

**Legislative Council Panel on Development
Legislative Council Panel on Home Affairs**

“Driving Development, Preserving Heritage”

**Initiatives of Development Bureau
in the 2007-08 Policy Address and Policy Agenda**

Introduction

The Chief Executive (CE) delivered the 2007-08 Policy Address on 10 October 2007 setting out his vision and policy objectives for the next five years. This is supported by the Policy Agenda Booklet which lists the HKSAR Government’s new and ongoing initiatives. This paper elaborates on those initiatives under the Development Bureau (DEVB) and relates them to the Government’s overall objectives.

The Setting up of the Development Bureau

2. As mentioned by the CE in his Policy Address, DEVB is set up to better co-ordinate major infrastructure projects that are essential in consolidating Hong Kong’s position as a global city and in creating jobs. To this end, DEVB comprises the planning and lands group of departments as well as the works group of departments. The re-organisation of these nine government departments^{Note} under one roof will ensure more efficient co-ordination and resolution of inter-departmental issues relating to infrastructure development at an early stage.

3. The organizational capacity in delivering infrastructure projects is further strengthened by a Liaison Group amongst the Secretary for Transport and Housing, Secretary for Environment and Secretary for Development to address cross-bureaux issues. Supervisory teams or steering committees chaired personally by the Secretary for Development

^{Note} They are Planning Department, Lands Department, Buildings Department, Land Registry, Architectural Services Department, Civil Engineering and Development Department, Drainage Services Department, Electrical & Mechanical Services Department and Water Supplies Department.

will also be established to closely monitor progress on individual mega projects. The first supervisory team has been set up for Kai Tak Development.

4. DEVB is also tasked to enhance the Government's heritage conservation work and to strike a balance between development and conservation. Our heritage conservation policy and initiatives are also drawn up in response to public aspirations and to facilitate active public involvement.

5. The work of DEVB will mainly contribute to the two themes of "Ten Major Infrastructure Projects to Boost Our Economy" and "Quality City And Quality Life". We will also strive to enhance public governance and improve services to the public. An extract of all new and ongoing initiatives under DEVB as contained in the 2007-08 Policy Agenda Booklet is at **Annex 1**. Together with initiatives announced by the CE in his Policy Address, these form a comprehensive package to deliver DEVB's policy objectives. Major items are highlighted in the paragraphs below.

Initiatives under "Ten Major Infrastructure Projects to Boost Our Economy"

Hong Kong 2030 : Planning Vision and Strategy

6. We have completed the Hong Kong 2030 Study, and the Final Report on the Study has been released. To support the realisation of our vision of positioning Hong Kong as Asia's world city, we have through the Hong Kong 2030 Study translated the vision into specific planning goals and objectives which are to be met by a planning strategy. Our planning strategy would follow three broad directions, namely:

- (a) providing a quality living environment;
- (b) enhancing economic competitiveness; and
- (c) strengthening links with the Mainland.

Details of the recommendations of the Study are set out in the Legislative Council (LegCo) Brief on Hong Kong 2030 issued on 10 October 2007. Attached at **Annex 2** is a leaflet on the Study highlighting the action agenda.

Embark on Planning and Engineering Studies on New Development Areas

7. We need to implement New Development Areas (NDAs) to meet the needs of the population in the longer term. This has been confirmed under the Hong Kong 2030 Study as described above in paragraph 6. Given the long lead-time required from planning to implementation of NDAs, we will, as a start, commission a planning and engineering feasibility study in early 2008 on the “Three-in-One” NDA scheme at Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling, and draw up an implementation strategy. Preparatory work for a similar study to ascertain the development feasibility of the proposed Hung Shui Kiu NDA will follow.

Strengthen our partnership with Shenzhen

8. We see the need to strengthen our partnership with Shenzhen, particularly on the front of the development of boundary areas for long term mutual benefits. We propose to establish a high-level working group with the Shenzhen Municipal Government to co-ordinate and oversee different cross boundary development projects, including the Lok Ma Chau Loop and the proposed Liantang/Heung Yuen Wai control point. It will also provide steer to the further research and planning work on other cross-boundary issues such as boundary crossings and the development of the boundary areas.

Press ahead with Mega Projects

9. In his Policy Address, the CE has listed ten major infrastructure projects for priority attention in the coming five years. Apart from taking a lead in Kai Tak Development, collaboration with Shenzhen and NDAs, DEVB will support the various transport infrastructure and work

closely with Home Affairs Bureau (HAB) and the future West Kowloon Cultural District (WKCD) Authority on the planning and implementation of WKCD.

