

**For discussion on  
24 June 2014**

## **Legislative Council Panel on Development**

### **Review of Policy on the Conservation of Built Heritage, Progress Report on Heritage Conservation Initiatives and Policy Relating to Preservation of Historical Remains Discovered at Works Sites**

#### **PURPOSE**

The Administration has been pressing ahead with its heritage conservation work in accordance with the policy promulgated in the 2007 Policy Address. We have been making regular progress reports to the Legislative Council (LegCo) Panel on Development since 2009. This paper updates Members on the progress made on various heritage conservation initiatives and the review of the policy on the conservation of built heritage, as well as invites Members' views on our future work. Besides, this paper also provides Members with information on the existing measures for the preservation of archaeological heritage in Hong Kong and the discovery of historical remains at the works sites of the To Kwa Wan Station of the Shatin to Central Link (SCL).

#### **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 (i.e. the Secretary for Development) 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 Development Bureau (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 monitoring mechanism enables the CHO and the AMO to take

---

<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.

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 privately-owned 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 (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 Government 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.

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

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

12. With the support of the AAB and the approval of the Chief Executive, the Bethanie, the Cenotaph, Tat Tak Communal Hall and Fat Tat Tong were declared as monuments under the Ordinance by notice in the Gazette on 22 November 2013 and 27 December 2013 respectively. At present, there are 105 declared monuments in Hong Kong.

13. Besides, we have consulted and obtained the support of the AAB at its meeting on 4 June 2014 for the intended declaration of Hau Wong Temple in Kowloon City, Hung Shing Temple in Ap Lei Chau and Lin Fa Temple in Tai Hang as monuments. We are proceeding with the declaration procedures as required under the Ordinance.

### ***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 AMO from 1996 to 2000. Apart from

these 1 444 buildings, over 200 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 157 buildings from the list of 1 444 buildings.

15. As at the last AAB meeting in June 2014, AAB has finalised the grading of 1 292 buildings as set out below -

- (a) 168 buildings with Grade 1 status;
- (b) 344 buildings with Grade 2 status;
- (c) 475 buildings with Grade 3 status;
- (d) 287 buildings with no grading; and
- (e) 18 buildings with no further processing due to their demolition or substantial alteration.

16. The number of remaining buildings on the list of 1 444 buildings and the new items / categories pending grading finalisation / assessment is 311.

### ***Revitalisation Scheme***

17. 16 buildings have been included in the Revitalisation Scheme so far, with the latest 4 under Batch IV. The progress of the various batches are summarised in **Annex A**.

### ***Conserving Central***

18. 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***

19. 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 39 applications as at end May 2014, involving a total grant of \$35.4 million. The current status of the maintenance works of these approved applications and a

list of 13 new applications under processing are set out at **Annex C**.

### *Heritage Impact Assessment*

20. As at end May 2014, 3 175 new capital works projects of different scale have gone through the HIA mechanism. Among these works projects, the AMO has required 42 projects to carry out full HIA to assess their impacts on sites and buildings of historical and archaeological significance.

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

21. Since the last progress report, we have successfully secured owners' agreement to conserve three privately-owned historic buildings. Details of the three cases are set out at **Annex D**.

### *Publicity and Public Education*

22. Since the last progress report, we have organised various publicity and public education activities targeting at different sectors of the community. Details are set out in **Annex E**.

## **REVIEW OF POLICY ON THE CONSERVATION OF BUILT HERITAGE**

23. As announced in the 2013 Policy Address, 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. The AAB has assisted us with the review of policy on the conservation of built heritage.

24. Since the second half of 2013, the AAB has met with key stakeholders, including LegCo Members, Chairmen and Vice-Chairmen of the District Councils, professional bodies, concern groups, owners of privately-owned historic buildings, business chambers and academics. To prepare for the launch of the consultation document, the AAB has also organised a series of public awareness raising programmes, including roving exhibitions, workshops and talks, and production of short videos since 2014.

25. The AAB published the consultation document on 4 June 2014 for a two-month public consultation. The scope of consultation includes formulating a set of more detailed mechanism and criteria for determining the extent and the use of public resources for the conservation of built heritage; studying whether there is a need to advance conservation of privately-owned historic buildings through town planning and extend the scope of conservation beyond "points" to "lines" and "planes"; and investigating the feasibility of setting up a heritage

trust. The consultation document can be downloaded from the following website: <http://www.builtheritagereview.hk/en/condoc.html>. After receiving public views, the AAB will submit a report to the Government for consideration.

