

For discussion on
3 December 2014

Legislative Council Panel on Development

**Revitalisation of the Bridges Street Market,
the Former Fanling Magistracy and the Haw Par Mansion
under the Revitalising Historic Buildings Through Partnership Scheme**

PURPOSE

This paper seeks Members' support for the funding applications for revitalising the Bridges Street Market, the Former Fanling Magistracy and the Haw Par Mansion under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme).

Background

2. In October 2011, we launched the Batch III of the Revitalisation Scheme and invited non-profit-making organisations with charitable status under section 88 of the Inland Revenue Ordinance (Cap. 112) to submit proposals for adaptive re-use of four government-owned historic buildings, including, the Bridges Street Market, the Former Fanling Magistracy, the Haw Par Mansion and the King Yin Lei, in the form of social enterprises under the Revitalisation Scheme. Following a vigorous and competitive selection process, and upon the advice of the Advisory Committee on Revitalisation of Historic Buildings (ACRHB), we selected the following applicants for revitalising three of the historic buildings¹:

- (a) Journalism Education Foundation Hong Kong Limited (JEF) was selected to revitalise the **Bridges Street Market** into **Hong Kong News-Expo**;

¹ As the quality of the proposals received for King Yin Lei could not meet the high threshold required to justify the extent of Government support under the Revitalisation Scheme, we did not select any applicant for the revitalisation of King Yin Lei. Subsequently, King Yin Lei was included in Batch IV of the Revitalisation Scheme for inviting another round of applications and it is in the process of selection.

- (b) The Hong Kong Federation of Youth Groups (HKFYG) was selected to revitalise the **Former Fanling Magistracy** into **The Hong Kong Federation of Youth Groups Institute for Leadership Development**; and
- (c) The Aw Boon Haw Foundation cooperated with Haw Par Music Foundation Limited (HPMF) was selected to revitalise the **Haw Par Mansion** into **Haw Par Music Farm**.

3. The successful applicants have set up special purpose companies (SPCs) which also possess charitable status under section 88 of the Inland Revenue Ordinance (Cap. 112) for the sole purpose of the projects. The purpose of requiring applicants to set up SPCs to implement the revitalisation projects is to facilitate financial monitoring by the Government, in particular to facilitate the Government in detecting any attempt of the successful applicants in siphoning off funds intended for or arising from the projects to serve non-project related purposes. The SPCs for the projects mentioned in paragraph 2 (a) to (c) above are Hong Kong News-Expo Limited (HKNE), the HKFYG Institute for Leadership Development Limited and HPMF respectively.

4. We reported the selection results to the Legislative Council (LegCo) Panel on Development (Panel) *vide* our last progress report on 24 June 2014 (LegCo Paper No. CB(1)1623/13-14(05)).

I. REVITALISATION OF THE BRIDGES STREET MARKET INTO HONG KONG NEWS-EXPO

The Project

The Building

5. The Bridges Street Market, with a site area of 657 square metres (m²) and a total floor area of about 1 056 m², is located at No. 2 Bridges Street, Central, Hong Kong. The Bridges Street Market is a three-storey historic

building and comprises a market area, an indoor playground, two link bridges connecting to Wing Lee Street and one link bridge connecting to Shing Wong Street. It had served the community for over 60 years. The market building was built under the auspices of the then Urban Council after World War II to replace the old markets which had been destroyed during the Japanese occupation, with a view to meeting the demand of the rising population. Part of the existing market building falls within the former site of the American Congregational Mission Preaching House where Dr Sun Yat-sen was baptised in 1883. Being first of its kind built in Hong Kong's urban areas after World War II, the Bridges Street Market commenced operation in 1953, housing 26 stalls for selling fish and poultry on the ground floor and 33 stalls on the first floor mostly selling beef, pork, fruits and vegetables. A small penthouse was provided on the second floor to accommodate caretakers and coolies. Part of the first floor was converted into a covered playground in 1969. The Refuse Collection Point (RCP) was constructed along Shing Wong Street in 1987 and is not part of the graded building. Part of the then existing staircase of Shing Wong Street was demolished to make way for the construction of the RCP. In recognition of its historical significance and architectural merit, the Antiquities Advisory Board (AAB) accorded a Grade 3 status to the Bridges Street Market in 2011.

