

For discussion on  
17 July 2015

**Legislative Council Panel on Home Affairs**

**Signature Project Scheme (Wan Chai District) –  
Construction of Moreton Terrace Activities Centre**

**PURPOSE**

This paper seeks Members' views on and support for the proposed construction of the Moreton Terrace Activities Centre (MTAC), being the Wan Chai (WC) District's proposed project under the Signature Project Scheme (SPS).

**PROPOSAL**

2. We propose to construct a multi-purpose performance and activity venue at the Moreton Terrace with a construction floor area of about 2 260 square metres for organising a wide range of community building and cultural and leisure activities.

**JUSTIFICATION**

3. At present, the Leighton Hill Community Hall (LHCH) is the only performance venue under the management of the Home Affairs Department (HAD) in WC District. Given its convenient location, LHCH is highly popular among district organisations and government bureaux or departments (B/Ds) for holding local and territory-wide events and activities, such as public consultation exercises, seminars and talks, and leisure and cultural performances. With LHCH being heavily patronised throughout the year, there has been a strong demand from the Wan Chai District Council (WCDC), district organisations and the local community for additional performance and activity venues in the District.

4. With LHCH in Happy Valley, the Wan Chai Activities Centre<sup>1</sup> in downtown Wan Chai, and the Wan Chai Park Community Garden<sup>2</sup> in Wan Chai West, Wan Chai East is the only area in the District not provided with similar community facilities. Located at the Moreton Terrace, the proposed MTAC will fill this service gap. Capitalising on the introduction of SPS, WCDC proposes to take forward the MTAC project, with a view to providing an additional performance and activity venue to serve the local community.

5. The proposed facilities in the four-storey MTAC comprise –
- (a) a multi-purpose hall that can house around 250 persons. Equipped with a stage and a stage meeting room, a stage control room, dressing rooms and a stage store room, the hall will be suitable for holding small-to-medium-scale performances, ceremonies, lectures and workshops, etc.;
  - (b) a multi-purpose function room cum gallery that can house around 130 persons. Installed with movable partitions and a store room, the room will be ideal for holding small-scale activities such as meetings and artwork display;
  - (c) a community garden cum roof garden including planting plots under the Community Garden Programme and a garden area for visitors' enjoyment; and
  - (d) ancillary facilities such as a management office, toilets and mechanical and electrical plant rooms, etc.

The location and site plan, artist's impression and floor plans of the MTAC are at **Annexes 1 to 3** respectively.

## **FINANCIAL IMPLICATION**

6. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. In addition, the Hong Kong Jockey Club Charities Trust

---

<sup>1</sup> Under the management of HAD.

<sup>2</sup> Under the management of the Leisure and Cultural Services Department.

has approved a donation of up to \$40 million for WCDC to pursue the MTAC project. Therefore, the total amount of funding available for the MTAC project is \$140 million.

7. The estimated cost of works and related items is \$133.1 million in money-of-the-day (MOD) prices. In addition, a provision of \$6.9 million is earmarked for implementing community involvement and publicity activities and employment of non-civil service contract staff under the Architectural Services Department and the Wan Chai District Office (WCDO) to oversee project implementation. A breakdown of the budget is at **Annex 4**.

8. The estimated government recurrent expenditure arising from the project is about \$4.9 million per annum.

## **IMPLEMENTATION**

9. Subject to the endorsement of the Public Works Subcommittee (PWSC) and funding approval of the Finance Committee (FC) of the Legislative Council (LegCo), we plan to commence construction works in mid-2016 for completion in mid-2018.

## **PUBLIC CONSULTATION**

10. In February 2013, WCDC set up the “Working Group on Signature Projects” (the Working Group) to oversee the scope of works and mode of operation of the SPS project, and to conduct related public consultation exercises. The Working Group proposed to construct a multi-purpose performance and activity venue in the district. In February and March 2013, the Working Group conducted the first consultation exercise comprising a public forum and sessions with the three area committees (ACs) of WC District. Over 90% of the participants at the public forum supported the proposal. The three ACs also gave unanimous support for the project and urged for its early implementation. In March 2013, WCDC endorsed the proposal to construct an additional performance and activity venue under the SPS.