Quality Improvements in Construction Industry

10. We have strived to improve the quality in the construction industry and made some significant progress. The setting up of the statutory Construction Industry Council (CIC) on 1 February 2007 helps forge consensus on long-term strategic issues, convey industry needs and aspirations to Government, as well as provide a communication channel for Government to solicit advice on all construction-related matters. The registration of construction workers and the commencement of the implementation of phase one prohibition in September 2007 helps tackle the problems of wage disputes and employment of illegal workers.

11. To further help resolve wage disputes and control multi-layer subcontracting, we will continue to implement relevant measures under public works contracts. These include the Government's right to pay workers for wages in arrear out of contract money due to the main contractor, provision of a computerised smart card system, etc.

Initiatives under “Quality City And Quality Life”

Heritage Conservation

12. Upon the transfer of heritage policy from HAB to DEVB, we have accorded priority attention to finalising an action-oriented package of measures to ensure we are better placed in preserving Hong Kong's heritage. These measures were recently endorsed by the Chief Executive in Council. Details are contained in the LegCo Brief issued on 10 October 2007.

13. These measures together with several heritage items announced in the CE's Policy Address will enable us to achieve the following objectives-

- (a) in the Government domain, ensure that impact on heritage will be taken into account at the project inception stage by subjecting all public works projects (except maintenance) to Heritage Impact Assessment;
- (b) revitalise historic buildings in public ownership by launching a *Revitalising Historic Buildings through Partnership Scheme*. A leaflet describing the Scheme for the purpose of engaging stakeholders and the public is at **Annex 3**. Together with the Hong Kong Jockey Club's proposal for the Central Police Station Compound, a total of eight historic buildings will undergo adaptive re-use in one go;
- (c) provide a framework to facilitate preservation of historic buildings in private ownership through suitable and acceptable economic incentives to be devised in full consultation with stakeholders;
- (d) promote proper maintenance of historic buildings in private ownership by extending the present financial support scheme applicable to declared monuments to graded buildings subject to certain conditions;
- (e) expand heritage conservation work beyond individual buildings by embarking on an area-based approach in the older parts of Wan Chai, preserving the Tai Yuen Street and Cross Street open air bazaars, re-examining the optimal use of the ex-Hollywood Road Married Police Quarters site (the former Central School site) and tasking the Urban Renewal Authority to do more in preserving pre-war buildings;
- (f) provide a focal point to take forward heritage conservation work by setting up an Office of the Commissioner for Heritage under DEVB; and
- (g) enhance resources in heritage conservation work by strengthening the Antiquities and Monuments Office in the

Leisure and Cultural Services Department and setting up dedicated teams in the Architectural Services Department and Buildings Department to support the adaptive re-use of historic buildings.

Greening Work

14. We will continue our efforts on enhancing urban greenery and will actively implement Greening Master Plans (GMPs), which seek to define comprehensively the greening framework of selected districts with coherent themes and plant species to promote a clear district identity. Greening works in Central and Tsim Sha Tsui were completed in March 2007. Studies on the development of GMPs for Sheung Wan / Wan Chai / Causeway Bay and Mong Kok / Yau Ma Tei are in progress for completion by end-2007. The study for developing GMPs for the remaining areas on Hong Kong Island and in Kowloon has commenced in September 2007 for completion in early-2009. We also plan to commence studies of GMPs for the New Territories in mid-2009. In developing GMPs, we will continue to adopt an enhanced partnering approach which involves consultation with District Councils and local stakeholders at an early stage.

15. Apart from developing GMPs, we have implemented green roof top projects for new government buildings, which aims to help enhance cityscape, attenuate urban heat island effect and improve air quality. Since 2001, about 50 government buildings have already incorporated rooftop planting or flat roof landscaping while another 30 projects are under planning or construction. These include schools, office buildings, hospitals, community facilities and government quarters. Furthermore, another 20 projects for retrofitting green roof in existing government buildings have been identified for implementation in 2007/08.

Development Intensity

16. We understand the growing community aspirations for a better living environment and their calls for lower development intensity, less congested building layouts and more open space. To strike a balance between development needs and creating more open space and less

densely built environment, we will progressively stipulate in Outline Zoning Plans (OZPs) clear development restrictions, where justified, for all to follow. This will be done through the statutory town plan amendment process and concerned parties can voice their views on the proposed amendments. Among the some 50 OZPs which at present do not have such development restrictions, priority will be given to those covering areas subject to high development/redevelopment pressures, waterfront areas along Victoria Harbour and congested built-up areas.

17. For the property development projects at Nam Cheong and Yuen Long Stations along the West Rail, we will discuss with the railway corporations to formulate revised planning schemes, to be followed by consultation with the stakeholders and the community (such as the concerned District Councils) under the statutory town planning process. The exact reduction in development intensity will be site-specific, as each site has its own special features and surrounding environment. The railway corporations and the developers should be allowed to come up with better designs which can go some way towards addressing the public's concern.