The Project Scope

6. The proposed project scope comprises the restoration and conversion of the Bridges Street Market for accommodating the following facilities –

- (a) two themed display areas;
- (b) a periodic display area;
- (c) a historic display area;
- (d) a multi-purpose room;
- (e) a meeting area;
- (f) a bookstore;
- (g) six experiential studios;

- (h) a reception;
- (i) three office areas;
- (j) a store;
- (k) a new staircase from Bridges Street Market to Wing Lee Street;
- (l) a new link bridge (with lift) connecting Wing Lee Street and Shing Wong Street;
- (m) reinstatement of the then existing staircase at Shing Wong Street upon demolition of the Refuse Collection Point (RCP); and
- (n) upgrading of three existing link bridges from Bridges Street Market to Wing Lee Street/Shing Wong Street.

7. A site plan and artistic impression of the Hong Kong News-Expo are at **Annex 1** and **Annex 2** respectively.

The Benefits

8. The revitalisation project will generate the following benefits –
- (a) Bridges Street Market will become a landmark in Central for providing media education programmes, experiential studios, lectures and workshops to promote the news media and also an exhibition-cum-education facility with news as the main theme. Through the display of news reports on historical events and developments, the Hong Kong News-Expo is expected to benefit the community by demonstrating press freedom as one of Hong Kong's key success factors;
 - (b) through visiting the Hong Kong News-Expo and participating in its media education programmes, students and young people can develop their critical and independent thinking minds and enhance their understanding of the development of Hong Kong and the

importance of the news media. The Hong Kong News-Expo will also serve as an exchange platform for both local and overseas journalists;

- (c) the adjoining RCP will be demolished for reinstatement as street steps so as to remove local obstruction for uphill vista of Shing Wong Street leading up to the Mid-levels as well as unveil the side elevation of the market building in international modernist style; and
- (d) the revitalisation project will contribute to heritage conservation. The public will be allowed free access to the building. Guided tours of the building will be arranged through advance booking, provided that they do not affect the operation of the Hong Kong News-Expo. In addition, HKNE will set up a heritage trail, linking the revitalised Bridges Street Market with other heritage sites in the Central and Western District.

Project Estimate

9. The capital cost of the project is estimated at \$73.3 million² (in September 2014 prices). The maintenance cost of structural repairs of the historic building as well as the undisturbed slopes and/or undisturbed retaining walls within the site, will be borne by the Government. HKNE will be responsible for the cost of the other maintenance works for the historic building and the site. We intend to seek support and funding approval from the Public Works Sub-committee (PWSC) and Finance Committee (FC) within the 2014-15 Legislative Council (LegCo) Session to enable the project to start as early as possible.

² This estimated figure is subject to minor adjustment for submission to the PWSC and the FC of LegCo for funding approval.

Heritage Implications

10. The project is subject to a Heritage Impact Assessment (HIA) in accordance with the prevailing requirements for heritage conservation. HKNE consulted the AAB on the HIA report in the form of a Conservation Management Plan, at its meeting on 16 September 2014 and received its support. HKNE will ensure that the construction works, mitigation measures, future maintenance and interpretation of the site history to be carried out will comply with the requirements stipulated in the HIA report.

Public Consultation

11. We reported the progress for the three projects in Batch III of the Revitalisation Scheme, including the successful application for the Bridges Street Market, to the Panel on 24 June 2014. Members generally supported the Revitalisation Scheme and the Administration's efforts to revitalise these historic buildings.

12. We and JEF consulted the Central and Western District Council on the project on 21 March 2013 and 18 September 2014, and received its support.

