Planning Application

Application No.		A/H3/399
Plan Area		Sai Ying Pun & Sheung Wan
District		Hong Kong District
Date of Application Received		20/01/2011
Location		The Former Central Police Station, Victoria Prison and Central Magistracy Site, Hollywood Road, Hong Kong
Proposal		Proposed Two New Buildings (Old Bailey Wing and Arbuthnot Wing) (for Cultural, Recreational and Commercial Use)
Newspaper Notice & Gist of Development Proposal(including Location Plan)(indicative only for section 12A application)		Newspaper Notice Gist
No. of Comments on Application Already Received		231
Further Information Received on 18/03/2011	*Nature*	To clarify/respond to the comments of concerned Government departments and the public.
	Decision	Accepted and Exempted from Publication
Further Information Received on 21/04/2011	*Nature*	Providing responses to comments of the Transport Department and submission of updated GFA calculations in accordance with the PNAP APP-151.
	Decision	Accepted and Exempted from Publication
Application Available for Public Inspection Until (tentative date of meeting)		06/05/2011
Remark		-

Last Updated Date: 29 April 2011

TOWN PLANNING ORDINANCE (Chapter 131)

APPLICATION FOR PLANNING PERMISSION

Pursuant to section 16(2D) of the Town Planning Ordinance (the Ordinance), the planning applications made under section 16(1) of the Ordinance as set out in the Schedule below are available for public inspection during normal office hours at the following locations -

(i) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and

(ii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories.

In accordance with section 16(2F) of the Ordinance, any person may make comment to the Town Planning Board (the Board) in respect of the applications. The comment should state the application number to which the comment relates and should be made to the Secretary, Town Planning Board by hand, post (15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk), or through the Board's website (http://www.info.gov.hk/tpb/) not later than the date specified in the Schedule.

Any person who intends to make comment is advised to read the "Town Planning Board Guidelines on Publication of Applications for Amendment of Plan, Planning Permission and Review and Submission of Comments on Various Applications under the Town Planning Ordinance" for details. The Guidelines are available at the above locations, the Secretariat of the Board (15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong) as well as the Board's website (http://www.info.gov.hk/tpb/).

In accordance with section 16(2I) of the Ordinance, any comment made to the Board will be available for public inspection during normal office hours at locations (i) and (ii) above until the Board has considered the application in question under section 16(3).

The gists of the applications (including location plans) can be viewed at the above locations, the Secretariat of the Board and the Board's website.

Statement on Personal Data

The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:

(a) the processing of the application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and

(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

Schedule

Application No.	Location	Applied Use / Development	Deadline for Making Comment on the Application
A/NE-TKL/354	Lot 1091(Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, N.T.	Temporary Open Storage of Construction Equipment and Materials with Ancillary Office for a Period of 1 Year	7 February 2011

Application No.	Location	Applied Use / Development	Deadline for Making Comment on the Application
A/SK-PK/184	Lot Nos. 1090sA (Part), 1090sB (Part), 1090sC (Part), 1090sD, 1090sE, 1090sF and 1090RP (Part) in DD217 and adjoining Government Land, Kau Sai San Tsuen, Sai Kung New Territories	5 Proposed Houses (New Territories Exempted House - Small House)	7 February 2011
A/TM-LTYY/210	Lots 3725 RP (Part), 3726 S.B (Part), 3726 RP (Part), 3727 RP (Part) and 3736 S.A (Part) in DD 124 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories	Temporary Shop and Services (Real Estate Agency) For a Period of 3 Years	7 February 2011
A/TM-LTYY/211	Lot 2432 RP (Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories	Temporary Storage of Metal and Wood for a Period of 3 Years	7 February 2011
A/TW/421	Portion of Car Park at Level 6, Discovery Park, 398 Castle Peak Road, Tsuen Wan (TWTL 361)	Proposed Shop and Services (Temporary Motor-vehicle Showroom) and Temporary Minor Relaxation of Non-domestic Gross Floor Area Restriction For a Period of 3 Years	7 February 2011
A/YL-KTN/353	Lots 433 S.B (Part), 433 S.C (Part), 1736 S.C and 1738 (Part) in D.D. 107 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories	Renewal of Planning Approval for Temporary "Open Storage of Motorcycles for Sale" Use for a Period of 1 Year	7 February 2011
A/YL-KTS/526	Lot 1159 RP in D.D. 106, Kam Sheung Road, Yuen Long, New Territories	Proposed Temporary Barbecue Spot for a Period of 3 Years	7 February 2011
A/YL-TYST/520	Lot 1263 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	7 February 2011
A/YL-TYST/521	Lot 1660 S.A in D.D. 121, Shan Ha Tsuen, Yuen Long, New Territories	Proposed House (New Territories Exempted House - Small House)	7 February 2011
A/YL-TYST/522	Lots 2508 RP (Part) and 2509 S.A (Part) in D.D. 124, Hung Shun Road, Hung Shui Kiu, Yuen Long, New Territories	Proposed Temporary Florist Shop for a Period of 3 Years	7 February 2011
A/H18/65	45 Tai Tam Road, Hong Kong	Minor Relaxation of Plot Ratio and Site Coverage for permitted House Development	11 February 2011

Application No.	Location	Applied Use / Development	Deadline for Making Comment on the Application
A/NE-KLH/427	Lot 973 S.A in D.D.7, Wai Tau Tsuen, Kau Lung Hang, Tai Po	Proposed House (New Territories Exempted House - Small House)	11 February 2011
A/ST/738	Workshop R2, LG/F, Valiant Industrial Centre, 2-12 Au Pui Wan Street, Fo Tan, Sha Tin, N.T.	Temporary Shop and Services (Fast Food Shop) For a Period of 3 Years	11 February 2011
A/YL-KTS/527	Lots 606 RP (Part), 609 RP (Part) and 610 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories	Temporary "Open Storage of Forklifts" for a Period of 3 Years	11 February 2011
A/YL-TT/278	Lot 2138 in D.D. 116, Tai Tong, Yuen Long, New Territories	Proposed Religious Institution (Taoism Retreat House)	11 February 2011
A/YL-TT/279	Lots 1349 RP, 1350 RP (Part) and 1351 (Part) in D.D. 118, Tai Shu Ha Road West, Tai Tong, Yuen Long, New Territories	Temporary Ancillary Parking Spaces and Loading/Unloading Bays to Adjoining Warehouse for a Period of 3 Years	11 February 2011
A/YL-TYST/523	Lot 2661 (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	11 February 2011
A/H3/399	The Former Central Police Station, Victoria Prison and Central Magistracy Site, Hollywood Road, Hong Kong	Proposed Two New Buildings (Old Bailey Wing and Arbuthnot Wing) (for Cultural, Recreational and Commercial Use)	18 February 2011
A/H21/134	Flat No. 3, 2nd Floor, Oceanic Mansion, 1026 King's Road, Hong Kong	Proposed School (Tutorial School/Arts School)	18 February 2011
A/I-CC/9	Government land at Sin Yan Tseng, Cheung Chau	Proposed Public Utility Installation(Radio Base Station)	18 February 2011
A/K14/642	19/F to 21/F, Millennium City 6, 392 Kwun Tong Road, Kwun Tong, Kowloon	Proposed Government Use (office)	18 February 2011
A/NE-KTS/305	Lots 1623 S.B, 1624 S.A to S.I, 1624RP, 1626, 1628, 1629 and 1631 to 1637 in D.D. 100 and Adjoining Government Land, Ying Pun, Kwu Tung South, N.T.	Renewal of Planning Approval for Temporary Godown with Ancillary Office for a Period of 3 Years	18 February 2011
A/ST/739	Workshop 6 (Portion A), Level 1, Wah Yiu Industrial Centre, Nos. 30-32 Au Pui Wan Street, Fo Tan, Sha Tin, N.T.	Shop and Services (Showroom and Retail Shop)	18 February 2011

Application No.	Location	Applied Use / Development	Deadline for Making Comment on the Application
A/TM/411	Portion of Unit C, (Being C2), G/F Wai Cheung Industrial Centre, No. 5 Shek Pai Tau Road, Tuen Mun, New Territories	Shop and Services	18 February 2011
A/YL-HT/718	Lot 1713 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long	Temporary Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	18 February 2011
A/YL-HT/719	Lots 1119 (Part), 1120 (Part) and 1121 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long	Temporary Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	18 February 2011
A/YL-PS/340	Lots 429, 431(part), 436(part), 437, 438SA, 446(part), 447(part) and 449RP(part) in DD 122, Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Lorries and Coaches for a Period of 3 Year	18 February 2011
A/YL-PS/341	Lots 3102(part), 3109(part) and 3110(part) in D.D. 124, Yick Yuen Tsuen, Yuen Long, New Territories	Temporary Open Storage of Construction Materials for a Period of 1 Year	18 February 2011
A/YL-TT/277	Lots 1811 (Part), 1812 (Part), 1813, 1814 (Part) and 1815 S.A - S.D & S.E & S.J (Part) in D.D. 117 and Adjoining Government Land, Wong Nai Tun Tsuen, Yuen Long, New Territories	Proposed Temporary Outdoor Mini Motorcycle Ground with Ancillary Barbecue Area for a Period of 3 Years	18 February 2011
A/YL/177	Shops 31A and 41, G/F, Golden Plaza, 28 Shui Che Kwun Street, Yuen Long, New Territories	Proposed School (Tutorial School)	18 February 2011

28 January 2011 Town Planning Board

關乎申請編號 A/H3/399 的擬議用途/發展的概括發展規範

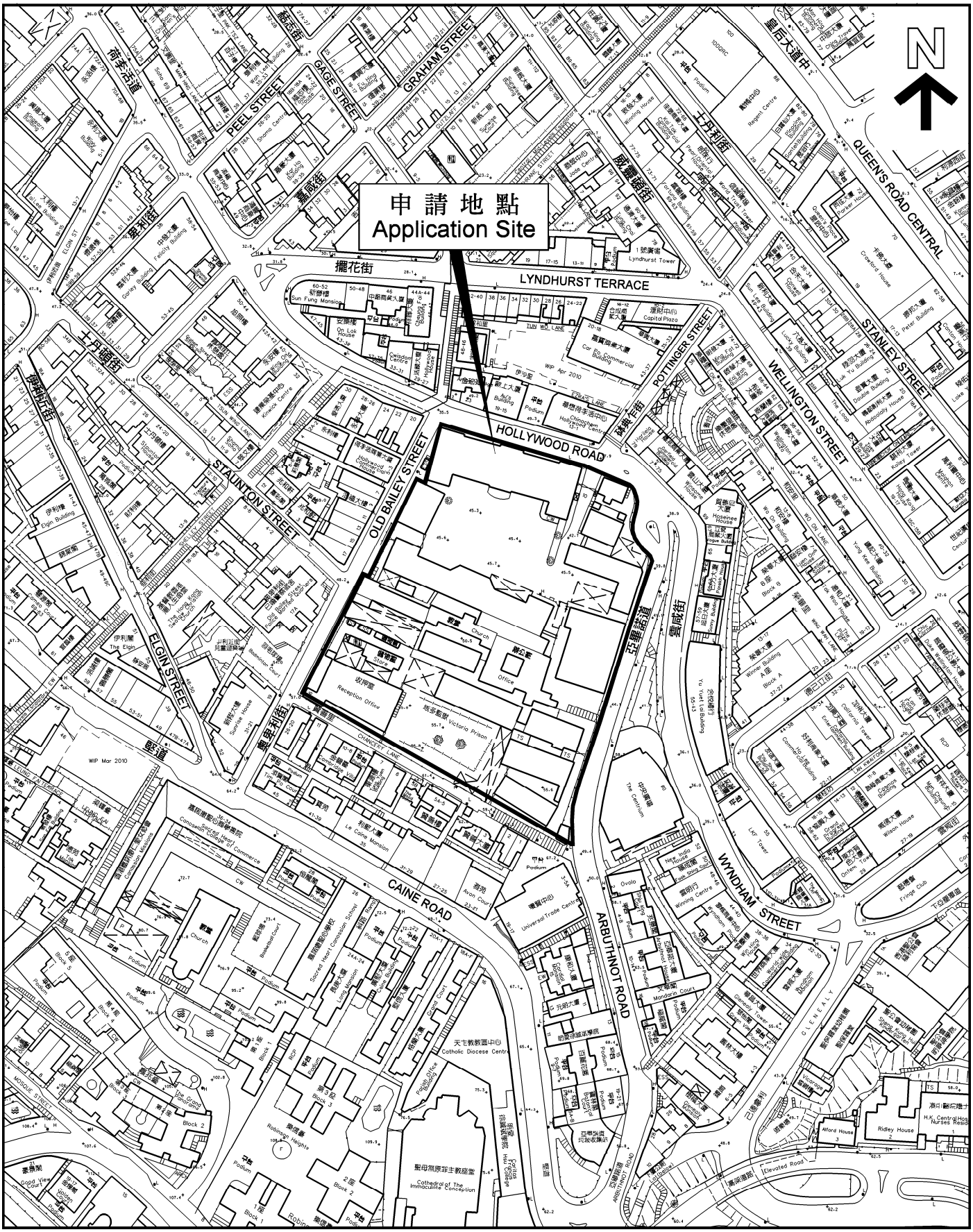
Broad Development Parameters of the Applied Use/Development in respect of Application No. A/H3/399

