

For discussion on
23 November 2010

Legislative Council Panel on Development

Progress Report on Heritage Conservation Initiatives

PURPOSE

This paper updates Members on the progress made on a number of heritage conservation initiatives since our last report in March 2010 (Legislative Council Paper No. CB(1)1447/09-10(04)) and invites Members' views on our future work.

I. PROGRESS MADE ON HERITAGE CONSERVATION INITIATIVES

In the Public Domain

Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme)

Batch I

2. For the six projects under Batch I selected by the Advisory Committee on Revitalisation of Historic Buildings (ACRHB), the latest position is as follows –

- (a) **Former North Kowloon Magistracy** – Renovation works for revitalising the site into the Savannah College of Art and Design (SCAD) Hong Kong Campus were completed in August 2010. The College started operation on 13 September 2010 as a place for nurturing creative talents, offering 14 undergraduate and postgraduate courses in visual arts and digital media. It has a student enrolment of over 140 for the current school term and expects to progressively reach its enrolment capacity of 1 500 over the next few years. Starting from 1 November 2010, the College organizes guided tours on Mondays to Saturdays for the public to appreciate the architectural merits of the former magistracy building and to learn about its history. Arrangements are being made for a visit by Legislative Council Members to

SCAD-Hong Kong Campus on 10 and 13 December 2010;

- (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 the third quarter of 2011. The hotel is expected to start operation in the fourth quarter of 2011;
- (c) **Fong Yuen Study Hall** – Detailed design for revitalising the site into a tourism and Chinese cultural centre cum Ma Wan residents museum is underway. Works tender is scheduled to be issued by end 2010 and renovation works are expected to be completed in the fourth quarter of 2011;
- (d) **Mei Ho House** – Detailed design for revitalising the site into a youth hostel is underway. Works tender is scheduled to be issued by end 2010 and renovation works are expected to be completed in the second quarter of 2012;
- (e) **Former Lai Chi Kok Hospital** – This cluster of historic buildings will be revitalised as the Jao Tsung-I Academy for the promotion of Chinese culture in honour of Professor Jao Tsung-I, the world-renowned eminent scholar in Chinese culture. Detailed design has been finalized and the tender process is expected to be completed by end-January 2011. Renovation works are scheduled for phased completion in the fourth quarter of 2011 and in the third quarter of 2012 respectively; and
- (f) **Lui Seng Chun** – Detailed design for revitalising the building into a Chinese medicine and healthcare centre has been completed and bids for the works tender received are being assessed. Renovation works are expected to be completed in the fourth quarter of 2011.

3. The revitalisation of the Former North Kowloon Magistracy, the Former Lai Chi Kok Hospital and Mei Ho House complements other historic sites and revitalised buildings nearby (such as the Lei Cheng Uk Han Tomb Museum and the Jockey Club Creative Arts Centre), reflecting the “point, line and plane” approach that we advocate for heritage conservation. The revitalised facilities will not only open their doors to locals and visitors for the appreciation of our valuable built heritage, but also provide job opportunities and services beneficial to the local community. We will continue to identify scope for preserving, revitalising and promoting our heritage sites in other districts in a similar manner.

Batch II

4. The Development Bureau launched Batch II of the Revitalisation Scheme in August 2009. On the recommendation of the ACRHB, the Secretary for Development (SDEV) has granted approval-in-principle to three projects for the revitalisations of the Old Tai Po Police Station, the Blue House Cluster and the Stone Houses respectively. Details of the three selected projects are set out at Annex A. The financial implications and the estimated work programme of these three projects are set out at Annex B.

5. Following the announcement of the selection results on 15 September 2010, the selected applicants are pressing ahead with the implementation of the revitalisation projects as set out below -

- (a) undertaking pre-tender work, including conducting site investigation and technical studies if necessary, completion of the detailed design and necessary administrative procedures similar to other capital works projects, etc.;
- (b) seeking planning permission from the Town Planning Board for the proposed adaptive re-uses; and
- (c) preparing submissions for seeking funding approval from the Public Works Sub-committee and the Finance Committee of the Legislative Council. Prior to the submission to the Public Works Sub-committee for each project, we will consult the Panel on Development.

Declaration of Monuments

6. Three privately-owned historic buildings, namely the Tung Wah Museum in Yau Ma Tei, the Man Mo Temple Compound in Sheung Wan and the Tang Kwong U Ancestral Hall in Kam Tin and one Government-owned historic building, the Kom Tong Hall (currently housing the Dr Sun Yat-sen Museum) at Mid-levels, were declared as monuments under the Antiquities and Monuments Ordinance on 12 November 2010. The brief descriptions of these buildings are set out at Annex C. These latest additions have brought the total number of declared monuments in Hong Kong to 98. All four monuments are open to the public. Free guided tours will be provided regularly at the three privately-owned monuments¹ to facilitate public appreciation of their heritage value.

¹ Free guided tours at the Kom Tong Hall are currently organised for the public on a regular basis.

Grading Exercise for 1 444 Historic Buildings

7. Up to 10 November 2010, the Antiquities Advisory Board (AAB) has completed the assessment of the grading of 1 086² 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 1 086 historic buildings are set out below -

- (a) 138 buildings with Grade 1 status;
- (b) 272 buildings with Grade 2 status;
- (c) 396 buildings with Grade 3 status; and
- (d) 280 buildings with no grade.

8. Following the agreed step-by-step approach, AAB will in the first instance focus on the assessment of the proposed grading for the remaining items in the list of 1 444 historic buildings. Where the circumstances so require, AAB may give priority attention to new items/categories proposed by the public for consideration of grading.

In the Private Domain

9. In consultation with the AAB, we will continue to proactively reach out to private owners and offer them a wide range of assistance (including technical advice and financial assistance for the maintenance of historic buildings as well as the offer of economic incentives for heritage-cum-development projects) to encourage and facilitate the preservation of their historic buildings. In particular, on receipt of alerts from relevant departments under the monitoring mechanism³ that plans are afoot for the demolition or redevelopment of any privately-owned monuments or graded buildings, we will approach the private owners to explore conservation options.

² All are in the list of 1 444 historic buildings in the territory for which a public consultation exercise on their proposed gradings was carried out from March to September 2009.

³ Under the monitoring mechanism, Buildings Department (BD), Lands Department (LandsD) and Planning Department (PlanD) will alert the Antiquities and Monuments Office (AMO) and the Commissioner for Heritage's Office (CHO) of the Development Bureau 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.

Financial Assistance for Maintenance Scheme

10. 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 nine applications as at end October 2010, involving a total grant of about \$7.2 million. The current status of the maintenance works of these approved applications is set out at Annex D. In addition, we are processing seven new applications as set out at Annex D.

MAJOR PROJECTS

Conserving Central

11. 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. The implementation progress of the revitalisation of the Central Police Station Compound and the Former Police Married Quarters on Hollywood Road is set out in paragraphs 12-17 below. The implementation progress of the remaining six projects is set out at Annex E.

Central Police Station (CPS) Compound

12. The revitalisation of the CPS Compound, which comprises three groups of monument buildings, namely the CPS, the former Central Magistracy and the Victoria Prison, is a major heritage conservation project under the “Conserving Central” initiative. Following extensive consultation with the public and the local arts and cultural sector, a revised design for the project was announced on 11 October 2010 that respects the heritage value of the site, takes account of public views and concerns, complies with the building height restrictions⁴ and is financially sustainable.

13. Under the revised design, the CPS Compound will be revitalised as a centre for heritage, art and leisure, complementing the organic development of the neighbouring area as a contemporary arts zone. All 15 historic buildings in the Compound will be preserved. Two new buildings of a modest scale will be constructed, namely the Old Bailey Wing to house gallery space and the Arbuthnot Wing to house a multi-purpose venue as well as central plant. In

⁴ Building height restrictions of 60 to 80 mPD (metres above the Hong Kong Principal Datum) are stipulated for different areas in the CPS Compound in the draft Sai Ying Pun and Sheung Wan Outline Zoning Plan.

response to the public views received, the height and the bulk of the proposed new structures have been substantially reduced and the F Hall will be preserved. The schematic design of the new buildings is at Annex F. Accessibility to the compound and connectivity within the compound has been enhanced under the revised design.

14. The Hong Kong Jockey Club Charities Trust (HKJCCT) will fund the capital cost of the project and all operational deficits until the CPS Compound project is financially self-sustainable. The CPS Compound will continue to remain in Government ownership and be leased to the HKJCCT. Government and the HKJCCT will enter into a Memorandum of Understanding (MOU) to define the mode as well as the terms and conditions of cooperation during the project implementation and operation stages.