Quality City Environment

18. We plan to take forward a number of public works projects aiming to improve the quality of city environment. Firstly, we will develop a continuous cycle track of up to 60 km from Tuen Mun to Ma On Shan by 2012. Secondly, we will continue our efforts to upgrade substandard government slopes, with a view to dealing with all high-risk man-made slopes by 2010. Thereafter, we will devise an implementation strategy to systematically deal with the landslide risks from the natural hillside catchments with known hazards, in order to provide a sustainable slope safety environment for the community. Thirdly, we have commenced a feasibility study for completion in 2008 to enhance the local environment quality and the ecological value of the Yuen Long Town Nullahs. Finally, we will expedite the programme to complete the replacement and rehabilitation of some 3,000 km of water mains by 2015, in order to reduce the risk of water main bursts and the resulting disruption to the traffic and water supply.

Building Safety

19. We will introduce a minor works control system with a view to simplifying the statutory requirements and procedures for carrying out small-scale building works, such as the erection of supporting frames for air-conditioners and advertising signboards as well as the repair of windows and drainage pipes. A Working Group comprising representatives from the professional institutions, the Hong Kong Construction Association and the Minor Works Concern Group has been established to formulate the implementation details of the proposal. We have taken into account the views expressed by the stakeholders in finalising the legislative amendments. We plan to introduce the Buildings (Amendment) Bill into the LegCo by end 2007.

20. On the basis of the community consensus achieved through the two-stage public consultation on mandatory building inspection, we are proceeding with drafting the legislation on a mandatory building inspection scheme and a mandatory window inspection scheme. We will work closely with Panel Members on operational details of the proposed schemes. We strive to introduce the proposed legislation into the next term of the LegCo as early as possible.

Conclusion

21. We welcome Members' feedback and pledge to work closely with LegCo in taking forward DEVB's priorities in the coming five years.

Development Bureau
11 October 2007

List of DEVB's Initiatives in the 2007-08 Policy Agenda Booklet

A list of DEVB's initiatives in the 2007-08 Policy Agenda Booklet is appended below. We have 16 new initiatives and 28 on-going initiatives mainly under the two themes of "Ten Major Infrastructure Projects to Boost Our Economy" and "Quality City And Quality Life"

Ten Major Infrastructure Projects to Boost Our Economy

New Initiatives:

We will:

- *Embark on planning and engineering studies on two New Development Area (NDA) Schemes, namely the "Three-in-One" NDA comprising Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling, and the Hung Shui Kiu NDA with a view to providing housing land and meeting other land use requirements in the future.*
- *Strengthen our partnership with Shenzhen and jointly explore the feasibility of developing Lok Ma Chau Loop to the mutual benefits of both sides, and steer further research and planning work on other cross-boundary issues like border crossings and the development of the boundary areas.*
- *Press ahead with mega projects essential to Hong Kong's economic progress, such as Kai Tak Development through close supervision at a high level.*

Ongoing Initiatives:

We are:

- *Conducting a joint study with the Shenzhen Municipal Government to establish the need, function and benefits of developing the Liantang/Heung Yuen Wai Control Point, and in parallel proceeding with an internal study on the connecting roads on the Hong Kong side. We aim to complete the necessary evaluation and planning studies in early 2008.*
- *Undertaking the necessary legislative and administrative measures with a view to reducing the coverage of the Frontier Closed Area and examining the potential uses of the land to be released from the Area.*

- *Seeing through the amalgamation of the newly established Construction Industry Council (CIC) with the Construction Industry Training Authority scheduled for early 2008.*
- *Working closely with CIC to pursue initiatives for improving the standards of the construction industry, in particular on promoting construction site safety for repair and maintenance works and developing a policy framework on sustainable construction.*
- *Conducting a comprehensive review of the manpower situation in individual sectors of the construction industry in collaboration with CIC.*
- *Working closely with the Construction Workers Registration Authority to facilitate registration of construction workers and commencing implementation of prohibition in phases, with phase one coming into effect on 1 September 2007.*
- *Strengthening collaboration with the Mainland authorities to assist the local construction industry in exploring business prospects and pursuing mutual recognition of professional qualifications under the CEPA, and with Mainland cities in the secondment of graduate trainees to encourage exchange of talents and enhance co-operation.*
- *Refining the Land Titles Ordinance in consultation with stakeholders with an aim to introduce amendments to the Ordinance and the supporting regulations into the next term of the Legislative Council as early as possible.*
- *Co-ordinating the timetable for the disposal of railway property developments to ensure that there would not be adverse impact on the property market.*
- *Ensuring that our planning, land use and urban design are in line with our stated mission to protect the Victoria Harbour and enhance it for the enjoyment of our residents and visitors alike, with the participation of the community.*
- *Taking steps to implement the strategy recommended by the Hong Kong 2030 Study which has been completed, to guide the long-term development of Hong Kong.*
- *Progressively implementing the proposals in the Revised Concept Plan for Lantau to realise the vision for balanced and co-ordinated development of Lantau.*