(a) 申請編號 Application no.	A/H3/399		
(b) 位置／地址 Location/Address	香港中環荷里活道，前中區警署，前域多利監獄，和前中央裁判司署 The Former Central Police Station, Victoria Prison and Central Magistracy Site, Hollywood Road, Hong Kong		
(c) 地盤面積 Site area	14,500 平方米 m^2 (整個地盤 whole site)		
(d) 圖則 Plan	西營盤及上環分區計劃大綱草圖編號 S/H3/24 Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/24		
(e) 地帶 Zoning	「其他指定用途」註明「歷史地點保存作文化、康樂及商業用途」 "Other Specified Uses" annotated "Historical Site Preserved for Cultural, Recreational and Commercial Uses"		
(f) 申請用途／發展 Applied Use/ Development	兩座擬議新建築物 (奧卑利翼和亞畢諾翼) (作文化，康樂及商業用途) Two Proposed New Buildings (Old Bailey Wing and Arbuthnot Wing) (for Cultural, Recreational and Commercial Use)		
(g) 總樓面面積及／或地積比率 Total floor area and/or plot ratio		平方米 m^2	地積比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	4,760.00	-
	包括 including		
	- 奧卑利翼 Old Bailey Wing	3,700.00	---
	- 亞畢諾翼 Arbuthnot Wing	1,060.00	---
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	2	
	綜合用途 Composite	-	
(i) 建築物高度／層數 Building height/ No. of storeys	住用 Domestic	- 米 m - 米(主水平基準以上)mPD - 層 storey(s)	
	非住用 Non-domestic	- 米 m 不超過 Not Exceeding 80 米（主水平基準以上）mPD 奧卑利翼 Old Bailey Wing: 不多於 not more than 8 層 storey(s); 亞畢諾翼 Arbuthnot Wing: 不多於 not more than 5 層 storey(s)	
	綜合用途 Composite	- 米 m - 米(主水平基準以上)mPD - 層 storey(s)	
(j) 上蓋面積 Site coverage	奧卑利翼 Old Bailey Wing: 不多於 not more than 6%; 亞畢諾翼 Arbuthnot Wing: 不多於 not more than 3.5%		

(k) 單位數目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m^2	
	- 公眾 Public	600.00 平方米 m^2	
(m) 停車位及上落客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 上落客貨車位 Loading/Unloading Spaces		2

* 有關資料是爲方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

A/H3/399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維多利監獄
Reception Office
收押室
Office
辦公室
Church
教堂
Sun Fung Mansion
On Lok House
Lyndhurst Tower
Capital Plaza
Car Eo Commercial Building
Hollywood Centre
Regent Centre
Crawford House
Peter Building
Lucky Building
Double Building
Asiatown Tower
Kaiser Tower
Hoover Centre
Yong Kee Building
Wing On Building
Wing On House
Winner Building
Block A 甲座
Yu Yuet Lai Building
Galleria Tower
Commercial Building
Wilson House
Orion Tower
Fringe Club
LKF Tower
The Centrium
Universal Trade Centre
Winning Centre
Mandarin Court
Victoria Court
Alford House
Ridley House
H.K. Central Hospital Nurses Residence
Elevated Road
Sunrise House
Bakehouse Court
Le Caine Mansion
Consulate Mansion
Sacred Heart Canossian School
Long Garden
Good Court
Catholic Diocese Centre
天主教教區中心
Cathedral of The Immaculate Conception
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申請編號 Application No. : A/H3/399
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EXECUTIVE SUMMARY

This S16 Planning Application (the "**Application**") is submitted on behalf of The Jockey Club CPS Limited (the "**Applicant**") to seek permission from the TOWN PLANNING BOARD ("**TPB**"/the "**BOARD**") for the erection of two New Buildings (the "Proposed Development") at the "Central Police Station" [comprising the former Central Police Station, the former Victoria Prison Compound and the Former Central Magistracy] on Hollywood Road, Central ("**CPS**" or "**Application Site**") which is zoned "Other Specified Uses" annotated "Historical Site Preserved for Cultural, Recreational and Commercial Uses" ("**OU(HSPCRC)**") under the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/24 (the "**OZP**").

The overall intention of the Applicant is to conserve and revitalise the CPS which is an irreplaceable part of Hong Kong's social and cultural heritage. Based on the approach of "minimal intervention", the Project will create a new era in the Site's history as an international benchmark for heritage preservation and a key attraction in Hong Kong's tourism profile. The CPS will become a centre for Contemporary Arts, utilising the unique heritage and adapting it sympathetically to create spaces to nurture Hong Kong's creative industries. As part of the Project, two New Buildings (the "Proposed Development") are required to accommodate necessary art spaces and M&E facilities not otherwise possible without significant intervention to the existing heritage buildings. The two New Buildings (i.e. Arbuthnot Wing and Old Bailey Wing) are small-scale, low-rise buildings accommodating the main art gallery spaces and M&E Plant Rooms.

The New Buildings are designed in a modern style distinct from the existing heritage buildings, but yet able to successfully integrate into the low-rise context of the Site without diminishing the overall heritage value of the CPS. The New Buildings are fully compliant with the Building Height Restrictions in the OZP and are fully acceptable/beneficial in terms of visual impact.

The use of a modern design approach has been adopted for the New Buildings. It is a well-established concept in conservation that new interventions, whether they are internal alterations in an historical building, or whole new buildings on an historical Site, should be "of their time". A traditional building which replicates the architectural style of the existing buildings on this Site would devalue it by producing something that would be unmemorable, whereas the proposed New Buildings will be of great architectural and cultural interest. Each building on the Site is currently built in the popular style of the era of construction. As such, any new buildings should also be reflective of modern design approaches current at this time. This avoids unauthentic pastiche designs that would confuse the interpretation of the Site's evolution. The contemporary design of the New Buildings will help later generations to understand the context of the Site and its history.

The New Buildings to be designed in a contemporary style with façade treatment that echoes the patterns of existing stone walls within the Site will provide a distinctive architectural feature as a "contrast" to the existing heritage fabric providing a truly international example of innovative heritage preservation and adaptive re-use. The Arbuthnot Wing has an extruded house shape as a contextual reference to the pitched roofs of the historic buildings within the CPS. Accordingly, the New Buildings are compatible with the Site Context. They will bring the existing buildings to life and make them accessible in a way that would be difficult with no new structure.

This Project is an innovative response to the adaptive re-use of a unique heritage feature and will contribute to the social, cultural and urban fabric of Hong Kong. It is truly a Project for the People with intrinsic public benefits that not only recognise and respect the heritage, but will write another chapter in terms of the function of the CPS to ensure its longevity as an invaluable component of Hong Kong's history.

This Supplementary Planning Statement ("**SPS**") demonstrates that the Proposed Development is a desirable planning and design solution for the Site bearing in mind, inter alia, planning intention, urban design context, visual impact, and environmental impact, heritage impact, etc. It also demonstrates that the Proposed Development is technically feasible. The Proposed Development will enable the entire Site to be transformed into a centre of heritage, arts and leisure facilities for the local community and overseas visitors. This will become the focal attraction in Government's Conserving Central policy initiatives. With the above justifications and as detailed in this SPS, Members of the BOARD are sincerely requested to give the favourable consideration this Application deserves.

摘要

(內文如有差異，以英文版本爲準)

我們代表香港賽馬會文物保育有限公司（下稱“申請人”），根據城市規劃條例第 16 條，向城市規劃委員會（下稱“城規會”）呈交規劃許可申請書（下稱“申請書”），申請在荷里活道的中區警署（包括前中區警署，前域多利監獄，和前中央裁判司署）（下稱“中區警署”或“申請地點”）建立兩座新建築物（下稱“擬議項目”）。申請地點現時在西營盤及上環分區大綱草圖編號 S/H3/24 上被劃爲“其他指定用途（歷史地點保存作文化、康樂及商業用途）”（下稱“大綱草圖”）。

中區警署是香港不可取代的社會和文化遺產，香港賽馬會旨在保留和活化這座歷史建築，並將干預減至最少，使之成爲文物保育的國際基準，並增加香港旅遊吸引力，爲中區警署的歷史開創新的一頁。中區警署將打造成爲當代藝術中心，充份利用其獨特的文化遺產，同時適當地活化，爲孕育香港創意工業提供發展空間。擬議項目中的兩座新建築物將容納所需的藝術活動及電機設施，否則不能避免對現有文物建築物作出重大干預。該兩座新建築物（即奧卑利翼和亞畢諾翼）是小規模、低層的建築物，用以容納電機設施及主要藝廊的空間。

新建築物按照現代風格設計，與現有的歷史建築群形成鮮明的對比，但仍然能與低矮的建築群融合，沒有減低中區警署的整體歷史價值。新建築物的高度完全符合大綱草圖的高度限制，在視覺上完全可以接受並帶來效益。

新建築物採用現代風格設計，其實這已是個行之有效的保育概念：不論是歷史建築內部的更改，或在歷史遺址上興建一座全新的建築物，增添的新元素必須具有時代特點。如果建築物複製舊有建築物的建築風格，這只會添加了一些沒有紀念價值的元素，建築物的價值也會相應減弱。然而，擬議的建築物將會蘊含豐富的建築及文化價值，在申請地點上的每座舊有建築物都根據當時最流行的建築風格建立。因此，任何新建築物也應反映現代設計手法，避免不確實的模仿拼貼設計，混淆了中區警署的歷史演化。新建築物的當代設計特色更將有助後世理解中區警署及其歷史。

新建築物以當代風格設計，它的外觀與中區警署現有建築物的石牆互相呼應，並塑造了鮮明的建築特色，與現有的歷史建築形成對比，在國際社會上是一個創新的文物保育及活化再用的範例。新建築物將爲現有的建築物注入活力，並增加它們的可達性。從某程度上，如沒有新構造物，這將很難達到的。

本項目是以嶄新的思維活化再用這座獨特的歷史建築，並爲香港的社會、文化和城市形態作出貢獻。它確是一個以人爲本的項目，爲公眾帶來利益，不僅認同和尊重歷史建築，並在中區警署的功能方面寫下了新章節，以保證它繼續成爲香港歷史寶貴的一部分。

這份補充規劃綱領文件已表明了擬議項目在考慮了規劃意向、城市設計、視覺和環境影響等因素後，是一個保育中區警署可取的規劃及設計方案。擬議項目將令整個中區警署成爲本地社區及海外遊客的文物古蹟、藝術和休閒設施中心。這亦是政府“保育中環”計劃的焦點。基於以上的理據和補充規劃綱領文件內的詳細陳述，懇請城規會成員對本申請予以支持。

