

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

#### Recreation, Culture and Amenities – Cultural facilities

#### 60RE – Construction of the East Kowloon Cultural Centre

Members are invited to recommend to the Finance Committee the upgrading of **60RE** to Category A at an estimated cost of \$4,175.7 million in money-of-the-day prices.

### PROBLEM

There are not sufficient performing arts venues with multi-purpose facilities to meet the needs of the East Kowloon communities and the arts and cultural sector.

### PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **60RE** to Category A at an estimated cost of \$4,175.7 million in money-of-the-day (MOD) prices for the construction of the East Kowloon Cultural Centre (EKCC).

### PROJECT SCOPE AND NATURE

3. The project site occupies an area of around 21 600 square metres (m<sup>2</sup>) in Lower Ngau Tau Kok (LNTK), Kwun Tong. The proposed scope of works under the project comprises—

/ (a) .....

- (a) an auditorium of 1 200 seats;
- (b) a theatre of 550 seats;
- (c) three music/dance/drama studios ranging from 120 to 250 seats;
- (d) a large and two small rehearsal rooms;
- (e) a restaurant and a coffee shop;
- (f) a foyer with box office, cloak room and enquiry counter;
- (g) public open spaces; and
- (h) ancillary facilities including toilets, changing rooms, baby care rooms, offices, store rooms, loading/unloading area and car parking spaces.

4. A site plan, layout plans, a sectional plan, an artist's impression and a barrier-free access plan for the project are at Enclosures 1 to 8. Subject to funding approval of the Finance Committee within this legislative session, we plan to commence construction in the first quarter of 2016 for completion in the third quarter of 2020.

#### **JUSTIFICATION**

5. The Ngau Chi Wan Civic Centre with a seating capacity of 354 seats opened in 1987 is the only multi-purpose government venue for holding performing arts events in the East Kowloon, whereas the Ko Shan Theatre and its newly opened 600-seat annex in Kowloon City District are dedicated for staging Cantonese opera. According to Planning Department's Projections of Population Distribution 2014-2023, the population of the three districts in the East Kowloon region, namely, Kwun Tong, Wong Tai Sin and Kowloon City, as well as Sai Kung (including Tseung Kwan O) is anticipated to exceed two million by 2020, constituting about 27% of Hong Kong's total population. The communities in these districts have been urging the Government to provide a better-equipped, multi-purpose cultural centre.

6. During the consultation on the development parameters for the LNTK Estate Development in November 2005, the Kwun Tong District Council (KTDC) requested the Government to provide a new and vibrant district centre with mixed facilities and civic open spaces. In November 2006, KTDC endorsed the proposed re-development plan of LNTK Estate to include a cultural centre alongside the public housing development.

7. The proposed EKCC is conveniently located at the junction of Ngau Tau Kok Road and Kwun Tong Road, with an existing covered pedestrian bridge connecting to the Kowloon Bay MTR station. Situated in a densely populated area and well served by public transport systems, the proposed EKCC could make the best use of the site to provide vibrant cultural facilities and services, as well as public open spaces to the community.

8. With this convenient location, the proposed EKCC will be easily accessible to performing groups, artists and audience from the catchment areas and help alleviate the current acute shortage of performing arts facilities particularly at convenient locations. In the past decade, the number of applications received for using the Leisure and Cultural Services Department (LCSD)'s major performing arts facilities has increased by 184%, from 5 012 in 2004-05 to 14 240 in 2013-14, while an average of 70% of the applications for use of LCSD's performance venues in 2013-14 are unsuccessful. This shows that there is an increasing but unmet demand for use of performing arts facilities in Hong Kong.

## **POSITIONING OF THE EAST KOWLOON CULTURAL CENTRE**

9. The proposed EKCC is to meet the needs of the East Kowloon communities for suitable facilities for staging performances by district cultural groups, local organisations, schools as well as performing arts groups for the benefits of the residents in the catchment areas. The proposed EKCC will be equipped with multi-purpose facilities to suit the production needs of diverse art forms and arts groups. It will also provide spaces for established arts groups to reach out and build audience in the community.

10. The positioning of EKCC will complement the new performing arts facilities being planned for the West Kowloon Cultural District (WKCD). While the EKCC seeks to provide a multi-purpose venue at the community level, the WKCD will provide a cluster of world class arts and cultural facilities targeting different art forms and world class presentations with a view to developing WKCD into an international arts hub. In planning the WKCD performing arts facilities, the planned development of the EKCC has already been taken into account. The “Report on Market Analysis of Performing Arts Venues of WKCD” commissioned by the WKCD Authority in June 2010 reflected that the demand for performing arts venues cannot be fully met by WKCD venues alone, and the construction of the EKCC will be complementary to the various performing arts venues to be built in WKCD in terms of positioning, location, size, nature, target audience and hirers.

11. Moreover, the EKCC and WKCD performing arts facilities have different target audience and hirers. While the main users of the EKCC are expected to be district arts organisations, local professional, semi-professional as well as small-to-medium sized performing arts groups, WKCD’s performing arts venues aim to stage performances of professional arts groups and internationally renowned artists with residents from all over the territory as well as visitors from around the world as target audience. The EKCC and WKCD projects reflect the Government’s determination to promote cultural development in Hong Kong in a holistic, concerted and sustainable way through the provision of different types of venues to meet the needs of not just international and major performing arts organisations but also the small and medium sized arts groups.