Former Police Married Quarters (PMQ) on Hollywood Road

15. The Development Bureau and the Commerce and Economic Development Bureau jointly invited proposals for transforming PMQ on Hollywood Road into a creative industries landmark. Four proposals⁵ were received in June 2010. On the recommendation of the ACRHB⁶, SDEV has granted approval-in-principle for the proposal submitted by the Musketeers Education and Culture Charitable Foundation Limited (Musketeers Foundation). The selected proposal, which aims to create a new creative industries and design landmark in Hong Kong, is considered to be most capable of meeting the project objectives of conserving the heritage site, transforming it into a creative industries landmark and providing landscaped open space for the neighbourhood. It focuses on the design sector, which cuts across various creative industries, and targets at providing a platform for displaying products by designers and create-preneurs as well as a retail outlet for them. For the promotion of creative industries and implementation of the business strategy in becoming an iconic landmark, the project will provide studios for retailing creative products, an indoor multi-function activity hall, creative open space, a creative resources centre, rooms for artists-in-residence, an interpretation area displaying the remains of the former Central School, landscaped open area and other complementary commercial facilities such as food and beverage facilities. Details of the selected proposal is at Annex G.

⁵ One of the four proposals was an invalid one because the proposed adaptive re-use was of little relevance to the project objective of transforming the site into a creative industries landmark, and the application did not comply with some of the mandatory requirements stipulated in the Invitation for Proposals.

⁶ Four co-opted members with expertise in the creative industries were appointed to the ACRHB to assist in the assessment of the proposals received.

16. The Architectural Services Department (ArchSD) will carry out the revitalisation works for the selected proposal as a project under the Capital Works Programme. The Government has earmarked \$420 million for the project⁷. The Musketeers Foundation has set up a special purpose company (SPO) specifically for the implementation and operation of the project. Government will sign a tenancy agreement with the SPO on a fixed term of 10 years, renewable for another five years, to facilitate longer-term business planning for the operation of the project. 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. It is not an objective of the project to maximize profit and the Musketeers Foundation has committed to plough back its share of the net operating surplus for the operation of the creative industries landmark.

17. The CHO and ArchSD will work closely with the operator to finalise the project design and seek funding approval from the Legislative Council within the 2011-12 legislative session in respect of the conservation and revitalisation works to be undertaken by Government. Subject to funding approval, we aim to commence works in early 2012. The revitalised facilities of the site are expected to commence operation in 2014.

Haw Par Mansion (HPM)

18. We seek to ensure the long-term sustainability of our heritage sites and buildings through appropriate adaptive re-use of them. A diversity of revitalisation approaches, of which commercial use is one, would be considered on a case-by-case basis. As mentioned in our last progress report and in view of the commercial potential of the site, we plan to invite revitalisation proposals through open tender for the HPM, a Grade 1 building, to be put to commercial uses. The estimated up-front investment of the project is in the order of \$70 million, of which \$45 million would be for basic upgrading and renovation works that are required irrespective of the adaptive re-use of the premises. We expect to issue the tender shortly.

19. To provide an opportunity for the public to appreciate the historical and architectural value of the HPM, we organised a series of open days and guided tours for the site from late October to mid-November 2010. Public views on the preferred use of the site collected during the open days will be suitably reflected in the invitation for tenders for reference by potential tenderers.

⁷ The Musketeers Foundation will contribute for the project \$110 million, of which \$17 million will be for the revitalisation works. The remaining amount of the contribution will be for fitting-out and furnishings works, pre-operation staffing and other project-related expenses, as well as for the operation of the project.

20. The conservation of the HPM will be guided by a set of conservation guidelines in order to ensure the preservation of the historical and architectural value of the HPM. The successful bidder will be required to engage experts and produce a conservation management plan that fully meets the requirements of the conservation guidelines. The bidder will also be required to make arrangements to facilitate public access to the revitalized HPM.

King Yin Lei

21. King Yin Lei, a declared monument in a fine “Chinese Renaissance” style, was literally “saved” from demolition by the Government in 2008 through a non in-situ land exchange. Restoration works have been carried out since September 2008 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, and with the assistance of the AMO. Upon the expected completion of the restoration works by end 2010, we will consider the appropriate revitalisation approach taking account of various suggestions we have received about the future use of King Yin Lei. We will also organize open days/guided tours to enable the public to understand the heritage value of the monument buildings.

Publicity and Public Education

22. In 2010, we have organised a series of publicity and public education activities targeting at different sectors of the community. These activities include -

- (a) free guided heritage tours in Central and Tsim Sha Tsui for low-income families held from April to November 2010, with a total attendance of over 2 000 participants (over 500 families);
- (b) barrier-free guided heritage tours for the disabled to be organised from November 2010 to March 2011;
- (c) Tai Tam Waterworks heritage tours for schools and families to be organised from December 2010 to April 2011;
- (d) a teaching kit on heritage conservation for use by secondary school teachers of Liberal Studies has been produced and uploaded onto our heritage website (www.heritage.gov.hk). We will distribute hard copies of the teaching kit to all secondary schools in Hong Kong by end November 2010;

- (e) a heritage tourism expo will be organised on 4 December 2010. The exhibition will be roved to various locations until the second half of 2011. A guide book, featuring six routes to explore our rich built heritage across the territory, will be published to complement the exhibition;
- (f) a symposium on heritage tourism will be organised in collaboration with the Department of Architecture of the University of Hong Kong on 4 December 2010.

23. 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 received a total of 854 000 visits as at end October 2010 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.




24. The publicity and public education activities on heritage conservation in 2010 is estimated to attract over 120 000 participants.

ADVICE SOUGHT

25. Members are invited to note the latest position of various heritage conservation initiatives above and provide views on our future work.

Development Bureau
November 2010

Batch II of the Revitalising Historic Buildings Through Partnership Scheme: Details of the selected projects

Project	Old Tai Po Police Station	Viva Blue House	Stone Houses
Adaptive re-use	To revitalize the compound into a landmark to promote sustainable living and integrated conservation	To establish a multi-functional services complex at Blue House Cluster	To establish a themed cafeteria-cum-visitor information centre
Basic Information	<p>Address: 11 Wan Tau Kok Lane, Tai Po, New Territories Gross Floor Area: 1 300 sq.m. Year Built: 1899 Grading: Grade 1</p> 	<p>Blue House Cluster includes –</p> <p>(a) <i>Blue House</i> Address: 72, 72A, 74, 74A Stone Nullah Lane, Wan Chai Gross Floor Area: about 1 035 sq.m. Year Built: 1923-1925 Grading: Grade 1</p> <p>(b) <i>Yellow House</i> Address: 2, 4, 6, 8 Hing Wan Street, Wan Chai Gross Floor Area: about 456 sq.m. Year Built: 1922-1925 Grading: Grade 3</p> <p>(c) <i>Orange House</i> Address: 8 King Sing Street, Wan Chai Gross Floor Area: about 198 sq.m. Year Built: 1956-57 Grading: No grade</p> 	<p>Address: 31-35 Hau Wong Temple New Village, Junction Road, Kowloon Gross Floor Area: About 335 sq.m. Year Built: 1937-57 Grading: Grade 3</p> 

Project	Old Tai Po Police Station	Viva Blue House	Stone Houses
Selected Organisation	Kadoorie Farm and Botanic Garden (KFBG): established in 1956 to provide agricultural aid to farmers in need of support to help them lead independent lives. Today, KFBG aims at increasing public awareness of our relationship with the environment and bringing about positive change through conservation and education.	St. James' Settlement: a multi-social service agency established in 1949 under Hong Kong Sheng Kung Hui. Joint applicants: Community Cultural Concern and Heritage Hong Kong Foundation Limited.	Wing Kwong So-Care Company Limited, the social service arm of Wing Kwong Pentecostal Holiness Church specialising in youth programme and community services. Joint Applicant: Wing Kwong Pentecostal Holiness Church Limited.
Social Benefit	The project will create “The Green Hub”, a centre for promoting simple, affordable and meaningful strategies for ecologically responsible and low-carbon living by- <ul style="list-style-type: none"> - organizing education programmes to promote heritage conservation and sustainable living; - providing training capacity and facilitating community collaboration in cultivating a low carbon economy; and - adopting an integrated approach for heritage conservation and participatory sustainable development. 	The project will preserve the multi-use character of typical tenement houses in Hong Kong and serve the local community with integrated services including – <ul style="list-style-type: none"> - affordable residential accommodation; - a unit dedicated for research, collection of oral history and exhibition on the local living style; - two innovative and affordable restaurants for traditional and healthy cuisine; and - a community service centre based on a barter system for non-marketable skills and resources. 	The project will restore Stone Houses and revitalise the site into a youth hub with – <ul style="list-style-type: none"> - a themed café; - ancillary services such as training courses and tours; and - facilities such as an interpretation centre for educational purpose, open space outside the Stone Houses and an open theatre.
Job creation	The project will create: <ul style="list-style-type: none"> - 64 jobs during the renovation period; and - 12 full-time and 9 part-time jobs with priority given to low-income families in the local district upon project commissioning. 	The project will create: <ul style="list-style-type: none"> - 76 jobs during the renovation period; and - 17 full-time and 7 part-time jobs with priority given to underprivileged residents upon project commissioning. 	The project will create: <ul style="list-style-type: none"> - 40 jobs during the renovation period; and - 11 full-time and 6 part-time jobs upon project commissioning.

