

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Cultural facilities

57RE – Conversion of Yau Ma Tei Theatre and Red Brick Building into a Xiqu Activity Centre

Members are invited to recommend to Finance Committee the upgrading of **57RE** to Category A at an estimated cost of \$186.7 million in money-of-the-day prices for the conversion of Yau Ma Tei Theatre and Red Brick Building into a Xiqu Activity Centre.

PROBLEM

We need to provide a performing and practising venue for small scale Cantonese Opera performances and training of budding artists for the promotion and preservation of this important local art form and to help relieve the shortage of performing and practising venue for the Cantonese Opera sector.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs (SHA), proposes to upgrade **57RE** to Category A at an estimated cost of \$186.7 million in money-of-the-day (MOD) prices for the conversion of Yau Ma Tei Theatre (YMTT) and Red Brick Building (RBB) into a Xiqu Activity Centre (the Project).

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PROJECT SCOPE AND NATURE

3. The scope of **57RE** includes conversion works of the two graded historic buildings, i.e., YMTT and RBB, to provide the following facilities –

YMTT

- (a) a stage with an orchestral pit suitable for small scale Cantonese Opera performances;
- (b) an auditorium of about 300 seats;
- (c) an entrance lobby with box office;
- (d) a backstage with dressing and changing room and make-up area;
- (e) an audio visual and lighting control room;
- (f) other facilities, including toilets, barrier free access, safe room, cleaner room, plant rooms, etc;

RBB

- (g) two multi-function rooms which may be used for small scale rehearsal, practice, workshop and meeting;
- (h) management and booking offices; and
- (i) a souvenir shop and other supporting facilities.

————— A site location plan is at Enclosure 1. Views of the proposed development
————— (artist's impression) are at Enclosure 2. A floor plan and a sectional drawing of
————— YMTT are at Enclosures 3 to 4. We plan to start the construction works in July
2009 for completion in September 2011.

JUSTIFICATIONS

Policy Objectives of Preserving and Promoting Cantonese Opera

4. Cantonese Opera is an emblem of our local culture and a major performing art form of high artistic, cultural and heritage values in Hong Kong as well as in Southern China. The Government is committed to its preservation, promotion and development.

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5. The proposed Project is in line with the commitment made by the Government in the 2006/07 Policy Address to identify new venues to support development of traditional Chinese and other performing arts. This is also one of the initiatives of the 2007/08 Policy Address in which the Government has undertaken to actively preserve and promote Cantonese Opera, as part of Hong Kong's valuable intangible cultural heritage and a refined yet popular art form.

6. On the preservation, promotion and development of Cantonese Opera, the Government's policy objectives are –

- (a) to develop performing venues for Cantonese Opera;
- (b) to promote Cantonese Opera education, audience building and community participation;
- (c) to provide training for Cantonese Opera professionals, preserve the tradition and promote creative works;
- (d) to foster cooperation among Guangdong, Hong Kong and Macao, and promote cultural exchange;
- (e) to preserve the essence of Cantonese Opera and showcase treasures of our cultural heritage; and
- (f) to promote Cantonese Opera as a major tourist attraction.

7. The Project will help achieve the aforementioned policy objectives and relieve the shortage of performing and practising venues faced by the Cantonese Opera sector through the provision of well-equipped performing and practising facilities for budding artists and upcoming troupes who encounter difficulty in hiring suitable venues at easily accessible locations to build up their audience base and to elevate their artistic skills. The YMTT and RBB would provide suitable facilities for rehearsal, experimental and traditional performances by these young artists.

8. Our current efforts in preserving and promoting Cantonese also include the successful joint submission by the cultural authorities of Guangdong, Hong Kong and Macao of proposing to the Central People's Government to put up Cantonese Opera as one of the candidates to the United Nations Educational, Scientific and Cultural Organisation (UNESCO) for inscription onto the Representative List of the Intangible Cultural Heritage of Humanity in September 2008.