Quality City And Quality Life

New Initiatives:

We will:

- *Adopt a new policy statement on heritage conservation and implement a package of measures to progressively achieve the stated objectives.*
- *Require heritage impact assessments to be conducted for public works projects at the project inception stage with a view to avoiding interference with historic sites or buildings or where this is unavoidable, to mitigate the impacts.*
- *Intensify and expedite adaptive re-use of government-owned historic buildings and turn these into unique cultural landmarks through a special scheme involving non-governmental organisations.*
- *Put in place appropriate incentive to promote and facilitate the preservation, including maintenance, of historic buildings in private ownership.*
- *Establish an office of a Commissioner for Heritage in the Development Bureau to co-ordinate work on the heritage conservation and to provide the focal point for local and overseas networking.*
- *Enhance collaboration with the Urban Renewal Authority (URA) and the Hong Kong Housing Society in area improvement schemes to preserve local characteristics.*
- *Create more opportunities for involving stakeholders and members of the public in heritage conservation and area improvement work.*
- *Expedite capital works projects which will improve the quality of living, such as extending the development of Greening Master Plans (GMPs) to the New Territories, launching the final stage of a comprehensive replacement and rehabilitation of water mains programme and developing comprehensive cycle tracks in the New Territories.*
- *Progressively stipulate in all outline zoning plans clear development restrictions on plot ratio, site coverage and/or building height where justified to improve the living environment.*
- *Review the approved schemes of property development projects at Nam Cheong and Yuen Long Stations along the West Rail with a view to lowering their development intensity.*

- *Develop a strategy for the improvement of the Yuen Long Town Nullah to enhance the local environment quality and the ecological value of the nullahs.*
- *Devise a strategy to deal with natural hillside catchments known to be susceptible to potential landslides and which are close to buildings and public facilities, based on a risk-based ranking system to set priority.*

Ongoing Initiatives:

We are:

- *Reviewing the optimal arrangement for preserving the Central Police Station, Victoria Prison and the former Central Magistracy Compound with a view to transforming these historic buildings into unique cultural landmarks.*
- *Continuing to achieve the objective of decking 16 sections of nullahs by 2014 to improve the living environment.*
- *Mapping out a long-term strategy for Total Water Management in Hong Kong, aligning and strengthening on-going activities in accordance with the long-term strategy.*
- *Expediting the reprovisioning of the Sha Tin Water Treatment Works, through a modified implementation strategy that will result in a more reliable and balanced water supply system.*
- *Continuing to promote the wider use of energy efficient devices and adoption of renewable energy systems in public works projects.*
- *Conducting a study on the general strategy for replacement of aged electrical and mechanical installations on government premises to meet modern day requirements, including the wider use of environment-friendly installations.*
- *Continuing to develop and implement GMPs for urban areas by mid-2009.*
- *Developing a performance-based regulatory system to facilitate modern and innovative building design.*
- *Completing the engagement process with stakeholders and finalizing the proposals on a minor works control system to streamline statutory procedures for processing such works in order to improve the legislative framework for building control and building safety. We will introduce amendments to the Buildings Ordinance in the 2007-08 legislative session to implement the minor works control regime.*

- *Proceeding with drafting legislation on a mandatory building inspection scheme and a mandatory window inspection scheme to require private building owners to inspect their buildings and windows regularly for introduction into the next term of the Legislative Council as early as possible.*
- *Working closely with the Hong Kong Housing Society and the URA to assist owners of older buildings to properly manage and maintain their buildings. We are also continuing our efforts to enhance building management and maintenance of private buildings through public education, publicity and participation of professional bodies.*
- *Implementing the flood prevention programme to enhance the protection level in flood prone areas, including initiating a review of the Drainage Master Plans for the northern and northwestern New Territories.*
- *Continuing with the Landslip Preventive Measures Programme to improve slope safety and visual impact of the built environment. We will upgrade another selected batch of 250 substandard government slopes and conduct safety-screening for another 300 private slopes in the coming year.*

Investing for a Caring Society

Ongoing Initiative:

We are:

