

**For discussion on  
26 February 2013**

## **Legislative Council Panel on Development**

### **Progress Report on Heritage Conservation Initiatives**

#### **PURPOSE**

The Hong Kong Special Administrative Region Government has been pressing ahead with its heritage conservation work in accordance with a new policy promulgated in the Chief Executive's 2007-08 Policy Address entitled "A New Direction for Hong Kong". We have been making regular progress reports to the Legislative Council (LegCo) Panel on Development (the Panel) since 2009. This paper updates Members on the progress made and invites Members' views on our future work.

#### **HERITAGE CONSERVATION POLICY**

##### *Policy Statement*

2. Government's heritage conservation policy statement, promulgated in 2007, states: "to protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations. In implementing this policy, due regard should be given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and the general public".

##### *Statutory Monument Declaration System*

3. According to section 3 of the Antiquities and Monuments Ordinance (the Ordinance) (Cap. 53), the Antiquities Authority may, after consultation with the Antiquities Advisory Board (AAB) and with the approval of the Chief Executive, by notice in the Gazette, declare any place, building, site or structure, which the Authority considers to be of public interest by reason of its historical, archaeological or palaeontological significance, to be a monument, historical building or archaeological or palaeontological site or structure. Monuments are subject to statutory protection provided under the Ordinance. Pursuant to section 6 of the Ordinance, the protection includes prohibition of any excavation, carrying on building or other works on the monument, and any action to demolish, remove, obstruct, deface or interfere with the monument unless a permit is granted by the Antiquities Authority.

## ***Administrative Grading System***

4. The AAB, having regard to the assessments of the heritage value of individual historic buildings by an independent Assessment Panel and the views and additional information received from members of the public and the owners of the buildings concerned during the public consultation exercise, has accorded Grade 1, Grade 2 and Grade 3 status<sup>1</sup> to individual historic buildings. The grading system is administrative in nature and does not provide historic buildings with statutory protection. The grading of historic buildings provides an objective basis for determining the heritage value, and hence the preservation need, of historic buildings in Hong Kong.

## ***Internal Monitoring Mechanism***

5. The Government has an internal mechanism to monitor any demolition of / alterations to monuments / proposed monuments or graded buildings / buildings proposed to be graded. Under the mechanism, the Buildings Department, Lands Department and Planning Department will alert the Commissioner for Heritage's Office (CHO) of the DEVB 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<sup>2</sup> and enquiries received and in the normal course of duty such as regular inspections.

6. The internal monitoring mechanism enables the CHO and the AMO to take timely follow-up action with the private owners concerned. CHO and AMO have been approaching owners of privately-owned historic buildings to explore conservation options on receipt of alerts from relevant departments under the mechanism that plans are afoot for the demolition or redevelopment of any

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<sup>1</sup> Under the grading system,

- Grade 1 status refers to buildings of outstanding merit, which every effort should be made to preserve if possible;
- Grade 2 status refers to buildings of special merit; efforts should be made to selectively preserve; and
- Grade 3 status refers to buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.

<sup>2</sup> Under some circumstances, no applications are required for demolition or alteration works of a building. For example, some minor building works do not require prior approval of the Building Authority and building works of the New Territories Exempted Houses in the New Territories are exempted from certain provisions of the Buildings Ordinance (Cap. 123) and its subsidiary regulations. Demolition or alteration works of privately-owned historic buildings in these cases may not be caught by the monitoring mechanism unless such works have been brought to the relevant departments' attention through enquiries received or in the normal course of duty such as regular inspections.

privately-owned monuments or graded buildings. The Administration recognises that on the premise of respecting private property rights, we need to offer appropriate economic incentives to encourage or in exchange for private owners to conserve historic buildings in their ownership. In implementing this policy, we aim to strike a proper balance between preservation of historic buildings and respect for private property rights. Given individual circumstances, the requisite economic incentives to achieve the policy objective would be considered on a case-by-case basis.

***Revitalising Historic Buildings Through Partnership Scheme***

7. The Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) aims to preserve and put Government-owned historic buildings into good and innovative use; to transform historic buildings into unique cultural landmarks; to promote active public participation in the conservation of historic buildings; and to create job opportunities, in particular at the district level.

8. Under the Revitalisation Scheme, non-profit-making organisations are invited to submit proposals to revitalise selected government-owned historic buildings in the form of social enterprises. The Advisory Committee on Revitalisation of Historic Buildings, comprising Government and non-Government experts, is responsible for assessing the applications in accordance with a marking scheme consisting of five assessment criteria, namely (a) reflection of historical value and significance; (b) technical aspects; (c) social value and social enterprise operation; (d) financial viability; and (e) management capability and other considerations.

9. Where justified, we will provide financial support including –
- (a) one-off grant to cover the cost of major renovation to the buildings, in part or in full;
  - (b) nominal rental for the buildings; and
  - (c) one-off grant to meet the starting costs and operating deficits (if any) of the social enterprises for a maximum of the first two years of operation at a ceiling of \$5 million, on the prerequisite that the social enterprise proposal is projected to become self-sustainable after this initial period.

### ***Financial Assistance for Maintenance Scheme***

10. To help arrest privately-owned graded historic buildings from deterioration due to the lack of maintenance, the CHO has launched the Financial Assistance for Maintenance Scheme since 2008 to provide financial assistance to owners of privately-owned graded historic buildings for them to carry out maintenance works by themselves. The amount of grant for each successful application will be determined based on the justifications provided by the applicant with the ceiling of grant for each successful application being \$1 million.

### ***Heritage Impact Assessment***

11. To ensure the best balance be struck between the requirements for development initiated by Government and heritage conservation, project proponents and relevant works departments for all new capital works projects are required to consider whether their projects will affect sites or buildings of historic or archaeological significance (collectively known as “heritage sites”). If the answer is in the affirmative, then a Heritage Impact Assessment (HIA) will be required. Mitigation measures should be devised and the public should be engaged.

## **LATEST PROGRESS MADE ON HERITAGE CONSERVATION INITIATIVES**

### ***Declaration of Monuments***

12. We consulted and obtained the support of the AAB at its meeting on 17 December 2012 for the intended declaration of the Béthanie and Cenotaph as monuments. We are proceeding with the declaration procedures as required under the Antiquities and Monuments Ordinance. Upon declaration, the total number of declared monuments in Hong Kong will be increased to 103.

13. Regarding the case of Ho Tung Gardens, after consulting the AAB, the then Antiquities Authority announced her plan to declare Ho Tung Gardens as a monument in accordance with the Ordinance, and informed the owner her intention in October 2011. The owner expressed objection then and submitted a petition to the Chief Executive according to the Ordinance. As announced by the Secretary for Development on 4 December 2012, the Chief Executive in Council directed that the intended declaration shall not be made. According to section 4(6) of the Ordinance, the direction of the Chief Executive in Council shall be final.

## *Grading Exercise for Historic Buildings*

14. Since 2009, the AAB has been reviewing the grading of 1 444 historic buildings in the territory. These 1 444 buildings were selected from some 8 800 buildings in Hong Kong built mainly before 1950, which were covered in a territory-wide survey conducted by the Antiquities and Monuments Office from 1996 to 2000. Apart from these 1 444 buildings, 202 other suggestions for grading some other items (new items / categories) have been received from the public. AAB has agreed to follow a step-by-step approach, focusing first on the 1 444 buildings. AAB will proceed to examine new items / categories alongside the remaining 185 buildings from the list of 1 444 buildings.

15. As at the last AAB meeting in December 2012, AAB has finalised the grading of 1 227 buildings as set out below -

- (a) 166 buildings with Grade 1 status;
- (b) 326 buildings with Grade 2 status;
- (c) 451 buildings with Grade 3 status; and
- (d) 284 buildings with no grading.

