

For information

**Legislative Council
Panel on Development**

**PWP Item No. 55RE
A Permanent Planning and Infrastructure
Exhibition Gallery at the City Hall Annex**

PURPOSE

This paper informs Members of the proposed expansion of the existing temporary Hong Kong Planning and Infrastructure Exhibition Gallery (the Gallery) at the City Hall Annex in Central into a permanent gallery.

BACKGROUND

2. The existing Gallery at the City Hall Annex was originally set up as a temporary exhibition gallery to showcase Hong Kong's major planning proposals and infrastructure projects, pending the establishment of a full-fledged permanent exhibition gallery at Tamar. The Administration subsequently decided that the proposed permanent exhibition gallery be excised from the Tamar development project. Hence, an alternative site is required for the provision of a permanent exhibition gallery.

3. The existing Gallery occupies only the ground floor of the City Hall Annex, with a floor area of about 460 square metres. It is intended to expand the existing Gallery to include the remaining four floors of the City Hall Annex and the area between the City Hall Low Block and the City Hall Annex, which is now under skylight cover, and turn the premises into a permanent exhibition gallery with a construction floor area of approximately 3,980 square metres.

JUSTIFICATIONS

4. The existing Gallery at the ground floor of the City Hall Annex was originally developed as a temporary facility in 2002. Its small size has posed many constraints to its daily operation. For instance, guided-tours have to be limited to small groups not exceeding 20 people each and no more than two guided-tours can be conducted in the Gallery at the same time. Bookings for guided-tours have been declined due to space limitation. The briefing room at

the existing Gallery (with a floor area of about 22m²) allows only about 12 visitors inside. Moreover, there is no space for conducting public forums, workshops or large scale themed exhibitions to engage the public and seek their views on planning and infrastructure projects. Other public and private venues have been relied upon instead but their availability is much constrained by the popular demand for these facilities. The situation is unlikely to improve with increasing public interest in involvement in planning and infrastructure projects and the Administration's commitment to engage the public on these projects.

5. The proposed permanent gallery will provide additional space and a flexible design to overcome the operational constraints as mentioned in paragraph 4 above and provide better services to local, Mainland and overseas visitors. Extensive and robust outreach and publicity programmes will be implemented to promote the proposed permanent gallery, including the expansion of existing outreach programmes to schools and different community groups and the participation in and co-organization with, e.g., professional institutes of various community programmes.

6. The objectives of establishing the permanent exhibition gallery are:

- (a) to showcase Hong Kong's major planning proposals and infrastructure projects;
- (b) to manifest the vision of our city's future development for engaging the community;
- (c) to provide a convenient venue for a variety of exhibitions, meetings, and public consultation forums on planning and infrastructure development proposals;
- (d) to provide community and educational facilities including a resource centre for planning and infrastructure; and
- (e) to create a tourist attraction to help promote Hong Kong as Asia's world city.

7. The proposed permanent gallery will provide a venue for :-

- (a) displaying exhibits on planning and infrastructure under various themes such as the history of Hong Kong's

development, different levels of planning including cross-boundary, territorial and district planning, the living environment concerning urban design, culture and heritage, transport and communications, and sustainable development;

- (b) temporary display of models and presentation materials for engaging the public on planning and infrastructure projects;
- (c) conducting forums and workshops to engage the public and seek their views on planning and infrastructure projects. A multi-purpose hall with a seating capacity of about 150 will be provided in the permanent gallery for such a purpose;
- (d) conducting briefings for and holding discussion sessions with visitors from the Mainland and overseas;
- (e) a resource centre where there will be books, journals and internet facilities through which the public can obtain detailed information on planning and infrastructural development. The main users of this educational facility will be university and secondary school students; and
- (f) guided-tours for visitors, including school groups, community groups and visitors from the Mainland and overseas;

8. The City Hall Annex is situated at a convenient location at the Central harbourfront and easily accessible by public transport. A permanent gallery at this location will be highly complementary to the uses and activities at the adjacent City Hall. The permanent gallery will be connected to the new harbourfront open space to its north by a convenient pedestrian network.