**Batch II of the Revitalising Historic Buildings
Through Partnership Scheme: financial implications and estimated work
programme of the three selected projects**

Historic building	Selected project	Government subsidy for capital cost (\$'M)¹	Government subsidy for social enterprise operation (\$'M)¹	Anticipated renovation period (months)	Project commissioning
Old Tai Po Police Station	The Green Hub for sustainable living	\$39.11	\$1.842	15	Second half of 2013
Blue House Cluster	Viva Blue House	\$56.91	\$4.168	18	Second half of 2013
Stone Houses	Stone Houses Revitalisation Scheme	\$30.8	\$2.328	15	Second half of 2013
	Total	\$126.82	\$8.3338	-	-

¹ Price levels as at September 2010

Information on four recently declared monuments

Tung Wah Museum
Kwong Wah Hospital, 25 Waterloo Road, Yau Ma Tei, Kowloon

Brief History

Tung Wah Museum was originally the old Main Hall of Kwong Wah Hospital, the first hospital founded in Kowloon. Kwong Wah Hospital was established by a group of Chinese community leaders led by Dr HO Kai on 24 August 1911 to provide both Western and Chinese herbal medical treatment to the Chinese community. In 1931, in consideration of better management and coordination, Kwong Wah Hospital was amalgamated with Tung Wah Hospital (founded in 1870) and Tung Wah Eastern Hospital (東華東院) (founded in 1929) into Tung Wah Group of Hospitals (東華三院) (TWGHs). In 1958, Kwong Wah Hospital was reconstructed and only the old Main Hall was retained. In 1971, the Main Hall was converted into the Tung Wah Museum. The Museum was subsequently open to the public in 1993.

2. Before Kwong Wah Hospital came into existence, the people living in Kowloon had to cross the harbour to be treated in Tung Wah Hospital on Hong Kong Island. In 1907, the inconvenience was felt with concern. A group of Chinese community leaders then submitted a request to the Secretary for Chinese Affairs for a land grant so that a free hospital, named Kwong Wah Hospital as a branch of Tung Wah Hospital, could be established on the Kowloon Peninsula. The Chinese community leaders, including Dr HO Kai (何啓), Mr WAN Po-san (韋寶珊), Mr LAU Chu-pak (劉鑄伯), Mr TANG Chi-ngong (鄧志昂) etc, made crucial contributions to the establishment of Kwong Wah Hospital. Notably, Dr HO Kai, one of the earliest Chinese members of the Executive Council, was later elected Chairman of the Founding Board of Directors of Kwong Wah Hospital. Kwong Wah Hospital was established under the Tung Wah Hospital Extension Ordinance 1911 (1911年東華醫院擴充法規) on 24 August 1911. The Opening Ceremony, held on 9 October 1911, was officiated by the Governor, Sir Frederick Lugard, who personally donated \$100 to the hospital fund.

3. At the early stage after its inception, Kwong Wah Hospital provided both Western and traditional Chinese medical services to the public with only 72 beds. Notwithstanding the generous support of the Chinese community leaders,

the initial financial situation of the hospital was unsatisfactory due to increasing demand for its medical services. After Yau Ma Tei Civil Clinic (油麻地公立醫局) was placed under the administration of Kwong Wah Hospital, the latter's financial situation was further aggravated. In 1914, Tin Hau Temple on Temple Street of Kowloon put under the management of Kwong Wah Hospital. A portion of the temple's revenue was given to the Hospital, thus relieving its financial difficulties. Kwong Wah Hospital started free distribution of Chinese herbal medicine at its Outpatient Department in 1923. The service was funded by rental income from properties that the Directors had purchased with donations.

4. In 1931, the three hospitals, namely Tung Wah Hospital (founded in 1870), Kwong Wah Hospital (founded in 1911) and Tung Wah Eastern Hospital (founded in 1929), were amalgamated and became known as the Tung Wah Group of Hospitals. During the depression from 1934 to 1939, the Directors faced enormous difficulties in raising funds. During the Japanese Occupation from 1941 to 1945, the Hospital tried to cut down expenses by reducing staff number and postponing all expansion plans.

5. In 1947, due to termite infestation of the timber roof structure, major repairs were carried out for the Main Hall of Kwong Wah Hospital at a cost of \$29,750. In 1958, Kwong Wah Hospital underwent a thorough reconstruction, leaving only the Main Hall intact. In commemoration of the founding of the TWGHs, Mr Leo T. H. Lee and his fellow Directors had the Old Main Hall renovated and converted into the Tung Wah Museum in 1971. The Museum was intended to systemically collect and conserve the historic archives and valuable relics of the TWGHs. It was open to the public in 1993. A soul tablet of the God of *Shennong* (炎帝神農氏神位), who is recognized as the “founder of Chinese medicine”, is placed in the Main Hall. A ceremony for celebrating the Birthday of *Shennong* (神農寶誕) is held in the Main Hall every year on the 28th day of the fourth lunar month.

6. Tung Wah Museum has witnessed not only the development of medical services in Hong Kong over the past century, but also the efforts made by the local Chinese community leaders in improving social welfare services in Hong Kong.

Architecture

7. Tung Wah Museum has a symmetrical layout, with a main hall in the middle flanked by two side chambers. The ceremonial character of the

building bears resemblance to that of ancestral halls in South China. The Museum is a traditional “column-and-beam” structure. Structural columns in timber stand on carved granite bases. The walls are constructed with green bricks with very fine pointing. The entire Museum sits on a granite platform fronted by granite steps.

8. The building originally had one storey. The two side chambers were subsequently converted into double-storey in 1919 to accommodate more wards. The Museum building is of Chinese Renaissance style, characterized by a composition of Chinese and Western styles. The Chinese style is exemplified by the ancestral hall setting and the Chinese decorations at the front elevation. Exquisite wood carvings are found on the floral and auspicious motifs of the eaves board, as well as the truss system and camel’s humps along the verandah. Door panels with gilded floral carvings are found at the main entrance. Checkered and floral patterns of the red window frames are eye-catching features of the façade. The pitched roof is laid with green glazed tiles. The ridge, which was reconstructed in 1991 based on the original design, is decorated with a pearl in the middle and two dragon fishes standing on geometric patterns at the ridge ends.

9. Western influences are found in many parts of the buildings. Bull’s eye windows and segmental arched windows with keystones were used. Inside the Main Hall, the four arch doorways leading to the exhibition rooms carry western-style fan-lights. While the roof of the Main Hall is supported by traditional Chinese purlins and truss system, Queen post trusses are found in the side chambers.



