

LEGISLATIVE COUNCIL BRIEF

CONSERVATION AND REVITALISATION OF THE CENTRAL POLICE STATION COMPOUND: THE HONG KONG JOCKEY CLUB'S PROPOSAL

INTRODUCTION

At the meeting of the Executive Council on 15 July 2008, the Council ADVISED and the Chief Executive ORDERED that Government should enter into a partnership with the Hong Kong Jockey Club (HKJC) in the form of an agreement (or agreements) to take forward the conservation and revitalization of the Central Police Station (CPS) Compound project based on the following parameters -

- (A) The objective of the project is to achieve both conservation and revitalisation of this highly important heritage site and to take the opportunity to showcase in Hong Kong how new and sustainable uses can be integrated creatively into a historic site whilst preserving its overall historic and architectural significance;
- (B) To reflect the historical significance of the site and establish sustainable new uses, the project should provide within the CPS Compound, inter alia, a law and order museum and various arts and cultural facilities including a modest size auditorium, a black-box theatre, a gallery/lecture hall, gallery/exhibition space and ancillary facilities. No observation deck will be provided;
- (C) Given the physical constraints of the existing buildings, the recommendations of the Conservation Management Plan (CMP) and the objective to establish new and sustainable uses, a new structure will be built within the site to accommodate the above facilities;
- (D) The height and bulk of the new structure should be suitably reduced from that previously proposed to address concerns and views collected during the public engagement exercise but the opportunity should be taken to create an architectural piece that will put Hong Kong on par with overseas and Mainland cities with reputable contemporary architecture;

- (E) The restoration, conservation and development of the historic site and buildings in the CPS Compound will have to follow the requirements set by the Antiquities Authority and the project will be subject to the relevant statutory processes; and
- (F) The site and buildings will be made available, but not granted, to HKJC which will undertake all renovation, conversion and new built works as well as manage, operate and maintain the CPS Compound as a turnkey project at its own expenses to be presented as a gift to the people of Hong Kong.

JUSTIFICATIONS

A 2. Following announcement in the 2007-08 Policy Address on 10 October 2007 that Government has accepted in principle HKJC's proposal for revitalising the CPS Compound (existing layout at **Annex A**), HKJC has conducted a six-month public engagement exercise to engage stakeholders through various channels and activities. In response to public views that more effort should be devoted to researching the history, heritage and architectural significance of the CPS Compound and how these should be best preserved, HKJC has commissioned Purcell Miller Tritton, a renowned firm of British conservation architects to undertake a thorough study on the CPS Compound and prepare a CMP. Taking into account the public views expressed during the six-month public engagement exercise and the recommendations of the CMP, the Development Bureau has held discussions with HKJC on how we may take forward the project.

The Public Engagement Exercise

3. The six-month public engagement exercise was held from 11 October 2007 to 10 April 2008. During this period, HKJC held a total of 56 meetings with organizations, individuals and members of the public to collect their views. These include -

- (a) the Antiquities Advisory Board (AAB), and Heritage Conservation Subcommittee of the Legislative Council Home Affairs Panel;
- (b) the Central & Western District Council (tours to the exhibition at the Racing Museum were also arranged for interested Council members);
- (c) residents and concerned groups of the Central & Western District (again, tours to the exhibition at the Racing Museum were arranged for interested residents);
- (d) various individuals including Members of the Legislative Council;

- (e) four public forums with members of the public on 19 January and 23 February 2008;
- (f) professional institutes, including the Hong Kong Institute of Architects, the Hong Kong Institute of Surveyors, and students in architecture and design at the University of Hong Kong, the Chinese University of Hong Kong and the Hong Kong Polytechnic University;
- (g) the arts & cultural community including members of the Arts Development Council and the Hong Kong Arts Administrators' Association;
- (h) the tourism sector, including the Tourism Strategy Group and various groups within the travel trade;
- (i) business groups, including the Hong Kong General Chamber of Commerce and the Australian Chamber of Commerce;
- (j) heritage conservation groups, including the Heritage Hong Kong Foundation, the Conservancy Association and SEE Network;
- (k) young professional groups, such as the 30s Group, Roundtable and ProCommons;
- (l) representatives of trade groups in Lan Kwai Fong and SoHo; and
- (m) retired police and prison officers who had worked at the Central Police Station and the Prison Compound.

4. An exhibition was also held from December 2007 to early May 2008 at the Hong Kong Racing Museum while roving exhibitions were held in the City Hall, the Hong Kong Cultural Centre and the Sha Tin Town Hall attracting more than 19,000 visitors in total. In addition, a number of interviews and briefings to local and international news media were conducted. A dedicated website with detailed information on the proposal was launched where the public could express their views and make suggestions. A total of 112,857 page views were recorded during the public consultation period.

B 5. HKJC submitted a Public Consultation Report (**Annex B**) to Government in mid-May 2008 which revealed the following -

- (a) There is general support for HKJC to proceed with the conservation and revitalisation of the CPS Compound as

such an important heritage site should not be left to deteriorate;

- (b) There is broad consensus in support of the proposed non-profit-making mode to preserve and revitalise the CPS Compound for the enjoyment of the public;
- (c) There is general appreciation of HKJC's commitment to undertake this major heritage project and present it as a gift to the people of Hong Kong. In particular, the Central and Western District Council has passed a motion that supports in principle Government's early implementation of the project in accordance with the mode of financial support and operation as proposed by HKJC in order to prevent the buildings from deteriorating;
- (d) The public generally supports a revitalisation plan to preserve and reflect the historic significance of the buildings through conservation on one hand, while incorporating new facilities such as a law and order museum, performing arts venues, shops and restaurants with unique characteristics on the other. This will make the CPS Compound a destination for families, visitors and tourists to enjoy;
- (e) There is particularly strong support from the arts and cultural community for the proposed arts facilities and performance venues to be provided in the CPS Compound, which will complement the West Kowloon Cultural District development;
- (f) The proposed new structure to house the various performance and arts venues as well as its height and design have attracted considerable discussion and quite diverse views. While some welcome the conceptual design, others consider it too overwhelming and not in harmony with the surrounding environment. The observation deck which has necessitated the height was regarded by many as superfluous. Comments against the new structure come most strongly from residents living in the vicinity. They are concerned that the new structure will block the views of their buildings and intrude upon their privacy. They are also concerned that there would be glare and light reflection from the glass of the structure. Some of them believe that the irregular shape of the structure and spikes at its top would be bad for feng shui; and
- (g) Although the current plan excludes vehicular access to the site (except for emergency and service vehicles), there are still concerns that the revitalised site may result in increased traffic flow to the vicinity which is already busy.

There are also concerns that the revitalised site may increase the already heavy pedestrian load in the area, in particular bringing further stress to the mid-level escalator.

6. HKJC undertook to take all views into account in finalizing the detailed design of the project. In submitting the Report to Government, HKJC concluded that the project has reached an important stage and they look to the Government on the way forward.

