

Central Police Station Heritage Taskforce



Hong Kong Institute of Architects - Hong Kong People's Council for Sustainable Development - Conservancy Association - Central and Western District Development Concern Association - American Institute of Architects (Hong Kong Chapter) - Action Group for the Protection of Central Police Station Historical Compound - LIVE.Architecture Programme, Department of Architecture, The Chinese University of Hong Kong

4 November 2004

Hon Cheung Yue Yan
Chairman
Home Affairs Panel
Hong Kong Legislative Council
Central
Hong Kong

By Fax & By Post
Fax No. : 2509 9055

Dear Sir

Re: Submission to Legco Home Affairs Panel regarding the conservation of Central Police Station Heritage Complex

In view of the heightened community concerns over the conservation of the Central heritage buildings comprising the Central Police Station, former Central Magistracy and Victoria Prison ("CPSH"), we are pleased to submit to you on behalf of the *Central Police Station Heritage Taskforce* our proposal for a Citizen-Envisioned Participatory Assessment Model ("CEPAM") as an alternative selection process for the development of CPSH (see attached). This proposal is an outcome of a public engagement exercise carried out by the Taskforce over the past two months.

CEPAM is developed on the basis of two guiding principles: the "heritage first" principle and the "China principles". If adopted, **CEPAM will be a pioneer attempt by Hong Kong to implement a local heritage project in line with international best practice.**

Although a longer time span and more public resource may be required compared with the traditional tender process, the Taskforce is confident that the outcome of CEPAM will be much more widely acceptable to the public. This will likely lead to smoother implementation of the project and make up for any extra time spent in the selection process. This will also be essential to avoid any social friction such as that experienced in the harbour reclamation saga.

Due to the rising awareness of the general public on strategic projects such as CPSH, broad-based public participation in the entire life cycle of the project is of utmost importance. We sincerely hope that Legco members may give full support to the principles of CEPAM and urge relevant government authorities to work out the detailed mechanisms and engage the public as a matter of urgency.

Central Police Station Heritage Taskforce



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Page 2

We would also like to draw your attention to comments made by participants at the Round Table Forum which are included in the Supplementary Report attached to the CEPAM proposal, particularly at the current lack of conservation policy in Hong Kong, the need for continuous public engagement, as well as concern at the existing tender arrangements.

This is a rare chance for Hong Kong to anchor itself on the path of sustainable development and we sincerely hope that neither the government nor the community will miss this chance.

Yours sincerely

Central Police Station Heritage Taskforce

- *The Conservancy Association*
- *The Hong Kong Institute of Architects*
- *Hong Kong People's Council for Sustainable Development*
- *LIVE.Architecture Programme, Department of Architecture, the Chinese University of Hong Kong*
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- *Other Civic Societies*

Encl. *CEPAM Proposal incorporating report on public engagement*



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Citizen-Envisioned Participatory Assessment Model (“CEPAM”) for the Beneficial use of Central Police Station Heritage Complex

1. Introduction

This proposal is prepared by the Central Police Station Heritage Taskforce (the “Taskforce”) which comprises a broad spectrum of professional bodies, environmental groups and community groups (see appendix 1) concerned with the development of the Central Police Station Heritage Complex (the Central Police Station, Victoria Prison and former Central Magistracy, collectively termed “CPSH”).

The essence of this proposal does not only represent the views of the Taskforce, but is also the outcome of a community engagement exercise which includes a public opinion survey and a roundtable forum of community leaders held on 25 September 2004. The report of the roundtable forum and the results of the public opinion survey are attached in appendix 2 and 3 respectively.

2. Guiding Principles

There is strong support by the community that the development of CPSH should be subject to the following two guiding principles:

a) “Heritage First” Principle

When contemplating the future of CPSH, we should, first and foremost, put heritage conservation and the enhancement of heritage value in the centre of any development considerations. Whilst this “Heritage First” principle should not prevent the future development from benefiting the community in a multi-faceted manner, such as potential social, economic and tourism gains, it does require that the planning, design and operation of any development project should not be geared towards the maximisation of these corollary benefits at the expense of heritage conservation or opportunities for heritage value enhancement.

b) The China Principles

In 2000 the State Administration of Cultural Heritage of the Chinese Central Government approved the *Principles for the Conservation of Heritage Sites in China* (commonly known as the “China Principles”) as an integrated and methodological approach to the conservation and management of historical sites in China. These principles were developed through an international cooperative effort. They are developed on the



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basis of the Venice Charter (1964) and the Burra Charter of Australia ICOMOS (1979, revised 1999). As such, the China Principles are consistent with international best practice. It is only appropriate that the development of CPSH should conform to the China Principles.

3. Citizen-Envisioned Participatory Assessment Model

As an alternative selection process to the tender process used by the SAR Government in the development of the Tsim Sha Tsui Marine Police Headquarters, the Citizen-Envisioned Participatory Assessment Model ("CEPAM") is developed in accordance with the "Heritage First" principle and the China Principles.

CEPAM will involve a two-stage open invitation to developers, non-governmental organisations and charity trusts to submit relevant proposals for the development and operation of CPSH. The successful bidder will enter into a 30-year concession contract with the government along the model of public-private partnership ("PPP"). Compared with a 50-year land lease, this concession model will allow the government tighter control and more authority to intervene on behalf of the public should unexpected circumstances arise during the concession period. To reap full benefits of this PPP model, the government will need to establish a clear authority, such as a heritage trust, to take up a regulatory role over the concession period.

In order to encourage innovative proposals by potentially resource-poor parties (which, if successful in the first stage, may well receive financial backing from other parties), the process will be divided into two stages. Separate assessment criteria will be used at each stage and they will be fully transparent to potential bidders prior to bidding.

CEPAM Stage 1 – Pre-qualification

Interested parties will be invited to submit conceptual proposals which will be assessed on the basis of the following two criteria:

a) **Minimum preservation requirements**

The proposal must satisfy all the heritage preservation requirements for CPSH as set out by the Antiquities Advisory Board, including initial restoration works and on-going maintenance.

b) **Financial sustainability**

The proposal must be able to demonstrate that the project can, under all reasonable business scenario, be self-financing without relying on any long-term public funding support.



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Only proposals that satisfy both criteria will be qualified to enter into the next stage.

CEPAM Stage 2 – Invited tender

Qualified bidders will be invited to submit detailed proposals either on their own or in partnership with one or more supporting partners. The detailed proposals must be based on and developed from the conceptual proposals qualified in Stage 1.

The following assessment criteria will be adopted:

- a) Heritage concept and value enhancement (30%)
 - Quality of **heritage setting** and enhancement of heritage characteristics to reflect the cultural and historical significance of the site (10%)
 - On-going **management plan** to ensure the enhancement of heritage value over the long term (10%)
 - Expertise, transparency and independence of **organisational structure** to oversee the planning, design and implementation of heritage conservation plan (10%)
- b) Design merits, competence and technical issues (20%)
 - **Design merits and creativity** of development concept (10%)
 - **Experience, expertise and track record** in managing heritage projects (5%)
 - **Technical issues** including compliance with traffic, environmental and planning requirements (5%)
- c) Economic and tourism benefits (20%)
 - **Economic benefits** to community (including payments to government) under most probable scenario (10%)
 - Ability to establish heritage site as **Hong Kong's landmark** to attract international tourists (10%)
- d) Social and community benefits (30%)
 - **Benefits to community** in strengthening social cohesion, sense of history and local identity (10%)
 - Level of **public enjoyment** in terms of both quantity (degree of openness to the public) and quality (depth of involvement) (10%)



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- Degree of **public participation** in project planning, design and management (10%)

In order to obtain a balanced assessment by both professionals and members of the public, two different assessment methods will be adopted for the first three criteria from (a) to (c) and for the last criterion (d). Citizen inputs will however be evident in both assessment methods.

For the first three criteria, an expert assessment panel will be formed with representatives from three groups of stakeholders: government, professional bodies and community groups. Members of the public can provide their inputs through representatives of various community groups.

For the last criterion related to “social and community benefits”, the most competent judges are members of the public who are concerned about the development. Public assessment can be conducted through a specially designed “informed participatory process” so as to ensure, on one hand, that the process is fully open to all, and on the other hand, only citizens who are committed to understanding the proposals in detail (e.g. after going through public exhibitions, briefing sessions and facilitated workshops) will be entitled to give marks to the proposals. The public resource to be devoted to this informed participatory process will be justifiable for not only helping to select the best proposal, but also for its value in public education and improved governance.

4. Public engagement and institution building

Due to the cultural and historical significance of CPSH, it is important that the public will be given a chance to develop an ownership of the project. This can only be achieved through broad-based public engagement in all stages of the project. The following mechanisms should be considered to enhance public participation:

- At the planning stage – an opportunity for the public to tour the site (e.g. an open day or open week) and envision the future and preferred usage of the site. Open charettes facilitated by professional planners, architects and community workers will be a useful mechanism. The outcome of the envisioning process will be valuable reference for potential bidders in preparing their proposals.
- At the assessment stage – an opportunity for the public to assess the merits of each proposal through an informed participatory process (as described above) as an integral part of the assessment.
- At the operational stage – an opportunity to build an ongoing institution (e.g. a heritage trust) so that representatives of the public can oversee the management of the site and offer ongoing advice in the spirit of public-private partnership.



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5. The way forward

The CEPAM proposed above is an outcome of the public engagement exercise during the past month and is also based on two guiding principles: the “Heritage First” principle and the China principles. If adopted, CEPAM will be a pioneer attempt by Hong Kong to implement a local heritage project in line with international best practice.

Although a longer time span and more public resource may be required compared with the traditional tender process, the Taskforce is confident that the outcome of CEPAM will be much more widely acceptable to the public. This will likely lead to smoother implementation of the project and make up for any extra time spent in the selection process. Lessons learnt from the harbour reclamation saga can serve as good reference.

Due to the rising awareness of the general public on strategic projects such as CPSH, broad-based public participation in the entire life cycle of the project is of utmost importance. Should the government decide to adopt the principles of CEPAM, members of the Taskforce are ready to work in partnership with relevant government authorities to work out the detailed mechanisms and engage the public in due course.

Central Police Station Heritage Taskforce
4 November 2004

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12 October 2004

Mr C H Tung
Chief Executive
Hong Kong SAR Governemnt
Central Government Offices
Central
Hong Kong

Dear Mr Tung

Re : Citizen-Envisioned Participatory Assessment Model (“CEPAM”)

In view of the heightened community concerns over the conservation of the Central heritage buildings comprising the Central Police Station, former Central Magistracy and Victoria Prison (“CPSH”), we are pleased to advise you that the *Central Police Station Heritage Taskforce* has successfully carried out an initial public engagement exercise over the past three weeks. As an outcome of this exercise, we would like to present to you our proposal for a Citizen-Envisioned Participatory Assessment Model (“CEPAM”) as an alternative selection process for the development of CPSH (see attached).

CEPAM is developed on the basis of two guiding principles: the “heritage first” principle and the “China principles”. If adopted, **CEPAM will be a pioneer attempt by Hong Kong to implement a local heritage project in line with international best practice.**

Although a longer time span and more public resource may be required compared with the traditional tender process, the Taskforce is confident that the outcome of CEPAM will be much more widely acceptable to the public. This will likely lead to smoother implementation of the project and make up for any extra time spent in the selection process. We trust that the government shares with us a common goal to avoid any social friction such as that experienced in the harbour reclamation saga.

Due to the rising awareness of the general public on strategic projects such as CPSH, broad-based public participation in the entire life cycle of the project is of utmost importance. Should the government decide to adopt the principles of CEPAM, members of the Taskforce are ready to work in partnership with relevant government authorities to work out the detailed mechanisms and engage the public in due course.

(Cont.)

Central Police Station Heritage Taskforce



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12 October 2004
Mr C H Tung

We would also like to draw your attention to comments made by participants at the Round Table Forum which are included in the Supplementary Report attached to the CEPAM proposal, particularly at the current lack of conservation policy in Hong Kong, the need for continuous public engagement, as well as concern at the existing tender arrangements.

We are disappointed that no response has yet been received from the government following our letter dated 17 September 2004 to request a meeting with Mr Stephen Ip, Secretary for Economic Affairs and Labour. As this is a matter attracting intense public interest, we hope that a meeting can be arranged with you soon so that we may explain our proposal in more detail.