申請編號 Application No.: A/H3/399

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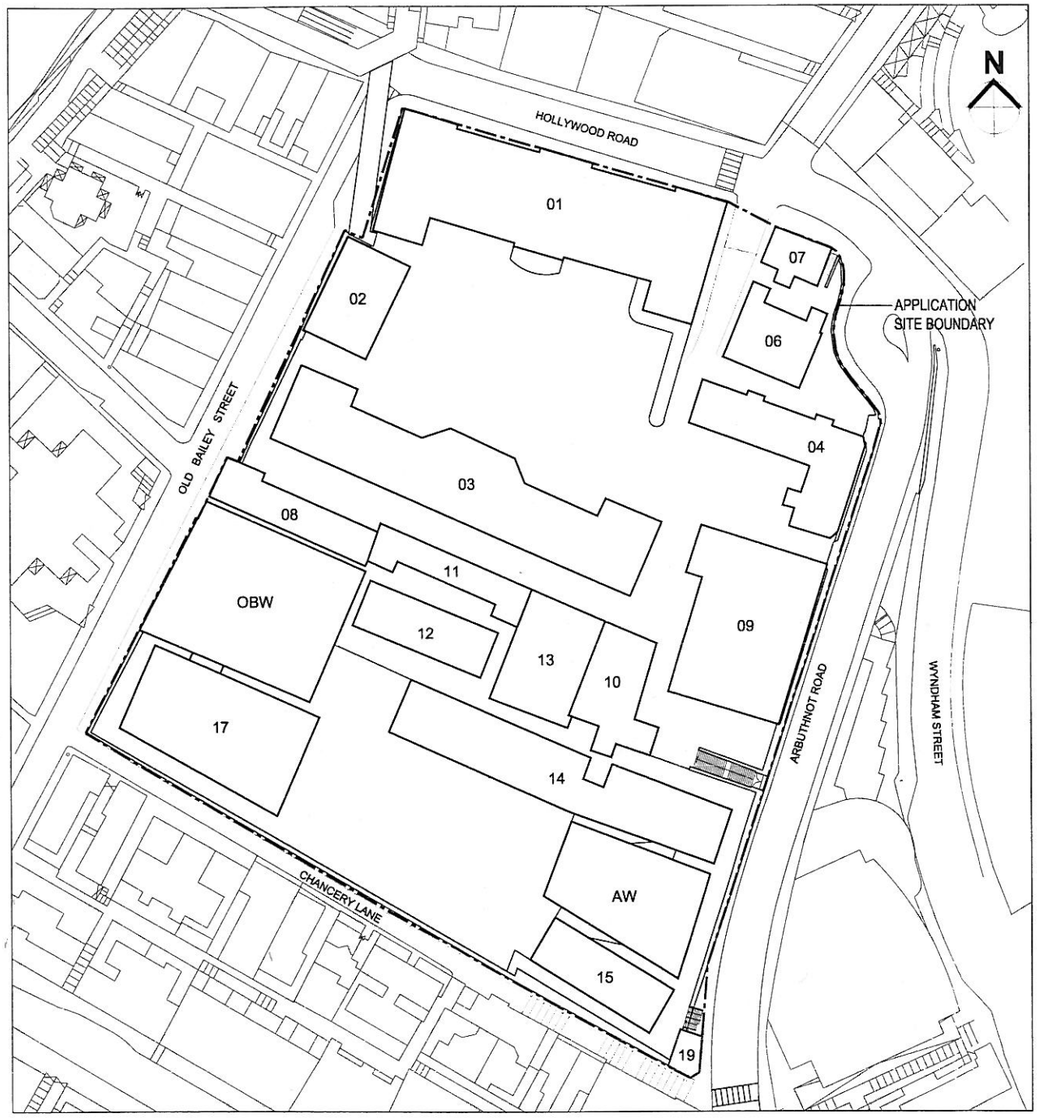

PROPOSED BLOCK PLAN

BUILDING INDEX

01 POLICE HEADQUARTERS

02 ARMOURY

03 BARRACK BLOCK

04 MARRIED INSPECTORS' QUARTERS AND DEPUTY SUPERINTENDENTS HOUSE

06 MARRIED SERGEANTS' QUARTERS

07 SINGLE INSPECTORS' QUARTERS

08 ABLUTIONS BLOCK

09 CENTRAL MAGISTRACY

10 SUPERINTENDENT'S HOUSE

11 A HALL

12 B HALL

13 C HALL

14 D HALL

15 E HALL

17 F HALL

19 BAUHINIA HOUSE

OBW OLD BAILEY WING

AW ARBUTHNOT WING

申請編號 Application No. : A/H3/399

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Client 業主

香港賽馬會慈善信託基金
The Hong Kong Jockey Club Charities Trust

Design Consultant

HERZOG & DE MEURON

Conservation Architect

PURCELL ARCHITECTS INTERNATIONAL

Architect / AP

ROCCO 許智文

Structural Engineer / RSE

ARUP

E & M Engineer

JRP

Project 項目

CENTRAL POLICE STATION
CONSERVATION AND REVITALISATION

Drawing Title 圖名

PROPOSED
BLOCK PLAN

Scale 比例	Drawn 繪圖	Checked 校對
N.T.S.	MIC	AC

Drawing No. 圖號 00-S16-000-RDL1809

Revision 修改版 C

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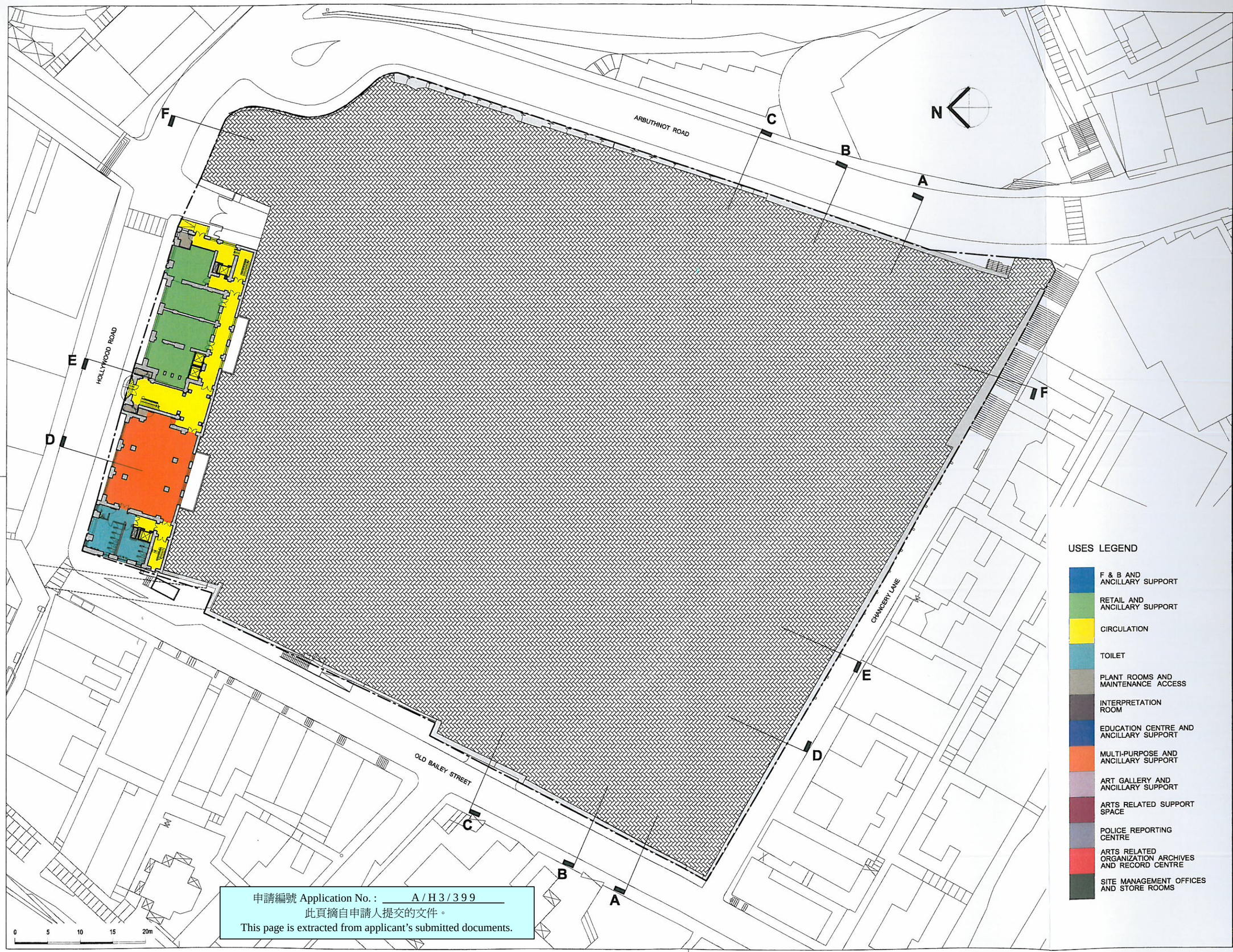

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- CIRCULATION
- TOILET
- PLANT ROOMS AND MAINTENANCE ACCESS
- INTERPRETATION ROOM
- EDUCATION CENTRE AND ANCILLARY SUPPORT
- MULTI-PURPOSE AND ANCILLARY SUPPORT
- ART GALLERY AND ANCILLARY SUPPORT
- ARTS RELATED SUPPORT SPACE
- POLICE REPORTING CENTRE
- ARTS RELATED ORGANIZATION ARCHIVES AND RECORD CENTRE
- SITE MANAGEMENT OFFICES AND STORE ROOMS

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Project 項目

CENTRAL POLICE STATION
CONSERVATION AND REVITALISATION

Drawing Title 圖名

PROPOSED MASTER LAYOUT
LEVEL 31.6 TO 41.6

Scale 比例	Drawn 製圖	Checked 校對
1:600 (A3)	MIC	AC

Drawing No. 圖號	Revision 修改版
00-S16-200-RDL1809	C

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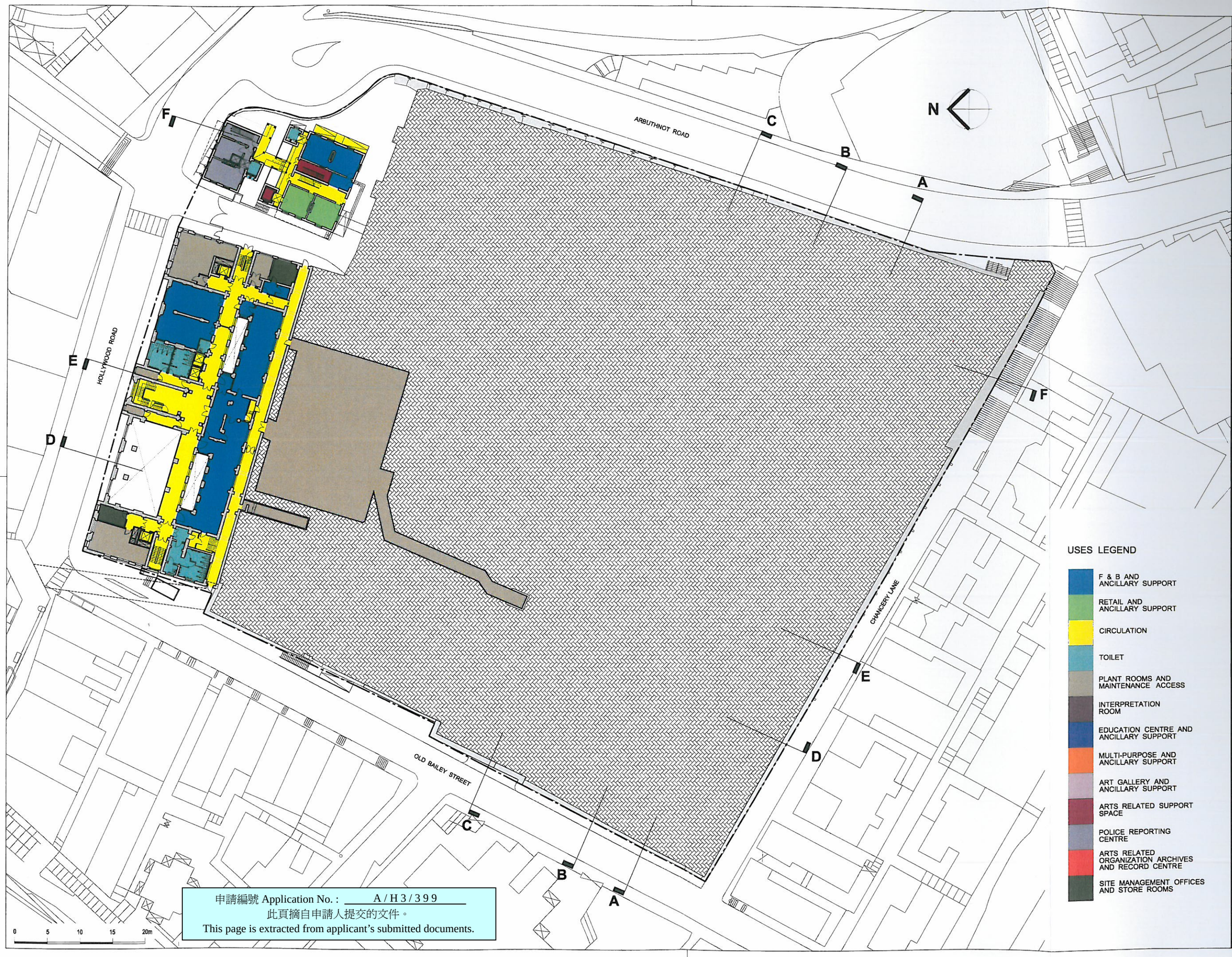