## **POLICY RELATING TO PRESERVATION OF HISTORICAL REMAINS DISCOVERED AT WORKS SITES**

26. The Ordinance regulates the discovery and excavation of antiquities. The purpose of the Ordinance is to establish control over archaeological discoveries in Hong Kong and to ensure that items of particular historical interest are preserved for the enjoyment of the community. It seeks to maintain a balance between heritage conservation and developments to ensure that future generations, while enjoying an improved environment, are able to learn from worthy monuments of the past; and at the same time, to ensure that necessary developments are not held up for the preservation of antiquities of minor importance. An outline of the current statutory and administrative measures relating to the preservation of historical remains discovered at works sites is at **Annex F**.

### ***Discovery of Objects of Archaeological or Historical Interest at the Works Site of To Kwa Wan Station of SCL***

27. In conducting the Environmental Impact Assessment (EIA) under the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499), the project proponent has assessed the impact on cultural heritage arising from the SCL railway scheme, including the potential existence of archaeological finds at the previous location of the Sacred Hill and its vicinity within the To Kwa Wan Station area. The EIA report for the SCL therefore recommended that an archaeological survey-cum-excavation<sup>3</sup> be carried out at a specified area prior to the commencement of the construction works of the To Kwa Wan Station. After consultation with the Advisory Council on the Environment and making available the EIA Report for public inspection and comments, the EIA Report for the SCL was approved by the Director of Environmental Protection in February 2012. The chronology of the discovery of relics at To Kwa Wan Station is set out below:

---

<sup>3</sup> Archaeological survey-cum-excavation is commonly conducted before construction within a specified area with archaeological potential. The archaeological survey is to define the precise horizontal extent and the nature of the archaeological deposits while the excavation is applied to this confined area to retrieve the archaeological data completely. The archaeologist needs to submit a proposal of the archaeological work to the AMO, including the method and the procedure of the archaeological excavation. With the approval of the AMO and support of the AAB, the Antiquities Authority (i.e. the Secretary for Development) will issue a licence to the applicant in carrying out the archaeological work in accordance with the proposal of the archaeological work and under the close monitoring of the AMO.

### Chronology of the Discovery of Relics at To Kwa Wan Station

Time	Event	Remarks
17 February 2012	Approval of the EIA Report	
29 October 2012	Issue of archaeological licence for the survey-cum-excavation area	
Mid-November 2012	Commencement of survey-cum-excavation	
11 December 2012	1 <sup>st</sup> brief issued to AAB	Discovery of granite structures (may be building remains of early 20th century). The structures were of low heritage value. The archaeologist conducted full recording and measurement of the features by photography, drawing and written description. Modern ceramic sherds and fragments were also unearthed.
17 December 2012	AAB meeting	The progress of the excavation was reported.
20 February 2013	AAB meeting	The progress of the excavation was reported.
27 March 2013	2 <sup>nd</sup> brief issued to AAB	Discovery of remains of recent building structures, cultivated fields, wells and ponds. They were in association with the agricultural activities in late Qing to republican period. Other discoveries included truncated burial, remnant of collapsed building of Yuan dynasty, Song-Yuan ceramics. In order to reveal the full archaeological records of the Song-Yuan cultural deposits at the site, the archaeologist suggested removing



<b>Time</b>	<b>Event</b>	<b>Remarks</b>
		the recent structures to make way for maximum exposure of more Song-Yuan cultural remains.
27 June 2013	AAB Meeting	The progress of the excavation was reported. Executive Secretary (Antiquities & Monuments) (ES(AM)) referred Members to the list of archaeological investigations and excavations including the archaeological survey-cum-excavation at Sacred Hill (North) for the SCL. ES(AM) briefed members that following the usual practice, the AMO would inform Members of the archaeological discoveries of particular significance or public concern immediately after completion of preliminary assessment on the heritage value of such discoveries. The final report of the archaeological investigations and excavations would also be uploaded to AMO's website for public access.
10 September 2013	AAB meeting	The progress of the excavation was reported.
24 September 2013	3 <sup>rd</sup> brief issued to AAB	More burials dated to Song-Yuan period were identified. It also reported that the survey-cum-excavation was still going on and expected to be completed in late 2013. Construction works would start after the completion of the archaeological work. It also reported that large quantity of coins (553 Nos.) were discovered (10 September 2013) outside the

