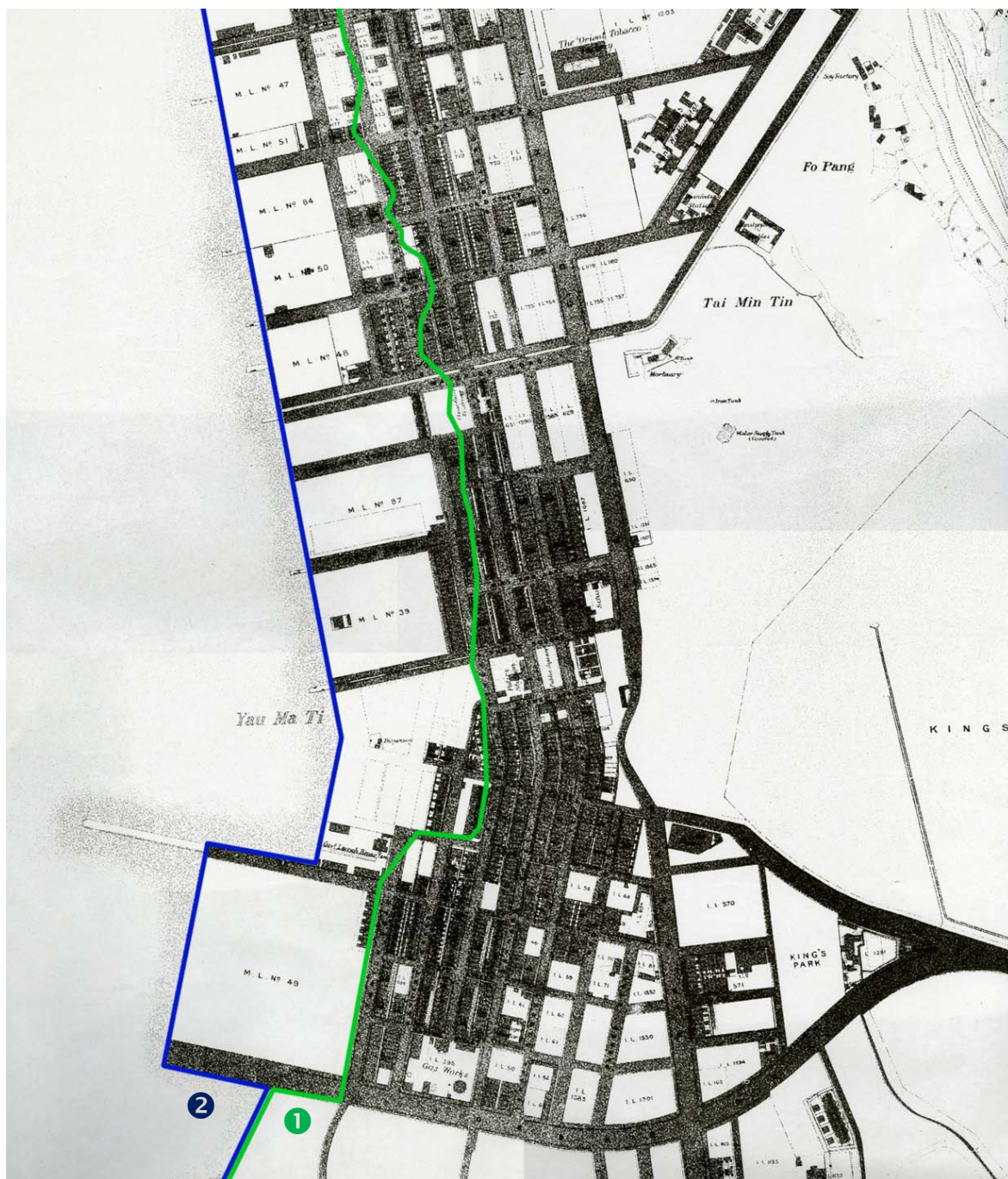


Fig. 12. Map showing the coastline of Yau Ma Tei in 1920.
 (Survey Map No. HGI-3. The Maps from Lands Department
 © The Government of the Hong Kong SAR Reference no. G14/2017)
 ① Coastline in the 1880s ② Coastline in the 1920s



Fig. 13. Tenement houses in Saigon Street, c. 1925.
(from Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 23.)



Fig. 14. Tenement houses in Temple Street, 1930.
(from Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 23)

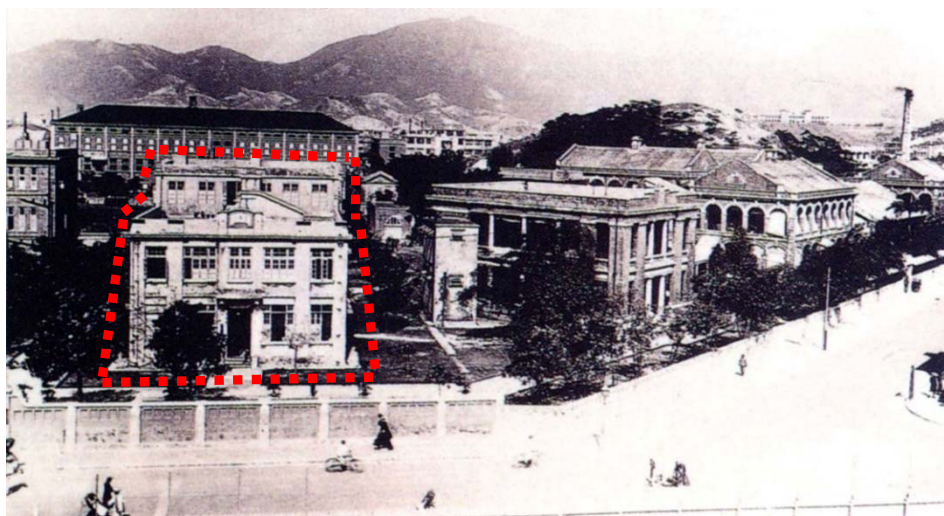


Fig. 15. Kwong Wah Hospital, c. 1920.
(from Xiao Guojian 蕭國健, *Youjianwangqu fengwuzhi* 油尖旺區風物志 [A Guide to The Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, p. 42.)



Fig. 16. Government School at the junction of Nathan Road and Public Square Street, c. 1950.
(from Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 69.)



Fig. 17. Kowloon Magistracy, built in 1937.



Fig. 18. Market located on Kansu Street, c. 1925.
(from Zheng Baohong 鄭寶鴻, *Xiangjiang zhiwei: Xianggang de zaoqi yinshi changsuo* 香江知味：香港的早期飲食場所 [Early Hong Kong Eateries], Hong Kong, The University Museum and Art Gallery, the University of Hong Kong, 2003, p. 107.)

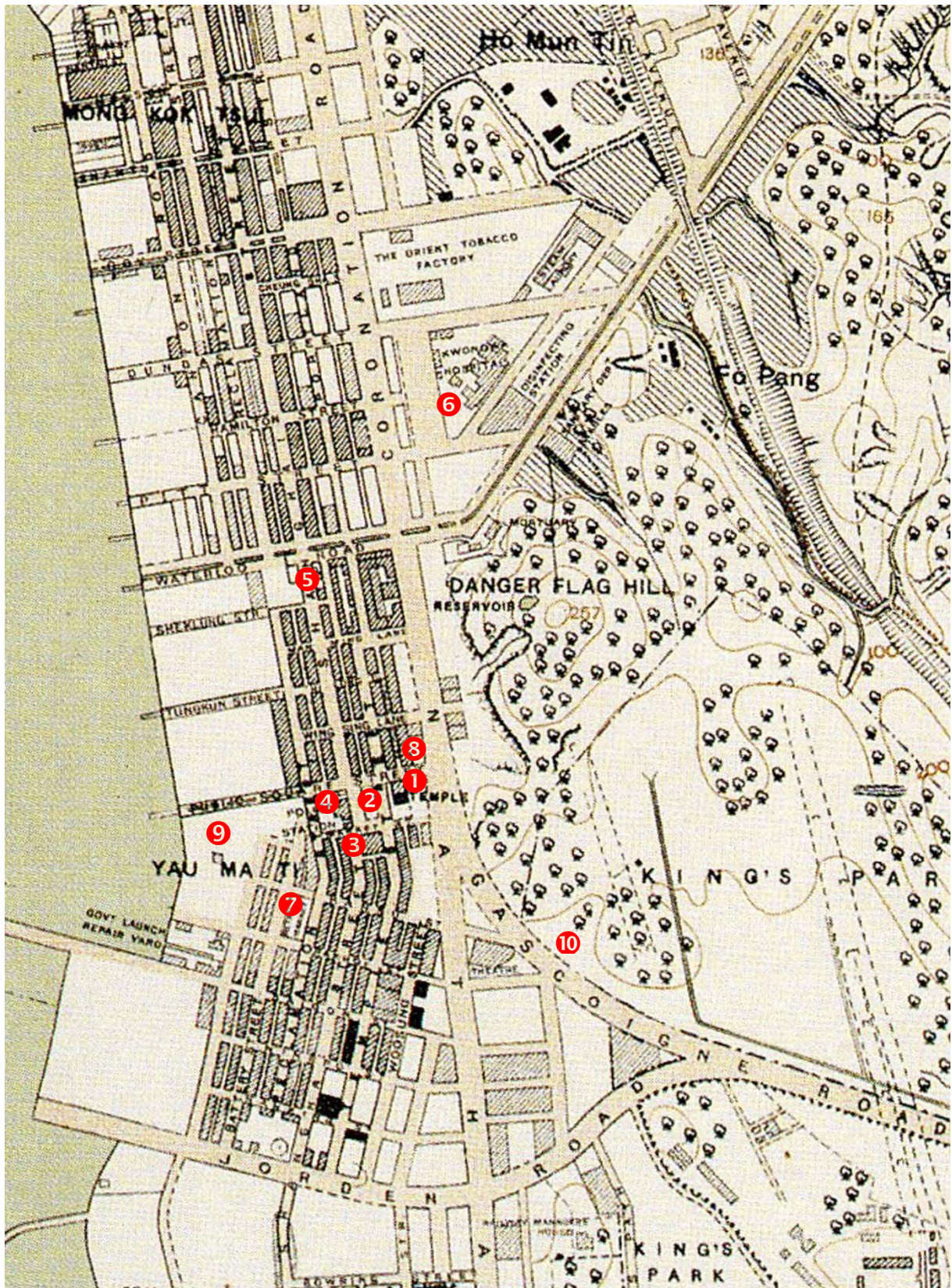


Fig. 19. Map of Yau Ma Tei in 1924.

- ① Tin Hau Temple, renovated in 1875. ② Public space (1870s) ③ Market (1879) ④ Yau Ma Tei Police Station (1873) ⑤ Pumping Station (1896) ⑥ Kwong Wah Hospital (1911) ⑦ New market on Kansu Street (1920s) ⑧ New Government School (1905) ⑨ New Yau Ma Tei Police Station (1923) ⑩ Kowloon Magistracy (1937)

Yau Ma Tei went through great changes during the Japanese invasion. On the 8th December 1941, the Japanese arrived at the Kowloon Peninsula and New Territories and quickly captured the Kowloon Peninsula on 13th December 1941. Many public buildings and church premises were acquired by the Japanese for other uses. The Kowloon Magistracy was used as the Kowloon Headquarters of the Kempeitai who were the Japanese secret police during the Japanese Occupation.³⁰

As the war ended and after the sovereignty of Hong Kong was returned to the British in 1945, the Hong Kong government began to re-establish the economic and industrial growth in Hong Kong. At the same time, a large influx of migrants from the mainland arrived in Hong Kong due to the Chinese Civil War (1947-1949). These new comers helped to quickly revive Yau Ma Tei and made the district flourish again.

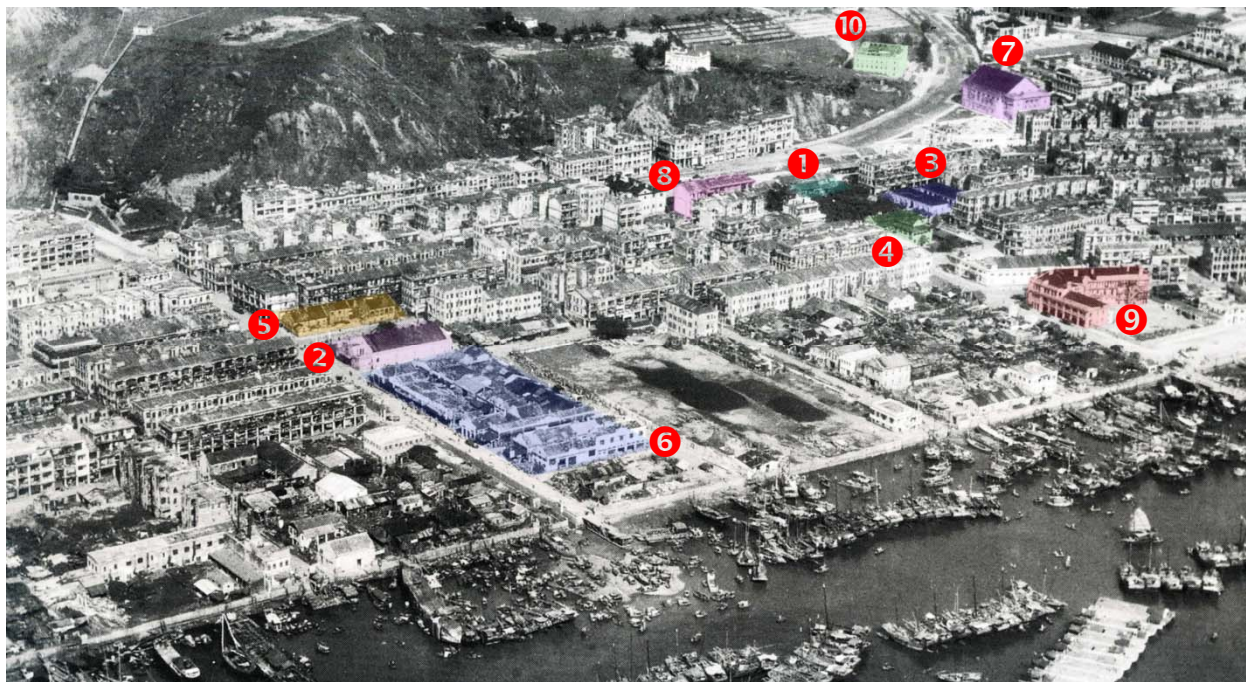


Fig. 20. An aerial view of Yau Ma Tei in c. 1947.

(from Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 41.)

- ① Tin Hau Temple, renovated in 1875. ② Yau Ma Tei Theatre ③ Market (1879)
- ④ Yau Ma Tei Police Station (1873) ⑤ Pumping Station (1896)
- ⑥ Yau Ma Tei Wholesale Fruit Market ⑦ The Astor Theatre ⑧ New Government School (1905)
- ⑨ New Yau Ma Tei Police Station (1923) ⑩ Kowloon Magistracy (1937)

After the Second World War, the coastline of Yau Ma Tei remained unchanged until the 1970s. A proposal of a road construction between Gascoigne Road to Tong Mi Road 塘尾道 was introduced to relieve the congestion problem in West Kowloon in 1969. A new road, now known as Ferry Street, was constructed on the reclaimed land at the coast of Yau Ma Tei in 1977. The coastline changed again in the next decade. A large scale of reclamation work was carried out in Yau Ma Tei during the 1980s. The West Kowloon Reclamation project was first introduced to provide land for the construction of transport infrastructure as well as residential and commercial buildings in 1983. The proposal was eventually approved in 1984 and the reclamation began at Tsim Sha Tsui, and extended northwards to cover Yau Ma Tei, Cheung Sha Wan and Mei Foo 美孚. Yau Ma Tei Typhoon Shelter was then reclaimed in the 1990s. A new Yau Ma Tei Typhoon Shelter was constructed to the west of the original site. The whole project was completed in 2003.³¹ (Fig. 21)

³⁰ Jason Wordie, *Street, Exploring Kowloon*, Hong Kong, Hong Kong University Press, 2007, p. 76.

³¹ Ho Pui Yin, *Challenges for an Evolving City: 160 Years of Port and Land Development in Hong Kong*, Hong Kong, Commercial Press, 2004, p 221.



Fig. 21. Newly reclaimed land at Western Kowloon.
(from Zheng Baohong 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 60.)

2.2 Yau Ma Tei Police Station

2.2.1 The first generation (1873-1922)

Security issues had been a serious problem in Kowloon where robbery and crimes were frequent in the 19th century. Police reports in the 1870s and 1880s recorded bandits making raids in Yau Ma Tei, and the inhabitants were once warned by the police against three unemployed youths living among the rocks of the sea shore.³² Law and order therefore became the main concern of the colonial government. The police force was established with the aim controlling local people in the new possession and preventing crime in the society. Police stations were first established in Hung Hom and Yau Ma Tei on the Kowloon Peninsula. The first police station in Yau Ma Tei was built at the junction of Shanghai Street and Public Square Street in 1873.³³ After the police station was built, criminal cases diminished.³⁴ (Fig. 22 - Fig. 23)

In 1908, the Harbour Master's station at Sham Shui Po was moved to Yau Ma Tei Police Station.³⁵ The Harbour Master's station was responsible for monitoring the ships and boats and maintaining safety of Hong Kong harbour. Their duties included collecting light dues, registering shipping and superintending imports and exports. There were eleven harbour stations in the early 20th century, namely Aberdeen, Stanley, Shau Ki Wan, Hung Hom, Sham Shui Po, Tai Po, Long Ket, Sai Kung, Deep Bay, Tai O and Cheung Chau. It was believed that Yau Ma Tei Police Station also played a vital role in the Hong Kong Harbour's affairs.

³² P.H. Hase, *In the Heart of the Metropolis: Yaumatei and its People*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 102.

³³ See *SP 1894 Report for 1893 Police (1996)*. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/s1894/1427.pdf>, p. 66

³⁴ See *GA 1874 no. 34 Police, Report on, for 1873, 21-Feb-1874 (1996)*. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/g1874/695758.pdf>.

³⁵ See *GA 1908 no. 408 Removal of Harbour Master's Station at Shamshio-po to Yau-ma-ti Police Station, 5-Jun-1908 (1996)*. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/g1908/8600.pdf>.