16. The number of remaining buildings on the list of 1 444 buildings and the new items / categories pending grading finalisation / assessment is 387.

17. Since the implementation of the monitoring mechanism as mentioned in paragraphs 5 and 6 above, 26 buildings on the list of 1 444 buildings have been demolished or substantially altered. These buildings are listed at **Annex A**. For those buildings which have been substantially altered, the Assessment Panel has completed the review of their proposed grading and considered that these buildings do not warrant any grading since their heritage merits have been greatly diminished.

## *Revitalisation Scheme*

### Batch I

18. 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 as the Savannah College of Art and Design (SCAD)

Hong Kong Campus for the provision of non-local higher education courses of art and design. Commencing operation in September 2010, SCAD Hong Kong is the first completed project under the Revitalisation Scheme. It received an Honourable Mention in the 2011 United Nations Educational, Scientific and Cultural Organisation Asia-Pacific Heritage Awards for Culture Heritage Conservation Programme. By end 2012, over 20 000 visitors have participated in free public guided tours, exhibitions and open days arranged by the College;

- (b) **Old Tai O Police Station** – The site has been revitalised and adaptively re-used as Tai O Heritage Hotel. An opening ceremony was held on 27 February 2012. By end 2012, over 160 000 visitors have visited the revitalised hotel;
- (c) **Fong Yuen Study Hall** – Works for revitalising the site into a tourism and Chinese cultural centre-cum-Ma Wan residents' museum was completed in the fourth quarter of 2012. The tourism and Chinese cultural centre has conducted trial run on its eco-tour and is preparing for the evening cultural class. It is expected that the project will start operation in the first quarter of 2013;
- (d) **Mei Ho House** – Renovation works commenced for revitalising the site into a youth hostel, comprising up to 129 guest rooms, a cafeteria and a museum on public housing for displaying the history of public housing development in Hong Kong. Mei Ho House is targeted to be completed and start operation in the second quarter of 2013;
- (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 in 2011 and Phase I of the project (i.e. Jao's Exhibition Hall and Heritage Conservation Centre) has started operation since June 2012. Phase II of the project is expected to commence operation in the second quarter of 2013. By the end of 2012, over 4 500 people have visited the place; and
- (f) **Lui Seng Chun** – Renovation works for revitalising the building into a Chinese medicine and healthcare centre have been completed in January 2012. The centre commenced operation in

April 2012. By the end of 2012, over 22 000 visitors have visited the revitalised building.

### Batch II

19. 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. Revitalisation works are expected to commence in the second quarter of 2013 for completion in the third quarter of 2014;
- (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. Revitalisation works are expected to commence in the first quarter of 2013 for completion in the second quarter of 2015; 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. Revitalisation works started in the fourth quarter of 2012 and are expected to complete in the second quarter of 2014.

### Batch III

20. DEVB invited proposals on 7 October 2011 for the conservation and adaptive re-use of four specified historic buildings (i.e. King Yin Lei, Haw Par Mansion, Bridges Street Market and Former Fanling Magistracy) by non-profit making organisations in the form of social enterprises under Batch III of the Revitalisation Scheme. By the close of the application period on 6 February 2012, we received a total of 34 applications, among which 5 are on King Yin Lei, 5 on Haw Par Mansion, 15 on Bridges Street Market and 9 on Former Fanling Magistracy. It is envisaged that the selection result will be announced in the first quarter of 2013.

### *Conserving Central*

21. In 2009, the Government 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 projects is set out at **Annex B**.

### *Financial Assistance for Maintenance Scheme*

22. 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 27 applications as at end January 2013, involving a total grant of \$24.3 million. The current status of the maintenance works of these approved applications and a list of 6 new applications under processing are set out at **Annex C**.

### *Heritage Impact Assessment*

23. As at January 2013, over 2800 new capital works projects of different scale have gone through the HIA mechanism. Among these works projects, the AMO has required 34 projects to carry out full HIA to assess their impacts on sites and buildings of historical and archaeological significance.

24. As regards the HIA in respect of the proposed International Culinary College of the Vocational Training Council (VTC) in Pokfulam, with which some Members have raised concern, VTC has commissioned a consultant to conduct a heritage impact assessment on the project and submitted the preliminary findings of the HIA to the AAB (please refer to the AAB paper at **Annex D**) for scrutiny.

### *Conservation of Privately-Owned Historic Buildings*

25. Since the last progress report which we submitted to the Panel in February 2012, CHO and AMO have been alerted to the approval of five applications for redevelopment of privately-owned historic buildings from other Government departments. Among the five applications, we have obtained agreement from the owners to conserve selective building elements for incorporation into the new development in two cases (one proposed Grade 2 building and one Grade 3 building). While the owners in another two cases (one proposed Grade 3 building and one Grade 3 building) decided to demolish their historic buildings notwithstanding that attempts had been made to discuss with the owners possible economic incentives, photographic record for the



buildings was arranged. For the remaining case (a proposed Grade 3 building), the building concerned had been extensively renovated before the announcement of the proposed grading in 2009. A revised nil grade has therefore been proposed for the building concerned. The building will be redeveloped. Details of these five cases are set out in **Annex E**.

26. Among the cases which we have proposed the provision of economic incentives to persuade the owners to conserve their historic buildings, the owners of Jessville have proposed a revised preservation-cum-development proposal. Under the original proposal, the owners proposed to preserve Jessville in a preservation-cum-development scheme under which the owners would develop two new residential towers at the site with Jessville preserved as a club house. At the meeting of the Executive Council on 22 September 2009, the Council advised and the Chief Executive ordered that the Pokfulam Moratorium be partially uplifted to enable the Lands Department to consider the application from the owners for a land lease modification to facilitate the preservation-cum-development proposal for Jessville<sup>3</sup>. Recently, the owners put forward a revised proposal for Jessville because they consider the original proposal not financially viable. Under the revised proposal, the owners will only build one new residential tower while Jessville will be preserved and converted into four residential units. For the security and privacy of future occupants of Jessville, the owners cannot allow public access to Jessville. But since Jessville is currently not visible by members of the public on Pokfulam Road, the owners plan to set up a public viewing area within their private lot where Jessville stands to facilitate the public to appreciate the external façade of Jessville. The CHO and AMO consider that the owners' revised proposal is commensurate with the Grade 3 status of Jessville. When consulted on the revised proposal, the Southern District Council District Development and Environment Committee (the Committee) had asked the owners to consider the possibility of (i) swapping the club house at the new residential tower with the four residential units at Jessville so that Jessville can still be accessed by the public and (ii) preserving the servants' quarters. The owners considered the Committee's suggestions not possible (please refer to the owners' response to the Committee at **Annex F**). The Government will consider all relevant factors, including the arrangement for public access to Jessville and the views of the Committee and the public, in processing the owners' revised proposal.

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<sup>3</sup> Details are set out in the LegCo Brief entitled "Partial Uplifting of the Pokfulam Moratorium to Facilitate the "Preservation-cum-development" Proposal for the Preservation of Jessville at 128 Pokfulam Road, Hong Kong" issued in September 2009.