Provision of Performing Venues for Cantonese Opera

9. The conversion of YMTT and RBB is one of the plans in place to provide venues of different scales to meet the development needs of Cantonese Opera in the long run. Other plans include –

(a) Xiqu Centre in the West Kowloon Cultural District

The Xiqu Centre proposed to be built in the West Kowloon Cultural District will comprise a large theatre (1 200 - 1 400 seats), a small theatre (400 seats) and other practising and supporting facilities. The construction of the proposed facilities is scheduled to complete in 2014-15.

(b) Construction of an Annex Building for the Ko Shan Theatre

The proposed Annex Building for the Ko Shan Theatre will include a medium-sized theatre of 600 seats, and several large practising rooms and audio-recording studios. The proposed Annex Building is scheduled for completion in 2012.

The Xiqu Activity Centre will play a key role as a cradle for new artists, paving the way for them to perform in larger venues, such as the Xiqu Centre in the West Kowloon Cultural District, as they mature in skills and gain wider audience support.

10. In the short run before the construction of the Xiqu Activity Centre and other new venues mentioned above, we will implement measures aiming to provide more time slots for Cantonese Opera performances at the major performing venues of the Leisure and Cultural Services Department (LCSD).

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These measures are - (a) supporting the Cantonese Opera sector to take part in the “Venue Partnership Scheme” in the Sha Tin Town Hall and the Tuen Mun Town Hall from 2008-09 to 2011-12; (b) implementing the priority venue hiring policy for Cantonese Opera performances in the Ko Shan Theatre; and (c) implementing priority venue hiring policy by stages starting from 2009-10 for Cantonese Opera troupes in several other major LCSD venues. We will continue to review the relevant policies in conjunction with the Cantonese Opera sector (including the Chinese Artists Association of Hong Kong (CAAHK) and major performing troupes) to ensure these measures can meet the needs of the sector.

Adaptive Re-use of Historic Buildings

11. The YMTT, being a Graded II historic building, and RBB, being a Graded I historic building, have been vacated for some time pending restoration and adaptive re-use. The YMTT is a good example of an entertainment building with a neo-classical facade, Chinese pitched roof, Art Deco pediment and motifs. The RBB is the oldest surviving pumping station structure of the Water Supplies Department in Hong Kong. Yet, the condition of these two buildings has been deteriorating and requires maintenance from time to time. We see a strong need to expedite actions to preserve valuable historic buildings and put them into adaptive re-use. We also consider that the proposed use as a performing and practising venue mainly for Cantonese Opera as well as other Xiqu suitable, as it would cause minimal impact on the structural elements and architectural features of the two buildings.

Geographical Significance

12. Yau Ma Tei is well known as a district with local traditional culture, especially around Temple Street and “Banyan Tree”. Coupled with the attraction of these two restored historic buildings and the regular Cantonese Opera performances to be presented, we expect that the converted YMTT and RBB will become a landmark and a cultural tourist spot in the Yau Tsim Mong District that appeals to both local, Mainland and overseas visitors.

FINANCIAL IMPLICATIONS

13. We estimate the capital cost of the project to be \$186.7 million in MOD prices (see paragraph 14 below), made up as follows –

/\$ million

	\$ million	
(a) Site works	2.8	
(b) Building works	112.7	
(c) Building services	13.9	
(d) Drainage	1.6	
(e) External works	1.0	
(f) Additional cost of energy conservation measures	0.6	
(g) Furniture and equipment ¹	22.8	
(h) Consultant's fees for site supervision	2.4	
(i) Contingencies	13.2	
	171.0	(in September 2008 prices)
(j) Provision for price adjustment	15.7	
	186.7	(in MOD prices)

We propose to engage a consultant to undertake site supervision of the project. A detailed breakdown of the estimate for consultant's fees by man-months is at Enclosure 5. The total construction floor area (CFA) of **57RE** is 1 542m² (including 1 301m² for YMTT and 241m² for RBB). The estimated construction unit cost, represented by the building and the building services costs, is \$82,101 per m² of CFA in September 2008 prices². We consider this unit cost reasonable as this project is to preserve and implement adaptive reuse of two historic buildings built in late 19th and early 20th century. The estimated cost reflects the special project nature including the provision of theatre and the associated additional building services requirements, basement construction and the environmental measures, etc. so as to meet current design standard of a Xiqu Activity Centre and the mitigation measures required for heritage conservation.