Fig. 22. The old Yau Ma Tei Police Station, c. 1915.
(from Zheng Baohong 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 75.)

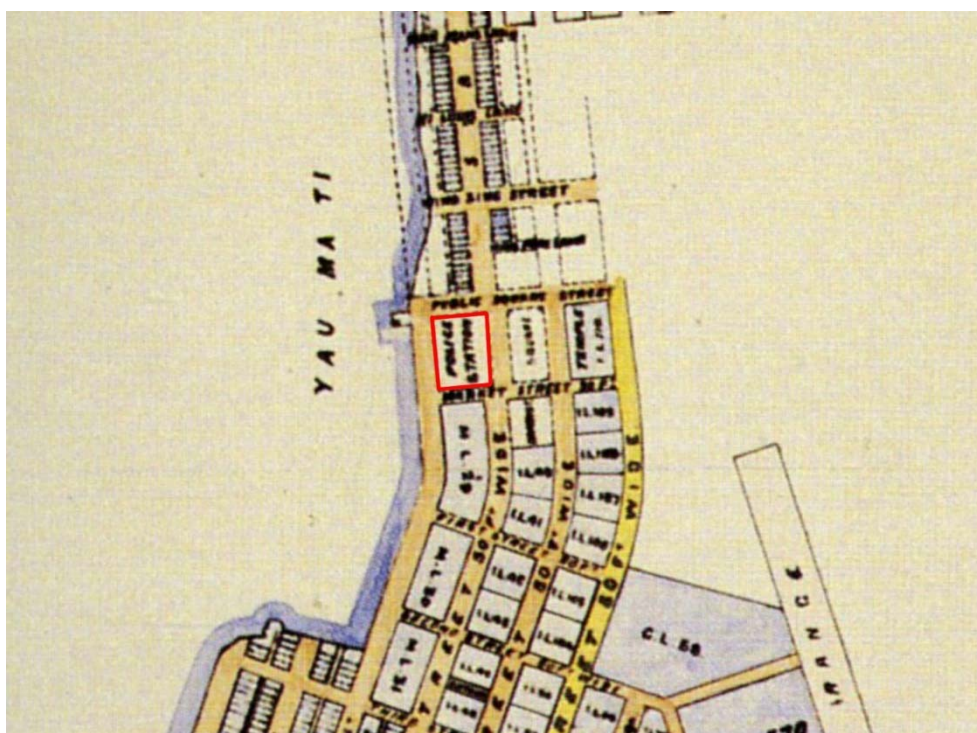


Fig. 23. Yau Ma Tei Police Station shown on the map of Kowloon, 1887.
(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 179.)

2.2.2 The second generation (1923-present)

The present Yau Ma Tei Police Station at the intersection of Canton Road and Public Square Street was built on the reclaimed land that acquired in 1914. The tender for the construction of Yau Ma Tei Police Station was issued in December, 1921.³⁶ Work commenced at 1922 and finished in 1923.³⁷ Yau Ma Tei was one of the overcrowded slum districts in Hong Kong where crime rate had kept a high level since the early 20th century. Yau Ma Tei Police Station played an important role in maintaining public security in the Yau Ma Tei community.

³⁶ See GA 1921 (supp) no. 406 *Tenders invited for the construction of a New Police Station at Yaumati 18-Nov-1921* (1996). Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/G1921/74764.pdf>.

³⁷ See AR 1922 *Public Works* (1996). Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1922/482.pdf>, p. Q85.

2.3 Aerial Photo

2.3.1 1945



Fig. 24. Aerial photo of 1945.
(Photo No. 681_5_4154. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR Reference no. G14/2017)

2.3.2 1949

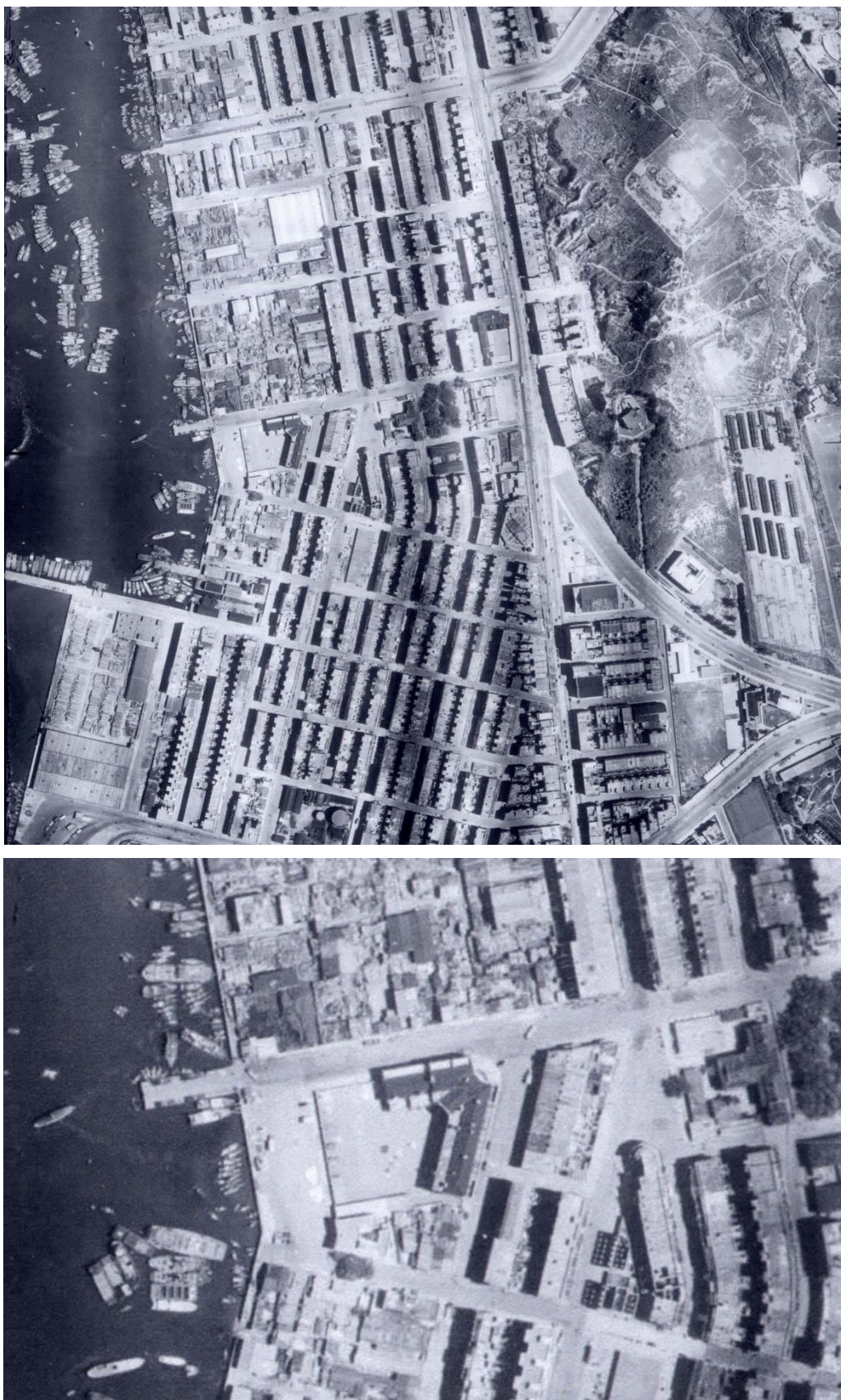


Fig. 25. Aerial photo pf 1949.
(Photo No. 81A_144_6027. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR Reference no. G14/2017)

2.3.3 1967



Fig. 26. Aerial photo of 1967.
(Photo No. 5568. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR Reference no. G14/2017)

2.3.4 1972



Fig. 27. Aerial photo of 1972.
(Photo No. 1637. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR Reference no. G14/2017)

2.3.5 1977



Fig. 28. Aerial photo of 1977.
(Photo No. 19740. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR Reference no. G14/2017)

2.3.5 1997



Fig. 29. Aerial photo of 1997.
(Photo No. CN18606. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR Reference no. GI4/2017)



Fig. 30. Aerial photo of 2007.
(Photo No. CW79609. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR Reference no. G14/2017)



BUILDING

3.1 Architectural evolution

3.1.1 1922-1923: The construction

According to the government gazette, the construction of Yau Ma Tei Police Station was proposed in 1922 and commissioned to Messrs. Kien On & Co., the contractor who built the Headquarters Block of Central Police Station (1919) and Wan Chai Police Station (1932). It reads in the gazette,

Ground floor – Charge Room, Offices, Detectives and Interpreters Rooms, Cells, Accommodation for Indian and Chinese Constables and Boatmen consisting of Dormitories, Mess Rooms, Kitchens, Bathrooms &c. One room is reserved on this floor for the use of the Harbour Office.

First floor – Dormitories, Mess Rooms, Recreation Room, & c., for European Sergeants and Lance Sergeants, and accommodation for Chinese Water Police.

Second floor – Three large flats for an Assistant Superintendent of Police, Inspector and European Sergeant respectively.³⁸

The police station was completed in 1923 for \$267,551.05³⁹, which included the main block as described above and outbuildings providing:

...a four-car garage, confiscated goods store, cattle pound &c.⁴⁰

The government gazette in 1924 also recorded that the police station was equipped with electric light and gas for cooking and heating purposes.

From an old survey map dated 1922, it could be clearly seen that the proposed Yau Ma Tei Police Station acquired a quadrilateral land lot at the seacoast, with the V-shaped main block located at one corner and the rectangular outbuilding at the opposite corner. Among the lot were several piers while further away from the coast were rows of tenement houses. (Fig. 31)

³⁸ AR 1922 Public Works (1996). Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/a1922/482.pdf>, para 143, p. 84.

³⁹ AR 1924 Public Works (1996). Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/a1924/544.pdf>, para 160, p. 112.

⁴⁰ AR 1923 Public Works (1996). Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/a1923/513.pdf>, para 161, p. 103.



Fig. 31. Survey map in 1922.
(Survey Map No. 137-SW-12. The Maps from Lands Department
© The Government of the Hong Kong SAR Reference no. G14/2017)

3.1.2 1950s

The earliest drawings for Yau Ma Tei Police Station dated to 1950. The use of the interior was almost the same as described when it was built. (Fig. 33 - Fig. 34) The ground floor is mainly offices, among which offices for the higher rank officers located near to the entrance hall such as the officer in charge (O.I.C), the divisional superintendent of Yau Ma Tei (D.S.'Y') and the chief inspector of Yau Ma Tei (C.I.'Y') . The first and second floors were mainly living quarters, while the second floor comprised three European flats.

In view of the serious overcrowding condition at Yau Ma Tei Police Station, a new extension (new block) was built in 1955-1957 built by Messrs. Winsome Company. The new block was an L-shaped building built along the north and west side of the site providing extra accommodation, recreation and messing facilities for 150 rank and file and 18 inspectors.. (Fig. 37)

Alterations were also made to the existing main block to provide more accommodation for offices and married quarters. The upper floors provided seven European flats and seven barracks for other police constables.

3.1.3 1960s

The armoury and charge room originally located at the central core on the ground floor were relocated to this new block to free up space for the report room. A square block adjacent to the car port was found, which was probably a store added in the 1960s.

3.1.4 1970s

An old photo dated 1974 shows part of the main block and the outbuilding possessing kitchen and ironing room, the car port and a store. Another old photo taken in 1978 gives a clear view of the main entrance and the verandahs with vase-shaped balusters. The verandahs on the second floor kept open, while the ones on the first floor was enclosed with wire meshes, probably for security reason. (Fig. 38 - Fig. 39)

3.1.5 1980s

The main block underwent a number of internal alterations in the 1980s while the most significant one is enclosing the verandahs on the first and second floor for more office space. (Fig. 40 - Fig. 41)



Fig. 32. Yau Ma Tei Police Station in c.1947.
(from Zheng Baohong, *A century of Kowloon roads and streets*, p. 41.)

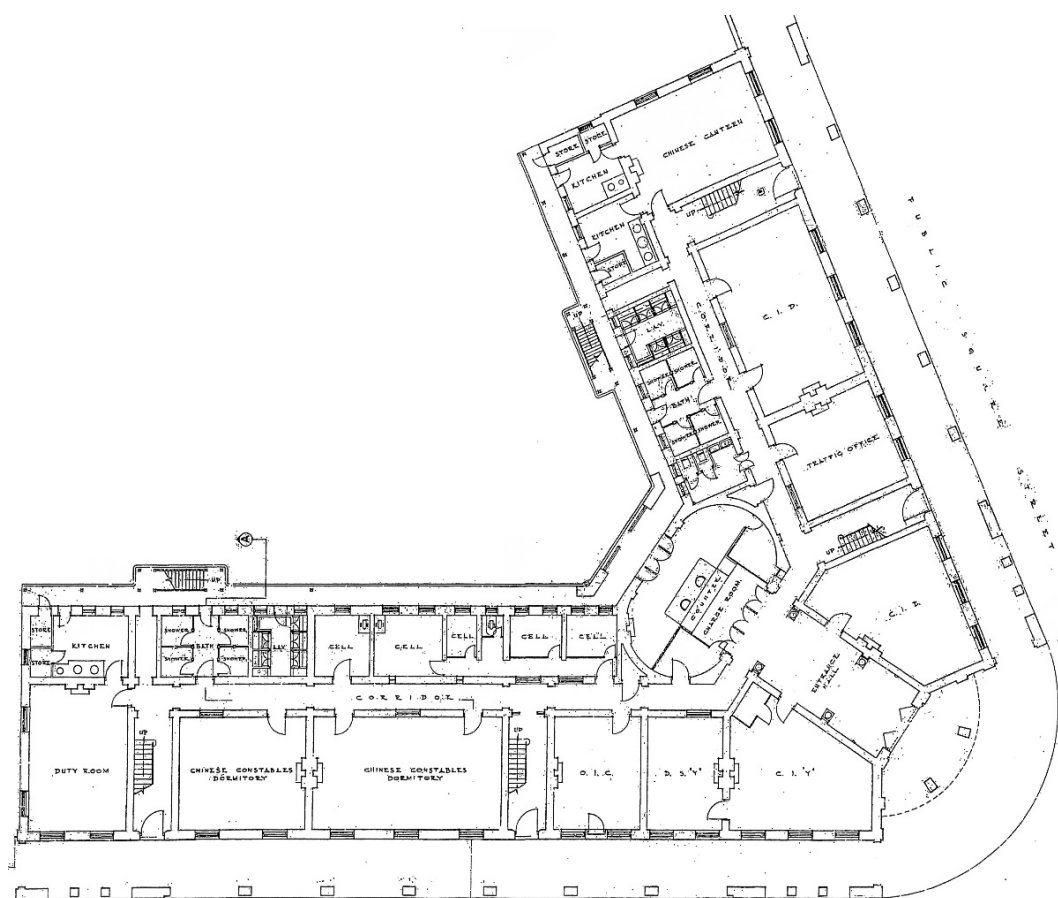


Fig. 33. G/F plan of Yau Ma Tei Police Station in 1950.

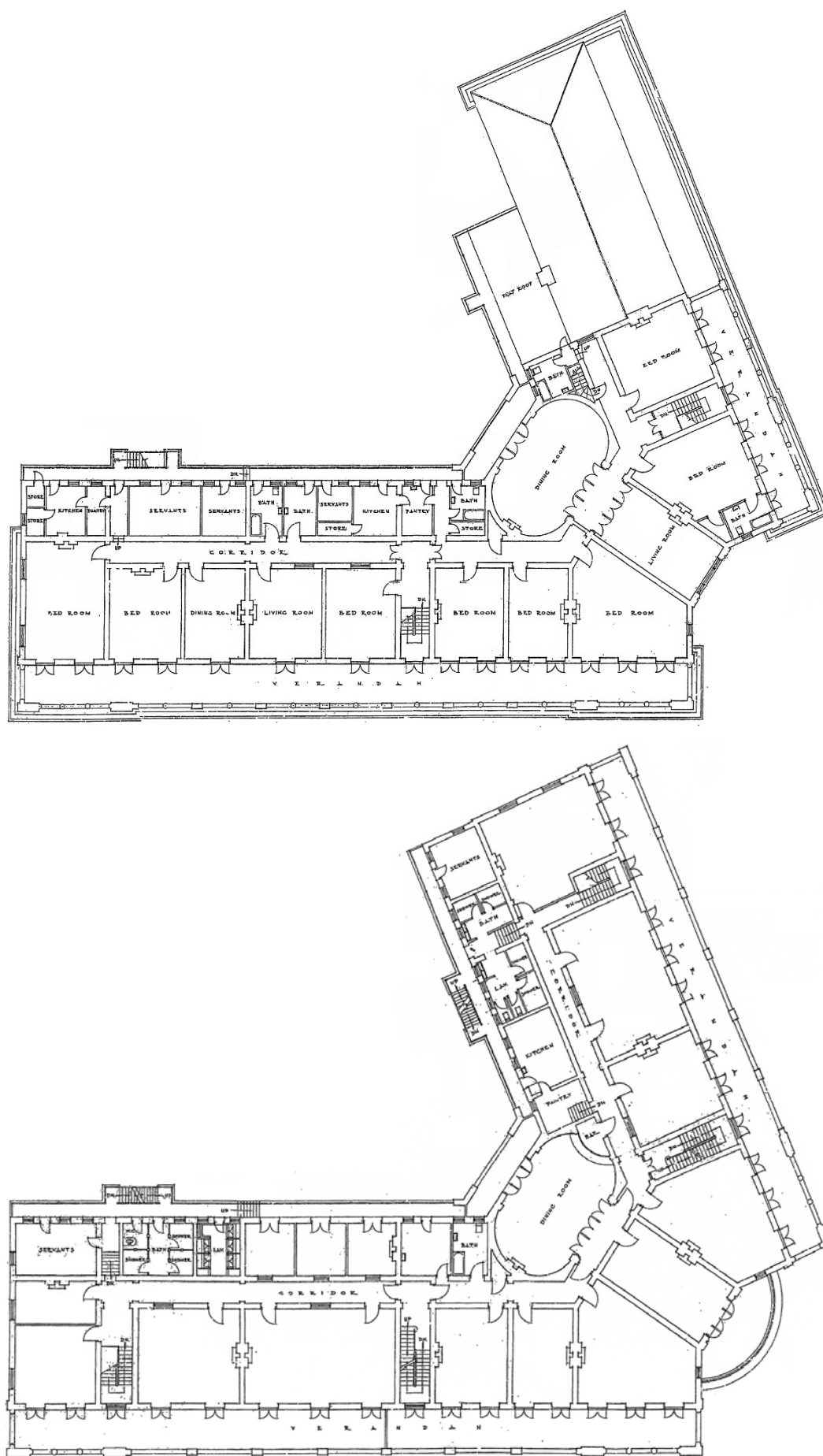


Fig. 34. 2/F (upper) and 1/F (lower) plan of Yau Ma Tei Police Station in 1950.