Conservation Management Plan

7. During the public engagement exercise, in recognition of the concerns about the historical and architectural significance of the CPS Compound, HKJC commissioned Purcell Miller Tritton (PMT), a British firm of conservation architects, in January 2008 to undertake a research into the history of the CPS Compound and to prepare a CMP. PMT is one of the most respected firms of conservation architects working in the United Kingdom today and has previously undertaken conservation work for famous historic sites including the British Museum and the University of Oxford. A CD-ROM containing a soft copy of the CMP is at **Annex C**. Key points of the CMP are summarized as follows -

C

General comments and recommendations

- (a) Good conservation work is often the management of change and making decisions about the least damaging way of doing things. It is recognised that there will need to be some new construction on the site. Any redevelopment or new construction on the site should respect the historic significance of the site;
- (b) The failure to find a sustainable new use will be the biggest risk to the site. The recommendations in the CMP are not about stopping change but managing it in a way that maintains the historic and cultural significance of the site;
- (c) It would be inappropriate to try and conserve the site in its entirety as a monument/museum on the history of law and order in Hong Kong. The challenge is to find new uses and integrate them into the fabric of the existing buildings without diminishing the significance of the site and its buildings;
- (d) The CMP recognises that there will need to be significant alterations to some areas of the site and to some of the buildings. This will be the price for securing a long term future;

- (e) There will be pressure to alter buildings to comply with fire regulations, provide for new mechanical and electrical services, cater for the security requirements of individual tenants, and achieve better use of space. It is stated that if the site is to have a long term future all these changes will need to be accommodated – but the changes must be managed to ensure that the significance of the site will be retained and preserved;
- (f) The site is surrounded by high-rise buildings. To this extent the site is no longer really vulnerable to adjacent redevelopment as ‘it has already happened’;

Comments on specific features

- (g) The enclosing walls are a highly significant feature of the site. Respecting this should be balanced against achieving access to the site. This should also be compatible with new public and commercial uses;
- (h) The two courtyards are significant spaces as are the trees there. Any development that is proposed should take note of the essentially open and simple character of the area; and
- (i) F Hall – whilst being of little architectural significance, it is of some social significance and the external form of the building should be retained and repaired, with obvious modern additions removed.

The Way Forward

8. We are encouraged by the generally positive response towards the HKJC proposal and believe that there is sufficient public support for us to partner with HKJC in taking forward the proposal. Amongst the key stakeholders, the Legislative Council Subcommittee on Heritage Conservation under the Home Affairs Panel and the Central and Western District Council were supportive of the proposal, provided that consideration would be given to reduce the height of the new structure and to consult further on the “scaffolding” design, both of which have aroused concern of residents in the vicinity. Noting that this important cluster of buildings in the very heart of Central has been lying idle for several years and any further delay would lead to damaging deterioration, there were calls to expedite the project.

9. Government has hence confirmed acceptance of the HKJC proposal and will enter into partnership with HKJC in taking forward the CPS project based on a set of parameters. These are described in the following paragraphs.

Proposed Guiding Parameters for Taking Forward the Project

Objective of the Project

10. The objective of the project is to achieve both conservation and revitalisation of this important heritage site and to take the opportunity to showcase in Hong Kong how new and sustainable uses can be integrated creatively into a historic site whilst preserving its overall historic and architectural significance. The CMP states that preserving the entire site as a museum of law and order would unlikely be economically viable or particularly popular with visitors. The key to the future of the site would be to find sustainable new uses that can be integrated into the site whilst preserving its overall significance and integrity as well as minimising damage to the individual buildings. If this can be achieved in the CPS Compound then it can be used as an exemplar of good conservation at work.

Facilities to be provided in the Project

11. Any heritage conservation project has to relate visitors to its historical significance and during the public engagement, there was broad support for establishing in the CPS Compound some sort of museum reflecting the history of its former users, namely the magistracy, police and prison. The ideas of relocating the Police Museum at Mid-levels to the CPS Compound and the showing of exhibits of other disciplined forces such as correctional services on site were mentioned. To relate the site to its former occupants, we support HKJC's proposal to provide a law and order museum in the revitalisation plan of the CPS Compound. However, the exact scale and scope of the museum, including, in particular, whether it would house the Police Museum, to be relocated in a satisfactory way to this site from its present location in Coombe Road, Mid-levels, will be subject to further discussion between HKJC and various stakeholders and the availability of space. Upon the request of the Central and Western District Council and with the Police's in-principle agreement, it is also suggested to establish within the site a Police Service Centre to replace one operating from commercial premises in the vicinity.

12. There was broad support for injecting arts and cultural elements into the revitalisation project. The tourism trade believed that the proposed plan comprising cultural venues, multi-purpose spaces, dining facilities, specialty shops, arts galleries, etc. would make it a vibrant and popular destination for locals and tourists alike. The Hong Kong Arts Development Council expressed its strong endorsement of the proposal and remarked that "the architectural cluster of arts and cultural facilities built in the heart of Hong Kong's financial district would give the territory a brand new image". Since these arts/cultural facilities are essential to the revitalisation plan and will require new-built space, we recommend that provision of these facilities should be made a guiding parameter in taking the project forward. In order to reduce the bulk of any new construction,

HKJC has moderated the range of arts/cultural facilities by removing the two small cinemas and the observation deck. HKJC has proposed that the following arts/cultural facilities should be provided within the CPS Compound -

- an auditorium (350 seats);
- a black-box theatre (350 seats);
- a gallery/lecture hall; and
- gallery/exhibition space.

Design of the New Structure

13. As the height and design of the new building is the major point of contention, it is necessary to set guidelines for HKJC to modify its design. We will advise HKJC that the height and bulk of the new structure should be suitably reduced to address concerns and views collected during the public engagement exercise. The removal of the observation deck and the reduced scale of the arts/cultural facilities should help reassure local residents that the revised design would be more acceptable.

14. We understand that HKJC will take forward the project in collaboration with the architects Herzog and de Meuron who have understandably accepted the need to modify their earlier design in view of the CMP and local concerns. The commissioning of internationally renowned architects will elevate the project to world class status and put Hong Kong on par with other cities which have outstanding achievements in contemporary architecture. HKJC will formally engage Herzog and de Meuron to work on a revised conceptual design. As the project proceeds to detailed design and implementation, Herzog and de Meuron will involve local architects thereby promoting co-operation and technical transfer between local and international professionals in architectural design and heritage conservation.

15. The restoration, conservation and development of the historic buildings in the CPS Compound will have to follow the requirements set by the Antiquities Authority. They should also respect the principles contained in the three international standards of heritage conservation (viz. the Venice Charter, the Burra Charter and the Principles for the Conservation of Heritage Sites in China). As the CPS Compound is a declared monument, a Section 6 permit under the Antiquities and Monuments Ordinance will only be issued by the Antiquities Authority for carrying out the works when she is satisfied that the conservation requirements will be conformed with. This is necessary to fulfill the aim of preserving the overall significance of the important heritage site.

Statutory requirements

16. The CPS Compound is zoned “Other Specified Uses” (“OU”) annotated “Historical Site Preserved for Cultural, Recreational and Commercial Uses” on the draft Sai Ying Pun and Sheung Wan Outline Zoning Plan (OZP). According to the Notes of the OZP, any new development requires planning permission from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance (TPO). Any proposed uses within the site not in compliance with the Notes of the “OU” zone would also require planning permission under Section 16 of the TPO. Before seeking permission from TPB, views should be obtained from AAB on the heritage conservation angle. Moreover, according to the Environmental Impact Assessment Ordinance (EIAO), projects involving building works, etc. in a site of cultural heritage are Designated Projects requiring environmental permits. In light of some traffic concerns, a traffic impact assessment will also have to be carried out. As we take forward the project together with HKJC through the various statutory processes which we expect to take 12 months to complete, the public will have a chance to comment on the revised conceptual design of the new building.

