

**For discussion
on 27 April 2010**

**Legislative Council
Panel on Development**

Conserving Central

INTRODUCTION

Following the concept of “Progressive Development” set out in the Chief Executive (CE)’s 2007-08 Policy Address, as well as building on the Government’s commitments on harbourfront enhancement and heritage conservation, and championing more greening and connectivity, we have put together a series of innovative projects that will help to reinvigorate the legend of Central. This major “Conserving Central” initiative was announced by the CE in his 2009-10 Policy Address. We have subsequently conducted briefings for the stakeholders including the Central and Western District Council, the Antiquities Advisory Board (AAB) and the media, on the initiative. Details about the initiative have been published through the website of the Development Bureau (www.devb.gov.hk) and distribution of pamphlets (a copy of the pamphlet is attached at **Annex**). We also organised, in conjunction with the Central and Western District Council, an exhibition on the initiative at the International Finance Centre from 31 December 2009 to 15 March 2010 and at the Times Square from 16 March 2010 to 31 March 2010 respectively, attracting a total attendance of over 120 000. Public response to the initiative has been very positive. This paper provides a progress update on individual projects of the initiative.

(A) New Central Harbourfront

Brief Description

2. The New Central Harbourfront comprises precious land

created from harbour reclamation, signifying Central's final shoreline. Taking into account public views received in the extensive public engagement on the Urban Design Study for the New Central Harbourfront¹ and recommendations made by the former Harbour-front Enhancement Committee (HEC) submitted to the Government in August 2009, we have decided to reduce the development intensity of Site 1 (the "Comprehensive Development Area" site adjoining Central Piers No. 4 to 6) and Site 2 (the "Commercial" site north of International Finance Centre II) to improve viewing of our magnificent harbour, and to redistribute the gross floor area to Site 5 (the "Government, Institution or Community" site north of CITIC Tower).

3. Sites 1 and 2 will be developed into a distinctive civic node and mixed use precinct featuring low-rise structures for exhibition, retail, entertainment, civic and community uses. Instead of commercial land sale, we will develop the sites by public-private partnership (PPP) through a design, build and operate approach under a land lease to capture the creativity and expertise of private sector while ensuring public enjoyment of the development. The sites and construction thereon will be returned to the Government when the proposed lease expires.

Latest Progress

4. We had consulted the former HEC and its Task Group on Management Model for the Harbourfront on developing the sites by PPP, and they generally supported the approach. The development of Sites 1 and 2 will take some time to materialise since different parts of the two sites are required for the works associated with the construction of the Central-Wan Chai Bypass (CWB) until July 2015.

Funding

5. It is our plan to develop Sites 1 and 2 by PPP through a public tender. At the moment, we do not anticipate public funding. The development and operational costs will be met under a PPP approach by the private developer who in return will receive proceeds from the commercial activities operated on the site.

¹ Public Engagement was carried out in two stages, with Stage 1 from May to June 2007 and Stage 2 from April to July 2008.

Timing

6. We are reviewing the timing of developing these two sites.

Possible Environmental or Traffic Impact

7. The development intensity in the New Central Harbourfront will be controlled by the planning and design briefs for the key sites. The completion of CWB and the planned road network in the vicinity of the Central Reclamation by 2017 will be sufficient to cope with the additional traffic flow anticipated to be brought by the new developments in the future.

(B) Central Market

Brief Description

8. The Central Market, built in 1939, had a long history of service to the local community until it stopped operation in March 2003. It was given a Grade III historical building status in 1990.

9. The Central Market was first put on the List of Sites for Sale by Application in 2005. In October 2009, following the CE's announcement in his 2009-10 Policy Address, the Central Market was removed from the Application List and handed over to the Urban Renewal Authority (URA) for conservation and revitalization. According to the plan of the URA, it will conserve the building and revitalize it to provide, amongst other possible uses subject to the results of public consultation, greenery and a public rest and leisure area amidst the hustle and bustle of Central.

10. In December 2009, the URA announced the establishment of the Central Oasis Community Advisory Committee (COCAC), with membership drawn from the Central & Western District Council, professionals, and businessmen with proven experience and expertise, to help oversee the conservation and revitalisation project.

Latest Progress

11. The COCAC has, since its setup, met to discuss the way forward to conserve and revitalise the market building. Under the auspices of the COCAC, a public engagement exercise was launched in February 2010 to gauge public aspirations on what should be provided in the revitalized building in the future. The exercise included a territory-wide face-to-face questionnaire survey and electronic polling. The public engagement exercise was launched in early February 2010 and completed in end-February 2010 with 6 000 questionnaires completed and 260 electronic polls registered. The results of the survey and polling are being analysed. The COCAC is also considering conducting focus group meetings with professional institutes later in April 2010 to tap the professionals' input. It is expected that all the public engagement activities will be completed with findings available in mid-2010. Pending conclusions after the public engagement exercise, the URA has confirmed that it will not close the second floor passageway of the market building throughout the future works period in the interest of the public.