- *Continuing to work in collaboration with the construction industry to monitor and control payment of workers' wages and reduce non-value added multi-layer subcontracting to raise industry standards.*

Developing Democracy And Enhancing Governance

New Initiative:

We will:

- *Launch a pilot scheme in the Lands Department to expedite the processing of lease modification and land exchange applications through the setting up of a dedicated team.*

Ongoing Initiatives:

We are:

- *Ensuring that the Architectural Services Department can achieve the target of outsourcing to 87% of the delivery of new projects in 2007-08 under its re-engineering programme.*
- *Reviewing the small house policy with a view to formulating preliminary proposals for more in-depth discussion and continuing with the implementation of a set of streamlined procedures to expedite the processing of small house applications.*

香港2030： 規劃遠景與策略 行動綱領

Hong Kong 2030： Planning Vision and Strategy Action Agenda



推動基建 保育文物

進步發展觀

- 我們明白全球以至外圍區域對香港的影響，在尋求發展機遇時，我們必須慎加選擇和集中。
- 我們必須馬上採取行動，以鞏固香港在區域內以至全球的地位，維持「亞洲國際都會」的地位。

引言

- 我們完成了「香港2030研究」，提供規劃大綱策導主要基礎設施的建設，以協助我們迎接未來二、三十年的挑戰。
- 在可持續發展的總體目標下，研究採取三大方向：
 - 提供優質生活環境；
 - 提升經濟競爭力；以及
 - 加強與內地的聯繫。
- 為實現我們的遠景，相關政策局及部門會群策群力，透過具體的行動及措施，演繹規劃目標及方向。
- 這份單張臚列出各項與研究方向配合，並由發展局負責的一些現行措施或將落實的新建議。

主要建議及計劃

平衡保育及發展

- 我們會：
- 執行一系列保育文物的措施；
 - 繼續保護社會的歷史／文化風貌、價值、特色和地方感；以及
 - 透過落實進一步的地區改善計劃，提升文物特色的周遭環境。



創造地方特色

- 我們會：
- 創造一個具吸引力、朝氣蓬勃及可親近的維港海濱，落實相關的研究建議，當中包括「啟德規劃檢討」，



「中環新海濱城市設計研究」和「紅磡地區研究」，並會就維港區內其他地點如港島東，進行規劃研究，包括制訂行動計劃。

- 透過一個着重公眾參與的過程，進行更多地區改善計劃美化市容；
- 物色具特色和本土色彩的街道，並擬定措施以保存和加強其特色；以及
- 在完成尖沙咀及中區綠化計劃後，推展銅鑼灣至上環和油麻地／旺角綠化總綱圖的建議，及在九龍及港島其他地區進行更多綠化工程，並在稍後把有關工作伸延到新界。



締造宜居社區

- 我們會：
- 落實兩個新發展區的規劃，即古洞北、粉嶺北及坪輦／打鼓嶺的「三合一」新發展區及洪水橋新發展區計劃。為此我們會首先展開有關規劃和工程檢討；
 - 檢討發展／重建用地的密度以改善生活環境質素，並在這過程中充分考慮城市設計因素；以及
 - 為可持續都市生活空間所需的建築設計制訂措施。



復修鄉郊地區

- 我們會：
- 在沙頭角和流浮山等鄉郊市鎮，進行鄉郊地區改善計劃，以提升該等地區的環境質素。

促進經濟發展

- 我們會：
- 檢討商業中心區內（包括西九龍）及其附近的土地用途，以尋找更多優質辦公室發展用地；
 - 在進行新發展區研究時，為高增值和無污染特殊工業物色合適用地。



鞏固我們在區內的地位

- 我們會：
- 加快蓮塘／香園圍口岸及相關接駁道路的初步規劃研究；
 - 繼續進行落馬洲河套區和從禁區釋出的土地的研究；以及
 - 與內地當局攜手規劃新的跨界基礎設施，滿足長遠發展需要。

不斷進化的過程

- 「香港2030研究」是不斷進化的過程，須為配合恆常改變的需要和訴求而更新。
- 我們會繼續促進公眾參與，共同締造香港的未來。

A Progressive View on Development

- We recognise global and regional influences on Hong Kong and the need to make prudent choices and be focused in the pursuit of future development opportunities.
- We need to act quickly to anchor our position in the region and in the world as “Asia’s world city”.

Introduction

- We have concluded the HK2030 Study which aims to provide the spatial planning framework to guide development and provision of major infrastructure to help us meet the challenges of the next 20 to 30 years.
- Under the overarching goal for sustainable development, the Study adopts three broad directions:
 - providing a quality living environment;
 - enhancing economic competitiveness; and
 - strengthening links with the Mainland.
- To realise our vision, relevant bureaux and departments will work in a concerted manner to translate the planning goal and directions into specific actions and initiatives.
- This leaflet lists the ongoing and new initiatives under the Development Bureau in line with the Study’s directions.