9. Major cities such as Shanghai, Beijing, Singapore and Sydney all have a central exhibition venue to display and share with the public their city's vision for planning and infrastructure projects. Such exhibitions have projected a positive image of the cities and the venues have also become major tourist attractions.

10. To make way for the establishment of the proposed permanent gallery, the existing offices of the Food and Environmental Hygiene Department and the Liquor Licensing Board on the 1/F to 4/F of the City Hall Annex have to

be relocated to other premises for continued operation. There is a need for fitting-out new office premises to accommodate these offices.

11. There has been great demand from Mainland and overseas visitors as well as local residents, in particular school students, for the services of the existing Gallery at the City Hall Annex. The Gallery, however, will have to be closed for the construction works of the proposed permanent gallery. We therefore also propose to provide a temporary exhibition gallery in the interim to maintain services to the public during the construction period.

PROJECT SCOPE AND NATURE

12. The scope of **55RE** includes –

- (a) the refurbishment of the City Hall Annex 1/F to 4/F and upgrading of the existing Hong Kong Planning and Infrastructure Exhibition Gallery (the Gallery) on the G/F to provide a main foyer, a multi-purpose hall, three meeting rooms, exhibition areas, a resource centre, and administrative and supporting facilities such as offices, server room, store rooms for display systems, exhibits and props for special events;
- (b) the fabrication and installation of new exhibits;
- (c) the fitting-out of new offices for relocating the existing offices of the Food and Environmental Hygiene Department and the Liquor Licensing Board on the 1/F to 4/F of the City Hall Annex to make way for the establishment of the proposed permanent gallery; and
- (d) the provision of a temporary gallery to maintain service to the public when the existing Gallery in the City Hall Annex is closed for construction works.

13. We plan to start the proposed works in paragraphs 12(c) and (d) above in September 2008, and the refurbishment/upgrading works in paragraph 12(a) and (b) above in April 2009 for completion in June 2012. A location plan of the proposed permanent gallery is at **Enclosure 1**. Views of the existing gallery and the proposed permanent gallery (artist's impression) are at **Enclosure 2**.

FINANCIAL IMPLICATIONS

14. We estimate the capital cost of the project to be \$253.7 million in money-of-the-day (MOD) prices.

15. The comparatively high capital cost of the proposed permanent gallery is due to the following factors.

- (a) The project involves conversion of the existing City Hall Annex building, originally designed for office use, to an exhibition gallery. The building was built in 1978, and many provisions need to be upgraded to meet current regulations and design standards. These include means of escape, fire resisting construction, floor loading requirements, barrier free access for the disabled, sanitary fittings, etc.
- (b) Special construction arrangement would be required in order to avoid severe impact to the normal operation of the adjacent City Hall Concert Hall while constructing the gallery. Construction works can only be carried out in very restricted time slots (construction windows) to ensure that City Hall's operation (which is extremely noise sensitive) will not be substantially affected. This will significantly lengthen the construction time and increase contract cost.
- (c) The project site shares a common boundary with the Civil Engineering Development Department's Central Reclamation III (CR III) project. Accordingly, the working area for the captioned project is extremely confined. Phasing of works, including the erection of cantilevered working platforms abutting the works areas of CR III, is also required in order not to affect works of the CR III project.

16. We estimate the annual recurrent expenditure arising from the project to be \$8.8 million.

PUBLIC CONSULTATION

17. We organised workshops in May 2007 and October 2007 to seek

views on the proposed permanent gallery from the relevant professional institutes, namely, Hong Kong Institute of Planners, The Hong Kong Institute of Architects, The Hong Kong Institution of Engineers, The Hong Kong Institute of Landscape Architects and The Hong Kong Institute of Surveyors. We received positive views on the project from the institutes. We also consulted the Central & Western District Council on 13 September 2007. Members supported the project.

ENVIRONMENTAL IMPLICATIONS

18. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause any long-term environmental impact.