<b>Time</b>	<b>Event</b>	<b>Remarks</b>
		survey-cum-excavation area and inspection trenches would be dug for assessing the archaeological potential.
22 November 2013	4 <sup>th</sup> brief issued to AAB	Discovery, amongst others, of the first square-shaped well. The brief also advised members that the archaeological features discovered are generally in fragmentary condition. Recording by means of photography, drawing and written description is considered an appropriate way to preserve these features.
27 November 2013	Site Visit by AAB Member to the first square-shaped well	
4 December 2013	AAB Meeting	Members focused on the future interpretation of the first square-shaped well such as setting up a museum for display of discoveries, heritage trail in Kowloon City.
4 December 2013	Issue of archaeological licence for archaeological watching brief (AWB <sup>4</sup> ) area at launching shaft area	
4 March 2014	AAB meeting	The progress of the excavation was reported. Members enquired about the preservation and interpretation of the

<sup>4</sup> AWB refers to any archaeological work conducted within a project for non-archaeological purpose. AWB allows archaeological methods to be applied by archaeologists once any archaeological remains are identified in the course of the earth movement works of the development project. A proposal is required to specify the aim, method, and potential mitigation measures for the AWB. AWB could turn into an archaeological excavation if significant archaeological remains are discovered. Once the AWB commences, the archaeologist needs to report any archaeological remains discovered to the AMO. The AMO will then report the related discoveries to the AAB. The AMO will also regularly oversee the related archaeological work.

<b>Time</b>	<b>Event</b>	<b>Remarks</b>
		square-shaped well. Members were informed the said well would be preserved in-situ.
8 April 2014	Uploading of the interim archaeological report for the survey-cum-excavation to AAB's website	Discovery of a few thousands of artefacts. Three layers, comprising the fill layer dated to 1920s to 1960s, late Qing Dynasty to Republic of China period and Song-Yuan Dynasties were identified. No finds earlier than Song Dynasty was identified. A total of 239 archaeological features were identified from the site, comprising ceramic shards, coins, metal fragments and wood. In addition, some environmental samples (including soil, carbon, dead coral and wood fragments) were also collected to allow for further studies.
23 April 2014	5 <sup>th</sup> brief issued to AAB	Discovery of remains of living features dated to Song-Yuan period in Area T1 within the launching shaft area. The remnants included compact surface, wall structures and 2 <sup>nd</sup> square-shaped well. Having considered the disturbed nature of the well structure, the archaeologist suggested disassembling of the well structure may be considered so as to obtain more information to understand the construction technology of the 1 <sup>st</sup> square-shaped well. Reconstruction of the well structure in future Sung Wong Toi Park would be one of the options to preserve the well.

<b>Time</b>	<b>Event</b>	<b>Remarks</b>
24 April 2014	Issue of archaeological licence for the enlarged AWB area	
2 May 2014	Site visit by AAB Members to the T1 archaeological area inside the launching shaft area	
15 May 2014	6 <sup>th</sup> brief issued to AAB. Briefing to AAB Members on sheet piling proposal for retaining wall of T1 archaeological area	Sheet piling proposal to protect T1 archaeological area was presented.
28 May 2014	7 <sup>th</sup> brief issued to AAB	The progress of the excavation works at AWB at and outside the launching shaft area was reported. Sheet piling proposal to protect T1 archaeological area was also presented.
29 May 2014	Special Meeting for briefing to AAB Members on the sheet piling proposal for retaining wall of T1 archaeological area	
13 June 2014	8 <sup>th</sup> brief issued to AAB	Discovery of the archaeological remains of a water channel system within TP10 of the enlarged AWB area on 12 June 2014. The water channel system includes a water channel and a well/water tank. The date and function of the water channel and the well/water tank is still being studied.

Note: All the related documents are available for public viewing at AMO's

website.

28. In liaison with the DEVB, the Transport and Housing Bureau has been paying close attention to facilitate the archaeological work and adjusting the works programme of the SCL. The MTR Corporation Limited (MTRCL) has suspended the construction works in the area where the archaeological work is ongoing, except for those relating to the archaeological excavation. Under the close supervision of the AMO, the archaeological finds unearthed have been properly protected.

29. As regards the area where the archaeological work was completed, The MTRCL may resume the construction works gradually. The archaeological work and discovery have inevitably delayed the construction works with the actual impact subject to detailed assessment. The Highways Department has been studying with the MTRCL the rearrangement of works sequence, modification of originally planned construction method, and formulation of suitable options of modifying the station design, with a view not only to preserving the archaeological discovery, but also minimising the impact to the works programme.