This is a rare chance for Hong Kong to anchor itself on the path of sustainable development and we sincerely hope that neither the government nor the community will miss this chance.

Yours sincerely

Central Police Station Heritage Taskforce

- *The Conservancy Association*
- *The Hong Kong Institute of Architects*
- *Hong Kong People's Council for Sustainable Development*
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- *Other Civic Societies*

Encl. *CEPAM Proposal incorporating report on public engagement*

* Should you have any further queries to the above, please do not hesitate to contact Mrs Rita Cheung, Registrar of the Hong Kong Institute of Architects, at Tel No. 2511 6323.

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12 October 2004

Mr C H Tung

- c.c. Mr Stephen S K Ip, GBS, JP, Secretary for Economic Development & Labour
Ms Sandra Lee, JP, Permanent Secretary for Economic Development & Labour
Ms Eva Cheng, JP, Commissioner for Tourism
Mr Michael Suen, Secretary for Housing, Planning & Lands
Mrs Rita Lau, JP, Permanent Secretary for Housing, Planning & Lands
Dr Patrick C P Ho, JP, Secretary for Home Affairs
Ms Susanna Siu, JP, Chief Curator (Policy Review), Home Affairs Bureau
Ms Lee Lai Kuen Shelly, Permanent Secretary for Home Affairs
Mr Edward S T Ho, SBS, JP, Chairman, Antiquities Advisory Board
All members of Antiquities Advisory Board
Dr Louis Ng, Executive Secretary, Antiquities and Monuments Office
Mr Bill Greaves, Senior Project Manager (Technical and Advisory Unit), AMO
Mr Richie Lam, Senior Manager (Planning & Management Unit), AMO
Ms Cissy Ho, Curator (Historical Buildings), AMO
Ms Gi Gi Cheng, Assistant Curator I (Building Conservation)1, AMO
Ms Irene Chan, Assistant Curator I (Building Conservation)2, AMO
Dr Fung Chi-ming, Assistant Curator I (Building Conservation)3, AMO
Miss Angela Siu, Assistant Curator I (Urban Architecture), AMO
All Town Planning Board Members
Mr Bosco C K Fung, JP, Director of Planning
Ms Ophelia Y S Wong, Assistant Director of Planning / Board Division
Mr Raymond Chiu, JP, Assistant Director of Planning / Urban Design & Urban Renewal
Mr Chan Pun Chung, JP, Deputy Director of Planning / District
Mr Jimmy C F Leung, Assistant Director of Planning / Technical Services
Ms Christine Tse, District Planning Officer / Hong Kong
Mr Anthony T K Kwan, Assistant Director of Planning / Metro
Mrs Tan Kam Mi Wah, Pamela, JP, Director of Home Affairs
Mr Chow Yiu Nam, Isaac, JP, Deputy Director of Home Affairs (2)
Mr Yue Chi Hang, JP, Director of Architectural Services
Mr Yuen Ka Tat, Peter David, Project Director 1, ASD
Mr Stephen Tang, Chief Architect 2, ASD
Mrs Tam Dai Wai Ming, Priscilla, Chief Architect / Central Management Branch, ASD
Mrs Elizabeth Cheng, Assistant Director (Architectural), ASD
Mr Raymond W K Fung, Senior Architect /18, ASD
Mr S L Lam, Senior Property Services Manager / Eastern, ASD
Mr Lau Lai Chiu Patrick, JP, Director of Lands
Mr Richard Calvert Baram, JP, Assistant Director / Acquisition (LAO), Lands Dept
Mr Graham Martin Ross, Assistant Director / Hong Kong (LAO), Lands Dept
Mr Chan Ting Ching, District Lands Officer / HK West & South

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Mr C H Tung

c.c. (Cont.)

Mr Chung Wing Kai, George, Assistant Director / Valuation (LAO), Lands Dept

Ms Annisa S Y Wong, JP, Director for Leisure & Cultural Services

Hon Mrs Selina Chow, GBS, OBE, JP, Chairman, Hong Kong Tourism Board

Mr Chan Tak Chor, MH, Chairman, Central and Western District Council

Mr Wong Po Wah Paul, JP, District Officer, Central and Western District Office

Hon Patrick S S Lau, SBS, JP, LegCo Member (Architectural, Surveying & Planning)

Hon Cheung Man Kwong, LegCo Member (Education)

Hon Abraham Shek, JP, LegCo Member (Real Estate & Construction)

Hon Howard Yeung, SBS, JP, LegCo Member (Tourism)

Mr Darwin Chen, Chairman, Hong Kong Arts Development Council

Professor Chang Hsin-kang, Former Chairman, Cultural and Heritage Commission

Mr Ma Lik, Chairman, Democratic Alliance for Betterment of Hong Kong

Dr Yeung Sum, Chairman, Democratic Party

Mr James Tien, Chairman, The Liberal Party

Prof Essy Baniassad, Chairman and Head, Department of Architecture, The Chinese University of Hong Kong

Prof David Lung, Programme Director, Architectural Conservation Programme, Department of Architecture, The University of Hong Kong

Prof So Kee Long, Chairman, Department of History, The Chinese University of Hong Kong

Dr Peter Cunich, Head, Department of History, The University of Hong Kong

Mr Jimmy Leung, President, The Hong Kong Institute of Planners

Mr Tony Tse, President, The Hong Kong Institute of Surveyors

Ir James Y C Kwan, President, The Hong Kong Institution of Engineers

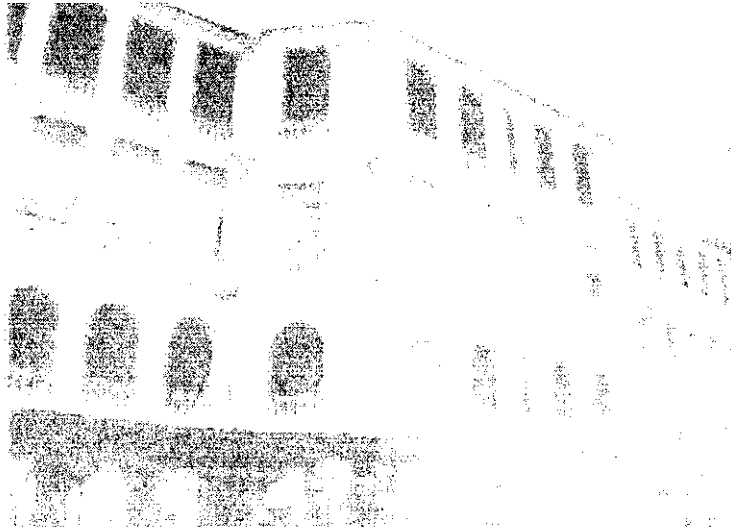
Mr Leslie Chan, President, The Hong Kong Institute of Landscape Architects

Mr Edward Shen, President, The Hong Kong Institute of Architects

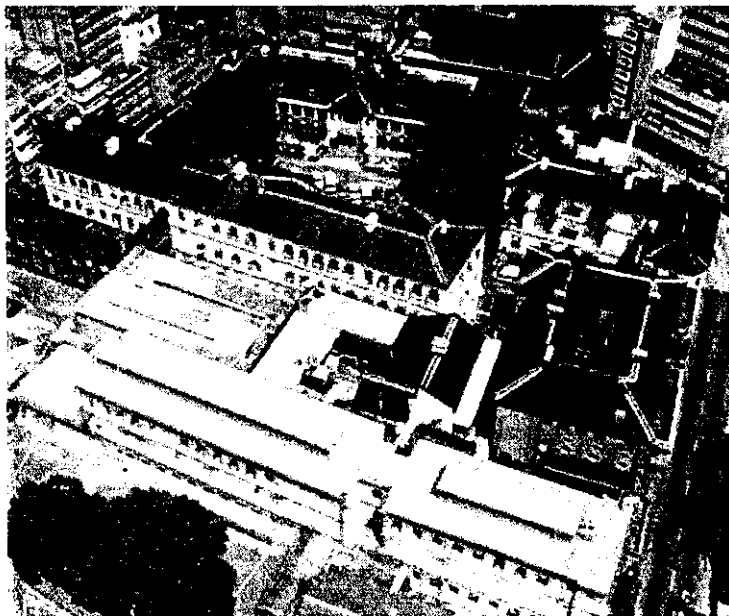
Dr Patrick Hase, President, Royal Asiatic Society Hong Kong Branch

Participants of Round Table Forum on Central Police Station Project

Members of Central Police Station Heritage Taskforce



Citizen-Envisioned Participatory Assessment Model ("CEPAM") for the Beneficial use of Central Police Station Heritage Complex



Compiled by **Central Police Station Heritage Taskforce**

October 2004

Hong Kong Institute of Architects - Hong Kong People's Council for Sustainable Development - Conservancy Association - Central and Western District Development Concern Association - American Institute of Architects (Hong Kong Chapter) - Action Group for the Protection of Central Police Station Historical Compound - LIVE.Architecture Programme, Department of Architecture, The Chinese University of Hong Kong - Other Civic Societies

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for the Beneficial use of Central Police Station Heritage Complex

1. Introduction

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5. The way forward

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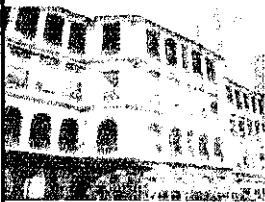
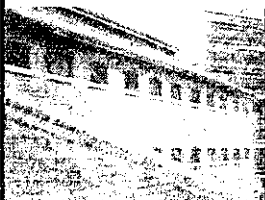
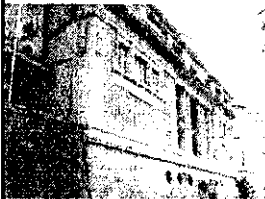
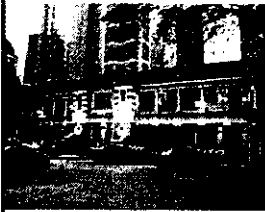
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Appendices

1. Central Police Station Heritage Taskforce
2. Round Table Forum Report on Central Police Station Heritage Conservation
3. Results of the public opinion survey
4. Letter to the Chief Executive dated 14 September 2004
5. Letter to the Secretary for Economic Development & Labour dated 17 September 2004
6. Photo Record of the Round Table Forum
7. Newspaper Clippings

* * *

Central Police Station Heritage Taskforce



Central Police Station Heritage Taskforce comprises:

Hong Kong Institute of Architects

Hong Kong People's Council for Sustainable Development

Conservancy Association

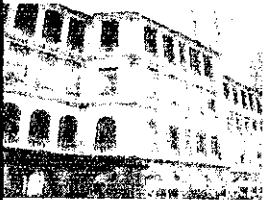
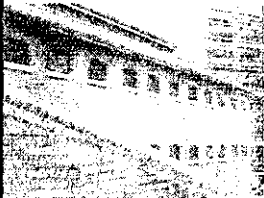
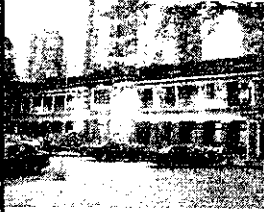
Central and Western District Development Concern Association

American Institute of Architects (Hong Kong Chapter)

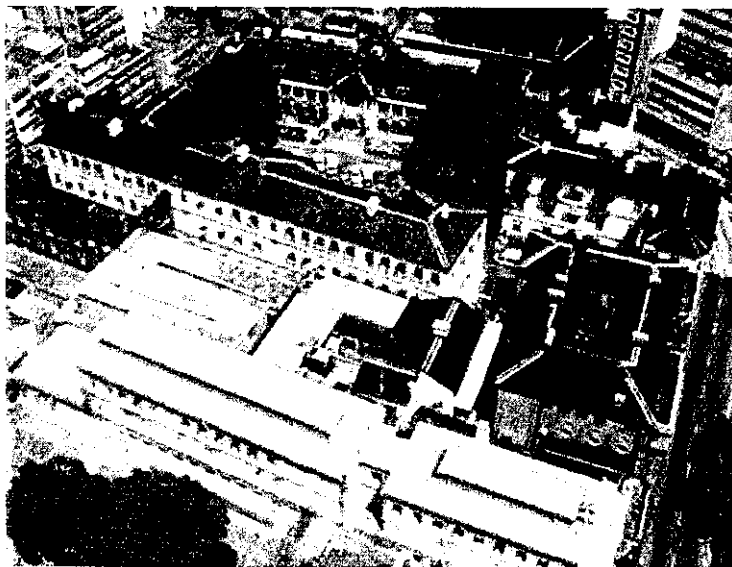
Action Group for the Protection of Central Police Station
Historical Compound

