

Conserving Central: Implementation Progress

The implementation progress of the eight projects under the ‘Conserving Central’ initiative is set out below –

(a) New Central Harbourfront

Sites 1 and 2 are planned to be developed into a distinctive civic node and mixed use precinct featuring low-rise structures for exhibition, retail, entertainment, civic and community uses under public-private collaboration to capture the creativity and expertise of private sector while ensuring public enjoyment of the development. The development of Sites 1 and 2 will take some time to materialise since different parts of the two sites are required for the works associated with the construction of the Central-Wan Chai Bypass until July 2015.

(b) Central Market

After extensive public consultation on the future use of the market building, the Central Oasis Community Advisory Committee appointed by the Urban Renewal Authority (URA) commissioned four architectural consultants to translate the general public consensus into conceptual designs. A roving exhibition of the designs was held in mid-2011.

Public feedback on the designs is now incorporated into the brief for the design consultancy, the tender for which is expected to be awarded by end-2011. The URA will conduct market sounding to ascertain the level of interest of prospective operators when the architectural team is commissioned.

As planned, the first phase of the revitalised Central Market will be open to the public in early 2015. This timetable may be deferred pending the outcome of the judicial reviews on the draft Central District Outline Zoning Plan.

(c) Former Police Married Quarters (PMQ) on Hollywood Road

The Former Police Married Quarters on Hollywood Road will be transformed into a creative industries landmark. Funding approval for the project was obtained from the Finance Committee of the Legislative Council in July 2011. To expedite the implementation of the project, the Architectural Services Department will carry out the conservation and revitalisation works, and the selected operator will be responsible for the internal renovation works, procurement of furniture and equipment, hiring of pre-operation staff and the future operation of the project.

The Development Bureau and the Commerce and Economic Development Bureau are working closely with the selected operator to implement the project with a view to commencing the construction works in January 2012 for completion in December 2013.

(d) Central Police Station (CPS) Compound

We are 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. HKJC aims to commence construction works in late 2011 for completion in end 2014.

(e) Central Government Offices Complex

The redevelopment scheme for the West Wing site seeking to “Restore a Green Central” has been worked out. Taking account of public comments received during a public consultation exercise in end-2010, we are making several revisions to the scheme. We will brief the Legislative Council Panel on Development, Central and Western District Council and Town Planning Board on the revised scheme before the statutory process under the Town Planning Ordinance to rezone the site is initiated. The Main Wing and East Wing will be preserved and used as offices by the Department of Justice (DoJ). Some preparatory work for DoJ’s relocation is under way.

(f) Murray Building (MB)

To pave the way for the conversion of MB into a hotel, we have started the statutory process to rezone the MB site for hotel use by amending the Central District Outline Zoning Plan. We have also developed a set of development requirements to preserve the architectural merits of MB and will set out detailed conservation requirements in the tender conditions.

The site has been included in the 2011-12 Land Sale Programme. Depending on the outcome of the judicial reviews relating to the draft Central District Outline Zoning Plan, the original tender programme (i.e. December 2011) may need to be deferred.

(g) Former French Mission Building

The Former French Mission Building will only be available for adaptive re-use in 2015 at the earliest after the relocation of the Court of Final Appeal to the existing Legislative Council Building. We will consider the most suitable adaptive re-use of the building in due course.

(h) Hong Kong Sheng Kung Hui (HKSKH) Compound

The Chief Executive-in-Council approved on 7 June 2011 the land lease modification for HKSKH's Compound on Lower Albert Road (Central site) and the in-situ land exchange for another site owned by the HKSKH on Clementi Road at Mount Butler (Mount Butler site) at nominal premium as economic incentive to facilitate the implementation of the preservation-cum-development proposal.

Under the preservation-cum-development proposal, all four historic buildings at the Central site will be preserved while new buildings will be constructed at both the Central site and the Mount Butler site to meet HKSKH's need for additional space to provide a variety of church and community services. Subject to the completion of the lease modification and the in-situ land exchange, the HKSKH plans to commence construction works in due course.