



守護城心政府山

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Our Government Hill



政府山關注組
Government Hill Concern Group

前言 Introduction

屹立香港 170 年的政府山正面臨前所未有的威脅。政府山位於香港島中環心臟地帶，座落花園道與雪廠街之間的山坡上，早在 1841 年開埠時已劃為政府專用地段，一直是港府的政治中心。政府於 2009 年決定割售部份政府山地皮予地產發展商，中區政府合署西座將被清拆，改建成 32 層高的商業大廈。本小冊子將探討政府山的歷史、文化及社會價值，分析中區政府合署的建築特色，並闡述重建計劃的影響。

Hong Kong's historic Government Hill is under threat of irreversible destruction with the 2009 government decision to sell a large section of this land to a property developer, the demolition of the West Wing of the Central Government Offices, and the construction of a 32-storey commercial tower. This booklet outlines the historical and social significance of Government Hill; the architectural merits of the West Wing; and, explains the implications on urban planning if this decision is carried out.



政府建議拆卸重建中區政府合署西座
The West Wing: proposed for demolition and redevelopment

背景 Background

特區政府於 2011 年下旬開始陸續將總部遷往添馬艦的新政府大樓，原位於下亞厘畢道的前政府總部則隨之終止其多年來貫徹的角色及功能。2006 年中，當政府計劃興建新總部時，民間同時提出保育政府山；政府其後聘請英國保育顧問就有關建築物及接鄰範圍進行研究，結論指出：建於 1950 年代的中、東、西三座前總部大樓，是當年現代主義建築風格辦公大樓之中的設計典範；政府山這位置及鄰近建築物的整體佈局，則更具文化價值，具體就包括前政府總部低矮建築的特性、建築物之間構成的公共空間，以及茂密而歷史悠久的植被。研究亦建議設立「特別保護區」來保育整個政府山。

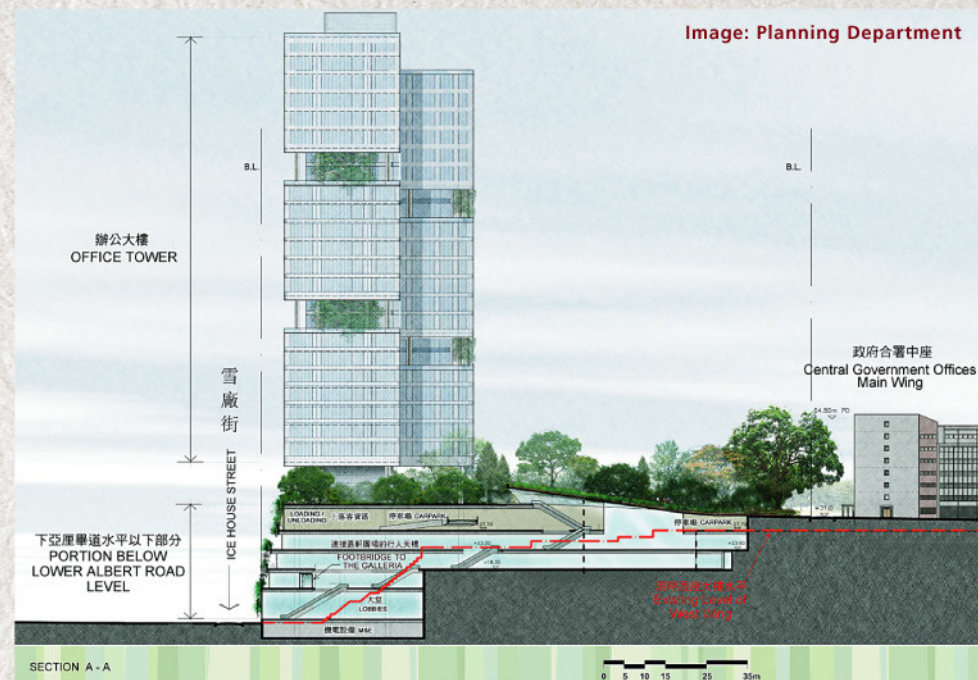
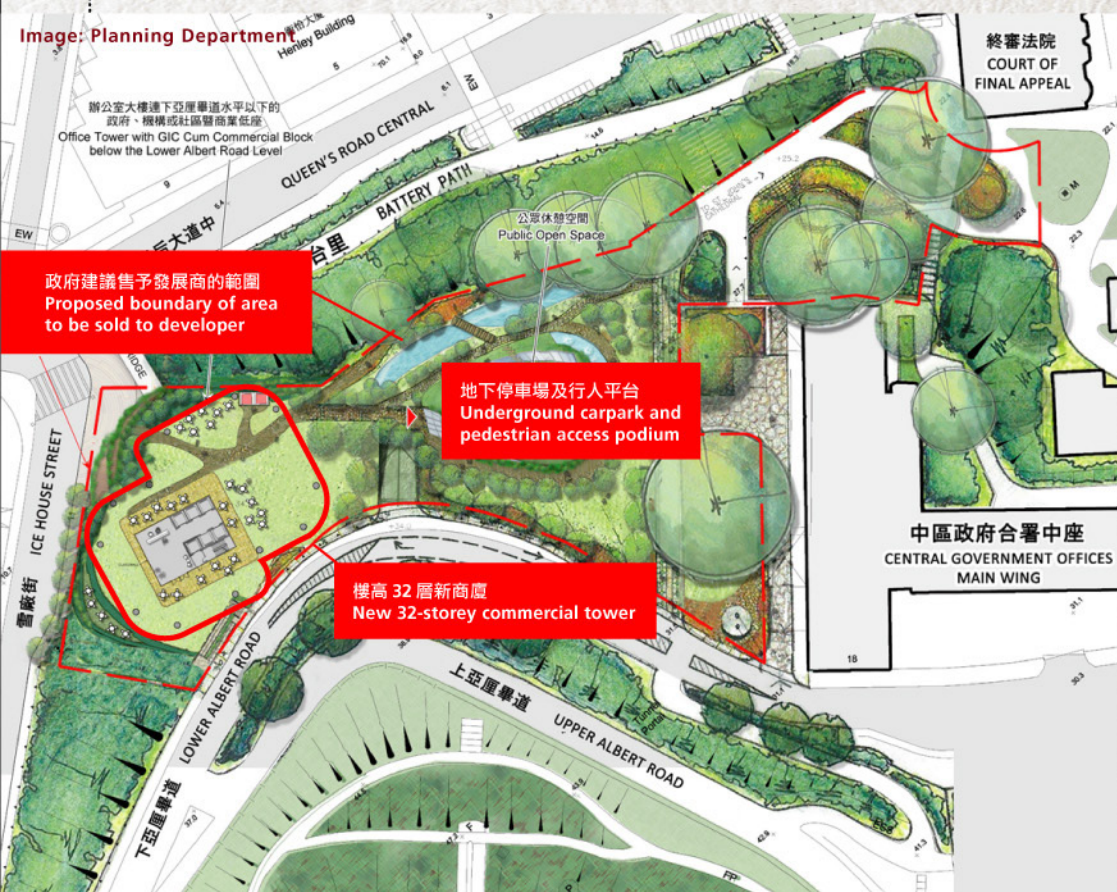
然而，特首曾蔭權於 2009 年的施政報告，仍是單方面在未經諮詢公眾下宣布了計劃出售其中的西座，並抽空地指西座的文物價值不高，可拆卸重建改作商業用途，而東座及中座則保留作律政司總部。發展局於 2010 年底就以「保育中環」之名，進一步勾劃出售西座用地的詳情。

