



關注正義道前軍火庫用地的復修進度

背景

上屆區議會曾邀請各部門及機構代表，於會議中討論有關正義道前軍火庫批地事宜。而政府亦已於前年將該用地以象徵式價錢一千元，批地予亞洲協會香港分會。然而，事隔已久，亞洲協會於復修整頓古蹟方面遲遲未見成果，亦沒有向區議會提交有關的書面報告。

問題

1. 請亞洲協會匯報正義道前軍火庫的古蹟復修和新樓興建的進展？
2. 請古物古蹟辦事處匯報正義道前軍火庫古蹟的復修情況？
3. 請問亞洲協會是如何籌募經費？與之前向區議會解釋的情況是否有所不同？
4. 請問有關政府部門將會有何跟進行動？

討論

請各議員發表意見。

文件提交人

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二零零四年七月二十日

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康樂及文化事務署古物古蹟辦事處的回覆

地政總署於二零零二年年底，將正義道前軍火庫用地臨時移交予古物古蹟辦事處（古蹟辦），以便由建築署對該一級歷史遺址內的歷史建築物進行緊急維修工程。緊急維修工程於二零零三年年中展開並於同年十月完工，項目包括鞏固舊實驗室大樓的屋頂、拆除臨時構築物等。該幅土地已於二零零三年十二月正式交回地政總署。

古蹟辦聯同規劃署現正就前軍火庫用地的文物保護方案，與亞洲協會保持緊密聯繫。亞洲協會現正就文物保護方案的制訂，於該用地範圍內進行土地勘探及建築物結構調查；古蹟辦已就勘探及調查的方法提出專業意見，以確保前軍火庫內的文物建築不會受不必要的破壞。據了解，亞洲協會將於年內向古物諮詢委員會提交文物保護方案，就如何修復和利用該處的歷史建築諮詢委員會的意見。

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規劃署的回覆

位於正義道的前軍火庫用地目前在《半山區西部分區計劃大綱核准圖》(編號 S/H11/13)及《中區分區計劃大綱核准圖》(編號S/H4/12)上主要被劃作「政府、機構或社區」,「休憩用地」及「綠化地帶」等用途地帶。

長春社在2002年4月向城市規劃委員會(下稱「城規會」)申請,把前軍火庫用地及其鄰近的土地改劃為「其他指定用途」註明「自然及文物中心」或「綠化地帶」。其後,亞洲協會在同年8月16日,亦向城規會提交規劃申請,把有關用地發展為該協會在香港的永久中心。

城規會轄下都會規劃小組委員會(下稱「委員會」)在2002年10月11日的會議上一併審議了上述兩宗申請。委員會原則上接納長春社提出保護前軍火庫內的歷史建築物及該處的自然環境,令古蹟可以有效地繼續使用的改劃意向。但委員會建議有關土地改劃為「其他指定用途」註明「文物地點保存作文化及社區用途」,以求更貼切地反映其規劃意向。

而對於亞洲協會所提交的規劃申請,委員會認為擬議的康體文娛場所大致上符合有關地帶的規劃意向,更有助將現時破舊的歷史建築物翻新作有益公眾的用途。此外,亞洲協會提交的技術報告,均證明擬議的發展不會構成負面的生態、景觀及交通影響。因此,經審議多項規劃考慮因素後,委員會決定在附有條件下核准該申請。根據附帶的審批條件,亞洲協會需向有關政府部門提交詳細的植被研究報告,樹木及園景保護計劃,文物保護計劃及顯示整體設計的總綱發展藍圖等。有關研究及計劃需獲得有關部門接納後,才可動工興建擬議的發展。

由於有關土地目前部份座落在《半山區西部分區計劃大綱核准圖》而部份則座落在《中區分區計劃大綱核准圖》之上,為了令該土地能夠有一致的規劃,目前座落在《半山區西部分區計劃大綱核准圖》的部份土地將會納入《中區分區計劃大綱圖》內。為了更清楚指出前軍火庫用地的自然及歷史價值,有關土地將會建議改劃為「其他指定用途」註明「自然及歷史文物地點保存作文化及社區用途」用途地帶。規劃署將於今年稍後時間把有關修訂建議納入有關圖則內。

