

Legislative Council Panel on Development

**Revitalisation of the Old Tai Po Police Station, the Blue House Cluster
and the Stone Houses under Batch II of the Revitalising Historic
Buildings Through Partnership Scheme**

Supplementary Information

BACKGROUND

We reported on the progress of the revitalisation projects for the Old Tai Po Police Station, the Blue House Cluster in Wan Chai and the Stone Houses in Kowloon City under Batch II of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) to the Legislative Council (LegCo) Panel on Development on 16 July 2011 vide LegCo Paper No.CB(1)2690/10-11(03). As requested by Members, this paper provides supplementary information on these three projects.

**REVITALISATION OF THE OLD TAI PO POLICE STATION INTO
GREEN HUB**

2. The Old Tai Po Police Station will be revitalised into a centre for promotion of low carbon living called “Green Hub” by the selected non-profit-making organisation (NPO), Kadoorie Farm & Botanic Garden Corporation (KFBG). As provided for under the Revitalisation Scheme, Government will meet the cost of the revitalisation works by providing capital subvention under the Capital Works Reserve Fund.

Project Scope And Nature

3. The proposed scope of the revitalisation works comprises the

restoration and revitalisation of the Old Tai Po Police Station for accommodating the following facilities –

- (a) an exhibition area;
- (b) an information and resource centre;
- (c) three folk art and craft workshops;
- (d) a meeting room;
- (e) a training room;
- (f) a community co-operatives market;
- (g) a kitchen store and food preparation room;
- (h) a garden cookery training area;
- (i) a canteen;
- (j) 12 guest rooms;
- (k) landscaped areas;
- (l) office areas; and
- (m) other ancillary facilities, for example, toilets, storage areas, laundry room, linen store and plant rooms, etc.

4. The site plan is at **Enclosure 1.1**. Photos of the existing Old Tai Po

Police Station are at **Enclosure 1.2**. Artist’s impressions of the proposed Green Hub are at **Enclosures 1.3 to 1.4**, the floor plan is at **Enclosure 1.5** and the landscape layout plan at **Enclosure 1.6**. The elevations of the building are at **Enclosure 1.7**. Subject to funding approval by the Finance Committee (FC), KFVG plans to commence construction works in May 2012 for completion by September 2013. Green Hub will commence operation in the fourth quarter of 2013.

Financial Implications

5. Our current estimated capital cost of the project is \$43.2¹ million in September 2010 prices. This estimate will be subject to adjustment as a result of the finalised design. The detailed breakdown is as follows –

	\$ million (in September 2010 prices)
(a) Demolition and site clearance	1.4
(b) Foundation	-
(c) Building	17.2
(d) Building Services Works (includes additional energy conservation and greening measures)	4.8

¹ This is an estimated figure only and subject to adjustment for submission to the Public Works Subcommittee (PWSC) and the FC for funding approval.

		\$ million
		(in September 2010 prices)
(e)	Drainage	0.9
(f)	External Works	5.2
(g)	Furniture and Equipment	3.6
(h)	Consultancy Fee and Resident Site Staff	6.1
(i)	Contingencies	4.0
Total		43.2

6. KFBG will engage consultants (including architects, structural engineers, building services engineers, quantity surveyors and heritage conservation consultants) to undertake detailed design; statutory submissions; tender documentation, invitation and assessment; contract administration and site supervision of the project.

7. KFBG is responsible for the future maintenance of the historic building and the site at their own cost during the tenancy period. The maintenance costs of the undisturbed slopes (i.e. slopes not affected by the revitalisation works) and the costs of structural repairs of the historic buildings within the Old Tai Po Police Station compound will be borne by Government.

Financial Arrangements In Operation

8. KFBG proposes to run a “Eat Well Programme” and organise

transformative residential educational programmes to promote sustainable living at Green Hub. KFBG currently operates similar Eat Well Programme at local schools and has a successful track record in this respect. The projected income of the social enterprise to be operated under this project will come from:-

- (a) Eat Well Programme (52%);
- (b) transformative education programme (34%); and
- (c) rental income (14%).

9. The social enterprise is expected to break even in its third year of operation. The projected deficits of the first two years are \$0.802M and \$0.54M respectively. The projected net profit of the third year is \$0.108M. Government will subsidise a total of \$1.84M to cover the envisaged operating deficits in the first two years of operation and the starting costs for the social enterprise. If the operation of the social enterprise is less successful than anticipated, KFBG has pledged to contribute its own fund to support the continued operation of the social enterprise as necessary.

REVITALISATION OF THE BLUE HOUSE CLUSTER IN WAN CHAI INTO VIVA BLUE HOUSE

10. The Blue House Cluster in Wan Chai will be revitalised into a multi-functional complex called “Viva Blue House” by the selected non-profit-making organisation (NPO), St. James’ Settlement (SJS), and its co-applicants, Community Cultural Concern and Heritage Hong Kong Foundation. After revitalisation, the Blue House Cluster will provide residential accommodation, catering services as well as cultural and educational programmes. As provided for under the Revitalisation Scheme, Government will meet the cost of the revitalisation works by providing capital

subvention under the Capital Works Reserve Fund.

Project Scope And Nature

11. The proposed scope of the revitalisation works comprises the restoration and revitalisation of the Blue House Cluster for accommodating the following facilities –

- (a) 18 residential units;
- (b) three shops;
- (c) two restaurants;
- (d) exhibition areas;
- (e) classroom and recreation areas;
- (f) office areas;
- (g) a public open space of no less than 220 square metres in area;
- (h) a link bridge with two new external staircases to connect the three separate building blocks; and
- (i) other ancillary facilities, for example, toilets, lift, storage areas and plant rooms, etc.

