



MURRAY BUILDING

| Brief History |

Located in a prime location, Murray Building (MB) was designed by the then Public Works Department and completed in 1969. This 27-storey building was the tallest government building at that time.






| Architectural Interest |

MB was designed with its windows meticulously oriented to avoid intrusion of excessive direct sunlight. This design won the Certificate of Merit of the Energy Efficient Building Award in 1994. Another outstanding design feature of MB, which is surrounded by major roads on all sides, is its vehicular entrance which is neatly knitted into the steep Cotton Tree Drive.

| Proposed Future Use |



MB will become vacant upon relocation of its current offices to the new Central Government Complex at Tamar by end-2011. Given its prime Central location close to the Peak Tram and Hong Kong Park, coupled with the great demand for high-end hotels in the area, MB has high potential to be converted into a hotel. With appropriate conversion and associated supporting facilities, the new hotel will be a popular destination for visitors. Conversion is also an environmentally preferred option.



FORMER FRENCH MISSION BUILDING

(currently Court of Final Appeal Building)

| Brief History |

The French Mission Building, which currently houses the Court of Final Appeal, was at one stage the residence of the Governor of Hong Kong between 1843 and 1846. In 1953, the Government purchased the building from the French Mission and turned it into offices for various government departments. The Building has been the home of the Court of Final Appeal since 1997.



| Architectural Interest |

The building is in the neo-classical style and built of granite and red bricks. Because of its historical significance, the building was declared a monument under the Antiquities and Monuments Ordinance in 1989.



