

**For discussion on
15 July 2011**

Legislative Council Panel on Development

**Progress Report on Heritage Conservation Initiatives and
Revitalisation of the Old Tai Po Police Station,
the Blue House Cluster and the Stone Houses under the Revitalising
Historic Buildings Through Partnership Scheme**

PURPOSE

This paper updates Members on the progress made on the heritage conservation initiatives under Development Bureau's purview since our last progress report in November 2010 (Legislative Council (LegCo) Paper No. CB(1)467/10-11(04)), and invites Members' views on our future work. It also seeks Members' support for the funding application for revitalising the Old Tai Po Police Station, the Blue House Cluster and the Stone Houses under the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme).

PROGRESS MADE ON HERITAGE CONSERVATION INITIATIVES

Public Domain

Revitalisation Scheme

Batch I

2. For the six projects under Batch I of the Revitalisation Scheme, the latest position is as follows –

- (a) **Former North Kowloon Magistracy** – The site has been revitalised and adaptively re-used as the Savannah College of Art and Design (SCAD) Hong Kong Campus for the provision of non-local higher education courses in the fields of art and design. Commencing operation in September 2010, SCAD Hong Kong is the first completed project under the Revitalisation Scheme. For the Fall 2010 term, 141 students were enrolled, of which about 40% are local students. In April 2011, SCAD Hong Kong obtained accreditation from the Hong Kong Council for Accreditation of Academic and Vocational Qualifications for five years for 14 programmes it offers at the Hong Kong campus.

This means that these accredited programmes are recognised under the Qualifications Framework in Hong Kong. In addition, students enrolled for these accredited programmes may apply for assistance under the Financial Assistance Scheme for Post-secondary Students and the Non-means-tested Loan Scheme for Post-secondary Students¹. According to SCAD Hong Kong, it has also provided scholarships of a total value of about \$9.3 million to students enrolled for courses provided at the new campus in the 2010-11 academic year. SCAD Hong Kong expects that student enrolment will continue to increase as it establishes itself in Hong Kong. By end 2010, over 1 300 visitors participated in the free public guided tours of the revitalised facility at SCAD Hong Kong, which are offered on Mondays to Saturdays by appointment. Development Bureau will continue to monitor the operation of SCAD Hong Kong to ensure that it meets the requirements stipulated in the Tenancy Agreement;

- (b) **Old Tai O Police Station** – Renovation works for revitalising the site into a boutique hotel commenced in March 2010, and will be completed in August 2011. The hotel is expected to start operation in December 2011;
- (c) **Fong Yuen Study Hall** – Renovation works for revitalising the site into a tourism and Chinese cultural centre-cum-Ma Wan residents' museum commenced in late May 2011 for completion in March 2012. The revitalised facility is expected to start operation in May 2012. Despite the relatively small scale of this project, the pre-construction preparatory work has taken extra time due to various issues arising from site constraints and the process for obtaining necessary approvals;
- (d) **Mei Ho House** – The tender exercise for the main contract for revitalising the site into a youth hostel, comprising up to 129 guest rooms, a cafeteria and a museum of public housing for displaying the history of public housing development in Hong

¹ The Financial Assistance Scheme for Post-secondary Students provides means-tested financial assistance in the form of grant and/or loan to needy full-time students pursuing locally-accredited, self-financing post-secondary education programmes which will lead to a qualification at or above the levels of associate degree, higher diploma and/or professional diploma. The Non-means-tested Loan Scheme for Post-secondary Students provides financial assistance in the form of loan(s) to eligible students covered under the Financial Assistance Scheme for Post-secondary Students to meet their tuition fees, academic expenses and basic living expenses.

Kong, is underway. Renovation works are expected to be completed in September 2012 and the revitalised facility is expected to start operation in December 2012;

- (e) **Former Lai Chi Kok Hospital** – This cluster of historic buildings, which has been named Jao Tsung-I Academy in honour of Professor Jao Tsung-I, will be revitalised into a centre for promoting Chinese culture. Renovation works have commenced and are scheduled for phased completion in December 2011 and October 2012 respectively; and
- (f) **Lui Seng Chun** – Renovation works for revitalising the building into a Chinese medicine and healthcare centre have commenced and are expected to complete in January 2012. Operation is expected to start in April 2012.

Batch II

3. For the three projects under Batch II, the latest position is as follows –

- (a) **Old Tai Po Police Station** – The Kadoorie Farm and Botanic Garden Corporation was selected to revitalise the site into a Green Hub for sustainable living. Educational programmes and training camps will be provided under the project to develop, teach and promote affordable strategies for ecologically responsible and low carbon living. Funding has been approved by the Financial Services and the Treasury Bureau (FSTB) under delegated authority for the pre-contract works. The Tai Po District Council (DC) was consulted on 4 January 2011 and indicated its support for the project. Subject to funding approval by the Finance Committee (FC) of LegCo, revitalisation works are expected to commence in May 2012 for completion in September 2013;
- (b) **Blue House Cluster in Wan Chai** – St. James' Settlement, supported by Community Cultural Concern and Heritage Hong Kong Foundation as co-applicants, was selected to revitalise the site into a multi-functional complex providing residential accommodation and various kinds of services to the local community. Funding has been approved by FSTB under delegated authority for the pre-contract works. The Wan Chai DC was consulted on 16 November 2010 and indicated its support for the project. Subject to funding approval by the FC of LegCo,

revitalisation works are expected to commence in April 2012 for completion in March 2014; and

- (c) **Stone Houses in Kowloon City** – Wing Kwong So-Care Company Limited was selected to revitalise the site into a themed cafeteria-cum-visitor information centre. Funding has been approved by FSTB under delegated authority for the pre-contract works. The Kowloon City DC was consulted on 21 January 2011 and indicated its support for the project. Subject to funding approval by the FC of LegCo, revitalisation works are expected to commence in March 2012 for completion in September 2013.

----- Details of the three selected projects are set out at Annex A. Members' support is sought before we seek funding approval from the Public Works Subcommittee (PWSC) and the FC of LegCo in the fourth quarter of 2011 to the first quarter of 2012.

Batch III

4. Development Bureau will invite proposals for the conservation and adaptive re-use of specified historic buildings by non-profit making organisations in the form of social enterprises under Batch III of the Revitalisation Scheme shortly. We plan to include the Former Fanling Magistracy, King Yin Lei and the Bridge Street Market in Batch III. A short description of these three historic buildings is at Annex B. Details of the invitation for proposals exercise will be announced shortly.

Declaration of Monuments

5. The Government-owned fortified structure at No. 55 Ha Pak Nai in Yuen Long (photos are at Annex C) was declared as a monument² under the Antiquities and Monuments Ordinance (Cap. 53) on 24 June 2011. The fortified structure, built around 1910, is the only remaining building in Hong Kong with solid evidence of having direct connection with the revolutionary movement under the leadership of Dr. SUN Yat-sen and his compatriots. The movement led to the rise of modern China and marked a turning point in Chinese history. As a testimony to Hong Kong's role in the revolutionary movement, the fortified structure has exceptional historical significance. This latest addition will bring the total number of declared monuments in Hong Kong

² Details of the monument declaration are set out in the LegCo Brief entitled "Antiquities and Monuments Ordinance (Cap. 53) - Antiquities and Monuments (Declaration of Historical Building) Notice 2011" issued on 22 June 2011.

to 99. To commemorate the centenary of the 1911 Revolution and to enhance public appreciation of the site, we will provide display facilities on site in the second half of 2011.