_____ 12. The site plan is at Enclosure 2.1. Photos of the existing Blue House
_____ Cluster are at Enclosure 2.2. Artist's impressions of the proposed Viva Blue

House are at Enclosure 2.3 to 2.4, the floor plans are at Enclosures 2.5 to 2.8., and the elevations of the building are at Enclosure 2.9. Subject to funding approval by the FC, SJS plans to commence construction works in April 2012 for completion by March 2014. Viva Blue House will commence operation in the second quarter of 2014

Financial Implications

13. Our current estimated capital cost of the project is \$65.7² million in September 2010 prices. This estimate will be subject to adjustment as a result of the finalised design. The detailed breakdown is as follows –

	\$ million (in September 2010 prices)
(a) Demolition and site clearance	2.5
(b) Foundation	4.5
(c) Building	30.3
(d) Building Services Works (includes additional energy conservation and greening measures)	8.5
(e) Drainage	0.5

² This is an estimated figure only and subject to adjustment for submission to the PWSC and the FC for funding approval.

\$ million
(in September
2010 prices)

	(f) External Works	1.5
	(g) Furniture and Equipment	3.1
	(h) Consultancy Fee and Resident Site Staff	8.8
	(i) Contingencies	6.0
		<hr/>
	Total	65.7

14. SJS will engage consultants (including architects, structural engineers, building services engineers, quantity surveyors and heritage conservation consultants) to undertake detailed design, statutory submission, tender documentation, invitation and assessment, contract administration and site supervision of the project.

15. SJS is responsible for the future maintenance of the historic building and the site at their own cost during the tenancy period. The costs of structural repairs of the historic buildings will be borne by Government.

Financial Arrangements In Operation

16. SJS proposes to run a dessert house and a vegetarian restaurant with a competitive pricing strategy. The source of income will be enhanced by providing merchandise and food appreciation classes. Currently, SJS has been

running two social enterprises successfully in the Blue House Cluster. The projected incomes of the social enterprise to be operated under this project will come from:-

- (a) rents from tenants (31%);
- (b) catering provided in the dessert and vegetarian restaurants (59%); and
- (c) workshop and activities (10%).

17. The social enterprise is expected to break even in its third year of operation. The projected deficits of the first two years are \$1.955M and \$1.341M respectively. The projected net profit of the third year is \$0.019M. Government will subsidise a total of \$4.168M to cover the envisaged operating deficits in the first two years of operation and the starting costs for the social enterprise. If the operation of the social enterprise is less successful than anticipated, SJS has pledged to contribute its own fund to support the continued operation of the social enterprise as necessary.

REVITALISATION OF THE STONE HOUSES IN KOWLOON CITY INTO STONE HOUSES FAMILY GARDEN

18. The Stone Houses will be revitalised into “Stone Houses Family Garden” by the selected non-profit-making organisation (NPO), Wing Kwong So-Care Company Limited (WKSCCL). As provided for under the Revitalisation Scheme, Government will meet the cost of the revitalisation works by providing capital subvention under the Capital Works Reserve Fund.

Project Scope And Nature

19. The proposed scope of the revitalisation works comprises the restoration and revitalisation of the Stone Houses and the construction of two

new buildings for accommodating the following facilities –

- (a) a cafeteria with kitchen;
- (b) a visitor information centre;
- (c) an interpretation centre;
- (d) a landscaped open space;
- (e) a multi-purpose room; and
- (f) other ancillary facilities, for example, toilets, lift, store room, plant rooms, etc.

(a) to (c) will be accommodated in the Stone Houses while (e) and (f) will be accommodated in the new buildings.

_____ 20. The site plan is at **Enclosure 3.1**. Photo of the existing Stone
_____ Houses is at **Enclosure 3.2**. Artist's impressions of the proposed Stone
_____ Houses Family Garden are at **Enclosures 3.3 to 3.4**. The floor plans are at
_____ **Enclosures 3.5 to 3.6** and the elevations of the buildings are at **Enclosures 3.7
to 3.8**. Subject to funding approval by the FC, WKSCCL plans to commence
construction works in March 2012 for completion by September 2013. The
Stone Houses Family Garden will commence operation in the fourth quarter of
2013.

Financial Implications

21. Our current estimated capital cost of the project is \$35.4³ million in September 2010 prices. This estimate will be subject to adjustment as a result of the finalised design. The detailed breakdown is as follows –

	\$ million (in September 2010 prices)
(a) Demolition and Site Clearance	1.7
(b) Foundation	1.4
(c) Building	8.7
(d) Building Services Works (includes additional energy conservation and greening measures)	5.3
(e) Drainage	1.0
(f) External Works	4.7
(g) Furniture and Equipment	2.8
(h) Consultancy Fee and Resident Site Staff	6.6

³ This is an estimated figure only and subject to adjustment for submission to the PWSC and the FC for funding approval.

	\$ million
	(in September 2010 prices)
(i) Contingencies	3.2

Total	35.4

22. WKSCCL will engage consultants (including architects, structural engineers, building services engineers, quantity surveyors and heritage conservation consultants) to undertake detailed design; statutory submissions; tender documentation, invitation and assessment; contract administration and site supervision of the project.

23. WKSCCL is responsible for the future maintenance of the historic buildings and the site at their own cost during the tenancy period. The costs of structural repairs of the historic buildings will be borne by Government.

