



Review of Heritage Conservation Work cum Former Central Government Offices Project Press Conference

14 June 2012

by Mrs Carrie Lam
Secretary for Development



Review



“Cultural life is a key component of a quality city life. A progressive city treasures its own culture and history along with a living experience unique to the city. In recent years, Hong Kong people have expressed our passion for our culture and lifestyle. This is something we should cherish.”

(extracted from para. 49 of the Chief Executive’s 2007-08 Policy Address in 2007)

“We must ..., maintain the impetus of infrastructural development while preserving our environmental qualities and preservation of our heritage ”

(One of the five areas laid down by the Chief Executive in his election-platform manifesto)

Review *(Cont'd)*

Demolishing Star Ferry Clock Tower and Queen's Pier – 2006 and 2007



Review *(Cont'd)*

Attending Public Forum at Queen's Pier – 29 July 2007

“Friends of Local Actions...have carried forward our conservation work to a great extent.”

(extracted from the speech delivered by the Secretary for Development at the Public Forum at Queen's Pier on 29 July 2007)

“The concept of “development as primary consideration” is already out of fashion. As the Secretary for Development, my duty is to strike a balance between conservation and development, ensuring that they are not opposing forces. This difficult and challenging task is a challenging test to my capability. Nevertheless, it is a firm promise by the new term of the Government, which implements people-oriented policy and values public engagement. I am willing to work with all Hong Kong people to resolve complicated and controversial conservation issues.”

(extracted from “Letter to Hong Kong” by the Secretary for Development on 4 August 2007)



Review: Controversial Heritage Conservation Issues

Saving King Yin Lei – September 2007



The Secretary for Development, accompanied by Mr Ho Sing Tin Edward, Chairman of the Antiquities Advisory Board, declared King Yin Lei as a proposed monument.

Review: Controversial Heritage Conservation Issues *(Cont'd)*

Preserving Tai Yuen Street Open-air Bazaar – November 2007



Review: Controversial Heritage Conservation Issues *(Cont'd)*

Changing the Original Plan of Total Demolition of Wan Chai Market and Facilitating the Urban Renewal Authority to Reach an Agreement with the Developer to Adopt “Core Elements Preservation” – December 2007



Review: Controversial Heritage Conservation Issues *(Cont'd)*

Removing Former Police Married Quarters on Hollywood Road from Sale and Revitalise it into a Creative Industries Landmark – February 2008

- The site will become "PMQ", providing 130 studios for designers / create-preneurs, exhibition area and 6 lodges for designers-in residence.
- New-built facilities include an i-Cube, covered and semi-covered event spaces, and an underground interpretation area in the main courtyard of former Central School.



Review: Controversial Heritage Conservation Issues *(Cont'd)*

Announcing the Adoption of “Retaining the Building and its Sitting Tenants” to Revitalise the Blue House Cluster – August 2009

- This “Viva Blue House” project costs HK\$79.4 million. It will be revitalised under a “Retaining the Building and its Sitting Tenants” approach. This will not only improve the living environment of the sitting tenants, but also preserves and strengthens the network of local community.



Review: Controversial Heritage Conservation Issues (Cont'd)

Removing Central Market Site from Sale and Revitalising it into “Central Oasis” for Public Enjoyment – October 2009



CENTRAL MARKET

[Brief History]
The Central Market stands its ground as the Central Market Building, built for the market Chinese settlement in an neighbourhood. As a long-term in Hong Kong history, the Central Market was where Cantonese Old and where Old new show.

The Antiquities Advisory Board gave the Central Market a Grade II status in 1985. In 1990, part of the Central Market was converted into the Central Food and Drink Market.

Since then, it is the starting point of the Mid-levels escalator system. The Central Market closed in March 2003.

[Architectural Interest]
Built in 1960, the Central Market is an example of the Streamlined Moderne style of the times, derived from the late stage of Art Deco, and characterised by clean horizontal lines and the functionality 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, and the built and made of Central and a timely hang-out for the working population in Central.

Highly accessible from the Victoria 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, eatery, retail areas, cyber information points, an arts installation, and a roof garden providing some 1000 m² of public open space.