Fig. 36. 2/F plan of Yau Ma Tei Police Station in 1954.

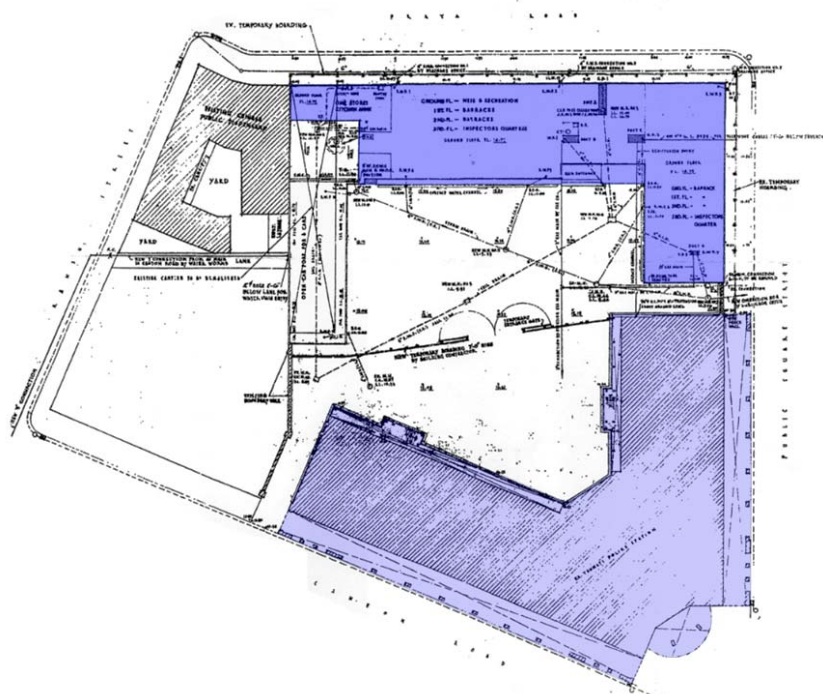


Fig. 37. A New Block added to the rear of Yau Ma Tei Police Station in 1955.



Fig. 38. Old photo of Yau Ma Tei Police Station in 1974.
(Courtesy of Information Services Department, Hong Kong SAR Government, ref. no.: I1816 I5 20 mb.
(partial))



Fig. 39. Front view of the main block at Yau Ma Tei Police Station in 1978.
(Courtesy of Information Services Department, Hong Kong SAR Government, ref. no.: I927 I1 20mb.)

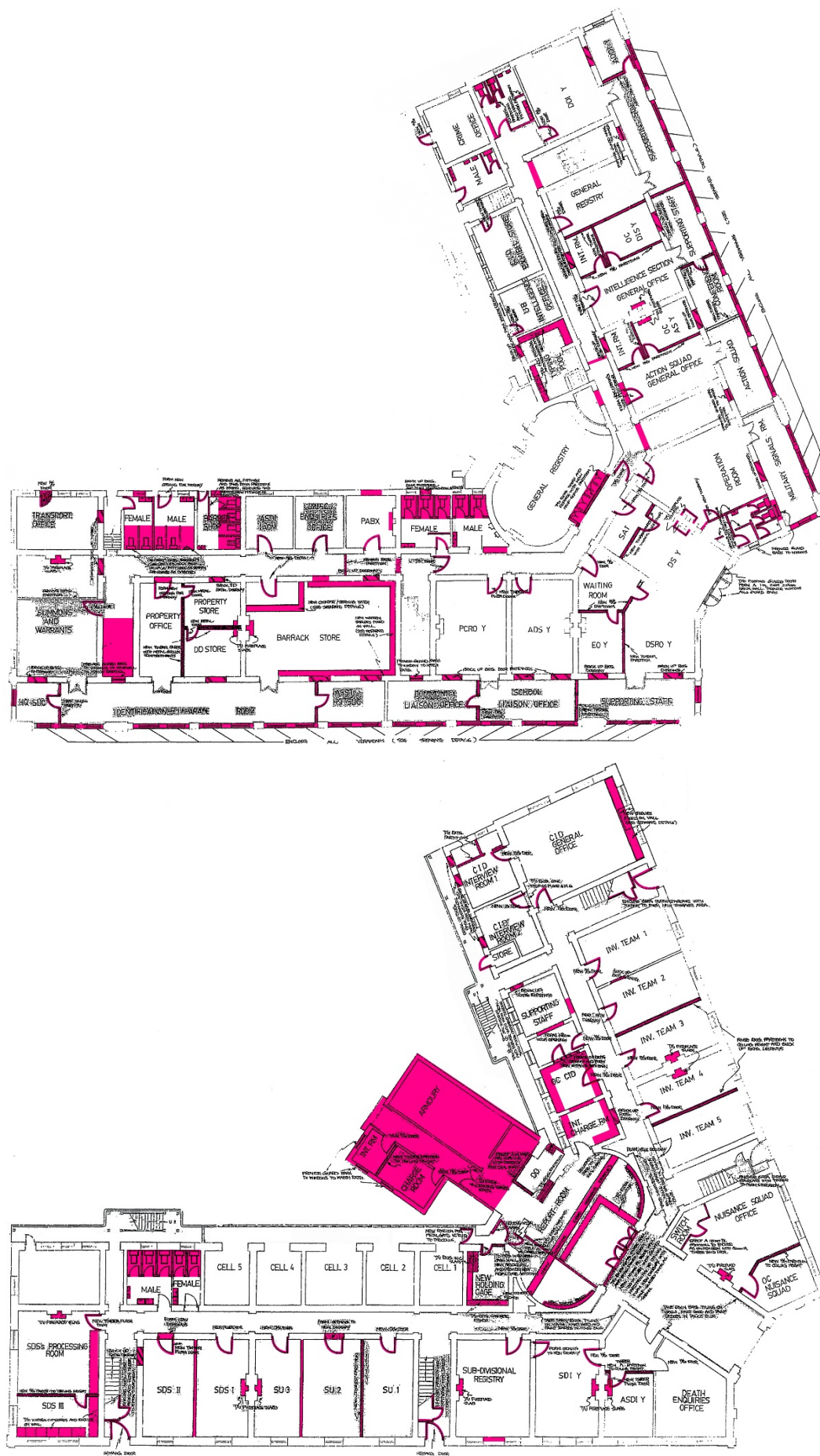


Fig. 40. 1/F (upper) and G/F (lower) plan of Yau Ma Tei Police Station in 1980.



Fig. 41. 2/F plan of Yau Ma Tei Police Station in 1980.



Fig. 42. 1/F (upper) and G/F (lower) plan of Yau Ma Tei Police Station in 2008.



Fig. 43. 2/F plan of Yau Ma Tei Police Station in 2008.

3.2 Architectural description

3.2.1 Spatial arrangement

The main block of Yau Ma Tei Police Station is the earliest building erected on the site. The building comprised three-storey, with an additional storey over the first floor of the north wing in the 1950s. The main block adopted a V-shaped plan comprising two wings and a central core, probably to utilize the periphery of the site with the main entrance facing the bustling streets. The building was designed in neo-classical style featuring the rhythmic use of classical columns on the public façades and entrance portico externally. The main block also carried features of the colonial period, such as deep verandahs and the roof constructed with Chinese-styled pan and roll tile system.

The floors are served by four internal staircases and two external staircases, while four short stairs connect the main corridor to the rooms at the rear façade. The four major internal staircases were built in similar designs. There is a small vestibule on each floor of the staircases, and most of them are provided with glazed doors. The red ceramic floor tiles with a black border at the vestibule of the staircase 3 and staircase 2 on the second floor might imply the original flooring tiles at all staircase vestibules in the old days.

The interior of the main block is planned in a linear manner with rooms located along the main corridor on each floor. The use of space is allocated according to the operational need of a police station, for example, the charge room or report room is located near the main public entrance while the cells are located at a rather secured position at the rear. In the middle of the compound is an open ground used as the parade ground. Offices were planned on the ground floor, and accommodations on the upper floors. The climax of the interior is at the elliptical room at the central core on each floor, which is the only room with curved walls. It was used for function of higher significance, such as the charge room on the ground floor and dining rooms on the first and second floors. Rooms are equipped with timber entrance doors, fireplace, timber plank flooring with plastered skirting, timber French doors opened to verandah, and decorated with plastered moulding at ceiling, and timber picture rails.

Rooms facing the parade ground were mostly servants' quarters, kitchens and lavatories, which have a lower headroom, (Fig. 44) and are accessed through external staircases and balconies along the rear façade. The interior of these rooms is kept simple without any elaborated decoration or feature. The walls were likely to be fair face brickwork, while the floor was cement sand screed, except one finished with red ceramic tiles with black border.

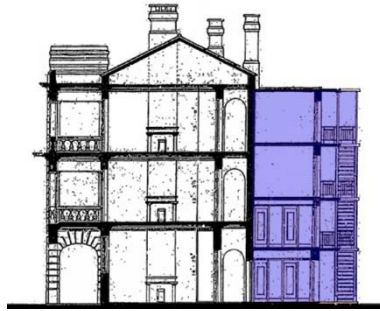


Fig. 44. Section of the two wings of Yau Ma Tei Police Station (1950) showing the difference in headroom at rooms facing parade ground.

3.2.2 Condition of project area

The interior in the project area has been altered considerably over the years. Many of the original features are missing while accretions such as modern internal partitions, conduits, pipework, modern finishes are easily found all over the place.

On the ground floor, the original large offices for senior officers, dormitories and other sizable rooms were divided into smaller accommodations. (Fig. 45) Chimney breasts remained, however, the fireplaces were blocked and mantelpieces were removed. The plastered ceiling with decorative mouldings are generally kept intact, but covered by modern suspended ceiling in some rooms. (Fig. 51) The windows are generally modern aluminium. (Fig. 47) Some original ledged and paneled timber doors are found in corridor, staircase and rooms. A few of them are well preserved with authentic components while the others were altered with the fanlight blocked or panelled door leaf replaced. The floor was paved with modern tiles. (Fig. 48)

The original interior of the first floor is slightly better preserved. Similarly, the original large rooms and verandahs were divided into smaller accommodations. There are two fireplaces well preserved with timber mantel, ceramic tiled cheek and hearth, and cast irons fittings. The plastered ceiling with decorative mouldings are generally kept intact. Even though the verandahs had been enclosed with aluminium-framed windows, there are authentic glazed timber French doors with fanlights atop opened to the verandahs. Many of their fanlights are altered to allow passage of pipework. Some rooms possess original timber plank flooring with plastered skirting and timber picture rail. The floor was laid with modern carpet tiles and vinyl tile flooring. (Fig. 49)



Fig. 45. The original large rooms were divided into smaller accommodations. (left)



Fig. 46. Modern suspended ceiling was installed in some rooms. (right)



Fig. 47. The windows are generally modern aluminium. (left)

Fig. 48. The floor was paved with modern tiles. (right)



Fig. 49. The floor was laid with vinyl tile flooring.

3.3 Architectural style

Classicism refers to a revival of the principles of ancient Greek and Roman art and architecture. In the 19th century, classical revival was the most recent of the many revivals in the history of architecture, with one of the most notable revivals being the Renaissance in the 15th-16th centuries.

Neo-classicism began in the mid-18th century in Europe and America as a reaction to the preceding decorative and curvilinear styles of the Baroque and the Rococo. Buildings of neo-classical style took many different forms with a more personal approach of the architect, but keeping a common feeling of identity and direction based on the ancient Greece and Rome. A less decorative approach comparing to the Baroque and Rococo style was adopted.⁴¹

The public façades of the main block at Yau Ma Tei Police Station follow certain composition, which is related to each other. The kind of orderly composition of different parts originated from the classical architecture. The repeated bay width in between wider bays at both ends of the façades imply a symmetry to the composition and create a sense of rhythm, which are some of the fundamental formal means of composition in classical architecture.⁴²

Although Yau Ma Tei Police Station, of neo-classical style, adopted an asymmetrical plan, it could also be observed that the design maintained symmetry to a certain extent. The entrance façade exhibits a symmetrical design, while the structural grid in plan is mirrored for the two wings.

It also possesses features of Neo-classic style, including superimposed colonnades of Doric and Ionic orders, Roman arches, entrance portico and pediment.

⁴¹ Reynolds, Donald M., *Nineteenth-century architecture*, Cambridge, New York, Cambridge University Press, 1992, pp. 3-24.

⁴² Tzonis, Alexander, *Classical architecture: the poetics of order*, Cambridge, Mass, MIT Press, c1986, pp. 1-129.

4

STATEMENT OF SIGNIFICANCE

4.1 Historic place

Completed in 1923, Yau Ma Tei Police Station is the oldest police station standing in Kowloon today.⁴³ A historic landmark with an iconic entrance portico occupying the junction of Public Square Street and Canton Road, the police station was built on reclaimed land close to the old shoreline along Ferry Street, which came into being after the area's 1904 reclamation.

Despite its vintage age, the police station was not the first one built in the area. Yet, it recalls Yau Ma Tei's history as the first developed urban centre in Kowloon, which dates back to the 1860s.

The first-generation Yau Ma Tei Police Station was built in 1873, at where the Henry G. Leong Yau Ma Tei Community Centre stands today at the corner of Public Square Street and Shanghai Street, close to the original shoreline. Overlooking both the land and the sea, at a time when piracy in Hong Kong waters including Victoria Harbour was rife, it was the second police station erected in Kowloon Peninsula after it was ceded to Great Britain in 1860, with the first being Hung Hom Police Station in 1872.

That the Police decided to set up a base in Yau Ma Tei in early British Kowloon was a logical step in the area's urban development as a busy market town from the 1860s onwards. In fact, the stretch of Shanghai Street in front of the first-generation Yau Ma Tei Police Station was called Station Street until 1909; the original name reflected how the building was a central feature of local life.

The opening in 1923 of the second-generation Yau Ma Tei Police Station close to the old Ferry Street shoreline also recalls a time when Yau Ma Tei was home to a major typhoon shelter for boats, which made the building very much at the centre of the community, at least in physical terms. Other key historic community facilities that have survived up to this day in Yau Ma Tei include the local Tin Hau Temple, Yau Ma Tei Theatre and Yau Ma Tei Fruit Wholesale Market. and the engineer's office of the former Yau Ma Tei Pumping Station, the latter of which was repurposed to serve as the first local post office between 1912 and 1967. Furthermore, the identifiable corner entrance of the police station, together with its low-rise, V-shaped massing, make the building a distinctive component in the local streetscape, as well as a strong reference for a time when Yau Ma Tei was packed with two to three-storey tenement houses before World War II.

The police station experienced the construction of a new block and an addition on the second floor of the main block in 1950s. The expansion of the police station was in response to the increasing demands on the Police Force across Hong Kong after World War II. Hong Kong's population spiked in the post-war period as waves of people poured in from mainland China, escaping the country's political and economic turmoil.

With further reclamations in the following decades, the police station is now pushed inland, losing its connection with the harbour. Yet, as a local institution, it has witnessed and been very much part of Yau Ma Tei's evolution for close to a century.

⁴³ Yau Ma Tei Police Station is the oldest of three pre-war police stations still extant in Kowloon. Another pre-war police station on the Kowloon Peninsula is Sham Shui Po Police Station built at the junction of Lai Chi Kok Road and Yen Chow Street in 1925. There was a Police building erected at No. 142 Prince Edward Road West in Mong Kok in 1925. It was used as temporary premises by the Diocesan Boy's School from 1926 to 1932, and as the Police Training School from 1932 to 1941. The building became the Old Kowloon Police Headquarter from 1947 to 1975.

4.2 Heritage values

Architecturally, the pre-war main block of the Yau Ma Tei Police Station demonstrates the hallmarks of neo-classical style. This is seen in the rhythmic composition of its public façades, the adoption of classical elements such as Greek columns, Roman arches and an entrance portico, and in the symmetry behind the general sense of interior planning and as expressed by the facades. The rare V-shape formed by the two elongated wings of the main block, together with the dominant entrance portico facing the intersection of Canton Road and Public Square Street, makes the building a landmark of Yau Ma Tei.

Many buildings constructed for law and order functions during the 1910s to 1930s in colonial Hong Kong were in the neo-classical style. These visually striking buildings, characterised by their scale, proportion and symmetry, exude a sense of solidity and sometimes severity. Little wonder they used to be a common choice for buildings that represented the power and authority of the government. The most notable such neo-classical edifice built in Hong Kong during this period is the former Supreme Court (1912). Two contemporaneous cousins to Yau Ma Tei Police Station, namely, the Old Kowloon Police Headquarters in Mong Kok and Sham Shui Po Police Station (both 1925), were built in a similar, though much less grand style. The former South Kowloon Magistracy on Gascoigne Road (1936) is another fine, though somewhat forgotten piece of neo-classical architecture in Kowloon.

Local adaptations can be seen in many of the building's architectural elements, which were designed with Hong Kong's often hot and wet weather in mind. These features include the use of deep verandahs, high ceilings, large windows, and doors with openable fanlights. The use of local materials and construction methods is also evident, such as in the Chinese-style pan and roll tiles on the pitched roofs.

In terms of the building's layout, the early arrangements of the station offer glimpses into the racial hierarchy of the Police Force in the old days. For instance, dormitories for Indian and Chinese constables and boatmen were found on the ground floor, while there were dormitories, mess rooms and a recreation room for European sergeants on the first floor.

Having been used as a police station for close to a century, the building has frequently appeared in television dramas and movies as an icon of the Hong Kong Police Force, or for the sense of old Hong Kong that it evokes.⁴⁴

Although the compound experienced various interventions over the years, its authenticity and integrity remain high. Add that to the police station's high historical and social value, this is a valuable piece of Hong Kong heritage.