Financial Arrangements In Operation

24. WKSCCL proposes to run a board game cafeteria on a nostalgic theme and organise learning tours and ancillary services such as Neuro Linguistic Programming (NLP) courses, Other Learning Experience (OLE) activities, etc. at the Stone Houses Family Garden. WKSCCL has in recent years organised similar NLP courses successfully. The projected income of the social enterprise to be operated under this project will come from:-

- (a) catering provided in the cafeteria (63%);
- (b) learning tours provided by the visitor information centre (18%); and

(c) ancillary services such as Neuro Linguistic Programming (NLP) courses, Other Learning Experience (OLE) activities and etc (19%).

25. The social enterprise is expected to break even in its third year of operation. The projected deficits of the first two years are \$1.372M and \$0.876M respectively. The projected net profit of the third year is \$0.041M. Government will subsidise a total of \$2.328M to cover the envisaged operating deficits in the first two years of operation and the starting costs for the social enterprise. If the operation of the social enterprise is less successful than anticipated, WKSCCL will review the services and marketing strategies and consider seeking funding or sponsorship from other sources.

APPLICATION FOR CAPITAL FUNDING FROM THE FINANCE COMMITTEE OF THE LEGISLATIVE COUNCIL

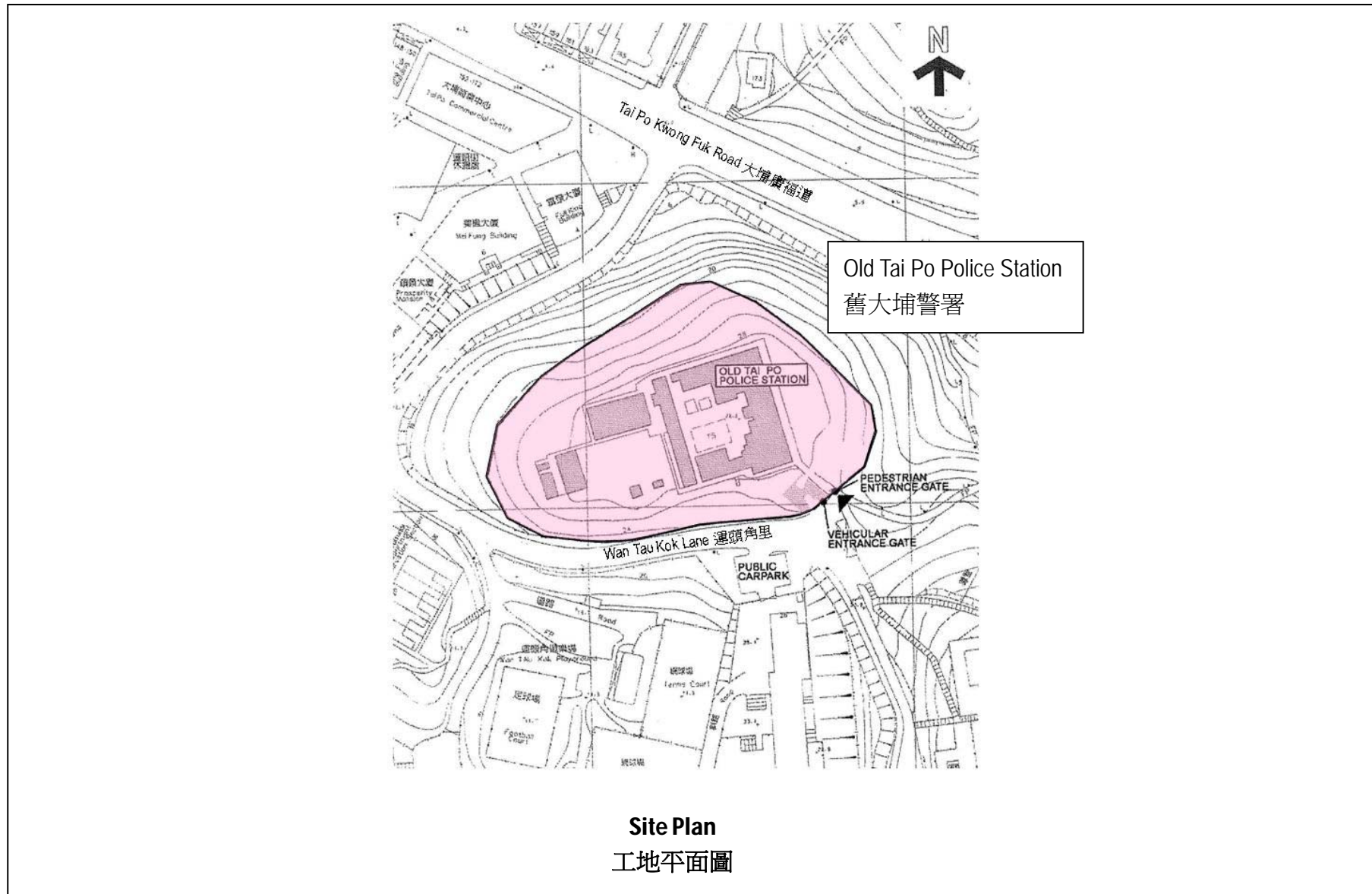
26. We plan to seek funding approval from the Public Works Subcommittee and the FC of LegCo for the three projects under Batch II of the Revitalisation Scheme from the forth quarter of 2011 to the second quarter of 2012 with a view to commencing the revitalisation works as soon as possible upon obtaining funding approval.