II. REVITALISATION OF THE FORMER FANLING MAGISTRACY INTO THE HKFYG INSTITUTE FOR LEADERSHIP DEVELOPMENT

The Project

The Building

13. The Former Fanling Magistracy, with a site area of 4 134 m² and a total floor area of about 3 055 m², is located at 302 Jockey Club Road, Fanling, New Territories. The Former Fanling Magistracy is a two-storey building

constructed in 1960 to handle offences within the North District of the New Territories. Occupying a prominent location near Jockey Club Road, the Magistracy commenced operation in September 1961.

14. The Former Fanling Magistracy is one of the representative examples of civic architecture of the period. The front façade gives a simplified version of the neo-classical architecture that signifies the majestic nature of the building. The side façades also feature neo-classical decorative features. Internally, an atrium lit by a central light well houses a grand staircase with ornamental ironwork balustrades leading to upper floor courtrooms. In comparison with court buildings completed in the same period, the Former Fanling Magistracy is modest – it only comprises two storeys and accommodates two courtrooms where more economical finishing materials of the era, such as terrazzo tiles, mosaic tiles, artificial granite tiles and stucco painting, are found. Other than the Former Fanling Magistracy building, the four ancillary buildings within the site have less architectural merits. The Former Fanling Magistracy has been left vacant since 2002. The AAB accorded a Grade 3 status to the Former Fanling Magistracy in 2010, in recognition of its historical significance and architectural merit.

15. The Former Fanling Magistracy was supported by the Annex Court Building built in 1983, the Duty Lawyers' Office built in 1997 and two small associated blocks for building services facilities. These buildings are not graded historic buildings.

The Project Scope

16. The proposed project scope comprises the restoration and conversion of the Former Fanling Magistracy and demolition of the existing Annex Court Building and the Duty Lawyers Office for construction of a new hostel block for accommodating the following facilities –

- (a) a public entry lobby and a reception;
- (b) two court rooms (including a mock LegCo Chamber) ;

- (c) four preserved cells and control corridor;
- (d) four lecture rooms, four multi-function rooms (including a display area at the former magistrates' chamber, and former car entrance to the jail cell), storerooms, one conference room and one ancillary office;
- (e) a magistrates' verandah;
- (f) a conservation corner (the former shroff office);
- (g) a gift shop;
- (h) two storerooms, a pantry and common area, two laundries, and a recycle collection area;
- (i) a new lifting platform ;
- (j) a new lift;
- (k) a hostel with 92 bed spaces (including 2 disabled bed spaces);
- (l) a new café with kitchen; and
- (m) car parking spaces including 2 private car parking spaces, 1 disabled car parking space, 1 motorcycle parking space and 1 mini-bus parking space.

(a) to (i) will be accommodated in the Former Fanling Magistracy while (j) to (l) will be accommodated in the new hostel block. A site plan and artistic impression are at **Annex 3** and **Annex 4** respectively.

The Benefits

17. The revitalisation project will generate the following benefits –

- (a) the HKFYG Institute for Leadership Development will provide leadership training opportunities for youth, while also adhering to heritage conservation. By providing guided tours inside the Former Magistracy Building and other heritage spots around Fanling, which are opened for public, the Institute will become a unique

cultural landmark in the North District. Guided tours of the building will be arranged by advance booking. HKFYG Institute for Leadership Development Limited will also set up external guided tours to further promote the local tradition and culture with personal stories from the local residents;

- (b) the adaptive reuse of Former Fanling Magistracy as a leadership training centre not only brings new life to this historic building, but also contributes to the promotion of heritage conversation and local cultures and traditions to the public through a number of initiatives under its conservation plan, such as developing apps to promote and assist the public in appreciating the heritage of the Former Fanling Magistracy, students of HKFYG Institute for Leadership Development will in conjunction with the University of Hong Kong maintain records on the conservation process as part of the learning process and in promoting better understanding of heritage conservation, students of HKFYG Institute for Leadership Development will also reach out to local residents to learn and record verbal history of the district and those associated with the site to produce future interpretation and exhibition materials;
- (c) the HKFYG Institute for Leadership Development will provide future leaders of Hong Kong with the opportunities and environment to develop the intellectual and practical competencies, skills, values and attributes needed in an increasingly globalised and competitive world, and inculcate the young Hong Kong leaders the responsibilities of citizenship, with a commitment to serve and an adherence to heritage conservation.

