

Development Proposals/Cases Related to Preservation of Historic Buildings

Hong Kong Island

	Development Project/Case	Built Heritage to be affected	Background & Current Progress
1.	Revitalization of the Former Central Police Station Compound (CPS Compound)	<ul style="list-style-type: none"> ● The CPS Compound comprises the Central Police Station, the Central Magistracy and the Victoria Prison and has been declared as a monument since 1995. There are a number of Victoria-style buildings within the site. ● The CPS Compound is now under the management of the Lands Department. ● The Government will enter into a partnership with the HKJC in the form of an agreement to take forward the conservation and revitalization of the CPS Compound. ● In response to public views that more effort should be devoted to the research on historic, architectural and heritage significance of the CPS Compound and its preservation, the HKJC commissioned Purcell Miller Tritton, a renowned firm of British conservation architects to prepare a Conservation Management Plan (CMP). The CMP was presented to the Board at its meeting on 26 November 2008. 	<ul style="list-style-type: none"> ● HKJC is now working with its architects to come up with a revised conceptual design which will address the various concerns raised during the public engagement exercise. ● A planning application under s.12A of the Town Planning Ordinance was submitted on 22 January 2009 by 13 community groups and non-Government organizations for amendments to the OZP related to the CPS Compound by including a building height restriction of 77mPD and a minor relaxation clause for the height restriction. The public inspection period of this application ended on 27 February 2009. The Metro Planning Committee discussed the case at its meeting on 17 April 2009. Decision on the application was deferred as requested by the applicants at the meeting. ● HKJC is going to compile an “Artefact Inventory” for the CPS Compound, which will provide a catalogue for considering what objects could be reused in the project. AMO will take part in the salvaging exercise.
2.	Re-provisioning of David Trench Rehabilitation Centre to the Old Upper Levels Police Station under the West Island Line railway project (WIL)	<ul style="list-style-type: none"> ● The Old Upper Levels Police Station, commonly known as “No. 8 Police Station”, was built between 1934 and 1935 and was accorded a Grade III status in 1987. ● The building was served as the Regional Headquarters of the Hong Kong Crime Wing of 	<ul style="list-style-type: none"> ● The Police Station building will be revitalized, together with a new annex building to accommodate the rehabilitation services now provided at the current David Trench Rehabilitation Centre on Bonham Road which will have to be demolished to make way for the Sai Ying Pun Station of the WIL.

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		the Hong Kong Police Force until 2005.	<ul style="list-style-type: none"> ● Pursuant to DEVB Technical Circular (Works) No. 11/2007, a Heritage Impact Assessment (HIA) including a Conservation Management Plan (CMP) has been conducted for the re-provisioning scheme. A presentation was given to AAB on 25 February 2009 and members were supportive of the proposal.
3.	Proposed Conservation Project at Mallory Street/ Burrows Street	<ul style="list-style-type: none"> ● Shophouses at 1-11 Mallory Street and 6-12 Burrows Street, probably built in the 1920s, were accorded a Grade II status in 2000. 	<ul style="list-style-type: none"> ● The Urban Renewal Authority (URA) submitted a planning application for additional & alteration works at 1-11 Mallory Street and 6-12 Burrows Street in December 2008 for the consideration of the Town Planning Board. ● Under the scheme, 1-11 Mallory Street will be preserved for adaptive reuse and the façade of 6-12 Burrows Street will be retained and incorporated into an open space. ● The AMO has been working closely with the URA in finalizing the Conservation Plan for the pre-war shophouses.
4.	Proposed Urban Renewal Project at Lee Tung Street/ McGregor Street, Wan Chai (H15)	<ul style="list-style-type: none"> ● Shophouses at nos.186-190 Queen's Road East, probably built in the 1930s, were graded as Grade II historic buildings in year 2000 	<ul style="list-style-type: none"> ● URA submitted a s.16 planning application in May 2007 to Town Planning Board ● Under the proposal, the three historic buildings would be preserved for adaptive re-use and connected to an annex block. The front façade and side elevations will be retained, whilst part of the rear walls will be modified so as to accommodate a staircase and to provide connection to the annex block ● A Conservation Plan for the preservation of the three historic buildings has been submitted. AMO has requested further structural investigation to determine

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			the necessary strengthening works
5.	Redevelopment of the Former Explosives Magazine Site by the Asia Society, Hong Kong Centre	<p>Former Explosives Magazine, Victoria Barracks</p> <ul style="list-style-type: none"> ● The site comprises an upper and lower platform. Three explosives stores were built on the upper platform in 1840s and 1860s. The compound including the historic buildings therein were collectively accorded a Grade 1 status in 1997. ● In the list of 1,444 historic buildings recently released by the AAB, all buildings at the Site are proposed to be Grade 1 as before, while the GG Block on the lower platform, previously with no grade, is proposed as a Grade 2 structure. 	<ul style="list-style-type: none"> ● The Asia Society submitted a planning application for the proposed use of the site on 16 August 2002. The TPB approved the application on 11 October 2002 with a number of conditions including the submission and implementation of a conservation plan in respect of the existing historical buildings. ● A Conservation Plan was presented to the AAB on 13 December 2004. ● The Private Treaty Grant of the site for a term of 21 years was executed in September 2005. ● In late 2008, Lands Department approved Asia Society's application for an extension of an additional 18 calendar months (i.e. until 22 Mar 2010) to complete the outstanding works of the site. ● Site formation works are in progress. Construction works including the new entry pavilion, the underground E&M facilities, re-roofing to the Laboratory Block and alteration and addition works to the existing historic buildings are underway. ● The AMO will work closely with the Asia Society in carrying out the conservation works.

Kowloon

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6.	Heritage Tourism Project at the Former Marine Police Headquarters (FMPHQ) Compound	<ul style="list-style-type: none"> ● The former Marine Police Headquarters, completed in 1884, comprises a main building, a stable block and signal tower (commonly known as Round House). ● The compound was occupied by the Marine Police 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 was declared a monument in 1994. ● The site is being developed into a heritage hotel with food and beverage outlets, and retail facilities under the existing platform of the site. ● The major repair and structural strengthening works to the historic buildings as well as the construction of the new podium structure were completed by end of September 2008. 	<ul style="list-style-type: none"> ● There are currently two guided tour daily at 2:30pm and 4:00pm for the public starting from 1 April 2009. ● Shops in the sub-letting area are subsequently open from April and the opening of the hotel is scheduled for October 2009. ● Some refinement works in the Main Building and the Former Fire Station are in progress and the works are expected to be completed in May 2009.

New Territories and Islands

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7.	Revitalisation of the Old Tai O Police Station	<ul style="list-style-type: none"> ● The Main Building and Outhouse was constructed in 1902 with extension added in 1961-62. It was accorded as a Grade 3 historic building status in 1988. ● The building served as a police station and then a patrol post before its closure in December 1996. ● It was selected as one of the buildings under the “Revitalising Historic Buildings Through Partnership Scheme” Batch I launched by DEVB in 2008. 	<ul style="list-style-type: none"> ● The revitalization proposal submitted by the Hong Kong Heritage Conservation Foundation Ltd. (HCF) was selected and approval-in-principal has been granted by DEVB to HCF to turn the building into a boutique hotel with a museum, 9 suites and a café/restaurant. ● Heritage Impact Assessment in form of a Conservation Management Plan was prepared by HCF and presented to AAB on 15 April 2009. Members expressed support on the revitalization proposal. ● HCF is working on the detail design. Commencement of work is anticipated in November 2009.