MONITORING OF OPERATION OF SOCIAL ENTERPRISE AFTER COMMISSIONING

27. Government will conclude tenancy agreements with the selected applicants for the three revitalisation projects respectively. The Commissioner for Heritage's Office, with the support of the Advisory Committee on Revitalising Historic Buildings, will closely monitor the operation of the social enterprises under these projects during the tenancy period to ensure compliance with the approved project proposals.

Development Bureau

September 2011



Revitalisation Scheme – Revitalisation of the Old Tai Po Police Station into a Green Hub
活化歷史建築伙伴計劃 - 活化舊大埔警署為「綠滙學苑」



Existing Buildings
樓宇現貌

Revitalisation Scheme – Revitalisation of the Old Tai Po Police Station into a Green Hub
活化歷史建築伙伴計劃 - 活化舊大埔警署為「綠滙學苑」



Artist's Impression – Enchanted Garden

模擬圖片 – 思悅園

Revitalisation Scheme – Revitalisation of the Old Tai Po Police Station into a Green Hub

活化歷史建築伙伴計劃 - 活化舊大埔警署為「綠滙學苑」

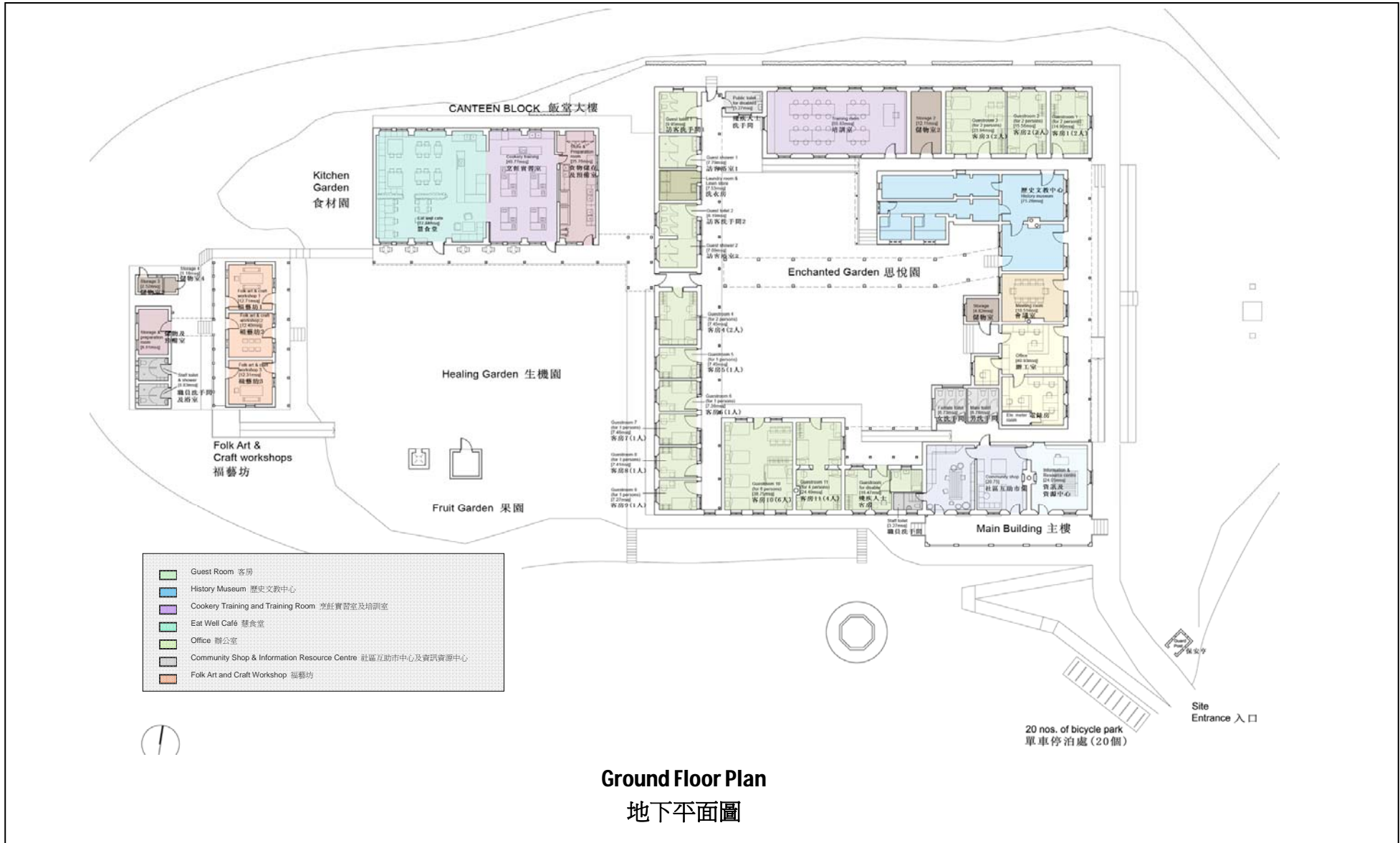


Artist's Impression – Eat Well Cafe

模擬圖片 - 慧食堂

Revitalisation Scheme – Revitalisation of the Old Tai Po Police Station into a Green Hub

活化歷史建築伙伴計劃 - 活化舊大埔警署為「綠滙學苑」



Revitalisation Scheme – Revitalisation of the Old Tai Po Police Station into a Green Hub
活化歷史建築伙伴計劃 - 活化舊大埔警署為「綠滙學苑」