Review: Controversial Heritage Conservation Issues *(Cont'd)*

Preserving Wing Lee Street – March 2010



Review: Controversial Heritage Conservation Issues *(Cont'd)*

Consulting Public on Redevelopment of Central Government Offices West Wing – October 2010



Review: Controversial Heritage Conservation Issues *(Cont'd)*

Declaring Ho Tung Gardens as Proposed Monument – January 2011




The Secretary for Development announced the declaration of Ho Tung Gardens as a proposed monument

Review : Achievements in Five Years



In the past five years,
we have pressed ahead
with our
heritage conservation work



Review : Achievements in Five Years *(Cont'd)*

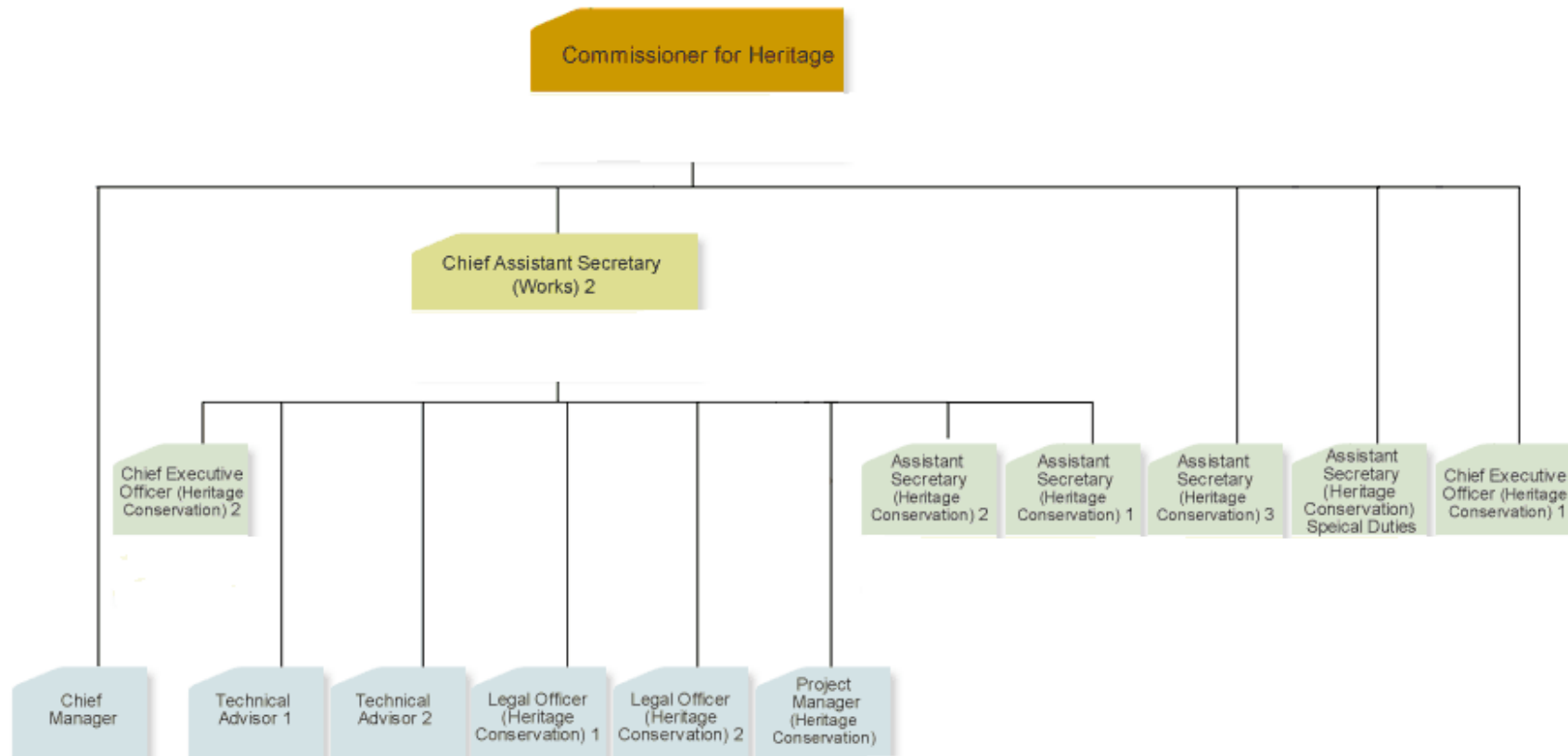
Formulate New Heritage Conservation Policy Statement – October 2007

“To protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations. In implementing this policy, due regard should be given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and the general public.”