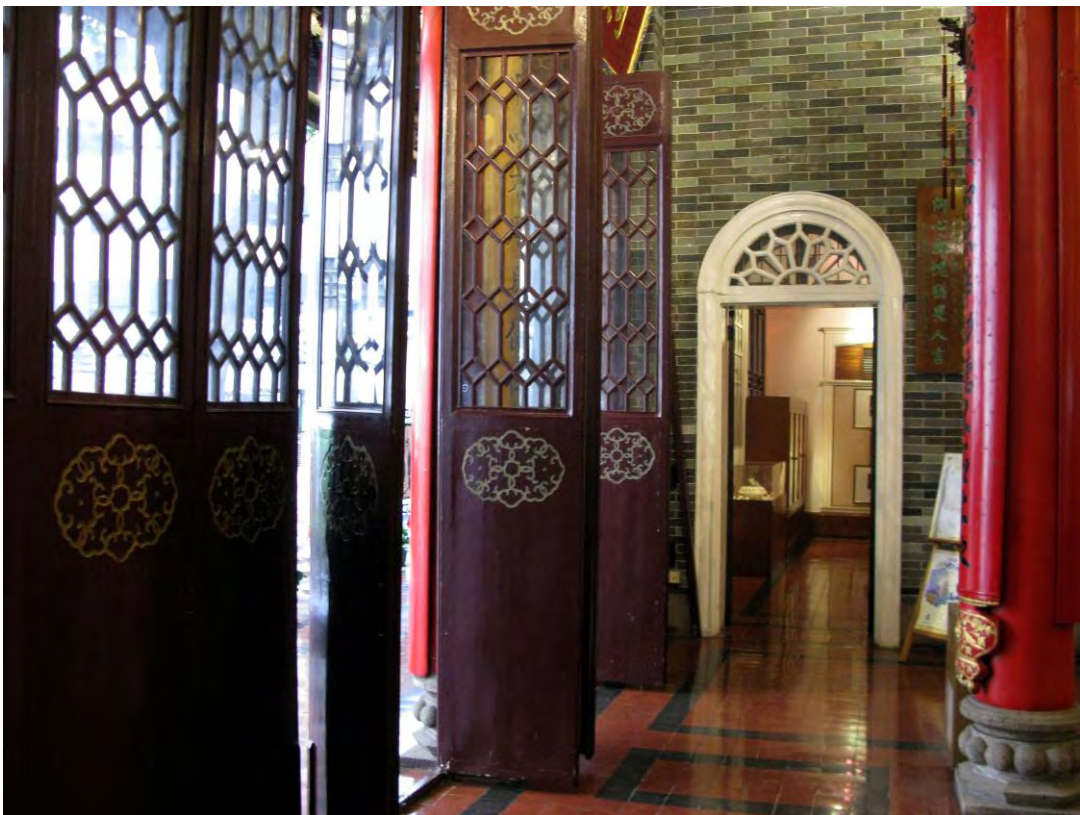
Front elevation of Tung Wah Museum



Historic plaques and couplets are displayed in the Museum



The Chinese truss system inside the main hall



Chinese wooden doors and Western arch doorway



Western-style window openings and wall decorations of the rear elevation

Man Mo Temple Compound **124-126, 128 and 130 Hollywood Road, Sheung Wan**

Brief History

Located at Hollywood Road, the Man Mo Temple Compound (文武廟) is a place of significant historical and social values to the Chinese community on Hong Kong Island. The compound comprises three blocks, namely Man Mo Temple, Lit Shing Kung (列聖宮) and Kung Sor (公所). Man Mo Temple is generally believed to be built in the 27th year of Emperor Daoguang (道光) of the Qing Dynasty (i.e. 1847) by two wealthy and influential leaders of the Chinese community, Mr LO Ah-guo and Mr TAM Ah-choy. Lit Shing Kung was built nearly the same time as Man Mo Temple. Kung Sor was added to the Temple in the first year of Emperor Tongzhi (同治) (i.e. 1862) for resolving matters related to the Chinese community in the area. Two alleys, namely Po Yuet (步月) and Lei Chong (履中) as inscribed on the entrance gateways, separate the three blocks. There was a study hall attached to the right of Man Mo Temple. It was subsequently demolished and replaced by a primary school.

2. Man Mo Temple was built for the worship of Man Cheong (文昌) (God of Literature) and Mo Ti (武帝) (God of Martial Arts). Pau Kung (包公) (God of Justice) and Shing Wong (城隍) (City God) are worshipped at the side bays. Two sedan chairs, made in 1862 and 1885 respectively, are displayed in the front hall and were used for carrying the statues of Man Cheong and Mo Ti in parades in the past. Adjacent to Man Mo Temple, Lit Shing Kung was built for the worship of all heavenly gods, including Kwun Yum (觀音), Lu Tso (呂祖), etc.

3. Kung Sor used to be a place to settle community disputes, as reflected by the couplet at the entrance door frame, which reads “公爾忘私入斯門貴無偏袒·所欲與聚到此地切莫糊塗” (exhorting those who enter to abandon their selfish interests and prejudices, and to be upright, just and clear-headed). In 1857, Sai Ying Pun, Tai Ping Shan, Sheung Wan and Central districts set up a Yulan Procession Committee (四環盂蘭公所) in Kung Sor to make preparation for the Yulan Festival (i.e. Hungry Ghost Festival). The responsibilities of Kung Sor reflected the desire of the Chinese community to take care of their own affairs beyond the interference of the colonial government.

4. After the establishment of Man Mo Temple, a Temple Committee was formed for the management of the Temple. In 1850, the Temple was renovated and enlarged with financial support from various Chinese ethnic groups and

guilds in the territory. The expansion testified to the prosperity of the Temple and the rise of Chinese community leaders in the area. According to E.J. Eitel, the Temple Committee had a strong influence over the business of local Chinese. It also acted as commercial arbitrators and negotiated for the sale of official titles. The Temple Committee formed an informal link between the Chinese residents of Hong Kong and Guangdong authorities¹.

5. In 1880, Mr LEUNG On (梁安), who was the Chairman of the Founding Board of Tung Wah Hospital and a Temple Committee member of the year, together with other Chinese community leaders from Tung Wah Hospital and Man Mo Temple, established a free school at Hollywood Road named Man Mo Temple Free School (文武廟義學) with the income of the Temple. The Free School was under the management of Tung Wah Hospital and became a forerunner in the provision of free education in Hong Kong. By 1903, eight free schools had been founded and funded by the income of the Temple.

6. With the establishment of Tung Wah Hospital in 1870, the social functions of the Temple in the Chinese community were gradually taken over by the Hospital and the Temple retained only its religious function. In fact, Tung Wah Hospital was also a member of the Temple Committee and the Temple was practically managed by the Tung Wah Directors. In 1906, when the registration of Man Mo Temple was discussed, it was found that most of the trustees of the Temple were dead or could not be traced. At the initiative of the Government, Man Mo Temple was officially handed to Tung Wah Hospital with the enactment of the Man Mo Temple Ordinance (文武廟條例) in 1908. Since then, the Temple has become an important benefactor of Tung Wah Hospital.

7. In 1931, Tung Wah Hospital, Kwong Wah Hospital and Tung Wah Eastern Hospital were amalgamated into a single entity, named “Tung Wah Group of Hospitals” (TWGHs). In the ninth month of the lunar year, Directors of TWGHs and community representatives congregate at Man Mo Temple for the annual Autumn Sacrificial Rites to pay homage to the two gods and to pray for the prosperity of Hong Kong. The ritual arose from the Chinese tradition of offering thanksgiving to the gods for an abundant harvest.

8. Due to its popularity, Man Mo Temple has become a renowned attraction for both locals and tourists.

¹ Eitel, E. J. 1983 *Europe in China*. Hong Kong: Oxford University Press. pp. 282.

Architecture

9. The Man Mo Temple Compound is mainly composed of three green brick structures with pitched roofs. Man Mo Temple is a three-bay and two-hall building fronted by two granite drum platforms. A pair of screen doors is placed in the front hall. Following the traditional Chinese architectural layout, the rear hall housing the altars of the deities is a few steps higher than the front hall. Between the two halls is a covered courtyard flanked by two side chambers of humpbacked roofs (捲棚頂). The courtyard is covered with a double eaved hip-and-gable roof (重檐歇山頂), which is supported by four granite columns at the corners of the courtyard.

10. Lit Shing Kung, which stands to the left of Man Mo Temple, is originally a three-hall-two-courtyard building. The two courtyards were later covered by steel roofs. Kung Sor is a simple one-hall structure. The historic granite doorframe, which carries the construction year of Kung Sor, is well preserved. Kung Sor has been converted into a souvenir shop. The modern structure attached to the back of Kung Sor, named Virtue Court (善德宮), was added in 1994 for ancestor worship. As the Virtue Court is a new addition to the historic buildings, it is outside the monument boundary.

11. The magnificent Man Mo Temple Compound is exquisitely decorated with *Shiwan* (石灣) ceramic figurines, granite and wood carvings, plastered mouldings and murals, reflecting the superb craftsmanship of the old days. Two types of gable walls are found in the Temple, i.e. curvilinear gable of Man Mo Temple and pointed gable of Lit Shing Kung and Kung Sor. The delicate *Shiwan* ceramic ridge of Man Mo Temple, made in 1893, contains ceramic figurines and displays a Cantonese opera stage setting. A ceramic pearl is placed in the middle of the ridge and two dragon fishes are placed at the ridge ends. It is interesting to note that brick carvings are found on the gable front (墀頭) of Man Mo Temple and Kung Sor while the gable front of Lit Shing Kung is decorated with *Shiwan* ceramic figurines.



An overview of Man Mo Temple



Shiwan ceramic figurines on the ridge of Man Mo Temple



Front view of Lit Shing Kung



The historic granite doorframe of Kung Sor

Tang Kwong U Ancestral Hall
at No. 32 Shui Tau, Kam Tin, Yuen Long, New Territories

Brief History

Tang Kwong U Ancestral Hall (廣瑜鄧公祠), also known as Loi Shing Tong (來成堂), in Shui Tau (水頭), Kam Tin (錦田), was built by the TANG Tseung-luk, alias Tang Chik-kin, the twenty-first generation of the Tang clan, in the 40th year of Kangxi (康熙) Reign (i.e. 1701) of the Qing Dynasty (清朝, 1644-1911). It was built to commemorate the ancestor, Mr. TANG Kwong-u, alias TANG Chung-fung, the seventeenth generation of the Tang clan. According to a stone tablet in the ancestral hall, the building underwent major renovation in the forth-seventh year of the Qianlong (乾隆) reign (i.e.1782) of the Qing Dynasty with donations from clansmen.