## Policy Review on Heritage Conservation Policy

27. As announced by the Chief Executive in his Policy Address 2013, in light of experiences in the past few years, we consider that we should review the present policy on the conservation of privately-owned historic buildings to better meet the public's expectations. We plan to invite the AAB, being the Government's advisor and important partner on heritage conservation, to assist us with the policy review. We intend to issue a consultation paper within 2013. We would invite the AAB to consider our preliminary proposal for the scope of review as set out below -

- (a) formulating a set of more detailed mechanism and criteria for determining the extent and the use of public resources for the conservation of privately-owned historic buildings, including:
  - (i) whether we should only provide cash compensation to those historic buildings which have reached the high threshold of monument declaration, and whether we should formulate some criteria in determining the compensation amount and the related conditions (such as arrangement for public access to the historic buildings concerned);
  - (ii) whether a more detailed mechanism and elaborate criteria should be formulated for providing economic incentives to conserve those historic buildings which have not yet reached the high threshold of monument declaration (such as whether we should only offer land exchange for conserving Grade 1 building);
  - (iii) the Financial Assistance for Maintenance Scheme for privately-owned historic buildings (such as whether the subsidy amount should be increased and whether it should be related to the grading of the historic buildings); and
  - (iv) the impact of setting up a heritage trust outside the Government regime on the conservation of privately-owned historic buildings<sup>4</sup>; and
- (b) studying whether there is a need to advance conservation of

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<sup>4</sup> The Government has commissioned a consultancy study to investigate the feasibility, framework (covering the statutory, financial, organisational and operational aspects). The consultancy study has been substantially completed and the consultant is finalising the study report.

privately-owned historic buildings through town planning (for example, making reference to the practice of some overseas countries, to restrict the extent of alternations permissible to certain historic buildings).

We would defer to AAB's advice before finalising the scope and timetable of the review.

### ***Publicity and Public Education***

28. Since our last progress report in February 2012, we have organised the following publicity and public education activities targeting at different sectors of the community -

- (a) "Heritage Discovery" Roving Exhibition featuring Hollywood Road, Tai Po Wun Yiu Kiln site and six heritage routes of "Hong Kong Heritage Tourism Expo – Access Heritage" from June to December 2012 which had attracted 148 864 visitors;
- (b) "Revitalisation of King Yin Lei" Open Day in October 2012 which had attracted 7 303 visitors;
- (c) Workshop on "Heritage Preservation and History Teaching – Trace the History of Yau Ma Tei from Heritage" for 39 secondary school teachers in October 2012;
- (d) School talk at CCC Kei Long College for 500 students and secondary school teachers in November 2012;
- (e) "Conference on Materials, Techniques and Construction Management of Heritage Architecture in Mainland China and Hong Kong" co-organised with Construction Industry Council in December 2012 which had attracted about 200 attendees from the industry; and
- (f) "Heritage Fiesta 2012" featuring three selected routes in December 2012 which had attracted 122 808 visitors.

29. 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](http://www.heritage.gov.hk)), which registered a cumulative total of 1 729 207 visits as at end January 2013; 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.

30. In 2013, we plan to continue to organise a series of programmes including:

- (a) A workshop on “Revitalisation of Historic Buildings and Cultural Inheritance” co-organised with the AMO on 22 February 2013;
- (b) Bi-monthly open days to King Yin Lei from April to December 2013;
- (c) “New Life @ Heritage” Exhibition featuring the six revitalised historic buildings under the Batch I of the Revitalising Historic Buildings Through Partnership Scheme at the airport from June to December 2013; and
- (d) “Heritage Fiesta 2013” featuring historic school buildings across the territory in late 2013.

## **ADVICE SOUGHT**

31. Members are invited to note the latest position of various heritage conservation initiatives being pursued by DEVB and provide views and suggestions on our future work.

**Development Bureau**  
**February 2013**

**1444 Items Demolished /Substantially Altered**

<b>Serial No.</b>	<b>Name and Address</b>	<b>Remarks</b>
1	Nos. 7-8 Sheung Wun Yiu, Tai Po, N.T.	Demolished
2	No. 23 Kat Hing Back Street, Tai O, Lantau Island	Demolished
3	No. 12 Kak Tin Village Third Street, Kak Tin, Sha Tin, N.T.	Demolished
4	Nos. 21-24, Lane 5, Shan Pui Tsuen, Yuen Long, N.T.	Demolished
5	No. 39 Fuk Hing Tsuen, Wang Chau, Yuen Long, N.T.	Demolished
6	No. 45 Tai Kei Leng Tsuen, Ancillary Building, Shap Pat Heung, Yuen Long, N.T.	Demolished
7	Nos.92-93 Sai Pin Wai, Yuen Long, N.T.	Demolished
8	Nam Ancestral Hall, No. 121 Sheung Wo Che, Sha Tin, N.T.	Demolished
9	No. 44 Cheung Shing Street, Yuen Long Kau Hui, Yuen Long, N.T.	Demolished
10	Shung Man Study Hall, No. 55 Wang Toi Shan Ho Lik Pui, Pat Heung, Yuen Long, N.T.	Confirmed no grade on 4 Feb 2010 Demolished
11	Hip Wo Se Hok, No. 151 Tai Ping Street, Tai O, Lantau Island	Confirmed no grade on 4 Feb 2010 Demolished
12	Entrance Gate, Ma Tin Tsuen, Shap Pat Heung, Yuen Long, N.T.	Confirmed no grade on 4 Feb 2010 Demolished
13	No. 235 Hennessy Road, Wan Chai, H.K.	Confirmed no grade on 4 Feb 2010 Demolished

<b>Serial No.</b>	<b>Name and Address</b>	<b>Remarks</b>
14	Shrine, No. 90 Ma Tin Tsuen, Shap Pat Heung, Yuen Long, N.T.	Confirmed no grade on 4 Feb 2010 Demolished
15	Nos. 13-14 Lung Mei, Tai Po, N.T.	Confirmed no grade on 4 Feb 2010 Demolished
16	Nos. 76-77 Hung Uk Tsuen, Png Shan, Yuen Long, N.T.	Grade 3 confirmed on 17 May 2010 Demolished
17	Nos. 31 - 33 First Lane, Wu Kai Sha Tsuen, Sha Tin, N.T.	Grade 3 confirmed on 20 Sept 2010 Demolished
18	No. 38 Fuk Hing Tsuen, Wang Chau, Yuen Long, N.T.	Grade 3 confirmed on 2 Sept 2011 Demolished
19	No. 187 Apliu Street, Sham Shui Po, KLN	Substantially altered
20	Lee Sze Sai Kui, Entrance Gate, Nos. 86-88 Sheung Wo Hang, Sha Tau Kok, N.T.	Substantially altered
21	No. 4 Shek O Road, Shek O, H.K.	Substantially altered
22	Lai Ancestral Hall, No. 146 Tsz Tong Tsuen, Sheung Tsuen, Pat Heung, Yuen Long, N.T.	Substantially altered
23	No. 60 San Wai Tsuen, San Tin, Yuen Long, N.T.	Substantially altered
24	Chung Ancestral Hall, Chung Uk Tsuen, Tuen Mun, N.T.	Substantially altered
25	Lee Ancestral Hall, No. 87A Sheung Wo Hang, Sha Tau Kok, N.T.	Substantially altered
26	Wai Ancestral Hall, No. 5 Sheung Keng Hau, Sha Tin, N.T.	Substantially altered

**The Implementation Progress of the “Conserving Central” Projects**

Central Police Station (CPS) Compound

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.

2. 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 2010<sup>1</sup>. HKJC commenced the construction works in November 2011 for completion in end 2015.

Former Police Married Quarters on Hollywood Road

3. 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 named “PMQ”<sup>2</sup>. Funding for conservation and revitalisation works of the project was approved by the Legislative Council Finance Committee in July 2011. Conservation and revitalisation works for transforming the site into a

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<sup>1</sup> 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.

<sup>2</sup> The latest development details of the project are set out in LegCo Paper No. PWSC(2011-12)26 entitled “400IO — Transformation of the Former Police Married Quarters on Hollywood Road into a Creative Industries Landmark” issued on 15 June 2011.

creative industries landmark are underway and are expected to be completed by the end of 2013. The revitalised facilities will be commissioned in the first quarter of 2014.