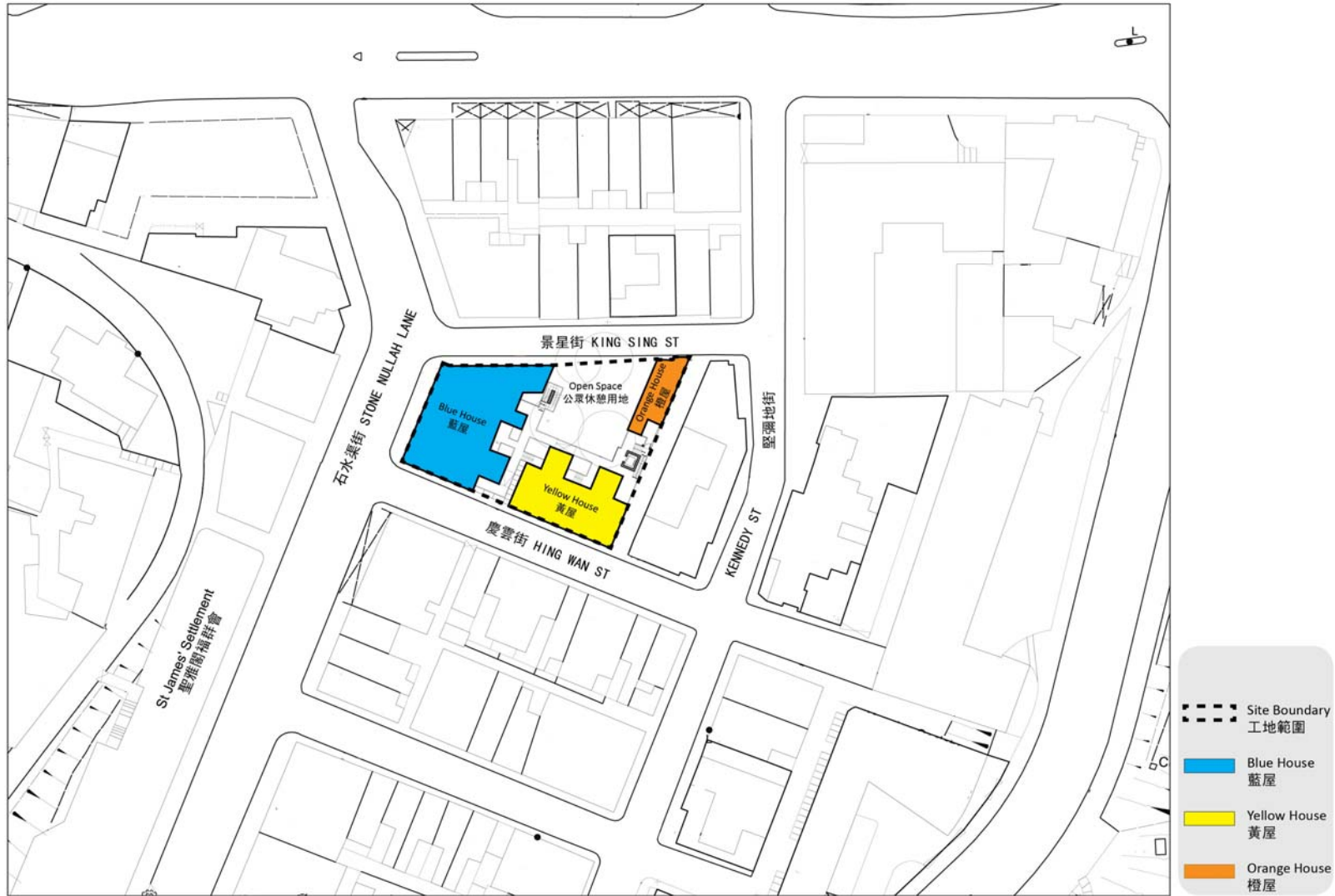
Landscape Layout Plan
園林平面圖

Revitalisation Scheme – Revitalisation of the Old Tai Po Police Station into a Green Hub
活化歷史建築伙伴計劃 - 活化舊大埔警署為「綠滙學苑」



Elevations
立視圖

Revitalisation Scheme – Revitalisation of the Old Tai Po Police Station into a Green Hub
活化歷史建築伙伴計劃 - 活化舊大埔警署為「綠滙學苑」



Site Plan
工地位置圖

Revitalisation Scheme - Revitalising the Blue House Cluster into Viva Blue House
活化計劃 - 活化藍屋建築群為 We 嘩藍屋



Blue House
藍屋



Existing Conditions
現貌
Yellow House
黃屋



Orange House
橙屋

Revitalisation Scheme - Revitalising the Blue House Cluster into Viva Blue House
活化計劃 - 活化藍屋建築群為 We 嘩藍屋



Artist's Impression

模擬圖片

Revitalisation Scheme - Revitalising the Blue House Cluster into Viva Blue House

活化計劃 - 活化藍屋建築群為 We 嘩藍屋



Open
Space
公共休憩
空間



Outdoor
Movie
Entertainment
戶外電影
娛樂



Corridor 走廊

Artist's Impression
模擬圖片

Revitalisation Scheme - Revitalising the Blue House Cluster into Viva Blue House

活化計劃 - 活化藍屋建築群為 We 嘩藍屋



Revitalisation Scheme - Revitalising the Blue House Cluster into Viva Blue House

活化計劃 - 活化藍屋建築群為 We 嘩藍屋



Revitalisation Scheme - Revitalising the Blue House Cluster into Viva Blue House

活化計劃 - 活化藍屋建築群為 We 嘩藍屋



Revitalisation Scheme - Revitalising the Blue House Cluster into Viva Blue House

活化計劃 - 活化藍屋建築群為 We 嘩藍屋



Revitalisation Scheme - Revitalising the Blue House Cluster into Viva Blue House
活化計劃 - 活化藍屋建築群為 We 嘩藍屋