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Project 項目
CENTRAL POLICE STATION CONSERVATION AND REVITALISATION

Drawing Title 圖名
PROPOSED MASTER LAYOUT LEVEL 41.6 TO 45.3

Scale 比例	Drawn 製圖	Checked 校對
1:600 (A3)	MIC	AC

Drawing No. 圖號	Revision 修改版
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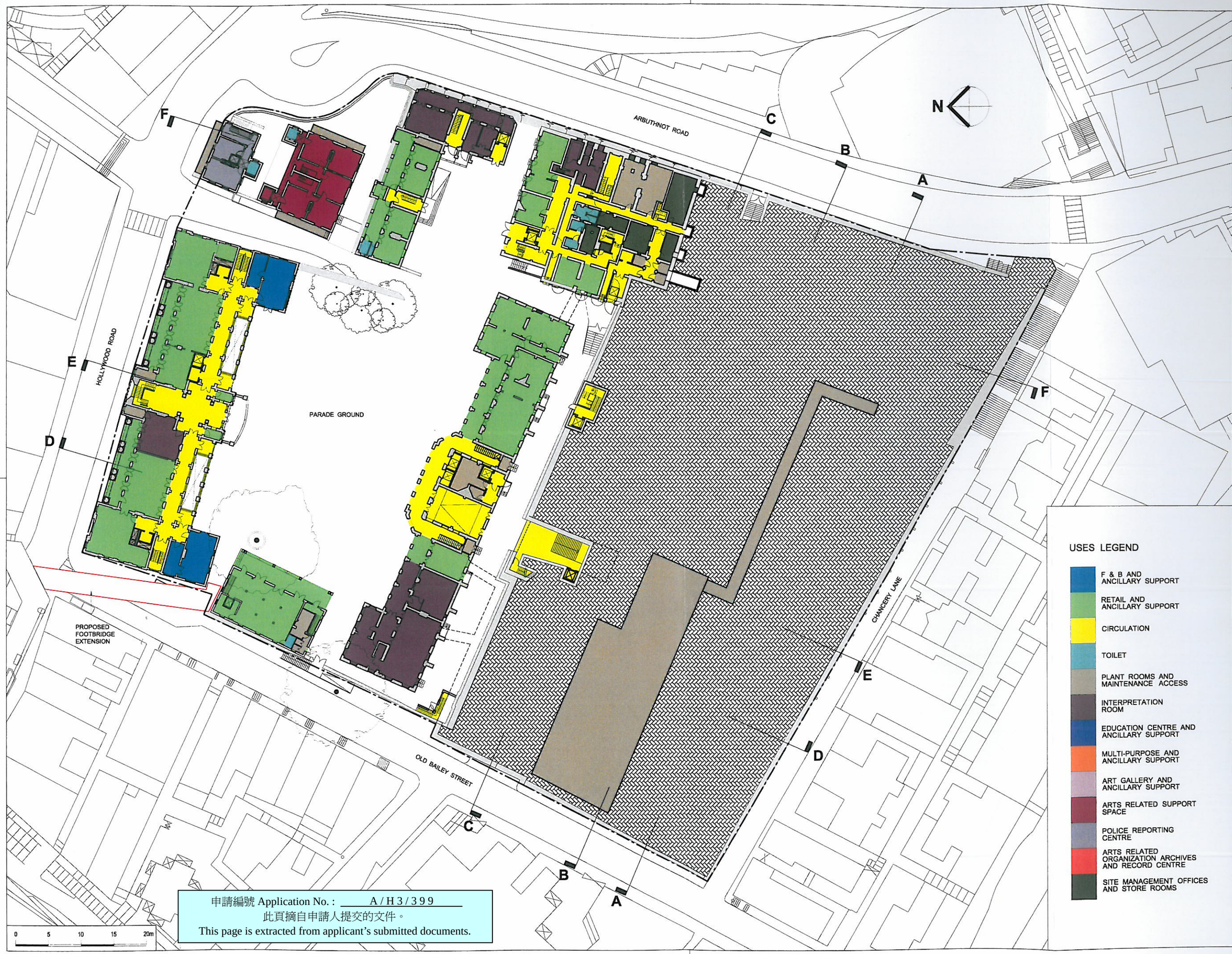

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Project 項目
CENTRAL POLICE STATION
CONSERVATION AND REVITALISATION

Drawing Title 圖名
PROPOSED MASTER LAYOUT
LEVEL 45.3 TO 48.6

Scale 比例	Drawn 繪圖	Checked 校對
1:600 (A3)	MIC	AC

Drawing No. 圖號	Revision 修改版
00-S16-202-RDL1809	C

1522 180ch10 MIC P:253 C:\BGA\1809\CUSOMOV\PAN\20101116_S16_SUBMISSION\00-S16-202-RDL1809-C

USES LEGEND

- F & B AND ANCILLARY SUPPORT
- RETAIL AND ANCILLARY SUPPORT
- CIRCULATION
- TOILET
- PLANT ROOMS AND MAINTENANCE ACCESS
- INTERPRETATION ROOM
- EDUCATION CENTRE AND ANCILLARY SUPPORT
- MULTI-PURPOSE AND ANCILLARY SUPPORT
- ART GALLERY AND ANCILLARY SUPPORT
- ARTS RELATED SUPPORT SPACE
- POLICE REPORTING CENTRE
- ARTS RELATED ORGANIZATION ARCHIVES AND RECORD CENTRE
- SITE MANAGEMENT OFFICES AND STORE ROOMS

申請編號 Application No. : A/H3/399
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F.S.D. Ref. No. 消防處檔案編號

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No. 編號	Description 說明	Date 日期	Approved 審定
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Client 業主
香港賽馬會慈善信託基金
The Hong Kong Jockey Club Charities Trust

Design Consultant
HERZOG & DE MEURON

Conservation Architect
PURCELL MILLER TRITTON

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ROCCO 许李

Structural Engineer / RSE
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JRP

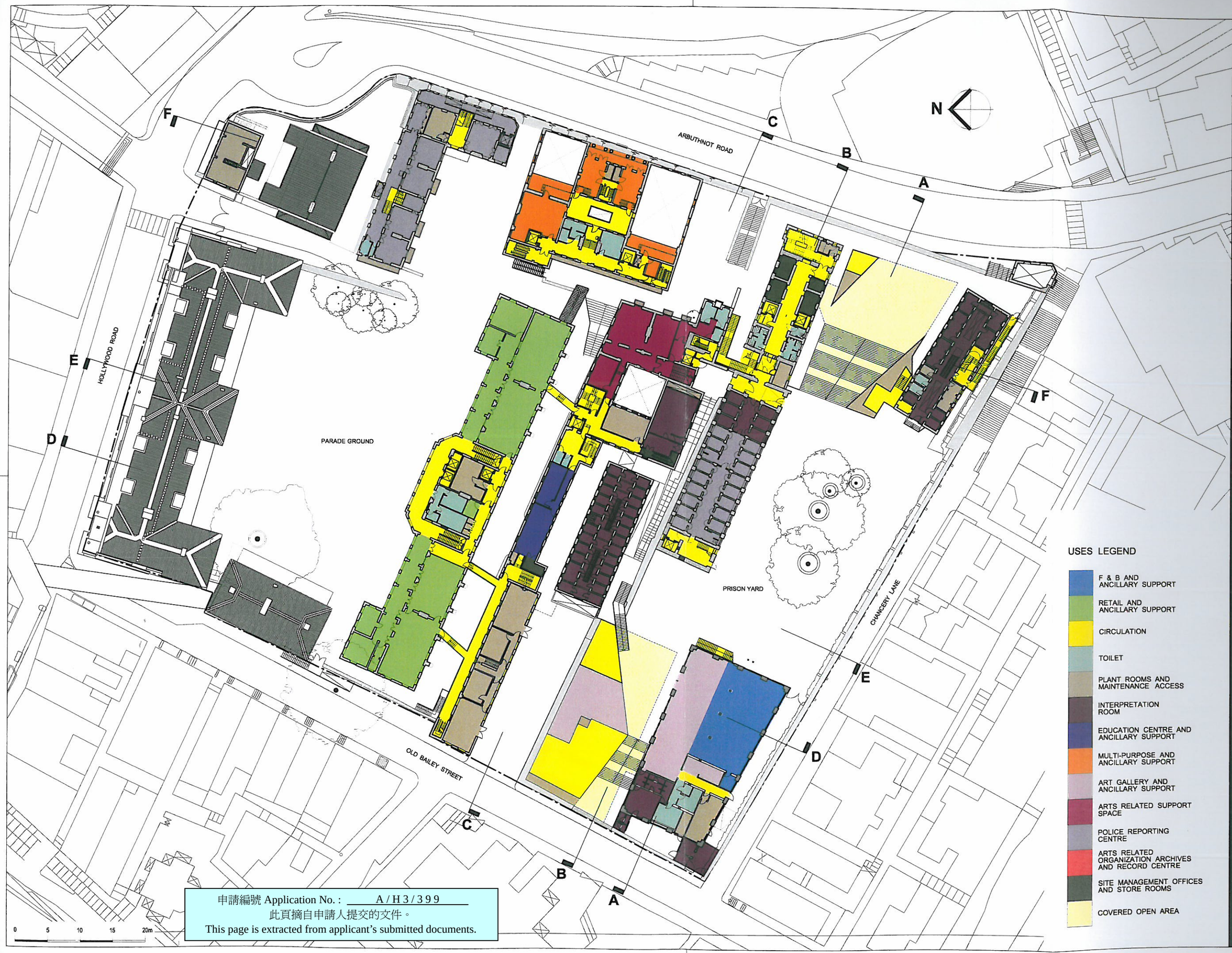
Project 項目
CENTRAL POLICE STATION CONSERVATION AND REVITALISATION

Drawing Title 圖名
PROPOSED MASTER LAYOUT LEVEL 48.6 TO 52.4

Scale 比例	Drawn 製圖	Checked 校對
1:600 (A3)	MIC	AC

Drawing No. 圖號	Revision 修改版
00-S16-203-RDL1809	C

15:22 18NOV10 MIC PC253 G:\RDA\1809\OUTGOING\PMT\20101118_S16_SUBMISSION\00-S16-203-RDL1809-C



USES LEGEND

- F & B AND ANCILLARY SUPPORT
- RETAIL AND ANCILLARY SUPPORT
- CIRCULATION
- TOILET
- PLANT ROOMS AND MAINTENANCE ACCESS
- INTERPRETATION ROOM
- EDUCATION CENTRE AND ANCILLARY SUPPORT
- MULTI-PURPOSE AND ANCILLARY SUPPORT
- ART GALLERY AND ANCILLARY SUPPORT
- ARTS RELATED SUPPORT SPACE
- POLICE REPORTING CENTRE
- ARTS RELATED ORGANIZATION ARCHIVES AND RECORD CENTRE
- SITE MANAGEMENT OFFICES AND STORE ROOMS
- COVERED OPEN AREA

B.D. Ref. No. 屋宇署檢查編號

F.S.D. Ref. No. 消防處檢查編號

Revision/Submission 修改版/報批

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A	FIRST ISSUE		CK
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C	EIA SUBMISSION	NOV. 2010	CK
D	S16 SUBMISSION	DEC. 2010	CK