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¹ Calculation of the estimated cost of furniture and equipment is based on an indicative list of items required, including stage lighting, stage machineries, audio and visual equipments, general furniture and equipments, etc.

² The estimated building cost includes \$52.7 million for the re-construction of pitch roof and the provision of extensive protective measures for YMTT.

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

Year	\$ million (Sept 2008)	Price adjustment factor	\$ million (MOD)
2009 – 10	38.0	1.04000	39.5
2010 – 11	65.0	1.08160	70.3
2011 – 12	60.0	1.12486	67.5
2012 – 13	5.5	1.16986	6.4
2013 – 14	2.5	1.21665	3.0
	171.0		186.7

15. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2009 to 2014. We will award the contract on a lump-sum basis because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

16. We estimate that the annual recurrent expenditure upon completion of the project will be \$12.398 million.

PUBLIC CONSULTATION

17. We consulted the Community Building Committee of Yau Tsim Mong District Council on the project scope and conceptual design of the project on 7 December 2006 and 5 June 2008 respectively. Members supported the proposal and urged its early implementation.

18. We consulted the Cantonese Opera Advisory Committee (COAC), the terms of reference of which are to advise the government on policies and issues in relation to the promotion, preservation, study and development of Cantonese Opera. A working group comprising members of COAC and representatives of the CAAHK and the Hong Kong Academy for Performing Arts has been set up under COAC to advise on the development of the project and to provide users' comments for detailed design and layout of the Centre. COAC strongly supported the proposal and demanded early implementation of the project.

19. We also consulted the Antiquities Advisory Board (AAB) at its meeting held on 26 November 2008 and AAB was in full support of the project.

20. We consulted the Legislative Council Panel on Home Affairs (HA) as well on 12 December 2008. The HA Panel Members in general supported the Project.

ENVIRONMENTAL IMPLICATIONS

21. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project has very little potential for giving rise to adverse environmental impacts.

22. During construction, 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 contract. These include the use of silencers or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of vehicle wheel-washing facilities.

23. We have considered measures in the planning and design stages to reduce the generation of construction waste where possible. These include the use of metal site hoardings and signboards, retention of the existing structures and materials. In addition, we will require the contractor to reuse inert construction waste on site (e.g. excavated soil) or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste to public fill reception facilities³. We will encourage the contractors to maximize the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste. /24.

³ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

24. We will also 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. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste to public fill reception facilities and landfills respectively through a trip-ticket system.

25. We estimate that the project will generate in total about 4 000 tonnes of construction waste. Of these, we will reuse about 10 tonnes (0.3%) of inert construction waste on site and deliver 3 490 tonnes (87.2%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 500 tonnes (12.5%) 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 \$156,730 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne⁴ at landfills).

ENERGY CONSERVATION MEASURES

26. This project will adopt various forms of energy efficient features, including –

- (a) LED type exit signs;
- (b) LED step lights;
- (c) T5 energy efficient fluorescent light fittings with electronic ballast and lighting control by occupancy sensors;
- (d) demand control of fresh air supply with carbon dioxide sensors; and
- (e) heat pipe for heat energy reclaim of exhaust air.

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⁴This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills (which is likely to be more expensive), when the existing ones are filled.

27. For renewable energy technologies, we will use sun pipe at box office of YMTT for environmental benefits.

28. The total estimated additional cost for adoption of the above energy conservation measures is around \$600,000. There will be about 12.7% energy savings in the annual energy consumption.

