

**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 buildings<sup>1</sup>:

- (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)).

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<sup>1</sup> 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 million<sup>2</sup> (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.

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<sup>2</sup> 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 20<sup>th</sup> 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 million<sup>3</sup> (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

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<sup>3</sup> 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 million<sup>4</sup> (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.

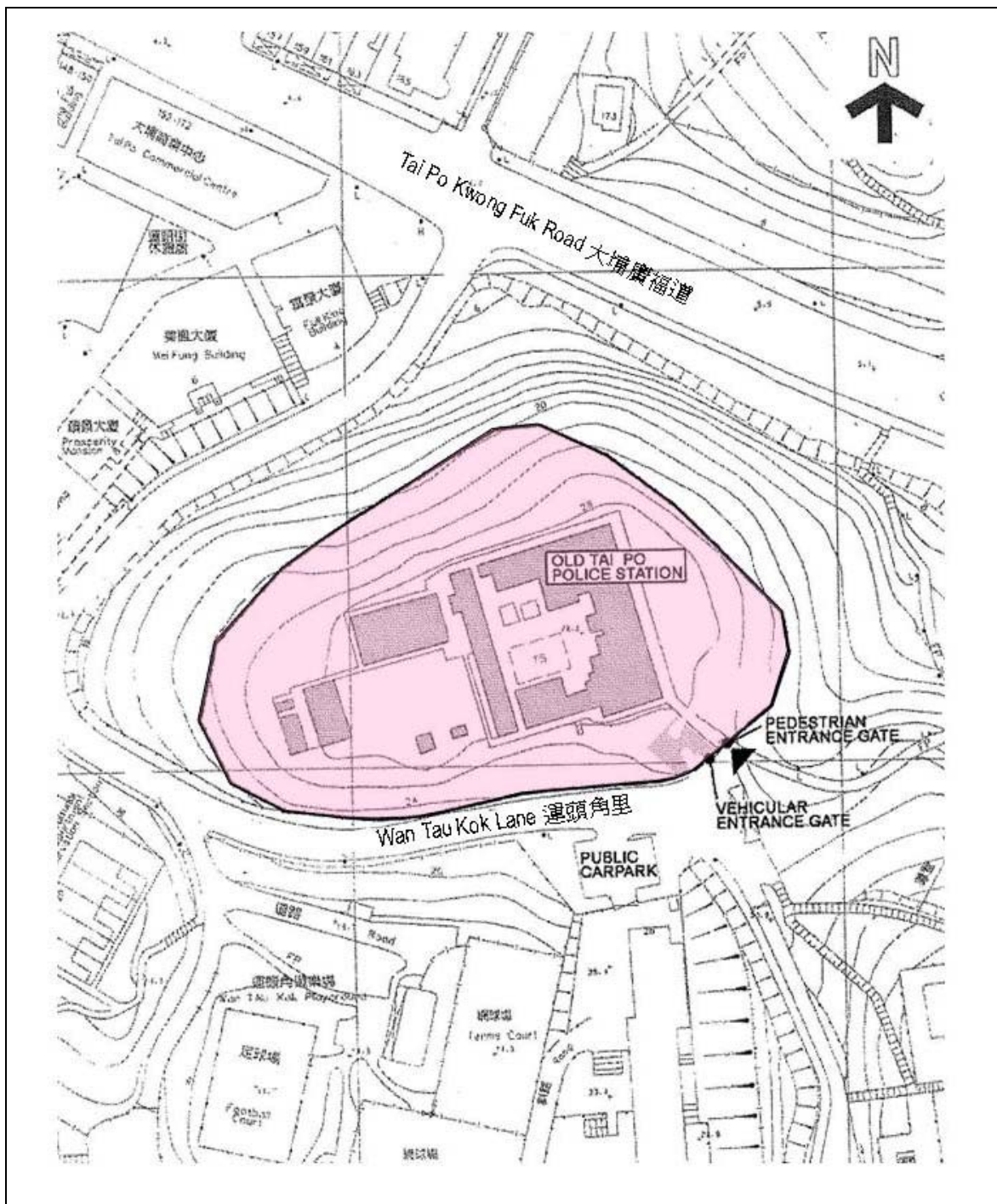
### ***Public consultation***

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.