Former Yau Ma Tei Police Station was accorded as a Grade 2 historical building status by the Antiquities Advisory Board in 2009.

⁴⁴ The building's most notable silver screen appearances include the award-winning local films *Queen of Temple Street* 《廟街皇后》 (1990) and *Life Without Principle* 《奪命金》 (2011), and the Hollywood movie *Rush Hour 2* (2001).

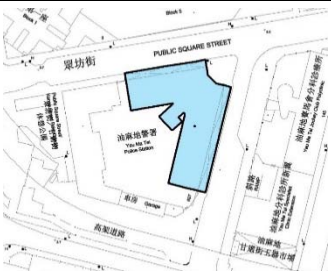
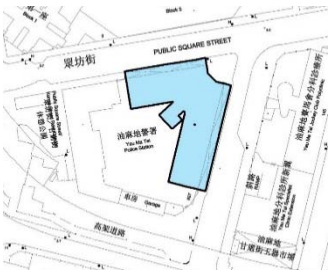
4.3 Character Defining Elements

4.3.1 Definition of terms⁴⁵




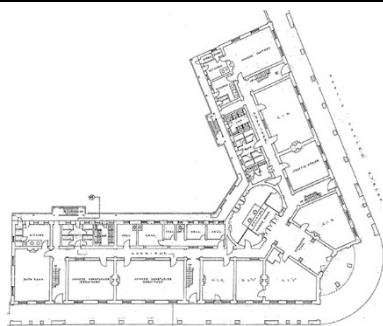
Levels of Significance	Meaning
High	Elements which make a major contribution to the overall significance of the place. Spaces, elements or fabric originally of substantial intrinsic quality, and exhibit high degree of intactness and quality, though minor alterations or degradation may be evident.
Medium	Elements which make a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration or degradation.
Low	Elements which make a minor contribution to the overall significance of the place. Spaces, elements or fabric originally of little intrinsic quality, and may have undergone alteration or degradation. Original spaces, elements or fabrics of some quality, which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive.






⁴⁵ The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.

4.3.2 General

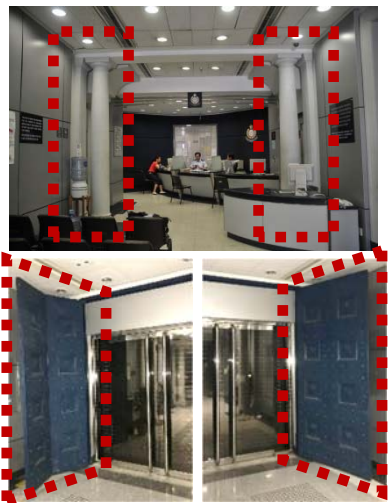
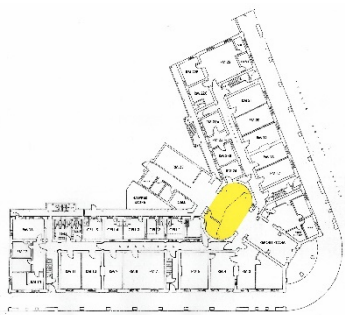



No.	Photo	CDE	Level of Significance	Location
G-1		Corner site setting with main façades facing the intersection of the streets	High	n/a
G-2		V-shaped building mass	High	n/a

4.3.3 Elements of Neo-classical style

No.	Photo	CDE	Level of Significance	Location
C-1		Rhythmic composition on façade with orderly arranged columns and windows in regular bays	High	* outside project area
C-2	 	Symmetrical façade design	High	* outside project area
C-3		General symmetrical spatial planning of the interior	High	n/a




No.	Photo	CDE	Level of Significance	Location plan
C-4		Entrance portico with a semi-circular portico supported on a pair of rectangular columns of a simplified Doric order, and a pediment atop.	High	* outside project area
C-5		Doric and Ionic order	High	* outside project area
C-6		Roman arches on the ground floor at the arcade, corridors and door openings.	High	* outside project area
C-7		Grooved external wall surfaces presenting a simplified interpretation of the masonry works, or rustication commonly used in the past	High	* outside project area
C-8		Stylised gable with mouldings at the corners and two ends of the elevation.	High	* outside project area

4.3.4 Elements reflecting the characters of the police station




No.	Photo	CDE	Level of Significance	Location
P-1		Decorated Entrance lobby with folding timber paneled entrance doors, Doric columns and pilasters, and moulded architrave surrounding the door	High	* outside project area
P-2		Elliptical central core design for important rooms such as the report room for the public and dining rooms for European quarters.	High	1/F * G/F and 2/F are outside project area
P-3		Setting of cells, including gate, bench, opened water closet, and the cell number on the wall surface.	High	* outside project area
P-4		Flat number plates of the European quarters	High	* outside project area
P-5		Guard point numbers	High	* outside project area







4.3.5 Exterior





No.	Photo	CDE	Level of Significance	Location
E-1		Deep verandahs, high ceilings, large windows and doors, high windows at corridor prompting natural cross-ventilation	High	* outside project area
E-2		Chinese pan and roll tiles laid in double layers supported by timber rafters and king-post roof trusses	High	* outside project area
E-3		Chimney stacks found at the corresponding location of the fireplaces underneath, finished with exhaust openings and mouldings simulating a simplified classical column.	High	* outside project area
E-4		Decorated brackets under the eaves and canopy	Medium	* outside project area
E-5		Collapsible metal gate with lock set at the entrance of staircases on G/ F	Medium	(Fig. 51)

No.	Photo	CDE	Level of Significance	Location
E-6		Timber in-swinging double doors at the entrance of staircases on G/ F	Medium	(Fig. 51)
E-7		Open balcony, including metal posts with collars at the top and bottom, and metal balustrade with timber handrail	High	* outside project area
E-8		External metal staircase	High	* outside project area

4.3.5 Interior

No.	Photo	CDE	Level of Significance	Location
I-1		Plastered ceiling with decorative moulding in most of the rooms and corridors on G/F and 1/F	Medium	(Fig. 50)
I-2		Timber planking false ceiling with ventilation panel on the 2/F	High	* outside project area
I-3		Timber plank flooring	High	(Fig. 52)

No.	Photo	CDE	Level of Significance	Location
I-4		Red ceramic floor tiles with black border at staircase vestibule and rooms for back of house facilities	Medium	(Fig. 52)
I-5		Plastered skirting at the interior rooms and along the corridors	Medium	(Fig. 52)
I-6		Glazed French doors with fanlights atop and open to the verandah	High	(Fig. 51)
I-7		Panelled door in the corridor and rooms with fanlight atop.	High	(Fig. 51)
I-8		Glazed timber paneled door with fixed light above and at the sides at staircase	High	(Fig. 51)
I-9		Fireplaces with timber mantel, ceramic tiled cheek and hearth, and cast irons fittings, and chimney breasts.	High	(Fig. 51)

No.	Photo	CDE	Level of Significance	Location
I-10		Timber picture rail in rooms	High	(Fig. 51)
I-11		Concrete staircase with timber hand rail and metal balusters	High	* outside project area
I-12		Fair face brickwork in the kitchen at the past	Medium	(Fig. 51)
I-13		Smoke flue in the kitchen at the past	Medium	Room I18 (Fig. 51)

Note: The location of all the CDEs are subject to further verification on site



Fig. 50. Plastered ceiling with decorative moulding on G/F (lower) and /F (upper).



Fig. 51. Timber doors with authentic components, timber doors with altered components, timber picture rail, fireplaces and fair face brickwork on G/F (lower) and I/F (upper).

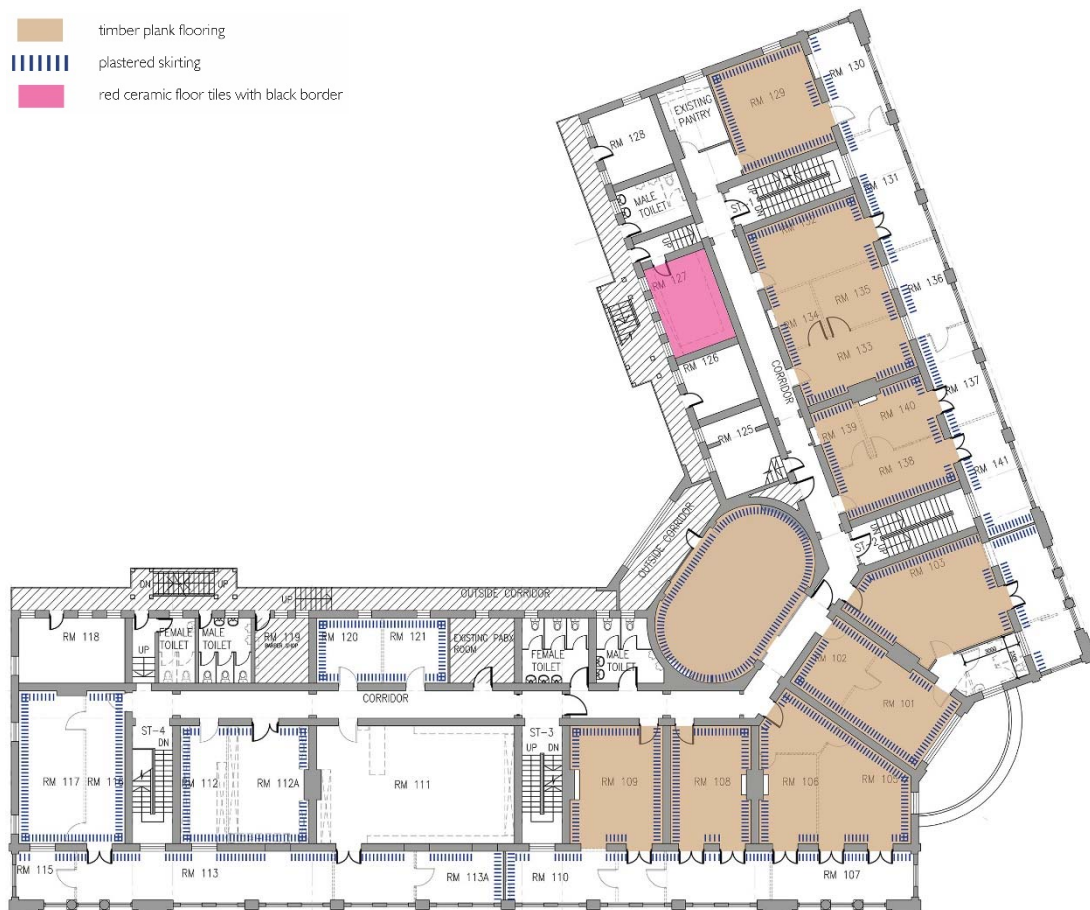


Fig. 52. Timer plank flooring, plastered skirting and red ceramic floor tiles with black border on I/F.

5

CONSERVATION POLICES

The preparation of this conservation management plan is generally based on the conservation principles of the following international charters:

- The Venice Charter (1964) – *International Charter for the Conservation and Restoration of Monuments and Sites*, adopted by ICOMOS in 1965.
- The Burra Charter (2013) – *The Australia ICOMOS Charter for Places of Cultural Significances*
- The China Principles (2015) – *Principles for the Conservation of Heritage Sites in China*

5.1

The facades facing the main streets should be maintained as its present appearance.

The verandahs of high significance on the upper floors were enclosed in the 1980s. Having considered that the proposed project involves only internal fitting out works, façades and the verandahs should be maintained without much disturbances for full scale restoration in future. Further research and investigation on the building fabrics will be required in the full scale restoration to study the feasibility of re-opening the enclosed verandahs on the first and second floors of the main facades.

5.2

The suspended ceilings should be removed from the internal spaces to revert to original interior with high ceiling as far as possible.

Suspended ceiling has been installed in some rooms covering the original plastered ceiling with decorative moulding. These insertions should be removed to show the original interior design.

5.3

Room 109 possessing most of the original internal fittings and finishes should be conserved. The original features, such as timber doors, timber plank flooring, timber picture rail, plastered ceiling with decorative moulding, plastered skirting and fireplace, should be preserved and restored.

Most of the rooms in the project area have been altered considerably. Room 109 has suffered less alteration and should be preserved with extra effort to show the original interior. This room should be retained as office and kept as a large room without additional interior partitions.

5.4

All remaining original internal fittings and finishes in the project area should be preserved in-situ and restored as far as possible.

The building has been altered considerably since it was built 90 years ago. Original features fortunately survived should be retained, restored and repaired so that they can continue in use when the entire building undergoes a full conservation project in future.

5.5

Existing modern building services should be renewed so that the conduits and pipework could be better organized and tidily aligned to minimize the visual impact to the historical fabrics.

It is likely that existing building services was added over the years without holistic planning. The accretions including disorganized conduits and pipework of different systems run caused disturbance to the character defining elements, for examples, the fanlights of the timber French door were altered to allow passage of ducts.

5.6

Some alterations in the interior should be allowed to improve the fire safety of the building for its modern-day usage.

With reference to the Preamble of *Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012 (2016 Edition)*, if it is not intended to undergo alteration and addition works or change the use of an existing heritage building, then there is no provision under the Buildings Ordinance, Cap 123 requiring the existing building to be brought up to the current standards. As the proposed project does not involve alteration and addition works or change the use of an existing heritage building, it is not obligated to upgrade the existing heritage building to comply with current statutory requirements. However, some fitting-out works are proposed to improve the fire safety of the building for its modern-day usage. To provide proper fire compartmentation and fire escape with improved safety, these works include addition of fire rated doors and partition, as well as new exit doors, which should be carefully carried out with minimal disturbance to the original historical fabrics.

6

HERITAGE IMPACT ASSESSMENT

6.1 Objectives of the project

1. To convert part of the building into modern office accommodation that commensurate with unique needs of Operations Section of Cyber Security and Technology Crime Bureau, Hong Kong Police Force.
2. To repair some of the Character Defining Elements in the Project area.

6.2 Proposed works

6.2.1 Conservation works

1. Retain the original layout at the time it was completed in 1923 as far as practical, with reference to earliest available records.
2. Remove existing suspended ceiling, acoustic panel finish on walls and carpet to reveal the original architectural features and finishes.
3. Restore glazed timber panelled doors with fixed light above and at the sides at staircase, panelled doors with fanlight atop in the corridor and rooms, glazed French doors with fanlights atop opened to verandah.
4. Make good plastered ceiling with decorative moulding in corridors and rooms.
5. Make good plastered skirting at the interior rooms and along the verandah.
6. Make good fireplace with timber mantel, ceramic tiled cheek and hearth, and cast irons fittings, and chimney breasts in Room 109.

6.2.2 Conversion works to meet the needs of users

1. Remove existing building services fittings, such as trunkings, conduits, sockets, lightings, window type and split type air-conditioning units, etc.
2. Install new electrical equipment and fitting, fire services system, such as FM200 system, and air-conditioning system to suit the new use.
3. Install new exit doors at the entrance of staircases on G/F for means of escape consideration, and keep the historical timber doors and metal collapsible gates in-situ and open all the time.
4. Install new suspended ceiling system in corridors and a few rooms for operational need.
5. Install acoustic panel finish in Room 21 and thermal insulation in plant rooms.
6. Replace existing modern floor finishes with new finishes.
7. Install new ironmongeries to existing doors and new doors in corridor and rooms for security.

6.3 User's requirement

1. Allocate spaces for Plant Rooms, which have special requirements on floor loading and building services installation.

6.4 Statutory requirement

The proposed project does not impose a change to the usage of existing building or carry out Alteration and Addition Works defined under Buildings Ordinance. Hence, it is not obligated to upgrade the heritage building to comply with current statutory requirements. However, considerations shall be given to the opening direction of the existing exit doors of ST-2 and ST-3 on G/F. They currently open inward against the fire escape direction. Although the building is accorded as graded built heritage and upgrading of the existing exit doors are exempted, the existing fire exits may endanger the life of occupancy in case of fire. Therefore, these existing historical doors are preserved in-situ and kept open all the time, while new exit doors to open outward in the same direction of exit routes are installed.

6.5 Proposed layout

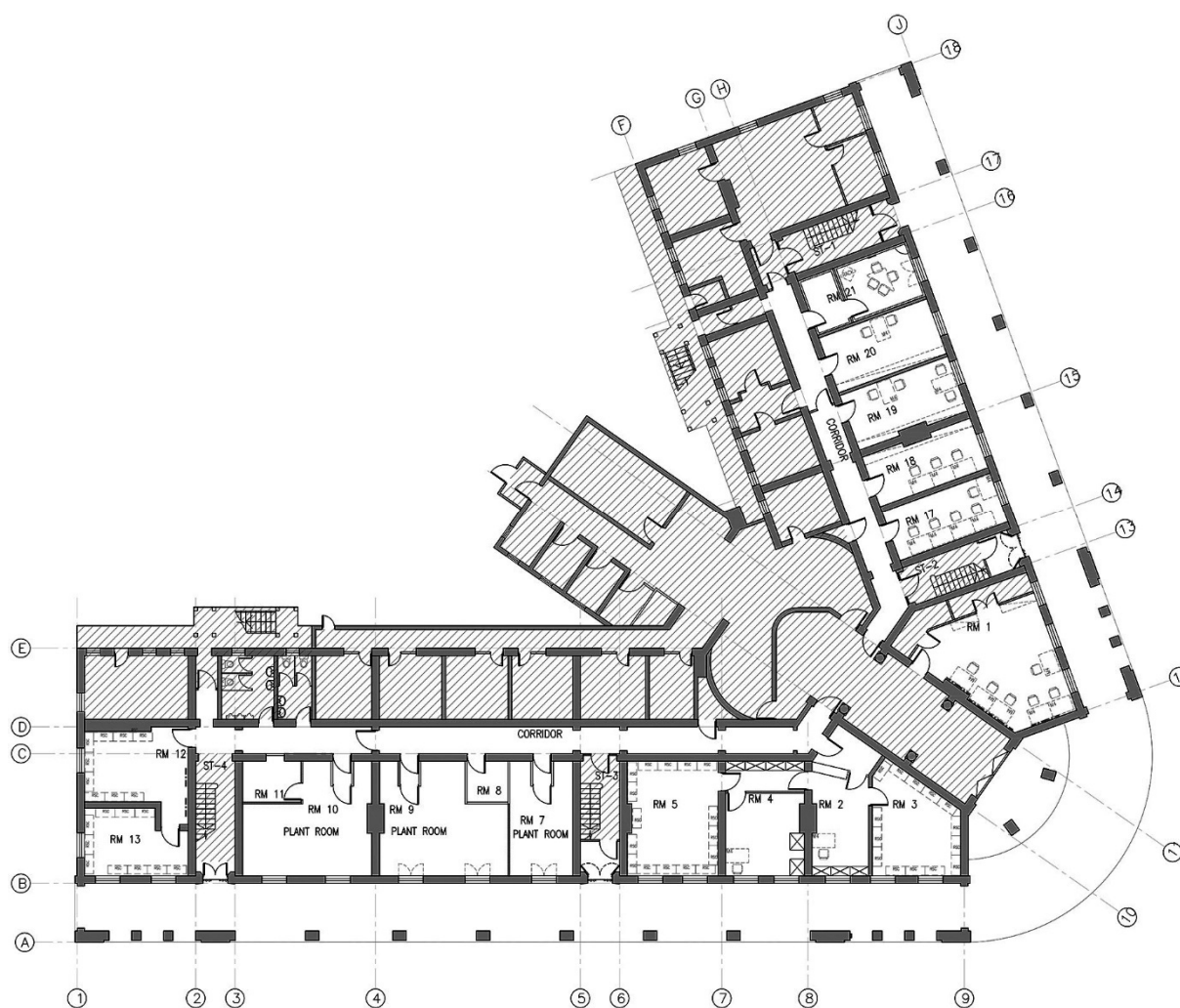


Fig. 53. Proposed ground floor plan.