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Client 業主

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The Hong Kong Jockey Club Charities Trust

Design Consultant

HERZOG & DE MEURON

Conservation Architect

PURCELL MILLER TRITTON

Architect / AP

ROCCO 许李严

Structural Engineer / RSE

ARUP

E & M Engineer

JRP

Project 項目

CENTRAL POLICE STATION CONSERVATION AND REVITALISATION

Drawing Title 圖名

PROPOSED MASTER LAYOUT LEVEL 52.4 TO 57.1

Scale 比例	Drawn 製圖	Checked 校對
1:600 (A3)	MIC	AC

Drawing No. 圖號	Revision 修改版
00-S16-204-RDL1809	D

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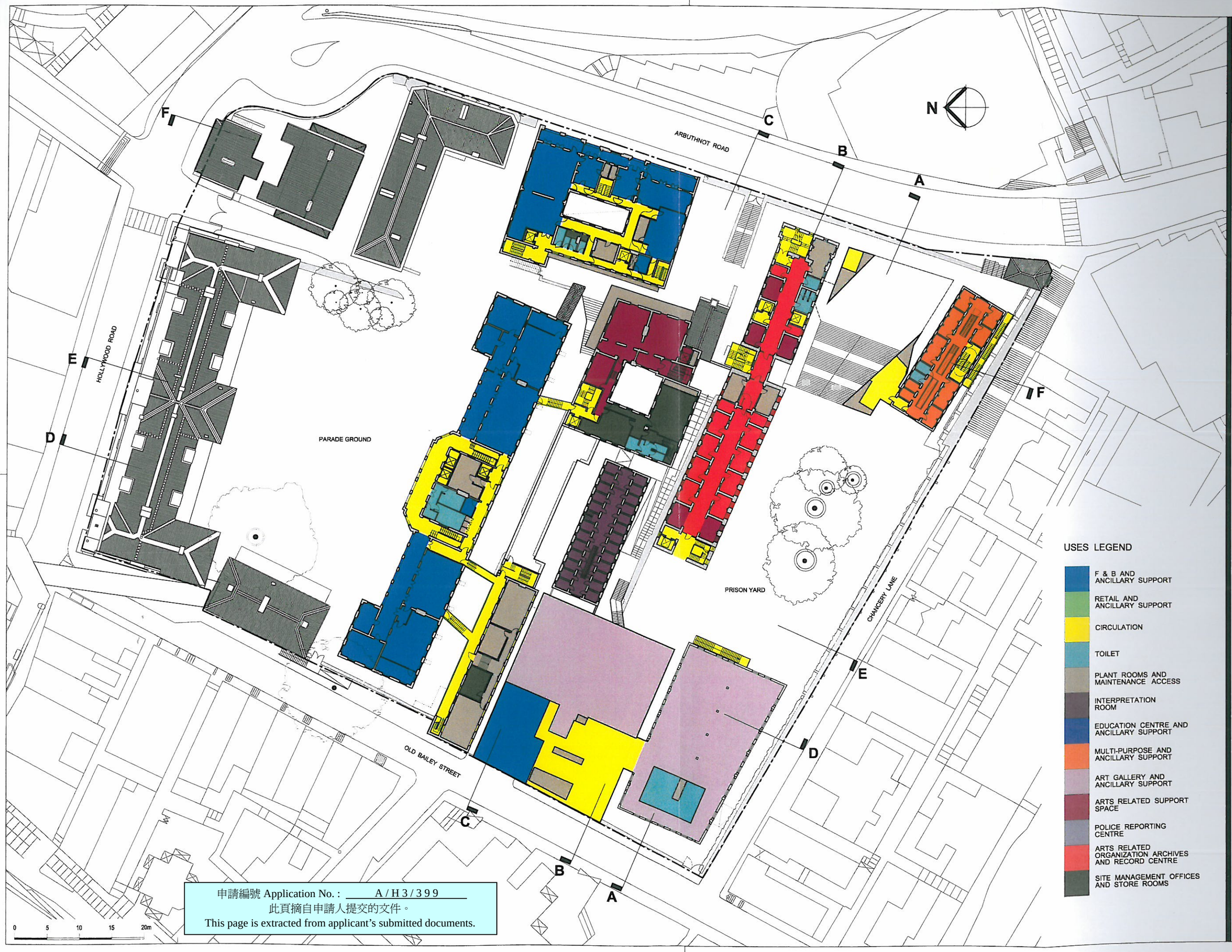

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Client 業主
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JRP

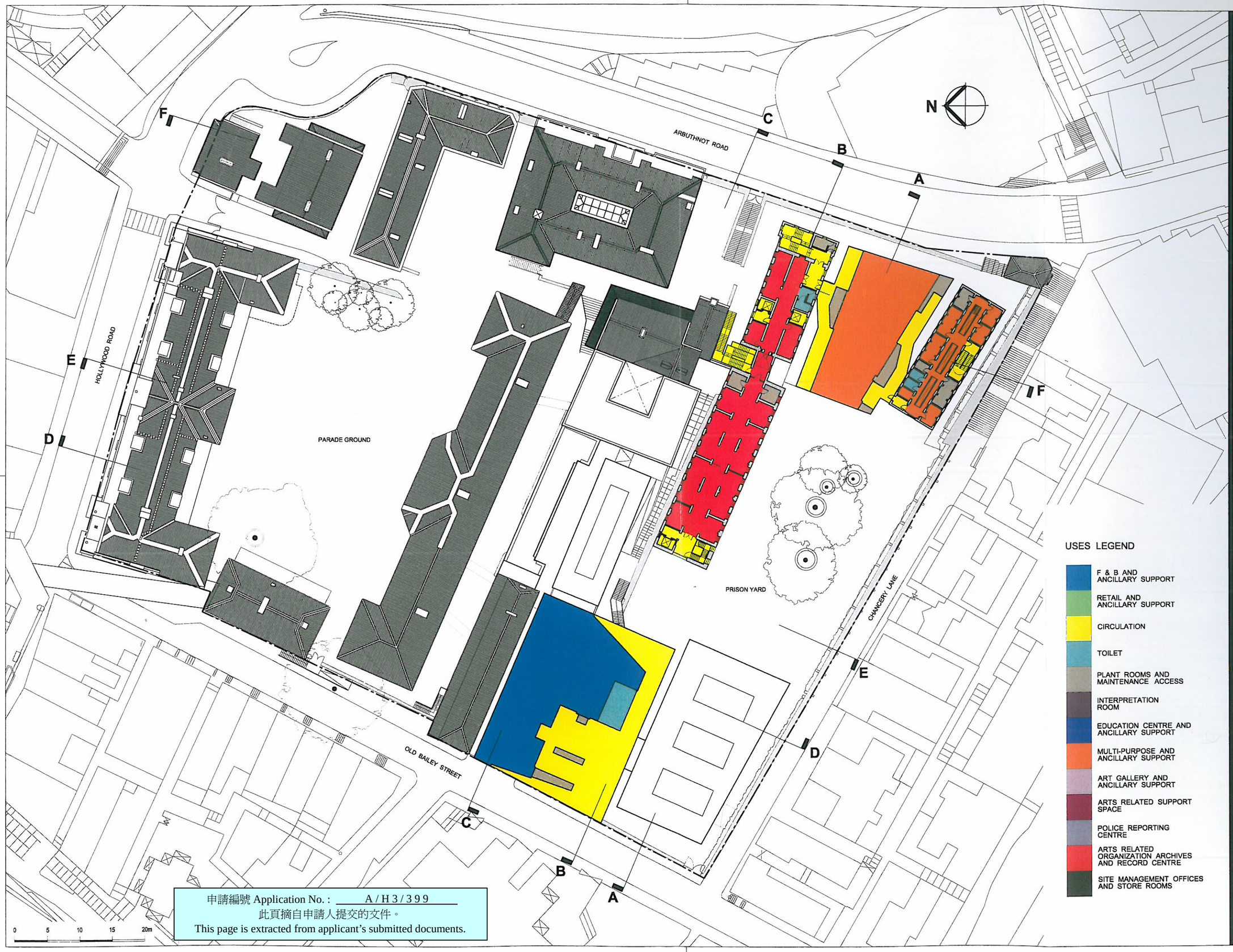
Project 項目
CENTRAL POLICE STATION
CONSERVATION AND REVITALISATION

Drawing Title 圖名
PROPOSED MASTER LAYOUT
LEVEL 57.1 TO 61.3

Scale 比例	Drawn 繪圖	Checked 校對
1:600 (A3)	MIC	AC

Drawing No. 圖號: 00-S16-205-RDL1809
Revision 修改版: C

1523 SHOYIO MIC PC252 G:\HGA\1809\DUTCHING\PMT\20101118_S16_SUBMISSION\00-S16-205-RDL1809-C



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LUK & HIGHER ASIA LTD

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ROCCO

Structural Engineer / RSE
ARUP

E & M Engineer
JRP

Project 項目
CENTRAL POLICE STATION
CONSERVATION AND REVITALISATION

Drawing Title 圖名
PROPOSED MASTER LAYOUT
LEVEL 61.3 TO 68.0

Scale 比例	Drawn 繪圖	Checked 校對
1:600 (A3)	MIC	AC

Drawing No. 圖號 00-S16-206-RDL1809
Revision 修改版 C

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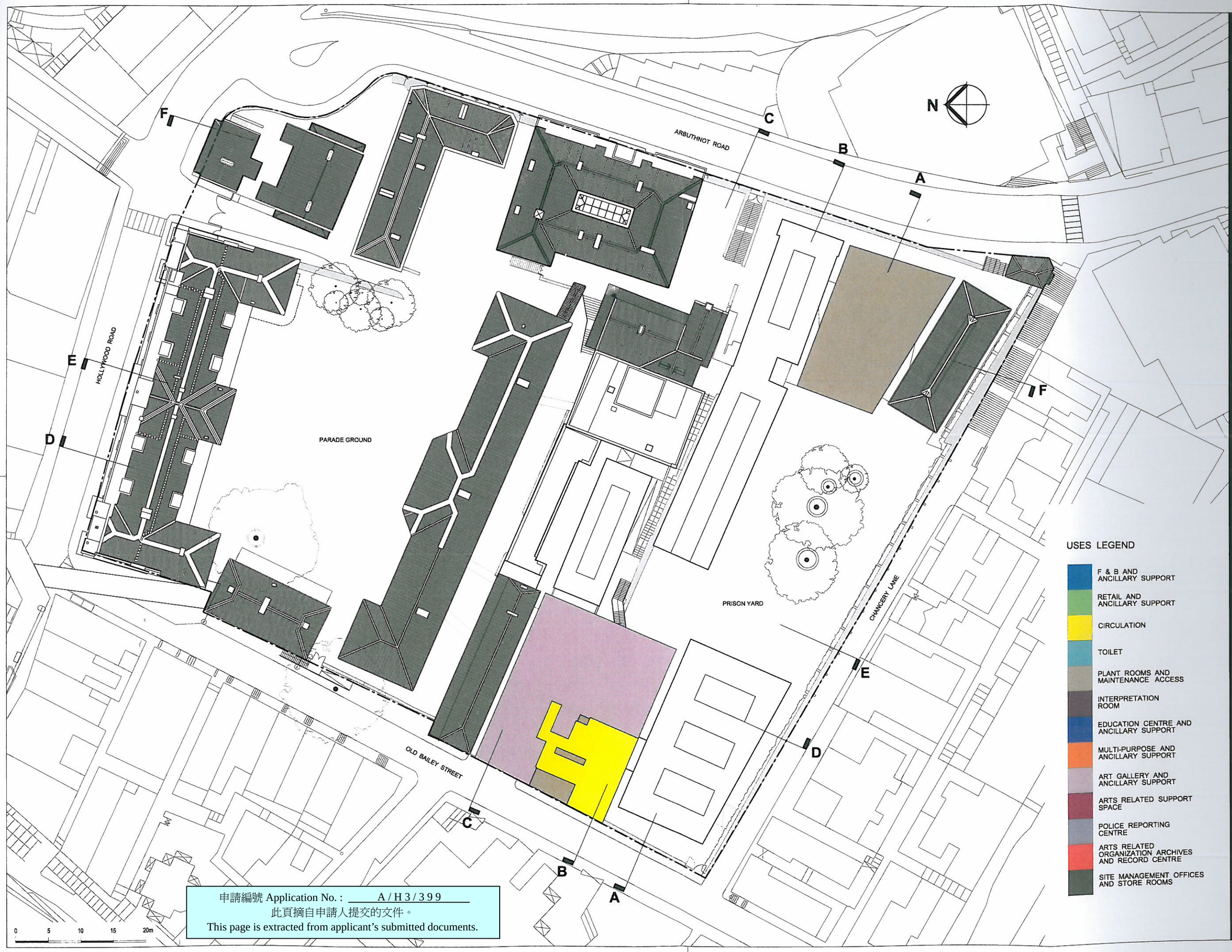