2. From the 1950s to 1960s, the building was converted into a retail shop apart from serving as an ancestral hall. At the turn of 1960s, it was converted into a metal goods manufacturing factory. The factory was closed down around the end of the 1970s and the early 1980s. The ancestral hall subsequently remained vacant until it was deemed as a monument in 1994. Full restoration works were carried out in 1995 to restore the original appearance of the ancestral hall and a rehabilitation ceremony was held on 30 June 1996.

3. In the main hall, a board inscribed with the name of the ancestral trust, i.e. Loi Shing Tong (來成堂), hangs above the altar. Several plaques are found in the ancestral hall to commemorate the rehabilitation of the ancestral hall in 1996. Some of them were given by other branches of the Tang clan in the New Territories, demonstrating the social cohesion and solidarity among the Tangs. On the right of the altar, a stone tablet inscribed with the details of the renovation works carried out in 1784 is embedded in the wall.

4. An exquisitely decorated *fa pau* (花炮) (floral shrine) can be found in the rear hall of the ancestral hall. This *fa pau* was drawn in celebration of the birthday of Hung Shing (洪聖) in Shui Tau (水頭) on the 15th day of the first month of the lunar year. The ancestral hall now serves as a meeting place of the clan and a venue for holding traditional ceremonies, such as lantern raising ceremony, ancestor worship and basin meal banquets.

5. Apart from Tang Kwong U Ancestral Hall, several historic buildings of the Tang clan are located in Pak Wai Tsuen, including Yi Tai Study Hall (二帝書院) (declared monument), Cheung Chun Yuen (長春園), Hung Shing Temple (洪聖宮), Lik Wing Tong Study Hall (力榮堂書室), Tang Ching Lok Ancestral Hall (清樂鄧公祠), etc. These historic buildings form a unique group of clan buildings, depicting the historical and social development of a renowned lineage settlement in Hong Kong.

Architecture

6. Tang Kwong U Ancestral Hall is a two-hall green-brick building with side chambers in the open courtyard. The three-bay ancestral hall presents a simple and symmetrical architectural layout. A pair of granite blocks, commonly known as *menzhen* stone (門枕石), are located at the main entrance for fixing the main doors. Exquisite plastered mouldings are found under the eaves of the side bays on the façade.

7. Screen doors are placed in the front hall immediately behind the entrance for *fengshui* reasons. There is a side room on each side bay of the front hall for storage use. The side chambers in the courtyard are of humpbacked roofs and fronted with wooden latticed doors and ceramic window grilles. Parapets above the side chambers are decorated with plastered mouldings of auspicious motifs. Ancestral tablets of the Tang clan for ancestors from the first to the twenty-first generation are placed in a delicate carved wooden altar at the main bay of the rear hall.

8. The traditional pitched roofs are constructed with timber rafters and purlins, and laid with pan and roll tiles. The ridges with curling ends are richly decorated with floral mouldings. The eaves boards and the tie beams at the front hall and the rear hall are carved with geometric and floral patterns. The floors are mainly paved with Canton floor tiles. Granite curbs, steps and paving slabs in the open courtyard are well preserved. After the full restoration carried out in 1996 and subsequent maintenance works carried out by the Antiquities and Monuments Office, the ancestral hall is currently in a sound condition.



The front elevation of the Tang Kwong U Ancestral Hall



The courtyard and the rear hall of the ancestral hall



The plastered moulding under the eaves of the façade



The wooden latticed doors and ceramic window grilles of the side chamber



The carved wooden altar at the rear hall

Kom Tong Hall
at 7 Castle Road, Mid-levels, Hong Kong

Brief History

Built in 1914, Kom Tong Hall (甘棠第) was named after its first owner, Mr Ho Kom-tong. Mr Ho Kom-tong (1866 – 1950), alias Ho Kai-tong and otherwise known as Ho Tai-sang, was a younger brother of Sir Robert Ho Tung. He was a prominent businessman, community leader and philanthropist. He received his early education at the Central School (now Queen's College), and was a school-mate of Dr Sun Yat-sen. Mr Ho started his commercial career at the age of 20 as a compradore of the Jardine, Matheson & Co., Ltd., Hong Kong. His business expanded throughout China and Southeast Asia, and he was one of the founders of the Chinese Commercial Union (subsequently renamed as the Chinese General Chamber of Commerce).

2. After the 1894–1904 plague in Hong Kong, Mr Ho established the Kau-U-Fong Public Dispensary in 1906 to safeguard the health of the Chinese populace. When a smallpox epidemic broke out in Hong Kong towards the end of 1908, Mr Ho successfully sought official permission to allow Chinese medical practitioners to treat the disease. This enhanced the local population's trust in Chinese medicine.

3. The disastrous typhoon in 1906 caused heavy losses of life and property and the fishing folk suffered immensely. With the assistance of the Hong Kong Government, Mr Ho raised \$1.8 million within a short time. \$630,000 of the relief fund was subsequently used for the construction of the Yaumatei Typhoon Shelter.

4. In 1908, when the Guangdong Province suffered from flooding, Mr Ho donated \$50,000 and held a Relief Fund Bazaar, raising another \$400,000. When the flood came again in 1910, Mr Ho donated \$50,000 and, together with contribution from the Hong Kong Government, raised \$400,000 in total. Apart from necessary disaster relief, the remaining fund was used to build dykes and embankments to prevent further flooding.

5. Mr Ho was the Chairman of the Board of Directors of Tung Wah Hospital in 1906. As the local population proliferated, Mr Ho recognised the need for another public hospital in addition to Tung Wah Hospital. With the aid of his colleagues, he founded Kwong Wah Hospital, the first hospital on the Kowloon Peninsula. In 1915, Mr Ho founded the St. John Ambulance Brigade in Hong Kong. In 1928, when membership increased to 300 with rising

expenditure, an Endowment Fund, supported by public subscriptions, was set up to maintain the Brigade.

6. Mr Ho was one of the founding members of the Aberdeen Chinese Permanent Cemetery and the Confucian Society in Hong Kong. He was a Justice of the Peace in Hong Kong, and was conferred the Order of St. John of Jerusalem by the St. John Ambulance Brigade, England, in 1924. He was further conferred the Officer of the Most Excellent Order of the British Empire (OBE) in 1928.

7. Mr Ho was also honoured with several Chinese decorations: the Order of Chia Ho (Excellent Corp), Third Class from President Yuan Shih-kai; the Second Class of the same Order from President Fung Kwok-chang and the Second Class of the Order from President Hsu Shih-chang. The Red Cross Society of China honoured him with a Medal.

8. When the Japanese invaded Hong Kong in 1941, the British Air Raid Precaution Association used Kom Tong Hall as an emergency station. The Japanese attempted to occupy the building, but did not succeed. Soon after the Japanese had taken over Hong Kong, horse racing resumed and for some time Mr Ho was coerced to run for the presidency of the Hong Kong Race Club.

9. Mr Ho Kom-tong passed away in 1950. Kom Tong Hall remained the residence of his descendants until 1959, when a rich merchant surnamed Cheng purchased the building and in 1960 sold it to the Church of Jesus Christ of Latter-day Saints, commonly known as the Mormons. The former common room of the building was converted into a chapel and the lower basement became a place for baptism.

10. Until the mid-1980s, the building fulfilled a variety of the Church's needs as a chapel, an administrative office, a genealogical centre and a religious education institute. In 2004, the Government acquired Kom Tong Hall from the Church for \$53 million for conservation of the invaluable built heritage and subsequently established the Dr. Sun Yat-sen Museum there. The Museum was open to the public in 2006.

Architecture

11. Kom Tong Hall is a large stately mansion house built in the Composite Classical style, which was popular in the Edwardian Colonial Period in Hong Kong. It combined red brickwork with stucco or stone work architectural features, with a similar design as the Old Pathological Institute on Caine Road

(1906) and the Central Police Station on Hollywood Road (1919). The Composite Classical style borrows architectural features and details from the four Classical Orders: Corinthian, Ionic, Doric and Tuscan. Baroque, Rococo and Art Nouveau decorative features can also be found both internally and externally.

12. The architectural composition of the façade of the main elevation comprises a central curved bay with open colonnaded verandahs on the second and the third floors set above rusticated stucco-work on the ground floor and the basement level. The central bay is flanked on either side by red brick wings with stucco or stone dressings. The façade is topped by an entablature, comprising a frieze, dentil mouldings, cornice, parapet wall and central panel decorated with a cartouche and swag in Baroque style. Two pavilions at the roof over the side wings complete the architectural composition.