12. The proposed EKCC will create strong cultural ambience in East Kowloon. It will be connected conveniently to the surrounding transportation nodes, and the neighbouring Telford Gardens, LNTK Estate and Amoy Gardens with an efficient network of pedestrian passages. Lined with art booths and small scale exhibitions, some of these passages will provide spaces for cultural promotional activities. The public open spaces will cater for different types of activities ranging from outdoor performances and community events to leisure activities, to make the city life more vibrant and abundant.

**FINANCIAL IMPLICATIONS**

13. We estimate the capital cost of the project to be \$4,175.7 million in MOD prices (please see paragraph 15 below), broken down as follows –

	<b>\$ million</b>	
(a) Site works	24.7	
(b) Piling <sup>1</sup>	265.1	
(c) Basement works <sup>2</sup>	84.0	
(d) Building <sup>3</sup>	1,472.1	
(e) Building services <sup>4</sup>	442.2	
(f) Drainage	27.0	
(g) External works	81.1	
(h) Stage equipment <sup>5</sup>	212.5	
(i) Furniture and equipment <sup>6</sup>	30.1	
(j) Energy conservation, green and recycled features	50.1	
(k) Consultants' fees	90.0	
(i) contract administration	87.5	
(ii) management of resident site staff	2.5	
(l) Remuneration of resident site staff	49.5	
(m) Contingencies	282.8	
Sub-total	3,111.2	(in September 2014 prices)
(n) Provision for price adjustment	1,064.5	
Total	4,175.7	(in MOD prices)

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<sup>1</sup> Piling covers the piling works and the associated pre-drilling, monitoring and testing works.

<sup>2</sup> Plant rooms, backstage area and under stage of auditorium and theatre are on the basement level.

<sup>3</sup> Building works cover the construction of substructure and superstructure of the building.

<sup>4</sup> Building services works cover electrical installations, ventilation and air-conditioning installations, fire services installations, lift and escalator and other specialist installations, etc.

<sup>5</sup> Stage equipment includes stage lighting, stage machineries, audio and visual equipment, etc.

<sup>6</sup> The estimated cost is based on an indicative list of furniture and equipment required.

14. We propose to engage consultants to undertake contract administration and site supervision for the construction of the project. A detailed breakdown of the estimate for consultants' fees and resident site staff costs by man-months is at Enclosure 9. The construction floor area (CFA) of **60RE** is about 50 900 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$37,609 per m<sup>2</sup> of CFA in September 2014 prices. We consider this comparable to that of similar projects built by the Government.

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

Year	\$ million (Sept 2014)	Price adjustment factor	\$ million (MOD)
2015 – 16	10.0	1.05725	10.6
2016 – 17	210.0	1.12069	235.3
2017 – 18	340.0	1.18793	403.9
2018 – 19	480.0	1.25920	604.4
2019 – 20	700.0	1.33475	934.3
2020 – 21	760.0	1.40483	1,067.7
2021 – 22	400.0	1.47507	590.0
2022 – 23	180.0	1.54882	278.8
2023 – 24	31.2	1.62626	50.7
	3,111.2		4,175.7

16. 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 from 2015 to 2024. We will deliver the construction works through lump-sum contracts because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

17. We estimate the annual recurrent expenditure arising from this project to be \$93.8 million. The capital and recurrent costs arising from the project would be taken into consideration when determining the fees and charges in future.

/ **PUBLIC** .....

## **PUBLIC CONSULTATION**

18. We last consulted the KTDC on the proposed EKCC on 5 November 2013. Members expressed strong support for the project and urged for its early implementation.

19. From December 2013 to January 2014, a series of consultation meetings were conducted to gauge views of various stakeholders. Altogether, 36 arts groups or organisations participated in the consultation exercise, including LCSD's Committee on Venue Partnership and Programme and Development Committee, major arts groups of various art forms, district arts groups and potential major users. All of them supported the proposed EKCC, in particular, the provision of a 1 200-seat auditorium suitable for sophisticated productions of all kinds, a 550-seat theatre for medium-scale events by budding artists and creative talents, the flexible spaces as well as the distinctive open spaces of varied sizes and shapes giving the centre an unique ambience. Stakeholders also considered the design of EKCC practical and attractive, and urged for its early implementation.

20. The present proposal has already taken into account stakeholders' views to ensure that the performing arts facilities are viable and practicable when put into use, while every effort has been made to keep the construction cost down without compromising the quality and functionality of the facilities.

21. We consulted the Legislative Council Panel on Home Affairs on the project on 12 December 2014. Members supported submitting the funding proposal to the Public Works Subcommittee for examination.

## **ENVIRONMENTAL IMPLICATIONS**

22. 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 to implement suitable mitigation measures to control short-term environmental impacts.

23. 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, mufflers, acoustic lining or shields and the building of barrier wall for noisy construction activities where appropriate, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

24. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we 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 facilities<sup>7</sup>. We will encourage 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.

25. At the construction stage, we 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. 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 at public fill reception facilities and landfills respectively through a trip-ticket system.