#### Former Central Government Offices (CGO) Complex

4. On the basis of the recommendations of the historic and architectural appraisal of the former CGO conducted in 2009, the Government proposed to preserve the Main and East Wings of CGO for use by the Department of Justice (DoJ) as new headquarters and to redevelop the West Wing. The redevelopment of the West Wing aimed at increasing the supply of Grade A offices and providing a public green space in Central. A proposed redevelopment scheme for the CGO West Wing site was announced on 17 September 2010 for public consultation (LegCo paper CB(1)2867/09-10(01)).

5. Taking into account the views received during the public consultation at end-2010, the Government revised the proposed redevelopment scheme and briefed the Panel and the Central and Western District Council on 22 November 2011 and 19 January 2012 respectively. However, there are still highly divergent views expressed on the revised redevelopment plan. At the same time, recognising that the Main and East Wings allocated to DoJ as its new headquarters could not meet its total office space requirements, and some law-related non-government organisations (NGOs) also require office space to operate, the Government considers that allocating the West Wing of the former CGO to DoJ and law-related NGOs for office use would allow all DoJ's divisions to be housed at the former CGO, thereby provides convenience to DoJ and enhances its operational efficiency.

6. Accordingly, the Secretary for Justice and the Secretary for Development announced at a press conference held on 4 December 2012 the Government's plan to re-use the West Wing, under which the main body of the building block will be retained and renewed for use by DoJ to accommodate its offices that cannot be relocated to the Main and East Wings, as well as for use by law-related NGOs. This arrangement would allow DoJ to release its existing offices in government-owned properties and private commercial premises. Those government-owned office spaces may be allocated to other government agencies, while the rented office accommodation may be released back to the commercial property market, thereby indirectly easing the demands for offices in Central Business District as well as freeing up government-own properties for potential redevelopment.



7. AAB agreed at its meeting on 23 November 2011 that although the three buildings of the former CGO were new items/categories suggested for grading by the public, rather than items on the list of 1 444 historic buildings, assessment of their grading could be accorded with priority. At its meeting on 17 December 2012, AAB decided that the CGO Main Wing, East Wing, West Wing and the whole CGO site should all be Grade 1.

### Hong Kong Sheng Kung Hui (HKSKH)'s Central Compound

8. On 7 June 2011, the Chief Executive in Council approved the land lease modification at nominal premium for HKSKH's Compound on Lower Albert Road (Central site) and the in-situ land exchange for its other site at Clementi Road, Mount Butler (Mount Butler site) to facilitate the optimal preservation of all four historic buildings at the Central site<sup>3</sup>. Under HKSKH's preservation-cum-development proposal, HKSKH will preserve all four historic buildings<sup>4</sup> at its Central site and replace other existing buildings by new ones to provide needed space for its religious and community services. 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 through redevelopment at the Central site to the Mount Butler site. HKSKH is reviewing its proposal for the Central site to explore the feasibility of making amendments to the uses to be provided at the site (including the construction of a private hospital) in the light of its own operational needs. HKSKH is preparing a revised proposal for the Central site in consultation with relevant bureaux and departments. HKSKH is also reviewing its proposal for the Mount Butler site in the light of its own operational needs and local residents' concerns.

### Central Market

9. Further to the award of tender for the comprehensive architectural design consultancy, the Urban Renewal Authority (URA) invited

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<sup>3</sup> 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.

<sup>4</sup> 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).

Expression of Interest for the main operator of the Central Oasis in November 2012. By the closing date of 7 January 2013, nine parties have indicated interest. The URA will shortlist qualified companies and invite them to submit tenders for the Main Operator of the project.

10. In view of the settlement of the judicial review relating to the draft Central District Outline Zoning Plan, the URA will submit the planning application to the Town Planning Board once the subject draft Outline Zoning Plan is approved by the Chief Executive in Council.

### Murray Building

11. 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 land tender conditions. The site has been included in the land sale programme since 2011. However, the original tender programme has been deferred due to the judicial reviews relating to the draft Central District Outline Zoning Plan. With the appeal of the judicial reviews withdrawn on 28 January 2013, the work for the proposed rezoning will continue. Upon completion of the amendment process, we will invite tender for the project as soon as practicable.

### Former French Mission Building

12. 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 former Legislative Council Building. We will consider the most suitable adaptive re-use of the building in due course.

Financial Assistance for Maintenance Scheme

**(1) Approved applications (total: 27 as at end of January 2013)**

- Maintenance works for the following ten approved applications, at a total cost of \$8.4M, 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);
  - (e) No. 3 Bungalow, St. Stephen's College, Stanley (Grade 1);
  - (f) Tin Hau Temple, Kam Tin, Yuen Long (Grade 3);
  - (g) Hung Shing Temple, Hung Leng, Fanling (Grade 3);
  - (h) Jamia Mosque, Shelly Street, Sheung Wan (Grade 1);
  - (i) Hung Shing Temple, Ping Shan, Yuen Long (Grade 2); and
  - (j) Side Chapel of the Tao Fong Shan Christian Centre, Tao Fung Shan Road, Sha Tin (Grade 2).
  
- The design or maintenance works for the following 17 approved applications, at a total approved cost of \$15.8M, is in progress:
  - (a) Tat Yan Study Hall, Shan Ha Tsuen, Yuen Long (Grade 2);
  - (b) Leung Ancestral Hall, Ma Po Mei, Tai Po (Grade 3);
  - (c) Earth God Shrine, Kam Tsin Tsuen, Sheung Shui (Grade 2);

- (d) Tsang's Ancestral Hall, Chuen Lung Village, Tsuen Wan (Grade 3);
- (e) Tsung Tsin Mission of Hong Kong Kau Yan Church, Sai Ying Pun (Grade 1);
- (f) Lim House, Shap Pat Heung, Yuen Long (Grade 2);
- (g) Holy Trinity Church, Kowloon City (Grade 2);
- (h) No. 8, San Lau Street, Sha Tau Kok (Grade 2);
- (i) Kowloon Union Church, Yau Ma Tei (Grade 3);
- (j) St Joseph's Church, Fanling (Grade 3);
- (k) Hung Shing Temple, Ping Shan, Yuen Long, Phase II (Grade 2);
- (l) Ip Ancestral Hall, Sha Tau Kok (Grade 3);
- (m) Tin Hau Temple, Kam Tin, Yuen Long, Phase II (Grade 3);
- (n) Jamia Mosque, Shelly Street, Sheung Wan, Phase II (Grade 1);
- (o) Tin Hau Temple, Lam Tsuen, Tai Po (Grade 2);
- (p) Holy Spirit Seminary, Chapel, Wong Chuk Hang (Grade 3); and
- (q) Tsung Tsin Mission of Hong Kong Kau Yan Church, Sai Ying Pun, Phase II (Grade 1).

**(2) Applications under processing (total: six as at end of January 2013) with an approximate total cost of \$5.9M**

- (a) Lo Pan Temple, Belcher's Street, Kennedy Town, Phase II (Grade 1);
- (b) Kwong Yuet Tong Public Office, Kennedy Town (Grade 3);
- (c) First Church of Christ Scientist, Central (Grade 2);
- (d) Tin Hau Temple, Fung Chi Tsuen, Yuen Long (Grade 1);

- (e) Ancestral Hall of Tsang Tai Uk, Shan Ha Wai Village, Sha Tin, Phase II (Grade 1); and
- (f) Yuen Kwan Tai Temple, Yuen Long (Grade 1).