13. Architectural features on the main façade include Corinthian capitals to columns, keystones over arched windows; balconettes to third floor windows with ornamental metalwork balustrades; and apron panels below windows on the ground floor, each decorated with a cartouche and swag in Rococo style. Windows and doors are fitted with external louvered shutters or jalousies, all constructed in hardwood.

14. The west elevation facing Castle Road has a complicated composition, comprising a carved entrance bay with splayed wing, and a projecting rectangular bay with a splayed corner. The main entrance is set in curved rusticated stonework with curved granite steps, flanked by rusticated pilasters. The top of the main entrance is decorated with stepped voussoirs forming a flat arch, with a keystone carrying the inscription *Kom Tong Dei* in Chinese characters and a Baroque cartouche carrying the inscription “1914” over the keystone. The upper storeys are built in red brickwork with stucco or stone quoins, and architraves around window and door openings. Architectural features include ornamental ironwork balustraded balconies to upper storey windows, keystones or moulded hoods over windows, decorative panels and plaques, and a classical entablature. All hardwood windows, doors and shutters appear to be original.

15. Internally, the main rooms and the corridors on the ground floor and the first floor are lavishly fitted out with lacquered rich dark hardwood wainscoting. Fluted square and rectangular wood columns with Corinthian and Doric features flank the corridors, and a grand staircase with ornamental balustrading serves the building from the basement to the second floor. The ceilings of the main rooms and the corridors are ornately decorated with moulded cornices and plaster panels highlighted in gold leaf. Colourful stained glass windows in Art

Nouveau patterns of the period illuminate the main staircase and can be found in other prominent positions where they could be admired by visitors to the house.

16. Classical architectural details and features in Baroque and Rococo styles abound in the house, including dentil mouldings, egg-and-dart mouldings, swags, wreaths, festoons, tassels, acanthus leaves, fluting and beading. Of particular interest are the ornamental ironwork balustrades to the balconies with designs composed of trefoils, scrolls, and curvilinear foliage in Rococo style around a central intertwined monogram “HO”, recalling the family name of the first owner of the house.

17. The servants’ quarters are situated on a mezzanine floor served by a simple rear staircase from the basement where original wall and floor tiling still exists. The roof, which is also served by this rear staircase, features two corner pavilions or gazebos built to resemble Greek or Roman temples and a colonnade of columns in the Doric or Tuscan Classical Orders.



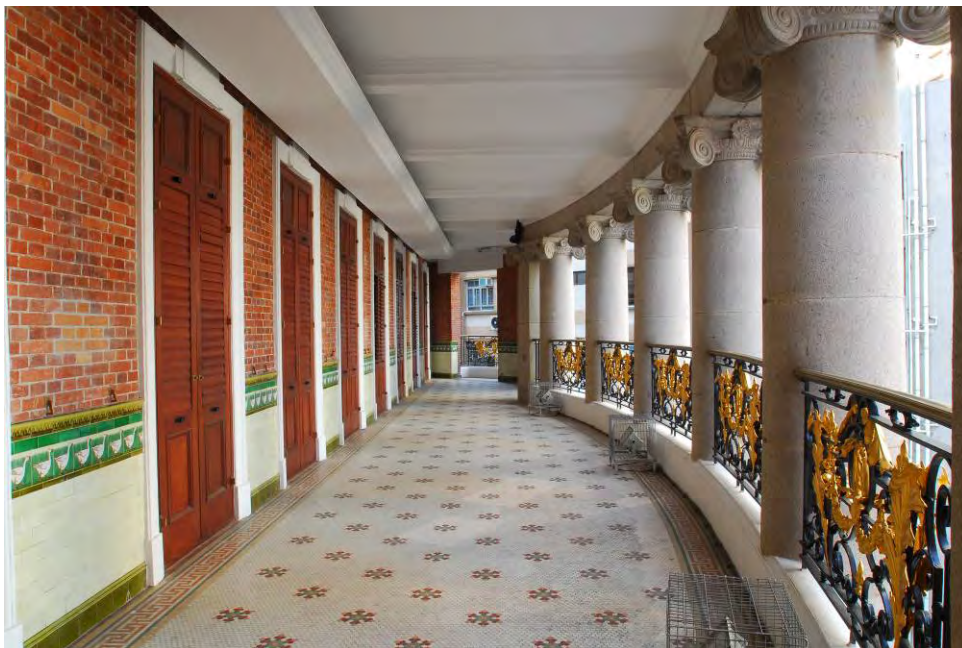
The front elevation of Kom Tong Hall facing Caine Road



The French Parlour on the upper ground floor of Kom Tong Hall



The original teakwood staircase with the stained glass window in the background



The veranda, wall tiles and railings are all preserved intact

Financial Assistance for Maintenance Scheme

(1) Approved applications (total: 9 as at end October 2010)

- Maintenance works for the following four approved applications have been completed -
 - (a) Lo Pan Temple, Belcher's Street, Kennedy Town (Grade 1);
 - (b) 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 a Grade 2 building); and
 - (d) Ancestral Hall of Shan Ha Wai (commonly known as Tsang Tai Uk), Shan Ha Wai Village, Sha Tin (Grade 1).

- The works design or maintenance works for the following five approved applications are in progress -
 - (a) Jamia Mosque, Shelly Street, Sheung Wan (Grade 1);
 - (b) No. 3 Bungalow, St. Stephen's College, Stanley (Grade 2)
 - (c) Tin Hau Temple, Kam Tin, Yuen Long (Grade 3);
 - (d) Hung Shing Temple, Hung Leng, Fanling (Grade 2); and
 - (e) Hung Shing Temple, Ping Shan, Yuen Long (Grade 2).

(2) Applications under processing (total: 7 as at end October 2010)

- (a) Earth God Shrine of Kam Tsin Tsuen, Sheung Shui (Grade 2);
- (b) Holy Trinity Church, Ma Tau Chung Road (Grade 2);
- (c) Tat Yan Study Hall, Shan Ha Tsuen, Yuen Long (Grade 2);
- (d) Tao Fong Shan Christian Centre – Side Chapel, Tao Fung Shan Road, Sha Tin (Grade 2);
- (e) Leung Clan Ancestral Hall, Lam Tsuen, Tai Po (Grade 3);
- (f) Lin Kong Tong, Lantau Island (Grade 3); and

(g) No. 8 San Lau Street, Sha Tau Kok (Grade 2).

Conserving Central: Implementation Progress

Apart from the revitalisation of the Central Police Station Compound and the Former Police Married Quarters on Hollywood Road, the implementation progress of the remaining six projects under the “Conserving Central” initiative is set out below –

(a) Central Market

The preparatory work for revitalising Central Market is on schedule. The Urban Renewal Authority (URA) completed the structural appraisal of the market building in August 2010 and submitted a report to Buildings Department for vetting. The URA is exploring options on the structural strengthening works pertaining to the adaptive reuse of the market building. At the same time, the URA also completed a consultancy to develop a set of Conservation Principles and a list of Character Defining Elements for the building to guide the future revitalization and conservation works.

The Central Oasis Community Advisory Committee organized two workshops, one with professional institutes and the other with the Central and Western District Council in July and September 2010 respectively to tap the views of professionals and stakeholders’ on the revitalisation of the market building. All the public engagement activities have been completed and the findings are available on the dedicated website of the Central Oasis (www.centraloasis.org.hk).

(b) Central Government Offices Complex

The redevelopment scheme for the West Wing site seeking to “Restore a Green Central” has been worked out. A public park of about 6 800 sq.m. will be developed at the eastern portion of the West Wing site. It will link up the natural green hillside from the Government House down to Ice House Street and Battery Path, forming an integral part of an extensive greenery network in Central. 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 in the Central Business District (CBD). The office building will sit on a podium with a green façade facing Queen’s Road Central and Ice House Street, covered by appropriate vegetation to blend in with the vegetated slope of Battery Path.

Since the launch of the public consultation exercise on 17 September 2010, we

have been consulting the Central and Western District Council and the Panel on Development of the Legislative Council, and are meeting with the professional institutes. We have also co-organized an exhibition with the Central and Western District Council at the International Finance Centre Mall on 10-19 November. The proposed redevelopment scheme will be fine-tuned, taking account of public comments before the submission of amendments to the Central District Outline Zoning Plan to the Town Planning Board.

(c) Murray Building

To pave the way for the conversion of Murray Building into a hotel, we have 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. Representations related to the site received during the inspection of the Outline Zoning Plan will be considered by the Town Planning Board in accordance with the statutory procedures. 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 aim to invite submission of open tender to tie in with the relocation of the existing users to the new Central Government Complex at Tamar. The project will be promoted both locally and overseas for call for tenders.