26. We estimate that the project will generate in total 97 200 tonnes of construction waste. Of these, we will reuse 19 700 tonnes (20.3%) of inert construction waste on site and deliver 67 500 tonnes (69.4%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 10 000 tonnes (10.3%) 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 \$3.1 million for this project (based on a 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** .....

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<sup>7</sup> 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.



## **HERITAGE IMPLICATIONS**

27. This 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**

28. The project does not require any land resumption.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

29. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) water-cooled chiller (evaporative cooling tower using fresh water);
- (b) automatic demand control of chilled water circulation system;
- (c) demand control of fresh air supply with carbon dioxide sensors;
- (d) heat wheels for heat energy reclaim of exhaust air;
- (e) heat pump for central hot water/space heating/dehumidification;
- (f) building energy management system for large installations;
- (g) solar hot water system; and
- (h) photovoltaic system.

30. For greening features, we will provide greening on appropriate area of the rooftop and facades of the building for environmental and amenity benefits.

31. For recycled features, we will adopt rainwater recycling system for landscape irrigation.

32. The total estimated additional cost for adoption of the above features is around \$50.1 million (including \$12.9 million for energy efficient features), which has been included in the project cost estimate (item (j) of paragraph 13). The energy efficient features will achieve 10.7% energy savings in the annual energy consumption with a payback period of about 5.8 years.

## BACKGROUND INFORMATION

33. We upgraded the project to Category B in October 2008. We engaged an architectural consultant to undertake the layout design, detailed design and related services in September 2009. We engaged a quantity surveying consultant in September 2014 to prepare tender documents. The total cost of these consultancy services and works is about \$20.8 million. The services and works by the consultants are funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The layout design, detailed design and site investigation have been completed.

34. Of the 54 trees within the project boundary, 25 trees will be preserved. The proposed works will involve the removal of 29 trees, including 19 trees to be felled and ten trees to be transplanted elsewhere. The proposed works will also involve the felling of three trees outside the project site because those trees, if not removed, will block the future pedestrian path at Kwun Tong Road adjacent to the EKCC. All trees to be removed are not important trees<sup>8</sup>. We will incorporate planting proposals as part of the project, including the planting of about 22 trees (i.e. 19 trees within the project boundary and three trees outside the project site), 20 000 shrubs, 54 000 groundcovers, and 1 800 m<sup>2</sup> of grassed area.

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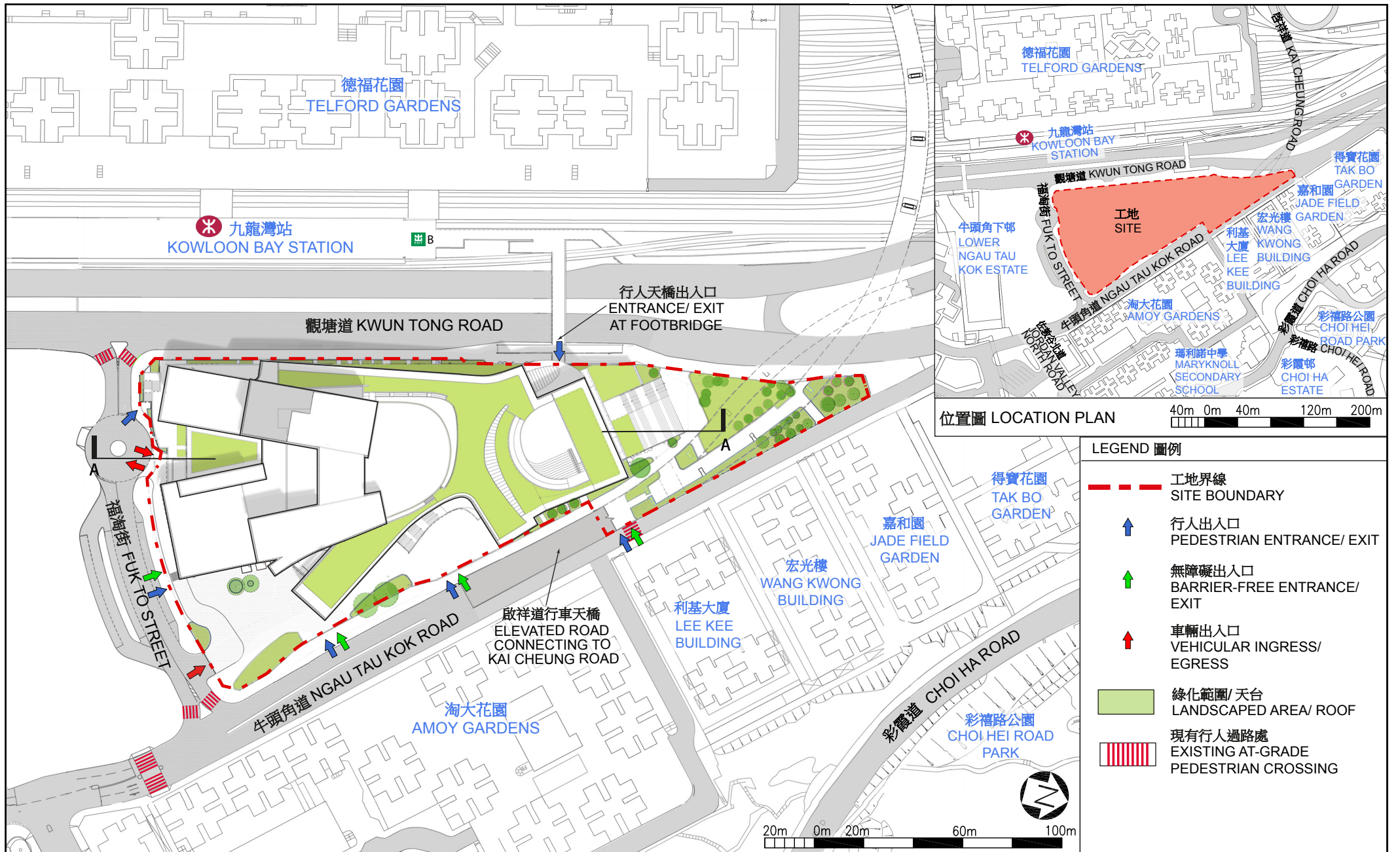
<sup>8</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (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, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

