

The Administration was invited to respond to the following views expressed by Central and Western District Council (C&WDC) members at their meeting with Legislative Council Members on 12 May 2005 –

- (a) To enable better preservation of the Central Police Station heritage site and the public to have free access and use of the facilities at the site in future, C&WDC members are of the view that the Government should formulate an overall plan for developing the site in the interest of the public and consider adopting a non-profit making option for consideration be given to non-profit making bodies for running the site for cultural or educational purposes, such as a visual arts academy. They are against the idea of using the site for commercial projects which are not compatible with the historic setting of the site;
- (b) In connection with item (a) above, C&WDC members request that the Administration should fully consult the public and C&WDC on the planning and use of the site before launching the tender exercise for the development of the site;
- (c) As the existing Victoria Prison would be vacated by the end of 2005, C&WDC members request that open days of the Victoria Prison should then be held to facilitate the public to give views on the future use and development of the site. The tender exercise should only be launched after the collection of public views;
- (d) C&WDC members consider that Hall F of the Victoria Prison should be preserved;
- (e) C&WDC members are concerned that the assessment criteria used by the Administration in the tendering exercise would place too much weighting on the sum of land premium in the proponent's proposal;
- (f) The tender assessment panel should include at least one representative from the C&WDC to ensure that the views of the local residents would be taken into consideration in the assessment process; and
- (g) Apart from the Tourism Commission, the Home Affairs Bureau, which is responsible for the built heritage conservation policy, should have an important role to play in the preservation of the Central Police Station heritage site.

政府總部
香港下亞厘畢道
中區政府合署



Government Secretariat
Central Government Offices
Lower Albert Road
Hong Kong

本函檔號 Our Ref. : EDB 22/24/18
來函檔號 Your Ref. : CB1/DC/CW/04

電話號碼 Tel. No.: 2810 3137
傳真號碼 Fax No.: 2801 4458

22 June 2005

Secretary General
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong
Attn: Mr Anthony Chu
Fax: 2869 6794

Dear Anthony,

**Meeting-cum-luncheon between Legislative Council Members
And Central & Western District Council members on 12 May 2005**

Preservation of the Central Police Station Heritage Site

Your letter dated 24.5.2005 on the captioned subject refers. Attached please find a joint note from the Home Affairs Bureau and this Commission for your necessary action.

Should you require further information on the subject, please feel free to contact Ms April Kun, Senior Manager on 2810 3188.

Yours sincerely,

(Miss Patricia So)

for Commissioner for Tourism

c.c. SHA (Attn: Mr Peter Kwok)

**Meeting-cum-luncheon between Legislative Council Members
and Central and Western District Council members on 12 May 2005**

**Administration's Response to Views Expressed on the
Central Police Station (CPS) Project**

I. Responses to points (a) and (e)

- The primary objective of the project is to preserve, restore and develop the Central Police Station Compound for heritage tourism uses, and to enable the local residents and tourists to appreciate the unique culture and history of Hong Kong.
- Stringent preservation requirements and guidelines have been worked out in consultation with the Antiquities Advisory Board (AAB), with mandatory requirements on preservation of historic buildings, restrictions on building height for new building(s) and maximum gross floor area. The preservation requirements will form part of the tender conditions to ensure that the historic setting and the integrity of the site are well preserved and to avoid any inappropriate or non-reversible alternations/additions which would undermine its historic value.
- On the question of whether the development should be non-profit-making or commercial in nature, the Government is open-minded. The most important issue is the quality of the proposals, and whether it can be financially sustainable.
- The Government is aware of views that there should be a higher weighting for qualitative aspects. We will take these views into account. We are currently reviewing the weighting carefully.

II. Responses to points (b)

- The government has sought public views on this project since early 2003. We have consulted the Central and Western District Council (C&W/DC) on many occasions since 2003. A public forum was also held in March 2004 with more than 100 participants.

- Besides, extensive public consultation has been conducted on this project. To allow more people to understand the history of the compound and the current conditions of the CPS site, and to gauge their views on the future usage of the site, we have organized the CPS Open Days during the three consecutive weekends of 22-23 and 29-30 January 2005 and 5-6 February 2005 with C&W/DC, the Hong Kong Institute of Architects and the Conservancy Association. Public views were collected during this event. About 1,000 opinion collection forms were received. A public forum was also held on 6.2.2005 within the CPS site as part of the programme of the Open Days. We have also extended the period for collecting public views to 31 May 2005.
- We are now examining carefully the public views received in considering the way forward.

III. Responses to point (c)

- We note the request for arranging open days at the Victoria Prison. As the Prison would only be vacated by the end of 2005, issues including whether the condition of the historic buildings at the Prison is suitable for opening to the public and availability of resources to be incurred are subject to further consideration.

IV. Responses to point (f)

- On tender assessment, an Assessment Panel comprising representatives from relevant bureaux and departments will be set up. District Officer/ Central & Western has also been invited to join the Assessment Panel and she will play the role of a bridge between the project and the District Council effectively. Representatives of the AAB and the Hong Kong Tourism Board will serve as non-scoring members to give advice to the Assessment Panel. This is a highly represented panel that can take into account views of all parties concerned. Such an arrangement has balanced the needs for public participation, ensuring the fairness of the tendering system and avoiding conflict of interests.

V. Responses to points (d) and (g) provided by Home Affairs Bureau (HAB)

- The heritage value and conservation approach of Hall F of the Victoria Prison were thoroughly considered by the Antiquities Advisory Board (AAB). After detailed research on its history, it is confirmed that Hall F has been extensively altered and retained little heritage significance. The AAB, therefore, recommended to classify the building as a non-historic building which may be allowed for demolition if necessary for future redevelopment. In the event that Hall F is permitted to be demolished, the developer is encouraged to retain and incorporate interior and exterior architectural features of the building into the future development within the historical site.
- HAB is committed to preserving Hong Kong's heritage. Since the inception of the project, it has been working closely with the Antiquities Advisory Board (AAB) and relevant government bureaux and departments on the adaptive re-use of the Central Police Station compound to ensure the site's heritage value would be enhanced in its future re-use.

Tourism Commission
June 2005

V. Responses to points (d) and (g) provided by Home Affairs Bureau (HAB)

- The heritage value and conservation approach of Hall F of the Victoria Prison were thoroughly considered by the Antiquities Advisory Board (AAB). After detailed research on its history, it is confirmed that Hall F has been extensively altered and retained little heritage significance. The AAB, therefore, recommended to classify the building as a non-historic building which may be allowed for demolition if necessary for future redevelopment. In the event that Hall F is permitted to be demolished, the developer is encouraged to retain and incorporate interior and exterior architectural features of the building into the future development within the historical site.
- HAB is committed to preserving Hong Kong's heritage. Since the inception of the project, it has been working closely with the Antiquities Advisory Board (AAB) and relevant government bureaux and departments on the adaptive re-use of the Central Police Station compound to ensure the site's heritage value would be enhanced in its future re-use.

Tourism Commission
June 2005