

Development Proposals/Cases related to Preservation of Historic Buildings
(Progress as at 15 February 2016)

Hong Kong Island

	Development Project/Case	Built Heritage at the Site	Background & Current Progress
1.	Revitalisation of the Former Central Police Station (CPS) Compound	<ul style="list-style-type: none">● The CPS Compound, i.e. the CPS, the Central Magistracy and the Victoria Prison, were declared as monuments in 1995.● The compound is a fine example of Victorian and Edwardian colonial architecture in Hong Kong.	<ul style="list-style-type: none">● A Conservation Management Plan (CMP) was presented to the Board on 26 November 2008.● Following extensive consultation with the public and the local arts and cultural sector, a revised design for the project was announced on 11 October 2010.● The CPS Compound is being revitalised as a centre for heritage, contemporary art and leisure, complementing the organic development of the neighbouring area as a contemporary arts zone.● Revitalisation works commenced in January 2012 and targeting for completion in phases in 2016. The works are conducted in compliance with the approved method statement, Archaeological Action Plan and monitoring proposal.● The Antiquities and Monuments Office (AMO) will continue to closely monitor the project.
2.	Proposed Urban Renewal Project at Lee Tung Street/	<ul style="list-style-type: none">● Shophouses at Nos. 186-190 Queen's Road East, probably built in 1930s, have been	<ul style="list-style-type: none">● The conservation plan for the preservation of the three historic buildings was prepared and

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	McGregor Street, Wan Chai (H15)	accorded a Grade 3 status by the Board.	<p>had been commented by AMO.</p> <ul style="list-style-type: none"> ● Works were completed in December 2015.
3.	Renovation of the Fringe Club, South Block, Old Dairy Farm Depot	<ul style="list-style-type: none"> ● The Hong Kong Festival Fringe Ltd. (HKFF) has leased the South Block of the Old Dairy Farm Depot since 1984 under a tenancy agreement with the Government Property Agency. ● The Depot has been accorded a Grade 1 status by the Board. 	<ul style="list-style-type: none"> ● HKFF has revised the latest General Building Plan and the Heritage Impact Assessment (HIA) report to reduce significantly the intervention to the historical fabrics and structure. The revised HIA report is considered acceptable. ● Works are in progress.
4.	Revitalisation of the Blue House Cluster	<ul style="list-style-type: none"> ● The Cluster comprises Blue House (72-74A Stone Nullah Lane) and Yellow House (2, 4, 6, 8 Hing Wan Street) which were built in 1920s, and Orange House (8 King Sing Street) which was built between 1950s and 1960s. ● Blue House and Yellow House have been accorded Grade 1 and Grade 3 status respectively by the Board, while Orange House has been accorded a nil grade by the Board. 	<ul style="list-style-type: none"> ● This cluster of buildings are being revitalised by the St. James' Settlement into a multi-functional services complex. ● The HIA report in the form of a CMP was presented to the Board on 23 November 2011 and was supported. ● Works commenced in September 2013 and are expected to be completed by the second quarter of 2016. The revitalised services complex is envisaged to commence operation in the third quarter of 2016.
5.	Revitalisation of Bridges Street Market (BSM)	<ul style="list-style-type: none"> ● Constructed and commenced operation in 1953, BSM was the first of its kind built after World War II in Hong Kong's urban areas to meet the demand of the rising population. ● It is a Grade 3 historic building. 	<ul style="list-style-type: none"> ● The building is being revitalised by the Journalism Education Foundation Hong Kong Ltd. into "Hong Kong News-Expo". ● The HIA report on the project was presented to the Board on 16 September 2014 and was