Government Hill is located adjacent to the Chief Executive's House on Lower Albert Road and bounded by Ice House Street and Garden Road. It has been the place of government offices and decision-making since the 1840s and traditionally straddled Hong Kong's military and naval precinct (present-day Hong Kong Park and Admiralty) and Hong Kong's commercial Central Business District beginning at Queen's Road.

該方案建議興建的新商廈樓高 32 層，附大型地下設施，由發展商擁有及興建，地盤覆蓋範圍之大、拆建規模之巨，將破壞政府山的完整性及歷史氛圍、推高區內的人流及車流，以及把現時結構良好耐用的建築物一下子變成大量難以處理的建築廢料，從環保、文物保育及城市規劃等角度看，都屬極不明智的決定。

由 21 個民間團體及專業人士組成的政府山關注組，於 2010 年底正式成立，致力爭取完整保育中區政府合署建築群，並反對政府把政府山上的土地售予發展商。

政府山關注組為此向聯合國教科文組織 (UNESCO) 反映，爭取國際間關注，並已正式向城市規劃委員會提出申請，將政府山劃作特別保護區，以陳明政府山的文化價值及一貫以來的公共性，希望未來繼續保留作公共用途，並讓發展密集的中區能夠保著這一片逾百年歷史的綠洲，作為城中的市肺，避免環境進一步惡化。



政府計劃在中區政府合署西座原址興建新商廈，並挖空政府山大片範圍作地下設施
Government design for a new high-rise commercial tower on the site of West Wing and excavation of Ice House Street

In 2009, the government commissioned a 'Historical and Architectural Appraisal' by architectural heritage consultants Purcell Miller Tritton, who concluded that the Central Government Offices are of high architectural quality and are fine examples of 1950s modernist architecture. Their report and other architectural and planning professionals have acknowledged (see pages 18-19) the importance of the Government Hill site and called for its preservation.

The Government Hill Concern Group (GHCG), comprising 21 local environmental and heritage conservation groups, was set-up in 2010 to lobby for the intact preservation of Government Hill and for it to remain in public ownership. Efforts so far include: a planning application with 6,000 supporting public comments to the Town Planning Board to zone the site as a "Special Protected Area"; a report to UNESCO to raise international concern; and, lobbying of the Legislative Council, the Antiquities Advisory Board and other statutory bodies.

維多利亞城及政府山的佈局 Historic Government Hill and the City of Victoria

港島北岸的中區位置，是昔日殖民地政府自 1841 年起逐步建立其政治及經濟中心的選址，亦可說是香港城市發展的起步點。

1889年製成並保存至今的城市規劃圖則，見證當時中區正值填海增加土地發展之際。開埠近半世紀後，這個略具規模的小鎮維多利亞城終於開始考究更佳的城市設計。圖中清晰可見的政府山，有如城市中心的綠洲，港督府置中，背靠英式的兵頭花園，前面有官員辦公的第一代政府總部，以供防衛的美利砲台、英國人精神所依的聖約翰座堂，和供匯豐銀行高級職員入住的拱北樓（即今終審法院），另一邊則有聖公會開辦的聖保羅書院。

