

立法會
Legislative Council

LC Paper No. CB(1)1909/10-11(05)

Ref: CB1/PL/DEV

Panel on Development

Meeting on 20 April 2011

**Background brief on Conserving Central --
Former Police Married Quarters on Hollywood Road**

Purpose

This paper provides background information on the Administration's proposal to transform the Former Police Married Quarters ("PMQ") on Hollywood Road into a creative industries landmark under the "Conserving Central" initiative, and provides a summary of members' concerns and views expressed at discussions of the Panel on Development ("the Panel").

The "Conserving Central" initiative

2. The Chief Executive ("CE") announced the "Conserving Central" initiative in his 2009-2010 Policy Address, which aims at preserving social, historical and architectural features in Central while adding new life and vibrancy to the area. The eight projects under the "Conserving Central" initiative include --

- (a) New Central Harbourfront;
- (b) Central Market;
- (c) Former PMQ on Hollywood;
- (d) Central Police Station Compound;
- (e) Central Government Offices Complex;

- (f) Murray Building;
- (g) Former French Mission Building; and
- (h) Hong Kong Sheng Kung Hui Compound.

Revitalization of the former Police Married Quarters on Hollywood Road

3. The former PMQ is located between Hollywood Road and Staunton Street and beside the Dr Sun Yat-sen Heritage Trail. It was built in 1951 and comprises two quarters blocks and an ancillary Junior Police Call Clubhouse building, and also sits on the underground remains of the former Central School. The Central School, which was built in 1889, was the first Government school to provide upper primary and secondary Western education to the public. 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.

4. According to the Administration, the former PMQ will be transformed into a creative industries landmark. Following an open invitation and a competitive selection process, the proposal submitted by the Musketeers Education and Culture Charitable Foundation Limited (a non-profit making organization) was selected in November 2010. The project aims to create a new creative industries and design landmark in Hong Kong while conserving heritage of the PMQ and providing local open space therein. The project targets at providing an integrated service platform and studios with retail space to display products and production processes for designers and create-preneurs. There will be an interpretation area for visitors to appreciate the underground remains of the former Central School. Additional landscaped open space will also be provided.¹

¹ Please see the Administration's website on "Conserving Central" at http://www.devb.gov.hk/en/issues_in_focus/conserving_central/index.html

Concerns and views expressed by the Panel on Development on the "Conserving Central" initiative and policy on heritage conservation

5. The Administration briefed the Panel, inter alia, the "Conserving Central" initiative on 27 April 2010. The Panel further discussed the subject on 25 May 2010. At the Panel meeting on 21 October 2010, the Administration updated members on the progress of the eight projects under the initiative. The Administration further consulted the Panel on the proposed redevelopment scheme of the West Wing, Central Government Offices at the meeting on 26 October 2010. The Panel held a special meeting with interested organizations and parties on 23 November 2010 to receive their views on the proposed redevelopment scheme. The Panel was updated on the progress of the Government's heritage conservation initiatives at the meeting on 23 November 2010. Major concerns and views expressed by members at the above meetings are summarized in the ensuing paragraphs.

Designation of a historic town district

6. To achieve a holistic conservation of the district rather than piecemeal conservation of historic buildings/sites, Hon KAM Nai-wai suggested that the Administration should consider designating Central and Sheung Wan as a historic town district. At the Panel meeting on 25 May 2010, Mr KAM moved a motion urging the Administration to consider planning and developing Central and Sheung Wan as a historic town district and conducting a comprehensive assessment on the transport, environmental and social impacts in conserving Central. However, some other members regarded Central and Sheung Wan as important business centres with potential for further development. They considered it inappropriate to go to the extent of developing the district as a historic town for fear that this would restrict its development. Other members believed that a study on designating Central and Sheung Wan into historic town district would be useful to help figure out the restrictions, such as development density, that should be imposed on different areas to maintain a balance between development and heritage conservation. The motion moved by Mr KAM was negated.

7. The Administration advised that designating the whole of Central as a historic town required consideration of fundamental planning principles, and the Administration at present had no plan to adopt a historic town district concept in the planning and implementation of the "Conserving Central" initiative. Nevertheless, detailed impact assessment

would be carried out when details of the projects were available. In particular, the Administration would examine how connectivity and accessibility within Central could be improved.

Scope of the "Conserving Central" initiative

8. Some Panel members were concerned that "Conserving Central" had not included some conservation initiatives within the district such as the two urban renewal projects in Wing Lee Street and Graham Street. For the former, the Administration should also consider conserving other sites nearby such as the side streets connecting the area.

9. The Administration advised that the eight projects represented the beginning of the Administration's conservation efforts in Central, the success of which would depend on the participation of other private or public organizations. The Administration would seek to collaborate with private and public organizations in initiating different conservation projects within the district. It was ready to initiate necessary town planning procedures to facilitate heritage conservation efforts by the private sector. As for Wing Lee Street, its conservation would cover not just the buildings, but also the neighbourhood including the access and the adjacent open market.

Raising public awareness

10. Panel members also made suggestions on enhancing conservation efforts, such as displaying photographs and information of historic buildings and historical events at heritage sites or other appropriate locations, providing connectivity among historic sites and buildings in Central to improve pedestrian access and setting up a museum in the revitalized Central Market to underline the historical significance of Central in Hong Kong's development. They considered that these efforts would help raise public awareness of heritage conservation and revitalization.

11. The Administration advised that signs had been put up along the Dr Sun Yat-sen Historical Trail, as well as along the heritage trails in Wan Chai. Display boards would also be provided on Pak Tsz Lane to explain the significant historic events that had taken place there. The Administration would consider providing information boards at more historic sites after the completion of various revitalization projects. It would continue to promote community efforts through the on-going activities of the Commissioner of Heritage's Office.