35. We estimate that the proposed works will create about 1 220 jobs (1 075 for labourers and another 145 for professional/technical staff) providing a total employment of 28 720 man-months.

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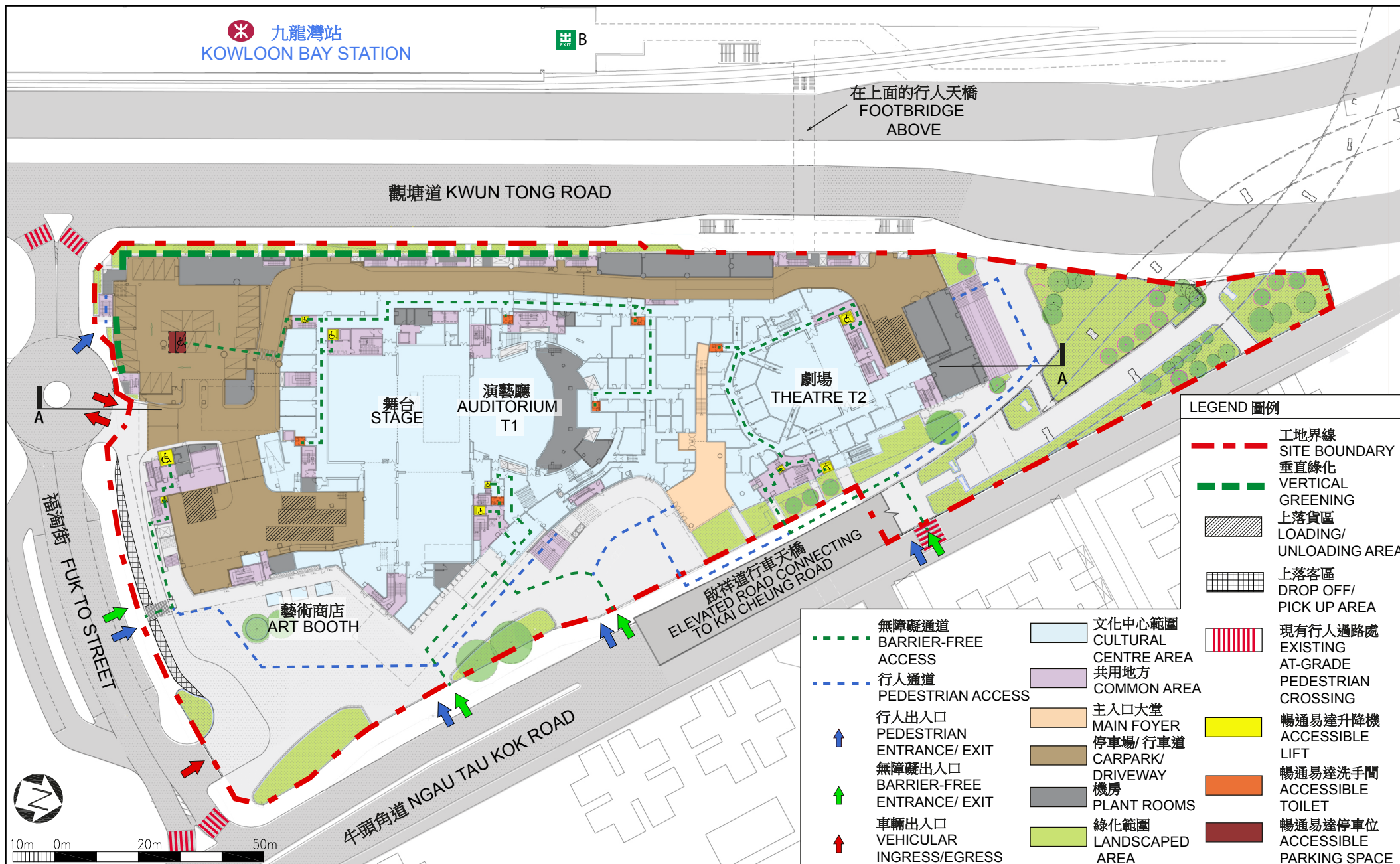
Home Affairs Bureau  
April 2015