Institutional arrangement

17. HKJC plans to model the development mode and governance structure for the CPS Compound on the arrangements for the Kau Sai Chau Golf Centre. In brief, the site and the buildings will be made available, but not granted, to HKJC which will undertake all the renovation, conversion and new built works. HKJC will also operate, manage and maintain the CPS Compound by a limited company, under the direction of HKJC Charities Trust (HKJCCT), and involving an advisory committee comprising heritage experts and community. HKJC will meet both the capital and operating expenses and present this turnkey project as a gift to the people of Hong Kong. HKJC will not ask for naming right to the CPS Compound.

Financial arrangement

18. On the capital side, HKJC will fund the entire cost of the project (estimated to be about \$1,800 million). On the recurrent side, previously HKJC has agreed to fund the recurrent deficit for the initial years of operation when the CPS Compound is expected not to be financially self-sustainable (estimated to be three years). It has now further agreed that it will fund all operational deficits until the CPS Compound is financially self-sustainable.

19. HKJC also agrees that any surplus income arising from the operation of the CPS Compound will be ploughed back to heritage conservation work in Hong Kong, for example, to support a statutory heritage trust if one is to be set up in future. It will not be clawed back into HKJCCT.

Implementation

20. Government will take forward the project in partnership with HKJC, including the various statutory processes. During the project implementation stage, a project steering committee will be formed with representatives from Government and HKJC to oversee the process as well as resolving problems as they arise.

21. When the project has received statutory approval to proceed, Government will enter into an agreement (or agreements) with HKJC to define the relationship between Government and HKJC for the purposes of implementation of the project. For instance, a Memorandum of Understanding will be signed with HKJC to define the mode of cooperation during the project implementation stage. Upon completion of the project, a tenancy agreement in respect of the premises will be signed with HKJC (without granting the site to HKJC) in order to set out the terms and conditions regarding the operation of the site by HKJC. Nominal rental will be charged.

22. Upon completion of construction, the revitalised CPS Compound will be managed by a limited company, operating under the direction of HKJCCT. This company will be managed under a Board of Directors comprising trustees of HKJCCT. An advisory committee will be set up with representatives from HKJC, Government and members of the public including representative(s) from the District Council to advise on the operation of the revitalised CPS Compound.

IMPLICATIONS OF THE PROPOSAL

23. The proposal is in conformity with the Basic Law, including the provisions concerning human rights, and has no productivity implications. The financial and civil service, economic, environmental, planning and sustainability implications are at **Annex D**.

D

PUBLIC CONSULTATION

24. HKJC has completed a six-month public engagement exercise. The Public Consultation Report was submitted to Government and released to the public in mid-May 2008, and we have taken into account the views expressed in proposing the way forward.

25. The project has to go through a number of statutory procedures including those under TPO and EIAO before implementation. The public will have further opportunities to express their views during the processes.

BACKGROUND

26. The CPS Compound comprises three groups of buildings, namely the Central Police Station, the former Central Magistracy and Victoria Prison. They were declared as monuments under the Antiquities and Monuments Ordinance (Cap. 53) in 1995. After a review of the conservation guidelines for the CPS Compound, AAB recommended to classify a number of structures including F Hall in the upper platform area as a non-historic item in 2004.

27. Since the mid 19th century, the Central Police Station had served as the headquarters for law enforcement throughout the territory until World War II. The oldest structure within the CPS Compound is a barrack block built in 1864.

28. The construction of the Central Magistracy commenced in 1913 and was completed in 1914. The site was originally occupied by another Magistracy which was probably erected in 1847 but was later demolished to make way for the Central Magistracy. The Central Magistracy was closed in 1979.

29. Built in 1841, the Victoria Prison was the first building constructed of durable materials. Most of the buildings within the CPS Compound were damaged by bombing during the Second World War. The Prison was re-opened in 1946 after repairs.

30. We have been allowing community organisations to apply for use of the CPS Compound for holding public activities since December 2004. We have also redeployed resources for the essential maintenance of the historic buildings on the CPS Compound.

ENQUIRIES

31. Enquiries may be directed to Mr CHAN Jick-chi, Jack, Commissioner for Heritage of Development Bureau on 2848 2104.

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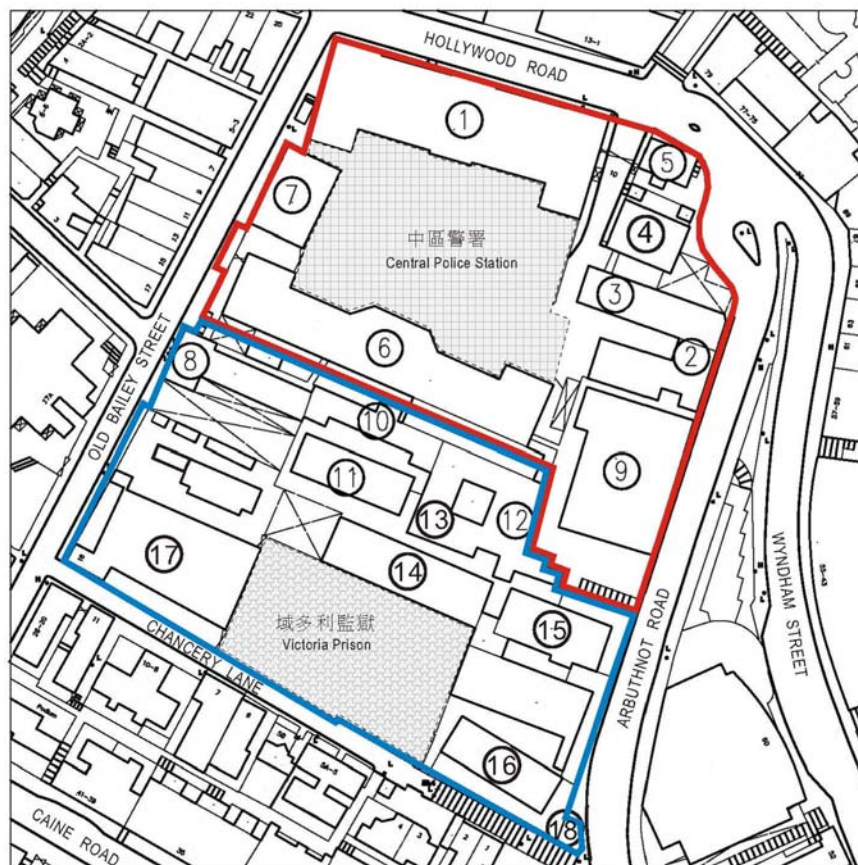
Annex A Existing Layout of the Central Police Station Compound

Annex B Public Consultation Report

Annex C Conservation Management Plan

Annex D Implications of Hong Kong Jockey Club's Proposal

Existing Layout of the Central Police Station Compound



Central Police Station

- 1. Headquarters Block
- 2. Block A
- 3. Block B
- 4. Block C
- 5. Block D
- 6. Barrack Block
- 7. Stable Block
- 8. Sanitary Block
- 9. **Former Central Magistracy**

Victoria Prison

- 10. A Hall
- 11. B Hall
- 12. C Hall (East Wing)
- 13. C Hall (West Wing)
- 14. D Hall (West Wing)
- 15. D Hall (East Wing)
- 16. E Hall
- 17. F Hall
- 18. Watch Tower (Bauhinia House)

 LOWER PLATFORM

 UPPER PLATFORM

  } COURTYARD AREAS

**Conservation & Revitalisation of the
Central Police Station Compound:
A Proposal by The Hong Kong Jockey Club**

**Report on the Public Consultation
From 11 October 2007 to 10 April 2008**



**香港賽馬會
The Hong Kong Jockey Club**

May 2008

1. Introduction

1.1 Over three years ago, The Hong Kong Jockey Club ("the Club") began to take notice of the general public's interest in, and concerns over, issues related to heritage conservation in Hong Kong. The Club started looking into various possible projects related to heritage conservation issues, and it was during the process that the topic of the conservation of the Central Police Station ("CPS") Compound surfaced with the Government's then intention to auction the site for development. At that point, the Club decided to proceed to study the possibility of taking on the conservation and revitalisation of the Compound.