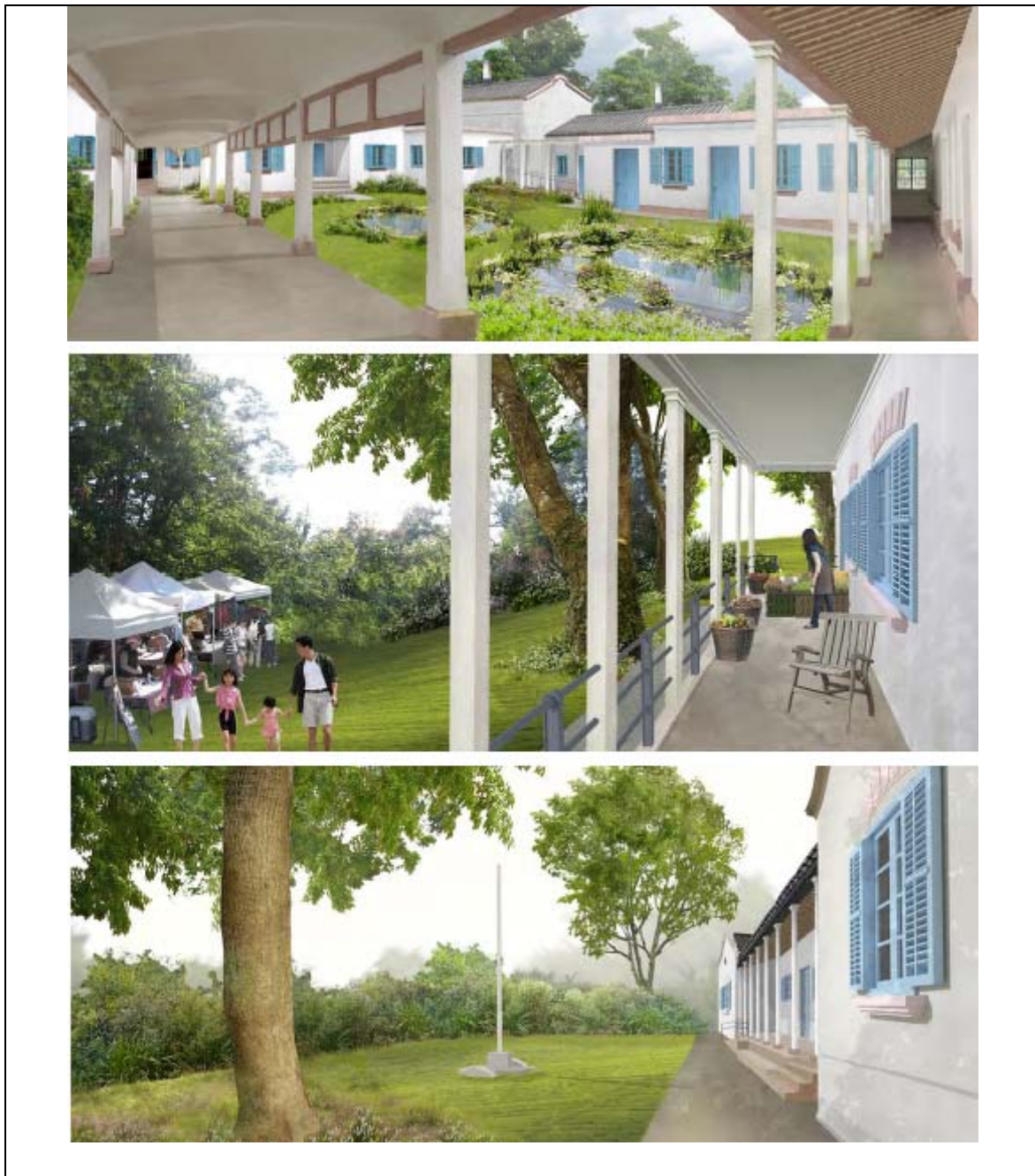
23. We and WKSCCL consulted the Kowloon City District Council on the project on 21 January 2011 and received its support.