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民政事務局的回覆

在二零零二年十二月，政府同意原則上支持亞洲協會香港分會(該協會)的申請，並要求該協會須遵守有關規劃條件及實施包括有關文物、生態、環境及景觀等的影響評估研究提出的建議，進行所需的紓減影響工程，以達政府認為滿意的標準。民政事務局一直有與該協會和地政總署跟進有關申請。並和古物古蹟辦事處跟進該協會文物影響評估一事，在本年十二月，該協會將呈交一份文物保育計劃予古物諮詢委員會，供委員審議。

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土木工程拓展署土地工程部的回覆

本署於二零零三年一月十日，在正義道前軍火庫的部份用地裏，展開斜坡鞏固工程，該工程已於今年二月十八日完工。現在本署承建商只維持在斜坡上進行少量的培育植物的工作，例如灌溉、修枝、除草等，以確保栽種的草木能健康生長。而該培植工作將於二零零五年二月完成。另外，本署已將鞏固後的斜坡交予有關工務部門作維修管理，而該工地亦已交還地政總署。

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地政總署港島西及南區地政處的回覆

政府在 2002 年 12 月原則上同意批地，本處現正與亞洲協會商討有關草擬批地條件的細節，預期可在今年底前完成草擬。待亞洲協會證明符合原則性批地之所需條件及經行政局審批後，本處便可正式批地予亞洲協會。

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政府產業署的回覆

關於正義道前軍火庫之批地事宜，現正由地政署處理。待有關批地程序完成，本署便會移交現由本署負責管理之正義道前軍火庫建築物至新承批人亞洲協會繼續管理。

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亞洲協會香港分會的回覆

(回覆的中文譯本將於稍後寄交各議員)

The Asia Society is a not-for-profit, non-government, non-partisan, educational organization whose mission is to increase understanding of the countries and cultures of Asia and global issues that impact the Asian region. Founded in New York City in 1956, the Asia Society currently has nine locations in the US and Asia.

The Hong Kong Center was founded in 1990 by a group of Hong Kong community leaders to strengthen Hong Kong's position as an open, international, economic and cultural hub in Asia. As it has been since the beginning, the organization is funded, managed, and operated locally in Hong Kong.

The Asia Society Hong Kong Center organizes about 100 programs a year including lectures, films, performances, art exhibitions, and seminars which focus on the business, economics, contemporary affairs, history, arts and culture of the Asian region and global issues which impact the region. The Asia Society has no ties to any government or political organization and serves as an open forum where many diverse points of view can be expressed and discussed.

In the past year more than 55,000 Hong Kong people, including about 6,000 students, have participated in Asia Society events. As a not for profit organization, the Asia Society is self-sustaining and is funded by contributions and program grants, gala events, membership fees, ancillary sales of books and catalogues and interest income. Although membership fees are important to the organization, the large majority of Asia Society programs are open to the public.

In 1999 as the Asia Society Hong Kong Center approached its tenth anniversary, the Society's Advisory Council endorsed a plan to establish a permanent Center. The Center will enable a significant expansion in the number and diversity of programs and other activities to reach even more Hong Kong people and visitors of many ages and backgrounds.