30. The remains discovered at the MTRCL works site of the To Kwa Wan Station have been handled in accordance with archeological practices and established procedures. It is anticipated that the relevant archaeological work could be completed by the third quarter of this year. After study and analysis, the Administration would formulate suitable preservation options and measures for all the archaeological finds discovered. The AMO would then make a more comprehensive and specific conclusion after consultation with the AAB.

### **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  
June 2014**

Latest Position of Various Batches under the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme)

Batch I

1. 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 in 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 (UNESCO) Asia-Pacific Awards for Cultural Heritage Conservation Programme. By the end of May 2014, over 107 000 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. This revitalisation project received an Award of Merit in the 2013 UNESCO Asia-Pacific Awards for Cultural Heritage Conservation Programme. By the end of May 2014, over 418 000 visitors have visited the hotel;
- (c) **Fong Yuen Study Hall** – This site has been revitalised into a tourism and Chinese cultural centre-cum-Ma Wan residents' museum. The museum has commenced operation since March 2013. By the end of May 2014, over 6 300 visitors have visited the museum;
- (d) **Mei Ho House** – This site has been revitalised into YHA Mei Ho House 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. The hostel started operation in December

2013. By the end of May 2014, over 135 000 visitors have visited the hostel;

- (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, has been revitalised into a centre for promoting Chinese culture. 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 (i.e. Heritage Lodge) has started operation since February 2014. By the end of May 2014, over 51 000 people have visited the place; and
- (f) **Lui Seng Chun** – This site has been revitalised into a Chinese medicine and healthcare centre called “Hong Kong Baptist University School of Chinese Medicine – Lui Seng Chun”. The centre commenced operation in April 2012. By the end of May 2014, over 114 500 visitors have visited the revitalised building.

## Batch II

2. 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 commenced in May 2013 and are expected to be completed 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 commenced in September 2013 and are expected to be completed in the fourth 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 December 2012 and are expected to be completed in mid-2014.

### Batch III

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

- (a) **Haw Par Mansion** – The Aw Boon Haw Foundation was selected to revitalise Haw Par Mansion into Haw Par Music Farm. The site will be converted into a Chinese and Western music school providing training on Chinese and Western music and promoting the exchange of Chinese and Western music culture. Renovation works of this project are expected to start in the fourth quarter of 2015 for completion in the second quarter of 2017;
- (b) **Bridges Street Market** – The Journalism Education Foundation Hong Kong Limited was selected to revitalise Bridges Street Market into Hong Kong News-Expo. Renovation works of this project are expected to start in the second quarter of 2015 for completion in the third quarter of 2016; and
- (c) **Former Fanling Magistracy** – The Hong Kong Federation of Youth Groups (HKFYG) was selected to revitalise Former Fanling Magistracy into the HKFYG Institute of Leadership Development. Renovation works of this project are expected to start in the first quarter of 2015 for completion in the third quarter of 2016.

### Batch IV

4. Development Bureau launched Batch IV of the Revitalisation Scheme on 16 December 2013, inviting proposals from non-profit making organisations for the conservation and adaptive re-use of four government-owned historic buildings (i.e. No. 12 School Street in Tai Hang, Old Dairy Farm Senior Staff Quarters in Pokfulam, Lady Ho Tung



Welfare Centre in Sheung Shui and King Yin Lei) in the form of social enterprises. By the close of the application period, we received a total of 26 applications, among which 7 are for No. 12 School Street, 3 are for the Old Dairy Farm Senior Staff Quarters, 5 are for Lady Ho Tung Welfare Centre and 11 are for King Yin Lei. It is envisaged that the assessment work will be completed by the first quarter of 2015.

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

Central Police Station (CPS) Compound

The 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 the 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 (PMQ) on Hollywood Road

3. The “PMQ” project, implemented by the Musketeers Education and Culture Charitable Foundation Limited, its strategic partners and the Government, was commissioned in April 2014. Since commissioning, “PMQ” have organised a series of events. “PMQ” will also continue organising guided tours to introduce various historical spots on the site, including the underground interpretation area showing the foundation remains of the Central School, and two exhibition units displaying the evolution of the history of Hong Kong and the Central School, and recreating a police family in the old times for sharing the past life with visitors.