**For information  
on 20 February 2013**

**BOARD PAPER  
AAB/2/2013-14**

**MEMORANDUM FOR MEMBERS OF THE  
ANTIQUITIES ADVISORY BOARD  
  
HERITAGE IMPACT ASSESSMENT  
IN RESPECT OF  
THE PROPOSED INTERNATIONAL CULINARY COLLEGE  
IN POKFULAM**

**PURPOSE**

This paper presents to Members the preliminary findings of the Heritage Impact Assessment (HIA) in respect of the proposed International Culinary College (ICC) in Pokfulam.

**HIA MECHANISM**

2. The HIA in respect of the proposed ICC was conducted in accordance with the HIA mechanism introduced by the Development Bureau (DEVB) vide Technical Circular (Works) No. 6/2009. Implemented from 1 January 2008, the HIA mechanism for capital works projects emphasises that every effort should be made to avoid or minimise adverse impact by the proposed works arising from Government's capital works projects on "heritage sites"<sup>1</sup>. In the submission to the Public Works Subcommittee of the Legislative Council, the works agent is required to include a "Heritage Implications" paragraph to be cleared by the Antiquities and Monuments Office (AMO), stating clearly whether the project will affect any "heritage sites" and if in the affirmative, what mitigation measures will be taken and whether the public are in support of the proposed measures in the public engagement process.

**THE PROJECT**

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<sup>1</sup> Heritage sites include:  
(i) all declared monuments;  
(ii) all proposed monuments;  
(iii) all sites and buildings graded by the Antiquities Advisory Board (AAB);  
(iv) all recorded sites of archaeological interest; and  
(v) Government historic sites identified by the Antiquities and Monuments Office (AMO).

3. The Vocational Training Council (VTC) plans to develop an ICC in Pokfulam for providing training in international culinary art. The site for the ICC development is adjacent to the VTC's Pokfulam Complex, where the Chinese Cuisine Training Institute, Hospitality Industry Training and Development Centre and a training hotel are currently located, thereby enabling the VTC to achieve synergy through shared use of infrastructure, facilities and resources, and economy in use of land. However, the site is also adjacent to several graded historic buildings, namely the Béthanie (a Grade 1 historic building)<sup>2</sup>, Old Dairy Farm Senior Staff Quarters (a Grade 1 historic building), Old Dairy Farm Cowshed (a Grade 2 historic building) and Old Dairy Farm Main Office Building (a Grade 2 historic building).

### **The HIA**

4. In view of the close proximity of the ICC development to the historic buildings mentioned in paragraph 3 above, the AMO considered that an HIA for the project was necessary. The VTC has engaged a heritage consultant to conduct an HIA which aims to examine to what extent the ICC development would affect the historic buildings and to devise mitigation measures if adverse impact is unavoidable.

5. The VTC has submitted an HIA report to AMO. Given that the mass of the new ICC has been carefully controlled and the design of the new development will not obscure the cultural significance of the graded historic buildings nearby, AMO considers the development proposal agreeable from the heritage conservation viewpoint and is satisfied with the recommended mitigation measures. Salient points of the HIA report are summarised at **Annex A** and AMO's comments are set out at **Annex B**. The full HIA report can be accessed via the link: [http://www.amo.gov.hk/form/HIA\\_Report\\_ICC.pdf](http://www.amo.gov.hk/form/HIA_Report_ICC.pdf).

6. Representatives of the VTC, as well as their project and heritage consultants, will present the HIA report at the meeting. They will further refine the ICC proposal in the light of Members' comments.

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<sup>2</sup> AAB reaffirmed its recommendation to declare the Béthanie as a monument at its meeting on 17 December 2012. AMO is proceeding with the declaration procedures as required under the Antiquities and Monuments Ordinance (Cap. 53).

**ADVICE SOUGHT**

7. Members are invited to offer comments and advice on the findings of the HIA.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
February 2013

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Ref: LCSD/CS/AMO 22-3/0



**Heritage Impact Assessment in Respect of  
the Proposed International Culinary College in Pokfulam**

**BACKGROUND**

Vocational Training Council (VTC) plans to establish a world class International Culinary College (ICC) in Pokfulam for the provision of high quality and professional culinary training programmes on international cuisine.

2. The ICC is proposed to be located at a site next to the existing VTC Pokfulam Complex (VTC Complex) at 145 Pok Fu Lam Road (the Site). Although the Site is currently vacant, there are a number of historic buildings in its immediate surroundings including:

- The Béthanie (a Grade 1 historic building)<sup>1</sup>;
- Old Dairy Farm Senior Staff Quarters (a Grade 1 historic building);
- Old Dairy Farm Cowshed (a Grade 2 historic building); and
- Old Dairy Farm Main Office Building (a Grade 2 historic building).

Please refer to Figure 1 for the site plan showing the location of the ICC and the four historic buildings.

**HERITAGE IMPACT ASSESSMENT (HIA)**

3. In accordance with Development Bureau Technical Circular (Works) No. 06/2009 and the Antiquities and Monuments Office (AMO)'s Guidance Note to HIA Submission, an HIA is to be carried out to examine the impact of the proposed development on the historic buildings concerned and to devise mitigation measures.

4. The HIA in respect of the proposed ICC has been conducted with the following key stages:

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<sup>1</sup> AAB reaffirmed its recommendation to declare the Béthanie as a monument at its meeting on 17 December 2012. AMO is proceeding with the declaration procedures as required under the Antiquities and Monuments Ordinance (Cap. 53).

**A. Understanding of cultural significance of the Site and nearby heritage resources**

5. The Site, being the original location of poultry batteries and paddock of the Old Dairy Farm, has undergone drastic changes since late 1980s due to the construction of temporary housing that altered the land formation and created distinct strata at the Site. The ramp leading from the paddock to the cowsheds is the only remaining structure that is directly related to operation of the Old Dairy Farm. The historical trace of the Old Dairy Farm's facilities has been eroded to a large extent and therefore, from a micro perspective, the heritage significance of the Site itself is low.

6. Being the central point of the three graded historic buildings of the Old Dairy Farm, i.e. the Senior Staff Quarters, the Cowsheds and the Main Office Building, the Site has a close relationship with these surrounding buildings. The overall setting, the three historic buildings, the ramp, the retaining wall and the Site together formed the last cluster of the Old Dairy Farm's facilities in Pokfulam. The story of the Old Dairy Farm will be materialized through proper interpretative means.

7. It is also believed that the Old Dairy Farm and Pokfulam Village were once inter-dependent in many ways and thus the Old Dairy Farm was socially important to the district and was still remembered by those who worked in or lived around the Old Dairy Farm.

8. The Site, being the central plot of land, incorporeally plays a role to connect the three buildings of the Old Dairy Farm, which still exist today. As the last remaining historic cluster of the Old Dairy Farm, the Site and the surrounding three buildings serve as the main resources to understand the development of the Old Dairy Farm and also its relationship with the surrounding landscape and people. The cultural significance of the Site rests much on its surrounding heritage resources, which altogether evoke contextual significance.

9. The significance of the Site and the surrounding historic buildings has been taken into account at early planning stage of the ICC project.

**B. Understanding of the development constraints, requirements and concerns**

10. The Site is selected for the proposed ICC to achieve synergy and collaboration with the adjacent VTC Complex. In this regard, a basement tunnel connecting the proposed ICC and the existing VTC Complex can be designed to share facilities between the new and existing blocks. This can also reduce the building bulk of the new ICC building.

11. As the proposed ICC will be designed to provide facilities to meet international standard of culinary training, there is a minimum requirement of kitchens, demo areas, training rooms etc. In order to put in the required area and facilities within the Site, a series of options and feasibility have been explored including the feasibility of adopting basement floors and smaller massing.

12. Discussions and meetings with the Southern District Council, relevant local concern group and other stakeholders have been carried out to understand their concerns.