1. The Vision

The Asia Society plans to preserve and transform the former Explosives Magazine site into a cultural and educational center that will be open to all members of the Hong Kong public. The center will include an art exhibition gallery, lecture/film/performance theater, function spaces, public amenities, and an exhibition area with information on the history of the site, its historic surroundings and its transformation. The project is an investment in both the history and the future of Hong Kong. It will:

- Preserve and rehabilitate a historical site and make it accessible to the public for the first time in its 150-year history.
- Create a center for cultural and educational programs about the countries and cultures of Asia, cross-cultural understanding and global issues that impact the region.
- Transform the site into an important historical and cultural attraction for the people of Hong Kong and overseas visitors

- Sustain an environmentally diverse, green area in the center of Hong Kong.
- Highlight Hong Kong's position as a multi-faceted, multi-cultural city

2. Project Update:

Since the last District Council meeting the Asia Society has been working diligently to realize its vision for the Center. In late 2002, the Town Planning Board approved the Section 16 Planning Application and the project received in principle support from the Executive Council. The draft lease term conditions were detailed in mid-2003. A thorough conservation plan is in development and detailed studies of the site, and old buildings and unique site features are on going. These studies include structural conditions, the historic materials and other problems such as white ants and asbestos. Technical studies regarding the addition of mechanical and electrical services are also now underway.

The capital and development funds for the project—just over 200 million dollars— have been raised during this period through significant grants from the Hong Kong Jockey Club Charities Trust, private foundations and individual donors.

Key activities are detailed below:

- 1999: Set goal to establish a permanent Asia Society Hong Kong Center
- 2000: Search of sites in Hong Kong
- 2000: Early feasibility studies of the former Explosives Magazine site
- 2000/2001: Meetings with various Government departments
- 2001: Architectural Design Competition
- 2002: Formation of Professional Consulting Team
 - Central & Western District Council Meeting
 - Impact assessment studies conducted
 - Heritage, Environmental and Ecological, Traffic, Drainage, etc.
 - Section 16 Planning Application filed
 - Central & Western District Council Meeting
 - Antiquities Advisory Board Meeting
 - Town Planning Board Review and Approval of Section 16 Application
 - Executive Council In Principle Support
- 2003: Draft Lease Conditions detailed
 - Fundraising Campaign ongoing
 - Ongoing Meetings with relevant Government departments
 - Hong Kong Jockey Club Charities Trust grant application approved
- 2004: Capital/Development Campaign Successfully concluded
 - Conservation Assessment and site conservation plan ongoing
 - Historic research
 - Site visits and assessment
 - Photo documentation begun
 - Conservation management plan in development
 - Design: Buildings and landscape works begun
 - Site Investigation work begins
 - Structural—including foundations, roofs, floors, walls
 - Materials—including exteriors and interiors
 - Miscellaneous site features
 - Asbestos, termites
 - Technical studies for proper conservation of old buildings undertaken
 - Access/circulation
 - Mechanical & electrical
 - On-going Government submissions

3. Overview

The objective of the Center is to attract as many people as possible to learn about the countries and cultures of Asia and issues that impact the region and to attract people from Hong Kong and beyond to explore an important, historic site in Hong Kong.

Similar to museum and other cultural facilities in Hong Kong, the Center is currently planned to maintain a regular public opening schedule that includes weekends and many public holidays. To promote an appreciation of the site's history and development, an historical exhibition/display will be accessible to the public free of charge. Admission fees for programs such as art exhibitions, films and performances will generally be in line with similar activities in Hong Kong, with concessions for seniors and students. The Center will be run on a not-for-profit basis, with proceeds from the activities of the Center used to offset costs.

The public will be able to visit the historic site and the buildings subject to some security and work limitations. Weather protected arrival and circulation routes, disabled access, and public amenities including an information/registration area, historic exhibition area, café, restroom and coat check facilities are being carefully designed with public comfort and safety in mind.

4. Site overview:

The site is an area of about 7,800 m², just off Justice Drive, bounded by the loop of Kennedy Road to the immediate north of the HK Electric Co. Ltd. There are two platforms within the site and the elevations change rapidly from 39 meters P.D. at the lowest point to 53 meters P.D. at the arrival point at the upper platform.