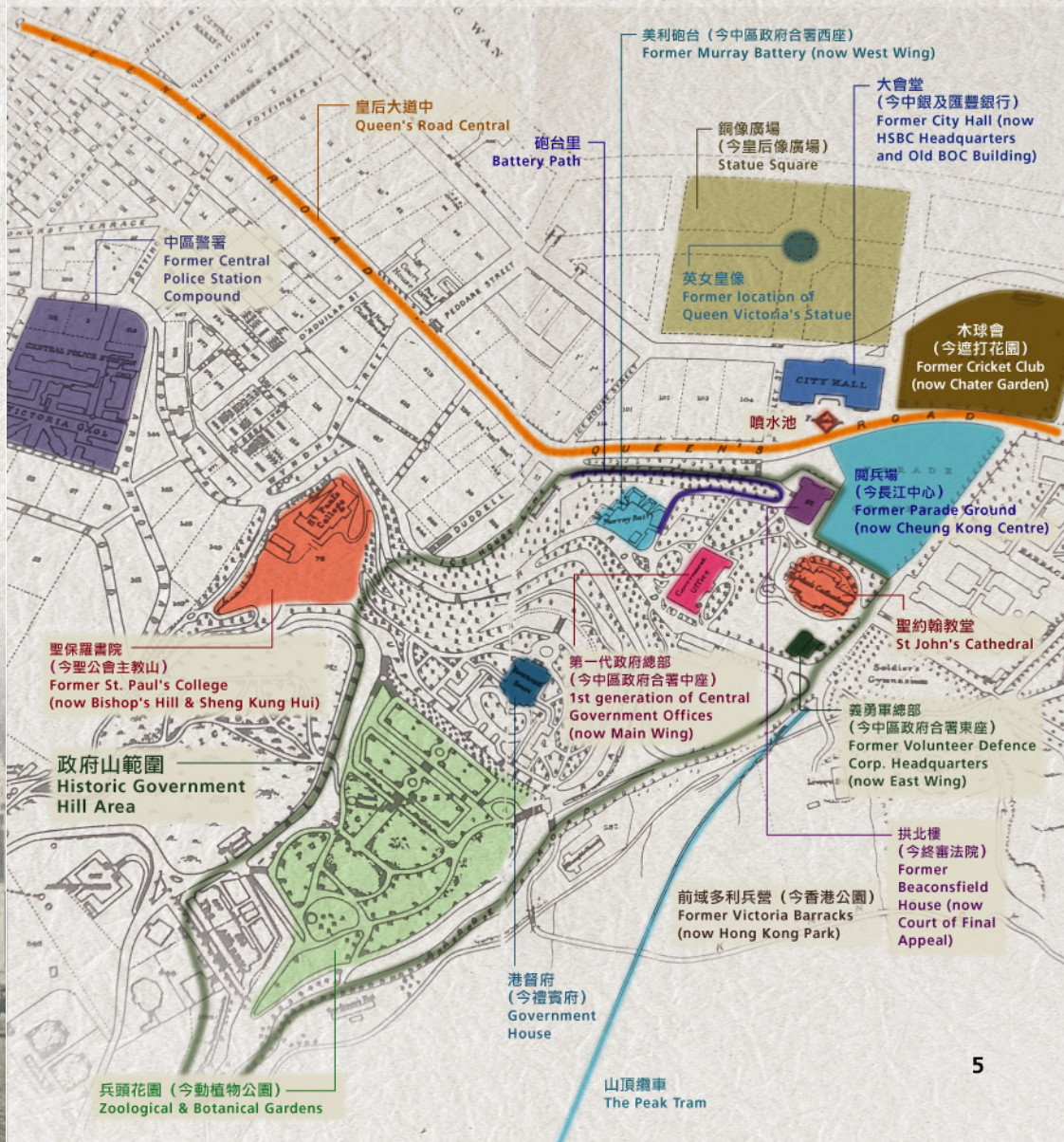
政府山下更有閱兵場、第一代大會堂、木球會及銀行洋行；東面是軍事重地；向西是商業區以及華人社區、中央街市，高一點的策略位置有監獄及警署，再往西一點有重點培訓華人英語的中央書院。當時新增的海旁用地，便規劃了銅像廣場，維多利亞女皇像置中，還有其他皇室成員的銅像，而廣場末端設置皇后碼頭，是港督及皇室成員乘船越洋抵港時的進城大門。

在過去三、四十年來，昔日維多利亞城的佈局已逐步改變；政府山這個受四周高廈環繞的林蔭山坡，百多年來卻相對穩定，仍是城心一片綠洲。

This historic 1889 map of the City of the Victoria shows Hong Kong's city layout at the time, and is not much altered from Hong Kong's Central district of today. Government Hill is the area where government offices, Government House, Murray Battery, St. John's Cathedral stood - and continue to stand today - surrounded by the Botanical Gardens and greenery.



維多利亞城 (1889年)
The City of Victoria (1889)



政府山發展時序 A Government Hill Timeline

1841

英軍在港島北岸山崗上建立臨時辦公室及炮台
The British Army builds temporary offices and battery on Hong Kong Island's northern hillside

1879

庇利羅氏購入莊士敦樓，易名為拱北樓
Businessman Emmanuel Raphael Belilios purchases Johnston House, renaming it Beaconsfield House



1848

第一代政府總部落成啟用
First generation of Central Government Offices completed

1930s

工務局出售政府山的計劃取消
Plan to sell Government Hill is cancelled

1941-1945

總督府被日軍佔領
Government House occupied by the Japanese Military Government during WWII

傳道會大樓成為日本憲兵總部

The French Mission Building became Japanese army headquarters

聖約翰座堂被徵為日本人會所

St. John's Cathedral converted into a Japanese club

1954-1959

政府合署東、中及西座分別落成

CGO East Wing, Main Wing and West Wing completed in three phases



6.2006

添馬艦新政府總部得到立法會批准興建
Tamar approved as new location for government offices and Legislative Council