LIVE.Architecture Programme, Department of Architecture,
The Chinese University of Hong Kong

Round Table Forum Report on Central Police Station Heritage Conservation

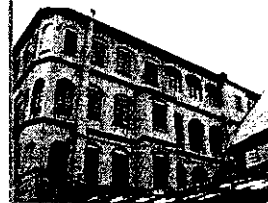
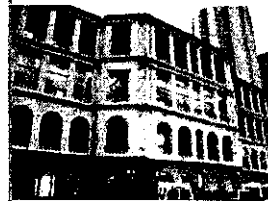


Round Table Forum Report on Central Police Station Heritage Conservation



Compiled by Central Police Station Heritage Taskforce

Hong Kong Institute of Architects - Hong Kong Peoples' Council for Sustainable Development - Conservancy Association - Central and Western District Development Concern Association - American Institute of Architects (Hong Kong Chapter) - Action Group for the Protection of Central Police Station Historical Compound - LIVE.Architecture Programme, Department of Architecture, The Chinese University of Hong Kong - Other Civic Societies



October 2004

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1. Background

- 1.1 With Tourism Commission's announcement that Central Police Station, Victoria Prison and the Former Central Magistracy (hereafter collectively called Central Police Station) will be put as a single site into a tender, worries were raised in the society and among the professionals whether the tender process would really secure a proponent or developer's proposal to the satisfaction and aspiration of the whole society in terms of the following aspects:
- (1) Heritage Conservation: As the declared monuments in Hong Kong receiving legal protection, can the conservation of Central Police Station receive sufficient attention in the tender and assessment process?
 - (2) Public Engagement: Can the public be involved in the tender, assessment and monitoring processes?
 - (3) Tender Process: Can the tender process encourage appropriate and fair assessment criteria and proposals to serve the best public interest?
 - (4) Institutional Mechanism: Can the public vote for their visions and interests? Can the public participate in monitoring progress and compliance?
- 1.2 The facts under the current tender mechanism, however, are that Central Tender Board has already devised a detailed marking scheme that land premium has a prevailing relative weighting while remaining weighting will be for non-premium aspects shared by heritage conservation, economic / tourism revenues, environment and transport etc. In addition, the tender assessment panel will comprise representatives of concerned bureaux and departments, representatives from the Antiquities Advisory Board and Hong Kong Tourism Board. The whole process is not transparent nor open to public to participate.

2. The Setup of Central Police Station Heritage Taskforce

- 2.1 In view of the above, Central Police Station Heritage Taskforce was set up and allied by Hong Kong Institute of Architects, Conservancy Association, Hong Kong People's Council for Sustainable Council, LIVE.Architecture Programme, Department of Architecture of The Chinese University of Hong Kong, Central and Western District Development Concern Association, The American Institute of Architects (Hong Kong Chapter), Action Group for the Protection of Central Police Station Historical Compound and other parties/individuals.
- 2.2 The Taskforce aimed at collaborating to advocate for an open and participatory tendering, assessment and monitoring process for Central Police Station Project, which should be considered for heritage conservation as priority rather than tourism development.
- 2.3 In achieving so, the Taskforce issued letters to the Chief Executive and The Secretary for Economic Development and Labour regarding our position in the above issues (Appendices 4 & 5 refer). In addition, we organised a public survey

and a Round Table Forum in September to let the public have a better understanding of the current tender and assessment mechanism and solicit their opinions and comments. The public opinions and comments are recorded in this Supplementary Report for due consideration by the Government before deciding to proceed with the tendering.

3. Public Survey

3.1 Introduction

3.1.1 This is a survey, which was published on local newspapers and websites of the Taskforce organizations on 20 September 2004, open to the public to express their views on the following statements (Appendix 3 refers):

- (1) **Comprehensive and long-term heritage conservation should be an overriding principle** in the beneficial use of the Central Police Station Complex.
- (2) Provided that long-term government subsidy is not required, seeking **maximum land premium should not be an objective** of the Government in the beneficial use of heritage sites.
- (3) Having satisfied the criteria of heritage conservation and financial self-reliance, the proposal which offers **maximum social and community benefits** should be selected in a competitive process.

3.2 Results of the Survey

3.2.1 Within one week and up to 4 p.m. on 28 September 2004, the Taskforce received a total of 328 replies. The table below shows the results of the Survey up to this point :

Statements	Survey Results		
	Yes	No	No Opinion
(1)	94.8%	2.8%	2.4%
(2)	89.3%	7.6%	3.1%
(3)	86.2%	6.1%	7.7%

3.2.2 The results demonstrated the **predominant** public opinions that they agreed that Central Police Station should receive the absolute respect and attention for conservation in the tendering. In addition, while maximum financial benefits should not be the factors that we should pursue, social and community benefits are more preferred to carry important weights in the tendering.

4. Round Table Forum

4.1 Introduction

4.1.1 The Taskforce organized a Round Table Forum on 25 September 2004 at Hong Kong Design Centre, 28 Kennedy Road, in order to provide an opportunity for different sectors to discuss and explore the principles and ideas on how should the tender and assessment mechanism should be for the Central Police Station under a participatory process. Appendix 6 shows the photo records of the Round Table Meeting.

4.1.2 As a result of the invitation exercise, more than 40 people from different backgrounds attended the Round Table Forum, including:

- (1) Legislative and district councillors;
- (2) Cultural and artistic organizations representatives;
- (3) Government Department representatives;
- (4) Professionals;
- (5) Civic societies representatives; and
- (6) Developers, etc.

4.1.3 They were divided into two groups to discuss the following four main issues and concerns:

- (1) Heritage Conservation: Has it received sufficient attention?
- (2) Public Engagement: Is it enough to reflect public interest?
- (3) Tender Process: Will it encourage innovative proposals to serve the best public interest?
- (4) Institutional Mechanism: Who makes decision? Who monitors progress and compliance?

4.2 Suggestions from Participants

4.2.1 Heritage Conservation

- (1) Heritage conservation was considered to be very important in this case that it is necessary to get the Central Police Station Project right and proper in conservation terms. Nonetheless, there is at present no comprehensive conservation or preservation policy in Hong Kong.
- (2) Suggestions on the overall conservation policy:
 - The declared heritage buildings on Central Police Station site should be regarded as a totality in terms of conservation.
 - When the original usage of these heritage buildings is no longer feasible, alternative uses should be considered.

- Mixed use for the heritage buildings is proposed and a balance between cultural and commercial uses should be struck. An arts centre would be a good idea as there should be an education component.
- Some participants agreed that the heritage buildings should embrace and endorse a “heritage and tourism” theme, with older buildings converted to new uses whilst retaining the character, features and material decoration of the existing buildings.
- Some participants felt that heritage conservation, tourism and commercial benefits are not mutually exclusive. A strong “identity” to the area could generate widespread interest from visitors and tourists and that there would be considerable long-term benefits to Hong Kong. In addition, successful heritage conservation would also bring indirect benefits to the whole community. Hence, tourism success could follow from a successful “heritage conservation project” while it may not be necessarily successful as a tourism project.
- It is necessary to ensure that adequate funding would be available to properly repair and restore buildings in poor conditions.
- There could be a scope for non-heritage buildings to be replaced to allow additional GFA provided that the additional GFA is well integrated with the conservation approach above.

(3) The need for Government’s re-conceptualisation:

- The Government should re-conceptualize that heritage conservation, as opposed to tourism development, should be put at a predominant priority.
- A fundamental objective is that the Central Police Station Project should be for sustainability to the area and not for maximum profit making.
- The local community should be benefited from heritage conservation. Therefore, it should be a community project as well.

4.2.2 Public Engagement

(1) Setting down principles relating to the public’s ownership of the project:

- The community should be involved in the whole process. It is considered important that the public at large should be given opportunity to express their views and ideas.
- A conservation plan is of high educational value to the general public. It should be regarded as public and cultural knowledge but not treated as commercial secrets or tender confidential materials.
- Heritage buildings are community assets. Any projects when completed should be accessible by the general public.

(2) The engagement of the public:

- The community should be involved in the formulation of the design brief and the tender assessment.
- Government should follow up with the results and suggestions raised from the previous public consultation.

- There is a need for an objective system for the public to express their views and ideas and the process needs to be simple. This might for example involve an open day at the Central Police Station with an exhibition to explain ideas and facilitate comments.
- Public views and comments need to be carefully orchestrated so that the community reference or key concerns can be included as genuine parameters or criteria to be considered in the tender exercise and evaluated accordingly.
- An objective to strive to a diversity and variety of uses with a dynamic mix of different and compatible elements would promote dialogues with the community.
- Engagement of the public should be a facilitated exercise rather than an open-ended one. Views could for example be structured around specific aspects relating to community uses and open space; pedestrian access and circulation; culture and heritage; integration with wider district; and special features.

4.2.3 Tender Process

(1) Problems of the existing proposed tender process:

- The former Marine Police Headquarters tender has not been handled well, and there is experience to be gained from this in terms of the overall approach, the establishment of proper site development and design parameters, assessment of historical and cultural significance as well as the means of ensuring compliance with development conditions that have been set.
- The tender mechanism, as set out at present, is too simplistic, offering only a marginally different approach from standard land tenders with little or no design control and too great an emphasis on financial return to the Government for what are existing public assets.
- The existing tender mechanism is too crude. Government should ensure the process should be operated in a hurry manner.
- A 60:40 weighting in the tender decision making process, almost inevitably means that a strong financial bid will win over heritage conservation, environmental, community and tourism benefits.
- It is felt that the tender should be put on hold until these aspects are addressed.

(2) Suggestions on tender and assessment criteria:

- Heritage conservation should have much higher weighting in assessment and even be considered in every part of the assessment.
- Land premium should not be part of the consideration. The approach should nil premium through or similar to, a Private Treaty Grant.
- The financial component will not be material to the tender assessment process and the financial bid accompanying the successful design would only be opened upon selection of the best planning and design tender. It

would however be necessary to ensure that sufficient funding was in place to carry out the scheme and to meet all prevailing conditions.

- While “heritage” should be regarded as an overriding issue, income for the development must be sufficient to account for outgoings related to implementation, management and maintenance.
- “Non-profit” bodies should be encouraged to submit tenders and not feel excluded because of a financial imperative. However there is equally a view that commercial management and responsibility is important in ensuring a strong image, wide visitor use and tourist “recognition”.
- The tender should encourage innovative ideas.
- The conversion of groups of listed buildings and integration of new urban spaces, access and circulation must be responsive to public use and enjoyment with a strong sense of communality within a strong spatial and organization concept, focusing on the civic potential of the area.
- There should be sufficient guiding principles or urban design criteria which can both guide tenderers in preparation of submissions, and also help in the assessment. These criteria in form of an articulate set of pointers should be identified and agreed.
- Professional groups could help to set out the most important parameters. In addition to conservation, heritage and functional use factors, the urban design factors could include the introduction of elements that define the identity and image of the place; the creation of memorable landmarks and focal points; ease of circulation, permeability and legibility; positive links with adjoining streets and spaces, etc.
- Public voting at public exhibitions should carry some weight in the tender assessment.
- The tender document should clearly state the detail GFA of public facilities.

(3) Suggestions on tender process:

- The tender process should be transparent, fair and equitable.
- More communication between different Government Departments prior to tendering.
- During tender preparation stage, the community and experts should be allowed to visit and inspect the heritage buildings.
- A design, layout, heritage conservation and operational plan should be submitted to a “Jury”.
- Tenders will be carefully evaluated against all criteria and parameters.
- Pre-assessment and Pass-assessment should be made.
- Pass-assessment should be set at zero and any scheme failing to meet minimum standard should immediately be rejected. Marks should only be given for the scheme exceeding the standard.
- Tender proposals should be exhibited to the public.