The upper platform contains four buildings constructed between c. 1853 and c. 1910, two large earth traverses and other features including a railroad track. A masonry wall surrounds much of the site with a single entrance for small vehicles. This area was constructed by the British military as a place to mix and store explosives and munitions and was used as such from the mid-19th century until the early 1930's when it was declared obsolete. It was subsequently used for miscellaneous storage/workshop functions. The buildings and structures on the upper platform were designated as "Grade I Historic Building" in 1998.

The three main buildings within the upper site are distinctive but small, each with some special limitations. The Laboratory is approximately 310m², Explosives Magazine A is approximately 350m², and Magazine B is approximately 340m². The buildings are in poor/fair condition, with rapid deterioration and some structural problems. There is limited circulation space due to the large size of the earth mounds and there are no electrical, sewage or proper drainage services within the site.

A very steep nullah separates the two distinct areas within the site carrying storm water run-off.

The lower platform includes a single storey building built c. 1940 (the GG Block) and was not historically linked to the upper site. This small—approximately 180 m², reinforced concrete building is in fair/poor condition.

5. Design Approach:

Providing an accessible, weather protected arrival area, safe and easy access to the historic upper site for large numbers of visitors, access for service and emergency vehicles, comfortable pedestrian circulation, non-intrusive mechanical and electrical systems for the historic buildings, public amenities as well as accommodating a wide range of program activities present significant design challenges. Given the special nature of the surrounding green areas, sensitive treatment of the landscaping of the entire site is also an important consideration.

Activities at the Center will be planned to encourage all visitors to go to the upper site. The historic buildings will be carefully rehabilitated and used to create a museum/gallery, lecture rooms, a multi-purpose small lecture/film/performance space as well as support areas and public amenities. Weather protected and handicapped accessible walkways will be built so the public can reach each of the buildings. Vehicular access will be limited to service and emergency vehicles to increase pedestrian safety. The mechanical and electrical systems have been carefully designed to minimize the impact on the old buildings and to have minimal visual impact on the site itself.

The lower site will serve as the arrival point to the Center as well as the location of most new construction in the complex. In order to provide safe and comfortable public access while protecting the integrity and tranquility of the upper site, a two-storey building will be built. This building is a critical link between the two sites and has been designed to blend with the natural landscape. It is being carefully designed and positioned to limit visual impact from Kennedy Road and the Justice Drive extension. Located just east of the existing GG Block, this building will provide a weather protected, handicapped accessible arrival area and contains a visitor information center, multi-function space, an exhibition/display area about the history of the site, public amenities and support areas. This building of approximately GFA 1,300 square meters is very important to the effective functioning of the complex. The building will house underground mechanical and electrical services for the lower site and some of the services for the upper site as well. It provides access to a carefully landscaped roof garden and covered pedestrian bridge that will take visitors to the historic upper site. The bridge allows comfortable access for all visitors, while allowing them to enjoy the surrounding trees and plant life. This design eliminates the need for general vehicular access to the upper site. The GG Block will also be carefully restored and used for office/support services and linked to the new building for easier access to the entire site.

6. Conservation Plans

The rehabilitation of this area will combine conservation, adaptive re-use and new design—highlighting the value of both old and new. The project has been planned to minimize change to features of cultural significance while accommodating the public and program needs. The conservation and adaptation of this site will follow international guidelines. The natural green landscape and rich environmental diversity of the site will also be protected.

The higher than average cost on a per sq. foot basis for this project is driven by the restoration of the old and deteriorated buildings, the special requirements to minimize the visibility and noise created by mechanical and electrical systems in these buildings, special requirements for museum and performance space and adjustments for safe and comfortable public access and circulation.

7. Summary

The scheduled opening of the Center is early 2007. The preservation and adaptive re-use project is a challenging but important undertaking. The project will protect, rehabilitate and sustain an important historical site and make it accessible to the public. As a destination for cross cultural educational programs about the countries and cultures of Asia and significant issues that impact the region, this Center will reinforce Hong Kong's important role as a bridge between the East and the West. The Center will attract both Hong Kong people and overseas visitors and is an investment in the future of Hong Kong and its citizens as vital members of an international community.

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