Facing Stone Nullah Lane
面向石水渠街



Facing Hing Wan Street
面向慶雲街



Facing King Sing Street
面向景星街

Elevations

立視圖

Revitalisation Scheme - Revitalising the Blue House Cluster into Viva Blue House

活化計劃 - 活化藍屋建築群為 We 嘩藍屋



Revitalisation Scheme - Revitalisation of the Stone Houses into Stone Houses Family Garden
活化歷史建築伙伴計劃 - 活化石屋為「石屋家園」



Existing Buildings

樓宇現貌

Revitalisation Scheme - Revitalisation of the Stone Houses into Stone Houses Family Garden
活化歷史建築伙伴計劃 - 活化石屋為「石屋家園」



Artist's Impression – Revitalised Stone Houses and Annex Block

模擬圖片 – 修復後的石屋及新建築物

Revitalisation Scheme - Revitalisation of the Stone Houses into Stone Houses Family Garden

活化歷史建築伙伴計劃 - 活化石屋為「石屋家園」

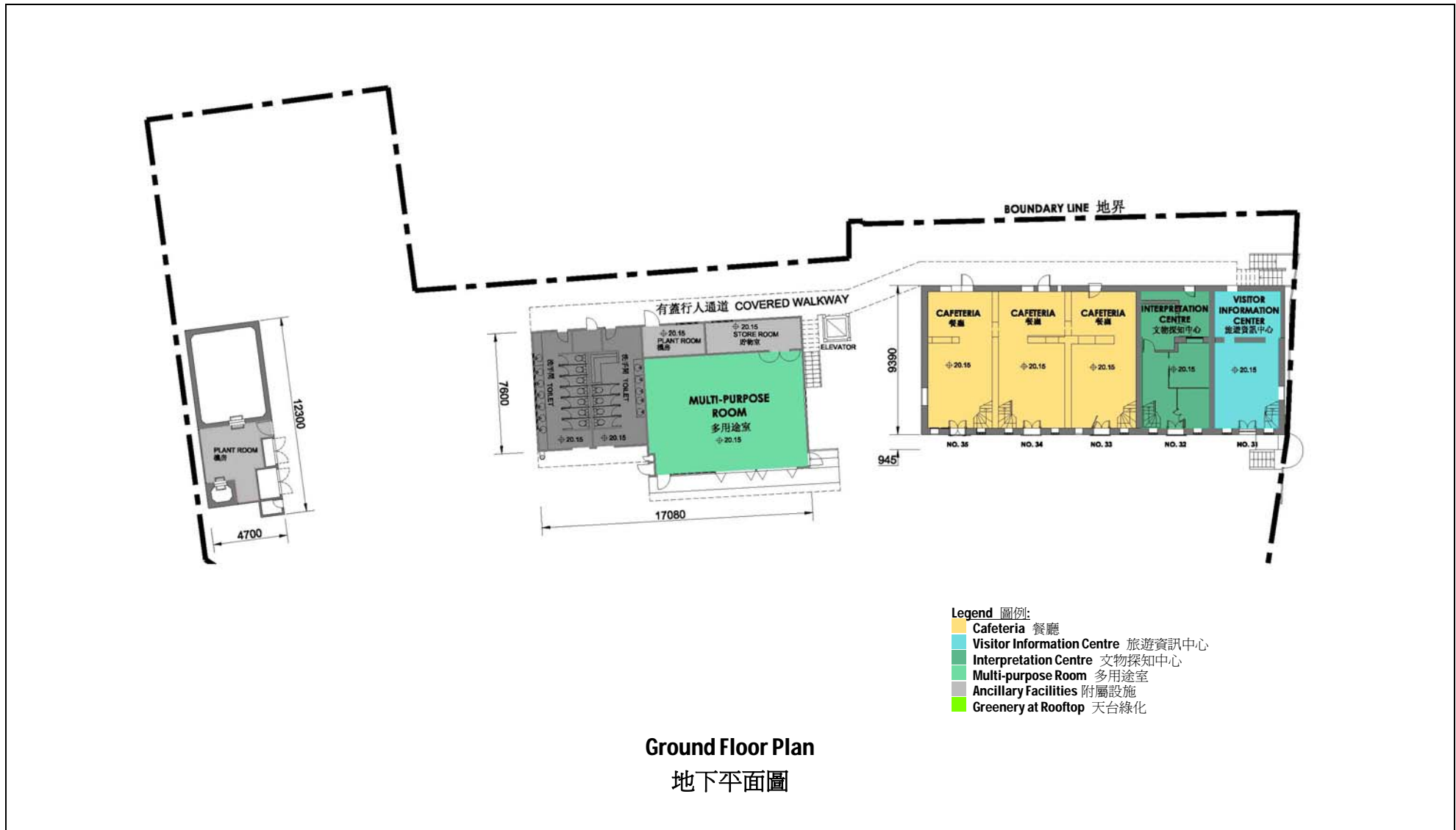


Artist's Impression – Cafeteria (outdoor) at the revitalized Stone Houses

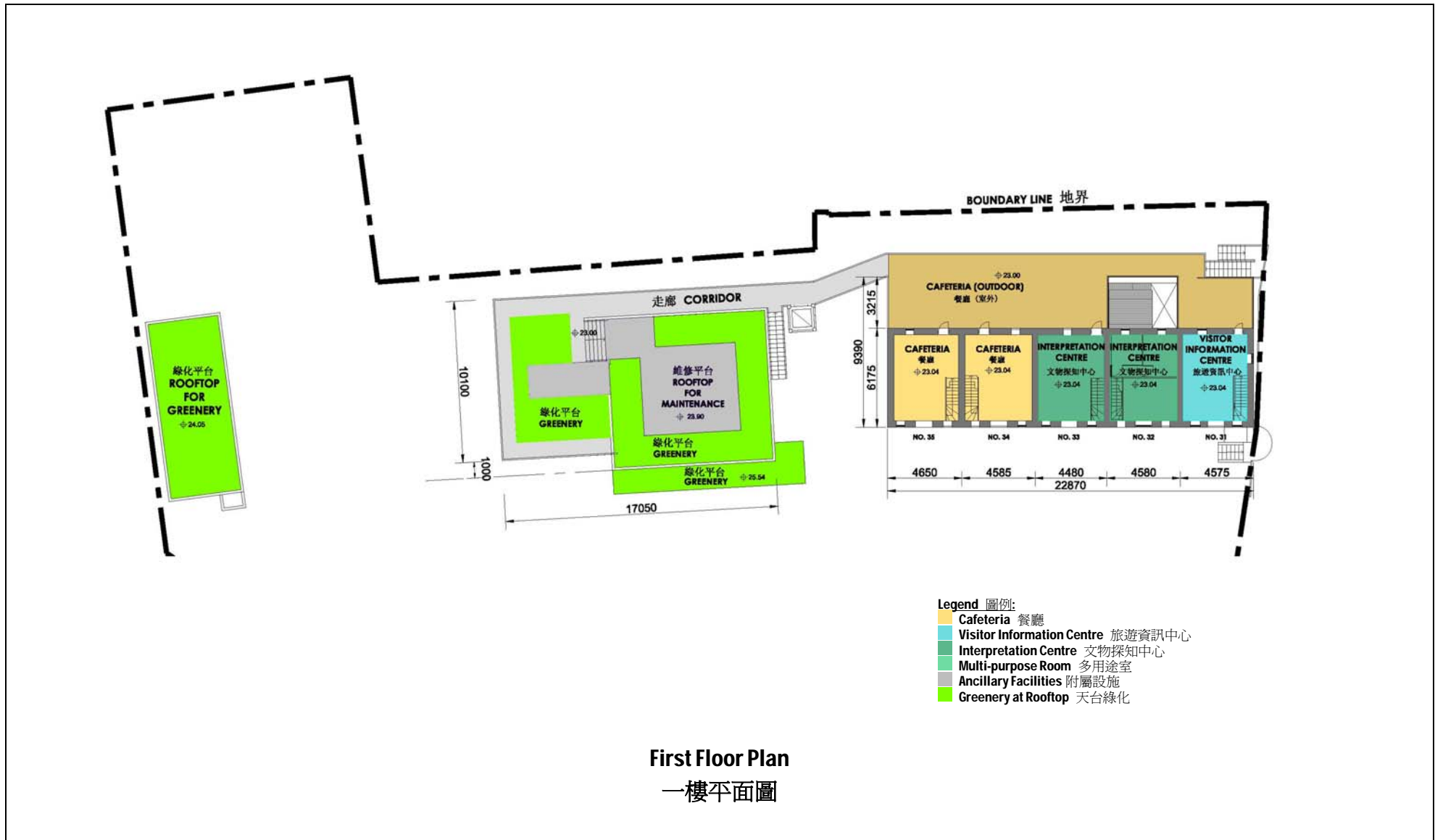
模擬圖片 - 修復後石屋的餐廳(室外)

Revitalisation Scheme - Revitalisation of the Stone Houses into Stone Houses Family Garden