4. During the period of soft opening, “PMQ” held a “missing person” activity, in which “PMQ” invited former residents, former

---

<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.

members of the Junior Police Call Clubhouse and former students of the police primary school to participate in a re-union gathering to share their past life at the Former PMQ on Hollywood Road, and to provide artifacts for display.

5. Apart from the above events, “PMQ” has also launched various promotional activities through various platforms for promoting “PMQ”, such as introducing directional signage inside the Sheng Wan MTR Station, and hanging buntings and banners along the Central-Mid-Levels Escalator and Walkway System in order to encourage visitors to use public transportation for visit. According to the survey conducted by “PMQ”, the number of visitors since commissioning till end May 2014 was about 352 000.

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

6. 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)).

7. Taking into account the views received during the public consultation at end-2010, the Government revised the proposed redevelopment scheme and briefed the Legislative Council Panel on Development and the Central and Western District Council on 22 November 2011 and 19 January 2012 respectively. However, there were still highly divergent views expressed on the revised redevelopment plan. At the same time, it was recognised that the Main and East Wings allocated to DoJ could not meet its total office space requirements, while some law-related organisations (LROs) also require office space to operate. The Government considered that allocating the West Wing of the former CGO to DoJ and LROs for office use would allow all DoJ’s divisions to be housed at the former CGO, thereby providing convenience to DoJ and enhancing its operational efficiency, while enabling LROs to set up or develop their services in Hong Kong.

8. 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 LROs. This arrangement would allow DoJ to release its existing offices in government-owned properties and private commercial premises in Admiralty and the vicinity. 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 the Central Business District as well as freeing up government-owned properties for potential redevelopment.

9. The Antiquities Advisory Board (AAB) agreed 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. On 17 December 2012, AAB decided that the CGO Main Wing, East Wing, West Wing and the whole CGO site should all be accorded with Grade 1 status.

10. The DoJ is working on the relocation of their offices to the Main, East and West Wings of the former CGO. The renovation works for the Main and East Wings commenced in July 2013. It is expected that the renovation works will be completed in the first quarter of 2015. For the works related to the relocation of the DoJ to the West Wing, the relevant Technical Feasibility Study has been completed, and preparation work is being carried out by the relevant departments for the pre-construction works.

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

11. 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>2</sup>. Under HKSKH's preservation-cum-development proposal, HKSKH will preserve all four historic buildings<sup>3</sup> at its Central site and replace other

---

<sup>2</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>3</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).

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

12. Subsequent to the approval of the draft Central District Outline Zoning Plan by the Chief Executive-in-Council on 9 April 2013, the Urban Renewal Authority (URA) submitted a planning application to the Town Planning Board (TPB) on the revitalisation of the Central Market (the "Central Oasis" project) on 24 May 2013. The planning application was approved with conditions on 19 July 2013. There was an application for judicial review against the decision of the TPB. On 22 April 2014, leave for judicial review was refused by the Court.

13. The Authorized Person appointed by URA made the first general building plan (GBP) submission for revitalising the market building to the Buildings Department (BD) in end 2013. An amended GBP was resubmitted for consideration by BD on 28 April 2014. Processing of the application is under way.

### Murray Building

14. 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 have been formulated and detailed conservation requirements have been set out in the tender conditions. The development project was tendered out in November 2013.

## Former French Mission Building (FMB)

15. The FMB will be available for adaptive re-use in 2015 after the relocation of the Court of Final Appeal to the former Legislative Council Building. The DoJ will then take over the FMB and provide space in the FMB for use by legal and dispute resolution institutions after the necessary renovation has been carried out. This arrangement is to facilitate such organisations to set up or develop services in Hong Kong. This is in line with the government's policy as set out in the 2013 Policy Address to facilitate suitable international legal organisations as well as local LROs to set up or develop services in Hong Kong. It would also enable the FMB and the former CGO (which will be used as the home for the DoJ and LROs) to form a "legal hub", which is commensurate with the status and historical background of the FMB as a highly significant building and a declared monument. The DoJ and departments concerned are taking forward the preparatory works for the renovation of the FMB.

