

**MEMORANDUM FOR MEMBERS OF THE
ANTIQUITIES ADVISORY BOARD**

**ADAPTIVE RE-USE OF THE CENTRAL POLICE STATION COMPOUND:
THE HONG KONG JOCKEY CLUB'S PROPOSAL**

PURPOSE

To seek the views of Members on the proposal of the Hong Kong Jockey Club (HKJC) to revitalise the Central Police Station (CPS) Compound.

BACKGROUND

2. In view of the community's growing concerns over heritage conservation and in the light of Government's new built heritage conservation policy, the Government considers it undesirable to continue with the original plan to invite the private sector through an open tender exercise to restore and develop the CPS Compound into a heritage tourism attraction.
3. HKJC has come up with a proposal to adopt a conservational approach in revitalising the CPS Compound.

HKJC'S PROPOSAL

4. HKJC proposes to revitalise the CPS Compound into a heritage site, offering arts, cultural, retail and food and beverage facilities through the preservation of existing historical buildings and the addition of a new structure to provide for the much needed arts and cultural venues. HKJC estimates that the capital cost of the project will amount to about \$1,800 million, and that the revitalised Compound will become financially self-sustainable after approximately three years of operation. A gist of the proposal is at Annex A.

5. The Government has accepted in principle HKJC's proposal based on the following key parameters, which is subject to views to be received in a public engagement exercise to be conducted by HKJC:

- (a) HKJC would bear the capital cost for the preservation, renovation and development of the CPS Compound by a donation-in-kind and fund the recurrent deficit for the initial years of operation;

- (b) the restored CPS Compound is to be managed by a limited company, operating under the direction of the HKJC Charities Trust and supported by a Heritage Advisory Committee; and
- (c) the proposal would be implemented under an agreement (or agreements) between the Government and HKJC setting out specific terms and conditions.

6. HKJC will take about six months from late October 2007 to April 2008 to engage stakeholders through various channels and activities.

HERITAGE CONSERVATION CONCERNS

7. The CPS Compound is a declared monument under the Antiquities and Monuments Ordinance (Chapter 53). The various provisions relating to the control of monuments are applicable to the historical buildings within the Compound. In response to Government's earlier plan to invite the private sector through an open tender exercise to develop the CPS Compound site into a heritage tourism attraction, the Antiquities and Monuments Office (AMO) has drawn up a set of guidelines to spell out the heritage preservation requirements which must be met by the project proponents. A gist of the conservation requirements is at **Annex B**. In the course of preparing the preservation requirements, the Antiquities and Advisory Board (AAB) was consulted at its meetings on 14 February 2003, and 10 March, 3 June and 3 November 2004. As these were closed door meetings, copy of the relevant papers and minutes will be sent to Members for reference separately.

8. In developing the proposal, HKJC has pledged to conform with conservation requirements to be set by AMO. Parts of these requirements will include the principles contained in the three international standards of heritage preservation (viz. the Venice Charter, the Burra Charter and the Principles for the Conservation of Heritage Sites in China). AMO is of the initial view that the conceptual design of HKJC's proposal is generally acceptable from a heritage conservation viewpoint. Of particular concern is whether the construction of the new iconic structure over F Hall could maintain visual harmony with the historic compound, given that the height of the new structure will exceed the restriction of 77 meters above the principal datum (mPD). HKJC is required to develop a more detailed design of the structure for further consultation with AMO and AAB after the public engagement exercise.

ADVICE SOUGHT

9. Representatives from HKJC will attend the meeting to present the proposal to the Board. Members are invited to give preliminary views on the proposal. As the proposal is subject to a six-month public engagement exercise, the HKJC will suitably adjust its design taking into account views collected. They will revert to AAB for advice on the revised design and proposal in due course.