10.2010

政府山關注組成立，爭取保育中區政府合署建築群

Government Hill Concern Group established to campaign for the conservation of CGO

11.2011

古物諮詢委員會同意為中區政府合署評級

Antiquities Advisory Board agrees to give heritage grading on entire CGO complex

1842

總督官邸及辦事處落成，名為莊士敦樓（今終審法院位置）

Johnston House completed as the Colonial Governor's first residence and office



10.1851

總督府（今名禮賓府）工程展開

Construction of Government House on its present site commences

1915

法國巴黎外方傳道會購入拱北樓重建，作為其行政總部

Missions Étrangères de Paris (French Mission) purchases Beaconsfield House, reconstructing it as their headquarters

16.9.1945

英日雙方在總督府進行簽署投降書儀式

Japanese sign surrender to British officials in Government House

1953

法國巴黎傳道會將總部售予香港政府，此後成為各部門辦公大樓

Missions Étrangères de Paris sells building to government.

1997

前法國傳道會大樓用作香港終審法院

Former French Mission Building used by the Court of Final Appeal

2011

政府總部遷至添馬艦

Government offices moved from Government Hill to Tamar

14.10.2009

政府表示打算出售政府合署西座
Government announces plans to sell and demolish Government Hill's West Wing

3.1849

聖約翰座堂落成並投入服務

St. John's Cathedral completed and consecrated



我們一起走過的日子 A Government Hill for the People



政府山位處城市中心，彼鄰商業區，接通交通樞紐，既是香港權力核心之所在，亦是市民共享的公共空間，留下不少香港人的集體回憶。

從中環商業區轉上炮台里，走入綠樹林蔭的政府山範圍，建築群之間的綠化空間，育古樹、置座椅、設步道，常有市民在此休憩生息。步道連接幾座建築物，均體現政府山與市民之間的密切關係。

Purposely located at the heart of the city, Government Hill provides free, easily accessible, green, open space belonging to everyone.

戰時政府山 Government Hill during WWII

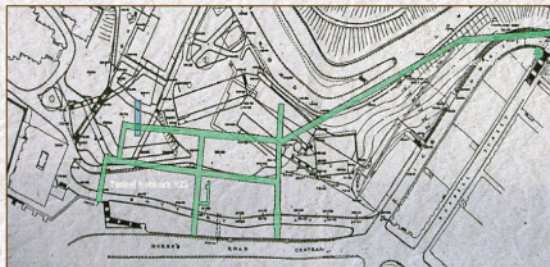
二次大戰時期，政府山內興建了地下防空隧道網絡，讓中區生活的市民及政府人員在日軍空襲時以作暫避。部份通道的入口至今仍完好保留，包括位於下亞厘畢道及都爹利街梯級下的入口。



Beneath Government Hill is a network of air raid shelters and tunnels constructed in 1940-41 before WWII. Entrances or "portals" to the tunnels still exist, including at Lower Albert Road and under the Duddell Street steps.

從舊地圖可看見政府山下防空通道的網絡。

Map showing the network of air raid tunnels under Government Hill.



中區政府合署 Central Government Offices (CGO)

中區政府合署於1959年完成增建，政府於西座皇后大道中入口設政府諮詢指導處，供市民查詢大小事宜，成為政府與市民溝通的接點。西座七樓的飯堂從前亦對公眾開放，官員、職員、一般市民都在同一飯堂下用餐。

特區政府於回歸後不久便以保安理由將中區政府合署用圍欄關起，不許公眾自由進入該段公家用地，官民同聚飯堂已成絕唱。

回歸後，中區政府合署成為社會運動的進行場地，常見集會、靜坐，亦是眾多遊行的終點站。自1997年起每年舉行的七一大遊行，均以中區政府合署為終點。2009年亦曾有環保團體在西座掛起巨型示威橫額抗議政府處理溫室氣體排放不力。有部份示威活動遭到警方清場。



The Government's Public Enquiry Service was first located at the Queen's Road Central entrance of the West Wing in the 1960s. The canteen on the seventh floor was also open to the public, making the CGO an important communication and meeting point for the government and the public.



1964年
Circa 1964



1997年後
After 1997

During the colonial period, Government Hill was freely accessible to the public, but after 1997 gates and fences were erected to restrict entry into the CGO area.

After the handover, the CGO became an important venue for public protest and demonstrations.

禮賓府（港督府） Government House

禮賓府，即前港督府，在殖民地年代的社會運動，有不少都是衝著港督府而來，當中六七暴動期間，左派示威者於港督府外張貼大量大字報、高喊反對港英政權口號，成為六十年代一幕深刻印象。



In the 1960s, Government House was one of the main demonstration points during the 1967 riots - images of Government House surrounded by Leftist groups is a classic image of that period.

政府自1968年起便每年舉行開放日，讓市民參觀平日難以踏足的港督官邸，其中在春季舉行的開放日，因府內杜鵑花盛放，尤受市民歡迎。回歸後首任特首董建華未有遷入這以往香港首長（港督）的住處，港督府亦易名禮賓府。禮賓府一度開放予非牟利組織及公共機構申請借用，惜在第二屆特首曾蔭權上任遷入禮賓府後，便不再作此安排。



Since 1968, Government House has had yearly open days for the public. Prior to the second Chief Executive Donald Tsang's decision to reside in Government House, it



could also be used for charitable and public uses by a variety of organisations.

2010年初的反高鐵示威，市民曾圍繞政府山苦行，在政府無視市民訴求通過興建高鐵方案當晚，更有上千市民湧到禮賓府門外靜坐集會表達不滿。

Recent public gatherings and protests include thousands surrounding Government House to express their views against the construction of the Guangzhou-Hong Kong Express Rail Link.