12. To allow public enjoyment of the Central Market as a "central oasis" as early as possible, the URA completed interim beautification works at the second floor passageway of the building before the Chinese New Year to provide greenery and sitting out area. Recently, the URA has also launched an invitation for interested organizations to stage arts exhibition and performance at the passageway under the "Oasis Gallery Artists Partnering Organisation Scheme" to put the space to better use with the participation of local artists and arts groups.

13. At the same time, the URA has commissioned structural appraisal work at the building to prepare for the formulation of building works plan. The structural appraisal is expected to be completed in August 2010. The URA will proceed with design and related consultancies and building work afterwards.

Funding

14. The URA is committed to funding the conservation and revitalisation of the Central Market and has earmarked \$500 million for the purpose. The proposed revitalisation work will have no financial implications for the Government.

Timing

15. Given the lead time required for structural works, design and building consultancies and other related procedures, it is expected that the conserved and revitalized market building will be available for use by phases starting from 2014-15.

Possible Environmental or Traffic Impact

16. As the proposed conservation and revitalization of the Central Market is to serve mainly the working population of Central during daytime on weekdays, we envisage that there will be a higher pedestrian flow instead of vehicular traffic during the daytime when the new facility is in operation. While it should become a welcome spot for locals and tourists in the evenings and during public holidays, given its proximity to the MTR station and the Mid-level Escalator System, we do not envisage that the new facility will bring a particular increase in vehicular traffic during those times. The market building has no parking facility and this will in turn encourage its visitors to use public transport such as the MTR. The creation of a roof garden in a dense part of Central will improve the local environment.

(C) Central Government Offices Complex

Brief Description

17. The Main, East and West Wings of the Central Government Offices (CGO) are post-war buildings completed in 1956, 1954 and 1959 respectively. The three buildings display the characteristics of the functionalist style of architecture, prevalent during the early to mid-20th

century. The exteriors of the buildings have been altered in different extents over the years with additional storeys and changed finishes.

18. Based on the recommendation of the heritage consultancy study on the CGO², the Main and East Wings will be allocated for use by the Department of Justice after the relocation of the existing offices to the Central Government Complex at Tamar by end-2011. The West Wing, which is of low historical significance and architectural merit, will be demolished for a commercial and public open space development.

Latest Progress

19. The Main and East Wings and all the existing old and valuable trees (OVT) including the Burmese Rosewood in front of the Main Wing will be preserved. The OVT will be integrated into the public park to be developed at the eastern portion of the West Wing site. Convenient public access to the proposed public park from the Queen's Road Central/Ice House Street through the redeveloped office/commercial building, Lower Albert Road, Battery Path and St. John's Cathedral will be provided. The existing landscape setting of and pedestrian accessibility to the area will be enhanced. The development of a Grade A office/commercial building at the west end of the West Wing site will help to address the demand for Grade A offices given its prime location in the Central Business District (CBD).

20. The Planning Department (PD) is working on a redevelopment scheme for the West Wing site, taking into consideration the recommendations of the heritage consultancy study and various planning and urban design factors. We plan to consult the public on the redevelopment proposal later this year.

Funding

21. Funding approval will be sought from the Legislative Council for the relocation of the offices of the Department of Justice to the Main and East Wings in due course.

² The report of the heritage consultancy study on the CGO can be downloaded at http://www.amo.gov.hk/form/research_CGO_e.pdf.

Timing

22. Public comments on the redevelopment proposal for the West Wing site will be incorporated wherever appropriate before submission of amendments to the Outline Zoning Plan (OZP) and the Planning Brief to the Town Planning Board (TPB) for consideration in 2011. The site will be disposed of after vacation of the West Wing and completion of the relevant procedures.

Possible Environmental or Traffic Impact

23. The redevelopment proposal which PD is formulating will take into account the traffic impact of the redevelopment scheme. We would propose the widening of footpath and/or carriageway along Ice House Street and Lower Albert Road to help improve traffic in the area. The creation of an enlarged public open area in the existing open air courtyard for public enjoyment will enhance the leisure environment in Central.

(D) Murray Building

Brief Description

24. With the completion of the new Central Government Complex at Tamar and the relocation of the existing offices, Murray Building (MB) will be vacated by end-2011. Having considered its prime location being close to the CBD and other tourist attractions in the vicinity in particular the Peak Tram Terminal, we propose to convert MB to a hotel.