The Club wished to present a thoroughly researched proposal before it was publicly released as this would help generate a more constructive and informed discussion. Hence, much of the two-year preparatory work was done by the Club internally with the help of various experts. The Club started the project with an Advisory Committee, comprising two former Chairmen of the Antiquities Advisory Board, architects and historians. Gradually, a team of specialist consultants was assembled, including design architects, engineers, property consultants, quantity surveyors and conservation architects, to work towards preparing a formal proposal. In brief, the project encompasses the following key issues:

- Championing a new meaning of heritage conservation in Hong Kong through combining the concepts of conservation with revitalisation;
- Creating a destination for both locals and tourists, of all ages and background, alike;
- Injecting arts and cultural elements into the Compound, in addition to commercialising parts of the historical buildings;
- Providing public spaces for the general public;
- Providing the initial capital and funding the operating deficits of the project during its initial years until the project becomes financially self-sustainable;
- Providing construction, operation and management expertise in managing the proposed project from conceptualization to realisation;
- Respecting declarations of the Antiquities & Monuments Office and best practices of international conservation postulates;
- Setting a prologue to a possible Heritage Trust for Hong Kong; and
- Placing Hong Kong on the world stage of heritage conservation.

It was against this background that the formal proposal to Government to conserve and revitalise the CPS Compound was prepared and submitted.

1.2 The Club submitted a proposal to conserve and revitalise the Central Police Station Compound to the Government in April 2007. Subsequently, the Chief Executive, HKSAR announced his vision on heritage conservation in his Policy Address on 10 October 2007, in which he announced that the Government had given approval in principle to the Club for the proposal. The Club made public details of the proposal the following day and immediately launched a six-month public consultation and engagement exercise in an effort to engage the public in a discussion of the said proposal.

- 1.3 This Report summarises the views received during the public consultation and engagement exercise conducted between 11 October 2007 and 10 April 2008 to gauge public opinion on the Club's proposed plan. The Club wishes to express its gratitude to all individuals, organisations and groups that have provided their views to us during the exercise. This Report is prepared by the Club for submission to the Government as part of the process to obtain endorsement for the proposal.

2. Public Consultation and Engagement

- 2.1 Immediately after the Government announcement on 10 October 2007, the Club began a six-month comprehensive public consultation and engagement exercise to brief various stakeholders, the media and the general public on the concept and details of the proposal. During the period from 11 October 2007 to 10 April 2008, the Club held a number of meetings and briefing sessions for numerous organisations and members of the public to collect their views. Apart from interviews and briefings to local and international news media, some 56 meetings were organised and presentations made to individuals and groupsⁱ. These included:

- (i) the Antiquities Advisory Board, and the Legislative Council's Home Affairs Panel Heritage Conservation Subcommittee;
- (ii) the Central & Western District Council, including conducted tours to the exhibition at the Racing Museum for interested Council members;
- (iii) residents and concerned groups of the Central & Western District, including conducted tours to the exhibition at the Racing Museum for interested residents;
- (iv) various Members of the Legislative Council;
- (v) four public forumsⁱⁱ with members of the public on 19 January and 23 February 2008;
- (vi) professional institutes, including the Hong Kong Institute of Architects, the Hong Kong Institute of Surveyors, and faculty and students in architecture and design at the University of Hong Kong, the Chinese University of Hong Kong and the Hong Kong Polytechnic University;
- (vii) the arts & cultural community including members of the Arts Development Council and the Hong Kong Arts Administrators' Association;
- (viii) the tourism sector, including the Tourism Strategy Group and various groups within the travel trade;
- (ix) business groups, including the Hong Kong General Chamber of Commerce and the Australian Chamber of Commerce;
- (x) heritage conservation groups, including the Heritage Hong Kong Foundation, the Conservancy Association and SEE Network;

- (xi) young professional groups, such as the 30s Group, Roundtable and ProCommons;
 - (xii) representatives of trade groups in Lan Kwai Fong and SoHo; and
 - (xiii) retired police and prison officers who had worked at the Central Police Station and the Prison Compound.
- 2.2 An exhibition was held from December 2007 to early May 2008 at The Hong Kong Racing Museum while roving exhibitions were held in the City Hall, the Hong Kong Cultural Centre and the Sha Tin Town Hall attracting more than 19,000 visitorsⁱⁱⁱ in total.
- 2.3 A dedicated website (www.centralpolicestation.org.hk) with detailed information on the proposal was launched where the public could express their views and make suggestions. A total of 112,857 page views were recorded during the public consultation period.

3. Response to the Public Consultation

- 3.1 During the public consultation and engagement exercise, a total of 567 written submissions^{iv} were received from different sectors of the community including 305 messages through the feedback forms and 262 letters and emails received directly by the Club.
- 3.2 The written submissions were put forward by individuals, commentators, environmental and conservation concern groups, professional bodies, political parties, professional institutions and residents living in the vicinity.
- 3.3 The Central & Western District Council ("DC"), at its 6 March 2008 meeting, discussed the project and passed the following motions:^v
- a) *"The DC requests the Government to uphold the principle of retaining and preserving all declared monuments including F Hall of the CPS Compound."*
 - b) *"The DC supports in principle the Government's early implementation of the mode of financial support and operation as proposed by The Hong Kong Jockey Club to revitalise the CPS Compound so that the structures would not end up in an extended period of desolation which could result in permanent deterioration."*
 - c) *"The DC requests that residents in the vicinity should be consulted on the scaffolding design of the CPS Compound and that the Government should reduce the height of the new structure to a level acceptable to the residents."*
- 3.4 Views received through written submissions, together with those noted during the various presentations and media interviews, covered many issues arising from the proposal. The following section is a summary of those views:

3.4.1 Championing a new meaning to heritage conservation - revitalisation

3.4.1.1 Support for the Club's initiative

Views were expressed that the Club, a not-for-profit organisation, is the most suitable organisation to take up the project compared with a private developer who may over-commercialise the heritage site. The fact that the Club had committed to funding the deficit of the CPS Compound during its initial years of operation was also noted as a plus to enable the proposal to become financially self-sustainable in the long run.

The Subcommittee on Heritage Conservation under the Legislative Council Home Affairs Panel, after a discussion on the proposed project, concluded that members were "overwhelmingly supportive"^{vi} of the proposal but that consideration should be given to the various views expressed by members.

The Hong Kong Institute of Architects also "commend The Hong Kong Jockey Club in taking up the challenge to conserve, adapt, revitalise and operate the highly historically significant CPS Compound while maintaining it under public ownership"; the Hong Kong Institute of Surveyors stated in its submission that "all our Office Bearers confirm our strong support of the Club's proposal."

Some believed the Club's proposal could be used as a model for future heritage conservation projects in Hong Kong, and perhaps the project could ultimately transform itself into a heritage trust to support the conservation and revitalisation of other heritage sites in Hong Kong.