Financial Assistance for Maintenance Scheme

**(1) Approved applications (total: 39 as at end of May 2014)**

- Maintenance works for the following 19 approved applications, at a total cost of \$16.7M, have been completed:
  - i. Lo Pan Temple, Kennedy Town (Grade 1);
  - ii. Conference Hall and Pilgrim's Hall of the Tao Fong Shan Christian Centre, Tao Fung Shan Road, Sha Tin (Grade 2);
  - iii. 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);
  - iv. Ancestral Hall of Tsang Tai Uk, Shan Ha Wai Village, Sha Tin (Grade 1);
  - v. No. 3 Bungalow, St. Stephen's College, Stanley (Grade 1);
  - vi. Tin Hau Temple, Kam Tin, Yuen Long (Grade 3);
  - vii. Hung Shing Temple, Hung Leng, Fanling (Grade 3);
  - viii. Jamia Mosque, Shelly Street, Sheung Wan (Grade 1);
  - ix. Hung Shing Temple, Ping Shan, Yuen Long (Grade 2);
  - x. Side Chapel of the Tao Fong Shan Christian Centre, Tao Fung Shan Road, Sha Tin (Grade 2).
  - xi. Tat Yan Study Hall, Shan Ha Tsuen, Yuen Long (Grade 2);
  - xii. Leung Ancestral Hall, Ma Po Mei, Tai Po (Grade 3);
  - xiii. Earth God Shrine, Kam Tsin Tsuen, Sheung Shui (Grade 2);
  - xiv. Tsang's Ancestral Hall, Chuen Lung Village, Tsuen Wan (Grade 3);
  - xv. Tsung Tsin Mission of Hong Kong Kau Yan Church, Sai Ying Pun (Grade 1);
  - xvi. Lim House, Shap Pat Heung, Yuen Long (Grade 2);
  - xvii. Hung Shing Temple, Ping Shan, Yuen Long, Phase II (Grade 2);

- xviii. Jamia Mosque, Shelly Street, Sheung Wan, Phase II (Grade 1); and
- xix. Tsung Tsin Mission of Hong Kong Kau Yan Church, Sai Ying Pun, Phase II (Grade 1).

- The design or maintenance works for the following 20 approved applications, at a total approved cost of \$18.7M, is in progress:

- i. Holy Trinity Cathedral, Kowloon City (Grade 2);
- ii. No. 8, San Lau Street, Sha Tau Kok (Grade 2);
- iii. Kowloon Union Church, Yau Ma Tei (Grade 3);
- iv. Ip Ancestral Hall, Sha Tau Kok (Grade 3);
- v. Tin Hau Temple, Kam Tin, Yuen Long, Phase II (Grade 3);
- vi. Tin Hau Temple, Lam Tsuen, Tai Po (Grade 2);
- vii. Holy Spirit Seminary, Chapel, Wong Chuk Hang (Grade 3);
- viii. Yuen Kwan Tai Temple, Mong Tseng Wai, Yuen Long (Grade 1);
- ix. Tin Hau Temple, Fung Chi Tsuen, Yuen Long (Grade 1);
- x. First Church of Christ Scientist, Central (Grade 2);
- xi. Tao Fong Shan Christian Centre (Christ Temple), Sha Tin (Grade 2);
- xii. Entrance gate of Mong Tseng Wai, Yuen Long (Grade 3);
- xiii. 71 San Wai Tsuen, San Tin, Yuen Long (Grade 3);
- xiv. Municipal Services Staff Recreation Club, King's Park, Kowloon (Grade 3);
- xv. Ancestral Hall (Middle Hall) of Tsang Tai Uk, Sha Tin (Grade 1);
- xvi. No.60 Kat Hing Street, Tai O, Lantau (Grade 3);
- xvii. Man San Ye Ancestral Hall, San Tin, Yuen Long (Grade 2);
- xviii. Tat Yan Study Hall, Yuen Long, Phase II (Grade 2);
- xix. Lo Pan Temple, Kennedy Town, Phase II (Grade 1); and
- xx. Kwong Yuet Tong Public Office, Kennedy Town (Grade 3).



**(2) Applications under processing (total: 13 as at end of May 2014) with an approximate total cost of \$12.2M**

- i. Tin Hau Temple, Kat O (Grade 3);
- ii. 21 San Lung Tsuen, San Tin, Yuen Long (Grade 3);
- iii. 22 San Lung Tsuen, San Tin, Yuen Long (Grade 3);
- iv. Tin Hau Temple, Sha Kong Tsuen, Yuen Long (Grade 3);
- v. Shrine of Tin Sam Tsuen, Hung Shui Kiu, Yuen Long (Grade 3);
- vi. Yuen's Mansion Barn, Mui Wo, Lantau (Grade 2);
- vii. Ling Wan Monastery, Kam Tin, Yuen Long (Grade 3);
- viii. Lai Mansion, Pat Heung, Yuen Long (Grade 2);
- ix. Main Building of Helena May, Garden Road, Central, Phase II (the exterior of the building has been declared as a monument and the interior of the building is Grade 2);
- x. Kowloon Bowling Green Club, Tsimshatsui (Grade 3);
- xi. Hau Mei Fung Ancestral Hall, Kam Tsin Village, Sheung Shui (Grade 1);
- xii. 26 Cheung Shing Street, Yuen Long (Grade 3); and
- xiii. Kowloon Union Church, Yau Ma Tei, Phase II (Grade 1).