25. The proposal to convert MB for hotel use has also taken into account the architectural merit of MB. Completed in 1969, MB is designed with its windows meticulously oriented to avoid intrusion of excessive direct sunlight. The design won the Certificate of Merit of the Energy Efficient Building Award in 1994. The vehicular access road with the arch-shaped vehicular entrance, which is neatly knitted into the

steep Cotton Tree Drive, is another outstanding design feature of the building.

Latest Progress

26. Since the announcement in the Policy Address, we have developed a set of development requirements to preserve the architectural merits of the building when it is converted into hotel use. The major requirements include preservation of the exterior design of the main building, the elevated road link from Cotton Tree Drive and existing trees within the site; confining additional structures on rooftop and podium with restrictions on gross floor areas and building heights; and requiring the design of additional structures to follow similar architectural language of the existing building.

27. To maintain pedestrian connectivity of the site, the existing public access to Citibank Plaza, Hong Kong Park and Peak Tram Terminal and the subway connection with restricted opening hours to East Wing of the Central Government Offices will be retained. We will also require the provision of a public open space of not less than 370 m² within the site and a minimum 20% greening ratio. Detailed requirements will be set out in the tender document and included in the land lease.

28. We have already announced our proposed development requirements and our action plan on 2 March 2010. The relevant requirements should be set out in the OZP as appropriate. We will soon proceed with the planning process and submit amendments to the OZP to the TPB for the hotel use.

Funding

29. We will put MB out to open tender. The project will not involve any public funding.

Timing

30. We aim to invite submission of tender in 2011 to tie in with the relocation of the existing users to the new Central Government Complex at Tamar. The project will be promoted locally and overseas for the call for tenders.

Possible Environmental or Traffic Impact

31. There will be parking spaces and lay-bys for coaches and taxis/private cars within the site. To facilitate large vehicles turning from Garden Road, enhance safety at the junction of Garden Road/the northern access road and provide lay-by and loading/unloading facilities for the coaches and goods vehicles for the future hotel, the Transport Department has suggested turning the northern access road into a one-way traffic road from Garden Road to Cotton Tree Drive.

(E) The Central Police Station Compound

Brief Description

32. The Central Police Station (CPS) Compound, a declared monument under the Antiquities and Monuments Ordinance (Cap. 53), forms a unique group of historical architecture that represents the law and order of Hong Kong in the early days. As reported to the Panel on Development in December 2008 *vide* the Panel Paper No. CB(1)396/08-09(03), having regard to the views received during the six-month public engagement exercise from October 2007 to April 2008, The Hong Kong Jockey Club (HKJC) is taking forward the conservation and revitalisation of the CPS Compound in partnership with the Government with a view to transforming the Compound into a hub of heritage, arts, culture and tourism for the enjoyment of the public. Various arts and cultural facilities that could best be integrated creatively into the historic building and the site will be provided, while preserving their overall historic and architectural significance.

Latest Progress

33. Noting the views expressed by the public during the public engagement exercise, the HKJC is actively working with its consultants to revise the conceptual design. In particular, the HKJC has taken into account the views received on the design of the new buildings and has undertaken to significantly reduce its height and bulk. The revision work is at an advanced stage and the revised conceptual design is expected to be available soon. The project will need to go through certain statutory procedures including seeking the approval from the TPB and the conduct of an Environmental Impact Assessment (EIA) as required under the Town Planning Ordinance (Cap. 131) and the EIA Ordinance (Cap. 499) respectively. The public will have the opportunity to comment on the revised conceptual design of the new buildings in the course of these statutory processes.

34. Progress has also been made on the conservation front. The Antiquities and Monuments Office (AMO) has completed the stocktaking of all items of heritage value in the CPS Compound to provide a basis for future conservation work. In order to promote public understanding of the history of the CPS Compound, the Commissioner for Heritage's Office (CHO) organised two rounds of free guided heritage tours for schools and youth groups at the CPS Compound from April to August 2009 and from October to December 2009 respectively, with a total attendance of over 5 500. An exhibition on heritage photographs in Wan Chai and Central and Western districts was jointly organised by the CHO and the Royal Asiatic Society (Hong Kong Branch) in September 2009 at the CPS Compound, attracting a total attendance of over 23 500.

Funding

35. The HKJC will fund the entire capital cost of the project, which is estimated to be about \$1.8 billion. The HKJC has also agreed to fund all operational deficits until the CPS Compound is financially self-sustainable. The HKJC has committed to ploughing back any surplus income arising from the operation of the CPS Compound to heritage conservation work in Hong Kong, for example, to support a statutory heritage trust if one is to be set up in future.

Timing

36. Upon finalisation by the HKJC of the revised conceptual design for the project, we will update Members and the AAB on the next steps.