Review : Achievements in Five Years *(Cont'd)*

Set up a Dedicated Commissioner for Heritage's Office – April 2008

Organisation Chart for Commissioner for Heritage's Office



Review : Achievements in Five Years *(Cont'd)*

Declaring 19 Places as Monuments, Making the Total Number of Monuments in Hong Kong to 101

- Tang Ancestral Hall
- Maryknoll Convent School
- King Yin Lei
- Green Island Lighthouse Compound
- 6 Historic Structures of Pok Fu Lam Reservoir
- 22 Historic Structures of Tai Tam Group of Reservoirs
- 3 Historic Structures of Wong Nai Chung Reservoir
- 4 Historic Structures of Aberdeen Reservoir
- 5 Historic Structures of Kowloon Reservoir
- Memorial Stone of Shing Mun Reservoir
- Residence of Ip Ting-sz
- Yan Tun Kong Study Hall
- Tung Wah Museum
- Man Mo Temple Compound in Sheung Wan
- Tang Kwong U Ancestral Hall
- Kom Tong Hall
- Fortified Structure in Ha Pak Nai, Yuen Long
- King's College
- School House of St. Stephen's College



Review : Achievements in Five Years *(Cont'd)*

Endorsing the Administrative Grading System

Confirmed the grading of
909 historic buildings

- Grade 1 : 160
- Grade 2 : 309
- Grade 3 : 440



Definition of gradings

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




Review : Achievements in Five Years (Cont'd)

Establishing Heritage Impact Assessment (HIA) Mechanism

- With effect from 1 January 2008, for all capital works projects, it is required to consider whether the projects will affect sites and buildings of historical and archaeological significance starting from the project inception stage; if so, the projects are required to undergo HIA.
- Over 2,600 projects of different scale have gone through the HIA mechanism.
- Among the 2,600 works projects, the Antiquities and Monuments Office has required 31 projects to carry out full HIA to assess their impacts on sites and buildings of historical and archaeological significance.

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

政府總部
發展局
香港北區道美利大廈



Development Bureau
Government Secretariat
Murray Building, Garden Road,
Hong Kong

Ref. : DEVB/CR 6/5/255
Group : 12

18 September 2009

Development Bureau
Technical Circular (Works) No. 6/2009

Heritage Impact Assessment Mechanism for Capital Works Projects

Scope

This Circular provides the procedures and requirements for assessing heritage impact arising from the implementation of capital works projects.

Effective Date

2. This Circular takes immediate effect.

Effect on Existing Circular

3. This Circular replaces Technical Circular (Works) No. 11/2007 which is hereby cancelled.

Background

4. In response to the rising aspirations from the public on heritage

DEVB TC(W) No. 6/2009 Page 1 of 11

Review : Achievements in Five Years (Cont'd)

Establishing Internal Monitoring Mechanism

MEMO	
From: Secretary for Development	To: Distribution
Ref: in DEVB/CS/CR/6/5/275	(Att:)
Tel. No. 2848 2104	Your Ref: in
Fax No. 2189 7264	dated Fax No.
Date 29 March 2010	Total Pages 11

Monitoring Mechanism for the Protection of Privately-owned Heritage Sites and Buildings

Scope

This memo sets out the administrative monitoring mechanism to better protect privately-owned declared monuments, proposed monuments, and historic sites and buildings that have been graded or proposed to be graded or that are in recorded sites of archaeological interest (hereafter collectively referred to as "privately-owned heritage sites and buildings") from threat of demolition, alteration and addition works or material changes in their uses which may affect their heritage values.

2. This memo should be read in conjunction with Development Bureau (DEVB) Technical Circular (Works) (TC(W)) No. 6/2009 on "Heritage Impact Assessment Mechanism for Capital Works Projects".