工地平面圖  
SITE PLAN

60RE  
興建東九文化中心  
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

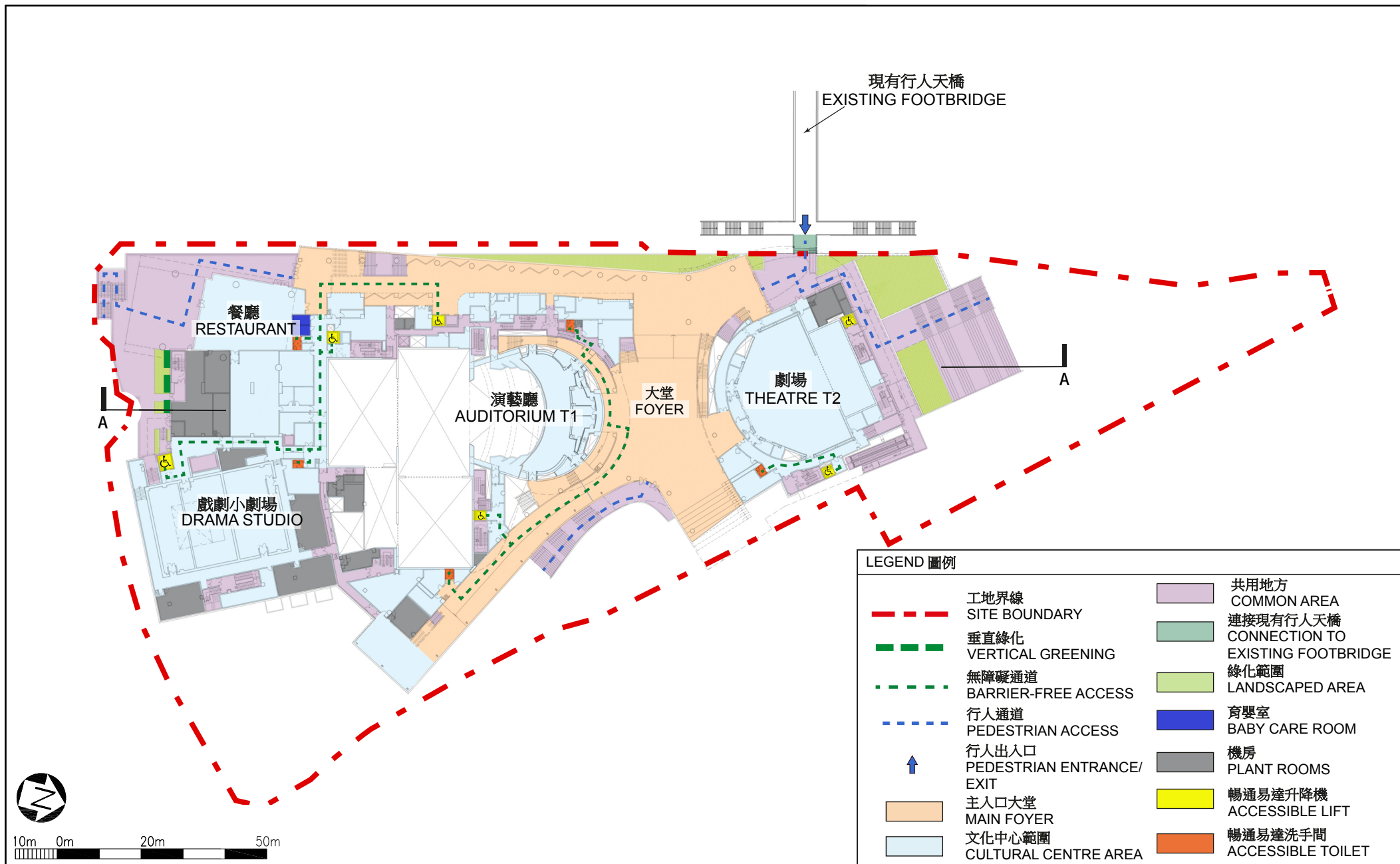
 ARCHITECTURAL SERVICES DEPARTMENT 建築署



地下平面圖  
GROUND  
FLOOR PLAN

60RE  
興建東九文化中心  
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

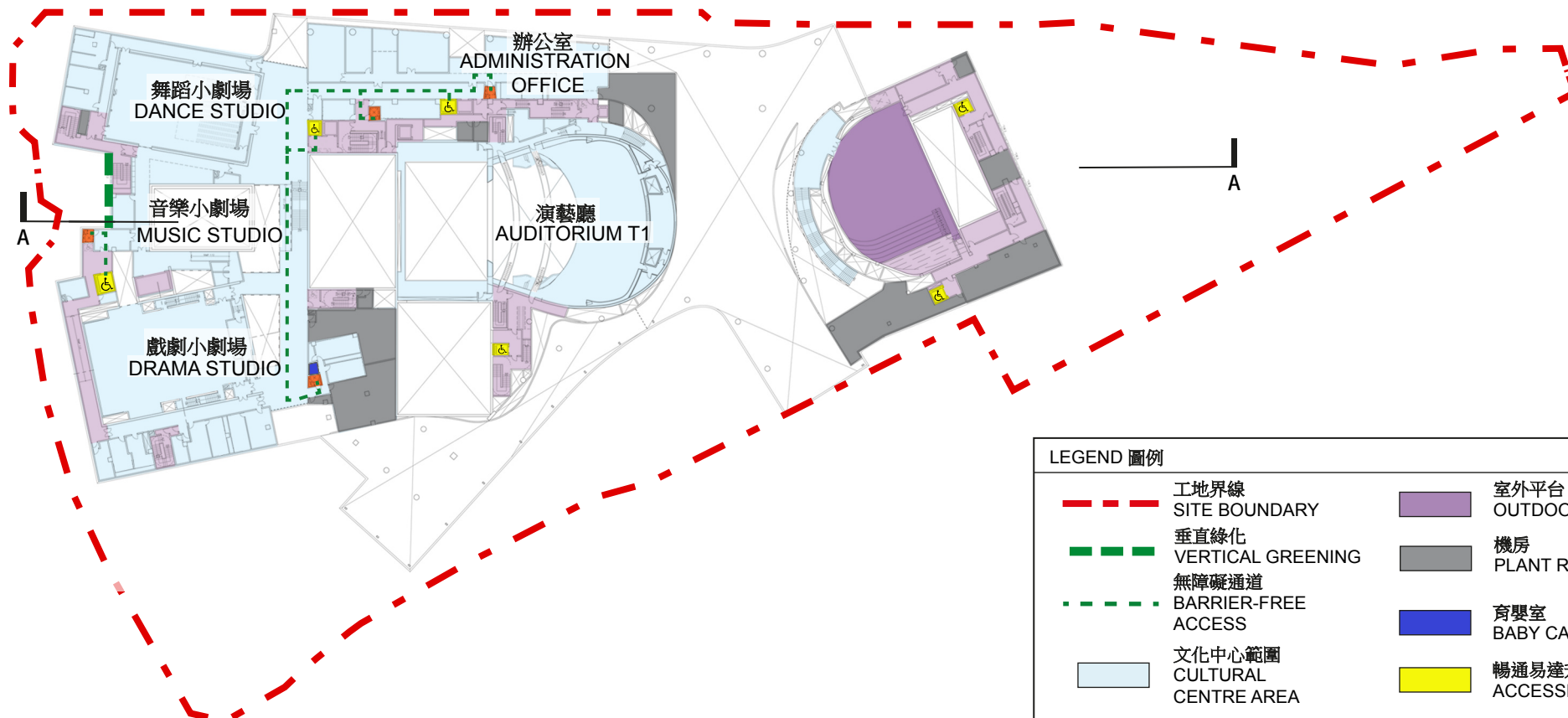
ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



一樓平面圖  
FIRST  
FLOOR PLAN

60RE  
興建東九文化中心  
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



LEGEND 圖例

	工地界線 SITE BOUNDARY		室外平台 OUTDOOR DECK
	垂直綠化 VERTICAL GREENING		機房 PLANT ROOMS
	無障礙通道 BARRIER-FREE ACCESS		育嬰室 BABY CARE ROOM
	文化中心範圍 CULTURAL CENTRE AREA		暢通易達升降機 ACCESSIBLE LIFT
	共用地方 COMMON AREA		暢通易達洗手間 ACCESSIBLE TOILET