Project Estimate

18. The capital cost of the project is estimated at \$95.9 million³ (in September 2014 prices). The maintenance cost of structural repairs of the

³ This estimated figure is subject to minor adjustment for submission to the PWSC and the FC of LegCo for funding approval.

historic building at the site will be borne by the Government. HKFYG Institute for Leadership Development Limited will be responsible for the cost of the other maintenance works for the historic building and the site. We intend to seek the support and funding approval from the PWSC and the FC within the 2014-15 LegCo Session to enable the project to start as early as possible.

Heritage Implications

19. This project is subject to a HIA in accordance with the prevailing requirements for heritage conservation. HKFYG Institute for Leadership Development Limited consulted the AAB on the HIA report, which is in the form of a Conservation Management Plan, at its meeting on 4 June 2014 and received its support. HKFYG Institute for Leadership Development Limited will ensure that the construction works, mitigation measures, future maintenance and interpretation of the site history will comply with the requirements stipulated in the HIA report.

Public consultation

20. We reported the progress for the three projects in Batch III of the Revitalisation Scheme, including the successful application for the Former Fanling Magistracy, to the Panel on 24 June 2014. Members generally supported the Revitalisation Scheme and the Administration's efforts to revitalise these historic buildings.

21. We and HKFYG consulted the North District Council on the project on 11 April 2013 and received its support.

III. REVITALISATION OF THE HAW PAR MANSION INTO HAW PAR MUSIC FARM

The Project

The Building

22. The Haw Par Mansion and its private garden (Main Site), with a site area of 2 030 m² and total floor area of about 2 146 m², is located at 15A Tai Hang Road. Built in 1935, the Haw Par Mansion mainly comprises a four-storey residential mansion with an attached side wing housing servants' quarters and a private garden. The distinctive east-meets-west architectural style can be found in the design of the Mansion and the Garden. The Mansion was of Chinese Eclectic style between 1920s and 1930s with Chinese and Western architectural features. Beautiful decorations from different countries such as painted glass windows, carvings and mouldings gilded with gold murals etc. can still be found on-site. The Garden is also of Chinese Eclectic style with layout and features of a French garden with Chinese elements. The AAB accorded a Grade 1 status to the Haw Par Mansion in 2009.

The Project Scope

23. The proposed project scope comprises the restoration and conversion of the Haw Par Mansion at the Main Site and construction of new supporting facilities at an adjoining Government Land (Ancillary Site) with a site area of 610 m² separated by a public footpath for accommodating the following facilities –

Main Site

- (a) classrooms;
- (b) a function room;
- (c) main entrance hall adapted as an interpretation area;
- (d) a new lift and a staircase;
- (e) garden with a pavilion, a corner tower, a fountain and a pond;

- (f) balconies and verandahs;
- (g) reception area;
- (h) telecommunication and broadcasting equipment room;
- (i) administration and office areas;
- (j) back of house facilities, toilets, plant rooms, storerooms, etc.;

Ancillary Site

- (k) two car parking spaces and a vehicle drop-off area;
- (l) a new lift and stair tower;
- (m) a service block with supporting utility services;
- (n) a footbridge linking the new lift and stair tower and the service block; and
- (o) a footbridge linking the Main Site and the service block.