香港動植物公園 Hong Kong Zoological and Botanical Gardens

依山而上，越過上亞里畢道，與禮賓府隔路對望的，便是1846年政府興建的動植物公園（兵頭花園）。園內培植花木、飼養鳥獸，供市民觀賞，收費全免，是市民的假日好去處，也常有學生參觀。園內立有「紀念戰時華人為同盟國殉難者」牌坊，以及紀念香港開埠百年的英皇喬治六世銅像，見證香港歷史。

The Hong Kong Zoological and Botanical Gardens were built in 1846 as a public garden, next to Government House.



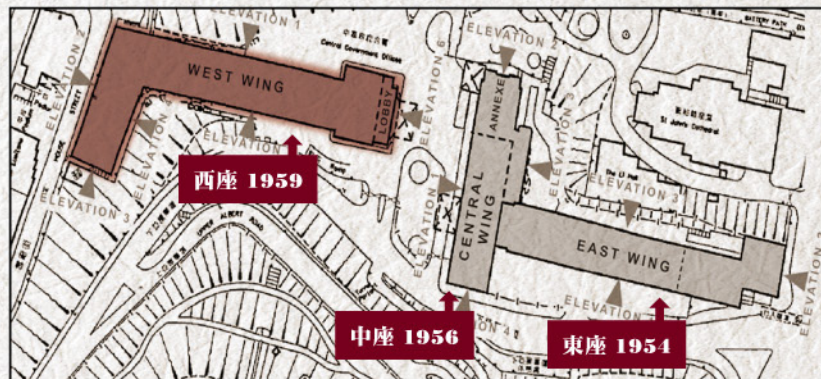
聖約翰座堂 St John's Cathedral

1849年落成的聖約翰座堂，百多年來在香港宣教，現時每天開放予市民，設有書店，時有崇拜、詩班獻唱、團契、午間音樂會，讓市民自由參與。

Built in 1849, St John's Cathedral sees thousands of people every week visiting, attending services and public events, and relaxing in its quiet gardens.



保育政府山 Conserving Historic Government Hill



政府合署各座的完工日期
Completion dates of present CGO buildings

「具重大文化價值的地方豐富了人們的生活，它能深切並具啟發性地連繫著社區與景觀、過去和生活經驗。……是無可取代而珍貴的。」
——《布拉憲章》*

政府山是我們的文化遺產，必須要小心保護。《布拉憲章》提出，處理具重大文化價值的地方時須採取「審慎原則」：盡量審慎地令該地方變得可以利用，否則便盡量作最小變動，致使其文化價值得以保留。

2011年11月，聯合國教育科學暨文化組織全體195個成員國，包括中國，通過一項《城市歷史景觀建議》，當中提出保護如香港政府山等歷史景觀的重要指引：需考慮整個城區的地形、地貌及自然特徵、歷史及當代建築環境、地面及地底的建設、空間及庭園、土地利用的模式及空間構造，觀感與視覺連繫等……也需要考慮其非物質的範疇，如關係到社會的多元性及身份認同等的特質。

其實，中國內地、澳門和台灣早已從「景觀」及「地域」的層面去保育文化遺產。例如，澳門的歷史城區已作為一個整體的歷史景觀受到保護，並列入聯合國教科文組織的世界文化遺產。然而，香港卻仍停留於保育單一歷史建築物的層次，遠遠落後於國際與國家水平，必須正視及改善。

政府山是一個廣闊的歷史文化地帶，範圍包括炮台里、中區政府合署、終審法院、聖約翰座堂、禮賓府、動植物公園以及二次世界大戰期間建設的地下防空隧道。整個範圍應劃入「特別保護區」作整體保育。

* 《布拉憲章》的全名為《澳大利亞國際古蹟遺址理事會保護具文化價值地方之憲章》。

"Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences....They are irreplaceable and precious."
- The Burra Charter *

The historic Government Hill is our cultural heritage and must be carefully protected. According to the internationally recognized protection of heritage charter, the Burra Charter, the adaptive reuse of a place with cultural significance requires a cautious approach: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

In a further affirmation of this approach, in November 2011 the entire 195 member states of UNESCO, including China - adopted a Recommendation on the Historic Urban Landscape (HUL) that provides important instruments for protecting historic landscapes such as Government Hill. The HUL approach looks at a historic site's "topography, geomorphology and natural features, its built environment both historic and contemporary, its infrastructure above and below ground, its open space and gardens, its land use patterns and spatial organization, perceptions and visual relationships...the intangible dimensions of heritage as related to diversity and identity."

While the Hong Kong government has mainly protected individual historic buildings, the mainland, Taiwan and Macau have moved to protect tangible cultural heritage in terms of "landscape" and "area". The historic centre of Macau, for example, is preserved as a UNESCO World Heritage Site, a historic landscape in its entirety. Hong Kong should not lag behind these international and national standards.

The historic Government Hill is a wide area including Battery Path, Central Government Offices, the Court of Final Appeal, St John's Cathedral, Government House, the Botanical Gardens, and the underground WWII air-raid tunnels. The entire site should be declared a "Special Protected Area" for comprehensive conservation.

