

**Development Proposals/Cases Related to Preservation of Historic Buildings**

**Hong Kong Island**

	<b>Development Project/Case</b>	<b>Built Heritage to be affected</b>	<b>Background &amp; Current Progress</b>
1.	Adaptive Re-use of Old Stanley Police Station	<ul style="list-style-type: none"> <li>● 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 445m<sup>2</sup>.</li> <li>● 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".</li> <li>● 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 Diary Farm Co. Ltd., which offered the highest bid, for the operation of Wellcome Supermarket for 5 years.</li> </ul>	<ul style="list-style-type: none"> <li>● Given that no Government use had been proposed for the premises, it was proposed to re-tender the lease of the monument on a 5-year term.</li> <li>● AMO is closely monitoring the future use of the Old Stanley Police Station and has provided GPA with requirements to ensure that the historical building would be properly conserved, maintained and managed by the new tenant.</li> <li>● 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.</li> <li>● 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.</li> <li>● The new tenancy has been awarded to Wellcome Supermarket for 5 years.</li> </ul>
2.	Heritage Tourism Project at the Former Central Police Station Compound (CPS Compound)	<ul style="list-style-type: none"> <li>● 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.</li> <li>● The CPS compound is now under the management of the Lands Department.</li> </ul>	<ul style="list-style-type: none"> <li>● Further to the condition survey on the historic buildings in early 2007, the Arch SD is now carrying out essential repairs to the historic buildings within the three monument sites. It is expected that the essential repair works will be completed by end of December this year.</li> </ul>

3.	Former Police Married Quarters Site at Hollywood Road	<ul style="list-style-type: none"> <li>● The former Central 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.</li> <li>● 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.</li> <li>● The granite steps leading to the lower platform together with the remaining rubble retaining wall are also of historic interest.</li> </ul>	<ul style="list-style-type: none"> <li>● An information paper was prepared by AMO and tabled for AAB's information and discussion at the meeting of 29 November 2005.</li> <li>● 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.</li> <li>● 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).</li> <li>● 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.</li> <li>● At the last meeting on 6 March 2007, AMO agreed to carry out an archaeological investigation for a review of the heritage value of the site.</li> <li>● The AMO's Field Archaeological Unit has conducted the investigation and a report is being prepared.</li> </ul>
4.	Ex-Quarry Site at A Kung Ngam (阿公岩), Tung Kin Road, Shau Kei Wan	<ul style="list-style-type: none"> <li>● A Kung Ngam was recorded as one of the quarry sites in the early 19th Century on Hong Kong Island. The site was disused for decades and portion of the site had been redeveloped into industrial estates.</li> </ul>	<ul style="list-style-type: none"> <li>● In March 2006, the Hong Kong Electricity Company Limited submitted a section 12A planning application for rezoning of the ex-quarry site from "Open Space" to "GIC".</li> <li>● In July 2006, there was comment about the heritage values of the ex-quarry sites during the public</li> </ul>

			<p>consultation of the planning application.</p> <ul style="list-style-type: none"> <li>● The planning application was considered by the Metro Planning Committee (MPC) of the TPB on 23 March 2007. The MPC decided to defer a decision on the application pending other follow-up actions, including whether AAB should be consulted, amongst other things.</li> <li>● TPB met on 10 August 2007 and deferred the application pending the completion of the heritage assessment.</li> <li>● The AMO replied on 3 September 2007 and had no objection on the development in view that the cut slope of the quarry would not be impacted by the proposed substation.</li> </ul>
5.	Urban Renewal Project at Johnston Road (H16)	<p>Shophouse at 18 Ship Street</p> <ul style="list-style-type: none"> <li>● The building was erected in 1926 and was accorded a Grade II status in 2000.</li> </ul> <p>Shophouses at 60 to 66 Johnston Road</p> <ul style="list-style-type: none"> <li>● Probably built in the 1930s, the shophouses are four-storey structures are four-storey structures characterized by the verandah on each floor of the building over the pavement supported by columns.</li> <li>● Shophouse at 66 Johnston Road, which previously housed the Wo Cheung Pawnshop (和昌大押), is of particular interest.</li> </ul>	<ul style="list-style-type: none"> <li>● The Urban Renewal Authority (URA) is redeveloping the site of Johnston Road and Ship Street for a comprehensive residential/ commercial development.</li> <li>● A wholly owned subsidiary of K. Wah International Holdings Ltd., Union Profits Ltd., was awarded the joint development contract for the Johnston Road project.</li> <li>● On 4 March 2005, the Town Planning Board (TPB) approved the revised Master Layout Plan (MLP) and the application with conditions.</li> <li>● URA presented the “Wan Chai Master Thinking” at the meeting on 29 November 2005.</li> <li>● AMO is working closely with the URA to ensure that the shophouses are conserved for adaptive reuses.</li> </ul>
6.	Urban Renewal Project at Lee Tung Street/McGregor Street (H15)	<p>Shophouses at Nos. 186, 188 and 190 Queen’s Road East</p> <ul style="list-style-type: none"> <li>● Probably built in the mid-1930s, the shophouses</li> </ul>	<ul style="list-style-type: none"> <li>● URA will redevelop the site of Lee Tung Street and McGregor Street for a comprehensive commercial and residential development with GIC facilities and public</li> </ul>