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Conservation Architect
ARUP CHENG & CHAN

Architect / AP
ROCCO 设计

Structural Engineer / RSE
ARUP

E & M Engineer
JRP

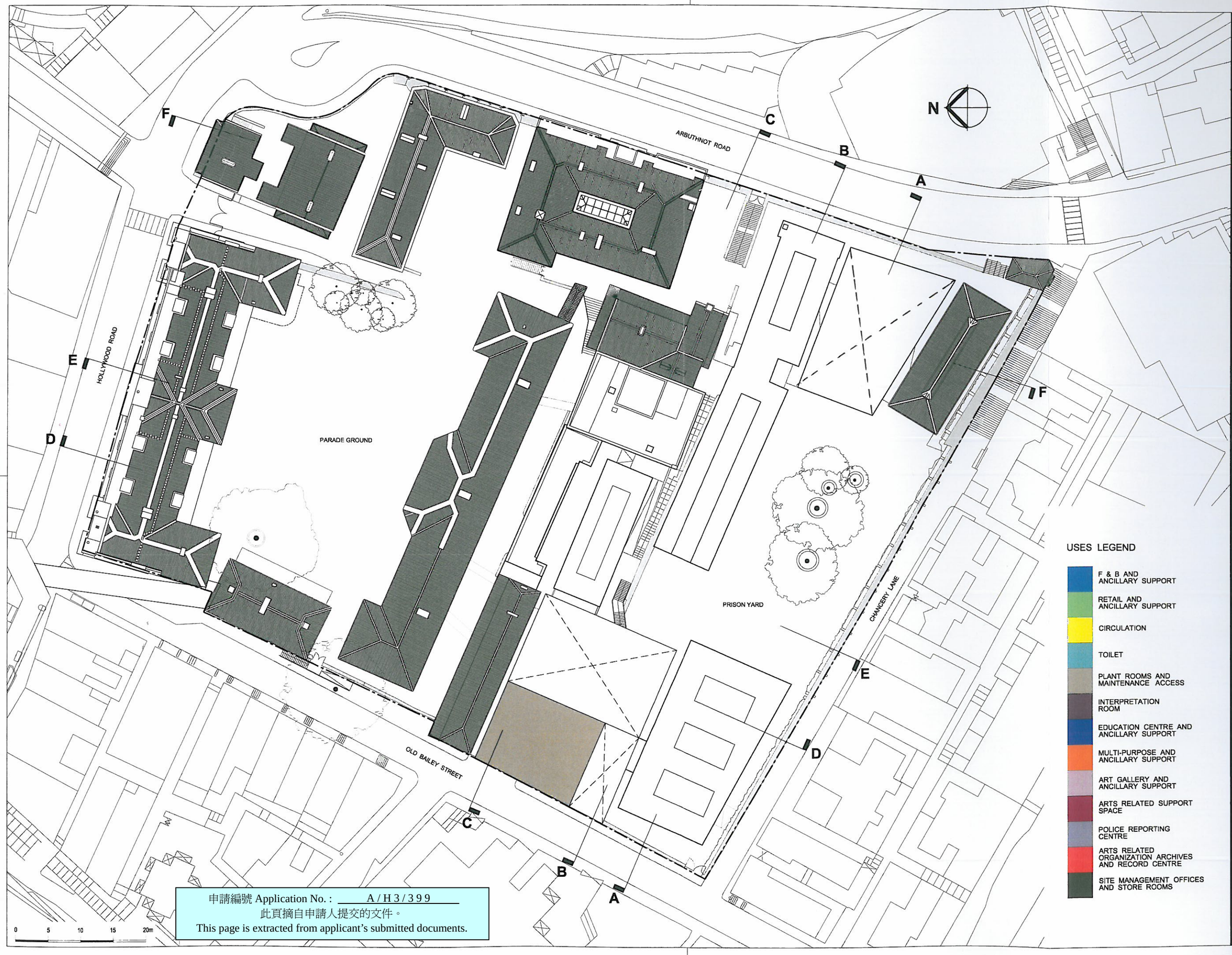
Project 項目
CENTRAL POLICE STATION CONSERVATION AND REVITALISATION

Drawing Title 圖名
PROPOSED MASTER LAYOUT LEVEL 69.335

Scale 比例	Drawn 繪圖	Checked 校對
1:600 (A3)	MIC	AC

Drawing No. 圖號	Revision 修改版
00-S16-207-RDL1809	C

15:23 18NOV10 MIC PC253 G:\PROJ\1809\DATCONS\PMT\20101118_S16_SUBMISSION\00-S16-207-RDL1809-C



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Design Consultant
HERZOG & DE MEURON

Conservation Architect
PURCELL MILLER TRITTON

Architect / AP
ROCCO 许李严

Structural Engineer / RSE
ARUP

E & M Engineer
JRP

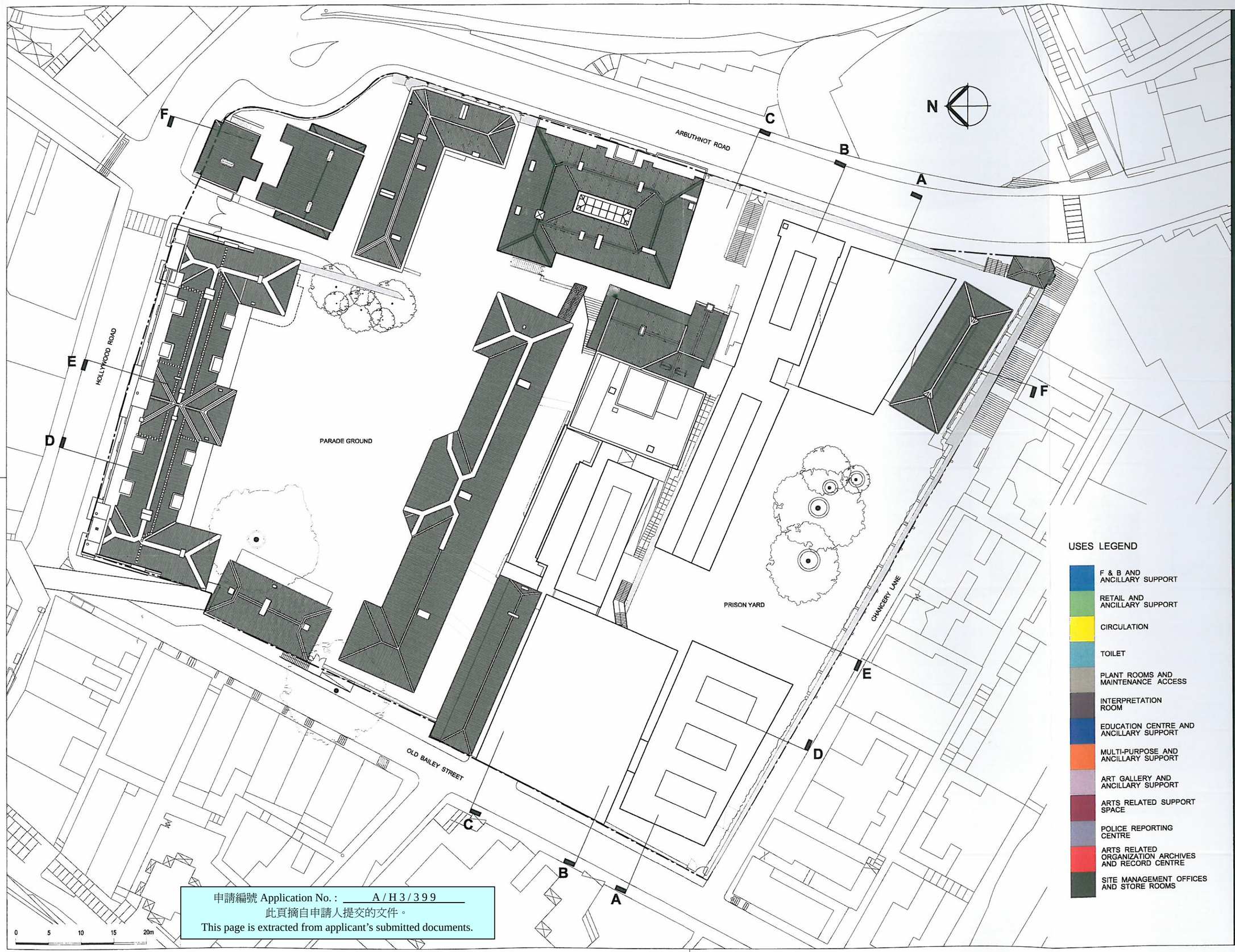
Project 項目
CENTRAL POLICE STATION CONSERVATION AND REVITALISATION

Drawing Title 圖名
PROPOSED MASTER LAYOUT LEVEL 73.165

Scale 比例	Drawn 製圖	Checked 校對
1:600 (A3)	MIC	AC

Drawing No. 圖號	Revision 修改版
00-S16-208-RDL1809	C

16:23 18NOV10 MIC PC253 G:\RDA\1809\OUTGOING\PMT\20101118_S16_SUBMISSION\00-S16-208-RDL1809-C



USES LEGEND

- F & B AND ANCILLARY SUPPORT
- RETAIL AND ANCILLARY SUPPORT
- CIRCULATION
- TOILET
- PLANT ROOMS AND MAINTENANCE ACCESS
- INTERPRETATION ROOM
- EDUCATION CENTRE AND ANCILLARY SUPPORT
- MULTI-PURPOSE AND ANCILLARY SUPPORT
- ART GALLERY AND ANCILLARY SUPPORT
- ARTS RELATED SUPPORT SPACE
- POLICE REPORTING CENTRE
- ARTS RELATED ORGANIZATION ARCHIVES AND RECORD CENTRE
- SITE MANAGEMENT OFFICES AND STORE ROOMS

申請編號 Application No.: A/H3/399
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Client 業主
香港賽馬會慈善信託基金
The Hong Kong Jockey Club Charities Trust

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HERZOG & DE MEURON

Conservation Architect
HUGHES MILLS & BUTZON

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ROCCO 许学工

Structural Engineer / RSE
ARUP

E & M Engineer
JRP

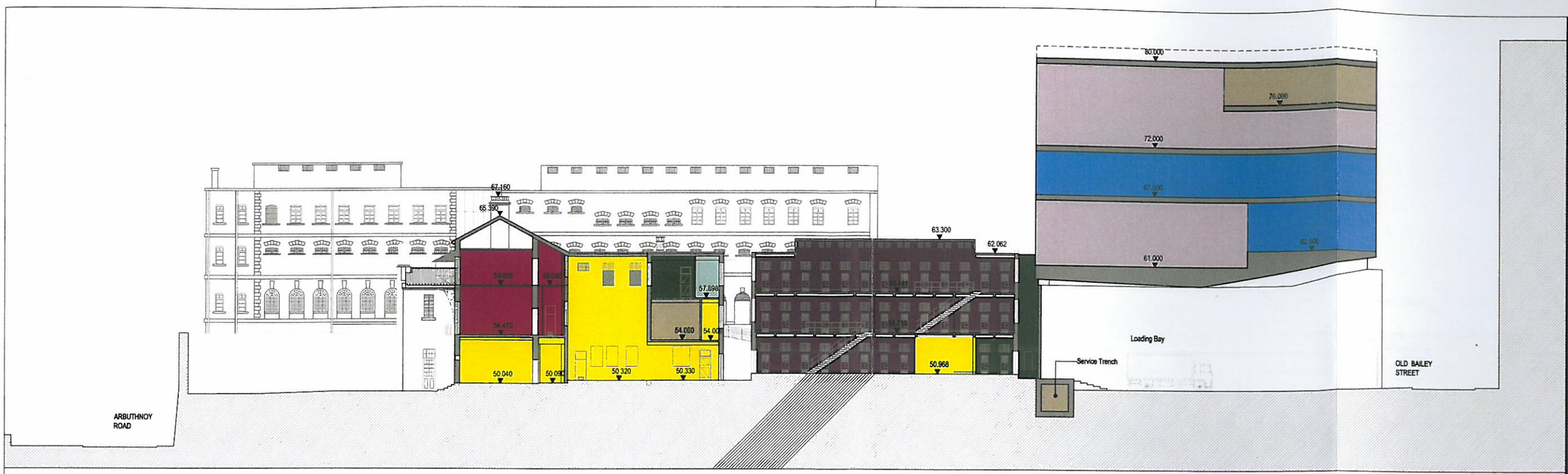
Project 項目
CENTRAL POLICE STATION
CONSERVATION AND REVITALISATION