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			<p>supported.</p> <ul style="list-style-type: none"> ● Legislative Council (LegCo) Public Works Subcommittee (PWSC) endorsed the project at the meeting on 1 December 2015, pending separate voting at LegCo Finance Committee (FC).
6.	Revitalisation of Haw Par Mansion (HPM)	<ul style="list-style-type: none"> ● HPM together with its private garden was built in 1936 by Aw Boon Haw, who was a prominent Burmese Chinese entrepreneur and philanthropist. ● The site is one of the few surviving examples of the Chinese Eclectic style, featuring an adoption of Western construction method, and decorated with architectural features with rich traditional Chinese architecture favour. ● HPM is a Grade 1 historic building. 	<ul style="list-style-type: none"> ● The building is being revitalised by Haw Par Music Foundation Limited into “Haw Par Music Farm”. ● The HIA report on the project was presented to the Board on 4 December 2014 and was supported. ● LegCo PWSC endorsed the project at the meeting on 25 November 2015, pending separate voting at LegCo FC.
7.	Peel Street/Graham Street Development (H18) of Urban Renewal Authority (URA)	<ul style="list-style-type: none"> ● The shophouse at No. 118 Wellington Street, probably built before 1923, is a Grade 3 historic building. ● Shophouse units at No. 120 Wellington Street and No. 26A-C Graham Street, probably built around the 1900s, have been accorded nil grade by the Board. 	<ul style="list-style-type: none"> ● According to the approved Master Layout Plan for the development, the façade of No. 120 Wellington Street is proposed to be preserved as far as practicable and No. 26A-C Graham Street to be preserved for adaptive re-use. ● An Engineering Feasibility Study for shophouse units at No. 120 Wellington Street and No. 26A-C Graham Street has been submitted to AMO for comment. ● URA proposes to preserve the two terrazzo

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			signs with the calligraphy of Su Shi-jie (蘇世傑) at No. 118 Wellington Street and incorporate them into the public open space at the same site in future. The proposal was supported by the Central and Western District Council.
8.	Revitalisation of the Former French Mission Building	<ul style="list-style-type: none"> ● The building, built in 1917, is a declared monument and previously used as the Court of Final Appeal. ● Department of Justice will revitalise the building for use by law-related organisations. ● Presently, it houses the secretariat and the office of the task force to investigate the cause of excessive lead content in drinking water on a short term basis. 	<ul style="list-style-type: none"> ● As the building, a declared monument, is a site of cultural heritage under the Environmental Impact Assessment (EIA) Ordinance, an environmental permit is required before commencement of works. A draft Project Profile has been submitted to AMO for comment. ● An information note on the revitalisation project was submitted to the Board on 5 February 2016 and a site visit by Board Members was conducted on 15 February 2016.
9.	Revitalisation of the Central Market (The Central Oasis)	<ul style="list-style-type: none"> ● The Central Market, built in 1939, is a proposed grade 3 historic building. ● It ceased operation in 2003 and is now vacant. 	<ul style="list-style-type: none"> ● URA informed AMO on the refinement of the design scheme. ● A new planning application has been submitted by URA to Town Planning Board for approval in early February 2016.

Kowloon

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10.	Development at Diamond Hill Comprehensive Development Area (CDA) and construction of Diamond Hill Stabling Sidings of Shatin to Central Link (SCL)	<ul style="list-style-type: none"> Two historic structures, namely the old Pillbox and former Royal Air Force Hangar, are affected by the construction works. These two historic structures have been accorded Grade 2 and Grade 3 status respectively by the Board. 	<ul style="list-style-type: none"> The EIA of SCL has been approved. According to the approved EIA report, the Pillbox and the Hangar could not be preserved <i>in-situ</i> after considering the operational, engineering, environmental and other relevant factors. As per the EIA, portions of the Hangar have to be disassembled and retained for future display together with a model of the Hangar exhibited at the future Diamond Hill CDA site to illustrate the structural technology at the time, and the Pillbox lifted up in one piece and temporarily stored for future reinstatement at the Diamond Hill CDA site. A CMP with detailed mitigation measures and documentation for the two historic structures has been submitted by the project proponent for fulfillment of the EIA on this project. Dismantling plan of the Hangar and relocation plan of the Pillbox have been submitted to AMO and are considered acceptable. Strengthening works of the Pillbox have been completed. The Pillbox has been relocated to a designated place within the site for temporary storage. The Hangar has also been dismantled and properly stored on site. The future usage