24. A site plan and artistic impression of the Haw Par Music Farm are at **Annex 5** and **Annex 6** respectively.

The Benefits

25. The revitalisation project will generate the following benefits –
- (a) upon the completion of the conversion works, Haw Par Music Farm will provide a culturally rich environment to students in studying Chinese and Western music for the enrichment of life;
 - (b) apart from providing music education, Haw Par Music Farm also offers other music related community services and encourages students to participate in community services, thus to develop future community leaders; and

- (c) the revitalisation project for the Haw Par Mansion will contribute to heritage conservation. The revitalisation works will ensure the architectural details of the Mansion are well preserved and emphasised. The main entrance hall will be adapted as an interpretation area to show the history of the Haw Par Mansion as well as the religious beliefs propagated by the Tiger Balm Gardens. Together with the private garden, the interpretation area will be opened to public for appreciation for free during office hours. Guided tours of the building and its garden will also be arranged through advance booking.

Project estimate

26. The capital cost of the project is estimated at \$144.2 million⁴ (in September 2014 prices). The maintenance cost of structural repairs of the historic building as well as the undisturbed slopes and undisturbed retaining walls within the site, will be borne by the Government. HPMF will be responsible for the cost of the other maintenance works for the historic building and the site. We intend to seek the support and funding approval from the PWSC and the FC within the 2014-15 LegCo Session to enable the project to start as early as possible.

Heritage implications

27. This project is subject to a HIA in accordance with the prevailing requirements for heritage conservation. HPMF will consult the AAB on the HIA report, which is in the form of a Conservation Management Plan, at its meeting to be held on 4 December 2014. HPMF will ensure that the construction works, mitigation measures, future maintenance and interpretation of the site history will comply with the requirements stipulated in the HIA report.

⁴ This estimated figure is subject to minor adjustment for submission to the PWSC and the FC of LegCo for funding approval.

Public consultation

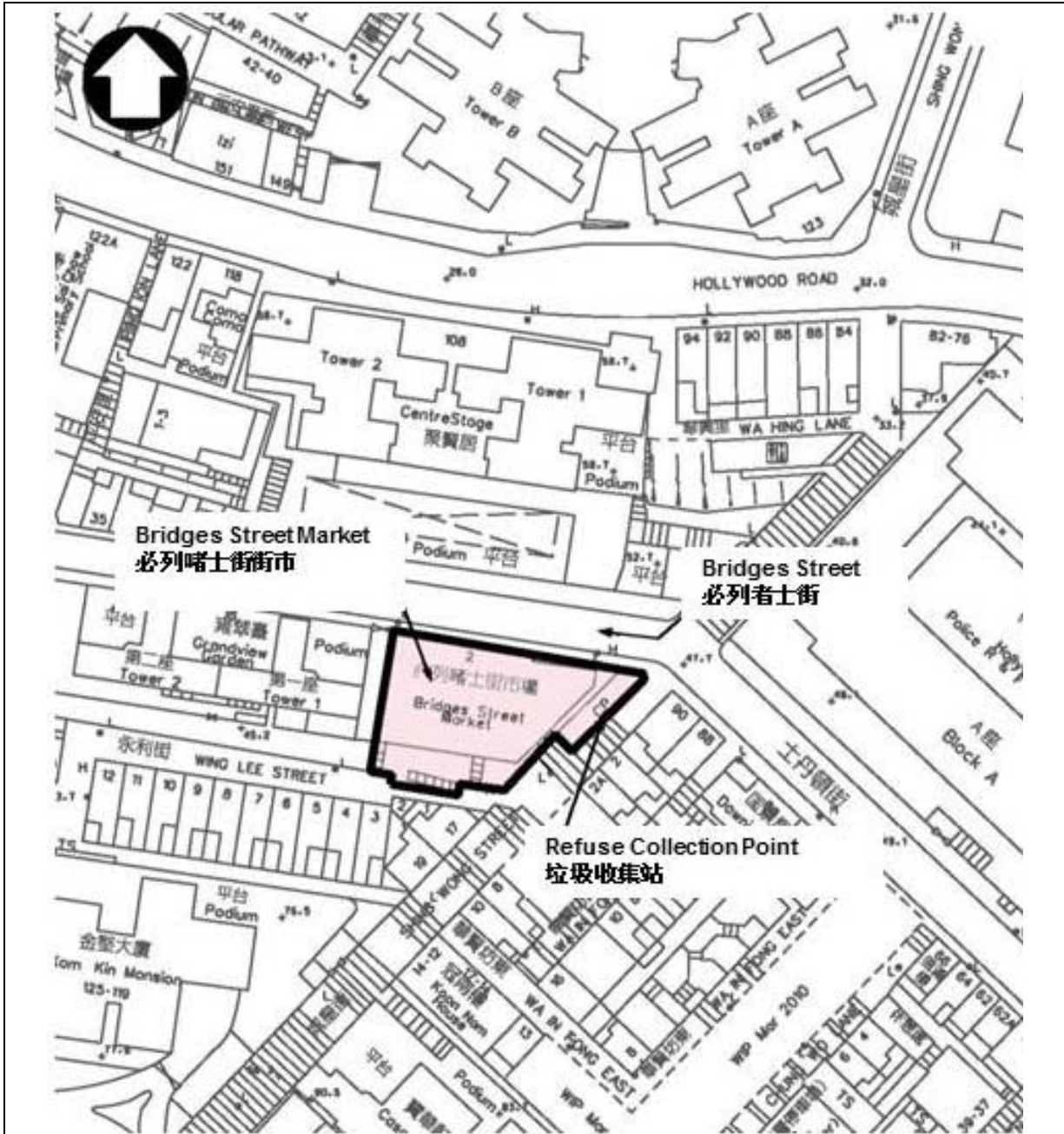
28. We reported the progress for the three projects in Batch III of the Revitalisation Scheme to the Panel on 24 June 2014. Members generally supported the Revitalisation Scheme and the Administration's efforts to revitalise this historic building.