**Conservation of Three Privately-Owned Historic Buildings Through Provision of Economic Incentives**

**Jessville**

At the meeting of the Executive Council on 26 March 2013, the Council advised and the Chief Executive ordered that the decision of the Chief Executive in Council to partially uplift the Pokfulam Moratorium to enable the Lands Department to consider the application from the owners for a lease modification should be upheld to facilitate the revised preservation-cum-development proposal for Jessville (a Grade 3 historic building)<sup>1</sup>.

**8 Pollock's Path**

Part of the façade of 8 Pollock's Path (a Grade 2 historic building) is preserved through a minor relaxation of plot ratio from 0.5 to 0.548 approved by the Metro Planning Committee of the Town Planning Board (TPB) on 27 September 2013.

**Cheung Chau Theatre**

Cheung Chau Theatre (a Grade 3 historic building) is preserved through a minor relaxation of plot ratio from 0.4 to 0.472 and that of site coverage restriction from 20% to 36.8% approved by the Rural and New Town Planning Committee of the TPB on 13 December 2013.

---

<sup>1</sup> 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. Afterwards, the owners put forward a revised proposal for Jessville because they considered the original proposal not financially viable. Details are set out in the Legislative Council Brief entitled "Partial Uplifting of the Pokfulam Moratorium to Facilitate the Revised Preservation-cum-development Proposal for the Preservation of Jessville at 128 Pokfulam Road, Hong Kong" issued in April 2013.

**Publicity and Public Education Activities**

So far, the Administration has organised the following publicity and public education activities:

- (a) A workshop on “Revitalisation of Historic Buildings and Cultural Inheritance” co-organised with the Antiquities and Monuments Office (AMO) in February 2013 which had attracted 25 secondary teachers;
- (b) King Yin Lei Open Days organised from April to December 2013 which had attracted 24 283 visitors;
- (c) “New Life @ Heritage” Exhibition featuring six revitalised historic buildings under Batch I of the Revitalisation Scheme from June 2013 to June 2014 which had attracted more than 161 000 visitors;
- (d) “Revitalising Historic Buildings Through Partnership Scheme” Roving Exhibition featuring six revitalised historic buildings under Batch I of the Revitalisation Scheme from July to December 2013 which had attracted 75 887 visitors;
- (e) “Heritage Fiesta 2013” cum photo exhibition featuring historic school buildings and study halls in Hong Kong from September to October 2013 which had attracted around 48 000 visitors;
- (f) “International Conference on Heritage Conservation 2013” co-organised with the Architectural Conservation Programmes of The University of Hong Kong (HKU) in November 2013 which had attracted over 300 attendees from the industry; and
- (g) “The Master Class Distinguished Lecture Series” jointly organised with the Construction Industry Council, AMO,

the Architectural Conservation Programmes of HKU, and HKU SPACE from January to March 2014 which had attracted 783 attendees.

2. 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 2 103 793 visits as at end May 2014; and
- (b) our bimonthly heritage newsletter, “活化@Heritage”, which is distributed both electronically and in printed form with a circulation of 6 500 copies per issue.

3. In the coming months of 2014, we plan to continue to organise a series of programmes including:

- (a) “TIMELESS archiCULTURE – UNESCO Asia-Pacific Awards for Cultural Heritage Conservation: 14 award-winning projects of Hong Kong” roving photo exhibition at various locations from 13 June to 31 December 2014; and
- (b) “Heritage Fiesta 2014” cum photo exhibition featuring temples and churches from October to November 2014.

**Preservation of Objects of  
Historical Interest Discovered at Works Sites**

This note describes the statutory and administrative measures for the preservation of objects of archaeological and historical interest in Hong Kong.

