

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

**CONSERVATION MANAGEMENT PLAN
OF THE CENTRAL POLICE STATION COMPOUND**

PURPOSE

To present to Members the Conservation Management Plan (CMP) of the Central Police Station (CPS) Compound prepared by the conservation architects for The Hong Kong Jockey Club (HKJC) in connection with the conservation and revitalization of the CPS Compound.

BACKGROUND

2. Following Executive Council's decision on 15 July 2008, Government is taking forward the conservation and revitalisation of the CPS Compound in partnership with HKJC based on the following parameters –

- (A) The objective of the project is to achieve both conservation and revitalisation of this highly important heritage site and to take the opportunity to showcase in Hong Kong how new and sustainable uses can be integrated creatively into a historic site whilst preserving its overall historic and architectural significance;
- (B) To reflect the historical significance of the site and establish sustainable new uses, the project should provide within the CPS Compound, inter alia, a law and order museum and various arts and cultural facilities including a modest size auditorium, a black-box theatre, a gallery/lecture hall, gallery/exhibition space and ancillary facilities. No observation deck will be provided;
- (C) Given the physical constraints of the existing buildings, the recommendations of the CMP and the objective to establish new and sustainable uses, a new structure will be built within the site to accommodate the above facilities;
- (D) The height and bulk of the new structure should be suitably reduced from that previously proposed to address concerns and views collected during the public engagement exercise but the opportunity should be taken to create an architectural piece that will put Hong

Kong on par with overseas and Mainland cities with reputable contemporary architecture;

- (E) The restoration, conservation and development of the historic site and buildings in the CPS Compound will have to follow the requirements set by the Antiquities Authority and the project will be subject to the relevant statutory processes; and
- (F) The site and buildings will be made available, but not granted, to HKJC which will undertake all renovation, conversion and new built works as well as manage, operate and maintain the CPS Compound as a turnkey project at its own expenses to be presented as a gift to the people of Hong Kong.

Members have been informed of this through Board Paper AAB/63/2007-08 submitted by Development Bureau on 15 July 2008.

3. In paragraph 7 of the above-mentioned paper it is mentioned that during the public engagement exercise, in recognition of the concerns about the historical and architectural significance of the CPS Compound, HKJC commissioned Purcell Miller Tritton (PMT), a British firm of conservation architects, to undertake a research into the history of the CPS Compound and to prepare a CMP. A soft copy of the CMP was then included in a CD-ROM attached to the paper.

4. Representatives of HKJC and PMT have now been invited to attend the Board meeting to give a detailed briefing to Members on the CMP. In this regard, Mr Michael Morrison of PMT will attend the coming AAB meeting on 26 November 2008. A copy of Mr Morrison's CV is at **Annex A**.

THE CMP

5. A CMP is a brief appraisal of the history and development of a building or site, with an emphasis on assessing and understanding the significance of that place and includes a set of policies intended to inform the future use, maintenance and possible redevelopment of the site. Highlights of the CMP of the CPS Compound is at **Annex B**.

6. Members are welcome to express their views on the CMP.

THE WAY FORWARD

7. Government is taking forward the conservation and revitalization of the Central Police Station Compound in partnership with HKJC based on the parameters mentioned in paragraph 2 above. HKJC is working with its architects to come up with a revised conceptual design of the proposed new structure which will address the various concerns raised during the public engagement process.

8. The project will need to go through statutory procedures, including those under the Town Planning Ordinance and the Environmental Impact Assessment Ordinance. The public and AAB will have further opportunities to express their views.

Development Bureau
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