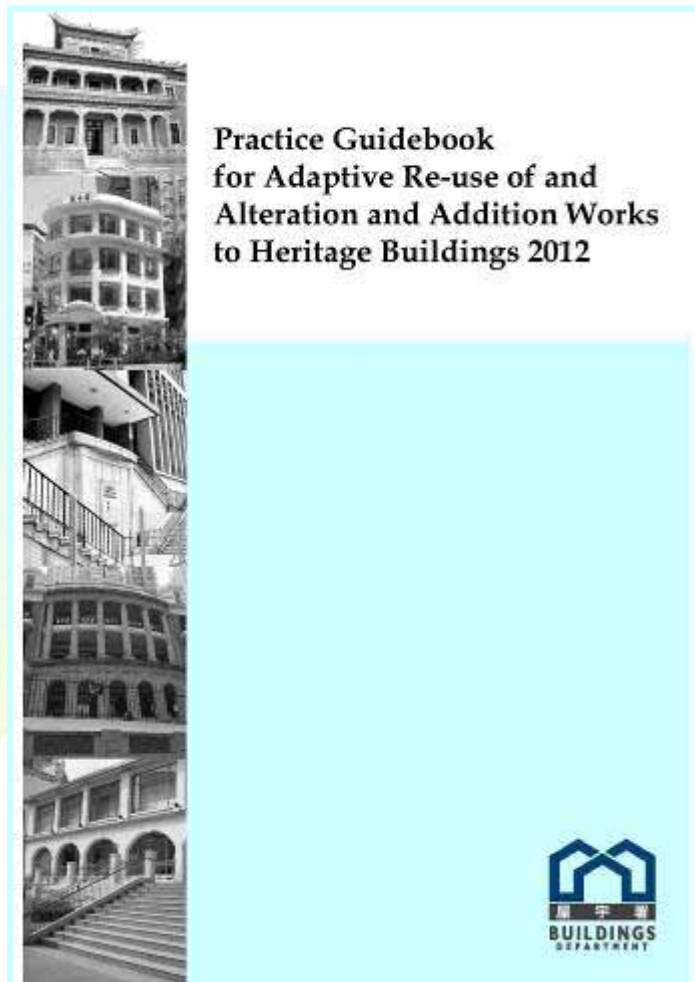
Background

3. There are rising aspirations from the public for heritage conservation. In order to better preserve private sites and buildings in Hong Kong of heritage values, a monitoring mechanism should be established to alert the Commissioner for Heritage's Office (CHO) of the Development Bureau and the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department when the Buildings Department (BD), Lands Department (LandsD) and/or Planning Department (PlanD) receive any proposals, applications, or enquiries from their owners or their representatives usually including the Authorized Persons, Registered Structural Engineers, Registered Geotechnical Engineers, architects, engineers, planners, or surveyors (hereafter collectively referred to as "owners") about proposals/applications that would affect these privately-owned heritage sites and buildings. For this purpose, the privately-owned heritage sites and buildings accorded with a proposed grading will also be covered under this monitoring mechanism.

- Relevant departments such as the Buildings Department, Lands Department and Planning Department will alert the Commissioner for Heritage's Office (CHO) of the Development Bureau and the Antiquities and Monuments Office (AMO) regarding any identified possible threat which may affect privately-owned sites of archaeological interests, monuments and historic buildings that have been brought to departments' attention through applications and enquiries received and in the normal course of duty.
- The mechanism enables the CHO and the AMO to take timely follow-up actions with the private owners concerned.

Review : Achievements in Five Years (Cont'd)

Publishing “Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012”– May 2012



Provides design guidelines in terms of straight-forward practical solutions and alternative approach that may be adopted for compliance with building safety and health requirements under the Buildings Ordinance

Here comes the good news: the Buildings Department (BD) has produced the “Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012” that provides performance-based (instead of prescriptive-based) guidelines that will help bridge the differences between conservation requirements and building code compliance in adaptive reuse of heritage buildings!