**STATUTORY PROTECTION**

2. According to section 11 of the Antiquities and Monuments Ordinance (the Ordinance) (Cap. 53), any person who discovers, or knows of the discovery of an antiquity or supposed antiquity shall forthwith report the discovery to the Antiquities Authority (i.e. the Secretary for Development) or to a designated person, and shall take all reasonable measures to protect it; and the Antiquities Authority and any designated person authorised by him may enter upon and inspect the site of the discovery of an antiquity or supposed antiquity. Section 12 of the Ordinance also provides that, except for the Antiquities Authority and a designated person authorised by him, other persons shall obtain a licence granted by the Antiquities Authority in order to excavate and search for antiquities. Pursuant to section 13 of the Ordinance, the Antiquities Authority may only grant a licence if he is satisfied that the applicant for licence has had sufficient scientific training or experience and has at his disposal sufficient staff and financial or other resources to enable him to carry out the excavation and search satisfactorily, and is able to conduct, or arrange for, a proper scientific study of any antiquities discovered as a result of the excavation and search; and the Antiquities Authority may include such conditions as to the conduct of any excavation and search, as well as preservation of materials discovered etc. in the licence as he considers appropriate. Besides, according to section 3 of the Ordinance, 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 or site which he considers to be of archaeological significance to be a monument.

3. The Environmental Impact Assessment Ordinance (EIAO) (Cap. 499) is part of government's efforts to protect the environment. It requires proper evaluation, at the earliest possible stage, of the environmental impacts of development projects and ensures the satisfactory implementation of necessary prevention and mitigation measures to protect the environment. It has provisions related to the protection and preservation of archaeological heritage .

4. According to Schedule 1 of the EIAO, "site of cultural heritage" means "an antiquity or monument, whether being a place, building, site or

structure or a relic, as defined in the Ordinance and any place, building, site, or structure or a relic identified by the Antiquities and Monuments Office (AMO) to be of archaeological, historical or palaeontological significance”. The EIAO provides that environmental impact assessment (EIA) study, which may include cultural heritage impact assessment comprising a built heritage impact assessment and an archaeological impact assessment, should be conducted for all designated projects. Project proponents should implement the mitigation measures as set out in the EIA report to minimise impact on the sites of cultural heritage concerned.

## **ADMINISTRATIVE PROTECTION**

5. AMO has provided the relevant departments (such as Planning Department, Lands Department, Civil Engineering and Development Department, Architectural Services Department, Home Affairs Department, etc.) with a list of archaeological sites (including those which have not been declared as monument), with plans delineating their boundaries, for reference to facilitate relevant departments to make early consideration on the protection of archaeological sites at the initial planning stage of a works project or development proposal. There are currently 208 sites and the AMO updates the list and circulates it to relevant departments regularly.

6. Besides, the Administration has since 2008 requires the project proponents and relevant works departments of all new capital works projects to examine whether the works projects will affect sites or buildings of historic or archaeological significance. If the answer is in the affirmative, then a Heritage Impact Assessment (HIA) would be required and conservation management plan and protection guidelines should be delineated to ensure that sites or buildings of historic or archaeological significance would not be damaged; or if damage is unavoidable, mitigation measures should be formulated to minimise the damage. The HIA should be submitted to the AAB for consideration. The HIA mechanism seeks to ensure a balance be struck between the requirements for development initiated by Government and heritage conservation, starting from the project inception stage. It also demonstrates Government’s commitment to enhance heritage conservation; and engages the public at an early stage.

7. Notification to the AAB, the public and the District Council (DC) has been enhanced for early announcement of archaeological discoveries since 2012. Apart from regular reporting of the progress of archaeological projects to AAB at its meetings and arranging site visits if important archaeological findings are discovered, sections relevant to archaeology in EIA Reports shall be submitted to the AAB. AAB will also be informed once AMO has been notified of

archaeological discoveries and has completed preliminary assessment on the heritage value of such discoveries and before AMO informed the project proponent/archaeologist concerned of the agreed preservation method.

8. All reports compiled by the archaeologists concerned upon completion of the archaeological works shall be uploaded to the websites of the AAB and AMO. If archaeology discoveries of special archaeological, paleontological or historical interest are found, the information note circulated to AAB shall be uploaded onto its website if the reports compiled by the archaeologists concerned are not yet available.

9. If archaeological discoveries of special archaeological, paleontological or historical interest are found, the reports compiled by the archaeologists concerned shall be submitted to the relevant DCs for information. If the reports are not yet available, the information note circulated to AAB shall be submitted to the DCs concerned.