

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Cultural facilities

71RE – Development of Arts Space and a permanent office of the Hong Kong Arts Development Council at ex-Aberdeen Fire Station site

Members are invited to recommend to the Finance Committee the upgrading of **71RE** to Category A at an estimated cost of \$348.6 million in money-of-the-day prices.

PROBLEM

We need to provide arts space and arts facilities for use by local artists and art groups, as well as a permanent office for the Hong Kong Arts Development Council (HKADC) at the future development of a land sale site in Aberdeen.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **71RE** to Category (Cat) A at an estimated cost of \$348.6 million in money-of-the-day (MOD) prices for the development of arts space and arts facilities, as well as a permanent office of the HKADC at the ex-Aberdeen Fire Station site (the Project).

/ **PROJECT**

PROJECT SCOPE AND NATURE

3. The construction of arts space and arts facilities, as well as a permanent office of the HKADC, will be incorporated within the private development site at the junction of Wong Chuk Hang Road and Tong Bin Lane (the Site), which was previously occupied by the ex-Aberdeen Fire Station. The proposed scope of works under the Project comprises —

Arts space and arts facilities

- (a) 28 artist studios for leasing to artists;
- (b) an exhibition gallery for artists and for public hire, with rooms for temporary office or storage, which can also be used as a multi-purpose venue;
- (c) an arts information centre with a screening room which will be open to the general public;
- (d) ancillary facilities including store rooms, a babycare room, and toilets, etc.;

Permanent office of the HKADC

- (e) an administration office with reception area;
- (f) meeting and conference rooms, as well as an audio-visual room and a simultaneous interpretation room; and
- (g) ancillary facilities including pantries and toilets, etc.

———— A site plan is at Enclosure 1. The distribution of net operational floor area (NOFA)
 ————— of major facilities of the Project is at Enclosure 2.

4. Subject to funding approval of the Finance Committee (FC), we will include the construction of the above facilities in the future development of the Site under the land sale conditions. The Government will, through land sale conditions, require the future developer of the Site to design, construct and fit out the arts space and arts facilities as well as the HKADC office in accordance with stipulated timeframe and requirements.

/ JUSTIFICATION

JUSTIFICATION

Provision of arts space and arts facilities at the Site

5. To cater for the demand for arts space and arts facilities by the arts community, the HKADC since 2012-13 has developed arts spaces for renting to artists or arts groups at an affordable rate for use as offices, studios or rehearsal venues. With the support of the Government and a private developer, the HKADC implemented its first arts space scheme, namely “ADC Artspace”, on 12/F of Genesis in Wong Chuk Hang since 2014 to provide 17 artist studios for 29 local artists. To sustain efforts in developing more arts space, the Chief Executive announced in the 2015 Policy Address that the Government would study the feasibility of reserving certain floor area in a site at Aberdeen for the promotion of arts and culture by the HKADC.

6. The Site was previously occupied by the ex-Aberdeen Fire Station and has been included in the 2015-16 Land Sale Programme. The Site has a total area of about 1 760 square metres (m²) with a maximum permitted non-domestic plot ratio of 15 under the Building (Planning) Regulations. It is zoned “Other Specified Uses” annotated “Business (2)” and subject to a building height restriction of 140mPD on the Aberdeen and Ap Lei Chau Outline Zoning Plan (OZP). According to the Notes of the OZP, “Office” and “Place of Recreation, Sports or Culture” uses, including arts centre, arts gallery, artist studio and rehearsal room for arts performances, are always permitted within the Site.

7. In discussing the long-term development of the Site, the Southern District Council (SDC) proposed that some space should be reserved for arts and cultural uses in the future development at the Site. Since the Site is very close to the “ADC Artspace” and the vicinity is a popular location for visual and media artists to set up their studios and private galleries, developing a new arts space with a focus on visual and media art form in the future development at the Site will create a cluster effect. Taking into account the needs of the arts sector, the views of the SDC and our policy to provide more arts space and arts facilities to facilitate the development of artists and arts groups, we propose reserving a certain amount of floor space in the future development at the Site for artist studios and related arts facilities to support visual artists and media artists in their artistic creation and development.