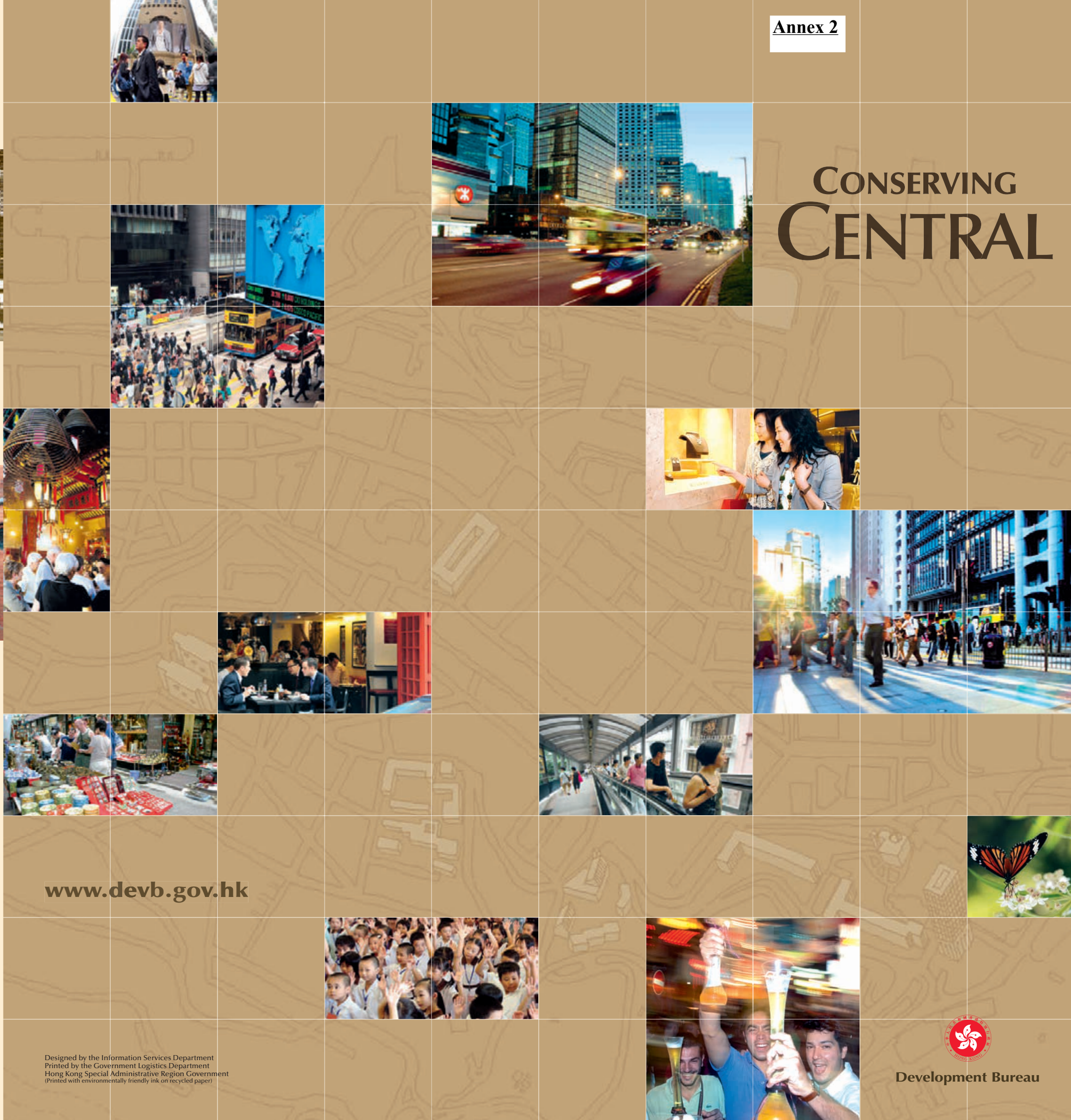
| Proposed Future Use |

The building will become vacant when the Court of Final Appeal moves to the Old Supreme Court Building after the Legislative Council moves into its new premises at the Central Government Complex at Tamar by end-2011. The building will then be available for adaptive re-use. The Administration welcomes ideas on the most suitable adaptive re-use of this building and intends to adopt an open process in taking forward the project.



Annex 2

CONSERVING CENTRAL



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Development Bureau

OUR “CENTRAL”

If we could walk back in time to the early 19th Century, we could hardly imagine that the sparsely populated area along the northern shore of Hong Kong Island, in front of the steep hills and facing a beautiful deepwater harbour, would one day be transformed into the heart of Asia’s world city.

When the colony was founded in 1841, the area now known as “Central” was then known as “Victoria City”. The area was first chosen to house the city’s major military facilities and administration centre. Shortly after came traders and missionaries. Over the years, Central developed into a rendezvous point for

people from all walks of life. The dynamic growth of Central was made possible by rounds of development, renewal and reclamation work. Roads and railways were built to link Central efficiently to other parts of the city and the international airport.

In less than 200 years, Central has witnessed the transformation of Hong Kong from a fishing village into an entrepôt; from a manufacturing centre into a services hub; and, more recently into today’s modern metropolis and global financial centre. In that time, Central has evolved as the political, legal, military, business, financial, educational, cultural,

tourism, religious and lifestyle heart and gateway of Hong Kong. Today, Central is the administrative centre of Hong Kong and home to many international and Mainland financial and business corporations. While myriad fascinating new high-rise buildings have been constructed over time, numerous examples of original architecture remain preserved within the cityscape. All of this has been fused and distilled into the distinct Central we see today.

After more than a century of impressive development, we are now at a crossroads and need to rethink how to take Central to even grander and newer heights.

We need to sustain the growth that has been part of the formula for Hong Kong’s success. At the same time, we must adequately conserve for future generations the invaluable heritage that makes us special so that our descendants will be proud of the legacy we have left.

Following the concept of “Progressive Development”, as well as building on the Government’s commitments on harbourfront enhancement and heritage conservation, and championing more greening and connectivity, we have put together a series of innov



New Central Harbourfront

Connaught Road Central

Des Voeux Road Central

Queen’s Road Central

Central Market

Police Married Quarters at Hollywood Road

Hollywood Road

The Central Police Station Compound

Queen’s Road Central

Des Voeux Road Central

Hong Kong Sheng Kung Hui Compound

Former French Mission Building

Central Government Offices Complex

NEW CENTRAL HARBOURFRONT

| Introduction |

The New Central Harbourfront comprises precious land created from harbour reclamation, signifying Central's final shoreline. Victoria Harbour is a world-famous destination and Central is the centrepiece of this Hong Kong icon. Following extensive public discussions, we are ready to unveil the urban design blueprint for the New Central Harbourfront with particular focus on two key sites between the International Finance Centre II and the public piers.