4.2.4 Institutional Mechanism

- (1) Problems of the existing institutional mechanisms:
 - There is at present no obvious organizational mechanism in the Government to effectively handle such complicated schemes. There is no single Bureau or Minister particularly responsible which results into the simplicity of the tender mechanism.
- (2) Suggestions on institutional mechanisms:
 - The tender assessment panel should comprise local representatives, professionals and public. Government officers should not be the only members in the panel.
 - "A Jury" would be appointed in a no dissimilar way to a competition jury with officials and experts covering all aspects of the tender.
 - Independent Monitoring Committee composed of professionals, public and government officials should be set up to monitor the development and running of the heritage complex. Provisions should be made for the establishment of the Committee.
 - The stakeholders / concerned parties can continue to monitor the tender arrangement through the legislative / district councilors.
 - Creation of a heritage trust is proposed to conserve the heritage in Hong Kong and manage the Central Police Station Project in a sustainable way.

4.2.5 Examples of Successful Heritage Conservation Projects

At the Round Table Meeting, some participants suggested some successful examples, which can be made reference to Central Police Station Project. The commercial, cultural and community success of these examples are worth learning for the generation of assessment criteria and evaluation principles for Central Police Station. These successful examples include:

- (1) Fringe Club in Central, Hong Kong
- (2) Fulton Market in New York, USA
- (3) Faneuil Hall Marketplace in Boston, USA
- (4) Covent Garden in London, United Kingdom
- (5) Conversion of old educational buildings in Christchurch, New Zealand
- (6) Conversion of industrial buildings in Sydney, Australia

Covent Garden in London was established under public participation efforts. It now becomes an icon for London and helps revitalize the area in the close proximity. Learning from this example, Hong Kong should aim at making the Police Station an icon project for Hong Kong as well.

5. Media Reports

5.1 The Media Coverage of Central Police Station Project

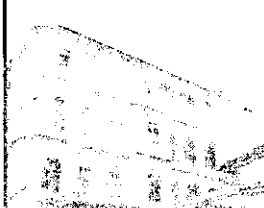
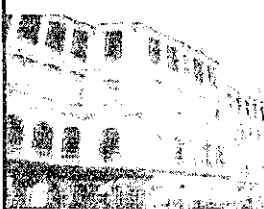
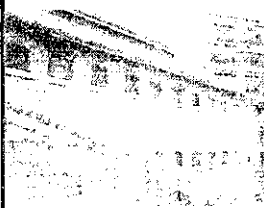
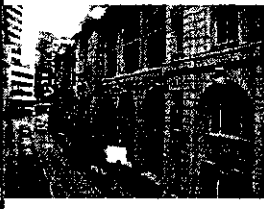
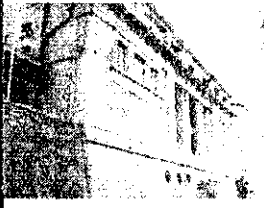
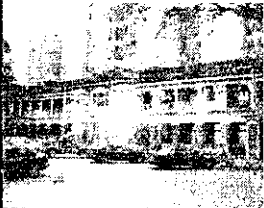
Further to the Government's announcement that Central Police Station will be put for tender, quite a lot of reports on TV, radio and newspaper companies, namely Ming Pao, Sing Tao Daily, Sing Pao, Ta Kung Pao, Wen Wei Po, Hong Kong Commercial Daily News, Apple Daily, Oriental Daily etc. have been made. This reflected their particular concerns about the tender process and public comments on Central Police Station Project. Below is the table summarizing how wide the coverage the media reports is (For detail contents of each piece of newspaper, please refer to Appendix 7:

Date of Report	Source	Subject of Report
<i>After the Government's announcement of their intention to put Central Police Station into a tender</i>		
15/9/2004	Ming Pao	(1) The suggestions of the Taskforce on heritage conservation principle, composition of tender assessment panel and tender assessment criteria (2) The request of the Taskforce for the suspension of the tendering
15/9/2004	Hong Kong Commercial Daily News	The suggestions of the Taskforce on (1) exploration of a publicly recognized feasible proposal before going to the tendering (2) amendments to the existing tendering mechanisms
<i>After the Round Table Meeting on 25 September 2004</i>		
26/9/2004	Ming Pao	The general consensus made at the Round Table Meeting: (1) Central Police Station Compound should be conserved at a predominant priority and the Government should re-conceptualise the project. (2) The Government should review the tender and assessment approach. (3) Land premium should not be one of the tender assessment criteria.
26/9/2004	Wen Wei Po	(1) The suggestions of the Taskforce on the tender and assessment criteria (2) The request of the Taskforce to review the tender criteria

26/9/2004	Hong Kong Commercial Daily News	The general consensus made at the Round Table Meeting: (1) Central Police Station Compound should be conserved at a predominant priority and it is necessary to review the development concepts of the project. (2) It is necessary to review the existing tender approach and assessment mechanism. (3) Land premium should not be considered in the tender assessment. The suggestions of the Taskforce on the tender assessment criteria
26/9/2004	Sing Pao	The general consensus made at the Round Table Meeting: (1) The development nature must be changed from tourism development to heritage conservation. (2) The land premium weighting should be reviewed. (3) The transparency of the tendering should be increased to let the public to participate in the process.
26/9/2004	Sing Tao Daily	The suggestions of the Taskforce: (1) public participation in tender assessment (2) tender assessment criteria The request of the Taskforce to review whether the project is for tourism develop
26/9/2004	Ta Kung Po	The four general conclusions made at the Round Table Meeting: (1) The Government should re-consider the use of Central Police Station which should be for heritage conservation or tourism development. (2) The existing tender mechanism should be reviewed. (3) Public participation should be ensured in the tender process. (4) Land premium should not be considered as one of the tender assessment criteria. The suggestions of the Taskforce on tender assessment criteria.
26/9/2004	The Sun	The results of the survey
26/9/2004	Apple Daily	Suggestion of the Taskforce to open the Central Police Station for public visiting to learn more about local culture.
26/9/2004	Oriental Daily	The results of the survey No concrete consensus made at the Round Table Meeting

* * *

Results of the Public Opinion Survey

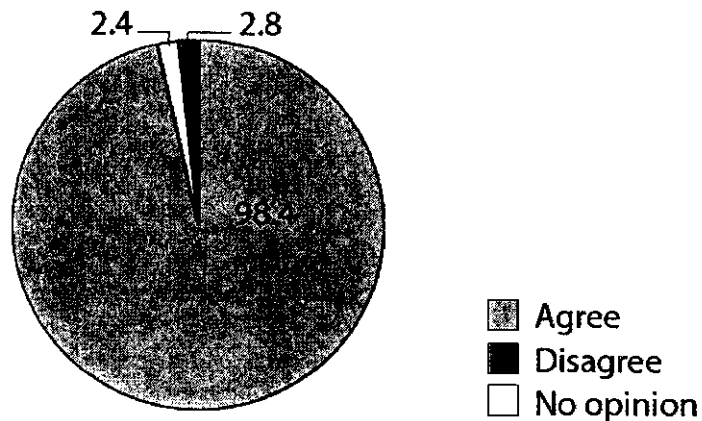


CENTRAL POLICE STATION HERITAGE YOUR VIEWS ARE IMPORTANT

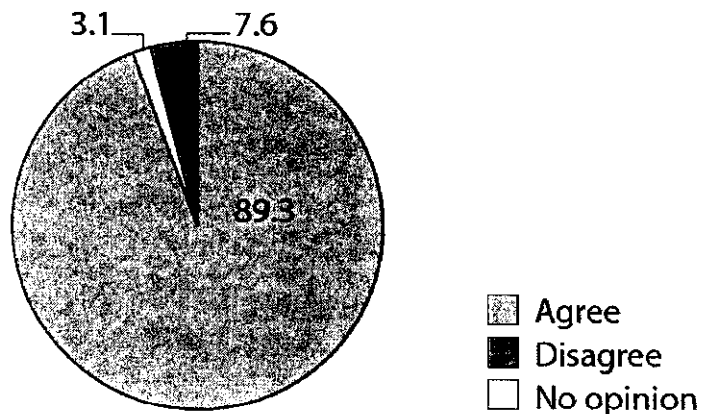
Up to 4:00pm of 28 September 2004, the poll results are as follows :

Total no. of completed questionnaires : 328

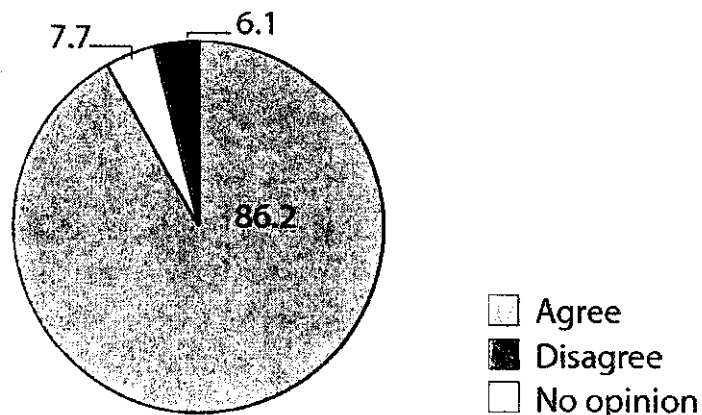
1. Comprehensive and long-term heritage conservation should be an overriding principle in the beneficial use of the Central Police Station Complex.



2. Provided that long-term government subsidy is NOT required, seeking maximum land premium should NOT be an objective of the government in the beneficial use of heritage sites.



3. Having satisfied the criteria of heritage conservation and financial self-reliance, the proposal which offers maximum social and community benefits should be selected in a competitive process.



CENTRAL POLICE STATION HERITAGE
YOUR VIEWS ARE IMPORTANT

The building complex comprising the Central Police Station, Victoria Prison and the former Central Magistracy is one of Hong Kong's best preserved heritage in Victorian, Edwardian and Oriental architectural style. The buildings were declared as monuments under the Antiquities and Monuments Ordinance in 1995. Last year the Tourism Commission was mandated by the government to invite tenders to develop this complex for tourism purpose. Recently there are public concerns about whether the current development model may ensure long-term preservation of this heritage.

You are invited to express your views through the following survey:

1. Comprehensive and long-term heritage conservation should be an overriding principle in the beneficial use of the Central Police Station Complex.

Agree Disagree No opinion

2. Provided that long-term government subsidy is NOT required, seeking maximum land premium should NOT be an objective of the government in the beneficial use of heritage sites.

Agree Disagree No opinion

3. Having satisfied the criteria of heritage conservation and financial self-reliance, the proposal which offers maximum social and community benefits should be selected in a competitive process.

Agree Disagree No opinion

Please reply to The Hong Kong Institute of Architects by fax: 2519 6011, 2519 3364 or email: "hkiasec@hkia.org.hk"; or complete the questionnaire on the website www.conservancy.org.hk or www.hkia.net

Central Police Station Heritage Taskforce

- The Hong Kong Institute of Architects
- Hong Kong People's Council for Sustainable Development
- "LIVE Architecture" Programme, Department of Architecture, The Chinese University of Hong Kong
- The Conservancy Association
- Central and Western District Development Concern Association
- The American Institute of Architects Hong Kong Chapter
- Other Civic Societies

Name: _____ Email: _____
(Personal Particulars will not be disclosed)

中區警署古蹟發展項目,表達你們心聲

香港中區警署、前中央裁判司署及域多利監獄三組建築群,乃現時全港歷史最悠久、最富維多利亞及愛德華時代建築特色兼東方色彩之古蹟群,一九九五年古物古蹟辦事處已將其列入為法定古蹟。特區政府於去年決定發展此署建築群作旅遊用途,並交由旅遊事務署進行發展招標。有公眾意見對於政府現行採用的發展模式,能否長遠保育古蹟表示憂慮,我們特此進行此問卷調查以收集公眾之意見。

1. 是否應以保育古蹟為招標中區警署、前中央裁判司署及域多利監獄建築群的凌駕性原則?

是 否 無意見

2. 古蹟的使用應以不需公帑長期補貼為原則,而非強求增加政府收入。

同意 不同意 無意見

3. 在符合古蹟保護及不需公帑長期補貼的前提下,是否應選取整體社會效益的方案?