*Architectural Conservation Programme,
Faculty of Architecture, HKU*

Review : Achievements in Five Years *(Cont'd)*

Revitalising Historic Buildings to Give Them a New Lease of Life for Public Enjoyment

18 revitalisation projects completed or under way with a total commitment of over \$5 billion

- Under the Revitalising Historic Buildings Through Partnership Scheme: 3 completed projects, 6 projects in progress, 4 projects under assessment



Review : Achievements in Five Years *(Cont'd)*

Revitalising Historic Buildings to Give Them a New Lease of Life for Public Enjoyment *(Cont'd)*

- Project outside the Revitalising Historic Buildings Through Partnership Scheme: Former Police Married Quarters on Hollywood Road



Review : Achievements in Five Years *(Cont'd)*

Revitalising Historic Buildings to Give Them a New Lease of Life for Public Enjoyment *(Cont'd)*

- Revitalisation project undertaken by Hong Kong Jockey Club: Central Police Station Compound



Review : Achievements in Five Years *(Cont'd)*

Revitalising Historic Buildings to Give Them a New Lease of Life for Public Enjoyment *(Cont'd)*

- Revitalisation projects undertaken by Urban Renewal Authority: Mallory Street, Central Market, pre-war shophouses on Shanghai Street



Review : Achievements in Five Years *(Cont'd)*

Preserving Privately-owned Historic Buildings

Successfully sought owners' agreement to preserve (including preservation in whole, partial demolition, and preservation-cum-development) privately-owned historic buildings through the provision of economic incentives (planning and land options; without incurring public funds) in 6 cases:

- King Yin Lei (Declared Monument)
- Jessville (Grade 3 building)
- 179 Prince Edward Road West (Grade 3 building)
- 4 historic buildings in Hong Kong Sheng Kung Hui Compound (3 Grade 1 buildings and 1 Grade 2 building)
- Clock Tower of CLP Administration Building (Proposed Grade 1 building)
- 47 Barker Road (Grade 2 building)



Review : Achievements in Five Years *(Cont'd)*

Providing Financial Assistance for Maintenance for Privately-owned Historic Buildings

- 22 privately-owned historic buildings have completed or undergoing maintenance.
- 12 applications being processed



Tsang Tai Uk, Sha Tin



**Pilgrim's Hall of the
Tao Fong Shan Christian Centre**



**Helena May,
Central**

Review : Achievements in Five Years *(Cont'd)*

Actively Encouraging Public Participation and Enhancing Public Interests in Conservation



Over 300,000 people attended open days and guided tours to historic buildings

Review : Achievements in Five Years *(Cont'd)*

Receiving Awards: UNESCO Asia – Pacific Heritage Awards for Cultural Heritage Conservation

In the past 5 years, 5 historic building conservation projects in Hong Kong have received awards. The number of awards received by Hong Kong has increased to 13 since 2000.



Review : Achievements in Five Years *(Cont'd)*

Actively establish international recognition

English Heritage,
United Kingdom



Heritage Lottery Fund,
United Kingdom



National Centre
of Monuments,
France



Heritage Council of
New South Wales



New York City Landmark
Preservation Commission



New Zealand
Historic Places Trust



International Conference on Heritage Conservation 2011





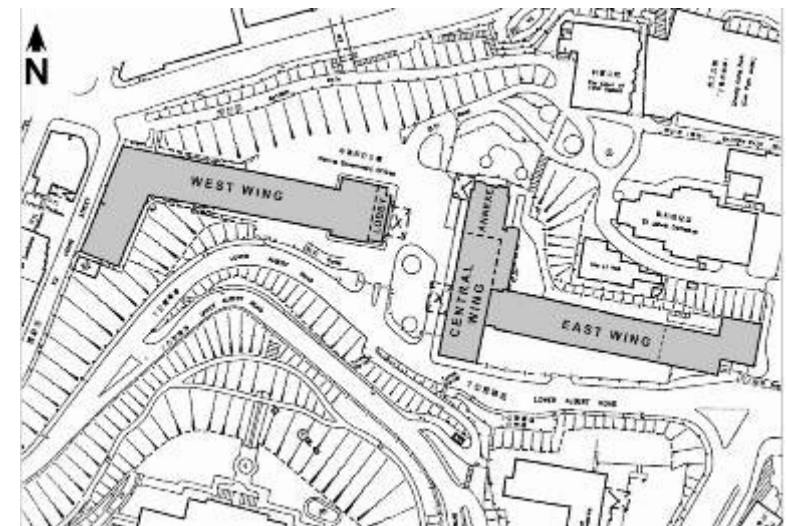
Balance between Conservation and Development



