

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 comprising the Central Police Station, the Central Magistracy and the Victoria Prison has been declared 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 (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. 	<ul style="list-style-type: none"> ● 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. ● HKJC submitted a project profile 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 parts on heritage and archeological impact assessment. ● HKJC is also working with its architects to come up with a revised conceptual design which will address the various concerns raised during the public engagement exercise. ● Amendments to the Draft Sai Ying Pun & Sheung Wan OZP (S/H3/24) were gazetted on 7 May 2010 which included the stipulation of building height restriction for the CPS Compound currently zoned as “Other Specified Uses (Historical site preserved for Cultural, Recreation and Commercial Uses)”. Under the proposed amendments, one of the major development controls would be adopted to the CPS Compound in respect of height restriction, i.e. imposing maximum building heights of 60mPD and 70mPD on the Lower and Upper Platform Areas (mainly to contain the height of the existing buildings), and a maximum building

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			<p>height of 80mPD for any new buildings on the Upper Platform Area.</p> <ul style="list-style-type: none"> ● Representations and comments were received during the two-month public inspection.
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 3 status at AAB Meeting on 22 January 2010. ● The building was served as the Regional Headquarters of the Hong Kong Crime Wing of the Hong Kong Police Force until 2005. 	<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. ● 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. ● Site works have commenced and are being monitored by AMO. ● A list of salvaged building items, such as doors and timber floors, was received in November 2009.
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 2 status at AAB Meeting on 18 December 2009. 	<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

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			<p>Burrows Street will be retained and incorporated into an open space.</p> <ul style="list-style-type: none"> ● The URA has worked out a Conservation Management Plan for this project. ● The latest alteration and addition plans and foundation strengthening plans have been approved by the Buildings Department in March 2010 and there is ongoing exchange of views on the design proposal. The foundation strengthening works is under way.
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 proposed to be Grade 3 Historic Buildings in the recent assessment exercise. 	<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 worked out by URA. AMO has requested further structural investigation to determine the necessary strengthening works and the proposal of which is under study by Buildings Department (BD) and AMO. ● A Hopewell Holdings-Sino Land joint venture was awarded the tender for this development.
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. 	<ul style="list-style-type: none"> ● The Asia Society's planning application for the use of the site was approved by the TPB in October 2002 with a number of conditions including the submission and implementation of a conservation plan in respect of the

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		<ul style="list-style-type: none"> ● All buildings on the upper platform were accorded a Grade 1 status, while GG Block on the lower platform was accorded a Grade 2 status at AAB meeting on 18 December 2009. 	<p>existing historical buildings.</p> <ul style="list-style-type: none"> ● 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. ● Regarding the historic buildings, the repair works at Block GG, Laboratory Building, Magazine A and Magazine B have been substantially completed, while the finishes works and E&M installation are still under way. ● The AMO will work closely with the Asia Society in carrying out the conservation works.

Kowloon

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6.	Conversion of Yaumatei Theatre and Red Brick Building into a Xiqu Activity Centre	<ul style="list-style-type: none"> ● Built around 1930, the Yaumatei Theatre is the only surviving pre-war cinema premise in Kowloon. It was accorded a Grade 2 status at the AAB meeting on 18 December 2009. ● 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 at AAB meeting on 18 December 2009. 	<ul style="list-style-type: none"> ● 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. ● Both sites were handed over to ArchSD on 15 July 2009. ● The construction works are being closely monitored by AMO.