LAND ACQUISITION

29. The project does not require any land acquisition.

HERITAGE IMPLICATIONS

30. As confirmed by the Antiquities and Monuments Office (AMO), the project would affect the heritage site of YMTT, a Grade II historic building and RBB, a Grade I historic building. A Heritage Impact Assessment (HIA) was carried out and the AMO had no objection to the mitigation measures proposed in the HIA report. On 26 November 2008, the HIA report was also presented to AAB who expressed support for the project. We will ensure that the following mitigation measures for heritage conservation as stipulated in the HIA report will be taken –

- (a) on-site structural monitoring system will be installed to ensure integrity of the historic buildings;
- (b) architectural design will be carried out in such a way to keep the original expression of the architectural features and minimize intervention to existing fabrics;
- (c) new architectural elements will be compatible to original fabric and understated in design;
- (d) new building services installation will be neatly placed and concealed by screens; and
- (e) the arch and flanking walls of the original stage will be preserved.

/BACKGROUND

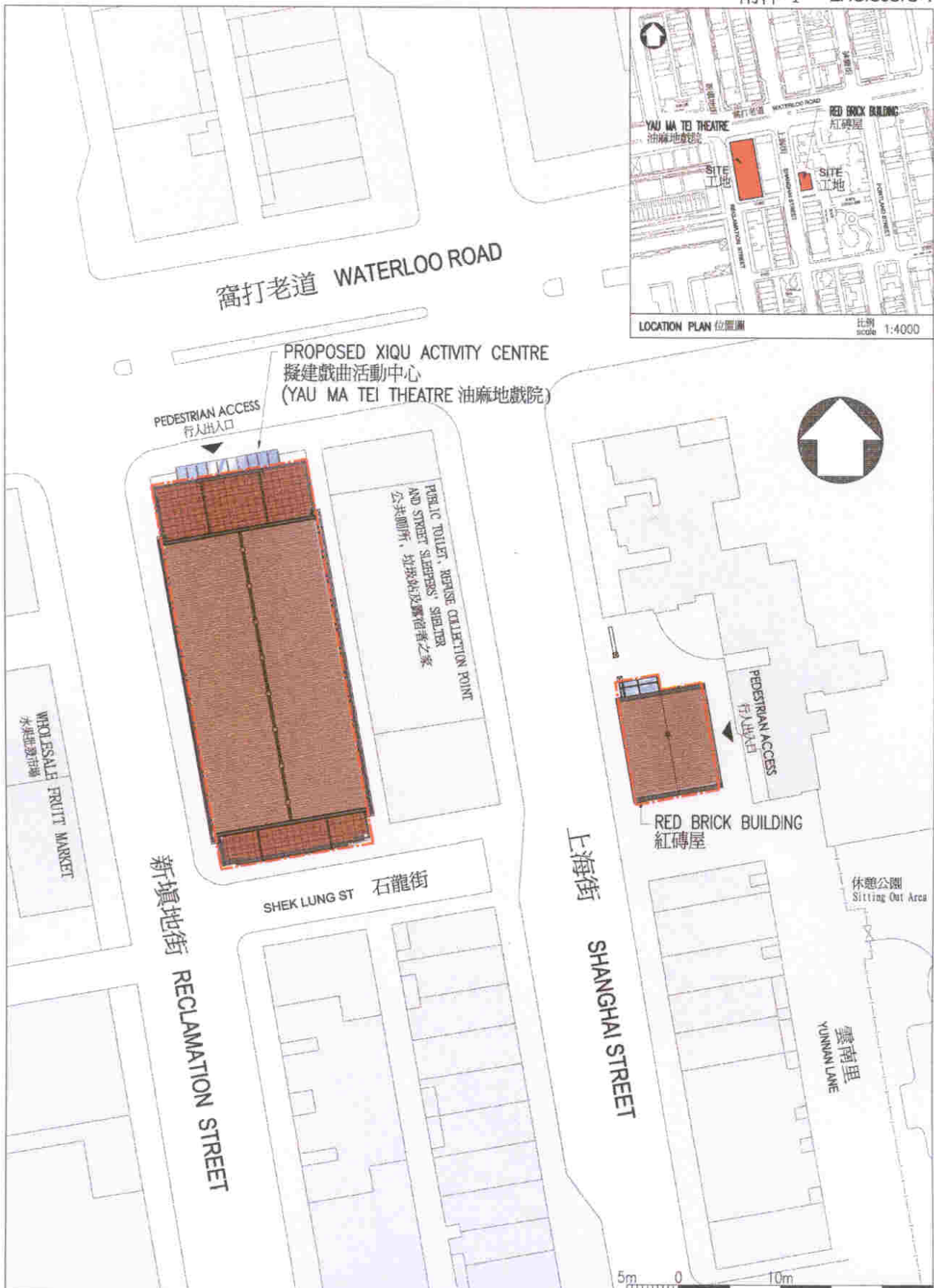
BACKGROUND INFORMATION


31. The Project includes two graded historic buildings in Yau Ma Tei namely, YMTT (Grade II) and RBB (Grade I), which have site area of about 801 m² and 119m² respectively. Constructed in late 1920s, the YMTT is the only surviving pre-war cinema building in the urban areas of Hong Kong while RBB is the oldest water pumping station structure in the territory built in 1895. The YMTT ceased operation in July 1998 and remained vacant since then. Because