是 否 無意見

回卷方法: 傳真或電郵至香港建築師學會

傳真: 2519 6011, 2519 3364, 電郵: hkiasecc@hkia.org.hk

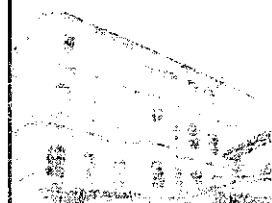
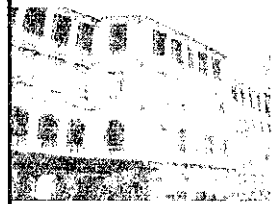
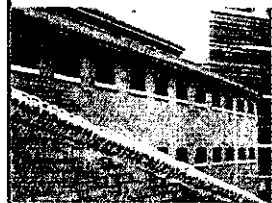
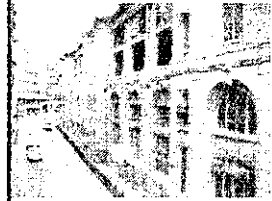
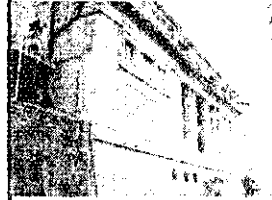
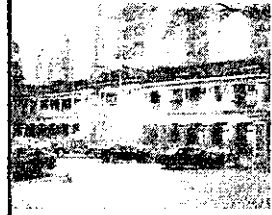
中區警署古蹟關注組

- 香港建築師學會
- 香港可持續發展公民議會
- 香港中文大學建築系「活·在建築」計劃
- 長春社
- 中西區發展關注社
- 美國建築師學會(香港分會)
- 其他公民組織

姓名: _____ 電郵: _____

(個人資料將不會公開)

Letter to the Chief Executive





香港建築師學會

The Hong Kong Institute of Architects

Our Ref. : BLA/H&C/CPS/ES/cw/0904

14 September 2004

The Chief Executive
Office of The Chief Executive
5/F Main Wing
Central Government Offices
Lower Albert Road
Central
Hong Kong
Attn : Mr Tung Chee Hwa

By Fax & By Post
Fax No. : 2509 0577

Dear Mr Tung

Central Police Station Project

It has been announced that the Government intends to involve the private sector to preserve, restore and develop the site formed by the Central Police Station, Former Central Magistracy and Victoria Prison into a heritage tourism attraction, with the target of tendering the project to the successful proponent by the end of this year.

Our Institute and Central Police Station Heritage Taskforce would like to present our views and suggestions on the captioned project. Please find enclosed herewith the paper containing the above for your kind consideration.

Thank you for your attention.

Yours sincerely

Edward Shen

President

The Hong Kong Institute of Architects

For and on behalf of Central Police Station Heritage Taskforce

Encl

c.c. Secretary for Economic Development & Labour – Mr Stephen S K Ip, GBS, JP
Permanent Secretary for Econ. Dev. & Labour (Econ. Dev.) – Ms Sandra Lee, JP
Commissioner for Tourism – Ms Eva Cheng, JP

(cont.)

Patron: Mr Tung Chee Hwa, Chief Executive, Hong Kong Special Administrative Region
A Member of The International Union of Architects (UIA), Commonwealth Association of Architects (CAA) and Architects Regional Council Asia (ARCASIA)

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香港建築師學會
The Hong Kong Institute of Architects

Our Ref. : BLA/H&C/CPS/ES/cw/0904
14 September 2004

c.c. (Cont.)

Secretary for Home Affairs - Dr Patrick C P Ho, JP
Secretary for Housing, Planning & Lands - Mr Michael Suen, GBS, JP
Permanent Secretary for Housing, Planning & Lands - Mrs Rita Lau, JP
Director for Leisure and Cultural Services Department - Ms Anissa Wong, JP
Executive Secretary, Antiquities and Monuments Office - Dr Louis C W Ng
Director of Architectural Services - Mr Yue Chi Hang, JP
Director of Lands - Mr Patrick L C Lau, JP
District Lands Officer / HK West & South - Mr Chan Ting Ching
Director of Planning, Mr Bosco Fung, JP
District Planning Officer / Hong Kong - Ms Christine Tse
All members of Antiquities Advisory Board
Secretary, Antiquities Advisory Board - Ms Heidi Kwok, SEO (AM)
Chairman and Members of Town Planning Board
Secretary, Town Planning Board - Mr P C Chan
Chairman, Hong Kong Arts Development Council - Mr Darwin Chen
Former Chairman, Cultural and Heritage Commission - Professor Chang Hsin-kang
Chairman, Hong Kong Tourism Board - The Hon Mrs Selina Chow, GBS, OBE, JP
Legco Member, Architectural, Surveying and Planning Functional Constituency - Hon Patrick S S Lau
Legco Member, Education Functional Constituency - Hon Cheung Man Kwong
Legco Member, Real Estate and Construction Functional Constituency - Hon Abraham Shek, JP
Legco Member, Tourism Functional Constituency - Hon Howard Young, SBS, JP
Chairman, Central and Western District Council - Mr Chan Tak Chor, MH
Chairman, Democratic Alliance for Betterment of Hong Kong - Mr Ma Lik
Chairman, Democratic Party - Mr Yeung Sum
Chairman, The Liberal Party - Mr James Tien
Chairman and Head, Department of Architecture, The Chinese University of Hong Kong - Prof Essy Baniassad
Programme Director, Architectural Conservation Programme, Department of Architecture, The University of Hong Kong - Prof David Lung
Chairman, Department of History, The Chinese University of Hong Kong - Prof So Kee Long
Head, Department of History, The University of Hong Kong - Dr Peter Cunich
President, Hong Kong Institution of Engineers - Ir James Y C Kwan
President, Hong Kong Institute of Landscape Architects - Mr Leslie Chen
President, Hong Kong Institute of Planners - Mr Jimmy Leung
President, Hong Kong Institute of Surveyors - Mr Tony Tse
President, Royal Asiatic Society Hong Kong Branch - Dr Patrick Hase



香港建築師學會
The Hong Kong Institute of Architects

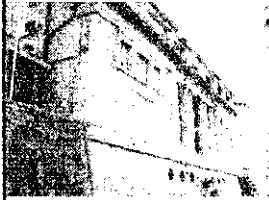
Central Police Station Site
Views / Suggestions for reflection to Government

1. Noting that the Central Police Station, Victoria Prison and the Former Central Magistracy form together a site composing of adjoining buildings as declared monuments, the future use of the compound as an integrated entity should be considered as a totality and development options should be considered and compared through an open and transparent decision-making system and with the full involvement of the Antiquities Advisory Board to ensure the integrity of the original historic building and settings, including trees, paths and associated features. Irreversible damages to the declared monuments and their settings must be avoided and demonstrated prior to issuing tenders. There should have been indicative feasible conceptual schemes accepted by the society/ public prior to invitation for tender; and should not be over-relied on proponents'/developers' proposals in order to strike the appropriate balance.
2. More public forums / seminars should be held to brief the public on the fundamentals of the project and option studies, and to get the public's views on the important issues prior to tender.
3. Whilst it is supported to tap the non-government/ private sector resources and innovative ideas for projects with commercial potential, the option of having a charitable Trust to develop/ run commercial and/ or non-commercial uses in the compound should also be carefully considered and compared, and if viable, should also be open to acceptance. The process should not over-emphasize too much on the financial feasibility/ commercial benefits of involving the developers.
4. The Government is urged to engage the community - public and professionals more in the whole tendering process, including pre-tender brief formulation/ broad options evaluation as well as post-tender public exhibitions, public hearings and presentations in order to have a more transparent, fair and open process with public participation. The composition of the Assessment Panel should include public representatives, academics, business, district leaders as well as government officials.
5. The Government should make known to and seek opinions from the public about the criteria for assessing the future proposals, including the weighting basis in order to reflect the community aspirations for the future of the heritage buildings prior to tendering. Important factors such as
 - the compatibility to the institutional background of the compound/ surrounding context;
 - accessibility to the public and tourists to the compound;
 - design merit of harmonious relationship with the original historic buildings and setting with minimum disruption/ demolitionshould be included and given significant proper weighting in the assessment criteria.

Central Police Station Heritage Taskforce –

- **The Hong Kong Institute of Architects**
- **The Conservancy Association**
- **Other organizations**

14 September 2004



Letter to the Secretary for Economic Development & Labour



香港建築師學會
The Hong Kong Institute of Architects

Our Ref : BLA/H&C/CPS/ES/cw/0904-2

17 September 2004

Mr Stephen Ip, GBS, JP
Secretary for Economic Development & Labour
Room 815 West Wing
Central Government Offices
Lower Albert Road
Central
Hong Kong

By Fax and By Post
Fax No. : 2537 3539

Dear Mr Ip

Central Police Station Heritage Development

In view of the heightened community concerns over the conservation of the Central heritage buildings comprising the Central Police Station, former Central Magistracy and Victoria Prison, we are pleased to advise that a "Central Police Station Heritage Taskforce" has been established with the following organisations as founding members:

- The Hong Kong Institute of Architects
- The Conservancy Association
- Hong Kong People's Council for Sustainable Development
- Department of Architecture, The Chinese University of Hong Kong
- Other Civil Societies

The objectives of the Taskforce are to encourage public participation in the envisioning, planning and monitoring of the project, and to advocate a heritage-focused tendering process so as to ensure long-term conservation of the complex. Whilst we do not have any preference to any particular development proposal, we believe that the current process is unable to encourage innovative proposals that may lead to long-term conservation of the complex. It is therefore important that a public engagement process be instigated to ascertain what are the public aspirations and public interest at stake in this project.

As a first step to the much-needed public engagement exercise, we shall organise a Roundtable discussion on September 25. A number of newly-elected Legco councillors and community leaders from the district, professional bodies, business representatives and NGOs will be present. They will examine the many issues and concerns of the current tender system as well as make recommendations on the way forward.

(cont.)



香港建築師學會
The Hong Kong Institute of Architects

Our Ref. : BLA/H&C/CPS/ES/cw/0904
17 September 2004

As a civil society initiative, members of the Taskforce are prepared to work as partners with the government in any public participatory process that will lead to a better and more widely acceptable outcome for the project. Without a broad-based and open process it is likely that the project will develop into a controversy and be seen as a failure by the government to protect public interest.

On behalf of members of the Taskforce, we would like to request a meeting between you and representatives of our member organisations early next week. We sincerely hope that we can all work together for the beneficial use of this precious heritage complex.

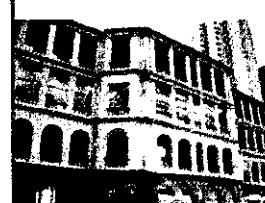
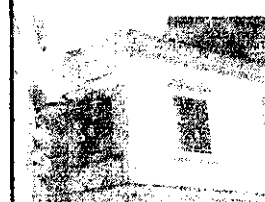
Yours sincerely

Edward Shen
President

The Hong Kong Institute of Architects
For and on behalf of *Central Police Station Heritage Taskforce*

c.c. Commissioner for Tourism – Ms Eva Cheng, JP
LegCo member (Architectural, Surveying & Planning) – Hon Patrick S S Lau, SBS, JP

Photo Records of the Round Table Forum



Attendants' List

Mr BROWNLEE Ian
 Mr Nicholas BROOKE
 Mr CHAN Chit Kwai Stephen
 Ms Peggy CHAN
 Mr CHAN Tak Chor
 Ms CHENG Lai King
 Mr Hilton CHEONG-LEEN
 Mr CHEUNG Lap Ting
 Mr Michael CHIANG
 Ms Audrey EU
 Mr FONG Bun Ngok
 Ms May FUNG
 Mr Bill GREAVES
 Mr Patrick HASE
 Mr Kenneth HAU
 Dr HO Puay Peng
 Mr Robert Y C HO
 Ms Vivian HO
 Mr Alexander HUI
 Mr Clement HUI
 Ms KING Mary Ann
 Ms Kay KU
 Mr LAI Kin Kwok
 Mr Tony LAM
 Mr Patrick LAU
 Prof LEUNG Andrew Y T
 Ms Angelica LEUNG
 Mr Kenneth M W LI
 Ir LUI Sau Shun Ben
 Mr Peter MOSS
 Dr Louis NG
 Mr Duncan PESCOD
 Sir David Akers Jones
 Mr Peter Cookson SMITH
 Mr TSANG Chun Sang
 Ms Christine TSE
 Mr Albert YEUNG
 Dr YEUNG Sum
 Mr YU Wai Wai
 Mr Jonathan ZEMAN
 Mr Paul ZIMMERMAN