However, questions were raised as to whether the Government should also consider various alternative proposals from other organisations, although there were concerns as to whether it would be too much of a burden on an NGO to take up a project of this scope and magnitude and there were views that it should be the Government's responsibility to undertake this project.

3.4.1.2 Immediate action to conserve the CPS Compound

Adaptive reuse of the heritage buildings was welcomed as this would ensure the continued maintenance and upkeep of the heritage buildings, in contrast to the dilapidated state the buildings found themselves in today. There were calls to expedite the revitalisation plan as there was general dissatisfaction from the public that many public projects were being debated for too long and experiencing too much delay. But there were also others who suggested more time should be given for the public to debate the proposal before a final decision was made.

3.4.2 Design and Usage

3.4.2.1 Tourism attraction

The travel trade believed that the proposed CPS revitalisation plan would become a major tourist attraction upon completion. The trade believed that the proposed new structure, which would house cultural venues, multi-purpose spaces, dining facilities and an observation deck, would provide a much-needed venue for MICE (meetings, incentive travel, conventions and exhibitions) events.

The Tourism Strategy Group gave support to the project and "would like to see its early implementation." The Group further stated that the "injection of new elements into a heritage conservation project would help revitalise the CPS Compound in line with the aspirations of the community" and that the project could be a "platform for development of heritage tourism in Hong Kong."

The trade also commented that the Government should combine the revitalised CPS Compound with nearby heritage sites and trails and turn them into a tourist attraction. An idea was put forth suggesting the packaging of this part of Hong Kong as the "old town" of our city and (like many European cities) using it to attract visitors.

There were others not from the travel trade who suggested that part of the Compound, such as the former prison cells, could be converted into hotel rooms or youth hostels. One cited the example in Boston, USA, where a former prison was recently turned into the 5-star Liberty Hotel and a former police headquarters converted to the Jurys Boston Hotel.

It was also suggested that reference could be drawn from the Insadong area in Seoul, Korea where antique shops, specialty shops mixed with art galleries and other commercial activities make it a vibrant and popular destination for locals and tourists alike.

3.4.2.2 Traffic / crowd flow (footbridge, extension of mid-levels escalator)

Business operators, in particular those in the catering sector in the vicinity, generally welcomed the idea of a pedestrian link between Lan Kwai Fong and SoHo, noting that "... a link between Lan Kwai Fong and SoHo will be extremely beneficial to both residents and visitors to the area, providing even greater diversity in leisure activities and further strengthening Hong Kong's position as Asia's top city." These business operators also believed the revitalised compound would bring in more pedestrian traffic and hence boost the business of the vicinity and eventually the economy of Hong Kong.

The proposal to exclude vehicular traffic to the site except for service vehicles was generally positively received. A member of the Antiquities Advisory Board opined that walking to the CPS site from Central "was acceptable as that would be a good way for one to appreciate the characteristics of a district." On the other hand, there were comments from the travel trade that drop-off points should be created to facilitate coaches bringing visitors to the site. There were also suggestions that special loading facilities should be available for the elderly, the disabled and school children.

The current plan to exclude vehicular access to the site, however, drew concerns that the revitalised site might still result in increased traffic to the vicinity which is already very busy. There were concerns that the revitalised site would add to the already heavy pedestrian load in the area and, in particular, to that of the mid-levels escalator. It was suggested that the mid-levels escalator, which has been in operation for some years, would require upgrading to cope with the expected increased usage.

3.4.2.3 Environmental concerns

There were comments expressed that the proposal to revitalise the CPS Compound could have adverse environmental implications related to traffic, light, noise, air circulation etc. Suggestions were made that an Environmental Impact Assessment should be conducted before approval by the Government. Concerns were also expressed over the need to ensure that the site was energy efficient (e.g. using solar power if feasible) and that the site would not be lit up unnecessarily using bright spot lights after dark.

3.4.2.4 Heritage adaptation

The Hong Kong Institute of Architects opined that "to successfully sustain the fabric and enhance the value of the CPS Compound, [it] supports the proposed adaptation of this compound into a multi-purpose art/cultural/heritage centre with high accessibility to both the local public and the tourists for enjoyment." The Director of the British Council wrote in her submission that "evidence from [her] experience in the UK suggests that the best way to regenerate an area is to ensure that historic space is put to living use." The Heritage Hong Kong Foundation also supported the proposal to revitalise the site and the adaptive reuse of the heritage buildings but suggested that the proposal should be preceded by a conservation management plan which should form the basis for the proposal.

In contrast, there were comments that the entire Compound should not be revitalised and should simply be preserved "as is" to maintain the peace and tranquillity of the area; yet others believed that leaving the Compound untouched and merely preserving it "like antiques" would mean very few people would be interested to

visit this valuable heritage, which would be a pity. Some cited the examples of Kam Tong Hall (now the Dr Sun Yat-sen Museum), which was carefully preserved with various exhibits, and the Western Market, which was also preserved and revitalised with specialty shops, as to how this type of revitalisation could only attract limited draw to these heritage buildings. Whoever undertakes to revitalise and conserve the CPS Compound should therefore learn from those examples. Some believed the Victoria Prison should be left intact because of its historic importance. While revitalisation was acceptable, comments were made that the ambience of the site should be maintained and the Compound should not be over-commercialised.

It was pointed out that any proposal to revitalise the CPS should comply with international practice such as the Venice Charter and the Principles for the Conservation of Heritage Sites in China.

Various views were expressed on how the heritage buildings in the Compound should be preserved. There were suggestions that all the existing buildings - even those not declared as monuments by the Antiquities and Monuments Office, such as the F Hall, should be preserved.

3.4.2.5 Arts and cultural facilities

There was strong support from the arts, cultural and performance community for the inclusion of arts/cultural facilities in the new structure proposed to be built in the CPS Compound. The Hong Kong Arts Development Council deliberated the proposal at its Council Meeting on 31 March 2008 and concluded that:

- a) "the proposal sets an example for other similar heritage revitalisation projects on how conservation could interweave with culture in a spectacular way;"
- b) "the architectural cluster of arts and culture facilities built in the heart of Hong Kong's financial district would give the territory a brand new image;" and
- c) "the fact that the proposal puts emphasis on the nurturing of local artists is encouraging."^{vii}

The Hong Kong Philharmonic Orchestra's Chief Executive Officer commented that the "combination of performance spaces, art-house cinema and exhibition space within the CPS Compound plans has the potential to create a highly stimulating creative environment which does not currently exist anywhere in Hong Kong."

Other comments showed that there was strong demand from the arts, cultural and performance sectors that Hong Kong urgently needed venues for medium and small scale events as it would

normally take one year in advance to book such venues. There were those who pointed out that small to medium sized venues with about 300 seats would be ideal for local performers as larger venues (thus higher rent) would make it difficult for small groups to perform and achieve financial break-even. Some said even smaller venues (100-200 seats) should also be incorporated as similar venues have proved to be popular at the nearby Fringe Club. According to a local musician, the courtrooms in the former Central Magistracy would be an ideal venue for chamber music. Others suggested the provision of an outdoor amphitheatre at the Compound and venues for traditional Chinese Opera.

It was noted that the CPS should complement, rather than overlap, the role of the West Kowloon Cultural District project, given that the proposal would be incorporating arts and cultural facilities as part of the revitalisation plan.