19. In view of the Gallery's proximity to the concert hall in City Hall, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contracts during construction. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the sites, and the provision of wheel-washing facilities. Noisy works will be implemented only in a 3-month construction window during 7:00 am to 1:00 pm and in 12 morning sessions per month throughout the contract period in order to minimize the effect on City Hall users.

ENERGY CONSERVATION MEASURES

20. The project has adopted various forms of energy efficient features, including-

- (a) for artificial lighting, energy efficient T5 fluorescent tubes, compact fluorescent lamp with electronic ballast, LED exit lights and occupancy sensor control will be widely used;
- (b) for lift and escalator installation, we would install:
 - (i) automatic on/off switching of lighting and ventilation fan inside all lifts; and
 - (ii) service-on-demand for the operation of escalators; and
- (c) for the air conditioning system, demand control of fresh air supply with Carbon Dioxide (CO₂) sensors will be adopted;

and heat reclaim of exhaust air to pre-cool the intake air will be provided.

21. For renewable energy technologies, one of the themes of the exhibition, a small scale wind turbine and sunlight collection system would be adopted for demonstration purpose.

22. A vertical green trellis would be installed at the western façade of the building to shelter the staircase and lobby from solar heat gain.

23. The project is an adaptive re-use of the former Urban Council Chamber. The re-use of the reinforced concrete structure has reduced construction waste and extended the useful life of existing fabrics. The existing sea-water cool chiller plant will also be retained.

24. The total estimated additional cost for adoption of the above features is around \$2.4 million. There will be about 9% energy savings in the annual energy consumption.

HERITAGE IMPLICATIONS

25. This subject site is adjacent to the City Hall Low Block which is a heritage site identified by the Antiquities & Monuments Office (AMO). Three existing balconies from the City Hall Low Block protrude into the City Hall Annex site. A design solution will be developed by the Architectural Services Department to accommodate the three balconies to the satisfaction of AMO. AMO has confirmed that no Heritage Impact Assessment is therefore required for the works at the City Hall Annex.

LAND AQUISITION

26. This project does not require land acquisition.

WAY FOWARD

27. We will seek the approval of the Public Works Subcommittee and the Finance Committee on 13 June and 4 July 2008 respectively for funding the above project.