29. We and HPMF consulted the Wan Chai District Council on the project on 14 May 2013 and received its support.

ADVICE SOUGHT

30. Members are invited to support the funding applications for revitalising the Bridges Street Market into Hong Kong News-Expo, revitalising the Former Fanling Magistracy into The HKFYG Institute for Leadership Development and revitalising the Haw Par Mansion into Haw Par Music Farm.

Development Bureau
November 2014



Site Plan 位置圖

Revitalisation of the Bridges Street Market into Hong Kong News-Expo
活化必列啫士街街市為香港新聞博覽館

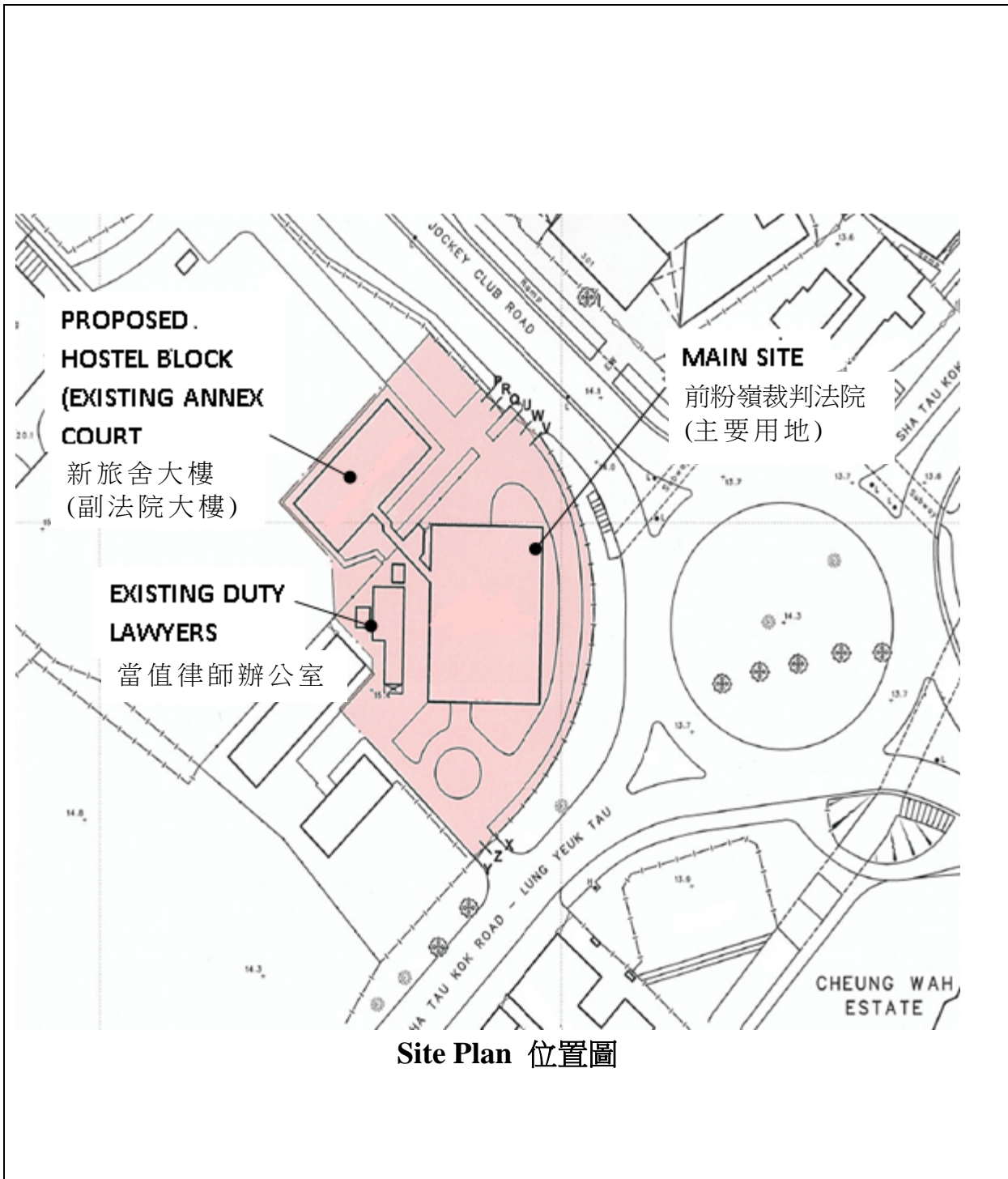


Artistic Impression – Front Elevation 模擬圖片-正面



Artistic Impression – Rear Elevation 模擬圖片-背面

Revitalisation of the Bridges Street Market into Hong Kong News-Expo
活化必列啫士街街市為香港新聞博覽館



Site Plan 位置圖

Revitalisation of Former Fanling Magistracy into the Hong Kong Federation of Youth Groups (HKFYG) Institute for Leadership Development
活化前粉嶺裁判法院為香港青年協會領袖發展中心

