

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

The preparatory work for revitalising Central Market is on schedule. The URA completed the structural appraisal of the market building in August 2010 and submitted a report to Buildings Department for vetting. At the same time, the URA also completed a consultancy to develop a set of Conservation Principles and a list of Character Defining Elements for the building to guide the future revitalization and conservation works.

The Central Oasis Community Advisory Committee organized two workshops, one with professional institutes and the other with the Central and Western District Council in July and September 2010 respectively to tap the professionals and stakeholders’ views on revitalizing the market building. It is expected that all the public engagement activities will be completed with findings available by October 2010.

(c) Original Site of the Central School (Former Police Married Quarters (PMQ) Site on Hollywood Road)

In March 2010, DEVB and the Commerce and Economic Development Bureau jointly invited proposals from

non-profit-making organisations for the transformation of the former Police Married Quarters into a creative industries landmark. The Advisory Committee on Revitalisation of Historic Buildings is assessing the proposals received and we aim to announce the selected operator before end 2010. We will work closely with the selected operator and the local creative industries to implement this project.

(d) *Central Police Station Compound*

On 11 October 2010, Government and the Hong Kong Jockey Club (HKJC) jointly announced the revised design of the Central Police Station Compound. The revised design respects the heritage value of the site, takes account of public views and concerns, complies with the building height restriction and is financially sustainable. HKJC will proceed to implement the project, with assistance from Government as necessary. Government and the HKJC Charities Trust will sign a Memorandum of Understanding in due course to set out the mode, terms and conditions of cooperation during the project implementation and operation stages.

(e) *Central Government Offices Complex*

The redevelopment scheme for the West Wing site seeking to “Restore a Green Central” has been worked out. A public park of about 6 800 m² will be developed at the eastern portion of the West Wing site. It will link up the natural green hillside from the Government House down to Ice House Street and Battery Path, forming an integral part of an extensive greenery network in Central. The development of a Grade A office/commercial building at the west end of the West Wing site will help to address the demand for Grade A offices in the Central Business District (CBD). The office building will sit on a podium with a green façade facing Queen’s Road Central and Ice House Street covered by appropriate vegetation to blend in with the vegetated slope of Battery Path.

A two-month public consultation exercise on the redevelopment scheme of the West Wing site was launched in September 2010. The redevelopment scheme will be fine-tuned taking account of public comments before

submission of amendments to the Central District Outline Zoning Plan to the Town Planning Board.

(f) *Murray Building*

To pave the way for the conversion of Murray Building into a hotel, we have rezoned in July 2010 the site to “Other Specified Uses” annotated “Building with Architectural Merits Preserved for Hotel Use” on the Central District Outline Zoning Plan. Representations related to the site received during the inspection of the Outline Zoning Plan will be considered by the Town Planning Board in accordance with the statutory procedures. A set of development requirements to preserve the architectural merits of the Murray Building has also been developed. Detailed conservation requirements will be set out in the tender conditions. We aim to invite submission of open tender to tie in with the relocation of the existing users to the new Central Government Complex at Tamar. The project will be promoted both locally and overseas for call for tenders.

(g) *Former French Mission Building*

The Former French Mission Building will only be available for adaptive re-use in 2014 at the earliest. We welcome ideas on the most suitable adaptive re-use of the building.

(h) *Hong Kong Sheng Kung Hui Compound*

This conservation-cum-development project requires changes to the specified land uses in the land leases. The Hong Kong Sheng Kung Hui (HKSKH) is finalising the design for the development and preparing the applications for modifications to the land leases. Subject to necessary approvals, the HKSKH expects to commence construction works in mid-2011 for completion in 2015.