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			<p>of the Pillbox and the Hangar after reinstatement will be subject to land use planning.</p> <ul style="list-style-type: none"> ● The planning of the CDA site is coordinated by the Housing Department. The Pillbox and the Hangar, together with the Stone House, will be reinstated in the future water feature park at the western part of the site.
11.	Revitalisation of Stone Houses at Nos. 31-35 Hau Wong Temple New Village	<ul style="list-style-type: none"> ● The Stone Houses, built in 1940s to 1950s, is a block of Chinese tenement houses in Hau Wong Temple New Village. The buildings block has been accorded a Grade 3 status by the Board. 	<ul style="list-style-type: none"> ● The HIA report on the project in the form of a CMP was presented to the Board on 15 June 2011 and was supported. ● The buildings have been revitalised by Wing Kwong So-Care Company Ltd. into a themed cafeteria-cum-visitor information centre. ● Works were completed in March 2015 and the trial run of the venue commenced in June 2015. Opening ceremony was held on 9 October 2015.
12.	Refurbishment of Block M, Kowloon Hospital	<ul style="list-style-type: none"> ● Block M, a two-storey block being used as maternity wards, was probably built in 1932 as part of Kowloon Hospital, the first government hospital in Kowloon. ● Block M is a Grade 2 historic building. 	<ul style="list-style-type: none"> ● The project involves alteration and conversion of Block M into offices and training centre of the Hospital Authority. ● The HIA report on the project was presented to the Board on 10 September 2013 and was supported. ● Structural assessment of the building commenced in December 2013 and was

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			<p>completed in February 2014.</p> <ul style="list-style-type: none"> ● Works commenced in December 2014 and were completed in October 2015.
13.	Shanghai Street/Argyle Street Revitalisation Project by URA	<ul style="list-style-type: none"> ● Nos. 600-606, 612-614, 620-626 Shanghai Street, a cluster of 10 verandah type shophouses built in the 1920s, have been accorded Grade 2 status by the Board. 	<ul style="list-style-type: none"> ● The section 16 planning application was approved on 2 January 2015, in which the entire façade of the buildings facing Shanghai Street would be retained for preserving the historical ambience of the shophouses. ● The General Building Plan was approved by the Buildings Department on 21 July 2015. ● AMO's approval has been given to URA's façade design of the buildings. ● Hoarding and demolition works are in progress.

New Territories and Islands

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14.	Revitalisation of Old Tai Po Police Station (OTPPS)	<ul style="list-style-type: none"> Built in 1899, OTPPS was the first police station and Police Headquarters in the New Territories. It is a Grade 1 historic building. 	<ul style="list-style-type: none"> The HIA report on the project in the form of a CMP was presented to the Board on 23 November 2011 and was supported. The building has been revitalised by Kadoorie Farm and Botanic Garden Corporation into the Green Hub to promote sustainable living. Works commenced in May 2013 and were completed in April 2015. The Green Hub started trial run in end April 2015 and commenced operation in August 2015. Opening ceremony was held on 6 November 2015.
15.	Revitalisation of the Former Fanling Magistracy (FFM)	<ul style="list-style-type: none"> Constructed in 1960, FFM was the first magistracy set up in the New Territories. It is a Grade 3 historic building. 	<ul style="list-style-type: none"> The building is being revitalised by the Hong Kong Federation of Youth Groups into “The HKFYG Institute for Leadership Development”. The HIA report on the project was presented to the Board on 4 June 2014 and was supported. LegCo PWSC endorsed the project at the meeting on 25 November 2015, pending separate voting at LegCo FC.