* The official title of the Charter is The Australia ICOMOS Charter for Places of Cultural Significance, published in 1999

細看中區政府合署 The Central Government Offices



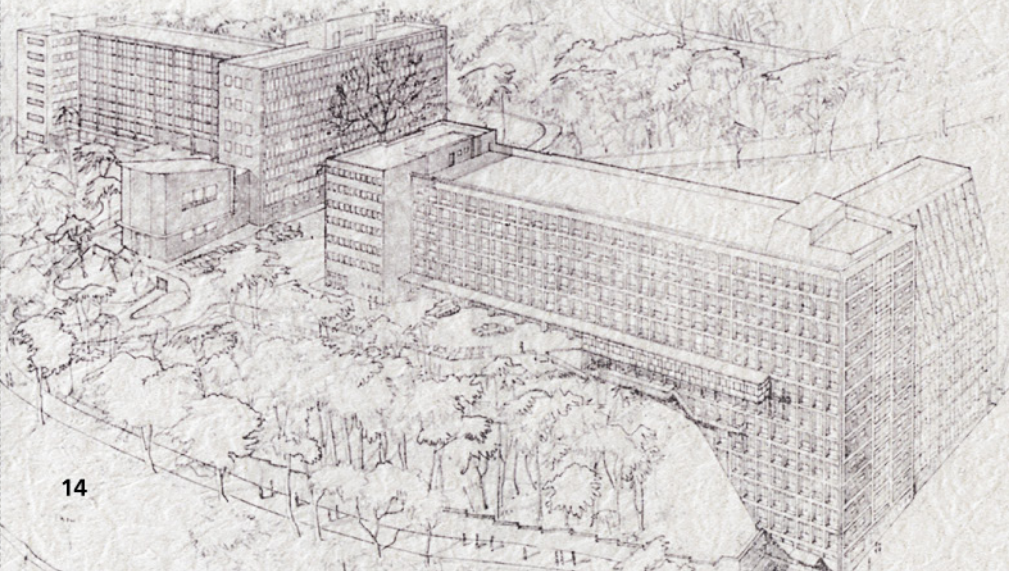
現代建築典範 Significant Modernist Architecture

二次大戰後，中華人民共和國於1949年成立，大批內地難民湧入香港，前殖民地政府各部門所需人力資源亦相應大幅增加，政府為應付所需，遂逐步擴建政府總部，現時的東、中、西座於1954至1959年相繼落成。

政府建築師以簡約、功能性強、規劃完善的設計去構建這些建築，緊密貼合場地，配合工程時限。政府山上的現代建築可算是眾多政府辦公大樓、公共房屋與宿舍建築的先驅。

政府於2009年委託顧問進行的保育研究報告、香港中文大學建築系的建築歷史學者與其他專家的意見，都指出中區政府合署在文化、歷史、建築等範疇上的價值，以下將作簡單的解釋。

After the end of World War II and the formation of the People's Republic of China in 1949, refugees from the mainland poured into Hong Kong, leading to an increase in the required manpower of the colonial government's administration. Consequently, an expansion of government offices began in phases and the present East, Main and West Wings were completed on Government Hill by 1959.



Government architects used a minimal, functional and well-planned architectural design for these buildings, which perfectly suited the site and the required construction time. Significantly, the modernist architecture seen on Government Hill is the precursor for a range of similar government offices, public housing and residential quarters throughout Hong Kong.

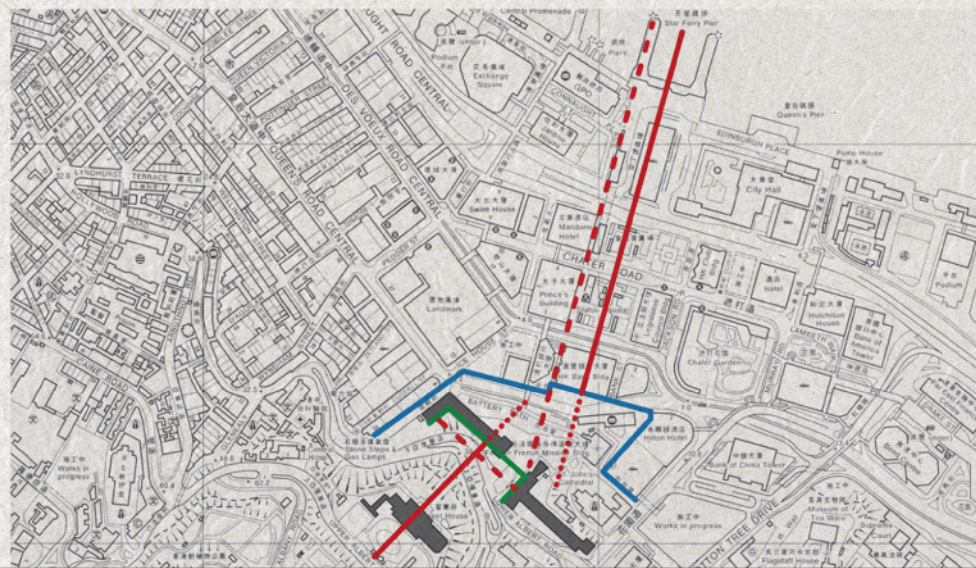
The cultural value of Government Hill is briefly explained below. The conservation consultant's report commissioned by the government in 2009 is summarized; and, also outlined are the views of architectural historians from the Faculty of Architecture of The Chinese University of Hong Kong and other experts.

城市中軸線 The City's Central Axis

政府山是十九世紀維多利亞城規劃的一部份，其建築群、道路網絡及山坡地形互為補足，共同構成整個歷史景觀的形態，是一個具獨特性的整體，必須作完整保育。拆除任何一幢建築都會破壞政府山整體的精緻設計，以至由禮賓府、政府山、與前皇后碼頭共同構築而成的城市空間聯繫。中區政府合署東西座與禮賓府有明確的軸線關係，構成一個對稱及平衡的建築群佈局。

Maintaining the town planning intentions of the 19th century and the original road links and hillside topography, the Government Hill buildings must be considered as a unique whole as they perfectly complement each other and the site's ecology. Disturbing any of these buildings will destroy the delicate design and intended spatial relationship of the site between Government House, running down through Government Hill, and the old Queen's Pier on Victoria Harbour.