Restoring Green Central – The New Landscape of Central Government Offices

Central Government Offices (CGO) Site

- CGO Complex at the heart of Central CBD
- East Wing, Main Wing and West Wing built in 1954, 1956 and 1959 respectively
- The site is unique:
 - High rise modern office building to the north and west
 - Low rise historic buildings, green landscape and garden to the south and east
 - Very limited open space within the site



Historic and Architectural Appraisal

- The Appraisal completed by UK conservation expert in 2009 has the following conclusion and recommendations
 - Main Wing: most interesting architectural value characteristics and historical value
 - East Wing: elegant building transiting from classical Beaux Arts to modern functionalist style
 - West Wing: mainly functional, architectural value relatively low, with a new entrance added at east end in 1998
 - The CGO site itself and history associated with it more significant than the buildings
 - Allow public access across/around the site when contemplating new use
 - Main and East Wings to be retained; West Wing could be demolished for development
 - Higher rise building at the west end of the site may be considered if West Wing is demolished for new development
 - If West Wing is demolished, the central part may be extended as a garden to provide a green link between Battery Path and the Government House

Future Use of CGO Buildings

- Main and West Wings are preserved for office use by Department of Justice as its new headquarters. West Wing, with relatively low historical and architectural value, will be redeveloped for commercial uses with part of its site turned into public garden to preserve existing green environment



Public Consultation: Process

- September – December 2010 Development Bureau and Planning Department undertook public consultation on the notional redevelopment scheme
- November 2010 Released consultation findings and revised redevelopment scheme, and briefed Legislative Council Panel on Development
- Other than some organizations/individuals opposing the demolition of West Wing, the main concerns are:
 - How to ensure the public could enjoy the public open space
 - Reservation on another shopping centre in Central
 - New development might have adverse traffic impact on Central

Public Consultation: Amendments to address the main concerns

(1) Enlarge the Public Open Space (POS)

- Enlarge the size of the POS from original 6 800 m² to 7 600 m² (area similar to Statute Square)
- May access the POS from Lower Albert Road, Battery Path and redeveloped building
- Government to own, manage and maintain the POS



The current situation
in the Battery Path
will be retained



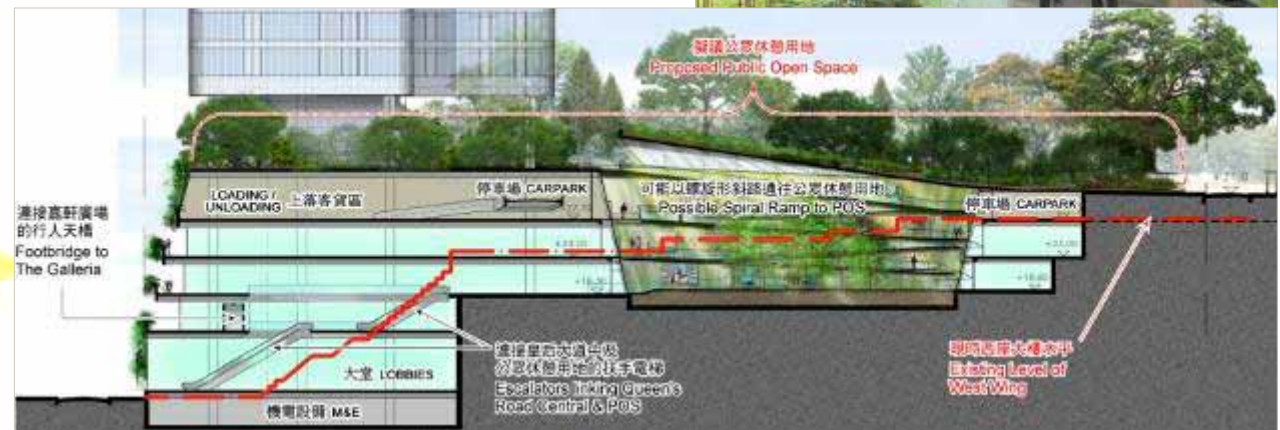
Public Consultation: Amendments to address the main concerns *(Cont'd)*