6. At its meeting held on 15 June 2011, the Antiquities Advisory Board (AAB) expressed support for the Administration's proposal to declare King's College and the School House of St. Stephen's College as monuments under the Antiquities and Monuments Ordinance. We will seek the Chief Executive's approval of the declaration shortly.

Grading Exercise for Historic Buildings

7. Up to 15 June 2011, AAB has completed the assessment of the grading of 1 159³ historic buildings taking account of the recommendations of the expert panel and the views received from the owners and members of the public. The confirmed grading of these 1 159 historic buildings are set out below -

- (a) 155 buildings with Grade one status;
- (b) 304 buildings with Grade two status;
- (c) 418 buildings with Grade three status; and
- (d) 282 buildings with no grading.

8. Following the agreed step-by-step approach, AAB will continue to take forward the grading exercise, focusing first on finalising the grading of the remaining items in the list of 1 444 historic buildings before examining new items/categories proposed by the public for consideration of grading⁴.

Private Domain

9. We have been proactively reaching out to private owners, offering them a range of assistance (including technical advice and financial assistance for the maintenance of historic buildings as well as the offer of economic incentives for preservation-cum-development projects) to encourage and facilitate the preservation of historic buildings under their ownership. In particular, we have been approaching private owners of historic buildings to

³ This figure includes items on the list of 1 444 historic buildings in the territory for which a public consultation exercise on their proposed grading was carried out from March to September 2009 as well as new items proposed for grading.

⁴ AAB will flexibly advance its discussion on the grading of the new items if there is cogent need for an early assessment.

explore conservation options on receipt of alerts from relevant departments under the internal monitoring mechanism⁵ that plans are afoot for the demolition or redevelopment of any privately-owned monuments or graded buildings.

Ho Tung Gardens

10. In view of its high historic and architectural value, Ho Tung Gardens at 75 Peak Road was accorded with a Grade one status by AAB on 25 January 2011. Under the internal monitoring system mentioned in paragraph 9 above, it has been brought to our attention that the owner of Ho Tung Gardens has plans to demolish and redevelop Ho Tung Gardens and has made relevant submissions⁶ to BD for approval. After consultation with AAB, the Secretary for Development, in her capacity as the Antiquities Authority under the Antiquities and Monuments Ordinance, declared Ho Tung Gardens as a proposed monument under section 2A(1) of the Ordinance on 28 January 2011. The declaration, effective for 12 months, gives the site timely statutory protection, which includes prohibition of any building or other works within the boundary of the proposed monument, and any actions to demolish, remove, obstruct, deface or interfere with the proposed monument unless a permit is granted by the Antiquities Authority⁷. We have been discussing preservation options with the owner in earnest, taking account of the heritage conservation objective while respecting private property rights.

Financial Assistance for Maintenance Scheme

11. Since the Financial Assistance for Maintenance Scheme was introduced in August 2008 to provide financial assistance to owners of privately-owned graded historic buildings for carrying out maintenance works, we have approved 12 applications as at end June 2011, involving a total grant of \$10.4 million. The current status of the maintenance works of these approved

⁵ Under the internal monitoring mechanism, the Buildings Department (BD), Lands Department and Planning Department will alert the Commissioner for Heritage's Office (CHO) of the Development Bureau and the Antiquities and Monuments Office (AMO) regarding any identified possible threat which may affect privately-owned sites of archaeological interests, monuments and historic buildings that have been brought to departments' attention through applications and enquiries received and in the normal course of duty such as regular inspections. District Offices also assist in informing the CHO and the AMO if their staff notice any demolition of/alterations to monuments/proposed monuments or graded buildings/buildings proposed to be graded in their normal course of duty. The mechanism enables the CHO and the AMO to take timely follow-up action with the private owners concerned.

⁶ The owner of Ho Tung Gardens submitted to BD a demolition plan for Ho Tung Gardens and a building plan to construct 11 houses on the site.

⁷ Details are set out in the LegCo Brief issued on 28 January 2011 entitled "Declaration of Ho Tung Gardens at 75 Peak Road as a Proposed Monument under the Antiquities and Monuments Ordinance".

----- applications and a list of 12 new applications under processing are set out at Annex D.

MAJOR PROJECTS

Conserving Central

12. In his 2009-10 Policy Address, the Chief Executive announced the “Conserving Central” initiative, which comprises eight innovative projects to preserve many of the important cultural, historical and architectural features in Central while adding new life and vibrancy to the area.

Hong Kong Sheng Kung Hui (HKSKH)’s Central Compound

13. Under the preservation-cum-development proposal for HKSKH’s Compound on Lower Albert Road (Central site), HKSKH will preserve all four historic buildings⁸ at its Central site and construct two new buildings of 18 and 11 storeys respectively⁹ (height not exceeding 108 metres above the Hong Kong Principal Datum (mPD) and 103 mPD respectively) to allow the following categories of uses, namely a church and religious purposes with ancillary accommodation, a kindergarten, medical facilities, social welfare facilities, and environmental protection facilities. In order to allow sufficient space for the provision of enhanced community services while reducing the overall development density at the Central site, HKSKH will relocate some of the existing uses and additional space requirements originally to be provided by the redevelopment at the Central site to its other site at Clementi Road, Mount Butler (Mount Butler site). A new building comprising two blocks, each of 12 storeys (height not exceeding 220 mPD), will be constructed at the Mount Butler site to allow the following categories of uses, namely a complex for theological and other education-related uses together with ancillary religious facilities; an ancillary hostel for students, teaching staff and visitors associated with the complex; and a kindergarten. HKSKH is conducting a traffic impact assessment for both the Central site and the Mount Butler site, and adopt

⁸ There are four historic buildings within the Central site, namely, the Bishop’s House (Grade one), St. Paul’s Church (Grade one), the Church Guest House (also known as Martin House; Grade one) and the Old Sheng Kung Hui Kei Yan Primary School (originally the south wing of St. Paul’s College; Grade two).

⁹ The design of the two new buildings at the Central site under the preservation-cum-development proposal has undergone changes in view of the site constraints, including the need to preserve the four historic buildings and the existing trees as far as possible. In LegCo Paper No. CB(1)/666/09-10/05, we reported that HKSKH planned to construct two new buildings of 13 and 11 storeys respectively. In the final design, the two buildings will have 18 and 11 storeys respectively mainly due to the elimination of the basement design for better protection of the historic buildings and the setting back of one of the new buildings to facilitate public appreciation of the neighbouring historic buildings.

appropriate mitigation / improvement measures¹⁰.

14. The preservation-cum-development project, which will be funded entirely by HKSKH, requires changes to the specified land uses in the land leases for the Central site and the Mount Butler site. On 7 June 2011, the Chief Executive-in-Council approved the land lease modification for HKSKH's Central site and the in-situ land exchange for its Mount Butler site at nominal premium as an economic incentive to facilitate the preservation of all four historic buildings at the Central site¹¹. The charging of nominal premium is considered justified having regard to the considerable efforts made by the HKSKH to preserve all four historic buildings at its own cost, the non-profit-making nature of the project as well as the considerable benefits brought to the community through enhanced provision of community services and enhanced public access to HKSKH's Central site. Subject to the completion of the lease modification and the in-situ land exchange procedures, the HKSKH plans to commence construction works by the end of 2011 for completion in 2015.

