

Development Proposals/Cases Related to Preservation of Historic Buildings

Hong Kong Island

	Development Project/Case	Built Heritage to be affected	Background & Current Progress
1.	Adaptive Re-use of Old Stanley Police Station	<ul style="list-style-type: none"> ● Built in 1859 and declared as a monument under the Antiquities and Monuments Ordinance in 1983, the Old Stanley Station is the oldest police station building surviving in Hong Kong. The site area is about 445m². ● After the war, the building reverted to its original use as police station until 1974. Since then it had been used as a sub-office of the Southern District Office and later in 1991 it was leased out to a private sector for use as a restaurant, namely “Stanley 88”. ● Until June 2001, the premises were handed back to the GPA for re-tendering. In June 2002, the GPA leased the premises out to the Dairy Farm Co. Ltd., which offered the highest bid, for the operation of Wellcome Supermarket for 5 years until 31 July 2007. 	<ul style="list-style-type: none"> ● The existing tenancy of the Old Stanley Police Station will expire on 31 July 2007. Given that no Government use has been proposed for the premises, it is proposed to re-tender the lease of the monument. The lease term will be 5 years. ● Currently, GPA is arranging for the tender document for inviting tender in May. HAB and AMO are closely monitoring the future use of the Old Stanley Police Station and have provided GPA with requirements to ensure that the historical building would be properly conserved, maintained and managed by the new tenant. ● AMO has also prepared a set of conservation requirements and the statutory requirements under section 6 of the Antiquities and Monuments Ordinance for incorporation into the tender document. ● HAB, LCSD and GPA have jointly conducted a presentation on the adaptive re-use of the building in the Southern District Council Meeting on 26 April 2007.
2.	Heritage Tourism Project at the Former Central Police Station Compound (CPS Compound)	<ul style="list-style-type: none"> ● The CPS Compound comprises the Central Police Station, Former Central Magistracy and Victoria Prison respectively and has been declared as monuments in 1995. There are a number of Victoria-style buildings in the compound. ● The CPS compound is now under the management of the Lands Department. 	<ul style="list-style-type: none"> ● A firm timetable for the tendering is not yet available at this stage. The Tourism Commission is now considering the public views gathered from the previous Open Days before finalizing the tendering arrangements. ● A condition survey on the historic buildings has been carried out by Arch SD. Scope of maintenance work is to be drawn up.

<p>3.</p>	<p>Former Police Married Quarters Site at Hollywood Road</p>	<p>Site of Former Central School</p> <ul style="list-style-type: none"> ● The School moved from Gough Street to the Site at Hollywood Road in 1889. In 1950 the School moved to Causeway Bay. The School building was demolished and a police married quarters was constructed at the Site in the early 1950s. ● However, the retaining walls along Shing Wong Street and Hollywood Road, together with the trees on them, are preserved with relatively high integrity and authenticity when compared with the walls along Aberdeen Street and Staunton Street. ● The granite steps leading to the lower platform together with the remaining rubble retaining wall are also of historic interest. 	<ul style="list-style-type: none"> ● In 1998, the Site was re-zoned from “G/IC” to “R(A)”. ● In response to the public concern on the redevelopment of the Site, an information paper was prepared by AMO and tabled for AAB’s information and discussion at the meeting of 29 November 2005. ● As requested by AAB, more information on the history of the Former Central School, the feasibility of restoring the original boundary walls fronting Staunton Street and Aberdeen Street and the proposed provision of community facilities required under the Special Conditions of the Land Sale was provided by AMO for Members’ consideration at the meeting of 24 January 2006. ● AAB was consulted on 27 March 2006 again for the preservation of historic relics at the Site. Preservation Requirements were recommended by AAB and were forwarded to Planning Department for preparing the Planning Brief (PB). ● The PB was rejected by the C&WDC, which further requested to re-zone the Site to “G/IC”. ● In late January 2007, Plan D received an application for re-zoning the Site from “R(A)” to “G/IC” and “Open Space” from the public. The application documents are made available for public inspection during 2-23 February 2007. ● AAB revisited the case on 6 March 2007 and asked AMO to carry out further historical research and site investigation for a review on the heritage value of the site.
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4.	Heritage Tourism Project at the Former Marine Police Headquarters	<ul style="list-style-type: none"> ● The former Marine Police Headquarters, constructed in 1884, comprises a main building, a stable block and signal tower (commonly known as Round House). ● The compound has been occupied by the Marine Police since its establishment until 1997, except during the Japanese Occupation (1941-1945) when it was used as a base by the Japanese navy. ● The compound together with the buildings has been declared a monument in 1994. 	<ul style="list-style-type: none"> ● The site would be developed into a heritage hotel with food and beverage outlets, and retail facilities under the existing platform of the site. The completion date for the project would be 2008. ● Since the award of tender to the Developer in 2003, more than 10 permits have been issued for undertaking site and building works including piling, site formation, tree work, ground investigation work, installation of hoarding and structural monitoring instruments, demolition of non-historic later additions. ● AMO is now processing 9 permit applications regarding the interior works to the FMPHQ Main Building, Stable Block and Round House.
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