Planner
 Chairman of Professional Property Services Group
 Central & Western District Development Concern
 Association
 Democratic Alliance for Betterment of HK
 Chairman of Central & Western District Council
 Action Group for the Protection of Central Police
 Station Historical Compound
 HK Civic Association
 Representative of Mr Timothy Fok
 Urban Watch
 LegCo member
 Representative of Mr Timothy Fok
 Member, Hong Kong Arts Development Council
 Antiquities & Monuments Office
 Royal Asiatic Society HK Branch
 AIA, Hong Kong Chapter
 Department of Architecture, the Chinese University
 of Hong Kong
 Hotung Family
 Arts administrator
 Curator (Education), University Museum and Art
 Gallery
 Lan Kwai Fong Holdings Ltd
 Wanchai District Council member
 HK People's Council for Sustainable Development
 St. James Settlement
 HKIA Council member
 Member of Antiquities Advisory Board
 Department of Building & Construction,
 City University of HK
 Kan & Lau Design Consultant
 The HK Institute of Planners
 The HK Institution of Engineers
 Director Editorial Service, Salon Film
 Antiquities & Monuments Office
 Tourism Commission
 Ubris / HK Civic Design Association
 Representative of CHOY So Yuk
 Planning Department
 Sino Land Co Ltd
 Democratic Party
 Sino Land Co Ltd
 Lan Kwai Fong Holdings Ltd



**Round Table Forum on
Central Police Station Heritage Project**

Date:
25 September 2004

Venue:
Hong Kong Design Centre

Organizers:
*Central Police Station
Heritage Taskforce*

Hong Kong Institute of Architects

Hong Kong Peoples' Council for
Sustainable Development

LIVE.Architecture Programme,
Department of Architecture, the
Chinese University of Hong Kong

The Conservancy Association

Central and Western District
Development Concern Association

The American Institute of Architects
(Hong Kong Chapter)

Action Group for the Protection of
Central Police Station
Historical Compound

Other Civic Societies





**Round Table Forum on
Central Police Station Heritage Project**

Date:
25 September 2004

Venue:
Hong Kong Design Centre

Organizers:
*Central Police Station
Heritage Taskforce*

Hong Kong Institute of Architects

Hong Kong Peoples' Council for
Sustainable Development

LIVE.Architecture Programe,
Department of Architecture, the
Chinese University of Hong Kong

The Conservancy Association

Central and Western District
Development Concern Association

The American Institute of Architects
(Hong Kong Chapter)

Action Group for the Protection of
Central Police Station
Historical Compound

Other Civic Societies



Group A

**Round Table Forum on
Central Police Station Heritage Project**

Date:
25 September 2004

Venue:
Hong Kong Design Centre

Organizers:
*Central Police Station
Heritage Taskforce*

Hong Kong Institute of Architects

Hong Kong Peoples' Council for
Sustainable Development

LIVE.Architecture Programme,
Department of Architecture, the
Chinese University of Hong Kong

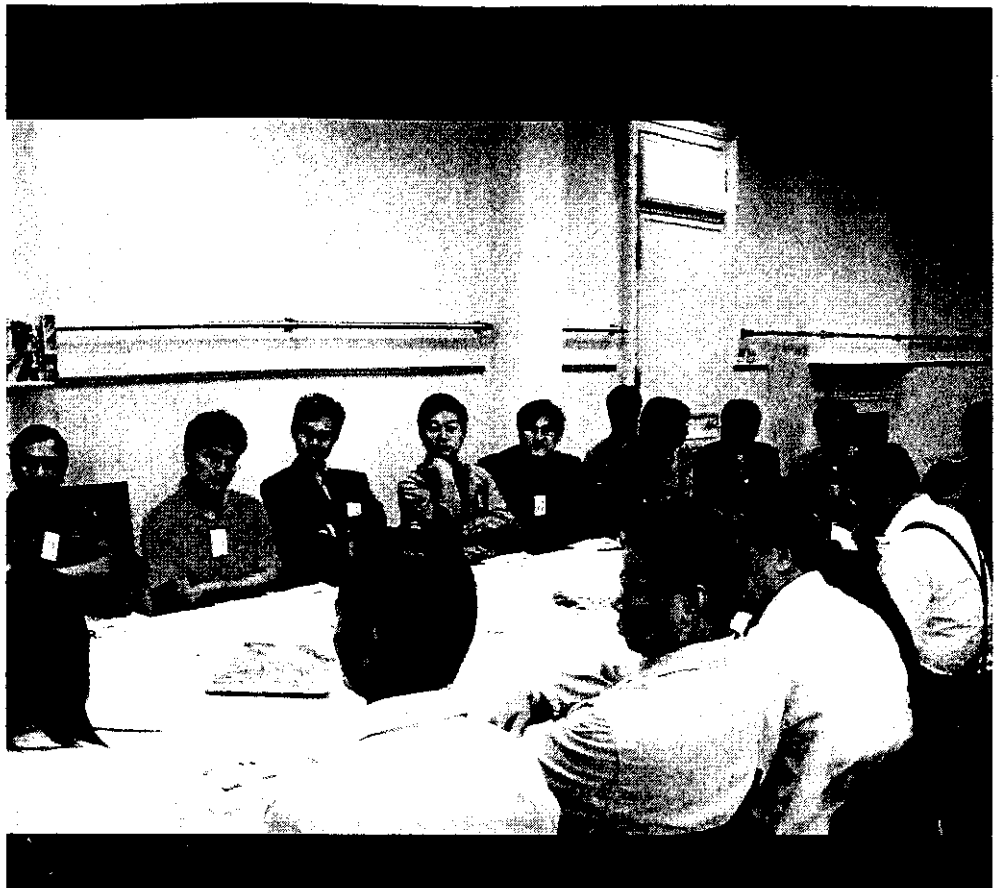
The Conservancy Association

Central and Western District
Development Concern Association

The American Institute of Architects
(Hong Kong Chapter)

Action Group for the Protection of
Central Police Station
Historical Compound

Other Civic Societies



Group B



**Round Table Forum on
Central Police Station Heritage Project**

Date:
25 September 2004

Venue:
Hong Kong Design Centre

Organizers:
*Central Police Station
Heritage Taskforce*

Hong Kong Institute of Architects

Hong Kong Peoples' Council for
Sustainable Development

LIVE.Architecture Programe,
Department of Architecture, the
Chinese University of Hong Kong

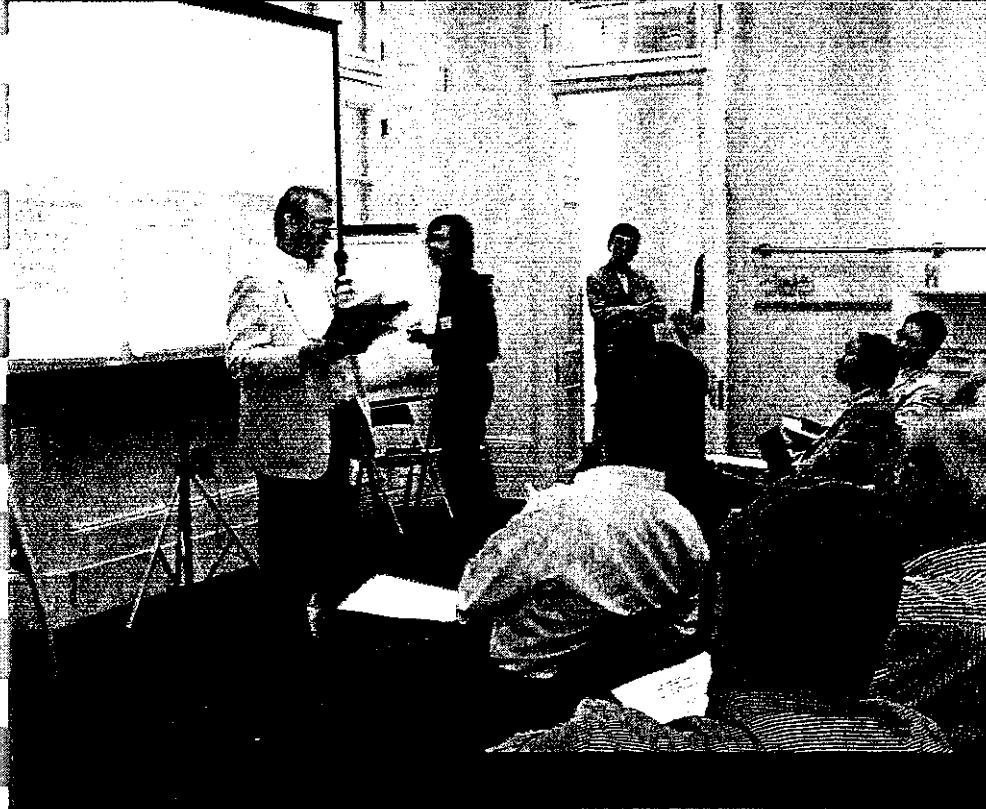
The Conservancy Association

Central and Western District
Development Concern Association

The American Institute of Architects
(Hong Kong Chapter)

Action Group for the Protection of
Central Police Station
Historical Compound

Other Civic Societies



**Round Table Forum on
Central Police Station Heritage Project**

- Press Conference

Date:
25 September 2004

Venue:
Hong Kong Design Centre

Organizers:
*Central Police Station
Heritage Taskforce*

Hong Kong Institute of Architects

Hong Kong Peoples' Council for
Sustainable Development

LIVE.Architecture Programme,
Department of Architecture, the
Chinese University of Hong Kong

The Conservancy Association

Central and Western District
Development Concern Association

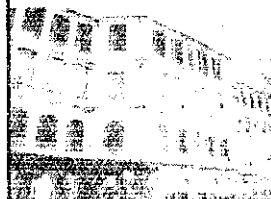
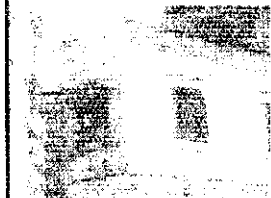
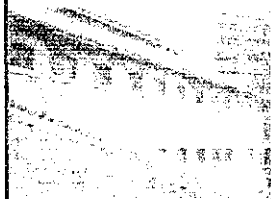
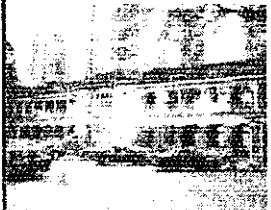
The American Institute of Architects
(Hong Kong Chapter)

Action Group for the Protection of
Central Police Station
Historical Compound

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Newspaper Clippings



建築師 中區警署招標

【明報專訊】旅遊事務署即將就中區警署建築群改作旅遊項目進行招標，爭取透過成立非牟利基金保育該址古蹟的何東家族，邀得長春社及建築師學會表態，要求政府暫緩招標，並全面檢討側重庫房收益的評分方法，改以保護古蹟作為「凌駕性」標準。兩會已成立關注組，去信特首董建華要求關注事件，並會邀請新一屆立法會議員共同跟進。

斥政府只顧財政 評審缺公眾參與

香港建築師學會本地事務部主席林雲峯表示，很高興何東家族願意出資保護古蹟，經雙方接觸後，學會願意表態，要求政府全面檢討目前以財務利益為主的招標評審制度。他批評，政府提出的招標建議，以改建後得到的財政收益為主要考慮，忽視保留建築群原貌的重要性，評審過程亦缺乏公眾參與。

林雲峯提出，政府應全面修改招標內容，加入保育古蹟作為招標的凌駕性原則，避免對建築群造成不可還原的改動，使之變成一座「假古玩」。學會已聯

合長春社及其他學術及文化團體組成中區警署建築群關注組，將陸續舉行民意調查及公眾論壇，並邀請新一屆立法會議員參與討論，逼使政府暫緩招標。

將辦民調邀立會議員討論

長春社主席黎廣德建議招標分兩階段進行，以保育古蹟和財務安排的可持續性作首階段評審標準，然後才考慮改建發展所帶來的社會整體效益。他又認為，應改由民政事務局負責招標，以保護文化角度發展項目。

政府早於1年前已提出將中環警署建築群招標作商業發展，作為旅遊用途。直至上月初，何東後人何猷忠正式向政府提出成立5億元非牟利基金接管該址，改建為視覺藝術中心，並保留該址16座具歷史價值的建築物。據悉，政府內部曾就何氏的建議書作出激烈討論，一方認為該建議可完整保護古蹟，值得支持，另一方則不希望改變公開招標模式，繼續以40%地價收益和60%非地價收益作中標評分。

