

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

Hong Kong Island

	Development Project/Case	Built Heritage at the Site	Background & Current Progress
1.	Revitalisation of 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.● Commenced in January 2012, the revitalisation works are conducted in compliance with the approved method statement, Archaeological Action Plan and monitoring proposal.● The Married Inspectors' Quarters (Block 4) partially collapsed on 29 May 2016. The Hong Kong Jockey Club (HKJC) has set up an independent review panel to look into the cause of the incident and to recommend improvement measures.● The Antiquities and Monuments Office (AMO)

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			<p>will continue to closely monitor the project.</p> <ul style="list-style-type: none"> ● HKJC will provide progress updates of the revitalisation project, and seek the Board's views on the recovery options for Block 4.
2.	Renovation of 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 (GBP) 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. ● Building works have been completed, pending the issuance of acknowledgement letter by the Buildings Department (BD).
3.	Revitalisation of 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. ● Revitalisation works commenced in September 2013 and Phase I (i.e. Yellow House, Orange House and public open space) was completed in March 2016. Phase II works (i.e. Blue House) are in progress, targeting for completion in the fourth quarter of 2016.

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4.	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 supported. ● Revitalisation works commenced in June 2016, and are expected to be completed by the fourth quarter of 2017.
5.	Revitalisation of Haw Par Mansion (HPM)	<ul style="list-style-type: none"> ● HPM together with its private garden were built in 1936 by Aw Boon Haw, 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. ● Revitalisation works commenced in June 2016, and are expected to be completed by the first quarter of 2018.
6.	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 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

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			<p>and No. 26A-C Graham Street has been submitted to AMO and Lands Department.</p> <ul style="list-style-type: none"> ● URA proposes to preserve the two terrazzo 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. ● URA will introduce its conservation plan for the building remains at the site of Cochrane Street at the Board meeting in September 2016.
7.	Revitalisation of Central Market	<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"> ● The new planning application submitted by URA was approved by the Town Planning Board (TPB) with conditions on 18 March 2016. ● For fulfilling the conditions stipulated by TPB, URA has submitted the detailed design proposal for the new façade facing Des Voeux Road Central and the market stall preservation plan to TPB. TPB has sought AMO's comments on both submissions.

Kowloon

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8.	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 Environmental Impact Assessment (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.
9.	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 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. ● GBP was approved by BD 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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10.	Revitalisation of 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 Hong Kong Federation of Youth Groups (HKFYG) 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. ● Revitalisation works commenced in June 2016, and are expected to be completed by the fourth quarter of 2017.