Key Recommendations and Initiatives

Balancing Conservation and Development

We will :

- implement a package of measures to promote heritage conservation;
- continue to protect our historical and cultural identity, value, character and sense of place; and
- enhance the surroundings of heritage features through implementation of area improvement plans (AIPs).



Creating Places

We will :

- create an attractive, vibrant and accessible harbourfront through implementing recommendations of the Kai Tak Planning Review, the Urban Design Study for the New Central Harbourfront and the Hunghom District Study. We will conduct further planning studies to include action plans on other parts of the harbour area, such as Hong Kong Island East;



- implement more AIPs to improve the urban townscape through a process that emphasises community engagement;



forward GMPs for Causeway Bay to Sheung Wan and Yau Ma Tei/Mong Kok, as well as other parts of Kowloon and Hong Kong Island. In due course, we will also start GMP work in the New Territories.

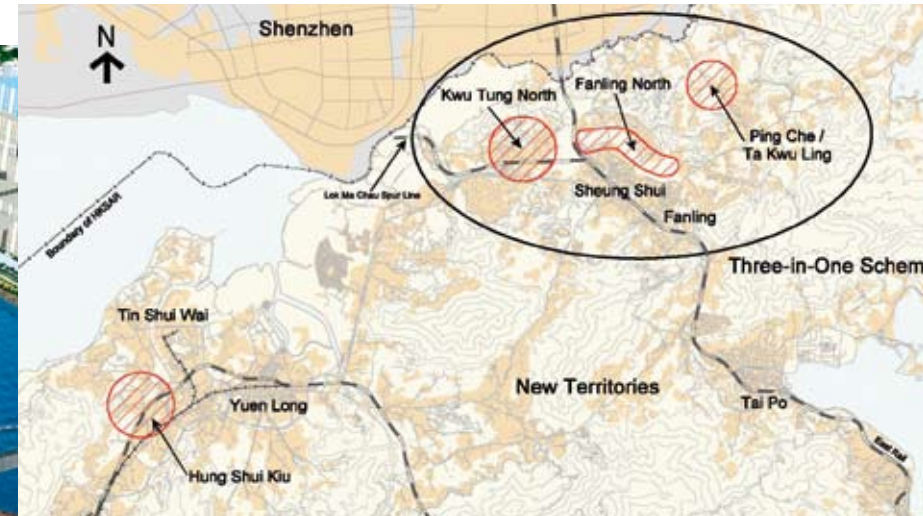


- identify streets of special character and local interest, and devise measures to preserve and enhance their character; and
- upon completion of Greening Master Plans (GMPs) for Tsim Sha Tsui and Central, take

Creating Quality Living Environment

We will :

- initiate implementation of two New Development Area (NDA) Schemes, namely the “Three-in-One” NDA comprising Kwu Tung North, Fanling North and Ping Che / Ta Kwu Ling and the Hung Shui Kiu NDA by, as a first step, undertaking planning and engineering reviews;



- review densities of development/redevelopment sites with a view to improving the quality of the living environment, taking into full account urban design considerations; and
- formulate measures to enhance building design that supports sustainable urban living space.

Regenerating the Rural Areas

We will :

- improve quality of the local environment of rural townships such as Sha Tau Kok and Lau Fau Shan through implementing rural AIPs.

Bolstering the Economy

We will :

- review land uses at and around the Central Business District, including West Kowloon, to find more sites for prime-grade office development; and
- identify suitable land for high-value-added and non-polluting special industries under the studies for NDAs.

Anchoring Our Position in the Region

We will :

- expedite the preliminary planning study on the Liantang/Heung Yuen Wai Control Point and associated connecting roads;
- continue with the studies on the Lok Ma Chau Loop and the land to be released from the Closed Area; and
- plan in collaboration with Mainland authorities for new cross-boundary infrastructure to meet longer term needs.



A Living Process

- The HK2030 Study is a living process. We will keep it under constant review to keep up with ever changing needs and aspirations.
- We will continue to actively engage the public in planning for our future generations.