8. Upon completion of the construction, the arts space and arts facilities will be operated and managed by the HKADC with a view to supporting the development of local artists and promoting the development of community arts. The artist studios will be leased to visual artists and media artists at an affordable rent under a support scheme to be operated by the HKADC. The HKADC will make reference to the mechanism of the “ADC Artspace” (such as the mechanism for selection of artist tenants and setting of rental level) in formulating details of the support scheme for the new arts space and arts facilities at the Site.

Permanent Office for the HKADC

9. We also propose to provide a permanent office for the HKADC in the future development at the Site. The HKADC is a statutory body fully subvented by the Government responsible for supporting arts development in Hong Kong, in particular that of small and medium sized arts groups and artists. Since its inception in 1994, the HKADC has been accommodated in leased offices in commercial buildings¹. Apart from housing the administration team of HKADC, the HKADC office is a focal point for providing support services to the arts community. The HKADC office has been used for the following functions –

- (a) meetings of the HKADC and its committees, panels and working groups attended by the HKADC council members, advisors and members of the arts sector;
- (b) service centre for artists and arts groups to obtain arts-related information and services such as consultation on grant applications; and
- (c) seminars, focus group discussions and other types of events and gatherings for the arts sector and members of the public.

10. The HKADC had relocated its office three times since its establishment due to expiry of leases and/or rental increases. It will need to relocate again in early 2016 upon the expiry of the current lease. Providing the HKADC with a permanent office will enable it to develop in a stable environment, thereby enhancing its support for the arts community and facilitating its establishment of closer links and collaboration with the local community. It will also save the administrative work and costs arising from frequent office relocation, such that the HKADC could devote its resources more meaningfully to support the arts sector and promote arts development.

/ 11.

¹ HKADC is currently housed on the 14/F, East Warwick House, Taikoo Place.

11. The Government will reimburse the developer of the Site the actual cost of design and construction, subject to a pre-determined financial ceiling established with reference to the design and construction costs of the facilities as if they were to be designed and constructed by the Government.

FINANCIAL IMPLICATIONS

12. We estimate the capital cost of the Project to be \$348.6 million in MOD prices (please see paragraph 14 below), broken down as follows –

		\$ million	
(a)	Foundation	5.4	
(b)	Building	141.4	
(c)	Building services	48.4	
(d)	Drainage	2.1	
(e)	Additional energy conservation, green and recycled features	0.6	
(f)	Furniture and equipment (F&E) ²	14.5	
(g)	On-cost payable to the developer ³	24.7	
(h)	Contingencies	23.7	
	Sub-total	260.8	(in September 2015 prices)
(i)	Provision for price adjustment	87.8	
	Total	348.6	(in MOD prices)

13. The construction floor area (CFA) of the Project is about 6 440 m². The estimated construction unit cost, represented by the building and building services costs, is \$29,472 per m² of CFA in September 2015 prices. We consider this comparable to that of similar projects built by the Government.

/ 14.

² The estimated cost is based on an indicative list of F&E required.

³ The amount will cover the developer's on-cost for design and construction supervision, which is estimated based on the average on-costs of government departments' similar outsourced projects. The on-cost will be reimbursed to the developer on an actual cost basis.

14. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2020 – 21	222.6	1.32719	295.4
2021 – 22	38.2	1.39355	53.2
	<hr/> 260.8 <hr/>		<hr/> 348.6 <hr/>

15. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2020 to 2022.

16. We estimate the additional annual recurrent expenditure arising from this Project to be about \$16.4 million.

PUBLIC CONSULTATION

17. We briefed members of the District Development and Environment Committee of SDC on 22 January 2015 on the Project. Members expressed strong support for the provision of arts space and arts facilities, and agreed to housing the administration office of the HKADC at the Site. Through the HKADC, we had also gauged the views of representatives from the visual arts and media arts sectors on the proposed facilities of the Project and their views had been taken into account in planning the Project.

18. We consulted the Legislative Council Panel on Home Affairs on 13 November 2015. Members supported submitting the funding proposal to the Public Works Subcommittee for consideration. Supplementary information in response to the comments raised by some Members on the future operation of the arts space and arts facilities, as well as the suitability of the Site for developing HKADC's permanent office, has been provided to the Panel for Members' reference on 26 November 2015.

/ ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

19. The Project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The Project will not cause long-term environmental impacts. We have included in the project estimates the cost for the developer to implement suitable mitigation measures to control short-term environmental impacts.

20. During construction, the developer will be required to control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures. These may include the use of silencers, mufflers, acoustic lining or shields, and movable noise barriers for noisy construction activities, frequent cleaning and watering of the Site, and the provision of wheel-washing facilities.

21. At the planning and design stages, the developer will be required to consider measures to reduce the generation of construction waste as far as practicable. In addition, the developer will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the Site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities⁴. We will encourage the developer to require the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

22. At the construction stage, the developer will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. The developer will be required to ensure that the day-to-day operations on site comply with the approved plan. The developer will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities and to control the disposal of inert and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

/ 23.

⁴ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

23. We estimate that the Project will generate in total 5 687 tonnes of construction waste. Of these, the developer is expected to reuse 1 050 tonnes (18.5%) of inert construction waste on site and deliver 3 400 tonnes (59.8%) of inert construction waste to public fill reception facilities for subsequent reuse. The developer is expected to dispose of the remaining 1 237 tonnes (21.7%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$246,425 for the Project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation).

HERITAGE IMPLICATIONS

24. The Project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

25. The Project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

26. The Project shall be designed and constructed by the developer with due consideration for its environmental performance such as application of energy efficient building services installations. The developer will be requested to adopt a green building design and environmental and energy conservation measures in the construction of the Project according to the prevailing guidelines and requirements of the Government. The cost estimate of the Project has included the costs of such design and measures.

BACKGROUND INFORMATION

27. We upgraded 71RE to Cat B in September 2015.

28. As the design of the Project will be prepared by the developer, no tree felling proposal can be confirmed at this stage. Although the existing trees on the Site are not important trees⁵, the developer will be required to take into consideration the need for tree preservation during the planning and design stages of the Project, and follow the procedures stipulated in the prevailing guidelines and requirements of the Government if tree felling or transplanting is required.

29. We estimate that the proposed works will create about 60 jobs (55 for labourers and another five for professional/technical staff) providing a total employment of 2 300 man-months.

Home Affairs Bureau
January 2016

⁵ “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, tree growing in unusual habitat; or
- (e) trees with trunk diameter equal to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/ canopy spread equal to or exceeding 25 m.



LEGEND 圖例

--- 擬賣土地界線
BOUNDARY OF
PROPOSED LAND
SALE SITE

黃竹坑道/塘邊徑工地
WONG CHUK HANG ROAD/
TONG BIN LANE SITE

興建中的行人天橋
[工務計劃項目 - 南港島線(東段)]
FOOTBRIDGE UNDER
CONSTRUCTION
[PWP ITEM - SOUTH ISLAND
LINE (EAST)]

↑ 車輛出入口
VEHICULAR INGRESS/EGRESS
↑ 無障礙出入口
BARRIER-FREE ENTRANCE/EXIT
↑ 行人出入口
PEDESTRIAN ENTRANCE/EXIT

工地平面圖
SITE PLAN

71RE
在前香港仔消防局用地興建藝術空間及香港藝術發展局永久辦事處
DEVELOPMENT OF ARTS SPACE AND A PERMANENT OFFICE OF
THE HONG KONG ARTS DEVELOPMENT COUNCIL AT EX-ABERDEEN
FIRE STATION SITE



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

71RE – Development of Arts Space and a permanent office of the Hong Kong Arts Development Council at ex-Aberdeen Fire Station site

**Allocation of Net Operational Floor Area
of Major Facilities of the Project**

Major facilities	Net operational floor area (rounded to the nearest 10 m²)
1. Arts space and arts facilities	
(a) 28 artist studios for leasing to artists	1 140
(b) an exhibition gallery for artists and for public hire	500
(c) an arts information centre which will be open to the general public	140
(d) other ancillary facilities (such as store rooms)	100
2. Permanent office of the HKADC	900
Total net operational floor area	2 780