

### 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"> <li>● The CPS Compound comprising the Central Police Station, the Central Magistracy and the Victoria Prison has been declared as a monument since 1995. There are a number of Victoria-style buildings within the site.</li> <li>● The CPS Compound is now under the management of the Lands Department.</li> <li>● 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.</li> <li>● 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 (PMT), a renowned firm of conservation architects in UK to prepare a Conservation Management Plan (CMP). The CMP was presented to the Board at its meeting on 26 November 2008.</li> </ul>	<ul style="list-style-type: none"> <li>● 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.</li> <li>● 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. The public inspection period of this application ended on 27 February 2009. The Metro Planning Committee discussed the case at its meetings on 17 April 2009 and 21 August 2009 respectively. At its meeting on 21 August 2009, the Committee decided to defer consideration of the application pending the availability of HKJC's revised proposal by late 2009.</li> <li>● AMO is compiling an "Artefact Inventory" for the CPS Compound, which will provide a catalogue for considering what objects could be kept and reused in the project.</li> <li>● HKJC submitted a project proposal to EPD to apply for an EIA study brief (EIA-SB) for the revitalization of CPS compound. AMO has requested both built heritage and archeological impact assessment to be included in the EIA study. EIA study is being carried out by HKJC's consultants, including PMT to work on the</li> </ul>

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			parts on heritage and archeological impact assessment.
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"> <li>● The Old Upper Levels Police Station, commonly known as “No. 8 Police Station”, was built between 1934 and 1935 and was accorded a Grade 3 status in 1987.</li> <li>● The building was served as the Regional Headquarters of the Hong Kong Crime Wing of the Hong Kong Police Force until 2005.</li> </ul>	<ul style="list-style-type: none"> <li>● 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.</li> <li>● 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. The project was approved by the Finance Committee of LegCo on 3 July 2009.</li> </ul>
3.	Proposed Conservation Project at Mallory Street/ Burrows Street	<ul style="list-style-type: none"> <li>● Shophouses at 1-11 Mallory Street and 6-12 Burrows Street, probably built in the 1920s, were accorded a Grade 2 status in 2000.</li> </ul>	<ul style="list-style-type: none"> <li>● The Urban Renewal Authority (URA) submitted a planning application for additional &amp; alteration works at 1-11 Mallory Street and 6-12 Burrows Street in December 2008 for the consideration of the Town Planning Board.</li> <li>● 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.</li> <li>● The AMO has been working closely with the URA in finalizing the Conservation Plan for the pre-war shophouses.</li> <li>● The alteration and addition plans and foundation strengthening plans have been approved by Buildings</li> </ul>

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			Department in May 2009. The tendering for the foundation strengthening works is now in progress.
4.	Proposed Urban Renewal Project at Lee Tung Street/ McGregor Street, Wan Chai (H15)	<ul style="list-style-type: none"> <li>● Shophouses at nos.186-190 Queen's Road East, probably built in the 1930s, were graded as Grade 2 historic buildings in 2000</li> </ul>	<ul style="list-style-type: none"> <li>● URA submitted a s.16 planning application in May 2007 to Town Planning Board</li> <li>● 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</li> <li>● A Conservation Plan for the preservation of the three historic buildings has been submitted. AMO has requested further structural investigation to determine the necessary strengthening works</li> <li>● Hopewell Holdings-Sino Land venture was awarded the tender for this development.</li> </ul>
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"> <li>● 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.</li> <li>● 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.</li> </ul>	<ul style="list-style-type: none"> <li>● 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.</li> <li>● A Conservation Plan was presented to the AAB on 13 December 2004.</li> <li>● The Private Treaty Grant of the site for a term of 21 years was executed in September 2005.</li> <li>● 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</li> </ul>

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			<p>the outstanding works of the site.</p> <ul style="list-style-type: none"> <li>● Regarding the historic buildings, the repair works at Block GG and re-roofing at Laboratory Building and Magazine A have been substantially completed, while the finishes works and E&amp;M installation are still under way. Repair and restoration works at Magazine B are in progress.</li> <li>● Lands Department has been advised by Project Manager of the development that it is expected to obtain the occupation permit by the end of 2009 while the soft opening to be in 2011.</li> <li>● The AMO will work closely with the Asia Society in carrying out the conservation works.</li> </ul>