Possible Environmental or Traffic Impact

37. Most of the facilities to be provided in the revitalised Compound will be open to the public for their appreciation of the historic buildings and participation in the arts and cultural activities. The revised design will take full account of the views received during the public engagement exercise. While the traffic implication of the project will be further assessed, it is expected to be insignificant given that the number of visitors will peak during weekends and holidays when the traffic in the area will not be busy. To avoid any problem of traffic congestion in the area, the design will ensure good accessibility of the revitalised Compound by public transport and pedestrians.

(F) Former Police Married Quarters (PMQ) on Hollywood Road

Brief Description

38. The PMQ site on Hollywood Road was the home of the former Central School, which was the first government school to provide upper primary and secondary Western education to the public. Commissioned on the same site in 1951, the PMQ was the first police quarters to provide accommodation for married junior police officers, including Chinese police officers. Surrounded by a wealth of cultural and historic sites in Central, the site has witnessed the development of Hong Kong into a metropolis over the last 150 years. In recognition of the historical significance of the site, the unique ambience in the vicinity generated by the existing cluster of cultural and creative industries establishments and in support of the development of creative industries locally, the PMQ will be transformed into a creative industries landmark. This project will bring together three project objectives, namely promotion of creative industries, heritage conservation and provision of local open space.

Latest Progress

39. On 19 March 2010, the Development Bureau and the Commerce and Economic Development Bureau jointly launched an Invitation for Proposals (IFP) exercise to invite interested organisations to submit proposals for the management, operation and maintenance of the revitalised site as a creative industries landmark. We envisage that the revitalised site will comprise studios for artists and designers from different creative sectors, as well as exhibition space for the display and sales of creative products which will help attract patronage to the site. It will provide dedicated space for start-up creative establishments and be used as a venue for activities to promote creative industries and foster a creative environment within the community. It may also include lodgings for visiting artists to facilitate on-site creative activities and collaboration among diverse talent groups. In addition, there will be an exhibition area for displaying relics of the Central School and interpreting the history of the PMQ and the Central School as well as landscaped open space. The project will be run as a social enterprise on a self-sustainable, but non-profit making basis.

40. An operator will be selected through a competitive process. The Advisory Committee on Revitalisation of Historic Buildings, augmented by creative industries expertise, will select the successful applicant. The project requires rezoning of the PMQ site³ through amendments to the Sai Ying Pun and Sheung Wan OZP. We are taking this forward in accordance with the statutory procedures.

Funding

41. Under a new partnership model, the Government will finance the core facilities of this project, which will comprise the essential structural and building services works, under the Public Works Programme⁴. We intend to seek funding approval from the Public

³ The project requires the rezoning of the PMQ site from the existing "Residential (Group A)" to "Other Specified Uses" annotated "Heritage Site for Creative Industries and Related Uses".

⁴ The proposed government works, to be carried out by the Architectural Services Department, will include:

- (a) upgrading two quarters blocks to meet functional requirements and modern-day building requirements;
- (b) preserving historical relics of the Central School;
- (c) constructing a canopy in glass steel frame and a sky bridge between the quarters blocks;
- (d) constructing a new multi-purpose room-cum-exhibition area and new galleries; and
- (e) developing about 1 200 square metres of landscaped open space.

Works Subcommittee (PWSC) and the Finance Committee (FC) around mid-2011 to enable revitalisation works to start as early as possible. The successful applicant will be responsible for the capital costs for any additional works, as well as the envisioning and operation of the creative industries centre. The Government will charge nominal rent for the site in order to encourage a wide variety of activities, e.g. dedicated space for start-up creative industries establishments at concessionary rent, etc., which will meet the project objectives but may not be profitable. The Government will not subsidise the operating expenditure of the project. A fixed tenancy term of 10 years, renewable for another five years, will be given to the selected operator to facilitate longer-term business planning for the operation of the creative industries landmark. Any net operating surplus arising from the operation will be shared between the operator and the Government every five years on a 50/50 basis. In addition, it is not an objective of the project to maximize profit. The net operating surplus will be ploughed back to the operation of the creative industries landmark.

Timing

42. The deadline for submission of proposals is noon, 18 June 2010. We aim to complete the first round of assessment by end July 2010 and the second round of assessment by end September 2010. We expect that the Government works will be completed in the fourth quarter of 2013 and the creative industries centre will start operation in early 2014.

Possible Environmental or Traffic Impact

43. The revitalised site will distinguish itself from other arts and cultural venues in the area by serving as a focal point for the nurturing, production, promotion and sales activities for the creative industries as a whole. In addition to exhibition areas and galleries, the public could also learn more about the local history of the PMQ and the Central School and benefit from additional landscaped open space in the area. The future design will address any traffic implication and ensure that there will be adequate facilities for the visitors.