中環警署發展招

評審項目	旅遊事務署建議
評審委員會	由決策局及部門代表組成，並邀請古物諮詢委員會及旅遊發展局擔任非評分委員
文物保存規定	彈性保留，容許只保存某些建築物的外部及拆除一些非歷史建築物
評分準則	40%地價表現、60%非地價表現，後者包括考慮文物保存、經濟及旅遊效益及技術、環境及交通
資料來源	立法會文件及中環警署古蹟關注組

學會： 票首要保古蹟



香港建築師學會及長春社聯合成立中區警署古蹟關注組，要求政府重新考慮即將推出的中區警署招標的評審準則。
(賴偉家攝)

標的評審建議

中區警署古蹟關注組建議

由政府官員、公眾代表、學界、商界、地區領袖組成

以古蹟保育的可持續性作為「凌駕性」原則，必須避免對建築群造成不能接受的改變

立憲階段、首先須以保育古蹟及財務安排的可持續性作出評審，通過後才以最佳社會經濟效益來決定中標建議書

長春社冀中區警署改招標

長春社主席
黎廣德指，何
東家族早前就
中區警署發展

【商報專訊】實習記者李仲勤報道：早前政府宣布將盡快就中區警署、域多利監獄及前中央裁判司署等法定古蹟建築群的發展計劃作公開招標。繼何東家族後，長春社和香港建築師學會亦就該發展項目向政府提交建議書，希望政府修改現有的招標方式，鼓勵更多社會人士就計劃提出其他可行方案，並在廣泛諮詢公眾後才展開招標。

由長春社及香港建築師學會組成的中區警署古蹟關注組昨日表示，中區警署等是香港少數保存完整而優秀的古蹟建築群，擔心將來的發展會危及建築群的完整性，促請政府將來的發展計劃須通過公開及透明的決策程序，確保歷史建築群的原有格局和面貌。

關注組認為，政府應該在招標前已備有為社會大眾接受的說明性可行方案，廣泛就項目徵詢公眾的意見，考慮社會人士就計劃提出其他可行方案，在招標過程中加強聯合公眾及專業人士的參與，和招標過程不過分看重財務可行性或商業收益。

提出方案，是一件可喜的事。他希望將來有更多不同的社會人士和團體就這發展計劃，提出其他意見或具體方案，在集思廣益後，選出一個最適合的發展計劃。黎廣德續稱，古蹟的發展用地與一般商業用地不同，政府不能把兩者混為一談，只把着眼點放在財務可行性或商業收益。

倡預審挑選最佳方案

他建議，把招標過程分兩階段，第一階段為方案的預審階段，以文物古蹟和財務安排的可持續性為準則(即計劃能否完好保護古蹟，和在財政上自負盈虧、不用公帑支持日後運作)，選出各可行方案。第二階段，以社會經濟效益最大化為準則，挑選最好的方案。這樣不但可以做好古蹟的保育工作，同時可以令古蹟有新的用途，賦予它新的活力。據悉，該關注組將在下周二舉行圍桌會議，邀請社會各界人士，包括政府官員和新一屆立法會議員，就中區警署的發展計劃作討論。

中區警署發展先保文物

【商報專訊】實習記者李仲勤報道：四十多名社會人士，昨日應中區警署古蹟關注組邀請，就中區警署古蹟群的發展，舉行了近三小時的圓桌會議，與會者均同意，中區警署的發展計劃應以文物保存為絕對優先條件，而且有需要重新考慮現有的發展概念。他們建議，對現有的投標方式和評審機制作檢討，而補地價應在評審標準中剔除，並希望整個過程能夠讓公眾參與。中區警署古蹟關注組預計，會於一星期內提交報告予特首董建華和葉澍堃、何志平兩位局長。

昨日，多個民間團體與政府代表和各界專業人士開會，商討中區警署古蹟群的規劃。會後中區警署古蹟關注組代表引述旅遊事務副專員稱，政府要衡量發展古蹟群的商業回報，及該計劃能創造多少就業機會，但政府會對古蹟群的發展持開放態度，並考慮各界意見。

建築師學會成員吳永順批評說，政府過往過分注重商業利益，任何發展項目都以商業掛帥，如科技和文化發展最後都淪為地產項目。他擔心，假如中區警署的發展

文物保育的工作，最終使這個香港僅有的最大古蹟群變得非驢非馬。他強調說，中區警署的規劃應以文物保育為絕對優先，這是與會者達成的共識。

規劃應分三階段進行

長春社主席黎廣德指出，大部分與會者都認同，中區警署的規劃基本上應該分為三個階段進行。首先，應重新評估計劃，是否應以旅遊發展為首要考慮因素，並把計劃定位為古蹟保育項目。第二階段，招標前的方案預審階段，以文物古蹟的基本保育和財務安排的持續性為準則（即在財政上自負盈虧，不用公帑支持日後運作）。選出各可行方案。第三階段，以古蹟價值有否增值、建議書的創意和技術、社會經濟效益、社會和社區效益等方面為準則，挑選最好的方案。

中區警署古蹟關注組希望，市民大眾對計劃有更多討論，更多參與，並指政府應將市民大眾的意見納入評審之中。有與會者建議，政府應等待警隊遷出中區警署後，開放古蹟群，讓公眾親身參觀體會。

百年「大

市民拍照留

● 被列為法定古迹，有過百年歷史的中區警署昨日正式關閉。
洗文達攝



【本報訊】一八六四年建成、位於中環荷李活道的「大館」中區警署，已經歷了一百四十年滄桑，昨日終於完成歷史任務，有市民更專誠到中區警署拍照留念。隨着警署的搬遷，為市民服務的責任落在新開設的中區警察服務中心身上，中心本月二十日正式啟用五日以來共接獲二十八宗報案。

中區警署門外昨貼出告示，通知市民已經遷往灣仔軍器廠街一號，市民報案除可到新警署外，亦可到中區警察服務中心。「大館」連日來的搬遷行動非常低調，而新「大館」亦未有任何開幕禮，警方知情人士稱，因灣仔新警察總部大樓的開幕儀式仍未定日期，所以設在大樓內的新「大館」開幕禮暫訂在年底，連同新總部的開幕禮一併舉行，屆時由警務處處長李明達主持。

在中環工作的何先生表示，多年來每日都經過警署，漸漸對警署產生感情，而日後警署地皮的發展仍是疑問，所以趁最後的機會前來拍照留念，他希望政府可以將警署完整保留下來。

館「正式關閉

念 警察中心接棒

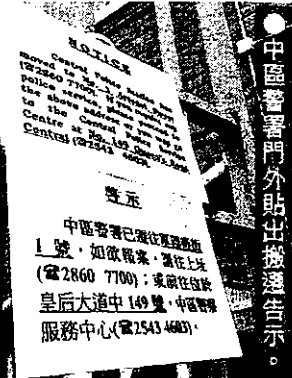


事實上，政府計畫將中區警署連同域多利監獄、前中央裁判司署一併發展為旅遊項目，引起不少社會人士激烈反對。中區警署古迹關注組昨日舉行論壇，商討進一步對策和尋求社會人士對項目發展的共識，在港英時代任職布政司的鍾逸傑亦有出席。

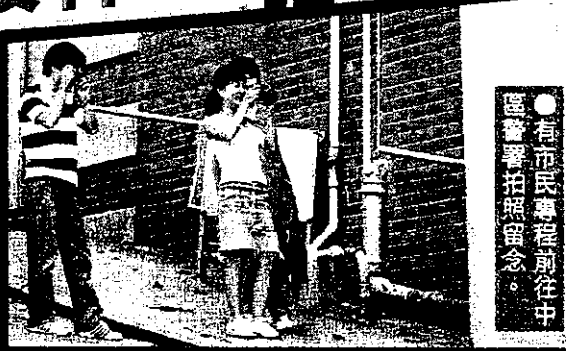
招標首重保育古迹

關注組公布中區警署建築群的問卷調查結果，調查訪問二百八十五名市民，九成五被訪者認為政府為建築進行招標工作，應以保育古迹作為凌駕性原則；九成被訪者認同古迹的使用應以不需公帑長期補貼為原則，而非強求增加政府收入；亦有八成七被訪者稱在符合上述兩個原則下，政府應選取整體社會效益的方案。

關注組希望政府可以讓公眾參與評審標書工作，他們更提議政府在中區警署全面搬遷後，開放予市民大眾入內參觀。出席論壇的港府旅遊事務副專員栢志高表示政府對招標持開放態度。



●中區警署門外貼出搬遷告示。



●有市民專程前往中區警署拍照留念。



●中區警署古迹關注組促請政府要小心考慮日後後的招標。
冼文達攝



●代替中區警署的警察服務中心已正式啟用。
陳德賢攝

中區古蹟招標宜諮詢公眾

【本報訊】實習記者馬心鳴報道：中區警署古蹟關注組昨日舉行圓桌會議，發言人指政府應先向公眾諮詢，並提議政府分階段作招標。

中區警署古蹟關注組就中區警署古蹟群未來發展舉行圓桌會議。與會人士包括一些專業規劃及建築人士、環保團體和候任立法會議員等四十多名人士出席。

香港建築師學會候任副主席吳永順表示，會議後，他們得出四點結論，建議政府首先要重新考慮中區警署空置後的用途，應該予以保存及作文物保護，或是作為旅遊發展項目。並且應該重新評審及檢討招標機制。因整個評審制度中，並沒有包含公眾意見，只有政府官員意見，所以須全面向公眾作諮詢，市民亦有參與權。最後，地價不能作為評審的標準。他稱會將昨日的會議作一個

報告，給政府及公眾人士作參考，並且會繼續監察政府中區警署。

長春社主席黎廣德指出，不應以一個文物古蹟保護作為一個地產項目，不希望政府發展一個文物古蹟，以商業掛帥為先。他並提出了一個方案，首先政府應分兩個階段招標，第一階段是在保護過程中，考慮中區警署十七個建築群的保護效果能否達到最低保護要求。另外就是在招標過程中，發展商的建議書，應以不須要用政府補貼為原則。

第二階段，以四方面作為評分準則。一是古蹟保護價值能否增加，即古蹟能否在將來有更加大保護增值，佔了三成考慮因素。二是它在古蹟保護的創意及承諾有多少佔了二成。三以商業及旅遊經濟收益方面佔了二十個百分比。四是社會或社區的效益有多少，佔了三十個百分比。

中區警署倡招標前開放

民間圓桌會議 促政府增公眾參與

【明報專訊】中區警署古蹟關注組昨舉行圓桌會議，逾40名社會人士出席，包括前布政司鍾逸傑、候任立法會議員、政府官員及民間團體代表。歷時3小時的會議，與會者一致要求政府增加公眾參與程度，讓公眾參與制訂古蹟群的概念和招標評審過程。中區警署今日起陸續停止運作，關注組建議政府開放市民參觀，讓公眾親身感受古蹟群的保留價值。

香港建築師學會代表吳永順會後表示，中區警署古蹟群的發展概念一直欠缺公眾參與，本年初雖曾進行民意諮詢，但效果不大，建築及設計業界以外的市民對此毫無所知，他指出，與會者一致認為應該增加公眾參與，務求令古蹟群得到最有利的發展。

吳永順說：「香港市民對（古蹟）值得保留有多大認識？又有幾多市民真正去過中區警署？不是單單專業人士提議便行。」他指出，不少與會人士均建議政府正式招標前，短時間開放予公眾參觀，「可否當警員離開後開放讓公眾參觀？由市民感受是否值得保留，認識什麼是歷史建築、有根的本土文化」。

發展應以保存文物優先

另一出席會議的長春社主席黎廣德表示，政府應待公眾發表意見後才落實發展，此外，與會者一致同意，中區警署古蹟群應以文物保存為絕對優先條件，建議政府重組整個項目的概念；又要求政府重新檢討投標及評審方法；以及不應偏地價為評審標準。

由多個民間團體組成的中區警署古蹟關注組，昨特別選擇在港島堅尼地道28號的古蹟內舉行圓桌會議，該處曾是中英聯合聯絡小組辦事處，現為香港設計中心。

鍾逸傑議員出席會議

昨共有超過40名社會人士參加會議，包括被譽為「老香港」的鍾逸傑、候任立法會議員楊森、余若薇及劉秀成等。另外，候任立法會議員蔡素玉及霍震霆亦派代表出席；政府則派出副旅遊事務專員栢志高及規劃署官員參加。