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<sup>4</sup> 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

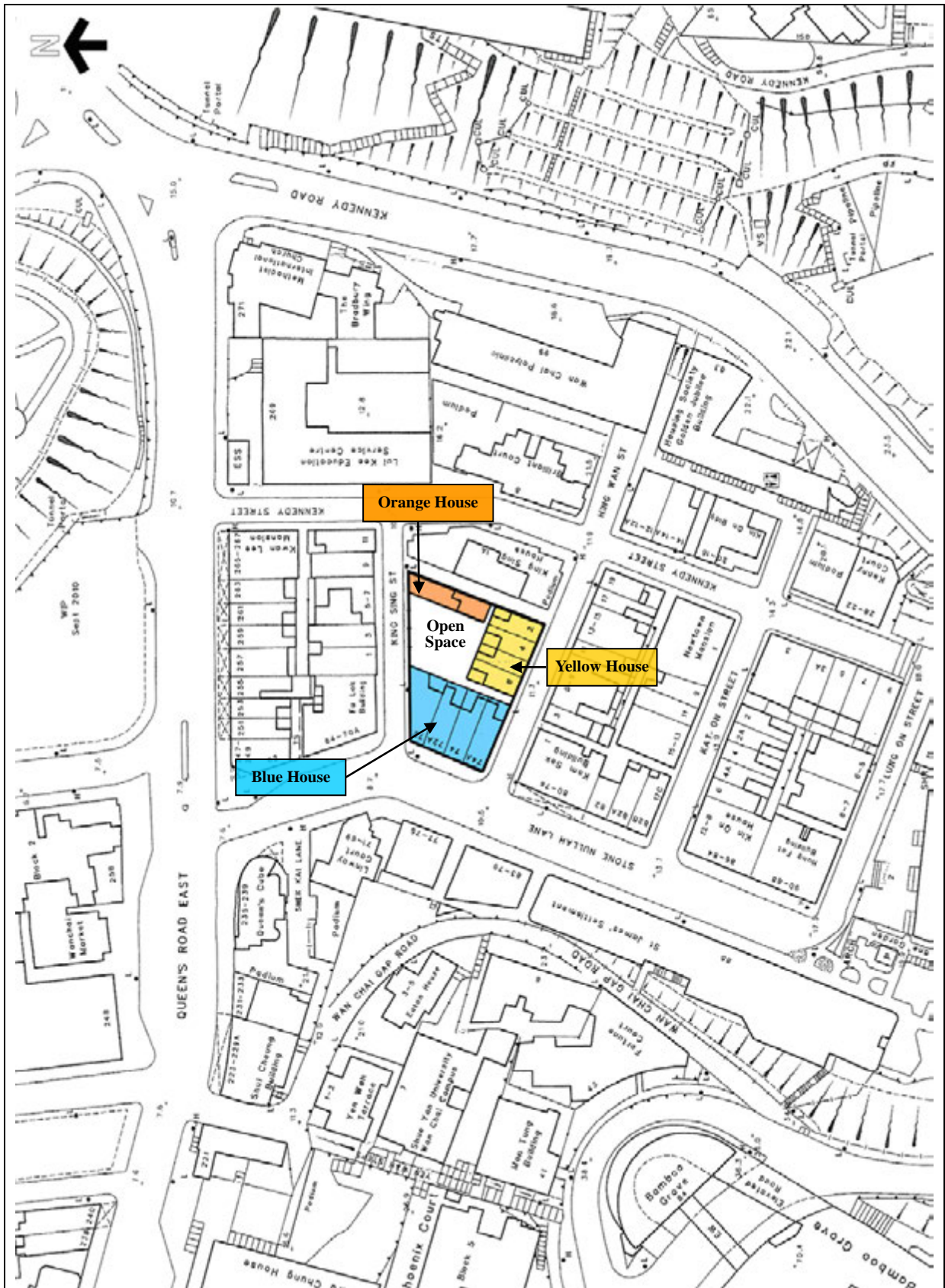


Revitalisation of the Old Tai Po Police Station into a Green Hub  
Artistic Impression of the Green Hub

**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
<b>Total</b>	<b>43.2</b>	<b>65.7</b>	<b>35.4</b>





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-launch<sup>1</sup>)**

Address: 302 Jockey Club Road, Fanling, New Territories

Site Area: About 4 070 m<sup>2</sup>

Gross Floor Area: About 1 980 m<sup>2</sup>

Year Built: 1960

Grading: Grade three



<sup>1</sup> 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 m<sup>2</sup>

Gross Floor Area: About 1 641 m<sup>2</sup>

Year Built: 1937

Grading: Declared monument





### 3. Bridges Street Market

Address: 2 Bridges Street, Central, Hong Kong

Site Area: About 510 m<sup>2</sup>

Gross Floor Area: About 950 m<sup>2</sup>

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.