活化歷史建築 伙伴計劃

REVITALISING HISTORIC BUILDINGS THROUGH PARTNERSHIP SCHEME

附件三
Annex 3

文物保育的重要性

香港在過去一個半世紀，由一條細小的漁村，蛻變成亞洲國際都會。歷史文物見證着本港的發展，亦是我們獨一無二的寶貴資產。

平衡文物保育及發展

發展與保育並非對立的，我們會在持續發展和保育文物兩者之間取得平衡。我們會推行一套措施，

加強文物保育工作。本小冊子介紹「活化歷史建築伙伴計劃」的內容。

活化再利用政府歷史建築

我們希望將這些建築物好好地活化再利用，為它們注入新生命，供市民大眾一同享用。

計劃

目標

- 保存歷史建築，並以創新的方法，予以善用。
- 把歷史建築改建成為獨一無二的文化地標。
- 推動市民積極參與保育歷史建築。
- 創造就業機會，特別是在地區層面方面。

運作模式

- 物色適宜作活化再利用的政府歷史建築，以納入該計劃。
- 申請機構須就如何以社會企業形式使用上述建築物，以提供服務或營運業務遞交建議書，詳細說明如何保存有關的歷史建築，並有效發揮其歷史價值；就財務可行性而言，社會企業可如何營運；以及如何令社區受惠。
- 成立由政府和非政府專家組成的評審委員會，審議建議書及相關事宜。

- 我們會向成功申請的機構提供一站式諮詢服務，以推行其建議計劃，服務範圍涵蓋文物保護、土地用途和規劃、樓宇建築，以及遵從《建築物條例》的規定。
- 在有理據支持下，我們會在該計劃之下提供資助，包括：
 - 一次過撥款，以應付建築物大型翻新工程的部分或全部費用；
 - 就建築物收取象徵式租金；以及
 - 一次過撥款，以應付社會企業的開辦成本和最多在首兩年營運所出現的赤字（如有），但先決條件是，建議的社會企業預計可在開業初期後自負盈虧。

申請資格

《稅務條例》(第 112 章) 第 88 條所界定的非牟利機構，均可申請。申請機構須提供證據，證明曾推廣與建議書所載規模相若的項目。此外，亦歡迎非牟利機構合營。

首批歷史建築

首先，我們會在 7 幢建築物推行先導計劃：

- 1 舊大埔警署
- 2 富生春
- 3 荔枝角醫院
- 4 北九龍裁判法院
- 5 舊大澳警署
- 6 芳園書室
- 7 美荷樓

查詢

我們期望市民大眾積極參與這項計劃。如有查詢，請聯絡：

地址：中環美利大廈 Z1 樓
發展局
工程統籌及文物保護組
電郵：rhb_enquiry@devb.gov.hk
電話：2848 6230
傳真：3167 2665



歷史建築簡介

1. 舊大埔警署

地址：新界大埔運頭角里 11 號
總樓面面積：1,300 平方米
建成年份：1899
評級：二級
可能用途*：

- 青年旅舍
- 度假營
- 學院
- 文化藝術村



2. 富生春

地址：九龍旺角荔枝角道 119 號
總樓面面積：600 平方米
建成年份：1931
評級：一級
可能用途*：

- 中藥零售店舖
- 社會服務中心
- 展覽中心



3. 荔枝角醫院

地址：九龍荔枝角青山道 800 號
總樓面面積：6,500 平方米
建成年份：1921-1924
評級：三級
可能用途*：

- 度假營
- 旅舍
- 文化藝術村
- 學院



4. 北九龍裁判法院

地址：九龍深水埗大埔道 292 號
總樓面面積：7,530 平方米
建成年份：1960
評級：尚未評級
可能用途*：

- 學院
- 培訓中心
- 古物藝術廊



5. 舊大澳警署

地址：大嶼山大澳石仔步街
總樓面面積：1,000 平方米
建成年份：1902
評級：三級
可能用途*：

- 精品酒店
- 茶座/博物館
- 生態環保旅遊



6. 芳園書室

地址：荃灣馬灣田寮村
總樓面面積：140 平方米
建成年份：1920-1930
評級：尚未評級
可能用途*：

- 小型圖書館
- 自修室
- 社區用途



7. 美荷樓

地址：九龍深水埗石硤尾邨 41 座
總樓面面積：6,750 平方米
建成年份：1954
評級：一級
可能用途*：

- 藝術中心
- 青年旅舍



* 申請人可就可能用途提出其他建議。

香港特別行政區政府制圖處設計
設計及印刷：發展局
(採用環保油墨及再生紙張印刷)

推動基建
保育文物

發展局
Development Bureau

Driving development Preserving heritage

IMPORTANCE OF HERITAGE CONSERVATION

Over the past one and a half centuries, Hong Kong has transformed from a small fishing village to Asia's world city. Heritage bears witness to the development of our city and is a valuable and unique asset of our community.

BALANCING CONSERVATION AND DEVELOPMENT

Development and conservation are not opposing forces. We will strike a balance between sustainable development and heritage

conservation. We will implement a package of measures to enhance heritage conservation. This leaflet describes

the "Revitalising Historic Buildings Through Partnership" Scheme.