Conservation of heritage buildings in the private domain

12. Members urged the Administration to follow a "point-line-plane" approach in pursuing heritage conservation projects and to seek assistance from different partners, including the Urban Renewal Authority and district organizations, in order to enhance effectiveness and efficiency in implementing the projects. The Administration explained that it had been pursuing the "point-line-plane" approach in implementing heritage conservation initiatives in Central, Wan Chai and Sham Shui Po districts, and advised that it would take time for the full effect of the approach to be realized.

13. As regards members' suggestion for the Administration to educate land owners of historic buildings in private domain on their legal rights and obligations in maintaining their buildings, the Administration stressed the need to respect private ownership in pursuing heritage conservation initiatives. In the implementation of conservation projects in the private domain, the Administration's guiding principle was to keep the use of public funds to the minimum. To this end, the Administration would endeavour to continue engaging in active communication with the owners of historic buildings to appeal to their support for the conservation initiatives.

Recent developments

14. The Subcommittee on Antiquities and Monuments (Declaration of Proposed Monument) (Ho Tung Garden) Notice, during the scrutiny of the declaration of Ho Tung Garden as a proposed monument under the said Notice in March 2011, expressed views about the need for the Administration to formulate a long term, holistic and sustainable policy to preserve privately-owned historic buildings, including a fair and transparent compensation arrangement and economic incentive policy for private owners of proposed monuments. The Subcommittee has referred the matter to the Panel for consideration and follow-up.

15. The Administration will consult the Panel on the PMQ revitalization project at the meeting on 20 April 2011.

Relevant papers

16. A list of relevant papers with their hyperlinks is in the **Appendix**.

Council Business Division 1
Legislative Council Secretariat
15 April 2011

Conserving Central – Former PMQ on Hollywood Road

List of relevant papers

Date of meeting	Committee	Papers/Minutes of meeting
21 October 2009	Panel on Development	<p>Administration's paper on initiatives of Development Bureau in the 2009-10 Policy Address and Policy Agenda (LC Paper No. CB(1)30/09-10(01)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev1021cb1-30-1-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)397/09-10) http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20091021.pdf</p>
27 April 2010	Panel on Development	<p>Administration's paper on Conserving Central (LC Paper No. CB(1)1666/09-10(05)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev0427cb1-1666-5-e.pdf</p> <p>Paper on heritage conservation prepared by the Legislative Council Secretariat (Background brief) (LC Paper No. CB(1)1666/09-10(04)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev0427cb1-1666-4-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)2248/09-10) http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20100427.pdf</p>

Date of meeting	Committee	Papers/Minutes of meeting
25 May 2010	Panel on Development	<p>Motion on "Conserving Central" proposed by Hon KAM Nai-wai at the meeting held on 27 April 2010 (LC Paper No. CB(1)1797/09-10(01)) http://www.legco.gov.hk/yr09-10/chinese/panels/dev/papers/dev0427cb1-1797-1-ec.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)2602/09-10) http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20100525.pdf</p>
21 October 2010	Panel on Development	<p>The Administration's paper on "Initiatives of Development Bureau in the 2010-11 Policy Address and Policy Agenda (LC Paper No. CB(1)40/10-11(01)) http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1021cb1-40-1-e.pdf</p>
26 October 2010	Panel on Development	<p>The Administration's paper on "Proposed Redevelopment Scheme for West Wing of Central Government Offices" ((LC Paper No. CB(1)2867/09-10(01)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/devcb1-2867-1-e.pdf</p> <p>Paper on conserving Central - redevelopment scheme of West Wing, Central Government Offices prepared by the Legislative Council Secretariat (Background brief) (LC Paper No. CB(1)155/10-11(08)) http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1026cb1-155-8-e.pdf</p> <p>Minutes of the meeting (LC Paper No. CB(1)736/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101026.pdf</p>

Date of meeting	Committee	Papers/Minutes of meeting
23 November 2010	Panel on Development	<p>The Administration's paper on "Proposed Redevelopment Scheme for West Wing of Central Government Offices" ((LC Paper No. CB(1)2867/09-10(01)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/devcb1-2867-1-e.pdf</p> <p>Paper on conserving Central - redevelopment scheme of West Wing, Central Government Offices prepared by the Legislative Council Secretariat (Background brief) (LC Paper No. CB(1)155/10-11(08)) http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1026cb1-155-8-e.pdf</p> <p>Minutes of the meeting (LC Paper No. CB(1)1053/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101123a.pdf</p>
23 November 2010	Panel on Development (Special Meeting)	<p>The Administration's paper on "Proposed Redevelopment Scheme for West Wing of Central Government Offices" ((LC Paper No. CB(1)2867/09-10(01)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/devcb1-2867-1-e.pdf</p> <p>Paper on conserving Central - redevelopment scheme of West Wing, Central Government Offices prepared by the Legislative Council Secretariat (Background brief) (LC Paper No. CB(1)155/10-11(08)) http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1026cb1-155-8-e.pdf</p> <p>Minutes of the meeting (LC Paper No. CB(1)1652/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101123a.pdf</p>

Date of meeting	Committee	Papers/Minutes of meeting
4 March 2011	House Committee	Report of the Subcommittee on Antiquities and Monuments (Declaration of Proposed Monument) (Ho Tung Gardens) Notice to the House Committee (LC Paper No. CB(1)1459/10-11) http://www.legco.gov.hk/yr10-11/english/hc/papers/hccb1-1459-e.pdf