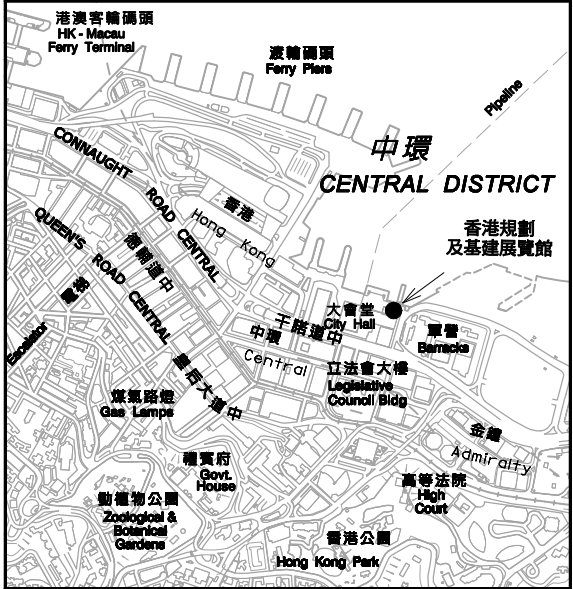
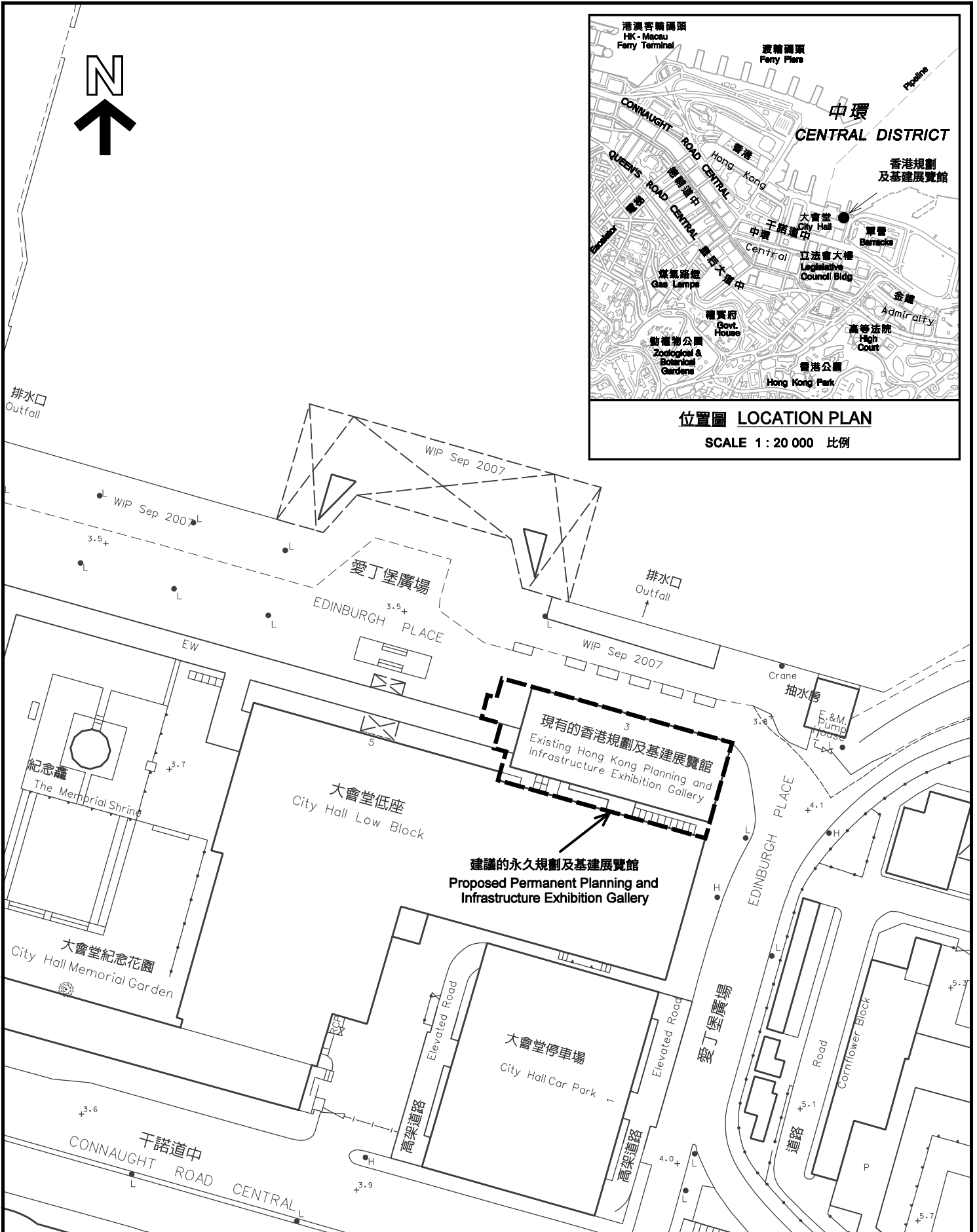
ATTACHMENT

Enclosure 1 : Location Plan of the Proposed Permanent Gallery

Enclosure 2 : Views of the Existing Gallery and the Proposed Permanent Gallery (Artist's Impression)

Development Bureau

May 2008



位置圖 LOCATION PLAN

SCALE 1 : 20 000 比例

建議的永久規劃及基建展覽館
Proposed Permanent Planning and Infrastructure Exhibition Gallery

SCALE 1 : 1 000 比例
 米 METRES 20 0 20 40 METRES 米

從西北面望向現在的展覽館及辦公樓

▼View of the existing gallery & office building from the north-west



從愛丁堡廣場望向展覽館的外觀圖

▼Exterior view of the Planning & Infrastructure Planning Gallery from Edinburgh Place



展覽館內貌構思圖

▼Interior view of the exhibition area



展覽館大堂的構思圖

▼Interior view of the ground floor exhibition area