Apart from venues for the performing arts, there were suggestions that facilities should be made available to showcase and exhibit works by young and non-mainstream artists, similar to the existing Cattle Depot Artists Village in Tokwawan.

As for the small jail rooms, it was suggested that they could be used as individual music practice rooms or as inexpensive artists' studios. There was also a comment that the arts space within the Compound should be designed for flexibility and multiple uses in order to accommodate a variety of art forms.

There were those who believed that the proposed arts and cultural venues at the Compound, combined with the large number of galleries and antique shops in the vicinity, would turn Central into a leisure hub with an arts and cultural flair. It was also pointed out that without the arts and cultural facilities, the revitalised CPS would just be a food and beverage and retail complex which would be no different from any major shopping mall in Hong Kong.

Some local residents held the view that there was already an abundance of arts and cultural venues in Central & Western District and there was no need for such facilities at the CPS Compound.

3.4.2.6 Retail and dining outlets

It was generally accepted that the proposal should be financially sustainable, hence the inclusion of commercial elements, such as catering and retail outlets, was deemed necessary. But there were views that the revitalised site should not end up being over-commercialised or having only expensive and high-end catering and retail outlets. The Club's proposal to adopt a rental strategy to offer preferential rates to small/medium sized specialty shops/

restaurants rather than high street labels or fast food chains was met with general support from different sectors of the public.

3.4.2.7 Museums and history of the Compound

There was support for the Club's proposal to establish a law-and-order museum on site. The Club would collaborate with the Police, the Judiciary and the Correctional Services Department to showcase their histories in the proposed museum.

There were calls for devoting some of the financial resources to research and archiving the history of the Compound, such as stories of well known personalities who had been jailed at the Victoria Prison during the 1911 Chinese Revolution. There were also suggestions that there should be an open invitation to all who have connections with the Compound to contribute to the history of the site.

Retired officers who used to work in the Compound suggested that the Club and the Government should attempt to locate the underground tunnel which purportedly connected the jail with the courts. The tunnel was widely rumoured to exist many decades ago but was probably buried or hidden due to alterations done to the various parts of the site over the years.

3.4.2.8 Destination site for all ages

The idea of creating public green space at the site for all to enjoy was welcomed. However, questions were raised as to how the Compound should be managed to ensure that these public spaces would not be predominantly occupied by certain groups in the community. Citing the example of various public spaces managed by the Government, someone urged the future management of the Compound to minimise rules imposed on the site so that everyone could enjoy the facilities without too many restrictions. It was suggested that the Club, when designing the public green space for the CPS Compound, could draw reference from the Devonian Gardens in Calgary, Canada which is one of the world's largest indoor parks with many thousands of trees and flowers complemented by waterfalls and lakes.

3.4.2.9 Other usages of the Compound

Varied and constructive suggestions for usage of the Compound included venues for wedding ceremonies, parties, conference space for corporate meetings, lofts, artists' studios, antique shops, old books stores, architects' firms, recording studios, etc. Caution was raised that parties who rent the space for functions should keep the catering needs to a minimum.

Apart from all the various suggested usages, there was a request from the local district that some parts of the Compound should be earmarked for "GIC" (Government, Institution and Community) usage. Other suggestions included the provision of community centres or other public facilities such as libraries or activity rooms in the revitalised CPS Compound that allowed public free access to the Compound. A police reporting centre (or Police Customer Centre) was also requested to be reinstated within the Compound.

3.4.2.10 New structure and its height

There were supportive comments received on the Club's proposal for a new build within the heritage site, while others, mostly residents in the nearby area, opposed any new construction.

Those who supported the new structure felt that a new structure could co-exist with the old heritage buildings and that new and old elements did not necessarily contradict each other as evidenced in the Pompidou Centre, a very modern piece of architecture in a historic part of Paris. Comments were received supporting the concept as a "series of cliff-hanging public spaces, even more exhilarating than the public spaces of the Pompidou, connect[ing] the past, the present with the future of the city" and that the "scheme enables the public to experience the historic compound on the ground level, to experience its relationship with the city at the middle level and to contemplate the future of the city at the high level". The concept was also described as "a masterpiece in the integration of Hong Kong's valuable heritage with contemporary architecture", and it is a "good design practice that calls for architecture to express contemporary aesthetics and technology, and not to imitate the old or the traditional". The revitalised compound would be "something that makes other cities take notice", and that "it is a far-sighted scheme of mega proportions, further establishing Hong Kong as an important cultural centre".

Those who had reservations about the new structure or its height were of the view that it was too overwhelming and overpowering, and not in harmony with the heritage site. It was felt by some that a tall structure housing an observation deck was not necessary and would add density to an already over-built area. Others opined that a new building might involve deep excavation and heavy foundation work which might affect the stability of the old buildings, as well as the cityscape, the community and the environment, with possible impact on transport and pedestrian load, rain water, sewage and water handling in the area. It was also felt by some that it was not necessary to have cultural and arts facilities in a new structure as such facilities could either be built underground, housed inside the F Hall, or in a new building that replaces the F Hall if it were to be demolished.

In fact, many of the comments against a new structure came from residents living in the immediate vicinity. They were concerned that the new building would block their views and would be an intrusion of their privacy as well as those who lived or worked in buildings around the structure. There would be glare from the glass during the day and light reflection at night, and those living in buildings on Chancery Lane were concerned that sunlight and airflow in the area would be blocked. Some residents suggested that the proposed new structure should be located either in the lower courtyard or on another site such as the former Married Police Quarters on Hollywood Road, or along the newly reclaimed Central waterfront. Residents also commented that the irregular shape of the design is bad for feng shui.

In addition to the above comments, one Central & Western District Council Member organised and sent in 107 identical letters raising similar concerns about the new structure. Several other Members of the same District Council also collected 1,415 signatures opposing the proposed new structure. These comments were made on the grounds that it was a "single proposal" giving the public very little choice; that the new structure did not match with the heritage buildings; that there would be blockage of views and airflow for nearby residents and would result in glare during the day and light pollution at night, while audiences attending evening performances would create noise in the area. They also believed that the spikes on top of the building would have an adverse effect on the "feng shui" of the district.

Objection letters were also received from 12^{viii} Incorporated Owners of buildings in the vicinity.

3.4.2.11 Observation deck

There were comments that the observation deck would present an attractive viewing platform for locals and tourists. Other opinions were that there were many observation decks or "public" podiums in Hong Kong but they were built inside private residential blocks which did not allow access to non-residents. The idea of a public observation deck should thus be welcomed and it should preferably be free for all to enter. However, there were questions on whether an observation deck at the CPS Compound was superfluous.

3.4.3 Capital costs and operating cash flow sustainability

There were questions as to whether it is right for an NGO such as the Club to be responsible for all the operating costs of the site including maintenance costs of the heritage buildings. As the site was so important to Hong Kong's history, perhaps the Government should fund its restoration and future maintenance.

There were suggestions that the capital costs earmarked for the new build of the proposal should preferably be used for other charitable projects or for the long-term maintenance of the heritage buildings.

3.4.4 Choice of architects/open competition

There were diverse views on the Club's appointment of overseas architects for the CPS project. Some believed that the appointment of world renowned architects Herzog & de Meuron would elevate the project to world class status, while others believed there should be open competition for the project inviting both local and overseas architects to participate.

3.4.5 Government approval procedure

Many in the community believed that the process of the Government reviewing and eventually granting in-principle approval to the Club for the project should have been more transparent.