**C. Identification of impacts and proposal on mitigation measures**

13. As the proposed ICC is situated among the historic building cluster, it is anticipated that the proposed ICC will create visual and contextual impact to the historic buildings.

14. To reduce such impacts, the HIA has been conducted to advise on the mitigation measures in two main ways:

- (1) Design studies and refinement to reduce impact; and
- (2) Enhancement of the whole landscape through heritage spine and interpretation.

(i) Design studies and refinement to reduce impact

15. To strike a balance between the proposed ICC and the heritage

environment, a series of design studies have been conducted from early design stage until the final design stage. Heritage conservation plays an important role in making design decisions during the process. Details are as follows:

- (1) Massing study to manipulate the required area within the Site so as to achieve the least visual impact. Please refer to Figure 2 for details;
- (2) Height analysis to keep the height of the proposed ICC not more than that of the Béthanie and to provide an acceptable and gradual transition to the higher buildings at the VTC Complex. Please refer to Figure 3 for details;
- (3) Set-back Analysis to maintain a buffer zone between the new development and the adjoining Old Dairy Farm Cowshed and Old Dairy Farm Main Office Building to keep a visual corridor and ventilation breath-way;
- (4) Townscape Analysis to manipulate the orientation of the proposed ICC to fit into the existing building fabrics and texture. Please refer to Figure 4 for details;
- (5) Landscape Study to retain mature trees in the Site and enhance the connectivity of the historic buildings; and
- (6) Protection and Monitoring System to be designed to safeguard structural stability of all nearby historic buildings and structures.

16. Several design options and building forms have been considered and the final design concept of the proposed ICC is creation of a “Salt Crystal” – a key element for cuisine all over the world. The appearance will resemble a salt crystal with faceted façades that are oriented in such a way to carefully fill the gap between the Béthanie and the existing VTC Complex. The architectural design approach for the proposed ICC is to maintain a modern and individual character that is distinctive while giving due respect to neighbouring historic buildings.

17. Further to the design refinement and implementation of mitigation

measures, the latest design of the proposed ICC is 6 storeys high with 2 basement floors. Please refer to Figures 5 and 6 on the design of proposed ICC.

(ii) Enhancement of the whole landscape through heritage spine and interpretation

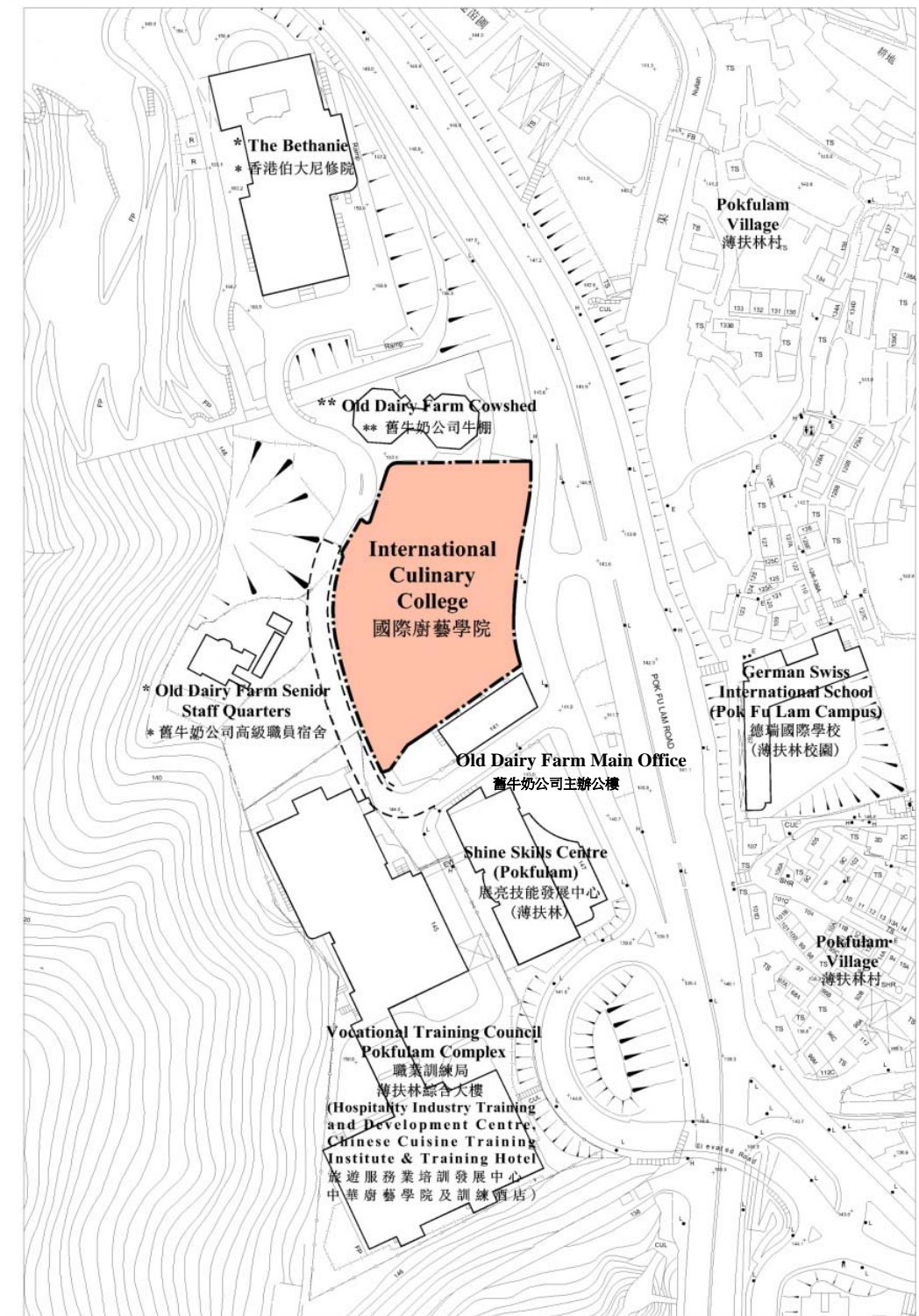
18. The design of the proposed ICC takes the opportunity to re-create the missing link between the identified heritage resources. An experiential heritage spine through these spaces will also be open for public enjoyment. Please refer to Figures 7 and 8 for details of the heritage spine.

19. The re-connection is both visual and physical. Historic observation points with interpretative facilities will be strategically located to facilitate the public to appreciate the Old Dairy Farm Main Office, Cowshed and Senior Staff Quarters. The public can have a close contact and dialogue with these buildings. They can also walk over the original cow ramp that will be preserved on-site.