Central Police Station (CPS) Compound

15. Government is taking forward the revitalisation of the CPS Compound, which comprises three groups of monument buildings, namely the CPS, the former Central Magistracy and the Victoria Prison, in partnership with the Hong Kong Jockey Club (HKJC). HKJC will fund the capital cost of revitalising the Compound into a centre for heritage, art and leisure, as well as any operating deficit until the project is financially self-sustainable. The CPS Compound will continue to remain in Government ownership and HKJC will sign a tenancy agreement with Government for the operation of the revitalised facilities.

16. HKJC will preserve all 15 historic buildings and the F Hall in the Compound and construct two new buildings of a modest scale, namely the Old Bailey Wing to house gallery space and the Arbuthnot Wing to house a multi-purpose venue as well as central plant. The revised schematic design for the revitalisation of the CPS Compound was announced on 11 October 2010¹².

¹⁰ For example, the preservation-cum-development project will improve traffic condition by providing loading / unloading areas and minibus lay-bys within both the Central site and the Mount Butler site (whereas at present, visitors have to be dropped off along Glenealy or Lower Albert Road for accessing the Central site, or along Clementi Road for accessing the Mount Butler site). HKSKH will also encourage all students of the kindergarten at the Mount Butler site to take school bus.

¹¹ Details are set out in the LegCo Brief entitled "Preservation-cum-development of the Hong Kong Sheng Kung Hui Compound in Central" issued on 15 June 2011.

¹² Details are set out in the LegCo Brief entitled "Conservation and Revitalisation of the Central Police Station Compound – The Hong Kong Jockey Club's Revised Design" issued on 11 October 2010.

The Central and Western DC was consulted on the revised schematic design for the revitalisation of the CPS Compound on 6 January 2011 and indicated its support.

17. Following the submission of an Environmental Impact Assessment (EIA) report under the Environmental Impact Assessment Ordinance (Cap. 499), HKJC obtained an Environmental Permit for the project in April 2011. The Town Planning Board also approved the planning application submitted under section 16 of the Town Planning Ordinance (Cap. 131) in May 2011. HKJC aims to commence construction works in late 2011 for completion in end 2014.

Former Police Married Quarters on Hollywood Road

18. The Musketeers Education and Culture Charitable Foundation Limited (the Musketeers Foundation), supported by the Hong Kong Polytechnic University, the Hong Kong Design Centre and the Hong Kong Design Institute of the Vocational Training Council, has been selected to conserve and transform the Former Police Married Quarters on Hollywood Road into a creative industries landmark called “PMQ”¹³. Detailed design has been completed. The Central and Western DC was consulted on the “PMQ” project in March 2011 and indicated its support. On 22 March 2011, the Architectural Services Department consulted AAB on the HIA Report for the revitalisation project and received its support. On 15 April 2011, the Metro Planning Committee of the Town Planning Board approved the planning application submitted under section 16 of the Town Planning Ordinance.

19. The total capital cost of the project is estimated at about \$577.1 million in money-of-the-day (MOD) prices. The Musketeers Foundation will fund part of the works (mainly architectural improvements to the Government’s base case) at a total cost of \$17 million (in MOD prices). Further to the support received from this Panel at its meeting held on 20 April 2011, we obtained endorsement of the PWSC of LegCo on 15 June 2011 for the funding application for this revitalisation project at an estimated cost of \$560.1 million (in MOD prices), to be submitted to FC of LegCo on 8 July 2011. Subject to funding approval, conservation and revitalisation works will commence in early 2012 for completion by end 2013, and the revitalised facilities will be commissioned in mid-2014.

20. The implementation progress of the remaining five projects is set out at Annex E.

¹³ Details of the project are set out in LegCo Paper No. CB(1)1909/10-11(04) entitled “400IO — Transformation of the Former Police Married Quarters on Hollywood Road into a Creative Industries Landmark” issued on 20 April 2011.

Haw Par Mansion (HPM)

21. To diversify our approach to heritage conservation and in recognition of the commercial potential of HPM, a Grade one historic building, we invited bids through open tender based on a two-envelope approach for the revitalisation and adaptive re-use of HPM on a commercial basis. Upon the end of the tender period on 28 April 2011, we received one tender, which however did not conform with the mandatory requirements stated in the tender invitation. We therefore cancelled the tender exercise in accordance with the established practice.

22. The above notwithstanding, in view of the uniqueness of this project, we see merit in making another attempt to test market interest. Accordingly, a re-tender exercise was launched on 27 May 2011 and will be closed on 29 August 2011. We will engage the Advisory Committee on Revitalisation of Historic Buildings to advise the tender assessment panel on the relative merits of the technical proposals received, and expect to complete the tender selection process by mid-2012.

King Yin Lei (KYL)

23. The restoration works for KYL were completed in December 2010, under the guidance of a well-regarded expert in Chinese architecture, Professor Tang Guohua of the School of Architecture and Urban Planning of Guangzhou University. We will invite proposals for the conservation and revitalisation of KYL under Batch III of the Revitalisation Scheme to be launched shortly.

24. In April and May 2011, CHO organised open days for the public and stakeholders (including LegCo Members, DC members, members of relevant professional and academic institutions as well as nearby residents) to appreciate KYL after restoration. The event was very well-received, with about 27 800 visitors in total. About 13 300 comment cards on the future adaptive re-use of KYL were received¹⁴. Further public engagement activities (including consultation with Wan Chai DC on 17 May 2011 and a public forum on 26 May 2011) were conducted to collect public views on the future use of KYL. The Wan Chai DC supported the inclusion of KYL in the Revitalisation Scheme, but raised concern that the project might attract additional traffic flow along Stubbs Road. We will require applicants under the Revitalisation Scheme to

¹⁴ Based on the comment cards collected, views on the future adaptive re-use of KYL are summarised below –

- as “cultural facilities” (about 43%);
- as “exhibition or convention hall” (about 25%); and
- as “education institution” (about 23%).

conduct a preliminary traffic study to ensure that their proposed uses will not aggravate the existing traffic condition of the road network in the vicinity of KYL. The successful applicant will be further required to conduct a detailed Traffic Impact Assessment during project implementation.

Publicity and Public Education

25. In 2011, we have organised a series of publicity and public education activities targeting at different sectors of the community. These activities include -

- (a) a heritage tourism expo from December 2010 until July 2011 to showcase our rich built heritage. The exhibition is being staged at various locations¹⁵ throughout the territory and in Beijing (from 1 to 6 July 2011). The expo has attracted more than 103 000 visitors by end June 2011;
- (b) barrier-free guided heritage tours for the disabled organised from November 2010 to March 2011 (over 480 participants);
- (c) Tai Tam Waterworks heritage tours for schools and families from December 2010 to May 2011 (over 590 participants);
- (d) King Yin Lei Open Day organised in April and May 2011. Visitors totalled around 27 800;
- (e) talks and guided tours to commemorate the centenary of the 1911 Revolution and Teaching Kit Extension Tour targetting secondary school students will be organised in the second half of 2011 (with an expected patronage of 960 participants); and
- (f) an international Heritage Conservation Conference will be organised at Hong Kong Convention and Exhibition Centre from 12 to 13 December 2011. We expect to draw over 400 participants from around the world and locally. Development Bureau will also take the opportunity to showcase Hong Kong's accomplishments since the announcement of the new policy on heritage conservation in 2007.