(d) New Central Harbourfront

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

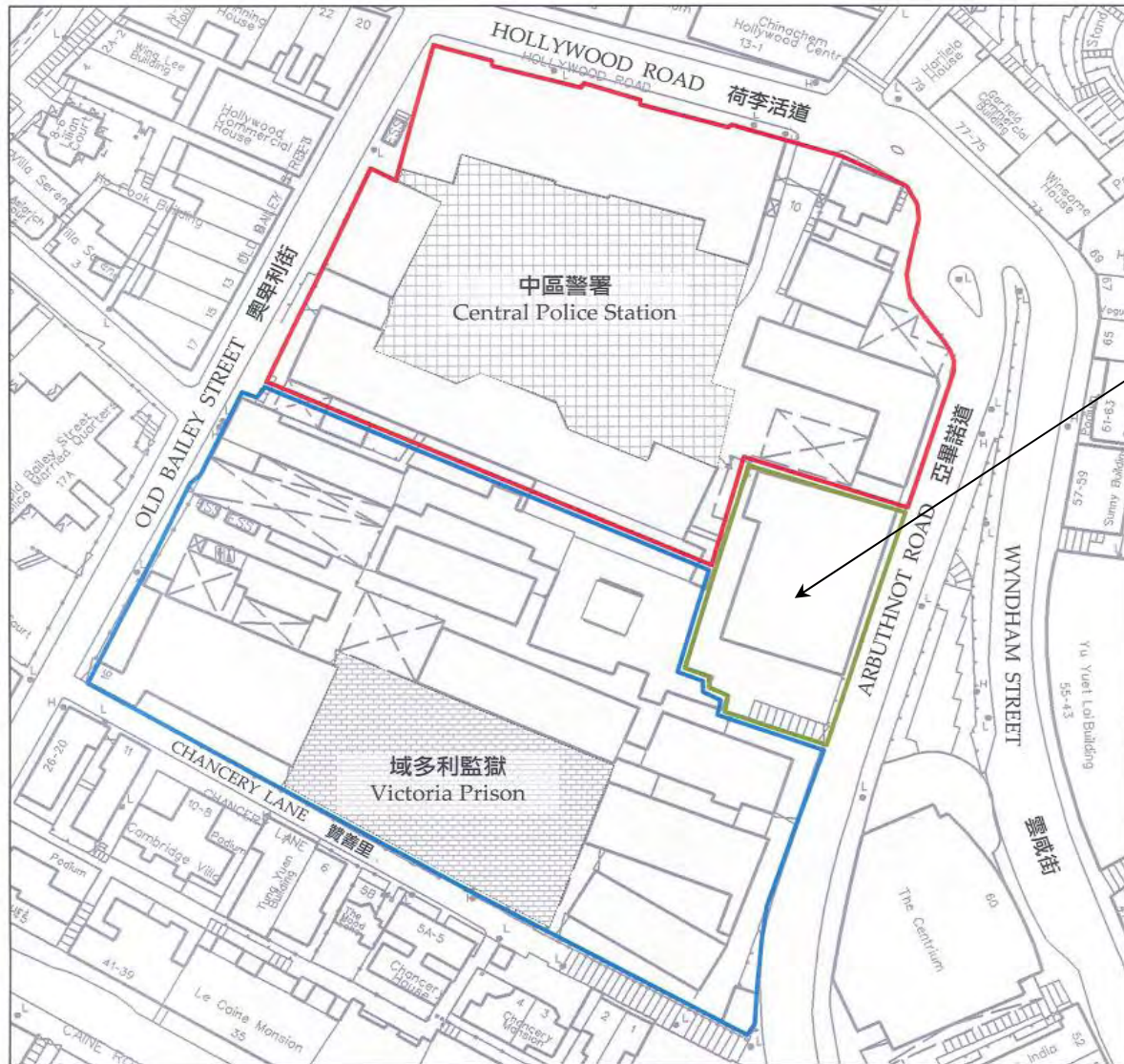
The Former French Mission Building will only be available for adaptive re-use in 2014 at the earliest. We welcome ideas on the most suitable adaptive re-use of the building.

(f) Hong Kong Sheng Kung Hui Compound

This conservation-cum-development project requires changes to the specified land uses in the land leases. The Hong Kong Sheng Kung Hui (HKSKH) is finalising the design for the development and preparing the applications for modifications to the land leases. Subject to necessary approval, the HKSKH expects to commence construction works in mid-2011 for completion in 2015.

Revised Schematic Design for the Conservation and Revitalisation
of the Central Police Station (CPS) Compound
保育和活化中區警署建築群的修訂設計

現有 CPS 建築群平面圖
Site Plan showing the Existing Layout of the CPS Compound

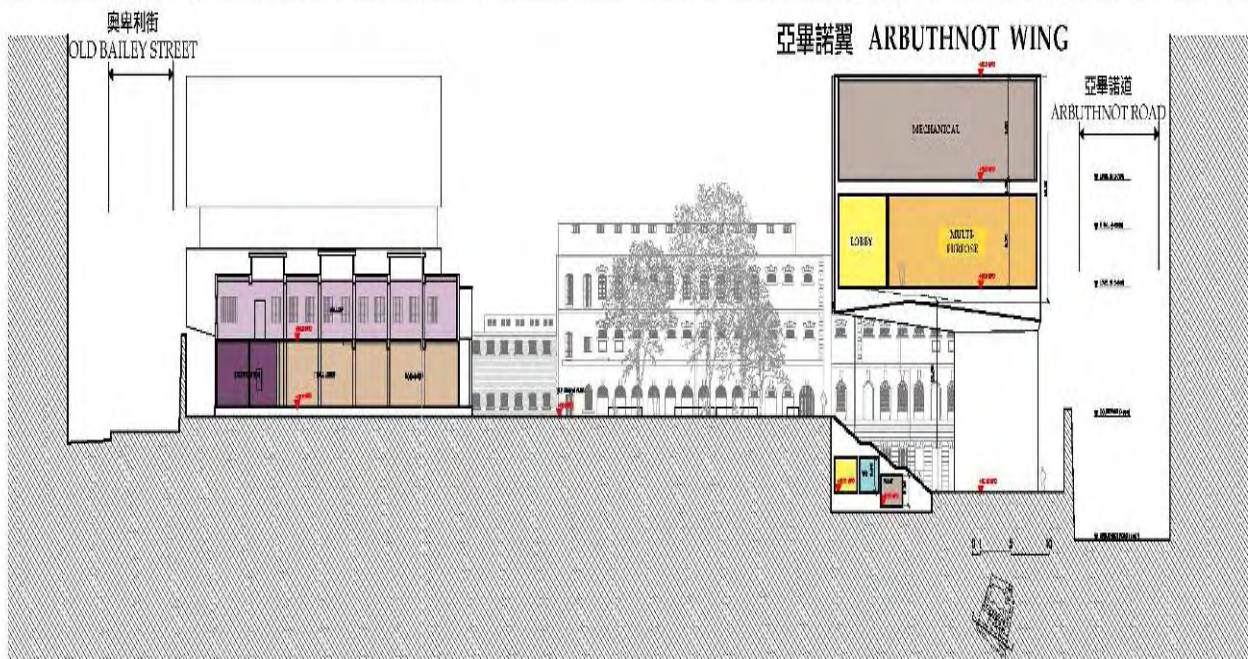
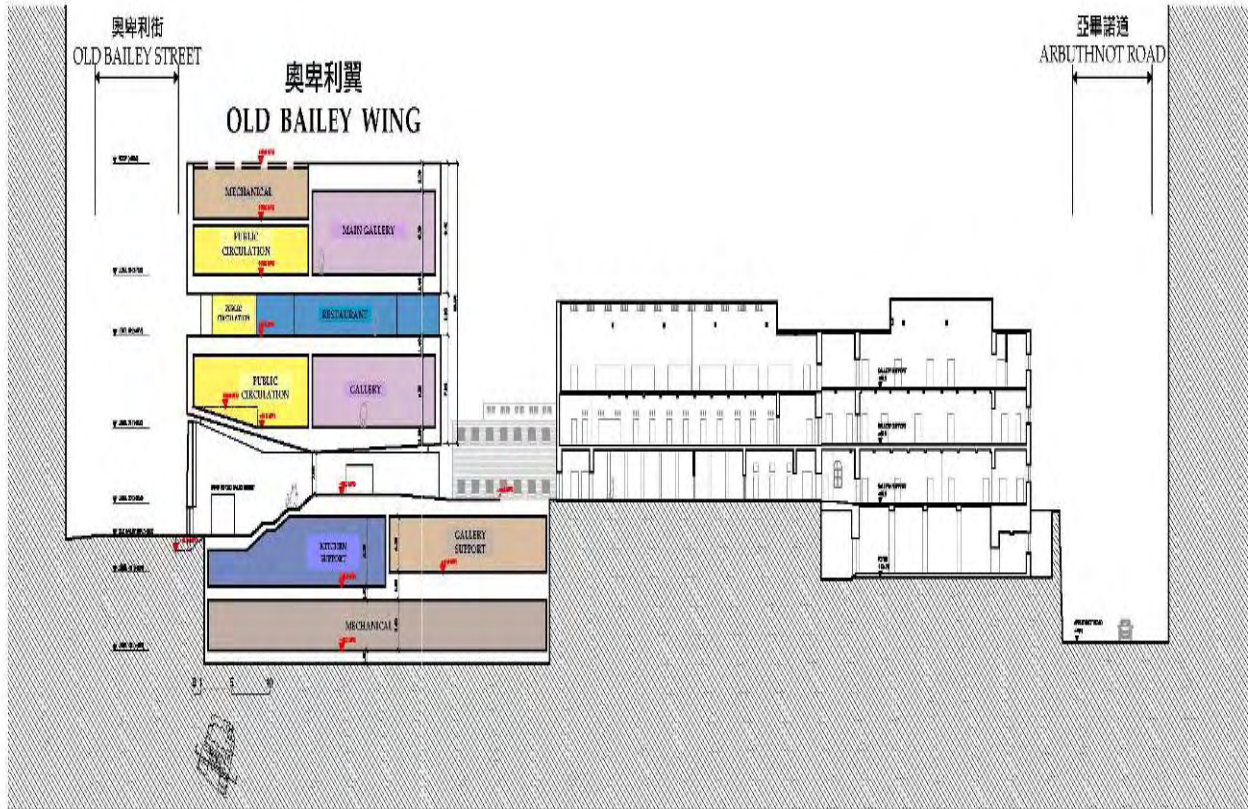