Drawing Title 圖名
PROPOSED MASTER LAYOUT
LEVEL 76.995 - 80.000

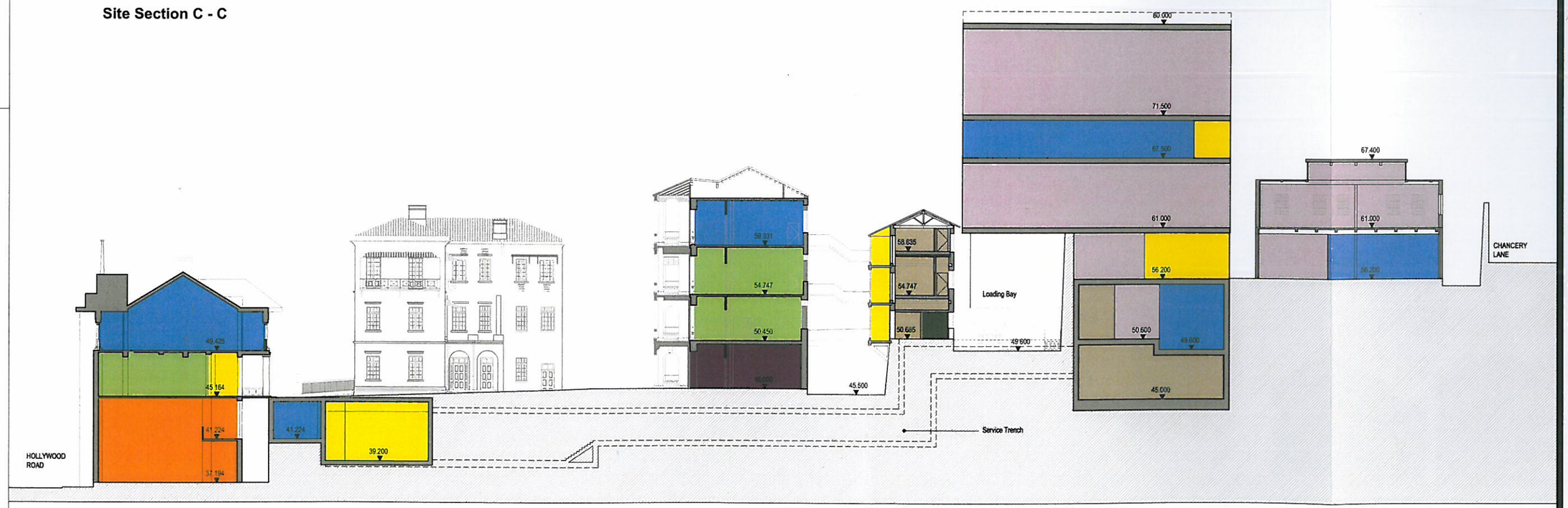
Scale 比例	Drawn 繪圖	Checked 校對
1:600 (A3)	MIC	AC

Drawing No. 圖號: 00-S16-209-RDL1809
Revision 修改版: C

16:24 19/10/10 IME PC253 G:\BIM\1809\Archicad\PMT\20101118_S16_SUBMISSION\00-S16-209-RDL1809-C



Site Section C - C



Site Section D - D

USES LEGEND

- F & B AND ANCILLARY SUPPORT
- RETAIL AND ANCILLARY SUPPORT
- CIRCULATION
- TOILET
- PLANT ROOMS AND MAINTENANCE ACCESS
- INTERPRETATION ROOM
- EDUCATION CENTRE AND ANCILLARY SUPPORT
- MULTI-PURPOSE AND ANCILLARY SUPPORT
- ART GALLERY AND ANCILLARY SUPPORT
- ARTS RELATED SUPPORT SPACE
- POLICE REPORTING CENTRE
- ARTS RELATED ORGANISATION ARCHIVES AND RECORD CENTRE
- SITE MANAGEMENT OFFICES AND STORE ROOMS

NOTE: THE STRUCTURAL FLOOR LEVEL OF MAIN ROOF FOR NEW BUILDINGS WILL NOT EXCEED 80MPD, CERTAIN NON-STRUCTURAL ELEMENTS WILL PROJECT ABOVE THIS STRUCTURAL FLOOR LEVEL, SUCH AS ROOF FINISHES, BUILDING MAINTENANCE SYSTEM, LIGHTNING PROTECTION PROVISION, ARCHITECTURAL FEATURE AND/OR SKYLIGHT, SUBJECT TO DETAIL DESIGN DEVELOPMENT.

0 5 10 15 20m

B.D. Ref. No. 屋宇署檔案編號

F.S.D. Ref. No. 消防處檔案編號

Revision/Submission 修改版/經批

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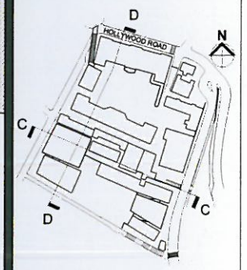
C	EIA SUBMISSION	NOV. 2010	OK
D	GENERAL REVISED	DEC. 2010	OK



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Conservation Architect

Executive Architect / AP

ROCCO 許李嚴

Structural Engineer / RSE

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E & M Engineer

JRP

Project 項目

CENTRAL POLICE STATION CONSERVATION AND REVITALISATION PROJECT

Drawing Title 圖名

PROPOSED MASTER LAYOUT SECTION C-C & D-D

Scale 比例	Drawn 製圖	Checked 校對
1:400 @A3	MIC	AC

Drawing No. 圖號	Revision 修改版
00-S16-221-RDL1809	D

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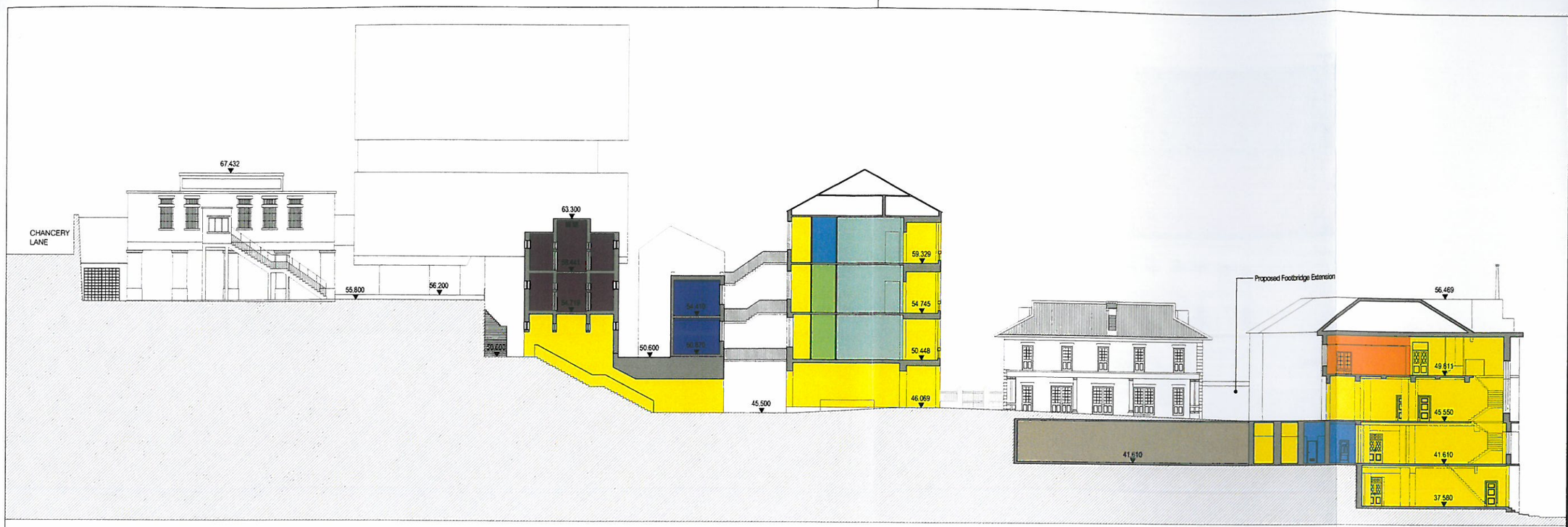


Site Section E - E

Site Section F - F

0 5 10 15 20m

USES LEGEND

- F & B AND ANCILLARY SUPPORT
- RETAIL AND ANCILLARY SUPPORT
- CIRCULATION
- TOILET
- PLANT ROOMS AND MAINTENANCE ACCESS
- INTERPRETATION ROOM
- EDUCATION CENTRE AND ANCILLARY SUPPORT
- MULTI-PURPOSE AND ANCILLARY SUPPORT
- ART GALLERY AND ANCILLARY SUPPORT
- ARTS RELATED SUPPORT SPACE
- POLICE REPORTING CENTRE
- ARTS RELATED ORGANISATION ARCHIVES AND RECORD CENTRE
- SITE MANAGEMENT OFFICES AND STORE ROOMS

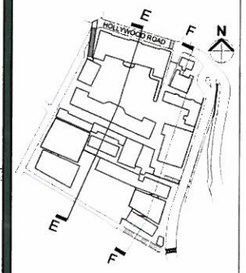
NOTE: THE STRUCTURAL FLOOR LEVEL OF MAIN ROOF FOR NEW BUILDINGS WILL NOT EXCEED 80MPD, CERTAIN NON-STRUCTURAL ELEMENTS WILL PROJECT ABOVE THIS STRUCTURAL FLOOR LEVEL, SUCH AS ROOF FINISHES, BUILDING MAINTENANCE SYSTEM, LIGHTNING PROTECTION PROVISION, ARCHITECTURAL FEATURE AND/OR SKYLIGHT, SUBJECT TO DETAIL DESIGN DEVELOPMENT.