¹⁵ The locations include the Hong Kong Heritage Discovery Centre (December 2010 – April 2011), the Hong Kong International Airport (March 2011), Shatin Town Hall (April 2011), Tuen Mun Town Hall (April – May 2011), Immigration Tower (May – June 2011), Revenue Tower (May – June 2011), Times Square (June 2011), Olympian City II (June 2011) and Cattle Depot (June to July 2011).

26. We continue to keep the public informed of developments on the heritage front and our heritage conservation work through -

- (a) our dedicated heritage website (www.heritage.gov.hk), which registered a total of 1 251 000 visits as at end June 2011 since its launch in January 2008; and
- (b) our bimonthly heritage newsletter, “活化@Heritage”, which is distributed both electronically and in printed form with a circulation of 13 000 copies per issue.

27. We estimate that our publicity and public education activities on heritage conservation in 2011 will attract over 130 000 participants.

ADVICE SOUGHT

28. Members are invited to note the latest position of various heritage conservation initiatives being pursued by Development Bureau and provide views and suggestions on our future work. Members are also invited to support the funding applications for the conservation and revitalisation of the Old Tai Po Police Station, the Blue House Cluster and the Stone Houses under the Revitalisation Scheme.

Development Bureau
July 2011

**Revitalisation of the Old Tai Po Police Station,
the Blue House Cluster and the Stone Houses
under the Revitalising Historic Buildings Through Partnership Scheme**

Background

In August 2009, we invited non-profit-making organisations with charitable status under section 88 of the Inland Revenue Ordinance (Cap. 112) to submit proposals for adaptive re-use of five government-owned historic buildings, including Old Tai Po Police Station, the Blue House Cluster and the Stone Houses, in the form of social enterprises under the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme). Following a vigorous and competitive process, and upon the advice of the Advisory Committee on Revitalisation of Historic Buildings, we selected successful applicants for three historic buildings¹:

- (a) Kadoorie Farm and Botanic Garden Corporation (KFBG) was selected to revitalise Old Tai Po Police Station into a Green Hub;
- (b) St. James' Settlement (SJS), supported by Community Cultural Concern and Heritage Hong Kong Foundation as co-applicants, was selected to revitalise the Blue House Cluster in Wan Chai into Viva Blue House; and
- (c) Wing Kwong So-Care Company Limited (WKSCCL) was selected to revitalise the Stone Houses in Kowloon City into Stone Houses Family Garden.

We reported the selection results to the Legislative Council (LegCo) Panel on Development (Panel) *vide* our last progress report in November 2010 (LegCo Paper No. CB(1)467/10-11(04)).

¹ As the quality of the proposals received for Wong Uk and Former Fanling Magistracy could not meet the high threshold required to justify the extent of Government support under the Revitalisation Scheme, we did not select any applicant for the revitalisation of these two historic buildings.

Revitalisation of the Old Tai Po Police Station into a Green Hub

Project

Building

2. The Old Tai Po Police Station, with a site area of 6 500 square metres and a total floor area of about 1 300 square metres, is located at the top of Tai Po Wan Tau Tong Hill abutting Wan Tau Kok Lane, Tai Po. Built in 1899, it was the first police regional headquarters in the New Territories. The importance of the building went beyond its function as a police regional headquarters because after the lease of the New Territories to the British Government in 1898, Tai Po became the administrative centre for the entire New Territories. The Old Tai Po Police Station therefore symbolised the authority of the colonial administration in the old days. After World War II, the Old Tai Po Police Station was used consecutively as a police divisional office, a regional crime prevention office for the New Territories North Police Division, and temporary accommodation and offices for the Marine Police North Division. The Old Tai Po Police Station has been left vacant since 2006. The Antiquities and Advisory Board (AAB) accorded Grade one status to the Old Tai Po Police Station, in recognition of its historical significance and architectural merit.

3. The Old Tai Po Police Station comprises three single-storey historic buildings, namely the Main Building, the Staff Quarters Block, the Canteen Block, and some open space. The Main Building of the police station is a single-storey bungalow, with its structures arranged around a central courtyard. The Staff Quarters Block provided accommodation for police officers posted to the police station. The Canteen Block was a later addition, using newer construction method and materials. The condition of the buildings has been deteriorating and it requires maintenance from time to time.

Project Scope

4. The scope of the revitalisation project comprises the restoration and revitalisation of the Old Tai Po Police Station for accommodating the following facilities –

- (a) an exhibition area;
- (b) an information and resource centre;
- (c) three folk art and craft workshops;

- (d) a meeting room;
- (e) a training room;
- (f) a community co-operative market;
- (g) a kitchen store and food preparation room;
- (h) a cookery training area;
- (i) a canteen;
- (j) 12 guest rooms;
- (k) landscaped areas;
- (l) office areas; and
- (m) other ancillary facilities, for example, toilets, storage areas, laundry room, linen store and plant rooms, etc.

A site plan and artistic impression of the Green Hub are at Annex 1 and Annex 2 respectively.

Benefits

5. The revitalisation project will generate the following benefits –
 - (a) The project aims to provide a good environment with natural landscape for promoting sustainable living and integrated conservation. The Green Hub will become a unique cultural landmark in Tai Po;
 - (b) The Green Hub is expected to benefit the local community by demonstrating an integrated approach to the conservation of the historic and architectural value of the Old Tai Po Police Station as well as the mature trees and the ecologically important egretty within the project site;
 - (c) The Green Hub will serve as a centre for developing, teaching and promoting affordable strategies for ecologically responsible and low carbon living;

- (d) The Green Hub will provide a range of courses and training in transformative education to enhance public understanding in Hong Kong and Mainland China of pressing contemporary ecological and social concerns. KFBG will collaborate with local folk artists in running regular workshops at the Green Hub to enhance visitors' learning experience and promote folk arts; and
- (e) The public will be allowed free access to the exhibition area in the police station compound. Guided tours of the police station will be arranged. In addition, KFBG will set up a heritage trail, linking the revitalised Old Tai Po Police Station with the key heritage sites and other heritage resources of ecological and cultural interest in Tai Po District. The Green Hub will benefit the local economy by engaging the service of local organisations in revitalising the police station.

Project estimate

6. The capital cost of the project is estimated at \$43.2 million² (in September 2010 prices). We intend to seek funding approval from the PWSC and the FC of LegCo in January 2012 and February 2012 respectively to enable restoration and revitalisation works to start as early as possible. The maintenance cost of structural repairs of the historic building at the site, as well as the maintenance of the slopes not affected by the revitalisation works, will be borne by the Government. KFBG will be responsible for the cost of the other maintenance works for the historic building and the site. A broad breakdown of the capital cost is at Annex 3.

Heritage implications

7. This project is subject to a Heritage Impact Assessment (HIA) in accordance with the prevailing requirements for heritage conservation. KFBG will consult AAB in September 2011 on the HIA report, which is in the form of a Conservation Management Plan. KFBG will ensure that the construction works, mitigation measures, future maintenance and interpretation of the site history to be carried out will comply with the requirements stipulated in the HIA report.

