



香港建築師學會
The Hong Kong Institute of Architects

4 July 2008

Our Ref. : BLA/CSHR/KSW/cw/0807

Mr Robin K B Lee
Assistant Secretary for (Heritage Conservation) 3
Commissioner for Heritage's Office
Works Branch
Development Bureau
21/F Murray Building
Garden Road
Hong Kong

By Fax and By Post
Fax No. : 2189 7264

Dear Mr. Lee,

Revitalization of Original Site of Central School on Hollywood Road

Thank you very much for your briefing on the proposed revitalization of the former Hollywood Road Police Married Quarters (the original site of Central School) delivered to members of the Institute on 27 May 2008.

In response to the public engagement and consultation launched by the Development Bureau for the captioned, we are pleased to deliver our views and appeals contained in the written paper enclosed herewith for your kind consideration.

The Institute is pleased to see that the Government is steering the project towards an appropriate direction from the perspective of cultural and environmental sustainability. We are willing to be supportive to your further exploration of this revitalization project.

Yours sincerely

Dr Ronald Lu, FHKIA
President

Encl

- c.c. Prof Hon Patrick Lau, Legislative Councillor (Architectural, Surveying & Planning)
Mr Bernard Hui, Honorary Secretary
Mr K S Wong, Chairman, Board of Local Affairs
Mr Edward Leung, Chairman, Heritage and Conservation Committee
Mr Ivan Ho, Chairman, Planning and Lands Committee



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HKIA Opinion on Revitalization of the Original Site of Central School on Hollywood Road

In response to the public engagement and consultation launched by the Development Bureau for the revitalization of the former Hollywood Road Police Married Quarters (the original site of Central School), the HKIA has the following views and appeals :

1. Holistic Approach

The revitalization of this site should adopt a holistic approach with integration of good urban design, conservation and restoration of historic and heritage features, establishment of local identity, conservation of cultural landscape, and facilitation of environmental sustainability. This site comprises many layers of history from Shing Wong Temple, Central School, to Police Married Quarters. In line with good practice conservation principles, all significant layers and associations should be duly respected and interpreted. We caution against attempts to restore any particular aspects in sacrifice of others. This site provide a unique opportunity to enhance and integrate the various heritage sites in the vicinity, including Hong Kong Museum of Medical Science, Man Mo Temple, Dr. Sun Yat-sen Historical Trail, Kom Tong Hall, Central Police Station Compound, open bazaar of Graham Street etc. by pedestrianization network, streetscape, vista, etc. to recapture a walking "Victoria Town" for the Island.

2. Conservation Plan & Heritage Grading

The Government shall immediately prepare a comprehensive Conservation Plan to lay down the fundamental guiding policies for any intervention. AAB should also immediately re-evaluate the Heritage Grading of the site based on latest revealed evidences and current social values through a transparent and recognized process and mechanism.

3. Zoning, Massing & Open Space

We support the CE to remove the site from the List of Sites for Sale by Application in his 2007 Policy Address. Apart from the conservation considerations and in view of the extremely high intensity of the existing and planned developments in the surroundings, any increase of building bulk, density or height in the future revitalization of this site shall only be allowed with justification of urban design and architectural excellence and without compromising the air ventilation performance and environmental liveability of the neighbourhood. The site shall be zoned as OU (Conservation) with mixed uses in response to the needs and necessities of the local communities and the vicinity. It should also contribute public open space, landscape and access to the neighbourhood area.

4. Public Engagement

We support the Government's initiative to encourage public participation and the collaboration with professionals and stakeholders for the revitalization of the heritage site like this at early stage. A balanced representation and participation from local community, conservationists, environmental groups and professionals will foster an enhanced solution for this revitalization project. We opine that public participation should be a continuous and ongoing process in various stages of the project.

5. Revitalization Scheme through Design Competition

We strongly advocate the exploration of innovative options via design competition, immediately upon the completion of the Conservation Plan and the Heritage Grading, to encourage inputs from local professionals, where holistic considerations embracing issues like district / local identity, urban design, harmony with neighbourhood, environmental sustainability and heritage conservation can be addressed. We believe that only with a wide range of creative yet appropriate design options, a solid platform can be provided for the public engagement and consultation for the revitalization of the site.

6. "Pilot Scheme" under Buildings Ordinance

We also plead for treating this revitalization project as a "pilot scheme" under the provisions of the Buildings Ordinance with a view to facilitating "adaptive re-use" of these existing buildings in an innovative and effective approach.

The Institute is pleased to see that the Government is steering the project towards an appropriate direction from the perspective of cultural and environmental sustainability. We are willing to be supportive to your further exploration of this revitalization project.

July 2008

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