(2) Replace originally proposed shopping centre by space for G/IC and ancillary facilities

- Reduce excavation scale to minimize possible impact on disused tunnel network and nearby slopes
- Reduce gross floor area from 13 500 m² to 11 800 m²
- Provide office space for legal and financial related NGOs

(3) Reduce traffic flow

- Lower number of parking spaces (from 164 to 93) and loading/unloading spaces (from 32 to 13)



Discussion on demolition of West Wing and selling of land

Justifications for demolition of West Wing

- Realize the vision of creating a POS (green lung) in upper Central (building footprint reduced from the current 2 520 m² to 1 350 m²) as green link between Battery Path and Government House
- Improve pedestrian and traffic flow in the vicinity of the area (one additional traffic lane to Ice House Street near Queen's Road Central, enlarge the space near the entrance at Ice House Street from 130 m² to 230 m², providing pedestrian footbridge connecting the new building and the building at No. 9 Queen's Road Central)
- Construct modern and green building to meet the demand for office in Central
- Enhance greenery: adopting "green terrace" design for the façade below Lower Albert Road level, extending the greenery from Battery Path to Queen's Road Central

Ownership Issue

- But we note the concern about Government parting with ownership of the West Wing site

The final plan we have adopted

- Adopt the development parameters as revised in early 2012
- Drop the original proposal to rezone the site to “Comprehensive Development Area” while retain the existing “Government, Institution or Community” (“G/IC”) zoning to preserve the integrity of the site with historical value, and reflect the future public and quasi-public uses
- Retain Government’s ownership of the West Wing site through Build-Operate-Transfer (BOT) mode, developer to hand over to Government the public open space and G/IC space upon completion, return the site and building to Government upon expiry of the agreement (no more than 30 years)
- Enhance urban design consideration by giving due weight to quality and technical aspects in assessment of public tenders

Site area (approx.)	5,720 m ²
Gross floor area (approx.)	
Office	28,500 m ²
GIC cum ancillary facilities uses	11,800 m ²
Total	40,300 m ²
Plot Ratio (approx.)	7.05
Public Open Space (approx.)	7,600 m ²
Parking facilities	
Car parking spaces	93
Loading/Unloading spaces	13
No. of storeys	
Office tower	26
Portion below Lower Albert Road level	5
Basement	1
	32
Maximum building height	150 mPD
Site coverage of office tower (approx.)	23.6%

Conclusion

- Redeveloping West Wing the best option in terms of public interest
 1. It fulfils the mandate of progressive development, striking a balance between economic progress and concern for the environment and conservation
 2. It meets our new heritage conservation policy, which requires us to give due regard to development needs in the public interest
 3. It optimises valuable land resources in Central CBD providing much needed office space
 4. It reflects the relative architectural and historic merits of Main and East Wings vis-à-vis West Wing based on a professional appraisal
 5. It provides a rare opportunity to create a financial and legal related quasi-public building in a unique historic site, reinforcing Hong Kong's role as an international financial centre and Central's image as a core financial district



Conclusion *(Cont'd)*

- Redeveloping West Wing the best option in terms of public interest *(Cont'd)*
- 6. It enhances the urban design in a busy part of Central by setting back the new building from Ice House Street and Queen's Road Central providing enlarged pedestrian circulation space at this junction
- 7. It improves the traffic flow in the area by widening Ice House Street and Lower Albert Road as the footprint of the new office tower (about 1 350 m²) will be substantially reduced by 46% compared to existing West Wing (about 2 520 m²) allowing setbacks from these roads
- 8. It creates a green lung in the upper part of Central measuring 7 600 m² in the form of a LCSD-managed public garden, featuring the iconic Burmese Rosewood in front of the Department of Justice Headquarters in Main Wing, with access via Lower Albert Road, Queen's Road Central and Battery Path
- 9. It provides G/IC space for accommodating local and overseas legal and financial organisations as well as for interpretation of the history of the site
- 10. It has taken into account the professional and public views with entire land ownership retained to reflect the integrity of the CGO lot and its historic value



Next Step

- Development Bureau will launch an Expression of Interest later this year, public tender may take place in the first half of 2013





Thank you