² This estimated figure is subject to minor adjustment for submission to the Public Works Subcommittee (PWSC) and the Finance Committee (FC) of LegCo for funding approval.

Public consultation

8. We reported the selection results for Batch II of the Revitalisation Scheme, including the successful application for the Old Tai Po Police Station, to the Panel on 23 November 2010. Members generally supported the Revitalisation Scheme and the Administration's efforts to revitalise these historic buildings.

9. We and KFBG consulted the Tai Po District Council on the project on 4 January 2011 and received its support.

Revitalisation of the Blue House Cluster in Wan Chai into Viva Blue House

Project

Building

10. The Blue House Cluster comprises three tenement houses of three/four-storeys, namely 72-74A Stone Nullah Lane (Blue House), 2-8 Hing Wan Street (Yellow House) and 8 King Sing Street (Orange House), and an open space. The buildings were built between 1920s and 1950s. Over the years, the Blue House Cluster had housed "Wah To Temple", a martial arts school and an English school. It now accommodates an osteopathy clinic and eight residential units. The open space situated next to the buildings was originally occupied by three shop houses built in the early 1930s. Following the demolition of these shop houses, the space has been left vacant. The conditions of the Blue House Cluster buildings have been deteriorating and the buildings require maintenance from time to time. The Blue House Cluster shows the typical configuration of tenement houses in Hong Kong in the early 20th century, i.e. with shops on the ground floor and residential quarters on the upper floors. In recognition of their historical and architectural value, AAB accorded Grade one status to the Blue House, Grade three status to the Yellow House and no grading to the Orange House.

Project Scope

11. The scope of the project comprises the restoration and revitalisation of the Blue House Cluster for accommodating the following facilities –

- (a) 18 residential units;
- (b) three shops;
- (c) two restaurants;

- (d) exhibition areas;
- (e) classroom and recreation areas;
- (f) office areas;
- (g) a public open space of no less than 220 square metres in area;
- (h) a link bridge with two new external staircases to connect the three separate building blocks; and
- (i) other ancillary facilities, for example, toilets, lift, storage areas and plant rooms, etc.

A site plan and artistic impression of the Viva Blue House are at Annex 4 and Annex 5 respectively.

Benefits

12. The revitalisation project will generate the following benefits –

- (a) The Viva Blue House will be operated as a multi-functional complex, providing residential accommodation, catering services, cultural and educational programmes as well as heritage tours. These activities will promote a sense of neighbourhood and “Wan Chai culture” experience to the local community. The Blue House Cluster will become a unique cultural landmark in Wan Chai for both locals and tourists;
- (b) We expect that the Viva Blue House will attract more visitors to the area and bring vitality to the local economy. To enable the public to appreciate this cluster of historic buildings, arrangements will be made to facilitate public access to the exhibition area, shops, restaurants, classrooms, recreation rooms and the public open space free-of-charge; and
- (c) The existing eight tenants who have opted to stay in the complex will be accommodated with upgraded living conditions. The remaining residential units will be rented to eligible new tenants who meet the specified tenant selection criteria. The existing tenants will maintain the original neighbourhood network, while new tenants will bring vibrancy to the complex.

Project estimate

13. The capital cost of the project is estimated at \$65.7 million³ (in September 2010 prices). We intend to seek funding approval from the PWSC and FC of LegCo in January 2012 and February 2012 respectively to enable restoration and revitalisation works to start as early as possible. The maintenance cost of structural repairs of the historic building in the site will be borne by the Government. SJS is responsible for the cost of the other maintenance works for the historic building and the site. A broad breakdown of the capital cost is at Annex 3.

Heritage implications

14. This project is subject to an HIA in accordance with the prevailing requirements for heritage conservation. SJS will consult AAB in September 2011 on the HIA report, which is in the form of a Conservation Management Plan. SJS will ensure that the construction works, mitigation measures, future maintenance and interpretation of the site history will comply with the requirements stipulated in the HIA report.

Public consultation

15. We reported the selection results for Batch II of the Revitalisation Scheme, including the successful application for the Blue House Cluster, to this Panel on 23 November 2010. Members generally supported the Revitalisation Scheme and the Administration's efforts to revitalise these historic buildings.

16. We and SJS consulted the Wan Chai District Council on the project on 16 November 2010 and received its support.

Revitalisation of the Stone Houses in Kowloon City into Stone Houses Family Garden

Project

Building

17. The Stone Houses at 31-35 Hau Wong Temple New Village, Kowloon City were built in the early 1940s during the Japanese Invasion. The cottages in the village were subsequently occupied by newcomers fleeing the civil war in

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

Mainland China after World War II, operated as film studios after 1950s and used as industrial workshops in the 1970s to 1990s. Hau Wong Temple New Village was cleared in 2001 and the Stone Houses have been left vacant since. The Stone Houses comprise a row of five traditional Chinese vernacular houses, constructed of granite blocks with walls supporting pitched roofs of timber rafters, purlins and clay tiles. In recognition of their historical value, AAB accorded Grade three status to the Stone Houses.

Project Scope

18. The scope of the project comprises the restoration and revitalisation of the Stone Houses and the construction of two new buildings for accommodating the following facilities –

- (a) a cafeteria with kitchen;
- (b) a visitor information centre;
- (c) an interpretation centre;
- (d) a landscaped open space;
- (e) a multi-purpose room; and
- (f) other ancillary facilities, for example, toilets, lift, store room, plant rooms, etc.

(a) to (c) will be accommodated in the Stone Houses while (e) and (f) will be accommodated in the new buildings. A site plan and some artistic impression of the Stone Houses Family Garden are at Annex 6 and Annex 7 respectively.

Benefits

19. The revitalisation project will generate the following benefits -

- (a) Part of the Stone Houses will be converted into a board game cafeteria on a nostalgic theme. It will be operated as a social enterprise to provide full-time and part-time jobs and training opportunities for youths and the under-privileged;
- (b) Another part of the Stone Houses will be converted into an interpretation centre and a visitor information centre to display the history of the district and the Stone Houses. Part of the Stone Houses will be restored to their original conditions and furnished as

in the early days to form part of the interpretation centre. Free guided tours will be organised; and

- (c) Focusing on the theme of “family”, WKSCCL also aims to turn the site into a youth hub by offering ancillary services such as board games training, Neuro Linguistic Programming courses, learning tours and Other Learning Experience activities. The landscaped open space will be open to the public and occasionally be used as an open theatre for performances.

Project estimate

20. The capital cost of the project is estimated at \$35.4 million⁴ (in September 2010 prices). We intend to seek funding approval from the PWSC and the FC of LegCo in November and December 2011 respectively to enable restoration and revitalisation works to start as early as possible. The maintenance cost of structural repairs of the historic building will be borne by the Government. WKSCCL is responsible for the cost of the other maintenance works for the historic building and the site. A broad breakdown of the capital cost is at Annex 3.