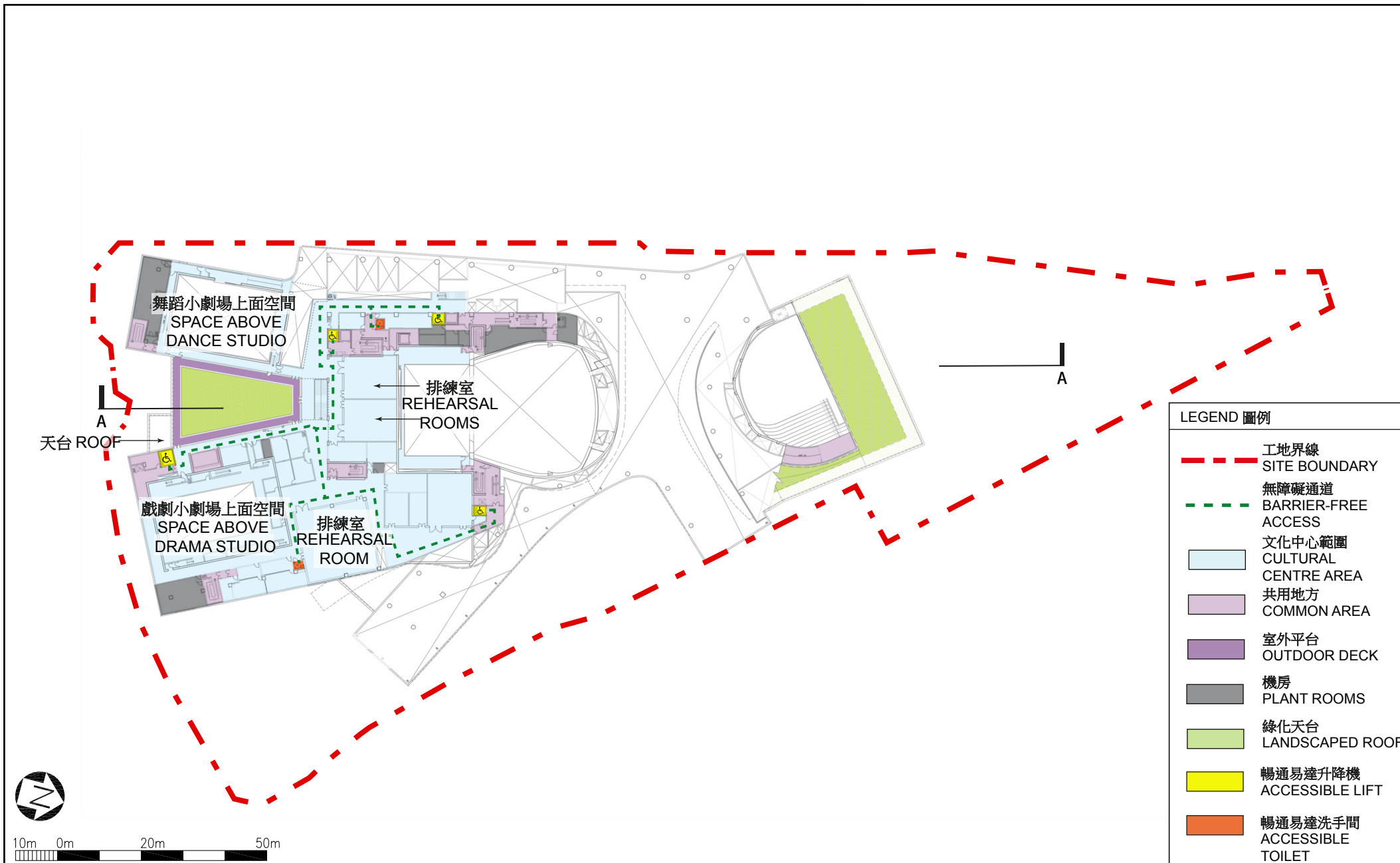


10m 0m 20m 50m

二樓平面圖  
SECOND FLOOR PLAN

60RE  
興建東九文化中心  
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

 ARCHITECTURAL SERVICES DEPARTMENT 建築署

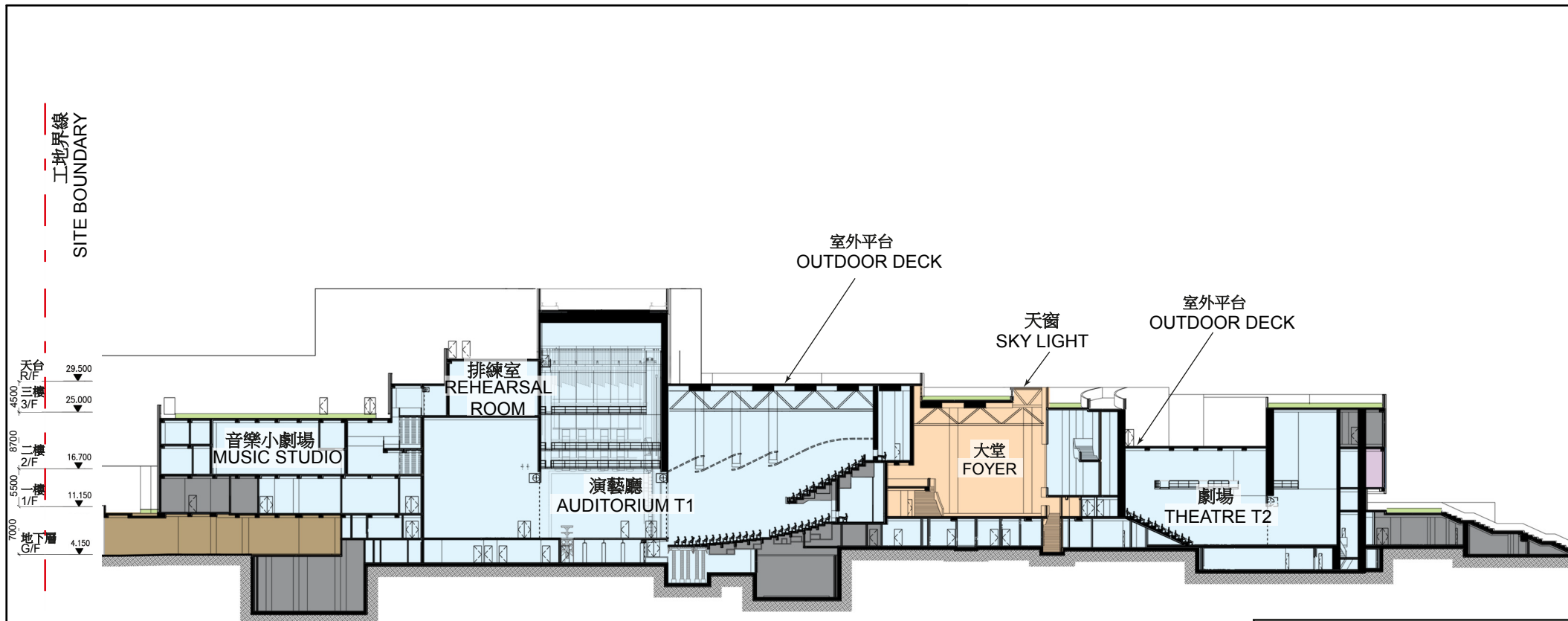


三樓平面圖  
THIRD  
FLOOR PLAN

60RE  
興建東九文化中心  
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





LEGEND 圖例	
	工地界線 SITE BOUNDARY
	主入口大堂 MAIN FOYER
	文化中心範圍 CULTURAL CENTRE AREA
	公用地方 COMMON AREA
	綠化範圍/天台 LANDSCAPED AREA/ ROOF
	停車場 CARPARK
	機房 PLANT ROOMS