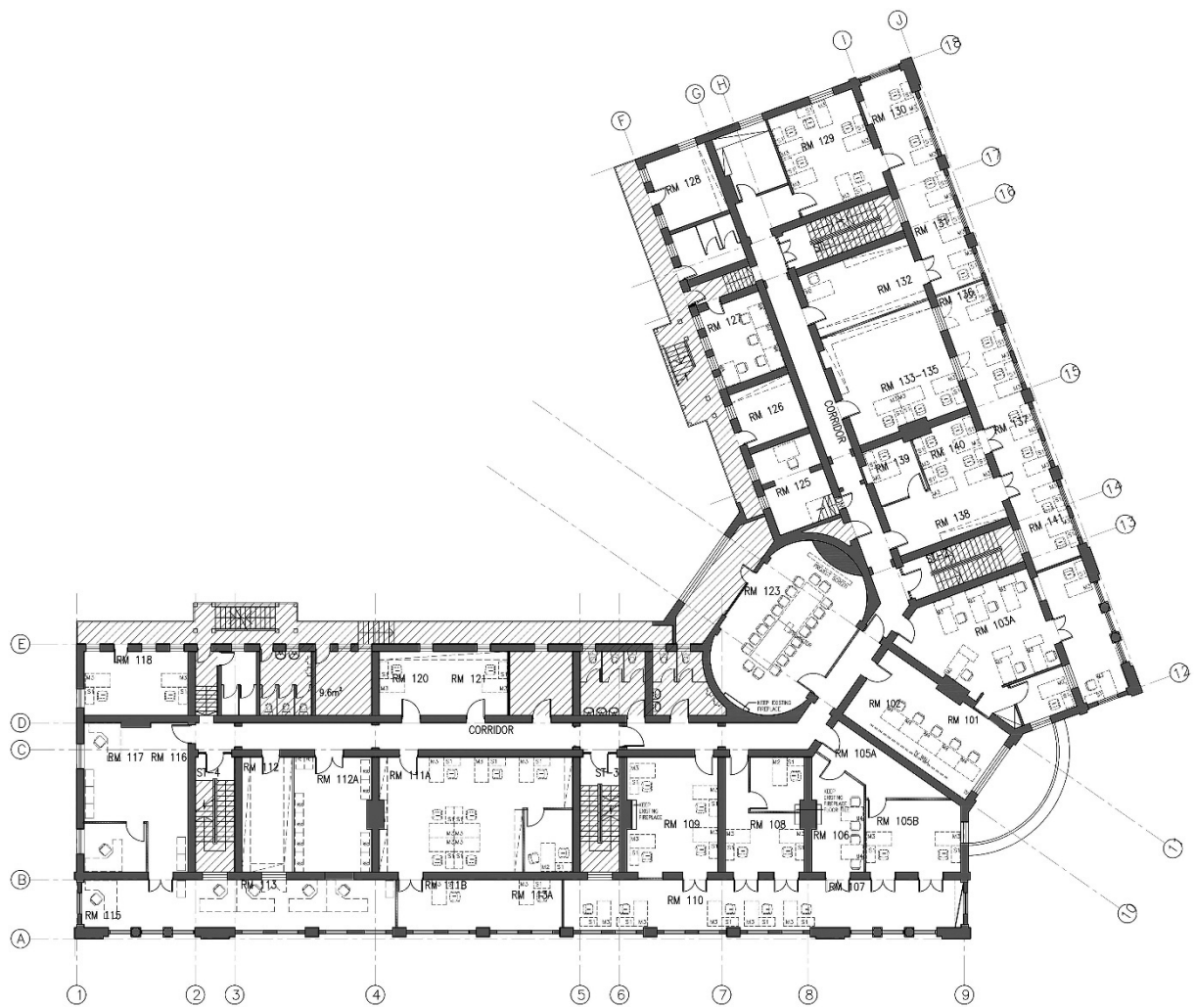


Fig. 54. Proposed first floor plan.



Fig. 55. Artistic impression of the proposed typical office design.



Fig. 56. Artistic impression of the proposed corridor design.

6.6 Impact Assessment and Mitigation Measures


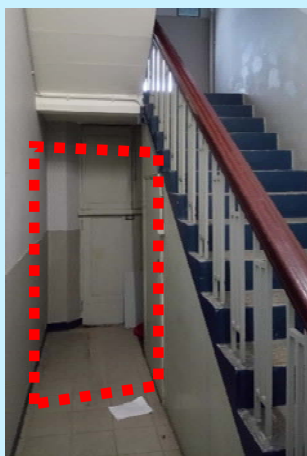
6.6.1 Definition of terms⁴⁶



Impact level	<i>The evaluation of heritage impact assessment in the proposal is classified into five levels of impact based on the type and extent of the effects concluded in the Heritage Impact Assessment⁴⁷:</i>
Beneficial impact	the impact is beneficial if the proposal will enhance the preservation of the heritage site
Acceptable impact	the assessment indicates that there will be no significant effects on the heritage site
Acceptable impact with mitigation measures	there will be some adverse effects, but these can be eliminated, reduced or offset to a larger extent by specific measures
Unacceptable impact	the adverse effects are considered to be too excessive and are unable to mitigate practically
Undetermined impact	the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Further detailed study will be required for the specific effects in question.

⁴⁶ The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.





⁴⁷ Antiquities and Monuments Office, *Guidelines for Heritage Impact Assessment*, June 2010.

6.6.2 Impact assessment


General			
A-1	Assessment Items	Affected CDE	Level of significance
	Convert the G/F (partial) and 1/F of former Yau Ma Tei Police Station into modern office accommodation	Not applicable	Not applicable
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures	
		<ul style="list-style-type: none">Photographic and cartographic survey of the interior fitting-out works area including the affected CDEs shall be carried out before the commencement of works.	
Building			
B-1	Assessment Items	Affected CDEs / fabric	Level of significance
	Remove existing suspended ceiling, acoustic panel finishes on walls and carpet	Plastered ceiling with decorative moulding	Medium
		Timber plank flooring	High
		Plastered skirting	Medium
		Impact Level	
		Beneficial impact	
		Treatment/ Mitigation Measures	
		<ul style="list-style-type: none">Removal of later added modern finishes will uncover the original architectural features and finishes, reveal the original interior design, leading to a better understanding of the historic building.	
B-2	Assessment Items	Affected CDEs / fabric	Level of significance
	Install new exit doors at ST-2 and ST-3 on G/F	Timber in-swinging double doors	Medium
		Metal collapsible gates	Medium
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures	
		<ul style="list-style-type: none">The timber double doors and metal collapsible gates shall be preserved in-situ.The disturbance to the historic fabric caused by the installation should be kept to a minimum.The design of new doors shall be compatible to the historical atmosphere. It should be discernible from the original historical fabrics, and of simple design that would not overwhelm the original architectural features.The timber double doors and metal collapsible gates at ST-4 shall be preserved in-situ and stay closed for public appreciation.	

B-3	Assessment Items	Affected CDEs / fabric	Level of significance
	Install window-type air conditioners at enclosed verandahs to enhance the comfort of users 	Facades facing streets	High
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures <ul style="list-style-type: none"> The original verandahs was enclosed in 1980s. Installation of window-type air conditioners on existing modern aluminium windows help to avoid pipework running through internal spaces and openings on historical brick walls 	
B-4	Assessment Items	Affected CDEs / fabric	Level of significance
	Install split-type air conditioning units and pipework at the façade facing internal courtyard to enhance the comfort of users 	Facades facing internal courtyard	High
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures <ul style="list-style-type: none"> The outdoor units should be put placed in less prominent locations to minimize visual impact to the heritage site. The disturbance to the historic fabric caused by the pipework running on the facades and in the interior should be kept to a minimum. 	
B-5	Assessment Items	Affected CDEs / fabric	Level of significance
	Installation of new building services such as electrical system, fire services system, etc.	Brick walls	Medium
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures <ul style="list-style-type: none"> Existing openings should be utilized as far as possible for new pipework. The disturbance to historical brickworks shall be kept to a minimum. Pipework of new building services should be grouped as far as technically practical therefore the number of new openings made on historical brick walls could be minimal. New openings should be well planned and located at less prominent position to minimize visual impact. New opening shall be formed by removing individual brick instead of coring or breaking the brickworks, subject to advice from Structural Engineer. Concealed pipework is not allowed. Therefore, the routing of pipework should be carefully planned and tidily aligned at less prominent position to minimize visual impact. 	




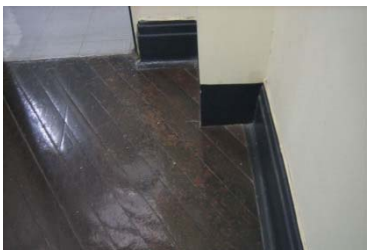

B-6	Assessment Items	Affected CDEs / fabric	Level of significance
	Install equipment of heavy loading in Plant Rooms	Not applicable	Not applicable
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures	
		<ul style="list-style-type: none"> The Plant Room shall be allocated on G/F to minimize the extent of structural strengthening works. 	
B-7	Assessment Items	Affected CDEs / fabric	Level of significance
	Install new suspended ceiling system in corridors	Plastered ceiling with decorative moulding	Medium
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures	
		<ul style="list-style-type: none"> The new suspended ceiling should not disturb the decorative moulding at ceiling. The design of new suspended ceiling shall be compatible to the historical atmosphere. It should be discernible from the original historical fabrics, and of simple design that would not overwhelm the original architectural features. Ceiling system with open wide grid ceiling pattern instead of concealed type ceiling, such as baffle ceiling, should be considered. 	
B-8	Assessment Items	Affected CDEs / fabric	Level of significance
	Install new internal partitions to suit operational needs	Plastered ceiling with decorative moulding	Medium
		Timber plank flooring	High
		Brick walls	Medium
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures	
		<ul style="list-style-type: none"> The disturbance to the historic timber plank flooring, brick walls and plastered ceiling with decoration moulding caused by the fixing of new internal partitions should be kept to a minimum. 	





B-9	Assessment Items	Affected CDEs / fabric	Level of significance
	<p>Install new suspended ceiling system in a few rooms to suit the functional needs</p>  <p>Room 2</p>	<p>Plastered ceiling with decorative moulding</p>	<p>Medium</p>
		<p>Impact Level</p> <p>Acceptable impact with mitigation measures</p>	
		<p>Treatment/ Mitigation Measures</p> <ul style="list-style-type: none"> ■ The new suspended ceiling should not disturb the decorative moulding at ceiling. ■ The design of new suspended ceiling shall be compatible to the historical atmosphere. It should be discernible from the original historical fabrics, and of simple design that would not overwhelm the original architectural features. 	
B-10	Assessment Items	Affected CDEs / fabric	Level of significance
	<p>Install new acoustic ceiling system and acoustic timber wall panel system in Room 21 to suit the operational needs</p> 	<p>Plastered ceiling with decorative moulding</p>	<p>Medium</p>
		<p>Brick walls</p>	<p>Medium</p>
		<p>Impact Level</p> <p>Acceptable impact with mitigation measures</p>	
		<p>Treatment/ Mitigation Measures</p> <ul style="list-style-type: none"> ■ The new suspended ceiling should not disturb the decorative moulding at ceiling. ■ The design of new suspended ceiling shall be compatible to the historical atmosphere. It should be discernible from the original historical fabrics, and of simple design that would not overwhelm the original architectural features. 	
B-11	Assessment Items	Affected CDEs / fabric	Level of significance
	<p>Replace existing modern floor finishes with new finishes</p>  	<p>Not applicable</p>	<p>Not applicable</p>
		<p>Impact Level</p> <p>Acceptable impact with mitigation measures</p>	
		<p>Treatment/ Mitigation Measures</p> <ul style="list-style-type: none"> ■ The design of new floor finishes shall be compatible to the historical atmosphere. It should be discernible from the original historical fabrics, and of simple design that would not overwhelm the original architectural features. ■ The design of new skirting at the corridor on G/F and I/F may make reference to the original plastering skirting with curved profile retained on the 2/F. 	

B-12	Assessment Items	Affected CDEs / fabric	Level of significance
	Install new ironmongeries to existing doors in corridor and rooms for security 	Timber doors	High
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures <ul style="list-style-type: none"> ▪ The appearance of the new ironmongeries should be compatible to the historical doors. They should be discernible from the original historical fabrics, and of simple design that would not overwhelm the original historical doors. ▪ The disturbance to historical doors shall be kept to a minimum. ▪ If the alteration to the historical door leaf is extensive, it should be replaced by a new door leaf that could allow greater extent of modification to fit the new ironmongeries. The historical door leaf shall be dismantled carefully, properly labelled, well packed and stored on site. 	
B-13	Assessment Items	Affected CDEs / fabric	Level of significance
	Install a LCD display wall in Room 102 	Brick walls	Medium
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures <ul style="list-style-type: none"> ▪ The installation should not disturb the decorative moulding at ceiling and plastered skirting. 	
B-14	Assessment Items	Affected CDEs / fabric	Level of significance
	Install a projector and screen in Room 123 	Plastered ceiling with decorative moulding	Medium
		Impact Level	
		Acceptable impact with mitigation measures	
		Treatment/ Mitigation Measures <ul style="list-style-type: none"> ▪ The installation should not disturb the decorative moulding at ceiling. 	

B-15	Assessment Items	Affected CDEs / fabric	Level of significance
	Install new fire rated doors in Room 7, 9 and 10 for fire safety consideration	Timber doors	High
	 <p>Room 7, 9 and 10</p>	Impact Level Acceptable impact with mitigation measures Treatment/ Mitigation Measures <ul style="list-style-type: none"> ■ The installation of new fire rated door should not cause any disturbance to the original timber doors. ■ The new fire rated doors should be discernible from the original historical fabrics, and of simple design that would not overwhelm the original architectural features. 	

6.7 Suggested treatment to affected character-defining elements

No.	Photo	CDE	Suggested treatments
I-1		Plastered ceiling with decorative moulding in most of the rooms on G/F and I/F	<ul style="list-style-type: none"> Make good the surface and re-paint.
I-3		Timber plank flooring	<ul style="list-style-type: none"> Remove existing carpet to reveal original timber plank flooring. Remove all existing coatings on timber surfaces. Repair and make good plank flooring. Replace defective plank flooring with new timber plank of matching species. Apply wood preservative primer and protective finish coating on timber surface.
I-4		Red ceramic floor tiles with black border at rooms for back of house facilities	<ul style="list-style-type: none"> Clean with diluted domestic detergent.
I-5		Plastered skirting at the interior rooms and along the corridors	<ul style="list-style-type: none"> Make good the surface and re-paint.
I-6		Glazed French doors with fanlights atop and open to the verandah	<ul style="list-style-type: none"> Remove all existing coatings on timber surfaces. Repair and make good the door panels, fanlights and frames. Replace defective timber components with new timber of matching species. Replace missing or damaged glazing with new glazing to match with existing Apply wood preservative primer and protective finish coating on timber surface. Make good all original ironmongeries. Supply and install new ironmongeries to match with originals.

I-7		Panelled door in the corridor and rooms with fanlight atop.	<ul style="list-style-type: none"> Remove all existing coatings on timber surfaces. Repair and make good the door panels, fanlights and frames. Replace defective timber components with new timber of matching species. Replace missing or damaged glazing with new glazing to match with existing Apply wood preservative primer and protective finish coating on timber surface. Later replaced modern door leaves will be replaced with new door leaves according to user's requirements. Install new door locks, including electronic digital locks, or replacement of the existing broken door locks with similar models
I-8		Glazed timber paneled door with fixed light above and at the sides at staircase	<ul style="list-style-type: none"> Remove all existing coatings on timber surfaces. Repair and make good the door panels, fanlights and frames. Replace defective timber components with new timber of matching species. Replace missing or damaged glazing with new glazing to match with existing Apply wood preservative primer and protective finish coating on timber surface. Install new door locks, including electronic digital locks, or replacement of the existing broken door locks with similar models
I-9		Fireplaces with timber mantel, ceramic tiled cheek and hearth, and cast irons fittings, and chimney breasts.	<ul style="list-style-type: none"> Remove all existing coatings on timber surfaces. Cleanse the ceramic tiles and marble at the cheek and hearth. Remove existing paint finishes and rust on the cast iron hood, fire back, grate, etc. Make good holes and cracks on all timber items and cast iron goods. Apply wood preservative primer and protective finish coating on timber surface. Apply anti-corrosion primer and enamel paint to all castings
I-12 I-13		Fair face brickwork in the kitchen at the past, and Smoke flue	<ul style="list-style-type: none"> Preserve the rough surface of brickwork Remove the loose paint and repainted



MANAGEMENT

7.1 Maintenance management plan

Once the conservation and adaption work is completed on a historic and significant building, on-going maintenance is necessary to keep the building in good order. Maintenance is an essential part of the conservation/preservation process. Repairs required as part of on-going maintenance should be undertaken to match the materials, colour or texture of the existing, and must blend in with existing fabric. Maintenance work should be governed by the Burra Charter principle of **“Do as much as necessary and as little as possible”**.