Heritage implications

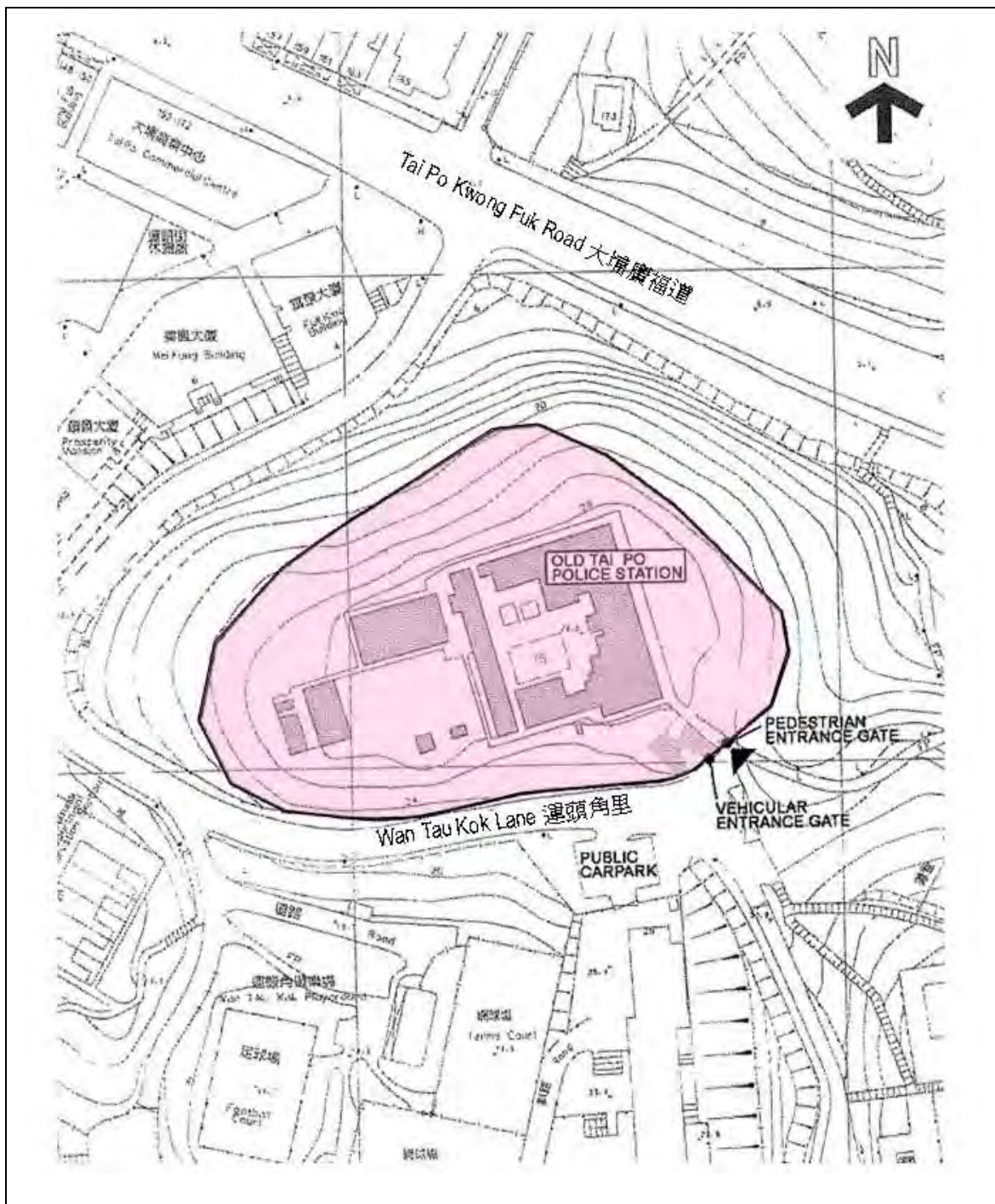
21. This project is subject to an HIA in accordance with the prevailing requirements for heritage conservation. WKSCCL consulted AAB on the HIA report, which is in the form of a Conservation Management Plan, at its meeting on 15 June 2011 and received its support. WKSCCL will ensure that the construction works, mitigation measures, future maintenance and interpretation of the site history will comply with the requirements stipulated in the HIA report.

Public consultation

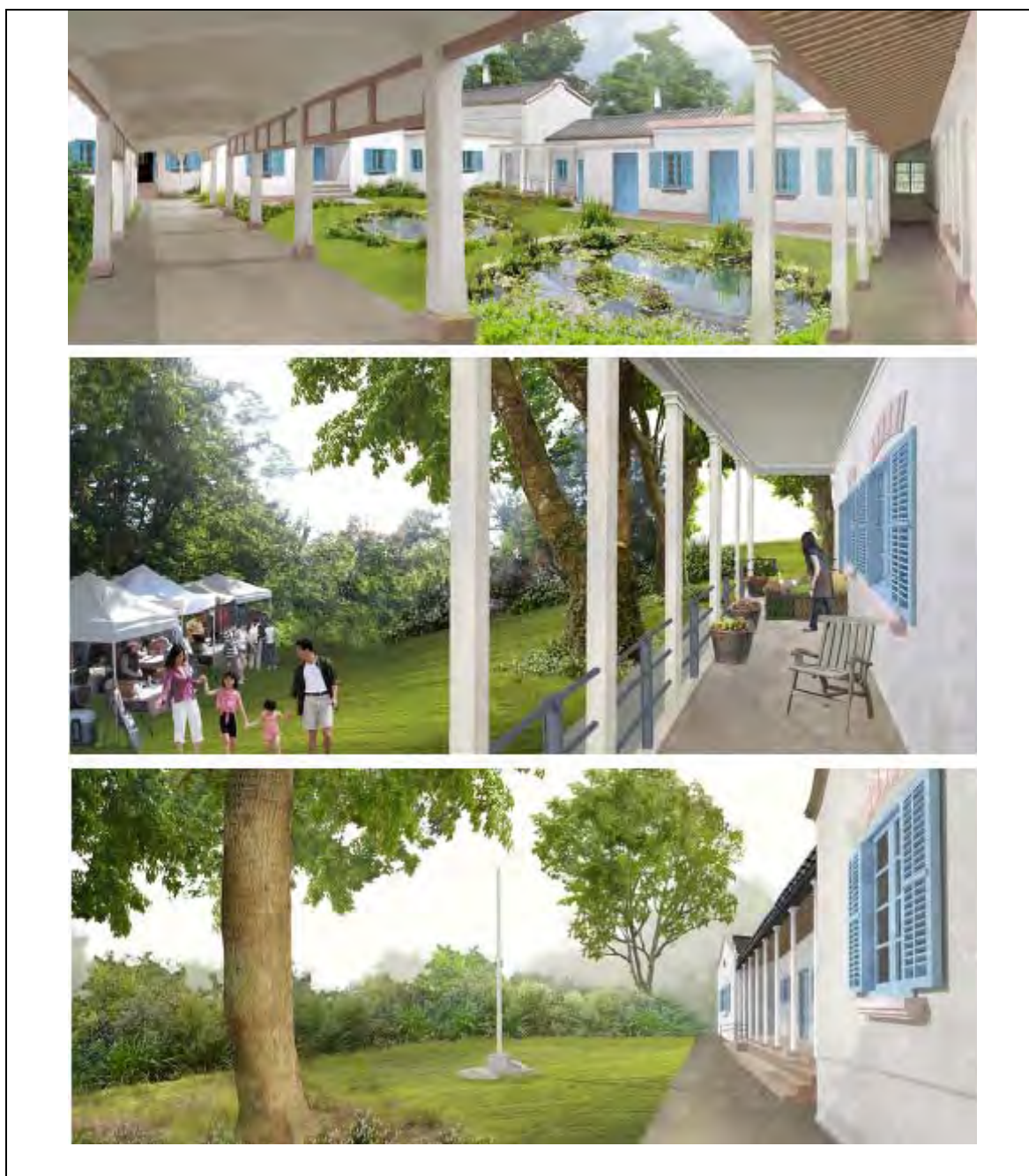
22. We reported the selection results for Batch II of the Revitalisation Scheme, including the successful application for the Stone Houses, to this Panel on 23 November 2010. Members generally supported the Revitalisation Scheme and the Administration’s efforts to revitalise these historic buildings.