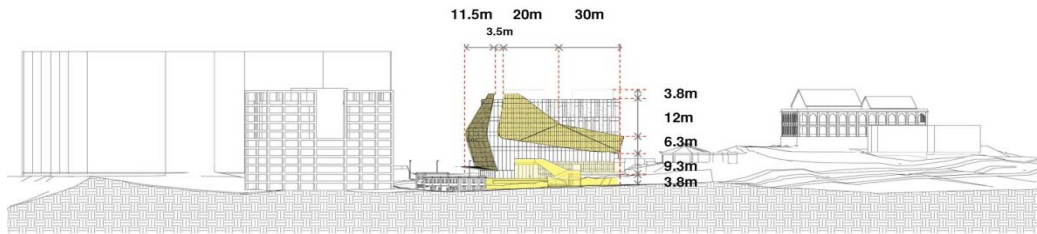
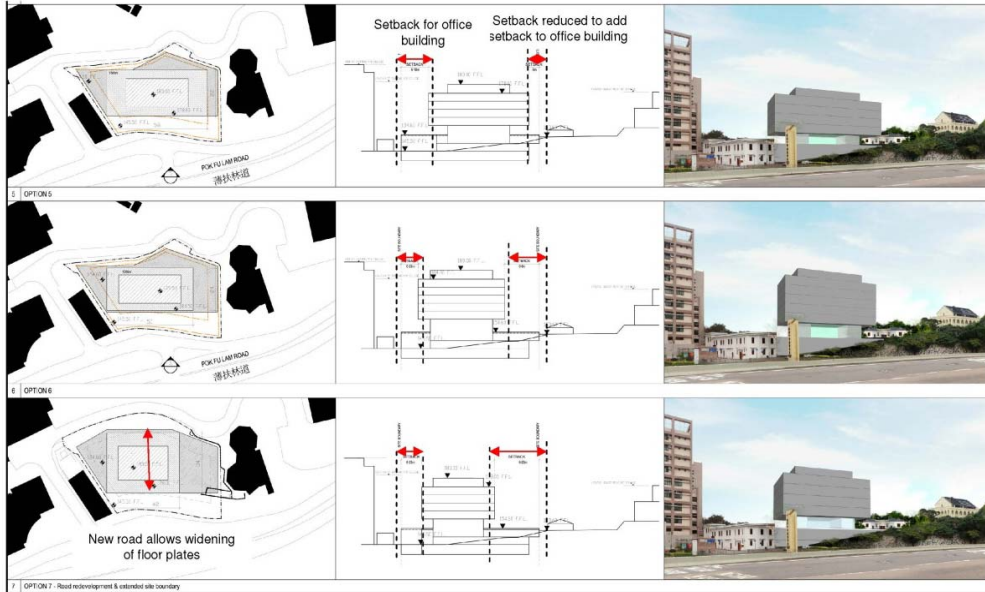
20. Other beneficial impacts of the proposed ICC development include provision of training opportunity to the local community, widening and enhancement of the existing access road leading to the Béthanie and preservation of existing mature trees to maintain the green curtain along Pokfulam Road.

## **CONCLUSION**

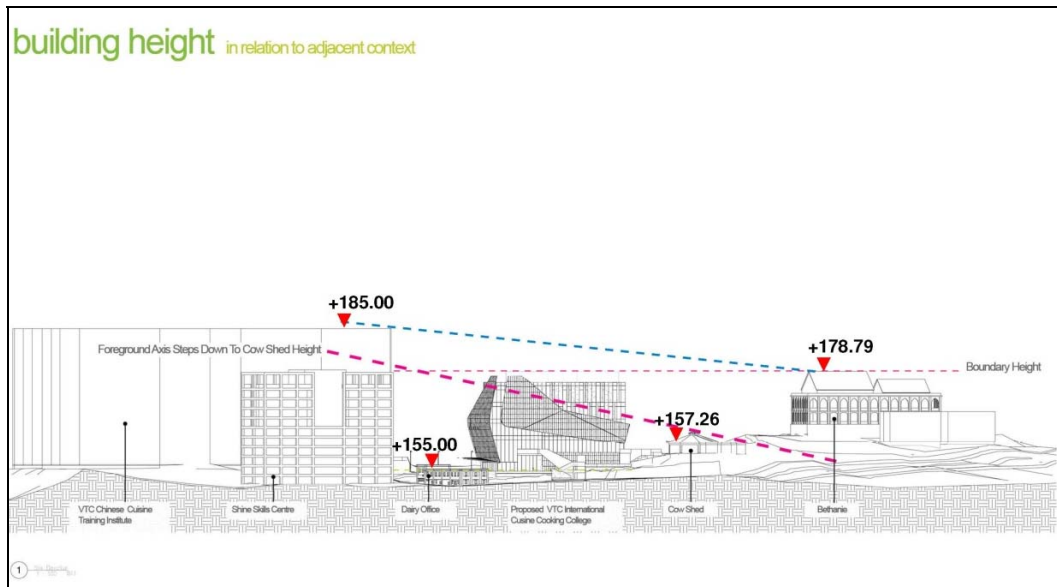
21. The HIA has concluded with the observation that the proposal will meet the objectives of mitigating the possible impacts of the proposed ICC development to the surrounding historic buildings.



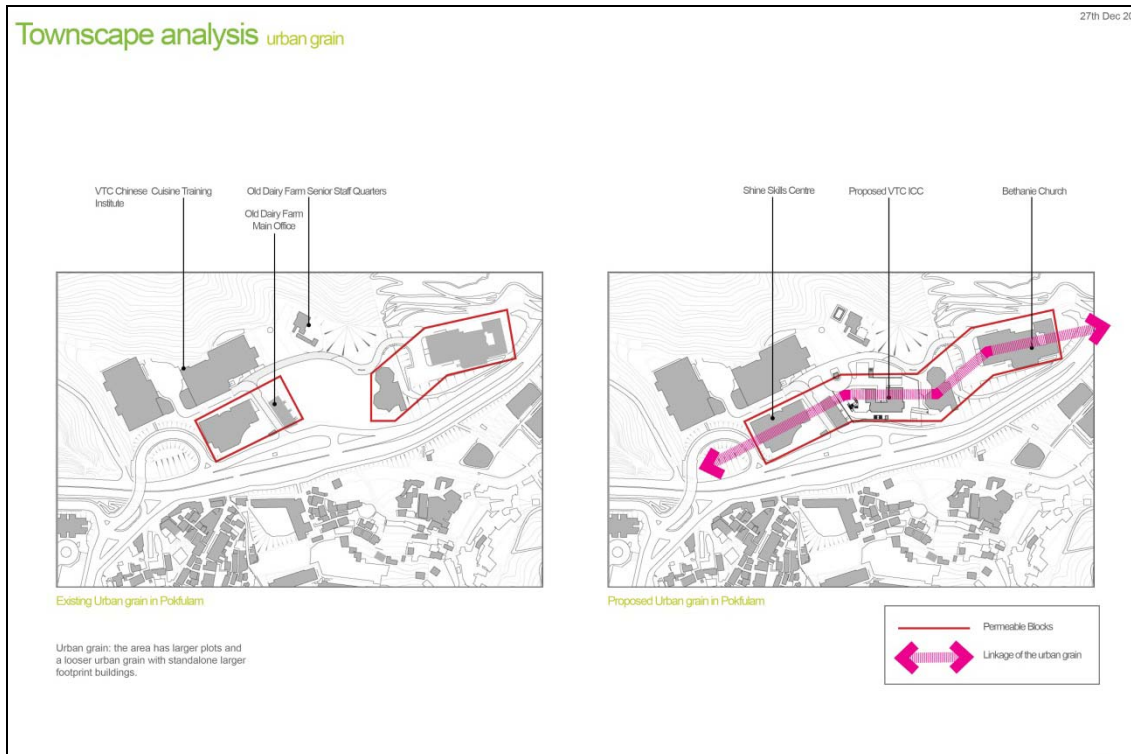
**Figure 1** Location Plan of the Proposed ICC



**Figure 2** Massing Study of the Proposed ICC



**Figure 3** Height Analysis of the Proposed ICC



**Figure 4 Townscape Analysis of the Proposed ICC**





Figure 5 Architectural Design of the Proposed ICC



Figure 6 View of the Main Entrance of the Proposed ICC



**Figure 7** The Proposed Heritage Spine that Reconnects the Heritage Resources in the Proximity of the Proposed ICC



**Figure 8** Illustration Showing the Proposed Heritage Spine

**Antiquities and Monuments Office's Comments on  
the Heritage Impact Assessment in Respect of  
the Proposed International Culinary College in Pokfulam**

The Antiquities and Monuments Office (AMO) has reviewed the findings set out in the Heritage Impact Assessment (HIA) report in respect of the development of International Culinary College (ICC) at Pokfulam and has the following comments:

- a) According to the project proponent, i.e. Vocational Training Council (VTC), the architectural design approach of the ICC is to provide a modern and distinctive character while due respect should be given to the historic buildings nearby. AMO considers such a design approach acceptable as it follows the international practice of making new intervention distinguishable from old fabrics, with both the old and new carrying architectural language of their own time.
- b) AMO suggested to VTC that the bulk of the new development should be minimized in order to reduce the visual impact on the historic buildings nearby. The VTC has therefore proposed to construct basements in the new ICC building in order to reduce the height and massing of the new development. This is a mitigation measure but vibration arising from the basement works should be closely monitored.
- c) We note that some green features will be provided on the podium and rooftop. The proposed works can enhance greenery space and improve the building environment.
- d) We note that an interpretation area with display facilities will be incorporated into the site. The proposal can add heritage value to the project and help promote understanding and appreciation of the history of the Pokfulam area.
- e) We note that structural monitoring will be carried out during construction so as to ensure the structural stability of the historic buildings.