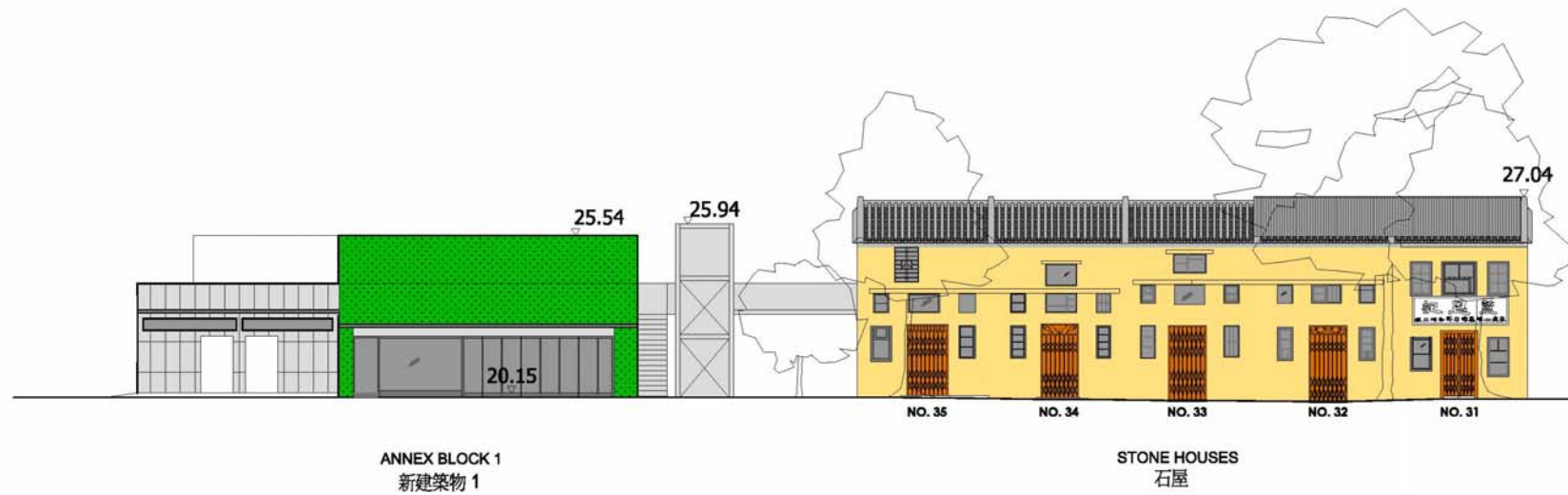
活化歷史建築伙伴計劃 - 活化石屋為「石屋家園」



Revitalisation Scheme - Revitalisation of the Stone Houses into Stone Houses Family Garden
活化歷史建築伙伴計劃 - 活化石屋為「石屋家園」

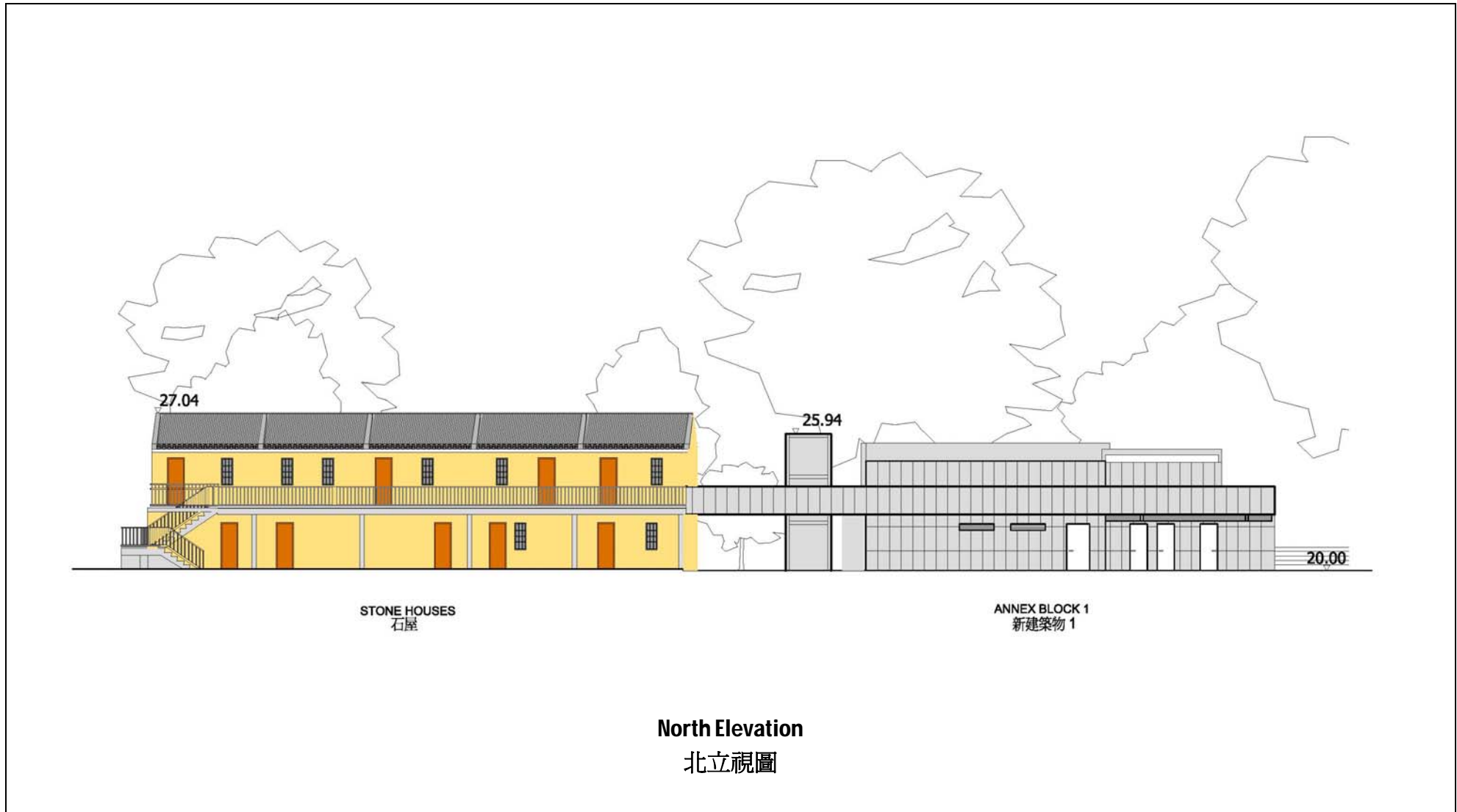


Revitalisation Scheme - Revitalisation of the Stone Houses into Stone Houses Family Garden
活化歷史建築伙伴計劃 - 活化石屋為「石屋家園」



South Elevation
南立視圖

Revitalisation Scheme - Revitalisation of the Stone Houses into Stone Houses Family Garden
活化歷史建築伙伴計劃 - 活化石屋為「石屋家園」



Revitalisation Scheme - Revitalisation of the Stone Houses into Stone Houses Family Garden
活化歷史建築伙伴計劃 - 活化石屋為「石屋家園」