(G) The Hong Kong Sheng Kung Hui Compound

Brief Description

44. The Hong Kong Sheng Kung Hui (HKSKH) Compound on Lower Albert Road in Central is an important religious landmark with four distinct historic buildings⁵ within its site boundary. The HKSKH has proposed a conservation-cum-development project for the Compound to provide enhanced community services (including social, health, educational and church services) and promote heritage conservation as well as local arts and culture on a non-profit-making basis. In support of heritage conservation, the HKSKH will preserve all of the four historic buildings within the Compound. In order to allow sufficient space for the provision of enhanced community services while reducing the future development density at the Central site, the HKSKH will relocate some of the planned uses for its Central site (including kindergarten, theological education and ancillary accommodation facilities) to its other site at Mount Butler. As a result, the two new buildings proposed to be built in the Central Compound will be reduced by five to six storeys to 11 storeys and 13 storeys respectively. The conservation-cum-development of the Central Compound will provide –

- (i) a HKSKH Community Complex for accommodating medical facilities, offices and community services, etc;
- (ii) a Lodge Building as accommodation facilities for guests and HKSKH personnel; and
- (iii) a plaza as a venue for Christian art exhibitions, space for social enterprises, gatherings and events, etc.

⁵ The four historic buildings are:

- (a) The Bishop's House (a confirmed Grade 1 building);
- (b) St. Paul's Church (a confirmed Grade 1 building);
- (c) The Former Church Guest House no grading currently; proposed to be accorded Grade 1 status subject to confirmation by the AAB; and
- (d) The Old Kei Yan Primary School, now known as Kong Kit Building currently a Grade 2 building; proposed to be accorded Grade 2 status subject to confirmation by the AAB.

Latest Progress

45. The conservation-cum-development project requires changes to the specified land uses in the land leases. The HKSKH is now preparing the applications for modifications to the land leases. With the coordination of CHO, the HKSKH has consulted relevant bureaux and departments to ensure that the enhanced community services to be provided under the proposal will best meet the service needs of the community. The HKSKH has also been consulting the parents on the temporary relocation of the kindergartens at the Central Compound and the Mount Butler site during the construction period.

Funding

46. The costs of the conservation-cum-development proposal for both the Central and the Mount Butler sites will be fully borne by the HKSKH.

Timing

47. Subject to finalisation of the project design and approval of the applications for the lease modifications, the HKSKH expects that construction works will commence in mid-2011 at the earliest and be completed around 2015.

Possible Environmental or Traffic Impact

48. The project will provide the local community with enhanced social services, including social, health, educational and church services. The public will in future have access to the historic buildings and the plaza. The preliminary traffic impact assessment (TIA) on the Central Compound conducted by the HKSKH and examined by the Transport Department does not indicate any adverse traffic implications. Under the proposed design of the Central site, the existing entrance on Lower Albert Road will be widened and there will be an additional loading/unloading area in the Compound and an additional entrance on Upper Lower Albert Road. These would help alleviate the existing occasional traffic congestion in the area. The HKSKH will assess the traffic implications for the Mount Butler site when the refined project

design is available and formulate remedial measures as necessary.

(H) Former French Mission Building

Brief Description and Timing

49. The Former French Mission Building (the Building), a declared monument under the Antiquities and Monuments Ordinance, currently houses the Court of Final Appeal. The Building will become vacant when the Court of Final Appeal moves to the existing Legislative Council Building after the Legislative Council moves into its new premises at the Central Government Complex at Tamar. As the Former French Mission Building will only be available for adaptive re-use in 2014 at the earliest, we will consider the future use of the Building in due course.

50. The Administration welcomes ideas on the most suitable adaptive re-use of the Building. A decision on the future use of the Former French Mission Building will take full account of the benefits to the local community and other relevant considerations such as preservation of the historical significance of the Building, self-sustainability of the proposed adaptive re-use and traffic implications, etc.

WAY FORWARD

51. The eight projects⁶ under the “Conserving Central” initiative seek to protect, preserve and revitalise treasured built heritage and natural heritage for meeting the development needs of Hong Kong while enhancing the quality of life of our citizens. Public access to historic treasures, arts and cultural facilities as well as greenery and open space will be enriched. The projects also support the development of

⁶ “Conserving Central” is not meant to comprise only these eight projects. We have said publicly that we welcome owners of other historic buildings in Central to take part in this exciting venture. The Fringe Club which currently occupies the Old Dairy Farm Depot on Lower Albert Road (a confirmed Grade 1 Building) has informed us of its plan to renovate/revitalise the building to add value to “Conserving Central”.

various key sectors including the creative industries, the arts and cultural sector and the social services sector.

52. Preservation-cum-development is an evolving and interactive process. We have been active in inviting ideas and views from non-governmental organisations and have received enthusiastic feedback in exploring preservation-cum-development for other historic sites in the area. In collaboration with stakeholders, we will continue with our efforts in this regard for the benefits of the community.