23. We and WKSCCL consulted the Kowloon City District Council on the project on 21 January 2011 and received its support.

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



Revitalisation of the Old Tai Po Police Station into a Green Hub
Site Plan

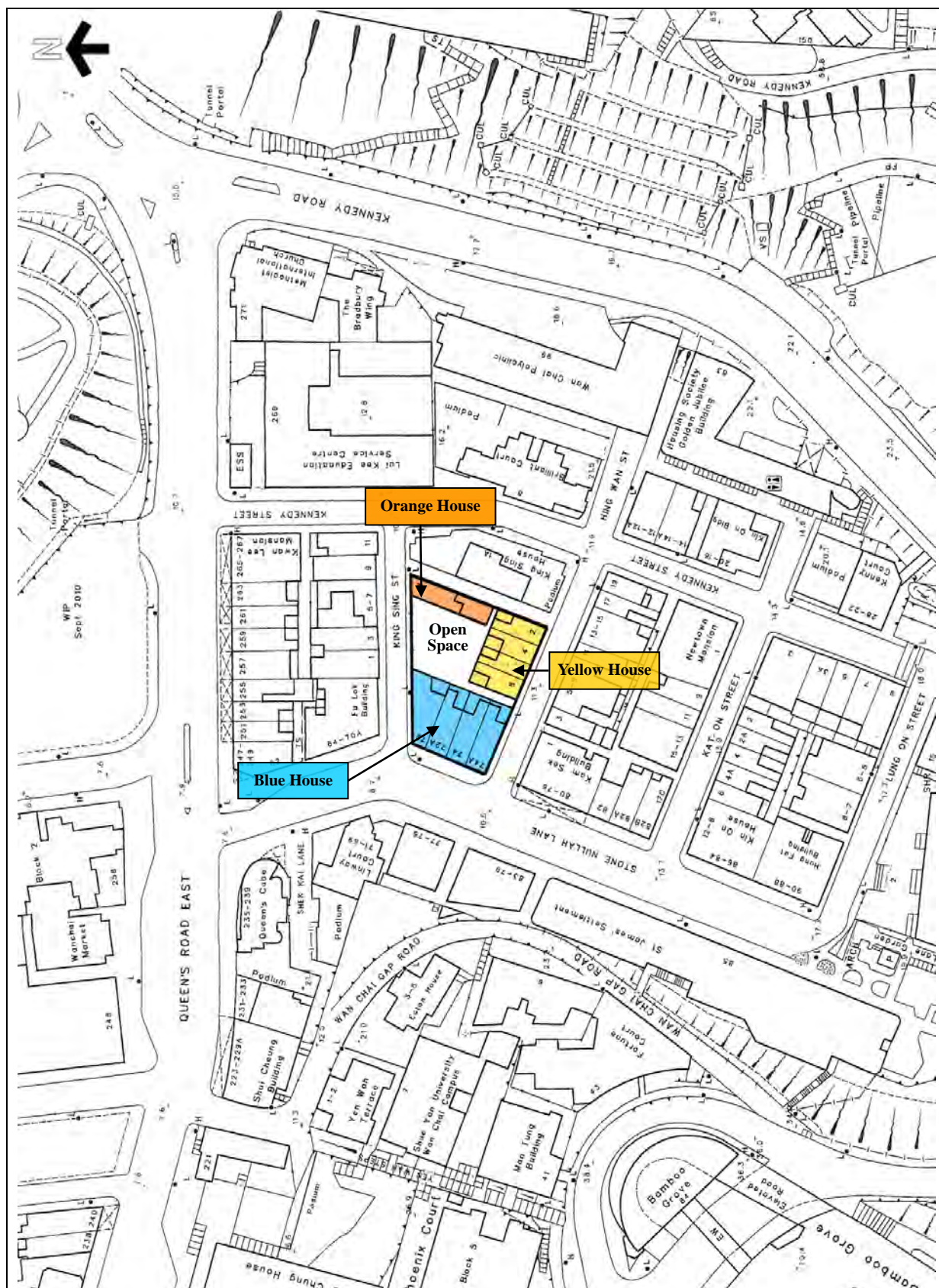


Revitalisation of the Old Tai Po Police Station into a Green Hub
Artistic Impression of the Green Hub

Annex 3

Broad Breakdown of the Capital Cost for the Revitalisation of Old Tai Po Police Station, the Blue House Cluster and Stone Houses (at September 2010 prices)

	<u>Old Tai Po Police Station</u> (\$ million)	<u>The Blue House Cluster</u> (\$ million)	<u>Stone Houses</u> (\$ million)
1. Demolition and Site Clearance	1.4	2.5	1.7
2. Foundation	-	4.5	1.4
3. Building Works	17.2	30.3	8.7
4. Building Services Works (includes additional energy conservation and greening measures)	4.8	8.5	5.3
5. Drainage	0.9	0.5	1.0
6. External Works and Landscaping	5.2	1.5	4.7
5. Furniture and Equipment	3.6	3.1	2.8
6. Consultancy Fee and Resident Site Staff	6.1	8.8	6.6
7. Contingency	4.0	6.0	3.2
Total	43.2	65.7	35.4



Revitalisation of the Blue House Cluster into Viva Blue House
Site Plan



Revitalisation of the Blue House Cluster into Viva Blue House
Artistic Impression of the Viva Blue House



Revitalisation of the Stone Houses into Stone Houses Family Garden
Site Plan



Revitalisation of the Stone Houses into Stone Houses Family Garden
Artistic Impression of the Stone Houses Family Garden

**Historic Buildings for Inclusion in Batch III
of the Revitalising Historic Buildings Through Partnership Scheme**

1. Former Fanling Magistracy (Re-launch¹)

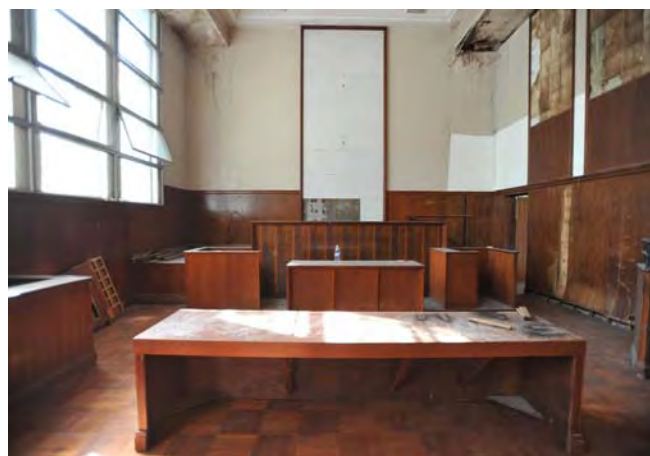
Address: 302 Jockey Club Road, Fanling, New Territories

Site Area: About 4 070 m²

Gross Floor Area: About 1 980 m²

Year Built: 1960

Grading: Grade three



¹ The Former Fanling Magistracy was included in Batch II of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme). As the quality of the proposals received could not meet the high threshold required to justify the extent of Government support under the Revitalisation Scheme, we did not select any applicant for the revitalisation of Former Fanling Magistracy.