		<p>are four-storey structures characterized by the verandah on each floor of the building over the pavement supported by columns.</p> <ul style="list-style-type: none"> <li>● The buildings were accorded a Grade II status in 2000.</li> </ul> <p>Shophouse at No. 6 Amoy Street</p> <ul style="list-style-type: none"> <li>● Built in 1948, the shophouse was recorded of historic interest.</li> </ul>	<p>open space.</p> <ul style="list-style-type: none"> <li>● Shophouses at 186-190 Queen's Road East will be conserved for adaptive re-use.</li> <li>● The intrinsic streetscape value of Lee Tung Street will propose to be preserved by maintaining the height, scale and style of the shophouse in the future building design at street.</li> <li>● Heritage study of the H15 Development Scheme was finalized in August 2004.</li> <li>● The finalized cartographic and photographic recordings for Nos. 186-190 Queen's Road East and No. 6 Amoy Street was completed.</li> <li>● URA presented the implementation progress of "Wan Chai Master Thinking" and the preparation of the Lee Tung Street Project Master Layout Plan at the AAB meeting on 12 December 2006.</li> <li>● TPB at its meeting of 22 May 2007 approved the MLP submitted by URA with conditions including "the submission of a conservation plan for the buildings to be preserved within the application site to the satisfaction of the Director of Leisure and Cultural Services or of the TPB".</li> <li>● AMO is conducting a research and survey of the steps at Amoy Street, which was claimed to be the original coastline, in response to the request submitted by H15 Concern Group on 28 June 2007.</li> </ul>
7.	Urban Renewal Project at Yu Lok Lane/Centre Street	Formerly known as U Lok Lane, Yu Lok Lane was laid out between 1889 and 1910, and is now one of the few remaining lanes with a series of Chinese tenement buildings in Hong Kong. Nos. 9-12 Yu Lok Lane is a two-storey typical Chinese residence built in the early 20th century, and most of the remaining	<ul style="list-style-type: none"> <li>● URA will redevelop the site at Yu Lok Lane/Centre Street for a comprehensive development for residential, commercial and community uses with open space provision.</li> <li>● Under the proposed scheme, Nos. 11-12 Yu Lok Lane will be conserved for adaptive re-use. Character</li> </ul>

		buildings along the lane were built in the early 1940s and 1950s.	<p>defining elements of other existing pre-war buildings will be preserved and incorporated with modern landscaping features.</p> <ul style="list-style-type: none"> <li>● On 21 September 2007, TPB approved the MLP with conditions.</li> </ul>
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**Kowloon**

8.	Heritage Tourism Project at the Former Marine Police Headquarters	<ul style="list-style-type: none"> <li>● The former Marine Police Headquarters, constructed in 1884, comprises a main building, a stable block and signal tower (commonly known as Round House).</li> <li>● 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.</li> <li>● The compound together with the buildings has been declared a monument in 1994.</li> </ul>	<ul style="list-style-type: none"> <li>● 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.</li> <li>● 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.</li> <li>● AMO is now processing 10 section 6 permit applications regarding the restoration and structural strengthening works to the historic buildings within the FMPHQ Compound; monitoring 15 proposed repair and maintenance works to the Headquarters Block of the FMPHQ Compound.</li> </ul>
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