| Design Concepts for Sites 1 and 2 |

The Harbour-front Enhancement Committee has reached a consensus on reducing the development intensity of Site 1 (the Comprehensive Development Area site adjoining Central Piers No. 4 to 6) and Site 2 (the Commercial site north of International Finance Centre II) to improve viewing of our magnificent harbour, and redistributing the gross floor area to Site 5 (the Government, Institution or Community site north of CITIC Tower). The revised design concept will reflect this aspiration, based on a large landscaped deck connecting the Central Business District to the new harbourfront.

| Proposed Future Use |

Instead of commercial land sale for office/hotel uses, we will develop Sites 1 and 2 into a distinctive civic node and mixed use precinct featuring low-rise structures for exhibition, retail, entertainment, civic and community uses, under public-private partnership for public enjoyment.



CENTRAL MARKET

| Brief History |

The Central Market traces its origins to the Canton Bazaar built for the earliest Chinese settlement in the neighbourhood. For a long period in Hong Kong's history, the Central Market was where East met West and where Old met New.

The Antiquities Advisory Board gave the Central Market a Grade III status in 1990. In 1994, part of the Central Market was converted to the Central Escalator Link Alley Shopping Arcade which is the starting point of the Mid-levels escalator system. The Central Market ceased operation in March 2003.

| Architectural Interest |

Built in 1939, the Central Market is an example of the Streamlined Moderne style of the times, derived from the later stage of Art Deco, and characterised by slim horizontal lines and the functionalism of the building.

| Proposed Future Use |

The Urban Renewal Authority will revitalise the Central Market into a "Central Oasis" to provide some much needed space and greenery amidst the hustle and bustle of Central and a trendy hang-out for the working population in Central.

Highly accessible from Des Voeux Road Central, Queen's Road Central and the Mid-levels Escalator Link, the revitalised Central Market will feature four levels of information-cum-leisure space with a mega bookstore, eateries, sitting out areas, cyber information points, an arts event atrium and a roof garden providing some 1000 m² of public open space.



THE CENTRAL POLICE STATION COMPOUND

| Brief History |

As a composite node for Hong Kong's law and order, judiciary and correctional services from the early days of the British Colony until recently, the Central Police Station (CPS) Compound comprises three groups of magnificent buildings: the Central Police Station, the former Central Magistracy, and Victoria Prison. The Central Police Station buildings were erected between 1864 and 1919, with the former Central Magistracy and Victoria Prison built in 1914 and 1841 respectively. Most of Victoria Prison's original buildings were damaged by bombing during World War II.

| Architectural Interest |

The CPS Compound forms a group of historical architecture that represents the law and order of Hong Kong in the early days. Architecturally they are mainly in the Victorian/ Edwardian Colonial style and are the only surviving group of late-19th and early-20th Century buildings in the city centre. They were declared monuments under the Antiquities and Monuments Ordinance in 1995 because of their historical significance.



| Proposed Future Use |

The Hong Kong Jockey Club (HKJC) is taking forward the conservation and revitalisation of the CPS Compound in partnership with the Government with a view to transforming the Compound into a hub of heritage, arts, culture and tourism for the enjoyment of the public. Facilities such as art galleries and a theatre will be provided to promote contemporary visual and performing arts in Hong Kong.

Noting the views expressed by the public in the public engagement exercise in 2007/2008, the HKJC is actively working with its consultants to revise the conceptual design with a view to reducing the height and bulk of the proposed new structure.

POLICE MARRIED QUARTERS AT HOLLYWOOD ROAD

| Brief History |

Located in the heart of SoHo between Hollywood Road and Staunton Street and beside the Dr Sun Yat-sen Heritage Trail, this former Police Married Quarters (PMQ) is also the original home of the former Central School. Built in 1889, the Central School was the first Government school to provide upper primary and secondary

Western education to the public which marked a new phase in the development of public education in Hong Kong.