2. King Yin Lei

Address: 45 Stubbs Road, Wan Chai, Hong Kong

Site Area: About 4 706 m²

Gross Floor Area: About 1 641 m²

Year Built: 1937

Grading: Declared monument



3. Bridges Street Market

Address: 2 Bridges Street, Central, Hong Kong

Site Area: About 510 m²

Gross Floor Area: About 950 m²

Year Built: 1953

Grading: Proposed Grade three



Fortified Structure at No. 55 Ha Pak Nai, Yuen Long



Front elevation of the fortified structure



North elevation of the fortified structure

Financial Assistance for Maintenance Scheme

(1) Approved applications (total: 12 as at end of June 2011)

- Maintenance works for the following five approved applications, at a total cost of \$3.7M, have been completed:
 - (a) Lo Pan Temple, Belcher's Street, Kennedy Town (Grade 1);
 - (b) Conference Hall and Pilgrim's Hall of the Tao Fong Shan Christian Centre, Tao Fung Shan Road, Sha Tin (Grade 2);
 - (c) Main Building of Helena May, Garden Road, Central (the exterior of the building has been declared as a monument and the interior of the building is Grade 2);
 - (d) Ancestral Hall of Tsang Tai Uk, Shan Ha Wai Village, Sha Tin (Grade 1); and
 - (e) No. 3 Bungalow, St. Stephen's College, Stanley (Grade 1).
- The design or maintenance works for the following seven approved applications, at a total approved cost of \$6.7M, is in progress:
 - (a) Jamia Mosque, Shelly Street, Sheung Wan (Grade 1);
 - (b) Tin Hau Temple, Kam Tin, Yuen Long (Grade 3);
 - (c) Hung Shing Temple, Hung Leng, Fanling (Grade 3);
 - (d) Hung Shing Temple, Ping Shan, Yuen Long (Grade 2);
 - (e) Tat Yan Study Hall, Shan Ha Tsuen, Yuen Long (Grade 2);
 - (f) Side Chapel of the Tao Fong Shan Christian Centre, Tao Fung Shan Road, Sha Tin (Grade 2); and
 - (g) Leung Ancestral Hall, Ma Po Mei, Tai Po (Grade 3).

(2) Applications under processing (total: 12 as at end of June 2011) with an approximate total cost of \$10.6M

- (a) Earth God Shrine of Kam Tsin Tsuen, Sheung Shui (Grade 2);
- (b) Holy Trinity Church, Ma Tau Chung Road (Grade 2);
- (c) Lin Kong Tong, Pui O, Lantau Island (Grade 3);
- (d) No. 8 San Lau Street, Sha Tau Kok (Grade 2);
- (e) Tsang Ancestral Hall, Tsuen Wan (Grade 3);
- (f) Tsang's Watchtower, Mui Wo, Lantau Island (Grade 3);
- (g) London Mission Building, Mid-levels (Grade 2);
- (h) Kowloon Union Church, Jordan (Grade 3);
- (i) Lim House, Shung Ching San Tsuen, Yuen Long (Grade 2);
- (j) Ip Ancestral Hall, Sha Tau Kok (Grade 3);
- (k) Tin Hau Temple, Lam Tsuen, Tai Po (Grade 2) ; and
- (l) First Church of Christ Scientist, Central (Grade 2).

Conserving Central: Implementation Progress

Apart from the preservation-cum-development project of Hong Kong Sheng Kung Hui's Central Compound, the revitalisation of the Central Police Station Compound and the revitalisation of the Former Police Married Quarters on Hollywood Road, the implementation progress of the remaining five projects under the "Conserving Central" initiative is set out in the following paragraphs.

(a) Central Market

2. To encourage continued public participation in the design process of this revitalisation initiative, the Central Oasis Community Advisory Committee invited four architectural consultants to create three-dimensional conceptual designs for revitalising the building. Four short-listed designs were worked out with the objective of balancing public aspirations and the structural constraints of the building. A roving exhibition on the four conceptual designs was held in April and May 2011. To complement the exhibition, an opinion poll was conducted at the exhibition venues.

3. The Central Oasis Community Advisory Committee discussed the public views received on the four conceptual designs and the mode of operation of the future Central Oasis on 8 June 2011. In the third quarter of 2011, the Urban Renewal Authority will proceed with the tender exercise for the comprehensive architectural design. The first phase of the revitalised market building is expected to be completed in 2015 with full commissioning in 2018.

(b) Central Government Offices Complex

4. On 17 September 2010, Government announced a proposed redevelopment scheme for the Central Government Offices West Wing site to "Restore a Green Central" for public consultation (LegCo paper CB(1)2867/09-10(01)). A public park of about 6 800 square metres will be developed at the eastern portion of the West Wing site to link up the natural green hillside from Government House down to Ice House Street and Battery Path, forming an integral part of an extensive greenery network in Central. At the west end of the West Wing site, a Grade A office / commercial building will

be developed to help address the demand for Grade A offices in the Central Business District.

5. During the public consultation period from mid-September to end-December 2010, Development Bureau and Planning Department jointly organised public exhibitions, consulted the Legislative Council Panel on Development (the Panel) and the Central and Western District Council (C&WDC), and met with various professional institutes. About 100 written submissions were received. We are now assessing the comments received for further consideration of the proposed redevelopment scheme. We will revert to the Panel and the C&WDC before submitting proposed amendments to the Central District Outline Zoning Plan to the Town Planning Board for consideration to facilitate the implementation of the project.

(c) Murray Building

6. To pave the way for the conversion of Murray Building into a hotel, we rezoned the site to “Other Specified Uses” annotated “Building with Architectural Merits Preserved for Hotel Use” on the Central District Outline Zoning Plan in July 2010. A set of development requirements to preserve the architectural merits of the Murray Building has also been developed. Detailed conservation requirements will be set out in the tender conditions. We will invite submissions through an open tender to tie in with the relocation of the existing users to the new Central Government Complex at Tamar. We will publicise the tender exercise both locally and overseas.

(d) New Central Harbourfront

7. Sites 1 and 2 are planned to be developed into a distinctive civic node and mixed use precinct, featuring low-rise structures for exhibition, retail, entertainment, civic and community uses under public-private collaboration to capture the creativity and expertise of the private sector while ensuring public enjoyment of the development. 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 until July 2015.

(e) Former French Mission Building

8. The Former French Mission Building will only be available for adaptive re-use in 2015 at the earliest after the relocation of the Court of Final Appeal to the existing Legislative Council Building. We will consider the most suitable adaptive re-use of the building in due course.