- f) In addition to the mitigation measures devised in the HIA report, we would like to propose the following for further enhancement:
- (i) More open space on the podium level of the new ICC should be provided for the public to appreciate the historic buildings nearby, if possible.
  - (ii) Condition survey for the historic buildings should be carried out before the construction works commence.
  - (iii) The condition survey report and the structural monitoring proposal should be submitted to AMO for comment.
  - (iv) To ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by the project proponent to monitor the implementation of the mitigation measures and record any changes and variations.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
February 2013

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Ref: LCSD/CS/AMO 22-3/0

## Annex E

### Conservation of Privately-Owned Historic Buildings

<b>Item</b>	<b>Name and address of the historic building</b>	<b>Grading</b>	<b>Application</b>	<b>Portion retained</b>
1.	Nos. 2 & 4 Tai O Market Street	Proposed Grade 2	Redevelopment application approved by Lands Department.	Significant architectural features will be preserved and incorporated into the new development.
2.	Eastern Cotton Mills Ltd., No. 7 Mok Cheong Street, Kowloon City	Grade 3	The building plan for redevelopment and demolition plan were approved, and demolition consent was given, by Buildings Department.	A portion of the front façade will be preserved.
3.	Nos. 76-77 Hung Uk Tsuen, Ping Shan, Yuen Long	Grade 3	Redevelopment application approved by Lands Department.	Notwithstanding that attempts had been made to discuss with the owner possible economic incentives, the owner decided to demolish the building but photographic record was arranged.
4.	No. 43 Tseng Lan Shue, Sai Kung	Proposed Grade 3	Redevelopment application approved by Lands Department.	Notwithstanding that attempts had been made to discuss with the owner possible economic incentives, the owner decided to demolish the building but photographic record was arranged.

<b>Item</b>	<b>Name and address of the historic building</b>	<b>Grading</b>	<b>Application</b>	<b>Portion retained</b>
5.	No. 4 Shek O Road, Shek O	<p>Proposed Grade 3</p> <p>[Remark: The building had been extensively renovated before the announcement of the proposed grading in 2009. A revised nil grade has therefore been proposed for the building concerned.]</p>	Building plan for redevelopment was approved by Buildings Department.	Building will be redeveloped.

# MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Commissioner for Heritage,  
Development Bureau,  
19/F West Wing,  
Central Government Offices,  
2 Tim Mei Avenue,  
Tamar,  
Hong Kong.

19 December 2012

By Fax and Post

Attention Miss Queenie Lee

Dear Sir,

## **Consideration of Jessville by the Southern District Council**

Thank you for the opportunity for the owners of Jessville to meet with you on the 11 December 2012 and to understand better the concerns of the Southern District Council

I have been asked to write to you to provide you with the owner's response.

We understand that the District Council has asked for additional information relating to the following :-

- (a) Would it be possible to retain Jessville as the Club House as originally proposed rather than converting it to 4 apartments and to locate the flats in the new building;
- (b) Would it be possible to provide public access to the building on a similar basis as the original proposal;
- (c) Would it be possible not to demolish the Servants' Quarters.

The owners consider that it would be useful to provide the following background information so as to place the answers to these questions in context.

1. Jessville is currently a Grade 3 heritage building, which is the lowest grade building and this permits the owners to demolish the building. It only requires the owner to provide a photographic record of the building, plans and drawings. However, the owners would like to retain the building if at all practicable and economic to do so.
2. The owners are not developers, but the family of Thomas Tam who built Jessville. They want to retain the property in their ownership and do not intend to sell Jessville or the new flats.

3. The existing building is deteriorating and is in need of maintenance works. It would cost approximately \$66 million to turn it into a club house and this would have to be met by the owners as there is no appropriate public funding available. The on-going maintenance cost of the building would be about \$3.8 million pa. and this would have to be met by the owners.
4. The premium requested by Lands Department for the original 2 – tower scheme was approximately \$1.4 billion. This premium, plus the construction cost, made the whole project non-viable for the owners and they needed to reduce the amount of development to that of the current scheme, so that they could make it work financially and retain ownership.
5. Under the previous scheme Jessville was to be the Club House for residents and it had an area of approximately 1,450sm. The Servants' Quarters of Jessville would have been demolished and then rebuilt to accommodate clubhouse sports activities and changing rooms. The old house is structurally too weak to be used for these purposes. The Club House would have been supported financially by the 72 flats proposed in that scheme. The GFA of the Club House, if located in the old buildings, is about 6 times the area permitted by the government for the revised scheme, which is only 230sm. Under the reduced development, Jessville is not economically viable or practical as a Club House, and therefore it is proposed to convert it into 4 apartments of about 280sm. each.
6. Jessville is not a building well known to the public and is largely hidden from public view. The owners have proposed to construct a set of stairs and a new public viewing platform, along the boundary and within their site, so that the public would have a better and a closer view of the building than now.
7. The exterior of Jessville will be retained similar to what it is now. However, the interior will be significantly changed and modernized into rental apartments. There will, therefore, be no reason for public access to the interior of the building. There is also the need to retain and respect the privacy of the future residents of both Jessville and the new block. This also makes public access to the site inappropriate.
8. By far the most financially viable option for the owners would be to demolish Jessville and build a new building. However, because of the family's long association with the site and the building, and because of public comments, they have explored many ways to try to come to a practical conclusion. As the owners prefer not to seek public financial support, even if such financial support was available, the only way to retain the heritage building is to return Jessville to residential use in the form of rental apartments, and to limit the amount of development on the site to that which is affordable in terms of land premium and construction costs.

In view of the above, the owners would therefore like to respond to the three points raised as follows:-



- (a) It is not possible to use Jessville as a Club House nor to relocate the 4 apartments to the new block;
- (b) It is not possible or practicable to allow public access to Jessville after it has been converted into apartments. However, the owners would be willing to provide controlled public access to the site on the birthdays of Thomas Tam (21 July) and Jessie Tam (20 June) each year, under which visitors would be able to access the site up to the existing metal railings. This would be in addition to the provision of the public viewing deck and arrangements for access by disabled visitors previously proposed;
- (c) It is not possible to retain the Servants' Quarters.

I hope this explains the situation in sufficient detail so that the District Council can support the revised proposal. This has been under discussion for over 5 years and during this period, the owners have invested a significant amount of time and money in trying to preserve Jessville. Furthermore, Jessville has continued to deteriorate during this period, as the uncertainty has given no incentive for the owners to invest in its repair and maintenance.

The owners would not object to this letter being presented to the District Council.

Yours faithfully,



I T Brownlee,  
For and on Behalf of  
Masterplan Limited

cc. Owners