ADVICE SOUGHT

53. Members are invited to note the paper.

Development Bureau
April 2010

MURRAY BUILDING

| Brief History |

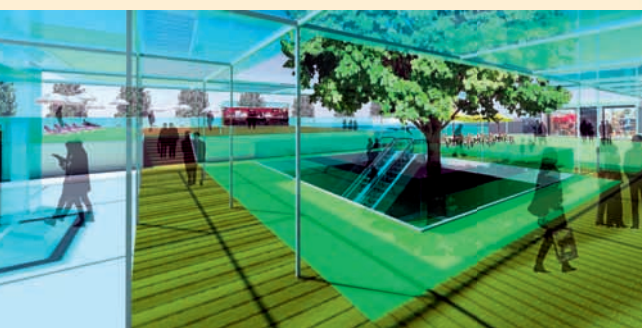
Located in a prime location, Murray Building (MB) was designed by the then Public Works Department and completed in 1969. This 27-storey building was the tallest government building at that time.



| Architectural Interest |

MB was designed with its windows meticulously oriented to avoid intrusion of excessive direct sunlight. This design won the Certificate of Merit of the Energy Efficient Building Award in 1994. Another outstanding design feature of MB, which is surrounded by major roads on all sides, is its vehicular entrance which is neatly knitted into the steep Cotton Tree Drive.

| Proposed Future Use |



MB will become vacant upon relocation of its current offices to the new Central Government Complex at Tamar by end-2011. Given its prime Central location close to the Peak Tram and Hong Kong Park, coupled with the great demand for high-end hotels in the area, MB has high potential to be converted into a hotel. With appropriate conversion and associated supporting facilities, the new hotel will be a popular destination for visitors. Conversion is also an environmentally preferred option.



FORMER FRENCH MISSION BUILDING

(currently Court of Final Appeal Building)

| Brief History |

The French Mission Building, which currently houses the Court of Final Appeal, was at one stage the residence of the Governor of Hong Kong between 1843 and 1846. In 1953, the Government purchased the building from the French Mission and turned it into offices for various government departments. The Building has been the home of the Court of Final Appeal since 1997.



| Architectural Interest |

The building is in the neo-classical style and built of granite and red bricks. Because of its historical significance, the building was declared a monument under the Antiquities and Monuments Ordinance in 1989.



| Proposed Future Use |

The building will become vacant when the Court of Final Appeal moves to the Old Supreme Court Building after the Legislative Council moves into its new premises at the Central Government Complex at Tamar by end-2011. The building will then be available for adaptive re-use. The Administration welcomes ideas on the most suitable adaptive re-use of this building and intends to adopt an open process in taking forward the project.



Annex

CONSERVING CENTRAL

OUR "CENTRAL"

If we could walk back in time to the early 19th Century, we could hardly imagine that the sparsely populated area along the northern shore of Hong Kong Island, in front of the steep hills and facing a beautiful deepwater harbour, would one day be transformed into the heart of Asia's world city.

When the colony was founded in 1841, the area now known as "Central" was then known as "Victoria City". The area was first chosen to house the city's major military facilities and administration centre. Shortly after came traders and missionaries. Over the years, Central developed into a rendezvous point for

people from all walks of life. The dynamic growth of Central was made possible by rounds of development, renewal and reclamation work. Roads and railways were built to link Central efficiently to other parts of the city and the international airport.

In less than 200 years, Central has witnessed the transformation of Hong Kong from a fishing village into an entrepôt; from a manufacturing centre into a services hub; and, more recently into today's modern metropolis and global financial centre. In that time, Central has evolved as the political, legal, military, business, financial, educational, cultural,

tourism, religious and lifestyle heart and gateway of Hong Kong. Today, Central is the administrative centre of Hong Kong and home to many international and Mainland financial and business corporations. While myriad fascinating new high-rise buildings have been constructed over time, numerous examples of original architecture remain preserved within the cityscape. All of this has been fused and distilled into the distinct Central we see today.

After more than a century of impressive development, we are now at a crossroads and need to rethink how to take Central to even grander and newer heights.

We need to sustain the growth that has been part of the formula for Hong Kong's success. At the same time, we must adequately conserve for future generations the invaluable heritage that makes us special so that our descendants will be proud of the legacy we have left.

Following the concept of "Progressive Development", as well as building on the Government's commitments on harbourfront enhancement and heritage conservation, and championing more greening and connectivity, we have put together a series of innovative projects that will help to reinvigorate the legend of Central.



