

**Workshop on “Heritage Tourism Development at the
Central Police Station (CPS) Compound” on 13 March 2004**

Gist of Points raised at the Workshop

I. Heritage Conservation

(A) Principles

In general, it is agreed that the Site is of high historic value and should be carefully preserved. Other views include:

- development parameters, preservation requirements and guidelines should be set out clearly to enable project proponents to focus on designs on adaptive use of the historic buildings
- the responsibility of future maintenance and management of the historic buildings should also be clearly spelt out
- a good conservation plan is required
- new developments should be compatible/sympathetic/in harmony with the Site socially, culturally, politically and environmentally
- international standards on heritage preservation should be followed

(B) Needs and Wants

The heritage tourism development concept for this Site is a good one and is widely supported. Other views include:

- a balance should be struck between heritage preservation and tourism promotion
- high-rise buildings are not preferred
- maximum flexibility should be allowed for creativity in designs

- there are concerns that cultural heritage management principles and commercial consideration may undergo changes through the tenancy period of 50 years
- the development should allow generation of revenue to balance the cost for heritage preservation

(C) Suggestions/Solutions

Suggestions put forward are diversified. These include:

- reviewing options on access to the Site
- allowing flexibility in design
- promoting flexibility for innovative new development for taller buildings along the edge of Chancery Lane
- examining innovative ways to achieve commercial viability, without compromising heritage preservation
- linking the Site with another site of government land with more development potentials in the tender arrangement

II. Future Uses of the Historic Buildings

(A) Principles

The major concern on future uses is that it should be accessible by the general public. Other views include:

- as the Compound belongs to everyone in Hong Kong, it should be open for the community's use, i.e. for appreciation and enjoyment by the local citizens as well as tourists
- future uses should also respect the historic value and atmosphere/environment of the Compound and be compatible, connectible and synergetic with the neighbouring tourist and entertainment development, the food and beverages facilities around Lan Kwai Fong, SoHo and Hollywood Road in particular

- commercial viability and sustainability of the development are also major concern
- monetary return of the Project should not be over-emphasized
- intangible benefits including social, cultural and educational merits to the community and the next generation should be taken into account

(B) Needs and Wants

The need to preserve and develop the Site for a mix of commercial, cultural and educational use is generally agreed. Other views include:

- flexibility should be allowed in the change of future use of the Site given that the tenancy period of 50 years is a long one
- public space should be made available/ maintained at the Site for cultural purposes, eg. display of art/ historical items, venue for exhibitions, etc.
- public views/ community participation on the Project are important

(C) Suggestions and Solutions

Suggestions include:

- establishing a prison museum showcasing the history of the prison buildings or a museum exhibiting the colonial judiciary history of Hong Kong
- using the Magistracy building for exhibition of contemporary Asian art*
- setting up of a “Sun Yat Sen Historic Path Exhibition Centre”

* The Asia Art Archive has presented a proposal on using the Magistracy building for exhibition of contemporary art. If you are interested in obtaining a copy of the proposal, please contact the organization direct.

- connecting the Site with the Sun Yat Sen Walking Trail nearby
- maintaining the Central Police Station Report Centre for educational purpose
- developing a 5-star hotel
- exploring the development of underground walkway connecting the Site with the nearby MTR station
- arranging annual parade for fun
- preserving the lower part of the Compound while allowing flexibility for new developments on the upper platform of the Site
- underground development can be considered

III. Traffic and Environmental Issues

(A) Principles

The consensus is the impact on the traffic condition and the environment surrounding the Site would need to be carefully considered. Views include:

- new development should be carefully considered in terms of its traffic impact and the traffic improvement measures being put forward
- environmental impacts, including adverse impact on air quality and noise nuisances, of the development including those to be generated during the construction period would need to be carefully avoided
- trees within the Site should be preserved

(B) Needs and Wants

Views expressed:

- traffic impact assessment should be conducted

- to alleviate the heavy traffic surrounding the Site, consideration should be given to provide more access/ entrances at the Site
- to link the Site with the Mid-Level Escalator and to encourage visitors to make good use of the existing pedestrian links with connection to public transport at Central
- plans should be worked out to minimize the impact on the environment and traffic during the construction period while the Site is still being occupied

(C) Suggestions and Solutions

Suggestions received:

- traffic control scheme should be developed and implemented to ensure smooth traffic flow
- subways can be built for pedestrians to reduce traffic volume
- linkage to the Mid-Level Escalator can be considered
- promote total pedestrian traffic
- road widening works can be carried out to improve the traffic condition around the Site
- more planting and greenery work can be done to improve the environment

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