of its cinema layout, the YMTT was considered suitable for conversion into a small-scale performance venue for Xiqu activities with the RBB for supporting uses. In 2006, we sought support of the Yau Tsim Mong District Council and the Cantonese Opera sector for the proposal of converting the YMTT into a permanent base for Xiqu activities.

32. We upgraded **57RE** to Category B in November 2007. We employed consultants to carry out a topographical survey and utility mapping in January 2008. We also employed consultants to carry out structural stability study, HIA and conservation study, fire engineering study, acoustic study and conservation survey and to prepare asbestos investigation report, abatement plan, 3D computer modelling and model making from April to November 2008. In addition, we employed a Theatre consultant in August 2008. We charged total cost of \$2.55 million to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The fire engineering study, acoustic study and theatre consultancy will be conducted throughout the design development and construction period. All the other consultancies have been completed and the tender documents are being finalized.

33. The proposed works will not involve removal of any trees.

34. We estimate that the proposed works will create about 120 jobs (112 for labourers and another 8 for professional/technical staff) providing a total employment of 2 500 man-months.




title 057RE CONVERSION OF YAU MA TEI THEATRE AND RED BRICK BUILDING INTO A XIQU ACTIVITY CENTRE 改建油麻地戲院及紅磚屋 成為戲曲活動中心	drawn by S.L. CHEUNG	date 14/11/08	drawing no. AB/6811/XA101	scale 1:600
	approved K.C. KING	date 14/11/08	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			