A maintenance schedule should be developed which includes:

- Regular inspection to check the degree of deterioration of all Character defining elements
- Regular inspection of the condition of the building structure
- Regular inspection of internal and external finishes and fittings
- Regular monitoring of site drainage and plumbing system

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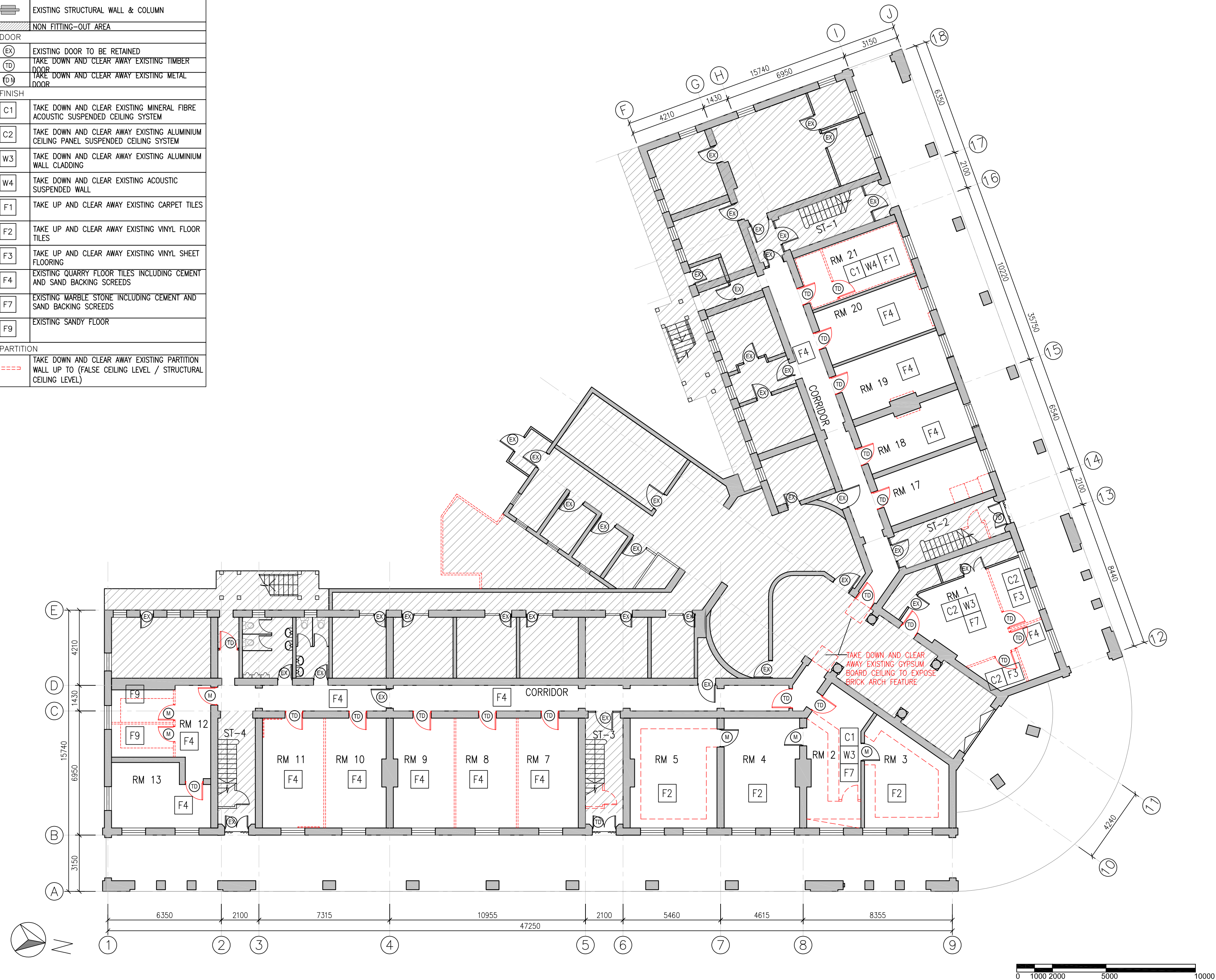
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Annex

Annex 1	Demolition Plan at G/F
	Demolition Plan at I/F
Annex 2	Proposed Ground Floor Plan
	Proposed Ground Floor Ceiling Plan
	Proposed First Floor Plan
	Proposed First Floor Ceiling Plan
Annex 3	ACMV Layout Plan at G/F
	ACMV Layout Plan at I/F
	Trucking Layout at G/F
	Trucking Layout at I/F

LEGEND :	
	EXISTING STRUCTURAL WALL & COLUMN
	NON FITTING-OUT AREA
DOOR	
	EXISTING DOOR TO BE RETAINED
	TAKE DOWN AND CLEAR AWAY EXISTING TIMBER DOOR
	TAKE DOWN AND CLEAR AWAY EXISTING METAL DOOR
FINISH	
	TAKE DOWN AND CLEAR EXISTING MINERAL FIBRE ACOUSTIC SUSPENDED CEILING SYSTEM
	TAKE DOWN AND CLEAR AWAY EXISTING ALUMINIUM CEILING PANEL SUSPENDED CEILING SYSTEM
	TAKE DOWN AND CLEAR AWAY EXISTING ALUMINIUM WALL CLADDING
	TAKE DOWN AND CLEAR EXISTING ACOUSTIC SUSPENDED WALL
	TAKE UP AND CLEAR AWAY EXISTING CARPET TILES
	TAKE UP AND CLEAR AWAY EXISTING VINYL FLOOR TILES
	TAKE UP AND CLEAR AWAY EXISTING VINYL SHEET FLOORING
	EXISTING QUARRY FLOOR TILES INCLUDING CEMENT AND SAND BACKING SCREEDS
	EXISTING MARBLE STONE INCLUDING CEMENT AND SAND BACKING SCREEDS
	EXISTING SANDY FLOOR
PARTITION	
	TAKE DOWN AND CLEAR AWAY EXISTING PARTITION WALL UP TO (FALSE CEILING LEVEL / STRUCTURAL CEILING LEVEL)



1
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GROUND FLOOR DEMOLITION PLAN
SCALE:1:150
REF:-

ARCHITECTURAL SERVICES DEPARTMENT

TC-E720 OF 2016-2019 TERM CONTRACT

YAU LEE CONSTRUCTION CO. LTD.
(A MEMBER OF YAU LEE HOLDINGS LIMITED)

AUTHORIZED SIGNATURE :
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AUTHORIZED SIGNATURE :
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AUTHORIZED SIGNATURE :
ACOUSTIC DESIGN ENGINEER

CONTRACT REF. NO.: TC-E720

WORK ORDER REF. NO.: P2469658

FIRST SUBMISSION DATE: 2015/11/24

APPROVAL DATE: -

PROJECT:
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MAIN BLOCK CYBER SECURITY
AND TECHNOLOGY CRIME BUREAU



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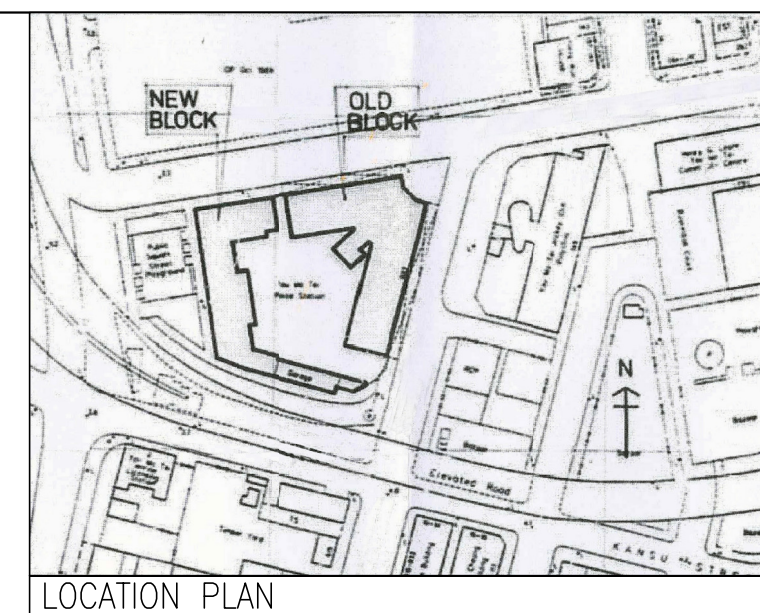
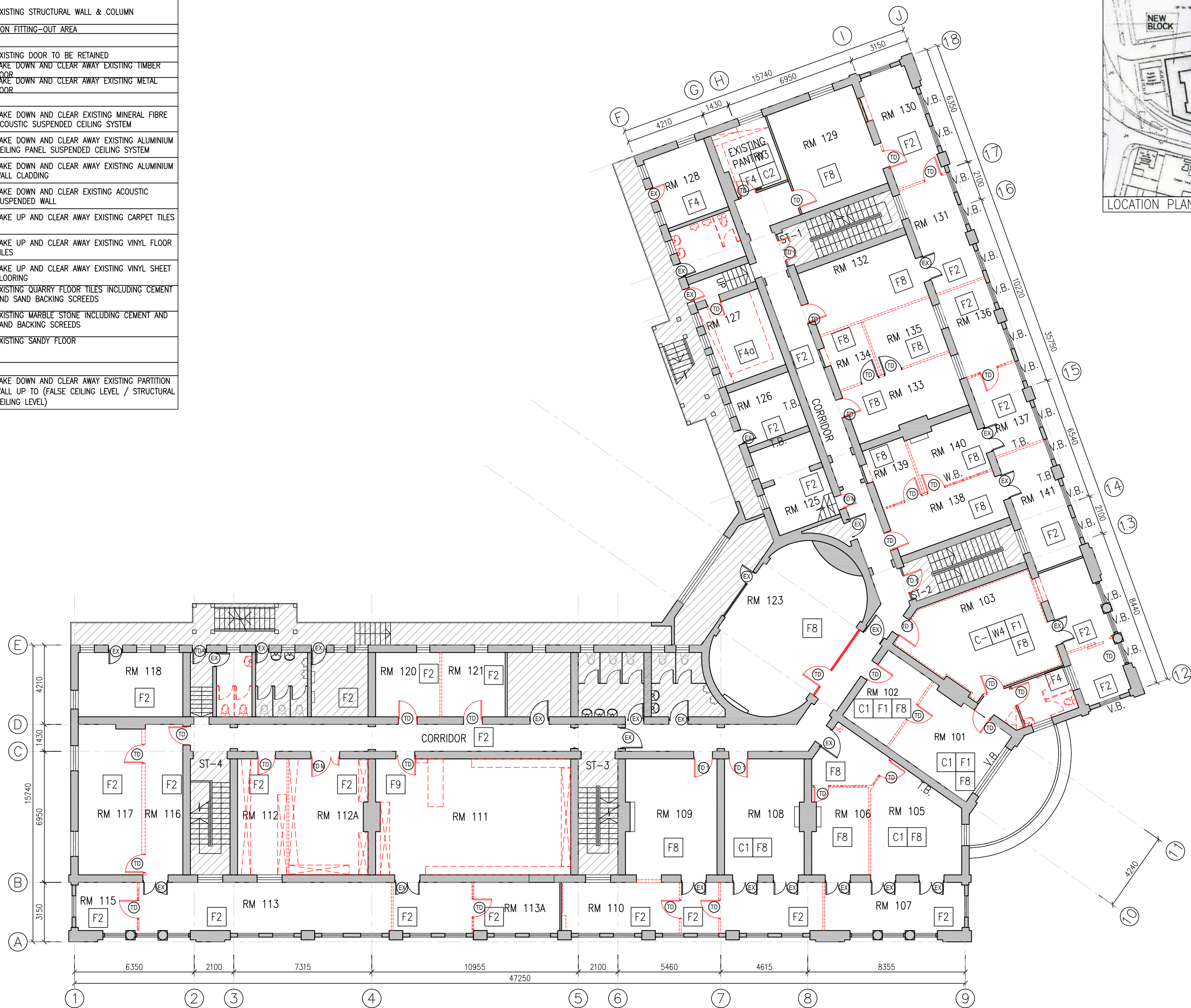
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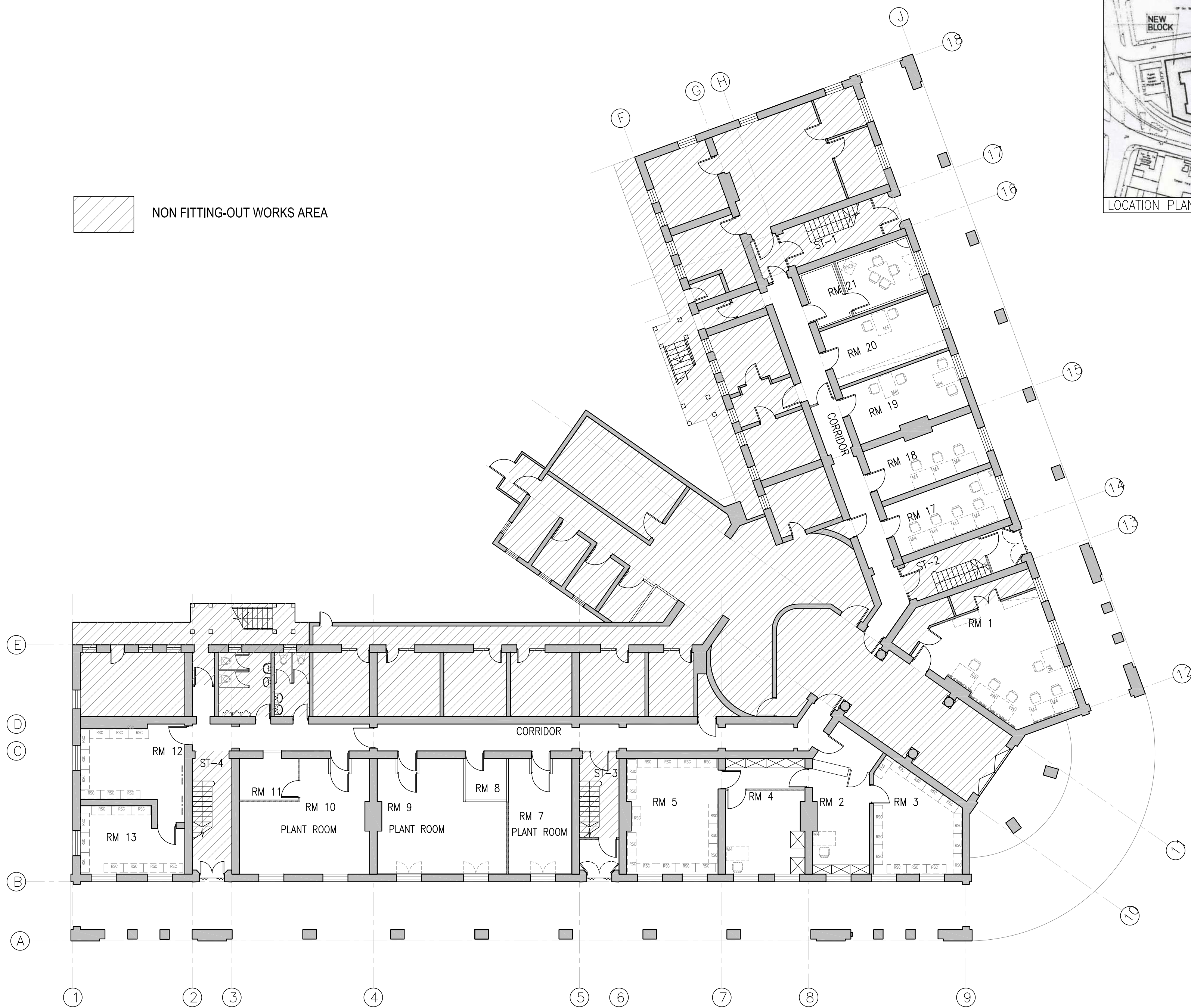
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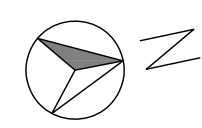
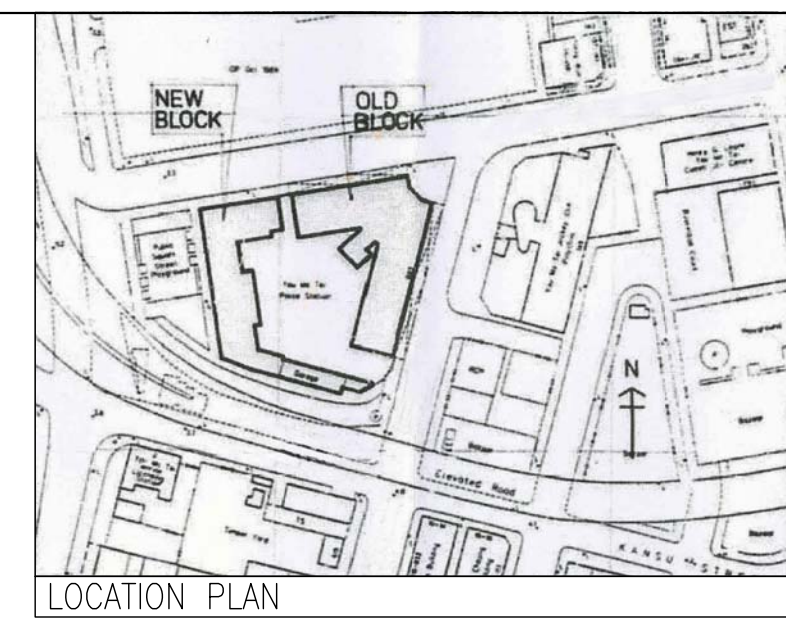
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(DM)	TAKE DOWN AND CLEAR AWAY EXISTING METAL DOOR
FINISH	
C1	TAKE DOWN AND CLEAR EXISTING MINERAL FIBRE ACOUSTIC SUSPENDED CEILING SYSTEM
C2	TAKE DOWN AND CLEAR AWAY EXISTING ALUMINIUM CEILING PANEL SUSPENDED CEILING SYSTEM
W3	TAKE DOWN AND CLEAR AWAY EXISTING ALUMINIUM WALL CLADDING
W4	TAKE DOWN AND CLEAR EXISTING ACOUSTIC SUSPENDED WALL
F1	TAKE UP AND CLEAR AWAY EXISTING CARPET TILES
F2	TAKE UP AND CLEAR AWAY EXISTING VINYL FLOOR TILES
F3	TAKE UP AND CLEAR AWAY EXISTING VINYL SHEET FLOORING
F4	EXISTING QUARRY FLOOR TILES INCLUDING CEMENT AND SAND BACKING SCREEDS
F7	EXISTING MARBLE STONE INCLUDING CEMENT AND SAND BACKING SCREEDS
F9	EXISTING SANDY FLOOR
PARTITION	
=====	TAKE DOWN AND CLEAR AWAY EXISTING PARTITION WALL UP TO (FALSE CEILING LEVEL / STRUCTURAL CEILING LEVEL)