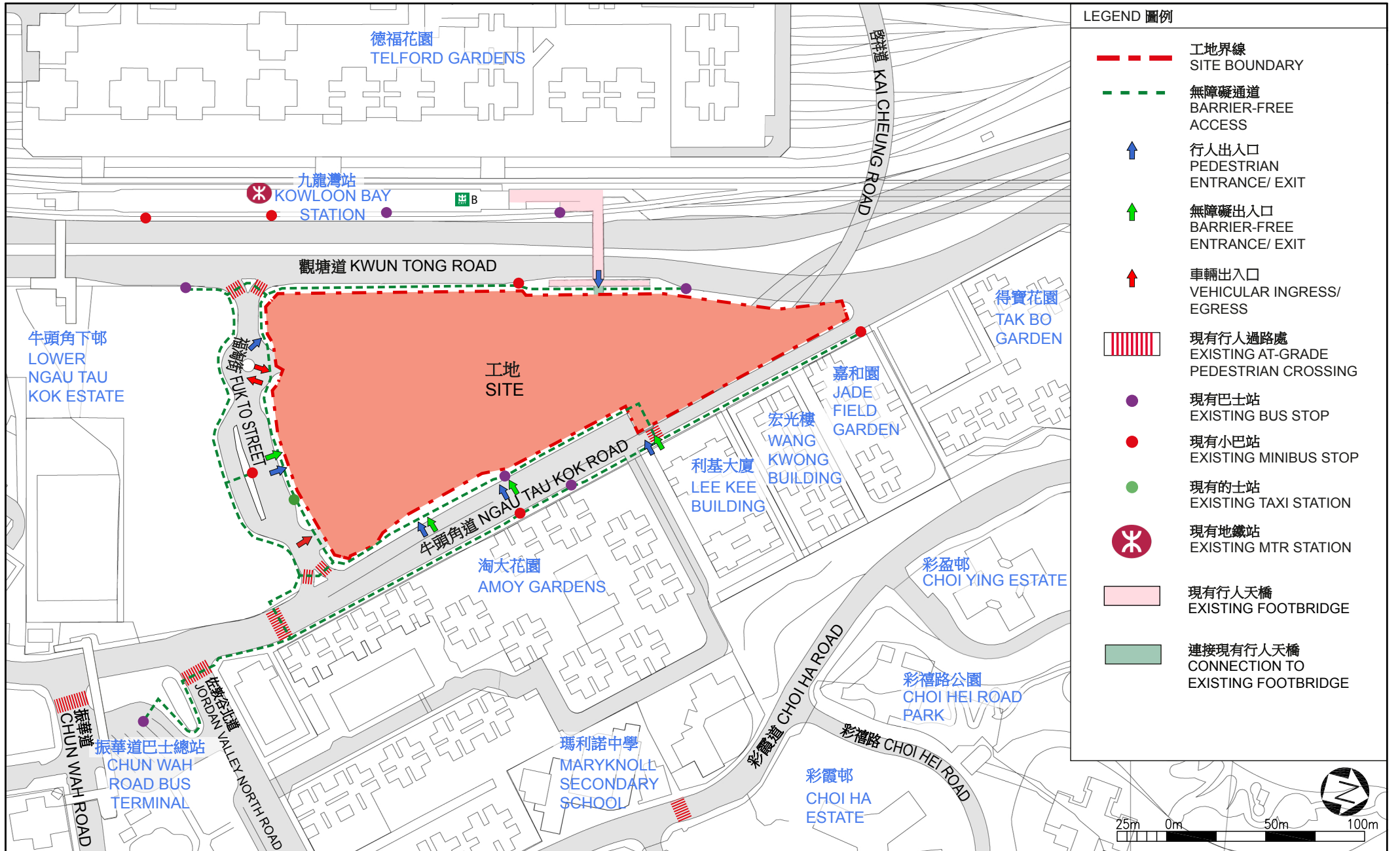
A-A 剖面圖  
SECTION A-A

60RE  
興建東九文化中心  
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE



從東南面望向大樓的構想圖  
PERSPECTIVE VIEW  
FROM SOUTH EASTERN  
DIRECTION  
(ARTIST'S IMPRESSION)

60RE  
興建東九文化中心  
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE



無障礙通道平面圖  
PLAN OF BARRIER-FREE ACCESS

60RE  
興建東九文化中心  
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

**60RE – Construction of the East Kowloon Cultural Centre**

**Breakdown of the estimates for consultants' fees and resident site staff costs  
(in September 2014 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration <sup>(Note 2)</sup>	Professional	–	–	–	61.3
	Technical	–	–	–	26.2
				Sub-total	87.5
(b) Resident site staff (RSS) costs <sup>(Note 3)</sup>	Professional	177	38	1.6	20.2
	Technical	816	14	1.6	31.8
				Sub-total	52.0
Comprising -					
(i) Consultants' fees for management of RSS					2.5
(ii) Remuneration of RSS					49.5
				<b>Total</b>	<b>139.5</b>

\* 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 now, MPS salary point 38 = \$71,385 per month and MPS salary point 14 = \$24,380 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the design and construction of **60RE**. The assignment will only be executed subject to FC's funding approval to upgrade **60RE** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.