



長春社 since 1968

The Conservancy Association

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Submission to Panel for Home Affairs, Legislative Council
on Central Police Station Heritage Compound

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- 1 Because of the significance of heritage conservation for this CPS compound, the project should definitely be conservation led. As such the Home Affairs Bureau should be assigned the project host Bureau rather than the Tourism Commission.
- 2 Former Marine Headquarters “development” project is an “abnormal foetus”. The former marine headquarters was classified as important heritage, same as CPS. However, the project was set to be a “tourism development”. The marking scheme only provided a weighting of 25% on heritage preservation.
- 3 As the project is tourism-led, a minimum-standard approach was adopted for preservation requirements, so as to allow “maximization of profits”. Consequently, a hotel-for-the-rich is being built; yes, the buildings have been preserved, but in a way that are totally out of their place. And as a high-class hotel, it is inaccessible by the public. While the best trees are kept, many good mature trees have been chopped; the whole former marine headquarters have lost its flavour entirely.
- 4 With the experience of the former marine headquarter, if we use the same tourism-led approach, we can quite easily project that another expensive hotel or commercial mall will stand in the location of CPS as same conditions are applied to CPS. To make it worse, the land weighting given to the land premium has been increased in the case of CPS, and the weighting to heritage preservation decreased. Another illustration of the "minimum standard" approach is that marginal buildings, such as the 18th structure, was decided to be demolished rather than given a chance to be preserved. This is sad.
- 5 For CPS not to repeat the same fate as former marine headquarters, it is necessary to re-vamp the priority of the project objectives. In terms of preservation, the goal must be to aim for best practice, not minimum standard. It must be conservation led instead of tourism led. The project should maximize conservation and public should be given the rights to access the CPS compound.

- 6 Lastly, we would like to suggest that as part of the requirement for the development, a monitoring/ management committee comprising members of the public and concerned stakeholders should be formed with due authority to oversee future implementation of the project and uses of the buildings. This will ensure the "anticipated reduction" in premium due to the emphasis/nature on conservation will not be abused and go back to the pockets of the developers at later stage.