前中央裁判司署
Former
Central
Magistracy

北面景觀
North View



新建築物的縱切面 Longitudinal Section of the New Structures



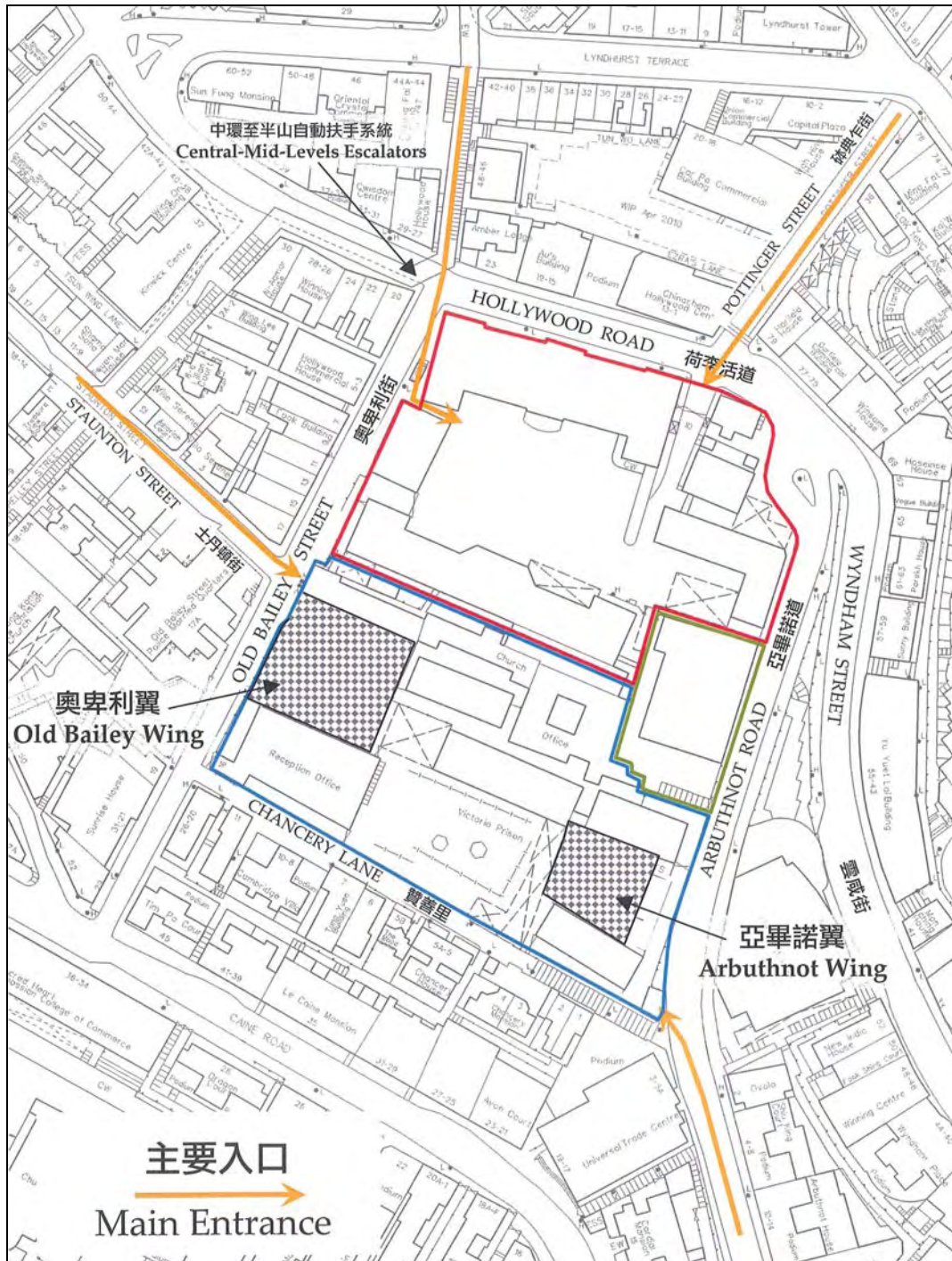
HERZOG & DE MEURON	DATE: 20/10/2016	DRWG NO: XX	SCALE: 1:200 @ A1	SCHEMATIC DESIGN DRAFT
06 - 09 HONG KONG		FILE		縱切面 LONGITUDINAL SECTION

新建築物的橫截面
Cross Section of the New Structures




HERZOG & DE MEURON	DATE: 2010.08.16	DWG NO.: XX	SCALE: 1:200 @ A1	SCHEMATIC DESIGN DRAFT
200-02610-001000		FILE		橫切面 CROSS SECTIONS

活化後中區警署建築群的主要入口令建築群之間及其與中環其他地段更通達連接
Main entrances to the revitalised CPS Compound to enhance accessibility to the Compound and connectivity within the Compound



Details of the selected project for transforming the former Police Married Quarters Site on Hollywood Road

Project	Transformation of the former Police Married Quarters Site on Hollywood Road into a creative industries landmark
Basic Information	<p>Address: 35 Aberdeen Street, Central Gross Floor Area: 15 400 sq.m. Site Area: 6 000 sq.m Year Built and Grading: 2 quarters blocks built in 1951 (Grade 3); A two-storey high recreation centre (Grade 3) built in 1951, which was converted into the Junior Police Call Building in 1974; archaeological remnants of the Former Central School (as site of archaeological interest)</p> 

<p>Selected Organisation</p>	<p>Musketeers Education and Culture Charitable Foundation Limited: a charity foundation established in 2008. It has been committed to the advancement of education and culture. They aim to establish the quarters as the icon for the creative industries in Hong Kong and the region.</p> <p>Joint applicants: Hong Kong Design Centre, The Hong Kong Polytechnic University and Hong Kong Design Institute, Vocational Training Council),</p> <p>The Hong Kong Design Centre, being a strategic partner of Innocentre, has rich experience in the promotion of creative industries in Hong Kong. The Hong Kong Polytechnic University has close links with public and private practitioners of the creative industries and actively participates in the relevant fields. The Vocational Training Council has a long history of providing education and training in design.</p>
<p>Benefit to the creative industries and the community</p>	<p>The project will create a new creative industries and design landmark in Hong Kong. It focused on the design sector which cut across various creative industries, and targeted at providing a platform for displaying products by designers and create-preneurs as well as providing a retail outlet for them. The project would benefit individual creative industries talents, small- and medium-sized creative enterprises, the local neighbourhood, the creative industries and the community at large by-</p> <ul style="list-style-type: none"> - providing studio to create-preneurs at discounted rent policy; - attracting establishments from different sectors, regions, functions and levels of prominence to the tenants; - constructing an underground interpretation area to appreciate the underground remains of the Former Central School at close range; - organizing guided tours, seminar and workshops to promote heritage conservation; and - providing 2 000 sq.m. of quality landscaped open space for the local community.
<p>Job creation</p>	<p>The project will create:</p> <ul style="list-style-type: none"> - 280 jobs during the renovation period; and - 26 full-time and 105 part-time jobs upon project commissioning.