11. In July and August 2014, the Working Group conducted the second consultation exercise after identification of project site and completion of sketch

design of the proposed building. To raise public awareness of the MTAC proposal, a wide range of publicity materials, including roadside banners, easy roll banners, wall mount advertising boards, and posters were displayed across WC District, while copies of leaflet and brochure were available for public collection at the Public Enquiry Service Centre of WCDO and downloading from the dedicated SPS project webpage of WCDC's website. A public forum was held and the views of the three ACs in the District were also sought. Public comments and suggestions were addressed and presented to the Working Group in September 2014 for consideration, and were taken into account as appropriate when the design of the proposed building was finalised.

## **BACKGROUND**

12. The Chief Executive announced in his 2013 Policy Address that a one-off allocation of \$100 million would be earmarked for each district to initiate project(s) under the SPS. The projects should address local needs or highlight the characteristics of the district, and have a visible and lasting impact in the community.

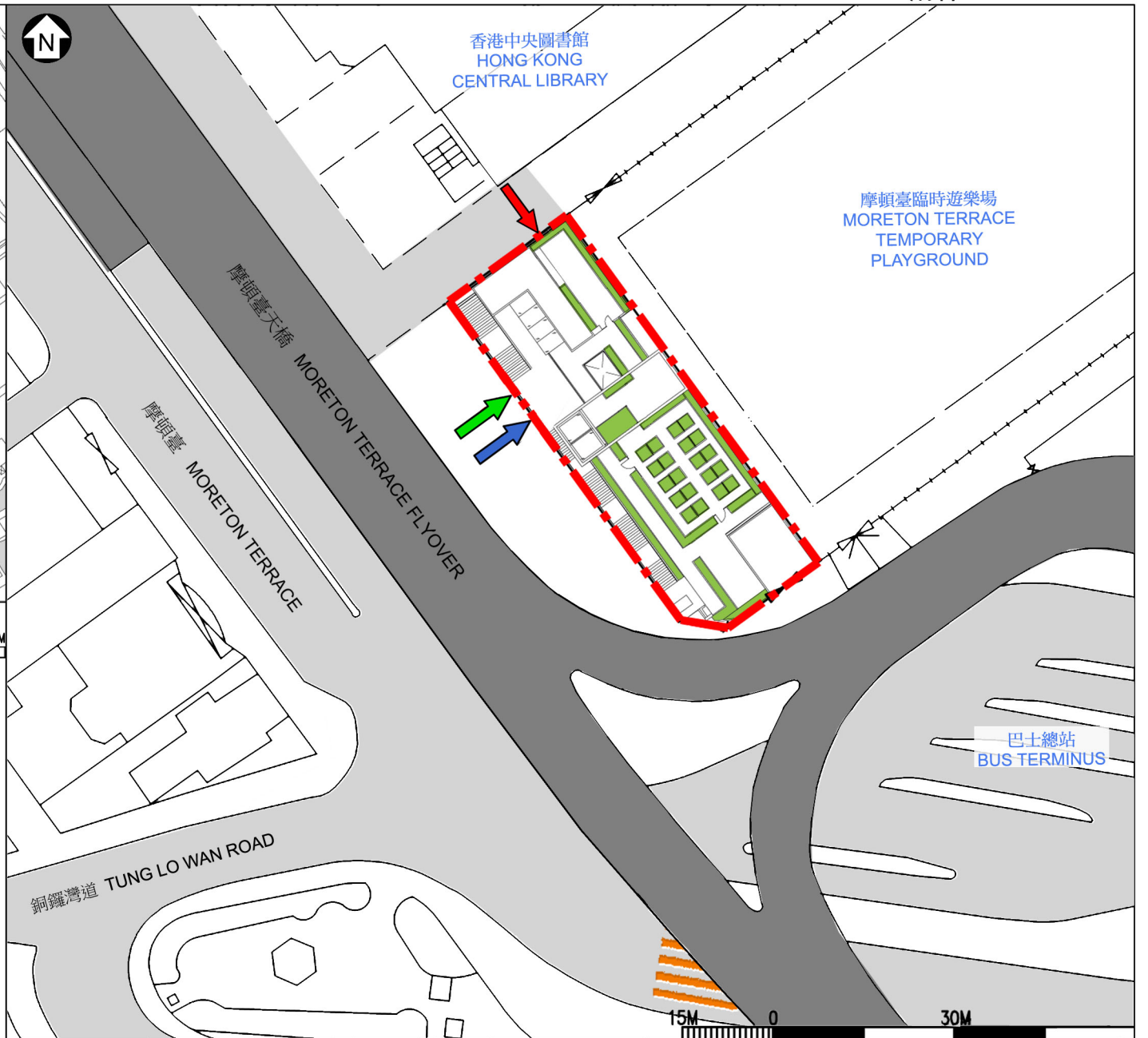
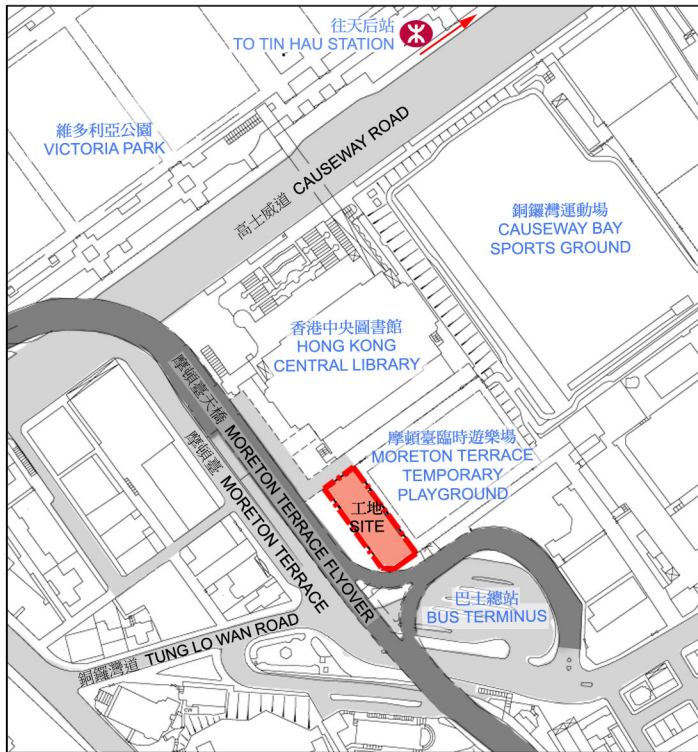
13. All the 18 District Councils (DCs) have agreed on the preliminary proposal(s) of their SPS project(s). The majority of the projects are works in nature and will comply with the prevailing Capital Works Reserve Fund requirements in project planning and implementation, including the preparation of Project Definition Statement and Technical Feasibility Statement, and the conduct of detailed design.