The school was severely damaged during World War II and was demolished in 1948 to make way for the building of the PMQ. The PMQ was the first police quarters to provide accommodation for married rank and file officers, including Chinese, to enhance the morale of junior police officers.



| Architectural Interest |

Architecturally, the design of the two PMQ buildings reflects the architecture of the modern movement. The direct fulfillment of functional requirement, construction and choice of materials reflect the architecture of the age. In view of this architectural character, it is desirable to retain the PMQ buildings for adaptive re-use that is beneficial to the community.

| Proposed Future Use |

The site has been designated to be revitalised and re-used for the promotion of creative industries. The PMQ shall be suitably converted into a creative industry landmark providing facilities such as exhibition gallery, studio, office or shop space for advertising, design, arts and culture, film and video, digital entertainment, music, and television and radio production, printing and publishing; education and training centre; lodgings for visiting artists, etc. It will also include an exhibition centre on the Central School and a display of relics.



REDEVELOPMENT OF HONG KONG SHENG KUNG HUI COMPOUND

| Brief History |

A few hundred metres from bustling Lan Kwai Fong quietly lies an important religious landmark, the Hong Kong Sheng Kung Hui (HKSKH) Compound. The compound comprises four distinct historic buildings, namely, the Bishop's House which was originally built in 1848; St Paul's Church built in 1911; the Former Church Guest House, also known as Martin House, built in 1919; and the Old Kei Yan Primary School, originally the south wing of St Paul's College, built in 1851.



The first three buildings are either currently or proposed to be Grade 1 buildings, while the last one is proposed to be Grade 3.



| Architectural Interest |

The HKSKH Compound occupies a prominent position in Central, with four historic buildings carrying important group and social values.

The Bishop's House is currently the Hong Kong Sheng Kung Hui Provincial Office, while St Paul's Church still serves as a chapel for worship.

The church building was once used as a training school for Japanese gendarmes during the Japanese Occupation in World War II.

The Former Church Guest House, a three-storey building, was later converted into a hostel with many well-known missionaries, including the famous writer Han Suyin, residing there.

The Old Kei Yan Primary School was originally part of St Paul's College, an Anglo-Chinese school with a long history. The College was used for training Chinese clergy and Christian teachers. In 1953, the Kei Yan Primary School used the building as a temporary campus even though part of the structure had been demolished. The HKSKH Ming Wah Theological College is now housed in this building.

| Proposed Future Use |

The Hong Kong Sheng Kung Hui will redevelop the Compound and preserve the four historic buildings. A new Community Complex will be built to provide extended non-profit making community services. The whole redevelopment is non-profit making and will be highly beneficial to society due to the added community services and the promotion of heritage conservation.



CENTRAL GOVERNMENT OFFICES COMPLEX

| Brief History |

The three buildings in the Central Government Offices (CGO) Complex are all post-war buildings built in three phases with the East Wing completed in 1954; the Main Wing and Legislative Council Chamber in 1956; and the West Wing in 1959. A new Annexe was added to Main Wing in 1989 after the relocation of the Legislative Council to its present location in 1985. The West Wing at the Lower Albert Road level underwent a major transformation in 1998.



| Architectural Interest |

The CGO buildings are low-rise structures, situated in a well-wooded setting. They display the characteristics of the functionalist style of architecture, prevalent during the early to mid-20th century. The exteriors of the buildings have been altered over the years with additional storeys and changed finishes. The Main Wing is the best piece of architecture with special attention given to detail, while West Wing has the least significance.

Government House and other historical buildings in the vicinity have enhanced the historical and cultural significance of the site.



| Proposed Future Use |

Upon relocation of the existing offices to the new Central Government Complex at Tamar by end-2011, the CGO buildings will become vacant. Based on a recently-completed heritage consultancy study, the Main Wing and East Wing will be preserved for appropriate adaptive re-use, which shall be compatible with the original design and respect its previous function as the seat of Government. A free-standing office building for the Department of Justice is a very suitable use. The West Wing, which is of low historical significance and architectural merit, will be demolished to make way for commercial development. Part of its present footprint will be redeveloped as a garden to preserve the existing greenery. Appropriate height restrictions and public access requirements will be imposed for any future development.