

Central and Western District Council (2020-2023)**9th Meeting****Progress Update on Various Projects under “Conserving Central”****Central Police Station (“CPS”) Compound**

The Government in partnership with The Hong Kong Jockey Club (“HKJC”) are taking forward the CPS Compound revitalisation project, which includes construction works for new buildings, conservation works for historic buildings, infrastructure works within the Compound, and road improvement works in the vicinity of the site. The revitalised CPS Compound operates as Tai Kwun – Centre for Heritage and Arts.

2. Tai Kwun has been opened by phases to the public since May 2018. The revitalisation works of all buildings, except Block 4 (Married Inspectors’ Quarters), have been completed. In October 2019, Tai Kwun received the Award of Excellence in the United Nations Educational, Scientific and Cultural Organisation Asia-Pacific Awards for Cultural Heritage Conservation, which is the highest honour of the awards. Since its opening till the end of March 2021, the number of visitors to Tai Kwun has exceeded 7.5 million.

3. As for the partially collapsed Block 4, it was found that the building’s brickworks and timber structures were in a worse shape than originally envisaged. The recovery plan was therefore updated for ensuring the safety of workers, staff and the public when recovery works are carried out on Block 4, and when the building is open for public use in future. HKJC briefed the Antiquities Advisory Board (“AAB”) in December 2019 to give an update on the progress of Block 4. AAB members appreciated HKJC’s efforts and agreed to the updated recovery plan for Block 4. Members also agreed with HKJC that public safety was the top priority. HKJC invited members of the Central and Western District Council (“C&WDC”) for a site visit to Block 4 on 17 March 2020 and attended the C&WDC meeting on 19 March 2020 to introduce the updated recovery plan for Block 4.

4. For the Spring programmes of Tai Kwun, a series of heritage, performing arts and contemporary art programmes are being held. From 1 to 18 April 2021, Tai Kwun organised “In Bloom”, composed of an outdoor flower market showcasing the floral creations and sustainable products by local brands, and floral-themed lifestyle offerings at Tai Kwun’s shops and restaurants. Apart from “Way of the Sword: Warrior Traditions in China and Italy” heritage exhibition, Tai Kwun also presented contemporary art exhibitions including “Portals, Stories, and Other Journeys”, “Ink City” and “Trust & Confusion”. “SPOTLIGHT”, which is in a multi-genre format of music, dance, a capella and immersive theatre is also the highlight of the performing arts season. During the course of all these site activities, Tai Kwun adopts social distancing measures in compliance with the latest regulatory requirements with a view to protecting the safety and health of the visitors.

Former Police Married Quarters on Hollywood Road

5. Taken forward by the Musketeers Education and Culture Charitable Foundation Limited, its strategic partners and the Government, the Former Police Married Quarters on Hollywood Road has been revitalised into a creative industries landmark, the “PMQ”. Since its commissioning in April 2014, PMQ has organised a series of events, including the recent “Cheerful April” and “Posterized: Warsaw International Poster Biennale in Hong Kong”. According to a survey conducted by PMQ, the number of visitors since its opening till the end of March 2021 was over 20.39 million.

Hong Kong Sheng Kung Hui (“HKSKH”)’s Central Compound

6. Under HKSKH’s latest preservation-cum-development proposal for its Central site, all four historic buildings¹ will be preserved *in-situ* and a non-profit-making private hospital will be developed in the remaining areas. This hospital will offer an alternative to the medical

¹ There are four historic buildings within the Central site, namely the Bishop’s House (Grade 1), St. Paul’s Church (Grade 1), the Church Guest House (also known as Martin House; Grade 1), and the Old Sheng Kung Hui Kei Yan Primary School (originally the south wing of St. Paul’s College; Grade 2).

services provided by the public hospitals. HKSKH has been exchanging views with C&WDC on the proposal since 2013. HKSKH also consulted AAB on the project in June 2018 out of its own initiative. AAB generally supported HKSKH to develop a non-profit-making private hospital at the Central site. Individual members offered comments on the design of the hospital and the conservation proposal of the four historic buildings.

7. The Town Planning Board (“TPB”) decided on the proposed amendments to the draft Central District Outline Zoning Plan in December 2019 which included an imposition of building height restriction at the Central site. The proposed amendments will change the development parameters of the site. According to the statutory plan-making process, TPB considered the further representations received at its meeting held on 28 August 2020, and decided to uphold the proposed amendments made in December 2019. TPB is following up the remaining procedures on the statutory plan-making process. HKSKH will, having regarding to the latest decision made by TPB on the draft Central District Outline Zoning Plan, review its preservation-cum-development proposal for its Central Compound.

Former French Mission Building (“FMB”)

8. The Court of Final Appeal was relocated from FMB to the old Supreme Court building at 8 Jackson Road, Central in September 2015. The Department of Justice (“DoJ”) then carried out necessary renovation works commensurate with the status and historical background of FMB as a declared monument. Based on the progress of the renovation works, law-related organisations have gradually moved in and commenced operation since mid-2020. The main contractor is carrying out the outstanding works and rectification of defects, and service providers are coordinating installation of necessary equipment.

Central Market

9. Occupation Permit for Phase 1 construction works for the revitalisation of the Central Market has been obtained in October 2020. The Urban Renewal Authority (“URA”) has drafted the operation goals

and mode of operation according to the guidelines established in the previous public engagement process and called for tender for the operator. The operation contract has been signed between URA and the operator on 1 March 2021 and operation is expected to commence in the third quarter of 2021 while the works for Phase 2 will be completed in late 2021 or early 2022.

Former Central Government Offices (“CGO”)

10. Following public consultation, the CGO was renovated for following uses:

- (a) to re-use part of the CGO West Wing, in addition to the Main and East Wings, as offices for DoJ; and
- (b) to provide space in the West Wing to law-related organisations (“LROs”) to enable them to develop their services as well as to create a favourable environment to attract more international legal and dispute resolution institutions to be set up in Hong Kong.

11. Renovation works for the Main and East Wings were completed in early 2015 and some offices of DoJ were relocated in the third quarter of the same year. The CGO was also renamed as Justice Place. The renovation works of West Wing commenced in October 2016 and were substantially completed in May 2019. Further relocation of DoJ offices by phases started in October 2019, and LROs gradually undertook fitting-out works and started moving in from mid-2020. Meanwhile, rectification of defects, improvement works and other necessary construction in the West Wing are still ongoing.

Murray Building

12. The project of converting the Murray Building into a hotel has been completed. The hotel commenced operation in December 2017.

Sites 1 and 2 of the New Central Harbourfront

13. Site 1 of the New Central Harbourfront refers to the “Comprehensive Development Area” site adjoining Central Piers Nos. 4 to 6, while Site 2 refers to the “Commercial” site north of International Finance Centre II. The two sites are mainly used as a public transport interchange and roads nearby the Central Piers at present. The “Urban Design Study for the New Central Harbourfront” recommended the two sites be developed with low-rise structures for exhibition, retail, entertainment, civic and community use. The Development Bureau will further work with the community, including the Harbourfront Commission and C&WDC, on the best way forward for the long-term development of Sites 1 and 2.

Development Bureau
May 2021