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			<ul style="list-style-type: none"> ● Structural appraisal report on existing coping and method statement for demolishing the external wall and slabs next to Shek Lung Street was received. ● Excavation works for fire services tank at YMTT was completed.
7.	Development at Diamond Hill CDA and construction of Diamond Hill Stabling Sidings of Shatin Central Link (SCL)	<ul style="list-style-type: none"> ● The construction of SCL will include a Diamond Hill Station of which a depot will be built at the former Tai Hom Village (now the Diamond Hill Comprehensive Development Area (CDA) site). ● Three historic structures, namely the Old Pillbox, Former Royal Air Force Hangar and Stone House, are dispersed over the CDA site. ● The proposed grading of the Old Pillbox and the Stone House was Grade 3 and nil grade respectively, whilst the grading of the Hangar was confirmed to be Grade 3 at AAB meeting on 22 January 2010. 	<ul style="list-style-type: none"> ● The proposed depot, being part of the SCL, would clash with the three named historic structures. The project proponent, MTR Corp. Ltd., has carried out a study on the potential impact on the historic structures in relation to the construction of SCL and the corresponding mitigation measures under the Environmental Impact Assessment (EIA) process. ● Draft EIA report has been submitted by MTR Corp. Ltd. AMO is working with EPD and the relevant Bureaus / Departments to finalize the EIA report.
8.	Revitalisation of the North Kowloon Magistracy (NKM)	<ul style="list-style-type: none"> ● NKM was constructed in 1960 and had been continuously used as a magistracy building for the Kowloon district until its closure on 3 January 2005. ● The building was accorded a Grade 2 status at AAB meeting on 18 December 2009. ● 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 SCAD Foundation (Hong Kong) Ltd. (SCAD-HK) was selected and approval-in-principle has been granted by DEVB to SCAD-HK to turn a branch campus of the Savannah College of Art and Design (SCAD) to provide 1,500 full time student places for local and overseas students for the study of various courses related to digital media, etc. Part time courses may also be arranged. ● Heritage Impact Assessment in form of a Conservation Management Plan was prepared by SCAD-HK and presented to AAB on 27 October 2009. Members expressed support on the revitalization proposal.

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			<ul style="list-style-type: none"> ● SCAD-HK has committed to deliver this revitalisation project by its own fund and no government funding for capital works will be sought. Works commenced in December 2009 and is anticipated to be completed in September 2010.
9.	Revitalisation of the Lai Chi Kok Hospital (LCKH)	<ul style="list-style-type: none"> ● The site is divided into 3 zones: upper, middle and lower zones. The building blocks at lower zone were constructed in around 1910. The site has been used as quarantine station, prison, hospital and rehabilitation centre. LCKH was accorded a Grade 3 status at AAB meeting on 24 June 2010. ● 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 Institute for Promotion of Chinese Culture (HKIPCC) was selected and approval-in-principle has been granted by DEVB to HKIPCC to turn the site into the “Hong Kong Cultural Heritage”, a venue for promotion of arts and culture with hostel, performance space, classrooms, café and gallery. HKIPCC will organize educational courses and cultural exchange programmes in conjunction with both local and overseas institutions. ● Heritage Impact Assessment in form of a Conservation Management Plan was prepared by HCF and presented to AAB on 27 October 2009. Members expressed support on the revitalization proposal. ● HKIPCC is working on the detail design. Funding for works was approved by the Finance Committee of LegCo on 19 May 2010. Commencement of work is anticipated in late 2010.
10.	Revitalisation of Lui Seng Chun	<ul style="list-style-type: none"> ● Built in 1931 by Mr. Lui Leung, one of the founders of the Kowloon Motor Bus Company (1933) Limited, the building was originally used as accommodation for the Lui family on upper floors and a herbal shop selling Chinese medicine on ground floor. The building was unconditionally handed over to the Government in 	<ul style="list-style-type: none"> ● The revitalization proposal submitted by the Hong Kong Baptist University (HKBU) was selected and approval-in-principle has been granted by DEVB to HKBU to turn the site into the “HKBU Chinese Medicine and Healthcare Centre”. HKBU will offer quality Chinese medical consultation services with quotas for the low-income group and the elderly at

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		<p>2003. It was accorded a Grade 1 status at AAB meeting on 18 December 2009.</p> <ul style="list-style-type: none"> ● It was selected as one of the buildings under the “Revitalising Historic Buildings Through Partnership Scheme” Batch I launched by DEVB in 2008. 	<p>concessionary fees. Free public access will be allowed to the shop and the courtyard on the ground floor while guided tours to upper floors will also be arranged by advanced booking.</p> <ul style="list-style-type: none"> ● Heritage Impact Assessment in form of a Conservation Management Plan was prepared by HKBU and was presented to AAB on 2 March 2010. Members expressed support on the revitalization proposal. AMO endorsed the HIA report on 27 April 2010. ● Funding for works was approved by the Finance Committee of LegCo on 2 June 2010. HKBU is working on the detail design. Commencement of work is anticipated in late 2010.
11.	Revitalisation of Mei Ho House (MHH)	<ul style="list-style-type: none"> ● MHH was one of the first eight Mark I H-shaped blocks built in 1954 by the Government for Shek Kip Mei Estate, which marked the beginning of the government public housing scheme. Redevelopment scheme of Shek Kip Mei Estate started in 2000 and MHH is the only Mark I H-shaped resettlement block remained in Hong Kong. It was accorded a Grade 2 status at AAB meeting on 24 June 2010. ● 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 Youth Hostel Association (HKYHA) was selected and approval-in-principle has been granted by DEVB to HKYHA to turn the site into the “City Hostel”. HKYHA will provide 129 dormitories and a museum of Public Housing, and organize guided tours and workshops to promote the history of MHH and public housing in Shek Kip Mei. ● Heritage Impact Assessment in form of a Conservation Management Plan was prepared by HKYHA and was presented to AAB on 2 March 2010. Members expressed support on the revitalization proposal. AMO endorsed the HIA report on 24 May 2010. <p>Funding for works was approved by the Finance Committee of LegCo on 2 June 2010. HKYHA is working on the detail design. Commencement of work is anticipated in late 2010.</p>