 NON FITTING-OUT WORKS AREA




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PROPOSED GROUND FLOOR PLAN
SCALE: 1:150
REF: -



ARCHITECTURAL
SERVICES
DEPARTMENT

TC-E720 OF 2016-2019
TERM CONTRACT



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BUILDING SERVICES ENGINEER

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CONTRACT REF. NO.: TC-E720

WORK ORDER REF. NO.: P2469658

FIRST SUBMISSION DATE:

APPROVAL DATE: -

PROJECT:
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MAIN BLOCK CYBER SECURITY
AND TECHNOLOGY CRIME BUREAU

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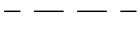






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PB(A)/72016/E17008/
GP001

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	NON FITTING-OUT AREA		
FINISH			MOULDING
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	C3	600X600mm ALUMINIUM CEILING PANEL (LAY-IN TYPE) W/. G.M.S. EXPOSED SUSPENDED CEILING GRID SYSTEM	
	C4	SUSPENDED GYPSUM BOARD CEILING SYSTEM WITH PAINTINGS WORK	
	C5	BAFFLE CEILING SYSTEM 25Wx100H	
	C6	600X600mm MOISTURE RESISTANT MINERAL FIBRE ACOUSTIC CEILING TILE W/. G.M.S. EXPOSED SUSPENDED CEILING GRID SYSTEM	
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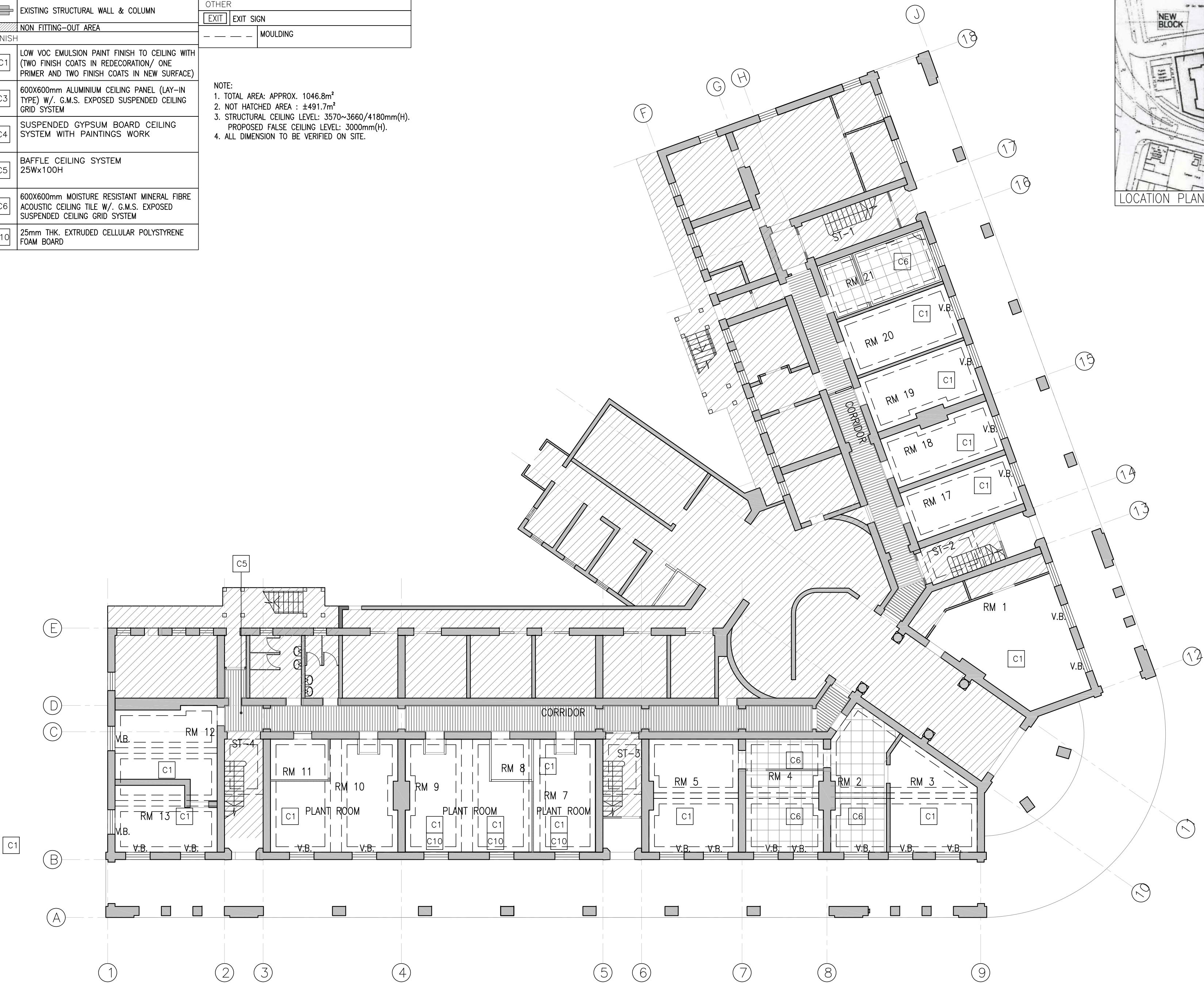
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2. NOT HATCHED AREA : ±491.7m²

3. STRUCTURAL CEILING LEVEL: 3570~3660/4180mm(H).
PROPOSED FALSE CEILING LEVEL: 3000mm(H).

4. ALL DIMENSION TO BE VERIFIED ON SITE.



1
-
GROUND FLOOR CEILING PLAN
SCALE:1:150
REF:-

AUTHORIZED
SIGNATURE :
CONTRACT MANAGER

AUTHORIZED
SIGNATURE :
DESIGN ARCHITECT

AUTHORIZED
SIGNATURE :
BUILDING SERVICES ENGINEER

AUTHORIZED
SIGNATURE :
STRUCTURAL ENGINEER

AUTHORIZED
SIGNATURE :
ACOUSTIC DESIGN ENGINEER

CONTRACT REF. NO.: **TC-E720**

WORK ORDER REF. NO.: **P2469658**

FIRST SUBMISSION DATE:

APPROVAL DATE: -

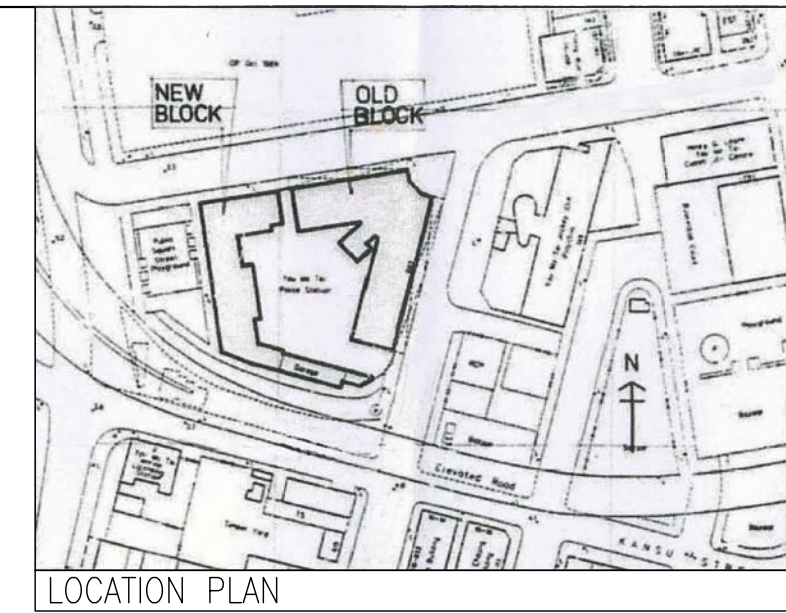
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MAIN BLOCK CYBER SECURITY
AND TECHNOLOGY CRIME BUREAU**

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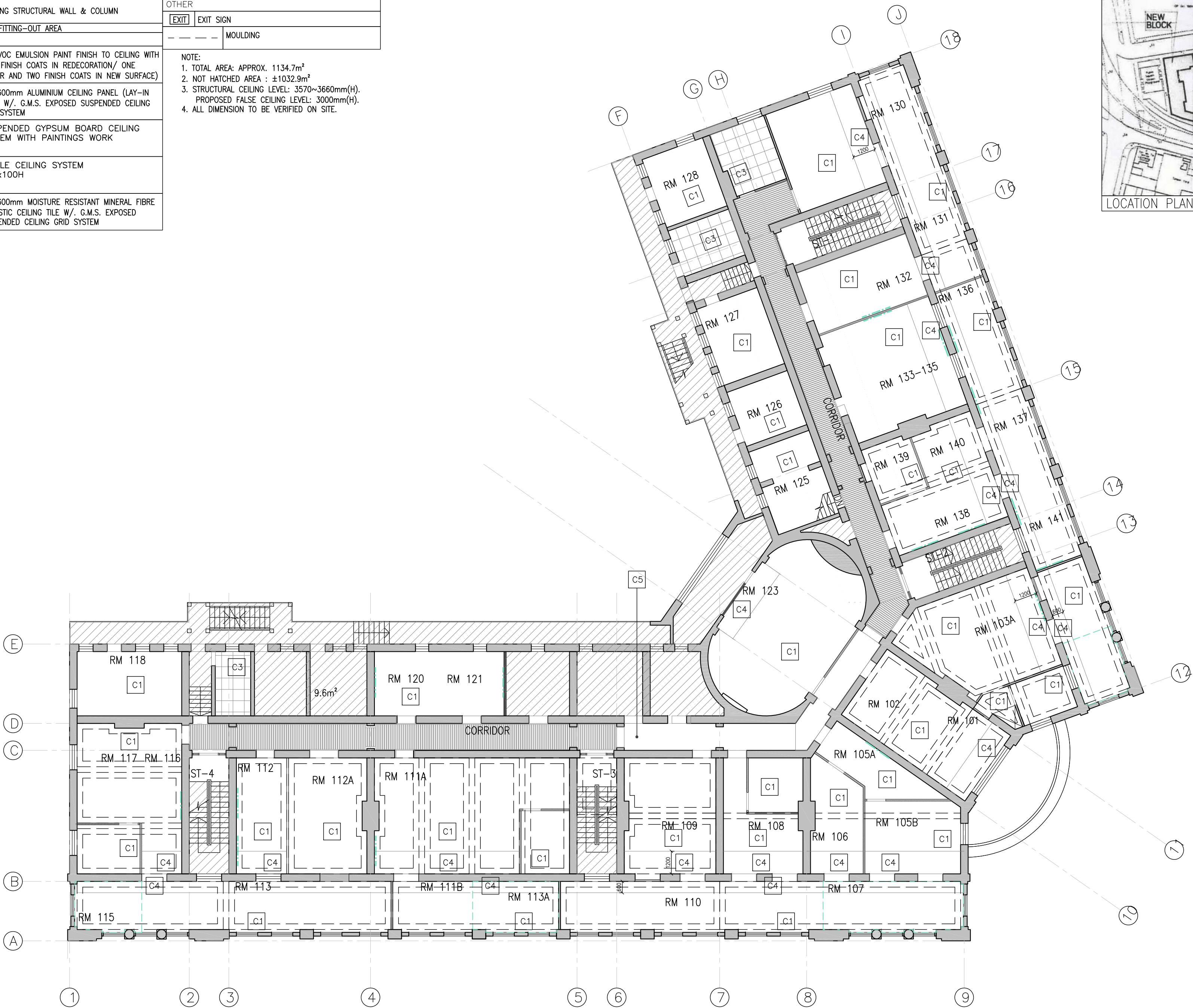
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	NON FITTING-OUT AREA		EXIT SIGN
	FINISH		MOULDING
C1	LOW VOC EMULSION PAINT FINISH TO CEILING WITH (TWO FINISH COATS IN REDECORATION/ ONE PRIMER AND TWO FINISH COATS IN NEW SURFACE)	NOTE: 1. TOTAL AREA: APPROX. 1134.7m ² 2. NOT HATCHED AREA : ±1032.9m ² 3. STRUCTURAL CEILING LEVEL: 3570~3660mm(H). PROPOSED FALSE CEILING LEVEL: 3000mm(H). 4. ALL DIMENSION TO BE VERIFIED ON SITE.	
C3	600X600mm ALUMINIUM CEILING PANEL (LAY-IN TYPE) W/. G.M.S. EXPOSED SUSPENDED CEILING GRID SYSTEM		
C4	SUSPENDED GYPSUM BOARD CEILING SYSTEM WITH PAINTINGS WORK		
C5	BAFFLE CEILING SYSTEM 25Wx100H		
C6	600X600mm MOISTURE RESISTANT MINERAL FIBRE ACOUSTIC CEILING TILE W/. G.M.S. EXPOSED SUSPENDED CEILING GRID SYSTEM		



2 FIRST FLOOR CEILING PLAN
SCALE:1:150
REF:-

ARCHITECTURAL SERVICES DEPARTMENT

TC-E720 OF 2016-2019
TERM CONTRACT

YAU LEE CONSTRUCTION CO. LTD.
(A MEMBER OF YAU LEE HOLDINGS LIMITED)

AUTHORIZED SIGNATURE :
CONTRACT MANAGER

AUTHORIZED SIGNATURE :
DESIGN ARCHITECT

AUTHORIZED SIGNATURE :
BUILDING SERVICES ENGINEER

AUTHORIZED SIGNATURE :
STRUCTURAL ENGINEER

AUTHORIZED SIGNATURE :
ACOUSTIC DESIGN ENGINEER

CONTRACT REF. NO.: TC-E720

WORK ORDER REF. NO.: P2469658

FIRST SUBMISSION DATE:

APPROVAL DATE: -

PROJECT:
YAU MA TEI POLICE STATION –
MAIN BLOCK CYBER SECURITY
AND TECHNOLOGY CRIME BUREAU

DATE	DESCRIPTION	REV No.

STATUS: AIP

DRAWING TITLE:
PROPOSED FIRST FLOOR CEILING PLAN

SCALE: 1:150	INTERNAL PROJECT NO. E17008
PAPER: A2	
DATE: -	
DWN BY: -	CHK BY: -
	APP. BY: -

DWG NO. PB(A)/72016/E17008/CF002

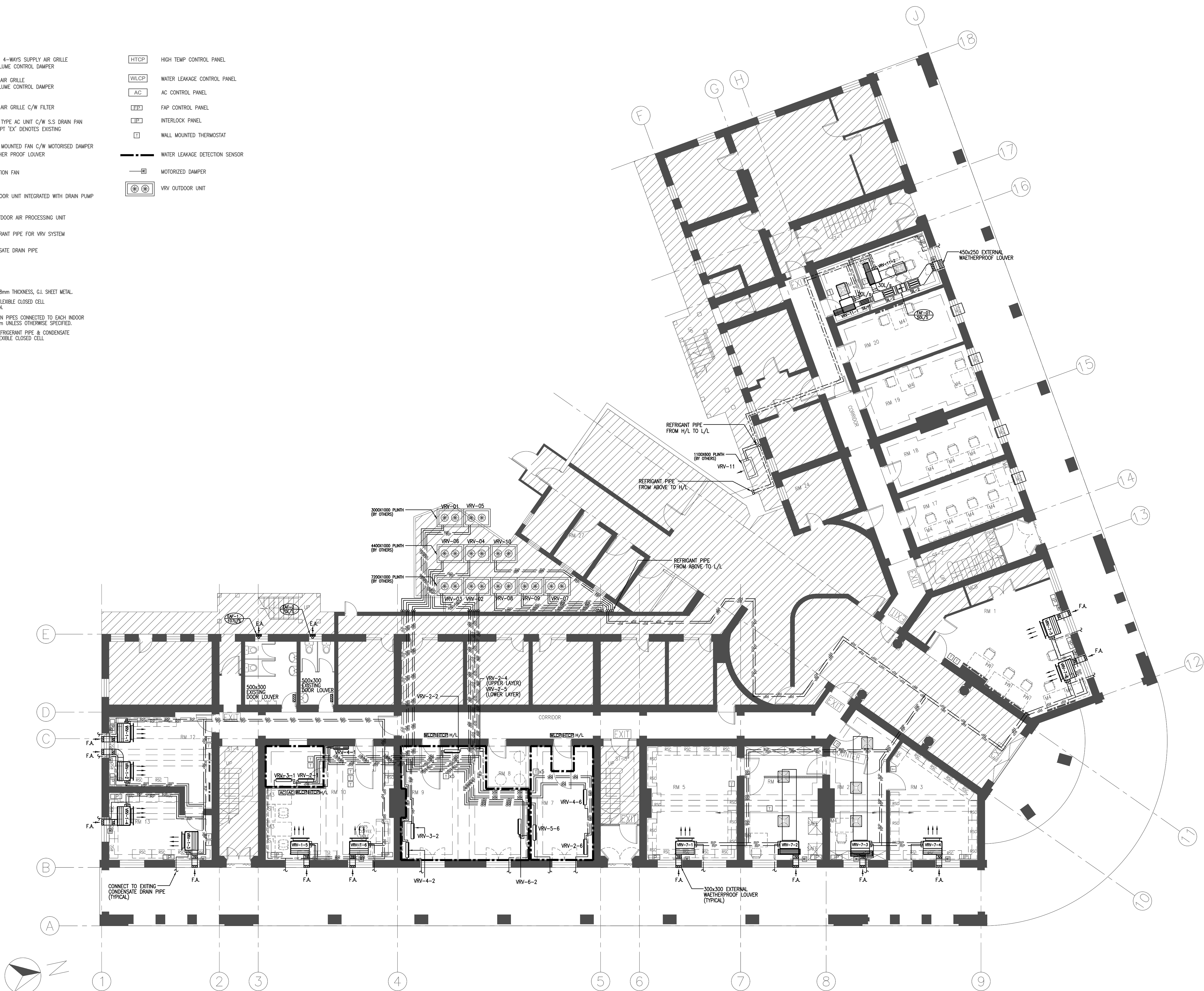
REV.:

LEGENDS

	600x600 4-WAYS SUPPLY AIR GRILLE C/W VOLUME CONTROL DAMPER		HIGH TEMP CONTROL PANEL
	SUPPLY AIR GRILLE C/W VOLUME CONTROL DAMPER		WATER LEAKAGE CONTROL PANEL
	RETURN AIR GRILLE C/W FILTER		AC CONTROL PANEL
	WINDOW TYPE AC UNIT C/W S.S DRAIN PAN SUBSCRIPT 'EX' DENOTES EXISTING		FAP CONTROL PANEL
	WINDOW MOUNTED FAN C/W MOTORISED DAMPER & WEATHER PROOF LOUVER		INTERLOCK PANEL
	OSCILLATION FAN		WALL MOUNTED THERMOSTAT
	VRV INDOOR UNIT INTEGRATED WITH DRAIN PUMP		WATER LEAKAGE DETECTION SENSOR
	VRV OUTDOOR AIR PROCESSING UNIT		MOTORIZED DAMPER
	REFRIGERANT PIPE FOR VRV SYSTEM		VRV OUTDOOR UNIT
	CONDENSATE DRAIN PIPE		

NOTES:

1. ALL AIR DUCTS WITH 0.8mm THICKNESS, G.I. SHEET METAL.
2. ALL DUCT WORK C/W FLEXIBLE CLOSED CELL ELASTOMERIC INSULATION.
3. ALL CONDENSATE DRAIN PIPES CONNECTED TO EACH INDOOR UNIT SHALL BE Ø25mm UNLESS OTHERWISE SPECIFIED.
4. THE INSULATION OF REFRIGERANT PIPE & CONDENSATE DRAIN PIPE TO BE FLEXIBLE CLOSED CELL ELASTOMERIC.