Source: Vito Bertin, Gu Daqing and Woo Pui-leng. *The Greatest Form has No Shape*, 2011. P.35



形式來自功能 Form follows function

這組建築乃本港最早出現的多層政府辦公大樓，是當年最優秀的設計及建造，體現現代建築「形式來自功能」(form follows function)的精神：內部間格具彈性，以便日後隨需要改動，這裡的確又曾歷多次內部改動，應驗原意。

由於這組建築強調功能，甚少裝飾細節，於是建造物料（主要為花崗石和混凝土）及建築結構便成了建築外觀可看到的特色，表達設計理念。

Government Hill's buildings are outstanding examples of design and construction, embodying the modernist architectural intention of "form follows function", with an open and flexible floor plate allowing different configurations of office space depending on need. The design of each building stresses function – seen in each building façade with spare decoration, leaving the construction material (predominantly granite and concrete rendering) and the building structure itself as the main expression of design rationale.

多層次設計 Design differentiates uses



東座及中座主要供港督（回歸後為行政長官）、行政會議等最高決策單位使用，故在平實設計之中，仍有少許權威象徵的細部；西座則是政府對外接觸市民的窗口（如查詢、繳費、議員辦公室），入口設在皇后大道，設計徹底簡約，平易近人。整個建築群設計上有層次，區分了不同功能的空間，營造不同的環境氣氛。

The East and Main Wings were the administrative buildings usually associated with the Governor (or Chief Executive after the handover), Legislative Council Chamber and Executive Councillors, and important government decision-making. The West Wing, on the other hand, and its accessible entrance from Queen's Road, is associated with close interactions with the public, such as Hong Kong's (and Asia's) first ground floor public enquiry counters and later offices for Legislative Councillors.



建築物與環境諧協 Environmental harmony

西座位處的山坡相當陡峭，但其L型大樓的佈置巧妙地與山坡並存，依山而建，內部空間卻又自然適用。

The buildings are coherent with their hillside location: the West Wing, situated on a very steep slope, has an ingenious L-shape design allowing the building to coexist along the hillside and is a rare Hong Kong example of a hillside 'climbing' design.

植被成市肺 The city's green lung

政府山是中環這商業區之中的市肺。政府總部範圍共有11棵列入老樹名冊的大樹需要保護，與不屬名冊的植物共同構成中區的這個綠洲，又與中半山的動植物公園相連，為鄰近密集的商廈提供可喘息的空間。

Government Hill is a green lung: amongst much greenery, there are 11 trees recorded in the Register of Old and Valuable Trees, and is an important link with and between the Zoological and Botanical Gardens and Hong Kong Park.

專家之言 What the Professionals Say

「我們於 2009 年 11 月向發展局就保育中環提交意見時，便建議保育整個中區政府合署建築群，包括西座。政府改變態度，把原來的八項『保育倡議』之一變成『重建方案』，我們對此感到相當困惑。」

"In submitting our views on Initiatives for Conserving Central to the Development Bureau in November 2009 we recommended the preservation of the entire Central Government (CGO) complex, including the West Wing. We are rather perplexed by the recent approach taken by the government to change one of the original eight 'conservation initiatives' into a 'redevelopment proposal' ..."

香港建築師學會

Hong Kong Institute of Architects, Submission to government consultation of the CGO, 2010

「讓中區政府合署維持原狀也是一個選擇……我們建議政府進行詳細諮詢，尋求一個更平衡的、公眾接受的方案。」

"It could also be one of the options that the CGO building is to remain intact...we would advise the government to carry out thorough consultations on this subject in order to arrive at a more balanced and publicly accepted scheme."

香港工程師學會

The Hong Kong Institution of Engineers, Submission to government consultation of the CGO, 2010



「西座表面上極為普通，但是基於我們從場地、功能、結構，以及構圖幾個方面的初步研究，它或許是整個建築群中最好的一個建築。」

"The West Wing appears modest but actually reflects the high level of design in terms of the site, programme, structure, and composition - suggesting it might be the best among the three wings of the Central Government Offices."

柏庭衛、顧大慶、胡珮玲教授，
香港中文大學建築學院

Vito Bertin, Gu Daqing and Woo Pui-leng, School of Architecture,
The Chinese University of Hong Kong



「中區政府合署的東、中、西座是一個整體，拆掉其中一座就太可惜了，從歷史角度來說，它們作為代表五十年代的政府合署歷史建築群，應該作整體保育。」

"The three wings were all designed as a whole. It would be a great pity to knock one of them down; for historical reasons they should be retained as a government office complex designed in the 1950s to meet a particular purpose."

鄺勵德，中區政府合署總建築師，
1963-1969 年任港府工務司

Michael Wright, Chief Architect of the CGO and Director of Public Works of
the Hong Kong Government 1963-69



「興建西翼的情景，我至今還歷歷在目。我還記得我的好朋友 John Aitken 設計西座的時候，十分強調尊重和優化由聖約翰座堂庭院、砲台里、法國傳道會大樓和中區政府合署所構成的空間。我實在不敢想像，一大幢玻璃幕牆商廈會對現時這裏緊密親切、舒適怡人的環境造成多大的破壞。」



"I well remember this (West) Wing of the Central Government Offices being built and how the design by my good friend, John Aitken, had been developed to respect and enhance the urban space connecting Cathedral Close, Battery Path, the French Mission Building and the Central Government Offices. I hate to think what the environmental impact the building of yet another glass tower block in this location will have upon this otherwise combined intimate pleasant space of human scale."