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12.	St. Andrew's Church	<ul style="list-style-type: none"> ● St. Andrew's Church, located at No. 138 Nathan Road, was built in 1906 with a donation from Sir Paul Charter. The Church was restored and won a UNESCO Award of Merit in 2006. ● In 1997, the Church Compound excluding the Anglican Christian Centre was accorded a Grade 2 status. The proposed grading of the Church Compound is Grade 1 in the 1,444 historic buildings assessment exercise. 	<ul style="list-style-type: none"> ● BD received a proposal of the development scheme of the auditorium from the Church in June 2009. The proposed auditorium will be situated on existing slope and landscaped area abutting Nathan Road. None of the historic buildings/structures within the Compound will be directly affected. The proposal was approved by BD in August 2009 in accordance with the Buildings Ordinance as no building safety issue is involved. ● The proposal was discussed at the AAB meeting on 9 September 2009. Having reviewed the building plans, some Board Members considered that the existing rubble retaining wall along Nathan Road should be retained as far as practicable. Subsequent to the meeting, AAB Members conducted a site visit to the Church Compound with the Church's representatives and the architect for the proposed works on 27 October 2009. CHO and AMO conducted several rounds of discussion with the Church to explore preservation options. The Church finally agreed to retain part of the rubble wall alongside with preserving all other historic buildings in the Compound. ● BD received the amendment plans from the Church, which showed a proposed feature wall with stones from existing rubble wall at the central portion of the new wall facing Nathan Road. Given the space constraint and the need to retain all other historic buildings in the compound, CHO and AMO considered that the current proposal strikes an appropriate balance between the development need and the preservation need.

New Territories and Islands

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13.	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 a Grade 2 status at AAB meeting on 18 December 2009. ● 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-principle 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. ● Funding for works has been approved by the Finance Committee of LegCo. ● Construction works commenced in June 2010.
14.	Revitalisation of Fong Yuen Study Hall	<ul style="list-style-type: none"> ● Fong Yuen Study Hall was constructed in the 1920 to 30s. It was listed as one of the Government historic site identified by AMO. The proposed grading of the building was Grade 3. ● 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. ● 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 Yuen Yuen Institute (YYI) was selected and approval-in-principle 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. ● 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. ● YYI is working on the detail design. FSTB approved \$8.64 million for the conversion works in October 2009 and commencement of work is anticipated in 2010.

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15.	Restoration of Tat Tak Communal Hall, Yuen Long	<ul style="list-style-type: none"> ● Tat Tak Communal Hall was built between 1851-1861 as an assembling place for village guards and meeting venue for merchants. ● It is composed of the main hall, the Hall of Lonesome Consolation at the left chamber and the Hall of the Bravery on the right. It was a guerrilla's headquarters in the resistance against British takeover of the New Territories in 1899. ● From the early 1950s to the late 1970s, the communal hall was occupied as a school and an orphanage. Since then, the place has been left vacant. 	<ul style="list-style-type: none"> ● The building is around one metre below the surrounding ground level. Feasibility study was carried out in 2004 to explore various preservation options, in which the reconstruction option was recommended. To follow-up with the study's findings, conservation guidelines for the reconstruction were conducted in 2006. ● The first phase of reconstruction, i.e. dismantling and removal of artefacts, was completed in 2008. ● A detailed study of the in-situ preservation option has been completed. The detailed design of the restoration works and the associated improvement works are under way. ● A letter was issued to the Manager of the building in September 2009 informing him of the progress. ● Liaison with other relevant departments is in process.