**Kowloon**

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6.	Heritage Tourism Project at the Former Marine Police Headquarters (FMPHQ) Compound	<ul style="list-style-type: none"> <li>● The former Marine Police Headquarters, completed in 1884, comprises a main building, a stable block and signal tower (commonly known as Round House).</li> <li>● 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.</li> <li>● The compound together with the buildings was declared a monument in 1994.</li> <li>● The site is being developed into a heritage hotel with food and beverage outlets, and retail facilities under the existing platform of the site.</li> <li>● 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.</li> </ul>	<ul style="list-style-type: none"> <li>● There are currently two guided tours daily at 2:30pm and 4:00pm for the public.</li> <li>● Shops in the sub-letting area in the new podium, Main Block and Accommodation Block of the Old Kowloon Fire Station have been open since April and the opening of the hotel is scheduled for October 2009.</li> <li>● Interior decoration and improvement works of the hotel (i.e. the Main Building and the Stable Block) are in progress and the works are expected to be completed in September 2009.</li> </ul>
7.	Conversion of Yaumatei Theatre and Red Brick Building into a Xiqu Activity Centre	<ul style="list-style-type: none"> <li>● Built around 1930, the Yaumatei Theatre is the only surviving pre-war cinema premise in Kowloon. It was accorded a Grade 2 status in 1998.</li> <li>● Also known as The Red Brick Building, the Former Pumping Station was built in 1895. It was converted into a post office and was abandoned in 1967. It was accorded a Grade 1 status in 2000.</li> </ul>	<ul style="list-style-type: none"> <li>● Pursuant to DEVB Technical Circular (Works) No. 11/2007, a Heritage Impact Assessment (HIA) has been conducted for the conversion work. A presentation was given to AAB on 26 November 2008 and members were supportive of the proposal. The project was approved by the Finance Committee of the LegCo on 13 February 2009.</li> <li>● Both sites were handed over to ArchSD on 15 July 2009 for construction works.</li> </ul>

8.	Development at Diamond Hill CDA and construction of Diamond Hill Stabling Sidings of Shatin Central Link (SCL)	<ul style="list-style-type: none"> <li>● The construction of SCL will include a Diamond Hill Station of which a stabling siding facility will be built at the former Tai Hom Village (now the Diamond Hill Comprehensive Development Area (CDA) site).</li> <li>● Three historic structures, namely the Old Pillbox (Grade 2), Former Royal Air Force Hangar (Grade 3) and Stone House (Grade 3), are dispersed over the CDA site.</li> <li>● In the list of 1,444 historic buildings recently released by the AAB, the grading of the Old Pillbox and the Stone House is proposed to be Grade 3 and nil grade respectively, whilst the Hangar remains to be Grade 3.</li> </ul>	<ul style="list-style-type: none"> <li>● Planning Department has prepared a Committee on Planning and Land Development (CPLD) paper on the proposed land uses and development parameters for the CDA site.</li> <li>● In the latest draft of the paper as of late July 2009, the Pillbox is proposed to be preserved in-situ.</li> <li>● The tracks of the proposed siding facility will directly encroach on the existing locations of the Hangar and the Stone House rendering in-situ preservation not possible. On the other hand, the two structures have been in disrepair for years and it may not be feasible to restore them after dismantling.</li> <li>● Further study on the technical feasibility of the relocation of Hangar and Stone House will be carried out by MTRC as part of the Environmental Impact Assessment of the SCL which is in progress.</li> <li>● Future uses and users of the structures are yet to be identified. Planning Department is exploring on incorporating the historic structures into the open space on the podium development.</li> </ul>
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**New Territories and Islands**

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9.	Revitalisation of the Old Tai O Police Station	<ul style="list-style-type: none"> <li>● 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.</li> <li>● The building served as a police station and then a patrol post before its closure in December 1996.</li> <li>● It was selected as one of the buildings under the “Revitalising Historic Buildings Through Partnership Scheme” Batch I launched by DEVB in 2008.</li> </ul>	<ul style="list-style-type: none"> <li>● 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.</li> <li>● 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.</li> <li>● HCF is working on the detail design. Funding for works has been approved by the Finance Committee of Legco. Commencement of work is anticipated in November 2009.</li> </ul>
10.	Revitalisation of Fong Yuen Study Hall	<ul style="list-style-type: none"> <li>● Fong Yuen Study Hall was constructed in the 1920 to 30s. It was listed as one of the Government historic site identified by AMO.</li> <li>● It is believed that the Study Hall was built as a small private school to educate the children in Ma Wan. It functioned as a subsidized school till its closure in 2003.</li> <li>● It was selected as one of the buildings under the “Revitalising Historic Buildings Through Partnership Scheme” Batch I launched by DEVB in 2008.</li> </ul>	<ul style="list-style-type: none"> <li>● The revitalization proposal submitted by Yuen Yuen Institute (YYI) was selected and approval-in-principal has been granted by DEVB to YYI to turn the building into a cultural centre with exhibition rooms, a tourist centre and a learning centre.</li> <li>● Heritage Impact Assessment in form of a Conservation Management Plan was prepared by YYI and presented to AAB on 21 May 2009. Members expressed support on the revitalization proposal.</li> <li>● YYI is working on the detail design. Commencement of work is anticipated in February 2010.</li> </ul>