AUTHORIZED
SIGNATURE :
CONTRACT MANAGER

AUTHORIZED
SIGNATURE :
DESIGN ARCHITECT

AUTHORIZED
SIGNATURE :
BUILDING SERVICES ENGINEER: L.L.MAN

AUTHORIZED
SIGNATURE :
STRUCTURAL ENGINEER

AUTHORIZED
SIGNATURE :
ACOUSTIC DESIGN ENGINEER

CONTRACT REF. NO.: TC-E720

WORK ORDER REF. NO.: P2469666

FIRST SUBMISSION DATE: 27/09/2017

APPROVAL DATE:

PROJECT:
EX-YAUMATEI POLICE STATION,
627 CANTON ROAD, YAU MA TEI,
KOWLOON - OPERATIONS SECTIONS
CYBER SECURITY AND
TECHNOLOGY CRIME BUREAU

DATE	DESCRIPTION	REV No.
27/09/17	AMO SUBMISSION	0

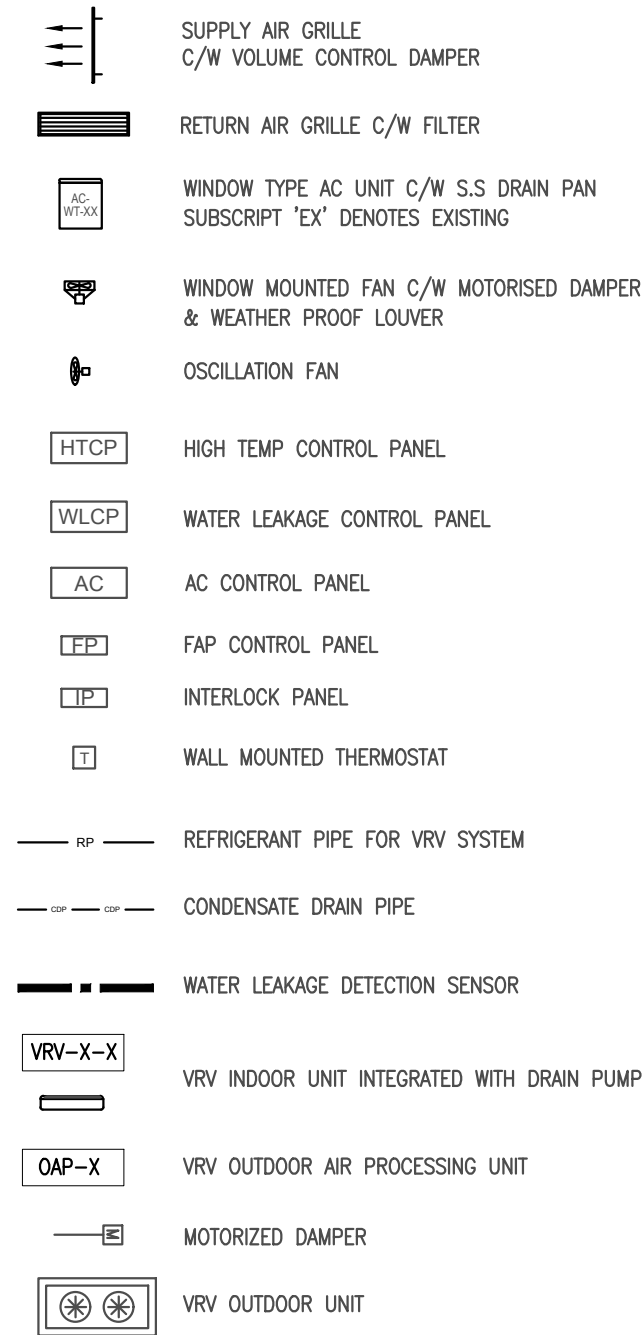
STATUS:
AMO SUBMISSION

DRAWING TITLE:
ACMV LAYOUT PLAN AT G/F

SCALE: 1:100	INTERNAL PROJECT NO. E17008
PAPER: A1	
DATE: 27/09/2017	
DWN BY IKOD	CHK BY M.C. APP. BY P.Y.

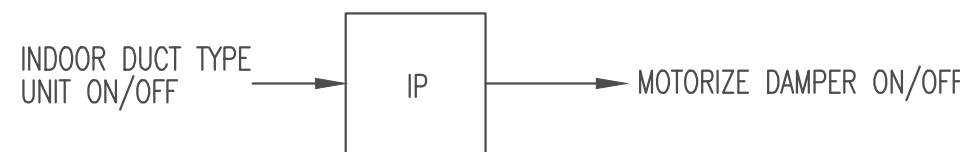
DWG NO. PB(B)/72016/E17008/AC103	REV No. 0
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LEGENDS

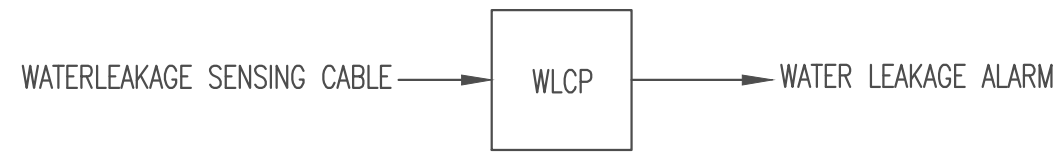


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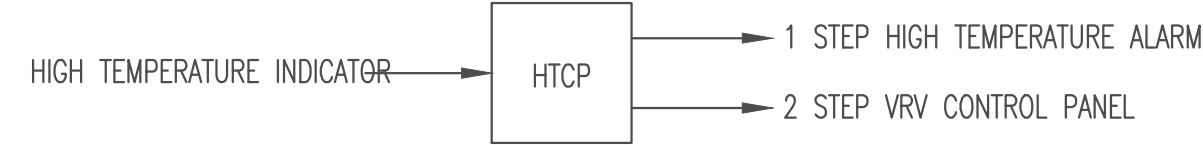
- ALL AIR DUCTS WITH 0.8mm THICKNESS, G.I. SHEET METAL.
- ALL DUCT WORK C/W FLEXIBLE CLOSED CELL ELASTOMERIC INSULATION.
- ALL CONDENSATE DRAIN PIPES CONNECTED TO EACH INDOOR UNIT SHALL BE #25mm UNLESS OTHERWISE SPECIFIED.
- THE INSULATION OF REFRIGERANT PIPE & CONDENSATE DRAIN PIPE TO BE FLEXIBLE CLOSED CELL ELASTOMERIC.



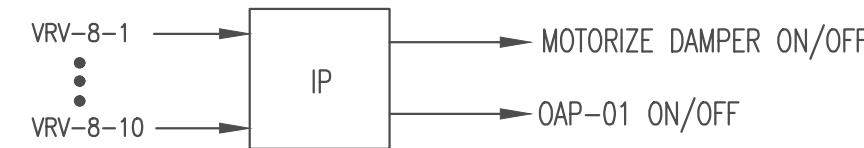
SCHEMATIC DIAGRAM FOR INTER LOCK PANEL (WITH INDOOR UNIT)



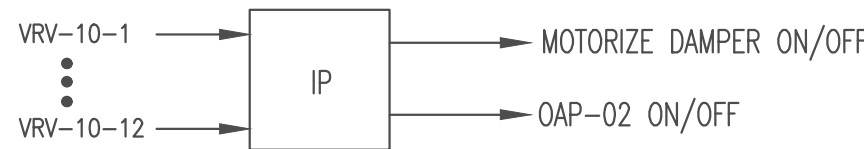
SCHEMATIC DIAGRAM OF WATER LEAKAGE CONTROL PANEL



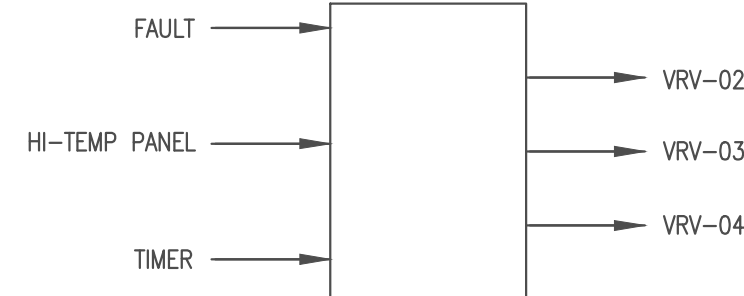
SCHEMATIC DIAGRAM OF TEMPERATURE CONTROLLER PANEL



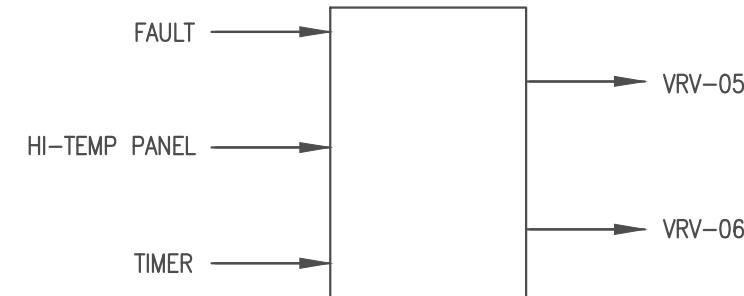
SCHEMATIC DIAGRAM FOR INTER LOCK PANEL (WITH OAP-01)



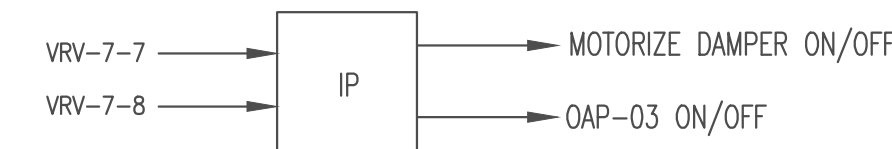
SCHEMATIC DIAGRAM FOR INTER LOCK PANEL (WITH OAP-02)



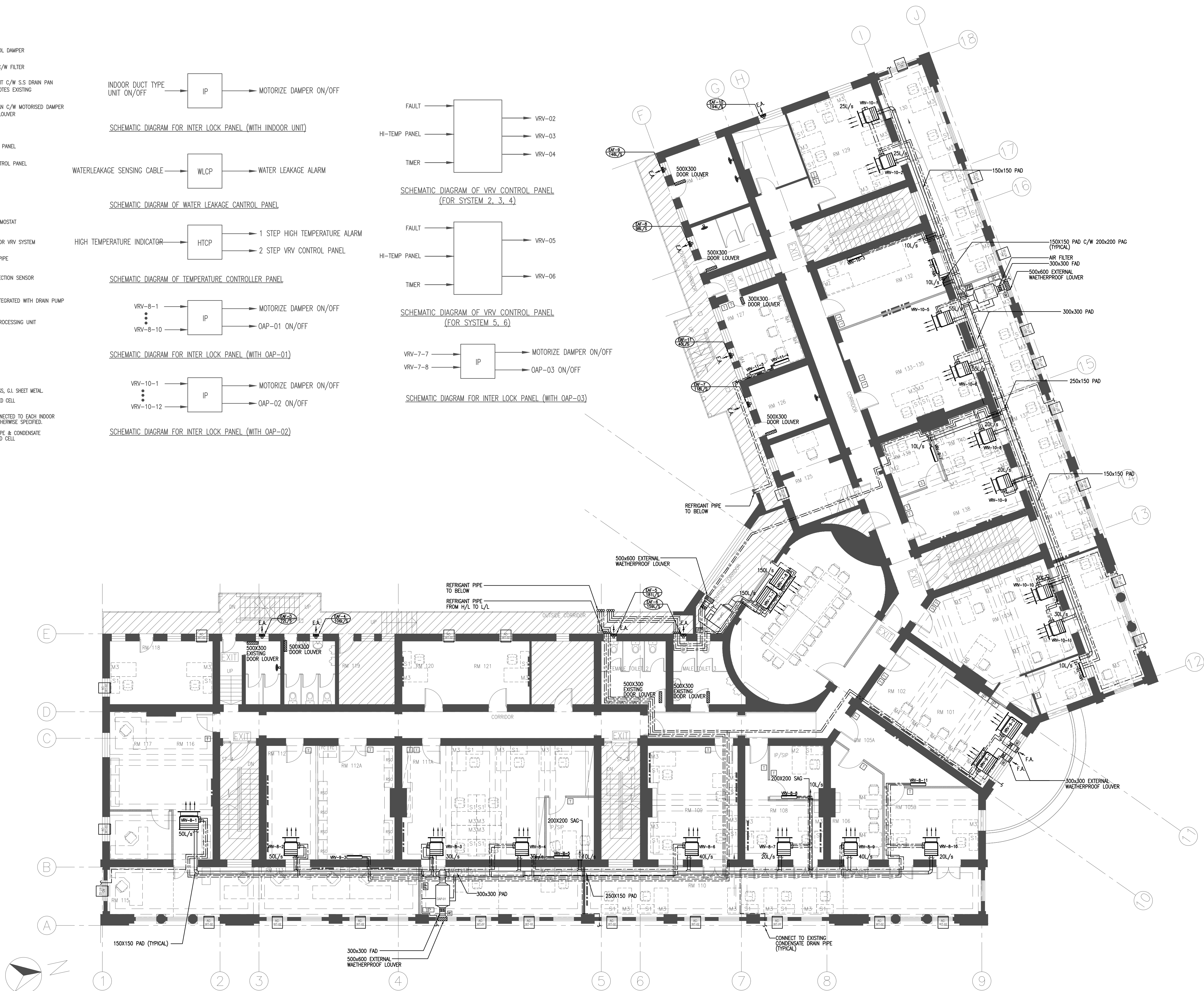
SCHEMATIC DIAGRAM OF VRV CONTROL PANEL (FOR SYSTEM 2, 3, 4)



SCHEMATIC DIAGRAM OF VRV CONTROL PANEL (FOR SYSTEM 5, 6)



SCHEMATIC DIAGRAM FOR INTER LOCK PANEL (WITH OAP-03)



DATE	DESCRIPTION	REV. No.
27/09/17	AMO SUBMISSION	0

STATUS: AMO SUBMISSION

DRAWING TITLE:
ACMV LAYOUT PLAN AT 1/F

SCALE: 1:100	INTERNAL PROJECT NO. E17008
PAPER: A1	
DATE: 27/09/2017	
DWN BY IKOD	CHK BY M.C. APP. BY P.Y.



AUTHORIZED
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SIGNATURE :
DESIGN ARCHITECT

AUTHORIZED
SIGNATURE :
BUILDING SERVICES ENGINEER: L.L.MAN

AUTHORIZED
SIGNATURE :
STRUCTURAL ENGINEER

AUTHORIZED
SIGNATURE :
ACOUSTIC DESIGN ENGINEER

CONTRACT REF. NO.: TC-E720

WORK ORDER REF. NO.: P2469666

FIRST SUBMISSION DATE: 27/09/2017

APPROVAL DATE:

PROJECT:
EX-YAUMATEI POLICE STATION,
627 CANTON ROAD, YAU MA TEI,
KOWLOON - OPERATIONS SECTIONS
CYBER SECURITY AND
TECHNOLOGY CRIME BUREAU

DATE	DESCRIPTION	REV No.
27/09/17	AMO SUBMISSION	0

STATUS: AMO SUBMISSION

DRAWING TITLE:
TRUNKING LAYOUT PLAN AT G/F

SCALE: 1:100	INTERNAL PROJECT NO. E17008
PAPER: A1	
DATE: 27/09/2017	
DWN BY IKOD	CHK BY M.C. APP. BY P.Y.

DWG No. PB(B)/72016/E17008/EL401	REV No. 0
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LEGENDS

- EL 150x150 POWER TRUNKING (UNLESS OTHERWISE SPECIFIED)
- PF 150x150 PF TRUNKING (UNLESS OTHERWISE SPECIFIED)
- ELV 100x100 ELV TRUNKING (UNLESS OTHERWISE SPECIFIED)
- FB 150x150 POLICE IT TRUNKING
- FS 50x50 FS TRUNKING
- T CABLE TRAY (SIZING AS INDICATED)

- MCB BOARD
- MCB BOARD
- BUSBAR CHAMBER