中區警署古蹟關注組昨舉行圓桌會議，超過40名社會人士出席，會後部分與會代表手持中區警署外觀的照片合照，以示支持保留現有古蹟作文化保育用途。（尹錦恩攝）



中區警署昨日正式搬遷，停止運作後的報案室人去樓空，只餘港島總區警員在古蹟內工作。報案室內的警員前途已定，但玻璃窗倒映的古蹟，未來將會變成什麼模樣，社會上仍然爭論不休。（李紹昌攝）

大館今起停用 市民闖關拍照失敗



中區警署內的警隊部門，昨日開始分階段遷出，告別這幢於1864年建成的古蹟，

不少市民專程到警署外拍照留念，有市民一度闖進警署拍照，但最後被護衛員阻止。闖關失敗的蘇先生解釋：「當然想進去看看，以後不知還有沒有機會。」

蘇先生居住樂善，平日與中區警署扯不上任何關係，但古蹟群重新發展在即，才趁昨日放假到來拍照，手持「傻瓜機」的他，不放過警署外的一磚一瓦，甚至跟隨年輕人衝

進警署「參觀」，「我不是居住這區，又無犯過法，都未入過去（警署及域多利監獄）」。

蘇拍下無數照片，除為了留念，原來還另有目的：「我十分反對政府發展這幢古蹟，一旦發展定必有某些地方不能保留，最好將整幢建築保存下來變成博物館，我擔心子孫以後只能從相片認識中區警署。」但他反對團體建議招標前短暫開放中區警署，「恐市民會一窩蜂湧進而破壞古蹟」。

昨日凌晨過後，「大館」內的中區警署總

部及中區分區警署正式遷出，報案室亦停止運作，至於古蹟內仍然運作的港島總區數個部門，則會於年底前陸續遷出。

警員依依大讚古蹟

「這裏當然好嘍！」一名仍在「大道」上班的警員，不忘向記者大讚古蹟，對「搬遷」在即顯得難捨難離，就連接管看守大關的護衛員，亦對記者說：「這裏真的很特別，處處都是古蹟！」



圖由多個專業團體組成的關注組，要求中區警署發展項目，公眾須參與評審標書。
資料圖片

中區警

中區警署發展計畫愈來愈受到社會關注，多個專業團體組成中區警署古迹關注組，並召開圓桌會議，批評當局商業掛帥的原則，要求項目招標後，評審過程須讓公眾參與評分。關注組又促請政府，重新檢討項目是否仍然是以旅遊項目為發展前提。不過，旅遊事務署強調，須考慮發展項目帶來的經濟回報和就業機會。

促檢討投標方式

四十多名香港建築師學會會員、候任立法會議員、中西區區議員和長春社等專業組織成員昨日就中區警署建築群的發展召開圓桌會議，他們引述出席的旅遊事務副專

署發展冀由公眾評審

員栢志高表示，政府對中區警署建築群的用途持開放態度，但要求項目要有經濟回報及創造更多就業機會。

香港建築師學會候任副主席吳永順表示，中區警署建築群是本港唯一最大的古迹群，要求政府重新檢討投標和評審方式，佔四成的地價收益不應成為主要的評審標準，而是與旅遊等收益共佔兩成，他說：「搞科技項目，好似數碼港變成地產項目，搞文化設施又變成一個地產項目，搞文物保育又以地價商業利益去考慮，似乎任何事務都以商業掛帥，擔心到時出來的東西非驢非馬。」

關注組又提出兩個階段的招標方式，長春社主席黎廣德表示，發展商在首階段須符合古物諮詢委員會提出，保存中區警署內十七幢建

築物的基本要求，並且不用公帑補貼，及格者才符合第二階段招標資格，其中古迹保育的增值潛力評分準則佔三成，而創意、項目的承諾能力，以及旅遊和經濟收益(包括地價)各佔兩成，由古迹專家、地區領袖和政府官員組成的古迹委員會評分，而佔三成的社區和社會效益由公眾參與評分。

將向特首提交報告

關注組會在一星期內將會議的報告提交特首、經濟發展及勞工局局長葉澍堃和民政事務局局長何志平。

記者 吳雋妍



■吳永順(前排右一)擔心，政府以商業掛帥發展中區警署，最終會「非驢非馬」。 吳雋妍攝

團體建議中區警署暫時開放

【本報訊】極具歷史文化價值的中區警署已停止辦公，多個關注中區警署古蹟群發展的團體，建議將警署暫時開放予市民參觀，推動本地文化；政府亦應讓公眾參與審批警署古蹟群改建的投標建議書，以更符合社會及社區需要，而不應只着重旅遊經濟效益。

由建築師學會、長春社、中西區發展關注社等組成的中區警署古蹟關注組，昨舉行三小時圓桌會議，參加者包括富商何東後人何猷忠等逾四十人。關注組發言人吳永順會後說，大會認為當局改建中區警署時，應視保存文化為先，不應該過份重視土地售價等經濟效益：「政府搞數碼港、文化設施，最後都會變成地產項目！」

讓市民認識本地文化

中大建築系教授林雲峯說，當局應將已經停用的中區警署，開放給市民參觀：「等市民可以了解同認識本地文化，感受吓應唔應該保留呢個地方。」

長春社主席黎廣德建議，當局讓公眾參與審批競投改建古蹟群的招標書：「以往審批標書好少公眾參與，但中區警署惹起公眾關注，可以畀市民決定邊個建議，對社會、社區有益。」

黎廣德又說出席的規劃署官員表示會對建議抱開放態度；林雲峯補充說民間團體並非與政府對立：「今日個會氣氛都好友善。」關注組曾訪問二百八十五名市民，九成五認為中區警署改建應以保育古蹟為優先，九成一認為古蹟的使用不應長期由公帑補貼。



■關注組建議中區警署發展不應只以經濟效益為重。

團體反建議 保中區古迹

【記者葉志賢報道】正當港府計劃就中區古迹群向外招標發展之際，中區警署古迹群關注組向特首拋出反建議，要求當局摒棄以金錢掛帥的心態發展這個項目，改以保護文物為首要目的，建議當局在招標上，將地價比重由原來佔40%大幅調低至佔20%，令日後投得項目的發展商，不會為了賺錢而把罕有的文物，變為收費高昂的高級會所。

政府早前把尖沙咀水警總部批予發展商，當中地價及旅遊收益便佔去投標比例的五成，為免事件重演，由立法會議員、建築及環保專業人士組成的中區警署古迹群關注組昨日舉行研討會，邀得政經及地產界代表出席，例如旅遊事務署副專員栢志高、何東家族後人何猷忠、

前布政司鍾逸傑等。

關注組發言人黎廣德表示，會上就古迹群的發展問題達成多項共識，當中包括必須把古迹發展方向，由旅遊改為保護文物；重新修訂地價比例；增加投標的透明度，讓公眾人士可以參與等。

發展旅遊改為保護文物

他認為，日後的招標比例應重新分配，以100%來計算的話，保護古迹工作佔三成比例、舉行有關保存古迹的創意活動佔二成比例、旅遊及地價佔二成，及市民評核佔餘下的三成。

另一發言人吳永順補充說，如果不把地價的比例由四成大幅調低至二成，這個項目勢將成為另



■關注組成員手持中區警署古迹相片，希望市民日後有機會享用僅有的資產。（曾國宗攝）

一個數碼港，「數碼港已變成地產項目，如再以地價掛帥，這個古迹項目一定會是『非驢非馬』嘅項目。」

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團體促檢討中區警署

憂淪為地產項目 倡減地價評

【本報訊】(記者 伍敏婷)中區警署古蹟關注組昨日舉行會議，邀請各界專業人士就中區警署的發展表達意見。關注組促請政府重新檢討中區警署的招標及審批方式，包括減低以地價作為招標評分的比率，並建議政府以保育文物作為「凌駕性」原則。政府表示十分關注事件，已把招標日期押後，並廣泛諮詢外界意見。

由建築界及環保團體組成的中區警署關注組與旅遊事務署官員會面，討論中區警署古蹟群的未來發展規劃。香港建築師學會候任主席吳永順表示，中區警署一帶是香港唯一一個大型的文物建築群，當中的17座建築物極具歷史價值，他反對政府將古蹟文物與商業利益掛帥。「現行計劃中，土地收益佔招標評分40%，保育文物環節只佔20%，這恐怕文物保育會變成地產發展項目，數碼港如是，現在文物保護又如如是。」關注組認為，政府應全面檢討中區警署的招標及評審方式，並建議政府把「古蹟增值用途」及「社會及社區效益」等因素包括在內(詳見下表)。

政府稱須考慮經濟回報

關注組引述旅遊事務署代表Mr Duncan Pescod說，政府對事件持開放態度，若大眾認為應重新檢討評審方式，當局亦願意配合。但他強調，政府亦需顧及項目發展的經濟回報，以及能否提供就業機會。吳永順說：「政府並非堅決維持原有方案，亦非與民間意見對立，這從他們願意押後招標日期可見。」

香港可持續發展公民議會主席黎廣德建議，政府在進行正式的招標方式前，要認真考慮此為旅遊發展項目還是古蹟文物保育用途。他又認為，古蹟的使用應以不需公帑長期補貼為原則，並且邀請公眾發表意見。

中大建築系教授林雲峰表示，政府應將中區警署開放給市民參觀，並舉行工作坊，聽取他們意見後才決定招標內容。



◆由多個專業團體組成的中區警署古蹟關注組，昨

關注組建議政府應考慮的招標及審批內容

第一階段：

- 1)發展商能否達到文物保育的最低要求？
- 2)發展商的財政建議可行嗎？能否做到不需公帑補貼？

第二階段：

- 1)古蹟保育的增值(包括發展用途及其持續性)(30%)
- 2)建議書的創意及其可行性(20%)
- 3)旅遊及經濟收益(包括地價收入)(20%)
- 4)社會及社區效益(30%)

招標原則

分強化文物保育



昨日與政府官員商討中區警署的未來發展規劃。

保護中區古蹟

團體羈向錢看



◎關注中區警署的團體，擔心政府在保護古蹟時只考慮經濟回報。

未達共識

民間和政府就中區警署古蹟建築群的未來發展模式仍然出現分歧，由多個環保團體、學者、建築界人士組成的「中區警署古蹟關注組」，昨日與旅遊事務署官員進行近三小時的圓桌會議，但會後雙方未能取得共識，關注組擔心政府在保護古蹟時只顧經濟回報。

而一八六四年建成的中區警署，昨日完成歷史任務，員工開始分批搬運設備到灣仔警察總部。

「中區警署古蹟關注組」早前以問卷方式了解市民對發展古建築群的意見，截至前日收回二百八十五份。調查顯示，九成半受訪者贊成當局招標發展古建築群時，應以文物保育為「凌駕性」原則；亦有九成一人贊成發展古蹟時不需要以公帑長期補貼，但也不應視作增加政府收入的方式。關注組認為政府應重新考慮古蹟發展方式。

僅78項列法定古蹟

關注組代表昨日在圓桌會議後表示，反對任何以商業掛帥方式發展古建築群，以免將古蹟發展成「非驢非馬」的東西；關注組要求政府招標時優先考慮文物保育工作，不要先評估地價回報。

旅遊事務副專員栢志高稱，當局持開放態度發展古蹟，但需顧及經濟回報和能否提供就業機會。



中區警署古蹟
關月剛、明勵政
府官員與市民
桌會議

身兼關注組成員的中文大學建築系教授林雲峰昨晨在電台節目「香港家書」中表示，香港的文物保育意識非常薄弱，大批古建築物因經濟發展需要而遭拆卸，直到去年底全港只有七十八項法定古蹟。他又以上海的新天地為例，說明舊建築物與急速發展的城市可以並存。

此外，一個名為「保護中區警署古蹟群行動」的地區團體，今晚舉行提燈遊行到中區警署顯示保護此古蹟的決心。

由域多利監獄、中區警署、前中央裁判司署等古建築物組成的古建築群，位處中環「蘇豪區」心臟地帶，政府去年提出公開招標方式，希望發展成著名旅遊景區。



中區警署昨日光榮「引退」，正式遷往灣仔警察總部。

有市民專程到中區警署拍照留念。