Ron Phillips，香港大會堂及愛丁堡廣場建築師
Ron Phillips, co-architect of Hong Kong City Hall

「甲級寫字樓的需求一直存在，永無休止……香港人正後悔太遲關注到保育。我們把中環出賣了，現在是時候停止。」

"There will always be a need for Grade-A offices. The demand will never cease... People are regretting they care about conservation too late. We have given Central away. The time has come to stop."



鍾逸傑爵士，1985-1987 年任香港布政司
Sir David Akers-Jones, Chief Secretary of Hong Kong Government 1985-87

「政府現時提出的方案犯了基本的錯誤。方案的出發點應是如何建設與眾同樂的政府山，如何以其歷史、文化和環境惠及人民，以及如何善用政府山使香港成為一個更美好的城市。」

"The Government's present proposal is fundamentally flawed. The starting point should be public enjoyment of Government Hill and what historical, cultural and environmental benefits it can bring to the people and how it could be used to make Hong Kong into a better city."

保護海港協會
Society for Protection of the Harbour, Submission to government consultation of the CGO, 2010



新用途・新生命 New Uses, New Life

「賦予一個（具重大文化價值的）地方新用途時，應對其重要的肌理及用途作最小的改變，尊重其聯繫和意義，並在適切時延續其功用，以彰顯該地方的文化價值。」——《布拉憲章》

復修為先

政府聲稱，西座重建計劃是為了增加中環甲級寫字樓供應，但這只是出賣政府山的藉口。為何美利大廈不可保留作寫字樓，而將其改為酒店？又為何不考慮改建歷史城區外的海港政府大樓、林士街停車場？純粹為增加一座新寫字樓而割售百年政府山，絕不合情理。中區政府合署三座大樓的狀態非常良好，可復修作新的用途，既符合環保及可持續發展原則，也能保護政府山的低矮綠化環境和歷史氛圍。

維護公共領域

東座及中座既已保留作律政司署辦公室，西座亦大可用作其他政府部門、公營機構、非政府組織的辦事處、會議及展覽場地、圖書館、公共檔案館，甚至食堂及公共休憩空間。西座原本就是一座公共建築，新用途應反映現代公共管治理念，重新交還公民社會作公共使用，可體現民間賦權的精神。

拆除圍欄

政府應立即拆除中區政府合署四周的圍欄，讓公眾享用 1997 年前一直開放的公共空間。我們要求當局必須保留政府山作永久的公眾資產，並為人民規劃政府山。

"New use of a place (with cultural significance) should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place."

- The Burra Charter

Renovate and Reuse

The proposed government redevelopment scheme is supposedly to increase the supply of Grade-A offices in Central, but this is a poor excuse for selling off a heritage site. Why not renovate Murray Building as offices, rather than convert it into a hotel? Or, redevelop the Harbour Building and Rumsey Street Carpark, which are both outside the historic Government Hill area. The three wings of the CGO are in excellent condition and can all be renovated for new uses. This will help maintain the low-rise, green environment as well as the historic integrity and ambience of the Government Hill area.

Public Uses

While the East and Main Wings have been reserved for further use by the Department of Justice, the West Wing could equally be used for government and public uses. There could be accommodation for government departments, public organizations and NGOs, meeting and exhibition spaces, libraries, public archives, as well as canteens and public areas. It is currently a public building on public land and it is important that members of the public are fully consulted regarding its future use, rather than selling it in a predatory manner to a property developer.

Remove the Fences

As a first step, the government should remove all fences surrounding the CGO and allow the public to - again - enjoy the area's space which was always open to the public prior to 1997. It is essential that the historic Government Hill is kept in the public domain and that the area is planned for use for the people.



捍衛屬於我們的政府山 **Saving Our Government Hill**

保育政府山運動已到了關鍵時刻——經過政府山關注組過去一年多的爭取，古物諮詢委員會現正為整個中區政府合署建築群評級。中區政府合署東、中及西座是整個政府山的重要組成部份，更是極具保育價值的二十世紀 50 年代香港現代建築典範，我們認為古諮會應予以最高的文物評級，並將整個政府山劃為「特別保護區」，妥善保育這屬於香港市民的歷史文化地帶。

我們失去了天星、皇后碼頭，不可再讓政府以發展之名賣掉政府山。請立即行動：去信古諮會及發展局局長要求全面保育整個中區政府合署建築群及政府山歷史區，擱置出售西座計劃，還政府山於民，為中區政府合署賦予新生命及新的公共用途。

After months of campaigning by the Government Hill Concern Group, the Antiquities Advisory Board is now conducting a grading assessment for the entire Central Government Offices complex. The CGO complex, including the East, Main and West Wings, is an important component of historic Government Hill and an important example of 1950s modernist civic architecture in Hong Kong. We believe it should be accorded the highest heritage grading and be protected from redevelopment, and the entire Government Hill be conserved as a Special Protected Area.

Your immediate action is needed - write to the Antiquities Advisory Board to support protection of Government Hill. Ask the Secretary for Development to rescind the sale scheme for the West Wing and put the CGO complex to good public uses.

立即行動：一人一信 **ACT NOW !**

古物諮詢委員會 **Antiquities Advisory Board** :
發展局 **Development Bureau** :

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Contact us:

政府山關注組 **Government Hill Concern Group** : **info@governmenthill.org**

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