VIEW OF YAU MA TEI THEATRE FROM NORTHERN DIRECTION (ARTIST'S IMPRESSION)
從北面望向油麻地戲院的構思圖




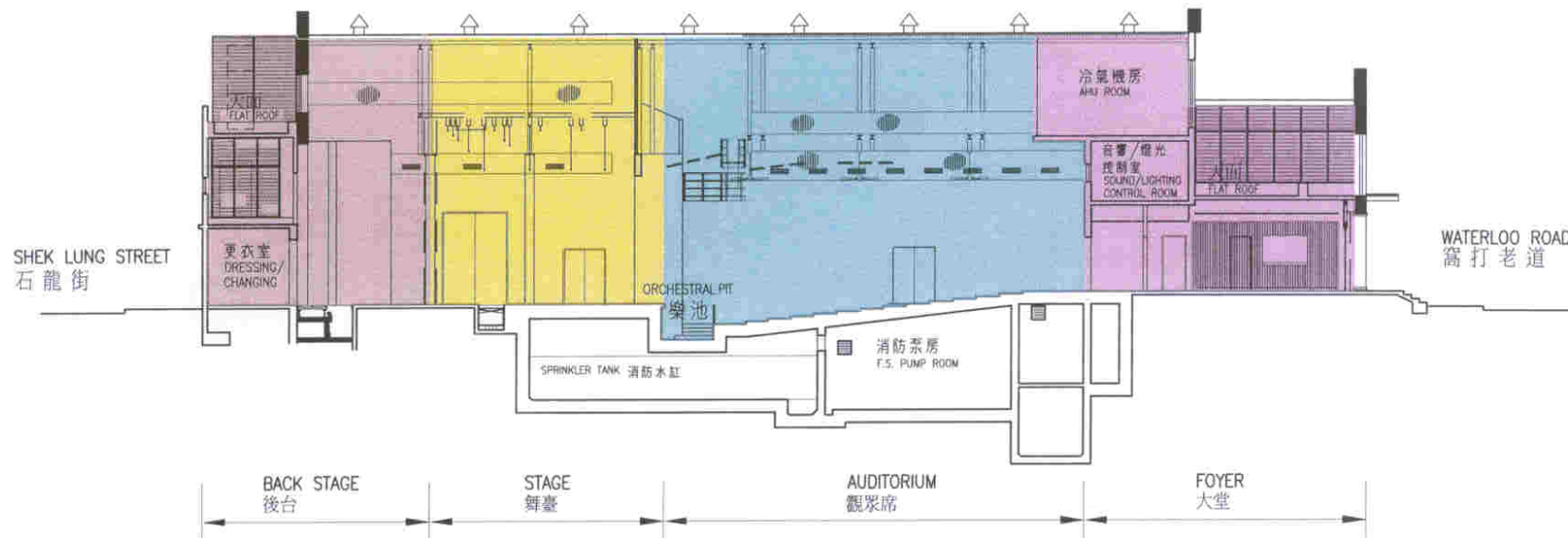
VIEW OF RED BRICK BUILDING FROM SOUTH-WESTERN DIRECTION (ARTIST'S IMPRESSION)
從西南面望向紅磚屋的構思圖

title 057RE CONVERSION OF YAU MA TEI THEATRE AND RED BRICK BUILDING INTO A XIQU ACTIVITY CENTRE 改建油麻地戲院及紅磚屋 成為戲曲活動中心	drawn by S.L. Cheung	date 14/11/08	drawing no. AB/6811/XA102	scale -
	approved K.C. King	date 14/11/08	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			



GROUND FLOOR PLAN
地面平面圖

title 057RE CONVERSION OF YAU MA TEI THEATRE AND RED BRICK BUILDING INTO A XIQU ACTIVITY CENTRE 改建油麻地戲院及紅磚屋 成為戲曲活動中心	drawing title YAU MA TEI THEATRE GROUND FLOOR PLAN 油麻地戲院 地面平面圖	drawn by W.W. CHU	date 08/01/09	drawing no. AB/6811/XA/103	scale 1:250
		approved K.C. KING	date 08/01/09	 ARCHITECTURAL SERVICES DEPARTMENT	
		office ARCHITECTURAL BRANCH			



SECTION
剖面圖

title 057RE
CONVERSION OF YAU MA TEI THEATRE
AND RED BRICK BUILDING INTO
A XIQU ACTIVITY CENTRE
改建油麻地戲院及紅磚屋
成為戲曲活動中心

drawing title
YAU MA TEI THEATRE
SECTION
油麻地戲院
剖面圖

drawn by
W.W. CHU

date
08/01/09

drawing no.
AB/6811/XA/104

scale
1:250

approved
K.C. KING

date
08/01/09

office
ARCHITECTURAL BRANCH



ARCHITECTURAL
SERVICES
DEPARTMENT

57RE – Conversion of Yau Ma Tei Theatre and Red Brick Building into a Xiqu Activity Centre

Breakdown of the estimate for consultant's fees

Consultants' staff costs		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Site supervision (Note 2)	Technical	76	14	1.6	2.4
				Total	<u>2.4</u>

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at 1 April 2008, MPS point 14 = \$19,835 per month.)
2. The consultant's staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.