

Heritage Impact Assessment of
Old Tai O Police Station

PURPOSE

To present to Members of the background and the Conservation Management Plan (CMP) of the heritage site of Old Tai O Police Station (OTOPS).

BACKGROUND

2. Development Bureau (DEVB) launched in February 2008 the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) Batch 1, which allows the Non-Profit-Making Organization (NPO) to revitalise Government-owned historic buildings. Secretary for Development issued an approval-in-principle to the proposal turning the police station into a boutique hotel submitted by Hong Kong Heritage Conservation Foundation Limited.

3. The Main Building and Outhouse of OTOPOS was constructed in 1902 with later extension in 1961-62. It was accorded as Grade III historic building in 1988. The OTOPS will be conserved and revitalised to a boutique hotel with a museum, 9 suites and a café/restaurant.

HERITAGE IMPACT ASSESSMENT/ CMP

4. In accordance with the Development Bureau Technical Circular (Works) No.11/2007 and AMO's Guidance Note to Heritage Impact Assessment (HIA) Submission for Revitalisation Scheme, AMO considered that a HIA in form of a CMP is required to design mitigation measures to avoid adverse impact on the building in the course of conversion and to outline the future interpretation, maintenance and management strategies, based on AMO's Conservation Guidelines given in the Resource Kit of the Revitalisation Scheme. The HIA has been completed and submitted to AMO.

5. With reference to the CMP, the recommended Conservation Principles for mitigation measures to protect OTOPS and for strategies to maintain and interpret OTOPS are as below:

- (a) Architectural design should be carried out in such a way to keep the original expression of the architectural features and minimize intervention to existing fabrics. Character defining elements should be preserved or restored. New elements should be understated in design, compatible to but distinguishable from the original fabric;
- (b) In particular, the façades and their features such as wooden casement windows, internal elements such as fireplaces and cells, features around the building such as searchlights and cannons will be preserved.

The verandahs on the front façade will be restored. New additions including a glass cover to the Outhouse, external staircases and lifts will be introduced in either reversible manner or with minimized visual impact to the major façades;

- (c) On-site structural monitoring system should be installed to ensure integrity of the historic buildings;
- (d) Existing building would be recorded by cartographic and photographic surveys. Alteration and addition works to OTOPS will be recorded. These surveys and records will be documented, archived and made available for future users or professional personnel for future reference;
- (e) An interpretation centre will be introduced in the future hotel as a heritage exhibition area with showcase, memorabilia and photographs for public appreciation.
- (f) Routine monitoring and maintenance will be carried out in the future following the principles laid down in the CMP.

6. PowerPoint slides showing the mitigation measures are at **Appendix** and the full CMP has been put in the website of AMO for public viewing.

THE WAY FORWARD

7. AMO has considered and accepted the CMP and its recommendations therein. Hong Kong Heritage Conversation Foundation Limited will ensure all works carried out for heritage conservation are to strictly comply with the requirements stipulated in the CMP as endorsed by AMO.