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Development Bureau

NEW CENTRAL HARBOURFRONT

| Introduction |

The New Central Harbourfront comprises precious land created from harbour reclamation, signifying Central's final shoreline. Victoria Harbour is a world-famous destination and Central is the centrepiece of this Hong Kong icon. Following extensive public discussions, we are ready to unveil the urban design blueprint for the New Central Harbourfront with particular focus on two key sites between the International Finance Centre II and the public piers.



| Design Concepts for Sites 1 and 2 |

The Harbour-front Enhancement Committee has reached a consensus on reducing the development intensity of Site 1 (the Comprehensive Development Area site adjoining Central Piers No. 4 to 6) and Site 2 (the Commercial site north of International Finance Centre II) to improve viewing of our magnificent harbour, and redistributing the gross floor area to Site 5 (the Government, Institution or Community site north of CITIC Tower). The revised design concept will reflect this aspiration, based on a large landscaped deck connecting the Central Business District to the new harbourfront.

| Proposed Future Use |

Instead of commercial land sale for office/hotel uses, we will develop Sites 1 and 2 into a distinctive civic node and mixed use precinct featuring low-rise structures for exhibition, retail, entertainment, civic and community uses, under public-private partnership for public enjoyment.



CENTRAL MARKET

| Brief History |

The Central Market traces its origins to the Canton Bazaar built for the earliest Chinese settlement in the neighbourhood. For a long period in Hong Kong's history, the Central Market was where East met West and where Old met New.

The Antiquities Advisory Board gave the Central Market a Grade III status in 1990. In 1994, part of the Central Market was converted to the Central Escalator Link Alley Shopping Arcade which is the starting point of the Mid-levels escalator system. The Central Market ceased operation in March 2003.

| Architectural Interest |

Built in 1939, the Central Market is an example of the Streamlined Moderne style of the times, derived from the later stage of Art Deco, and characterised by slim horizontal lines and the functionalism of the building.

| Proposed Future Use |

The Urban Renewal Authority will revitalise the Central Market into a "Central Oasis" to provide some much needed space and greenery amidst the hustle and bustle of Central and a trendy hang-out for the working population in Central.

Highly accessible from Des Voeux Road Central, Queen's Road Central and the Mid-levels Escalator Link, the revitalised Central Market will feature four levels of information-cum-leisure space with a mega bookstore, eateries, sitting out areas, cyber information points, an arts event atrium and a roof garden providing some 1000 m² of public open space.



THE CENTRAL POLICE STATION COMPOUND

| Brief History |

As a composite node for Hong Kong's law and order, judiciary and correctional services from the early days of the British Colony until recently, the Central Police Station (CPS) Compound comprises three groups of magnificent buildings: the Central Police Station, the former Central Magistracy, and Victoria Prison. The Central Police Station buildings were erected between 1864 and 1919, with the former Central Magistracy and Victoria Prison built in 1914 and 1841 respectively. Most of Victoria Prison's original buildings were damaged by bombing during World War II.

| Architectural Interest |

The CPS Compound forms a group of historical architecture that represents the law and order of Hong Kong in the early days. Architecturally they are mainly in the Victorian/Edwardian Colonial style and are the only surviving group of late-19th and early-20th Century buildings in the city centre. They were declared monuments under the Antiquities and Monuments Ordinance in 1995 because of their historical significance.



| Proposed Future Use |

The Hong Kong Jockey Club (HKJC) is taking forward the conservation and revitalisation of the CPS Compound in partnership with the Government with a view to transforming the Compound into a hub of heritage, arts, culture and tourism for the enjoyment of the public. Facilities such as art galleries and a theatre will be provided to promote contemporary visual and performing arts in Hong Kong.

Noting the views expressed by the public in the public engagement exercise in 2007/2008, the HKJC is actively working with its consultants to revise the conceptual design with a view to reducing the height and bulk of the proposed new structure.

POLICE MARRIED QUARTERS AT HOLLYWOOD ROAD

| Brief History |

Located in the heart of SoHo between Hollywood Road and Staunton Street and beside the Dr Sun Yat-sen Heritage Trail, this former Police Married Quarters (PMQ) is also the original home of the former Central School. Built in 1889, the Central School was the first Government school to provide upper primary and secondary

Western education to the public which marked a new phase in the development of public education in Hong Kong.

The school was severely damaged during World War II and was demolished in 1948 to make way for the building of the PMQ. The PMQ was the first police quarters to provide accommodation for married rank and file officers, including Chinese, to enhance the morale of junior police officers.

| Architectural Interest |

Architecturally, the design of the two PMQ buildings reflects the architecture of the modern movement. The direct fulfillment of functional requirement, construction and choice of materials reflect the architecture of the age. In view of this architectural character, it is desirable to retain the PMQ buildings for adaptive re-use that is beneficial to the community.

| Proposed Future Use |

The site has been designated to be revitalised and re-used for the promotion of creative industries. The PMQ shall be suitably converted into a creative industry landmark providing facilities such as exhibition gallery, studio, office or shop space for advertising, design, arts and culture, film and video, digital entertainment, music, and television and radio production, printing and publishing; education and training centre; lodgings for visiting artists, etc. It will also include an exhibition centre on the Central School and a display of relics.