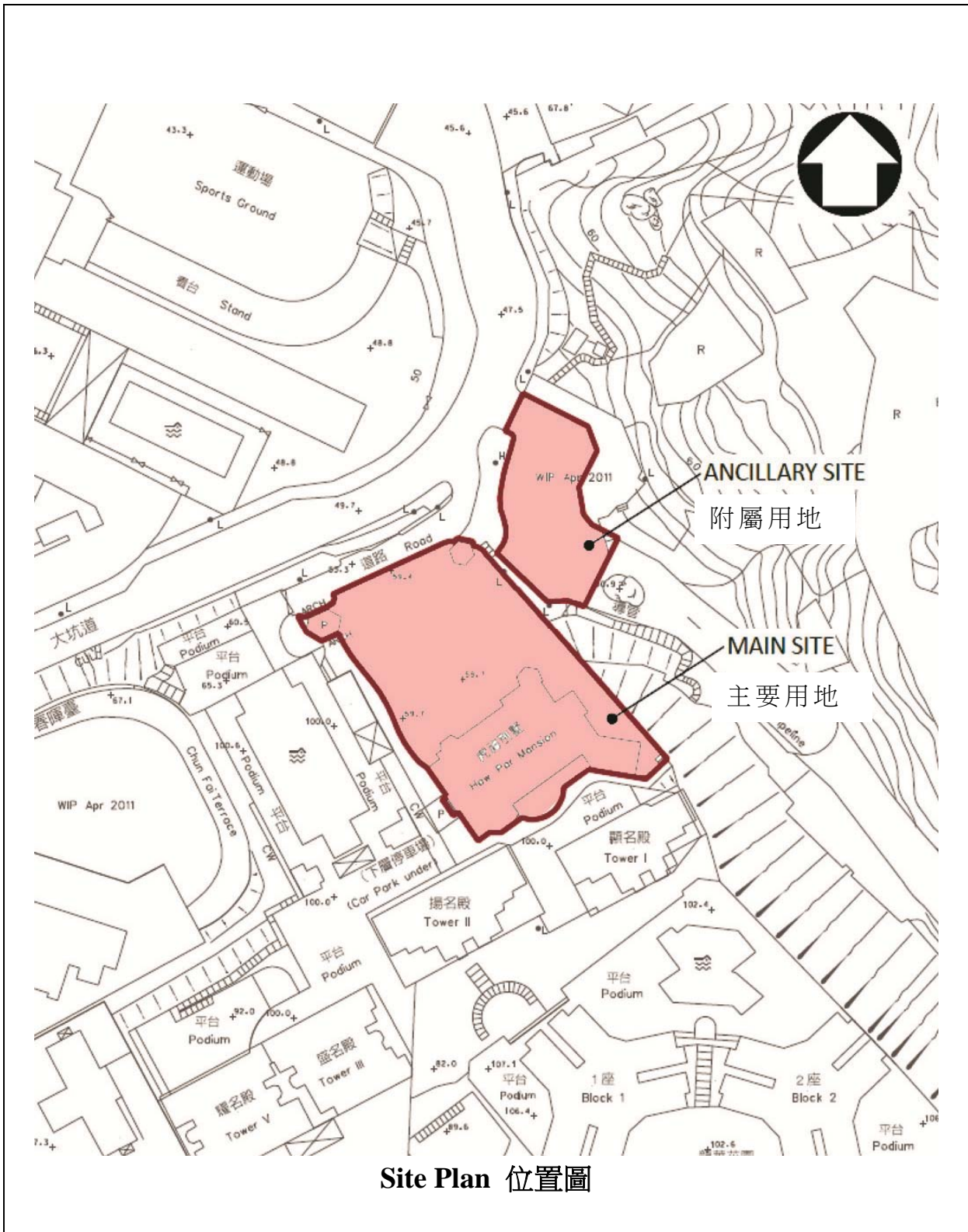


Existing Conditions of Former Fanling Magistracy
前粉嶺裁判法院的現貌



Artist Impression of the Hong Kong Federation of Youth Groups (HKFYG) Institute for Leadership Development
香港青年協會領袖發展中心的模擬圖片

Revitalisation of Former Fanling Magistracy into the Hong Kong Federation of Youth Groups (HKFYG) Institute for Leadership Development
活化前粉嶺裁判法院為香港青年協會領袖發展中心



Revitalisation of the Haw Par Mansion into Haw Par Music Farm
活化虎豹別墅為虎豹樂園



Main Façade and Garden 主樓及花園



New Rear Staircase
新建後樓梯



**New Service Block and Staircase Block at
Ancillary Site**
於附屬用地之新建設施大樓及樓梯

Artist Impression of the Haw Par Music Farm
虎豹樂園的模擬圖片

Revitalisation of the Haw Par Mansion into Haw Par Music Farm
活化虎豹別墅為虎豹樂園