There were some criticisms of the Government for granting approval in principle to the Club without prior consultation with the public, and also of the Club for undertaking the study of the project without making it known to the public. There was speculation that if the Government had announced the decision to invite NGOs to come up with ideas for the site two years ago, there might have been more proposals for the public to choose from.

3.4.6 Others

- There was positive response to the decision by the Club not to ask for naming rights of the site.
- There were suggestions that the Government should be flexible in applying building regulations to heritage sites, such as the CPS.
- It was suggested that the future management of the CPS Compound should be more transparent, responsive to the public and consist of professionals and appropriate expertise.
- There were views from property agencies that the revitalised site would add value to nearby properties.

3.5 Survey

A survey was conducted by the Club as part of the public consultation exercise. Views were collected using questionnaires distributed at the various public exhibitions and via the CPS official website. A total of 644 completed questionnaires were received. The majority (83%) of the respondents agreed that the CPS is a valuable heritage site that should be sensitively revitalised to become a lively and integral part of the local community. Some 79% of the respondents believed that the CPS Compound should become a destination for families, visitors and tourists alike while 74% believed the Compound should be sensitively adapted for new uses without major alterations. There were different views on the new structure; over half (52%) of the respondents agreed that the new structure is needed to house medium sized cultural facilities and that the new structure should provide a modern

complement to the existing heritage architecture. Full details of the survey can be found in Annex 4.

4. Way Forward

The six-month public consultation and engagement exercise has been constructive. There was support for the Club to proceed with the conservation and revitalisation of the CPS site as this important heritage site should not be left to deteriorate. There was also support for featuring arts and cultural elements in the plan so that it would not be over-commercialised. As for the design of the proposed new building and the facilities to be housed, there were different views; the Club will take into account all these views in finalising the detailed design of the project.

There were also concerns about the "software" part of the project such as researching the history of the Compound, the heritage and architectural significance and how these should be preserved. The Club has commissioned a British firm of conservation architects in January 2008 to undertake a thorough study on the Compound. A report from these architects will be prepared and published in due course.

The Club wishes to thank again the many members of the public who contributed their views to the project in many different forms and means over the past six months. We have now reached an important stage where the Club will turn our proposal over to the Government for its consideration on the way forward.

The Hong Kong Jockey Club
May 2008

Annexes

- 1 Full description of CPS proposal
- 2 Official minutes
- 3 Written submissions
- 4 Survey - statistics and original forms

ⁱ Full list of meetings/ presentations:

No.	Date	Item
1.	16 Oct 2007	Briefing to columnists
2.	17 Oct 2007	Meeting with Mr Allen Lee
3.	25 Oct 2007	Meeting with Dr Allan Zeman (Chairman, Lan Kwai Fong Holdings)
4.	25 Oct 2007	Meeting with Ms Christine Loh (Chief Executive Officer, Civic Exchange)
5.	26 Oct 2007	Meeting with representatives of SoHo businesses
6.	29 Oct 2007	Meeting with Dr Hon Kwok Ka-ki
7.	29 Oct 2007	Consultation forum for Central & Western District representatives
8.	30 Oct 2007	Meeting with Mr Mathias Woo (Creative Director, Zuni Icosahedron)
9.	6 Nov 2007	Meeting with Hon Emily Lau Wai-hing
10.	7 Nov 2007	Meeting with Hon Choy So-yuk
11.	7 Nov 2007	Meeting with Hon James To Kun-sun
12.	9 Nov 2007	Meeting with Professor David Lung (Founding Director of Architectural Conservation Programme, Faculty of Architecture, The University of Hong Kong)
13.	12 Nov 2007	Meeting with Hon Patrick Lau Sau-shing
14.	12 Nov 2007	Meeting with representatives of Heritage Hong Kong
15.	13 Nov 2007	Meeting with members of the Civic Party
16.	13 Nov 2007	Legislative Council Home Affairs Panel Heritage Conservation Subcommittee Meeting (<i>please see official minutes in Annex 2</i>)
17.	15 Nov 2007	Meeting with Mr Benny Chia (Director, Fringe Club) and his staff
18.	19 Nov 2007	Presentation to members of the Hong Kong Institute of Architects
19.	20 Nov 2007	Presentation to members of the Antiquities Advisory Board (<i>please see official minutes in Annex 2</i>)
20.	28 Nov 2007	Presentation to members of the Professional Commons
21.	4 Dec 2007	Presentation to staff and students of the Department of Architecture, The University of Hong Kong
22.	11 Dec 2007	Presentation to members of the Town Planning Board
23.	12 Dec 2007	Presentation at the Business of Design Week
24.	21 Dec 2007	Meeting and interview with SEE Network
25.	27 Dec 2007	Meeting with Hon Bernard Chan
26.	3 Jan 2008	Presentation to members of the 30s Group
27.	8 Jan 2008	Presentation to management of the Conservancy Association
28.	10 Jan 2008	Presentation to staff and students of the Department of Architecture, The Chinese University of Hong Kong
29.	14 Jan 2008	Presentation at the International Conference on Urban Sustainability organised by Hong Kong College of Technology
30.	17 Jan 2008	Presentation to members of the Tourism Strategy Group of Tourism Commission (<i>please see official minutes in Annex 2</i>)
31.	17 Jan 2008	Presentation to members of the Roundtable Community
32.	19 Jan 2008	Public Consultation Forums at Hong Kong Central Library
33.	22 Jan 2008	Presentation to members of the Liberal Party
34.	22 Jan 2008	Presentation to staff and students of the School of Design, The Hong Kong Polytechnic University
35.	25 Jan 2008	Presentation to members of The Hong Kong General Chamber of Commerce
36.	28 Jan 2008	Presentation to members of the Democratic Party
37.	12 Feb 2008	Meeting with Mr Man Chi-wah (Member of the Central & Western District Council)
38.	12 Feb 2008	Presentation to members of the Hong Kong Institute of Surveyors

39.	15 Feb 2008	Meeting with Mr Chan Tak-chor and Mr Chan Chit-kwai (Chairman and Vice Chairman of the Central & Western District Council)
40.	16 Feb 2008	Presentation at the Heritage Charrette - A design workshop organised by the Hong Kong chapter of the American Institute of Architects
41.	18 Feb 2008	Presentation to the arts & cultural community at the Hong Kong Arts Development Council
42.	19 Feb 2008	Presentation to members of Hong Kong Arts Administrators' Association
43.	20 Feb 2008	Meeting with Mr Cheung Yick-hung, Jackie and Mr Lee Chi-hang (Members of Central & Western District Council)
44.	23 Feb 2008	Public Consultation Forums at City Hall
45.	25 Feb 2008	Guided visit to exhibition at Racing Museum for Members of Central & Western District Council and Chung Wan & Mid-levels Area Committee
46.	5 Mar 2008	Phone meeting with Mr James Lu (Executive Director, Hong Kong Hotels Association)
47.	5 Mar 2008	Presentation to staff of Knight Frank (a property consultancy)
48.	6 Mar 2008	Central & Western District Council Meeting (<i>please see official minutes in Annex 2</i>)
49.	7 Mar 2008	Presentation to a group of retired police officers and retired correctional services officers
50.	12 Mar 2008	Central & Western District Residents' Forum
51.	15 Mar 2008	Guided visit to exhibition at Racing Museum for Central & Western district residents (organised by Ms Cheng Lai-king, Member of Central & Western District Council)
52.	26 Mar 2008	Presentation to representatives of tourism bodies (Hong Kong Association of Registered Tour Coordinators, Hong Kong Association of Travel Agents and Hong Kong Professional Tourist Guide General Union)
53.	27 Mar 2008	Meeting with Mr Dennis Li (representative of the Incorporated Owners of Tim Po Court, 43-45 Caine Road)
54.	31 Mar 2008	Presentation to Council members of Hong Kong Arts Development Council
55.	3 Apr 2008	Guided visit to exhibition at Racing Museum for members of the Tourism Board
56.	10 Apr 2008	Presentation to members of the Australian Chamber of Commerce

ii Attendance of public forums organised by the Club:

No.	Date	Venue	Time	Attendance
1.	19 Jan 2008	Hong Kong Central Library	11am-1pm	14
2.			3pm-5pm	18
3.	23 Feb 2008	City Hall	11am-1pm	15
4.			3pm-5pm	29
Total:				76

iii No. of visitors to exhibitions:

Date	Venue	No. of visitors
11 Dec 2007 - 4 May 2008	Racing Museum	15,667
16 - 26 Feb 2008	City Hall	1,621
19 - 28 Feb 2008	Hong Kong Cultural Centre	2,087
15 - 27 Mar 2008	Sha Tin Town Hall	348
Total:		19,723

iv Written submissions (*please refer to Annex 3 for these submissions*):

Type/ Source	From Groups	From Individuals	Subtotal
Letters/ emails	31	231	262
Comments on feedback forms	--	305	305
Total:			567

^v Below Chinese motions were extracted from the Central & Western District Council's official minutes of the meeting held on 6 March 2008:

獲通過動議：

- (a) 中西區區議會要求政府就「活化再用中區警署建築群」必須以全面保育中區警署古蹟群所有法定古蹟建築物為原則，包括保留域多利監獄的F倉。
- (b) 本會原則上支持政府盡快落實以馬會建議的資助營運模式，活化中區警署古蹟群，避免因建築群長期被棄置而導致結構出現永久性損耗。
- (c) 本會要求就中區警署古蹟群的竹棚設計方案諮詢區內居民意見，及政府需降低新建築物的高度至附近居民可接受水平。

^{vi} Below was extracted from the notes of Legislative Council Home Affairs Panel Heritage Conservation Subcommittee meeting held on 13 November 2007:

立法會文物保護小組委員會主席總結時表示，委員一面倒支持有關建議，但她要求政府當局在推展發展計劃時，考慮委員所提出的意見及建議。

^{vii} Below was extracted from the Chinese letter submitted by the Hong Kong Arts Development Council:

香港藝術發展局認為：

- 該「計劃」示範保育與文化之精彩結合，對文化界、社區及下一代帶來重要啓示之餘，亦成為其他活化計劃之重要參考。
- 在香港金融中心設立具文化藝術特色及設施的建築組群，可為香港帶來嶄新形象。
- 該「計劃」重視本地藝術家培育，鼓勵新進發展，令人鼓舞。

^{viii} Including seven buildings on Caine Road (Dragon Court, Tim Po Court, Le Caine Mansion, Kension Mansion, Po Yuen Building, Grand Court and Fan Hing Building); two on Chancery Lane (residential block on 11, Chancery Lane and Tung Yuen Building); two on Robinson Road (Grand Panorama and Block F of Robinson Garden Apartment) and one on Glenealy (Yuen Lam Building).

Conservation Management Plan

Please see the document in the attached CD-ROM.

Implications of Hong Kong Jockey Club's Proposal

Financial and Civil Service Implications

HKJC will make a donation-in-kind to the Government in the form of a capital investment for the renovation and development of the CPS Compound estimated at \$1,800 million. No capital funding is required from the Government. For future management and maintenance, HKJC will set up a limited company to oversee the day-to-day operation of the revitalised CPS Compound and fund the recurrent deficit until it is self-sustainable. During construction and operation, the Administration will liaise closely with HKJC to ensure that the renovation and construction works fully comply with all heritage conservation and environmental requirements set by relevant bureaux/departments. All liaison and monitoring work required of the Development Bureau and other bureaux/departments will be absorbed by existing resources. There will be no financial and civil service implications for the Government.

Economic Implications

2. HKJC's proposal will attract people's flow, add vibrancy to the Central area, and generate business opportunities for the retail and dining facilities nearby. It will also broaden Hong Kong's offer in tourism attractions, particularly in cultural heritage tourism.

Environmental Implications

3. HKJC's proposal is a Designated Project under the Environmental Impact Assessment (EIA) Ordinance, and will have to follow the statutory EIA procedures to determine the environmental acceptability of the project, and meet the requirements of the EIA Ordinance and its Technical Memorandum, including consultation with the public and the Advisory Council on the Environment. An environmental permit (EP) under the EIA Ordinance is required for the construction and operation of the project. HKJC will have to follow the requirements of the EIA Ordinance and seek an EP before commencing works.

Traffic and Planning Implications

4. The traffic and pedestrian flow as well as the bunching effect (especially when the audience goes to and leaves the performance venues at about the same time) are important practical concerns. In order to minimise the traffic impact, HKJC's preliminary traffic impact assessment has suggested some possible measures such as arranging most performances to start after the peak hours and prohibiting parking (except for service and emergency vehicles) in the CPS Compound. HKJC expects that, given that there are MTR stations and other public transport facilities located within

reasonable walking distance, the majority of visitors would access the CPS Compound by public transport or on foot. A detailed traffic impact assessment will be conducted by HKJC to assess whether the impact of the final design is acceptable.

5. Since HKJC's proposal involves a new development (i.e. a new structure), planning permission from TPB will be required. Any proposed uses within the site not in compliance with the Notes of the "Other Specified Uses" annotated "Historical Site Preserved for Cultural, Recreational and Commercial Uses" on the draft Sai Ying Pun and Sheung Wan Outline Zoning Plan covering the site also requires planning permission under Section 16 of the Town planning Ordinance.

Sustainability Implications

6. The preliminary assessment indicates that the revitalised CPS Compound will create synergy with nearby attractions including Dr Sun Yat-sen Museum and Historical Trail, Man Mo Temple, SoHo, Lan Kwai Fong, Hollywood Road, etc. and create a heritage tourism cluster. The cluster will help diversify the tourism products offered by Hong Kong, enhance tourists' experience, generate business opportunities for nearby retail and dining facilities, thus contributing positively to the economic development of Hong Kong. In addition, the cluster will become an ideal spot for family visitors and students to appreciate our historical and architectural assets as well as the heritage of Hong Kong. It will provide a new node for public enjoyment and enhance social attachment to this heritage site.

7. Implementation of the proposal will inevitably have environmental implications. The sustainability assessment has identified potential environmental issues, such as noise impact during the construction phase as well as sewerage, waste and visual impacts during the operation phase. These impacts will be studied in greater detail in the relevant environmental study. The final proposal will only proceed if the assessment findings confirm that the environmental impacts are acceptable. The height and bulk of the new structure would be suitably reduced to address concerns. It is important to maintain a sense of visual harmony with the historic compound.

8. The revitalised CPS Compound will provide more cultural venues for arts and cultural groups to stage performances or exhibitions. This is in line with the sustainability principle of enhancing the vibrancy of Hong Kong's recreational opportunities and leisure activities.

9. Finally, the proposed redevelopment model will set a good example of collaborative partnership with non-profit making organisations in adaptive re-use of Government-owned historic buildings and contribute to sustainable conservation of important historical and heritage sites.

- End -