REDEVELOPMENT OF HONG KONG SHENG KUNG HUI COMPOUND

| Brief History |

A few hundred metres from bustling Lan Kwai Fong quietly lies an important religious landmark, the Hong Kong Sheng Kung Hui (HKSKH) Compound. The compound comprises four distinct historic buildings, namely, the Bishop's House which was originally built in 1848; St Paul's Church built in 1911; the Former Church Guest House, also known as Martin House, built in 1919; and the Old Kei Yan Primary School, originally the south wing of St Paul's College, built in 1851.

The first three buildings are either currently or proposed to be Grade 1 buildings, while the last one is proposed to be Grade 3.

| Architectural Interest |

The HKSKH Compound occupies a prominent position in Central, with four historic buildings carrying important group and social values.

The Bishop's House is currently the Hong Kong Sheng Kung Hui Provincial Office, while St Paul's Church still serves as a chapel for worship.

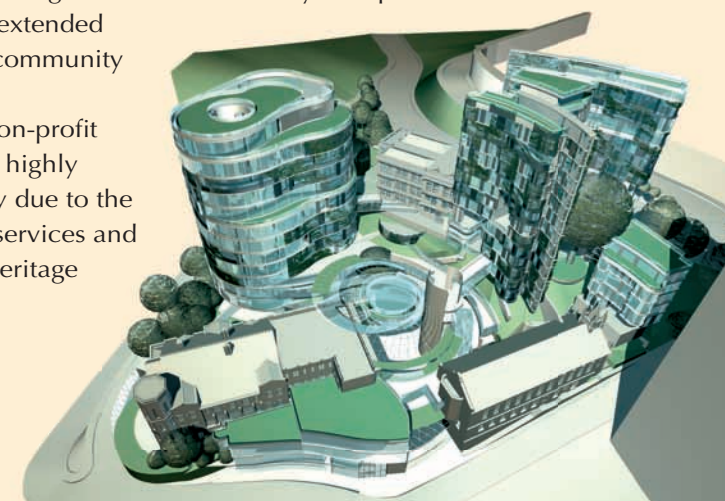
The church building was once used as a training school for Japanese gendarmes during the Japanese Occupation in World War II.

The Former Church Guest House, a three-storey building, was later converted into a hostel with many well-known missionaries, including the famous writer Han Suyin, residing there.

The Old Kei Yan Primary School was originally part of St Paul's College, an Anglo-Chinese school with a long history. The College was used for training Chinese clergy and Christian teachers. In 1953, the Kei Yan Primary School used the building as a temporary campus even though part of the structure had been demolished. The HKSKH Ming Wah Theological College is now housed in this building.

| Proposed Future Use |

The Hong Kong Sheng Kung Hui will redevelop the Compound and preserve the four historic buildings. A new Community Complex will be built to provide extended non-profit making community services. The whole redevelopment is non-profit making and will be highly beneficial to society due to the added community services and the promotion of heritage conservation.



CENTRAL GOVERNMENT OFFICES COMPLEX

| Brief History |

The three buildings in the Central Government Offices (CGO) Complex are all post-war buildings built in three phases with the East Wing completed in 1954; the Main Wing and Legislative Council Chamber in 1956; and the West Wing in 1959. A new Annexe was added to Main Wing in 1989 after the relocation of the Legislative Council to its present location in 1985. The West Wing at the Lower Albert Road level underwent a major transformation in 1998.

| Architectural Interest |

The CGO buildings are low-rise structures, situated in a well-wooded setting. They display the characteristics of the functionalist style of architecture, prevalent during the early to mid-20th century. The exteriors of the buildings have been altered over the years with additional storeys and changed finishes. The Main Wing is the best piece of architecture with special attention given to detail, while West Wing has the least significance.

Government House and other historical buildings in the vicinity have enhanced the historical and cultural significance of the site.

| Proposed Future Use |

Upon relocation of the existing offices to the new Central Government Complex at Tamar by end-2011, the CGO buildings will become vacant. Based on a recently-completed heritage consultancy study, the Main Wing and East Wing will be preserved for appropriate adaptive re-use, which shall be compatible with the original design and respect its previous function as the seat of Government. A free-standing office building for the Department of Justice is a very suitable use. The West Wing, which is of low historical significance and architectural merit, will be demolished to make way for commercial development. Part of its present footprint will be redeveloped as a garden to preserve the existing greenery. Appropriate height restrictions and public access requirements will be imposed for any future development.