ADAPTIVE RE-USE OF GOVERNMENT-OWNED HISTORIC BUILDINGS

Through good adaptive re-use of our historic buildings, we aim to give these buildings a new lease of life for the enjoyment of the public.

THE SCHEME

Objectives

- To preserve and put historic buildings into good and innovative use.
- To transform historic buildings into unique cultural landmarks.
- To promote active public participation in the conservation of historic buildings.
- To create job opportunities in particular at the district level.

Mode of Operation

- Government-owned historic buildings considered suitable for adaptive re-use would be identified for inclusion in the Scheme.

- Applicants can submit proposals for using these buildings to provide services or business in the form of social enterprise.



In their submissions, they should come up with detailed plans to show how the historic buildings would be preserved and their historical significance be brought out effectively, how the social enterprise would operate in terms of financial viability and how the local community would benefit.

- A vetting committee, comprising Government and non-Government experts, will be set up to consider the proposals and related matters.

- We will provide one-stop advisory service for successful applicants to take forward their proposals in the areas of heritage conservation, land use and planning, building architecture, and compliance with Buildings Ordinance.

- Where justified, we will provide financial support including:
 - one-off grant to cover the cost for major renovation to the buildings, in part or in full;
 - nominal rental for the buildings; and
 - one-off grant to meet the starting costs and operating deficits (if any) of the social enterprises for a maximum of the first two years of operation on the prerequisite that the social enterprise proposal is projected to become self-sustainable after this initial period.

Eligibility

Non-profit making organisations with charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112) will be eligible to apply. Applicant organisations have to provide evidence of their track record in delivering projects commensurate with their proposals. Joint ventures of non-profit making organisations are welcome.



FIRST BATCH OF HISTORIC BUILDINGS

As a pilot, we will start off with seven buildings:

1. Old Tai Po Police Station
2. Lui Seng Chun
3. Lai Chi Kok Hospital
4. North Kowloon Magistracy
5. Old Tai O Police Station
6. Fong Yuen Study Hall
7. Mei Ho House



ENQUIRIES

We look forward to the active participation of the community. For enquiries, please contact:

Address: Project Co-ordination & Heritage Conservation Section
Development Bureau
21/F, Murray Building, Central

Email: rhb_enquiry@devb.gov.hk

Phone: 2848 6230

Fax: 3167 2665



INTRODUCTION TO THE HISTORIC BUILDINGS

1. Old Tai Po Police Station

Address: No. 11 Wan Tau Kok Lane, Tai Po, N.T.

GFA: 1,300 sq. m.

Year Built: 1899

Grading: Grade II

- Possible uses*:
- Youth hostel
 - Holiday camp
 - Educational institute
 - Arts and cultural village



2. Lui Seng Chun

Address: No. 119 Lai Chi Kok Road, Mong Kok, Kowloon

GFA: 600 sq. m.

Year Built: 1931

Grading: Grade I

- Possible uses*:
- Chinese medicine shop
 - Social services centre
 - Display centre



3. Lai Chi Kok Hospital

Address: No. 800 Castle Peak Road, Lai Chi Kok, Kowloon

GFA: 6,500 sq. m.

Year Built: 1921-1924

Grading: Grade III

- Possible uses*:
- Holiday camp
 - Hostel
 - Arts and cultural village
 - Educational institute



4. North Kowloon Magistracy

Address: No. 292 Tai Po Road, Sham Shui Po, Kowloon

GFA: 7,530 sq. m.

Year Built: 1960

Grading: Not yet graded

- Possible uses*:
- Educational institute
 - Training centre
 - Antiquities and art gallery



5. Old Tai O Police Station

Address: Shek Tsai Po Street, Tai O, Lantau Island

GFA: 1,000 sq. m.

Year Built: 1902

Grading: Grade III

- Possible uses*:
- Boutique hotel
 - Café / museum
 - Ecotourism



6. Fong Yuen Study Hall

Address: Tin Liu Tsuen, Ma Wan, Tsuen Wan

GFA: 140 sq. m.

Year Built: 1920 – 1930

Grading: Not yet graded

- Possible uses*:
- Small library
 - Study room
 - Community uses



7. Mei Ho House

Address: Block 41, Shek Kip Mei Estate, Sham Shui Po, Kowloon

GFA: 6,750 sq. m.

Year Built: 1954

Grading: Grade I

- Possible uses*:
- Art Centre
 - Youth hostel

(Mei Ho House is currently under the Housing Authority)



* Applicants are welcome to come up with other suggestions on the possible uses.