B.D. Ref. No. 屋宇署檔案編號

F.S.D. Ref. No 消防處檔案編號

Revision/Submission 修改版/報批

No 編號	Description 說明	Date 日期	Approved 審定
A	FIRST ISSUE		CK
B	SECOND ISSUE		CK
C	EIA SUBMISSION	NOV. 2010	CK
D	GENERAL REVISION	DEC. 2010	CK



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Client 業主

香港賽馬會慈善信託基金
The Hong Kong Jockey Club Charities Trust

Design Consultant

HERZOG & DE MEURON

Conservation Architect

PURCELL ARCHITECTS

Executive Architect / AP

ROCCO 许李严

Structural Engineer / RSE

ARUP

E & M Engineer

JRP

Project 項目

CENTRAL POLICE STATION CONSERVATION AND REVITALISATION PROJECT

Drawing Title 圖名

PROPOSED MASTER LAYOUT SECTION E-E

Scale 比例	Drawn 製圖	Checked 校對
1:400 @A3	MIC	AC

Drawing No. 圖號	Revision 修改版
00-S16-222-RDL1809	D

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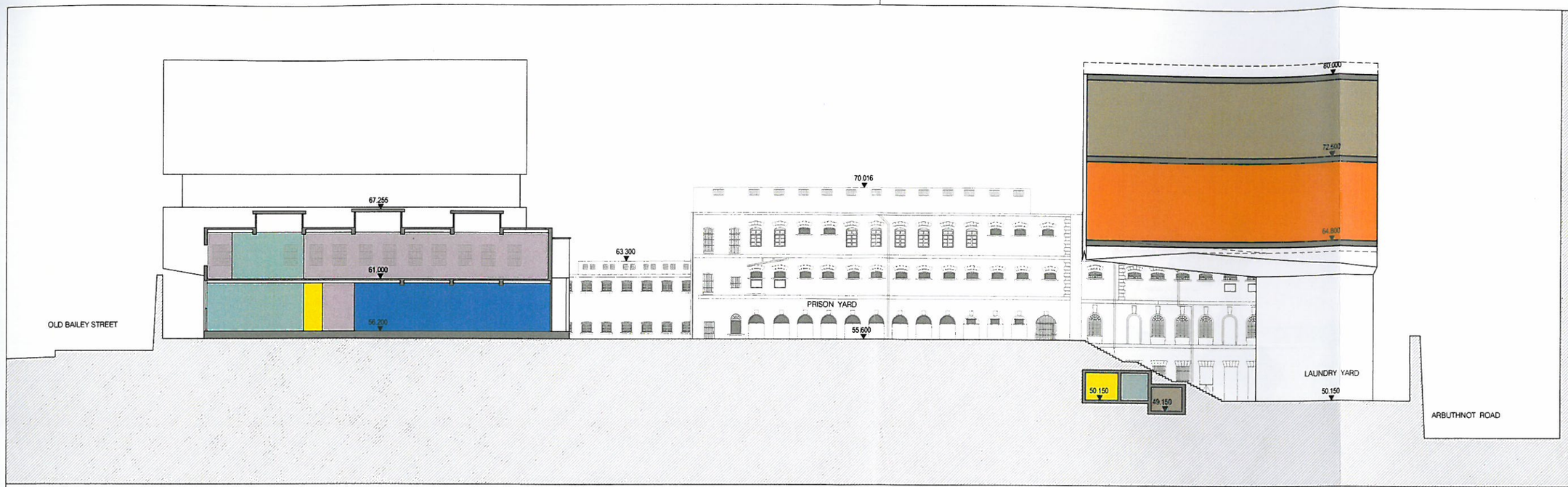
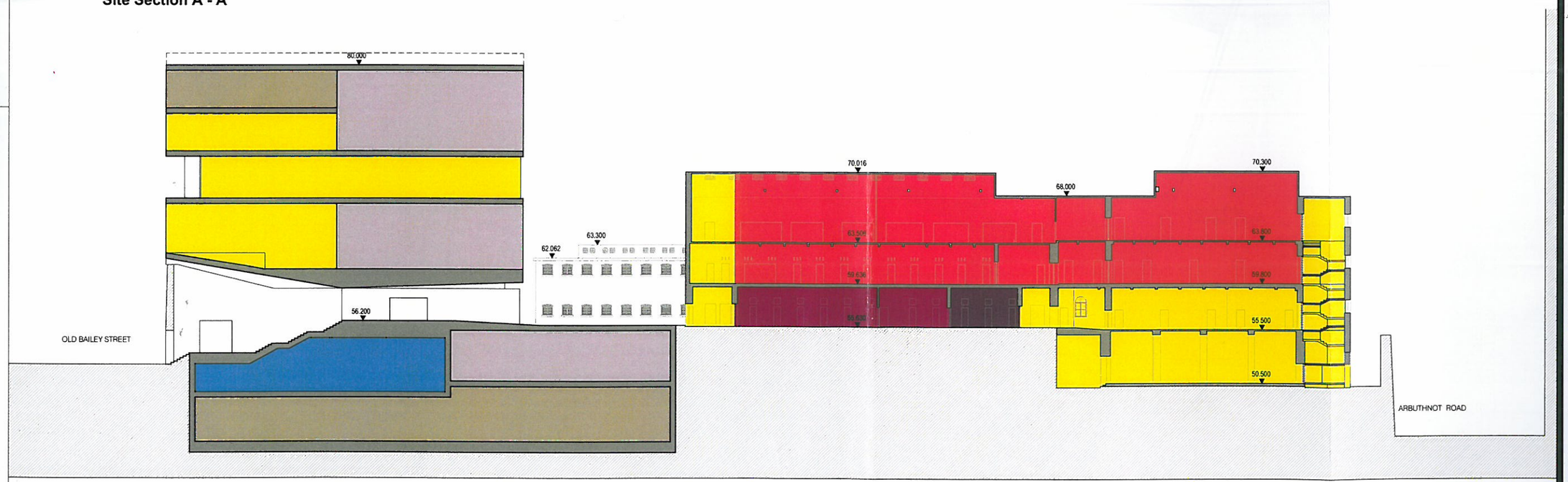


Site Section A - A



Site Section B - B

0 5 10 15 20m

USES LEGEND

- F & B AND ANCILLARY SUPPORT
- RETAIL AND ANCILLARY SUPPORT
- CIRCULATION
- TOILET
- PLANT ROOMS AND MAINTENANCE ACCESS
- INTERPRETATION ROOM
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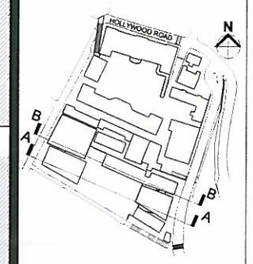

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HERZOG & DE MEURON

Conservation Architect

[redacted]

Executive Architect / AP

ROCCO 許李

Structural Engineer / RSE

ARUP

E & M Engineer

JRP

Project 項目

CENTRAL POLICE STATION CONSERVATION AND REVITALISATION PROJECT

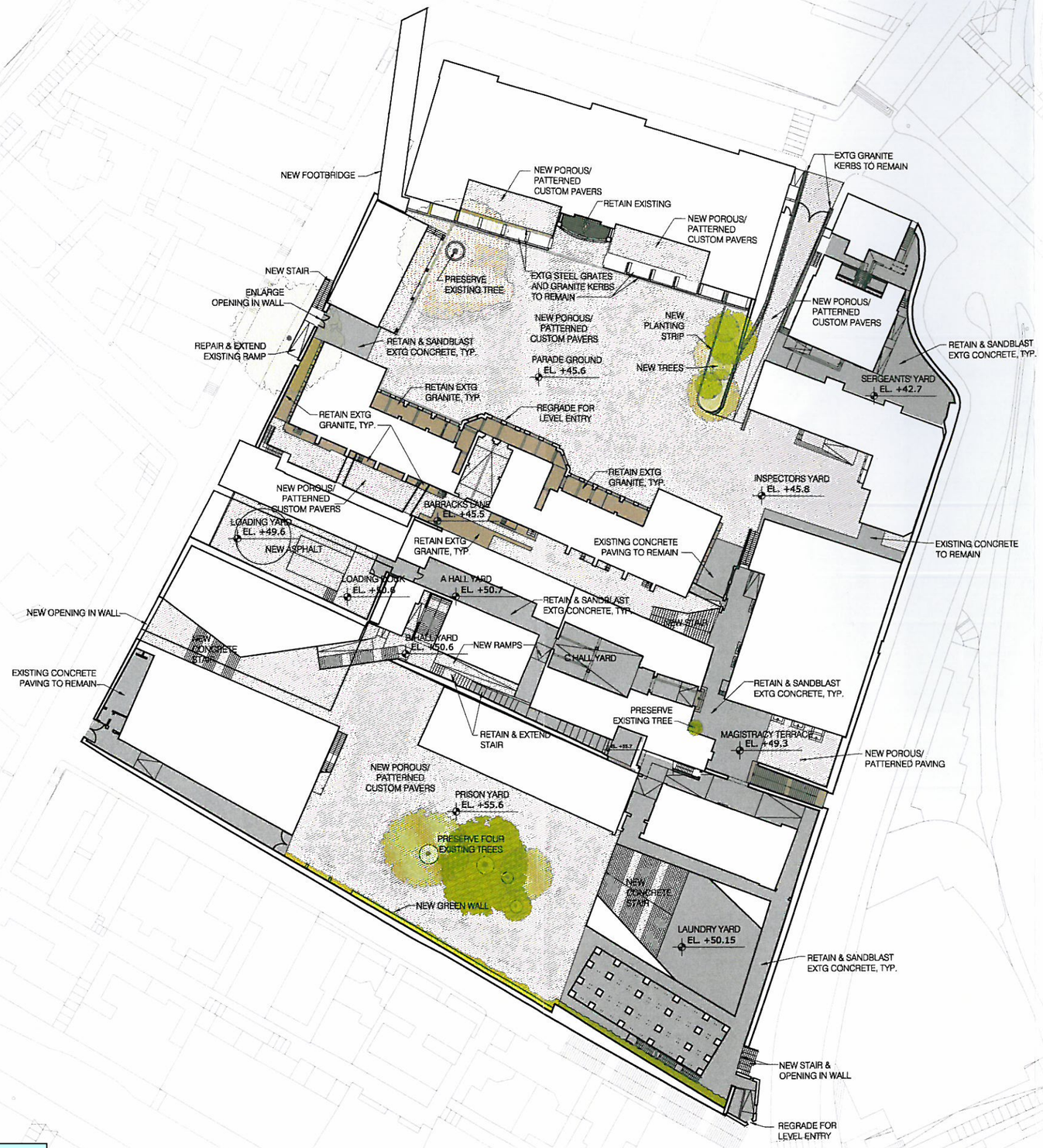
Drawing Title 圖名

PROPOSED MASTER LAYOUT SECTIONS A-A & B-B

Scale 比例	Drawn 製圖	Checked 校對
1:400 @A3	MIC	AC

Drawing No. 圖號	Revision 修改版
00-S16-220-RDL1809	D

12:53 31DEC10 MIC PC253 C:\RDA\1809\MIC\R\SECTION H1\SECTION\00-S16-220-RDL1809-D



EXISTING CONCRETE TO REMAIN - LIGHT REPAIR

EXISTING GRANITE TO REMAIN

NEW CUSTOM PAVING

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HERZOG & DE MEURON		N	DWG NO: XX	SCALE: 1:750 @ A3	SCHEMATIC DESIGN
296 - CPS HONG KONG	DATE: 2010.11.18		FILE:		**LANDSCAPE PLAN**

Figure 3.2 - Basic Massing

Figure 3.5 – Upper Courtyard

申請編號 Application No. : A / H 3 / 3 9 9
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Figure 7 – VP1 Proposed Development

Figure 13 – VP4 Proposed Development

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Figure 15 – VP5 Proposed Development

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Figure 2.5

Conceptual Design of Footbridge

FILE: 0095646t5
DATE: 04/01/2011

Environmental Resources Management
ERM

賽馬會文物保育有限公司
The Jockey Club CPS Limited

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Figure 2.7

Design of New Buildings and Upper Courtyard

FILE: 0095646t4
DATE: 04/01/2011

Environmental Resources Management
ERM

賽馬會文物保育有限公司
The Jockey Club CPS Limited

For Section 16 Applications

申請編號 Application No. : A/H3/399

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 **Application No.**	擬議用途／發展 **Proposed Use/Development**	城市規劃委員會的決定(日期) **Decision of Town Planning Board (Date)**
Nil 沒有		

有關資料是爲方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會慨不負責。若有任何疑問，應查閱申請人提交的文件。
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申請編號 **Application No. : A/H3/399**

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

	中文 Chinese	英文 English
圖則及繪圖 Plans and Drawings		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	☐	☑
樓宇位置圖 Block plan(s)	☐	☑
樓宇平面圖 Floor plan(s)	☐	☐
截視圖 Sectional plan(s)	☐	☑
立視圖 Elevation(s)	☐	☐
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	☐	☑
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	☐	☑
其他（請註明）Others (please specify)	☐	☐
報告書 Reports		
規劃研究 Planning studies	☐	☑
環境影響評估（噪音、空氣及／或水的污染） Environmental impact assessment (noise, air and/or water pollutions)	☐	☑
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	☐	☑
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	☐	☑
視覺影響評估 Visual impact assessment	☐	☑
景觀影響評估 Landscape impact assessment	☐	☐
樹木調查 Tree Survey	☐	☐
土力影響評估 Geotechnical impact assessment	☐	☑
排水影響評估 Drainage impact assessment	☐	☑
排污影響評估 Sewerage impact assessment	☐	☑
風險評估 Risk Assessment	☐	☐
其他（請註明）Others (please specify) 初步消防安全策略報告 Preliminary Fire Safety Strategy Report	☐	☑

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