14. Since January 2014, we have already submitted a total of 19 SPS projects to the LegCo Panel on Home Affairs for consideration. Of them, three and 10 projects have been approved by FC and PWSC respectively and another six projects will be submitted to PWSC for consideration as soon as possible. The HAD and the respective District Offices are working closely with DCs, relevant government B/Ds and where applicable, partner organisation(s) in taking forward the remaining seven projects, with a view to submitting them to the Panel for consideration in the 2015-16 legislative year.

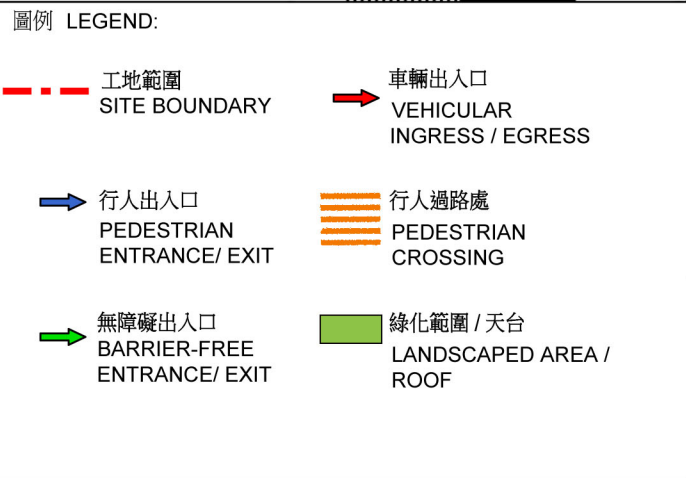
**Home Affairs Bureau**

**Home Affairs Department**

**July 2015**



位置圖  
LOCATION PLAN (1:5000)



工地平面圖  
SITE PLAN

68RE  
社區重點項目計劃（灣仔區）- 興建摩頓臺活動中心  
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -  
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE



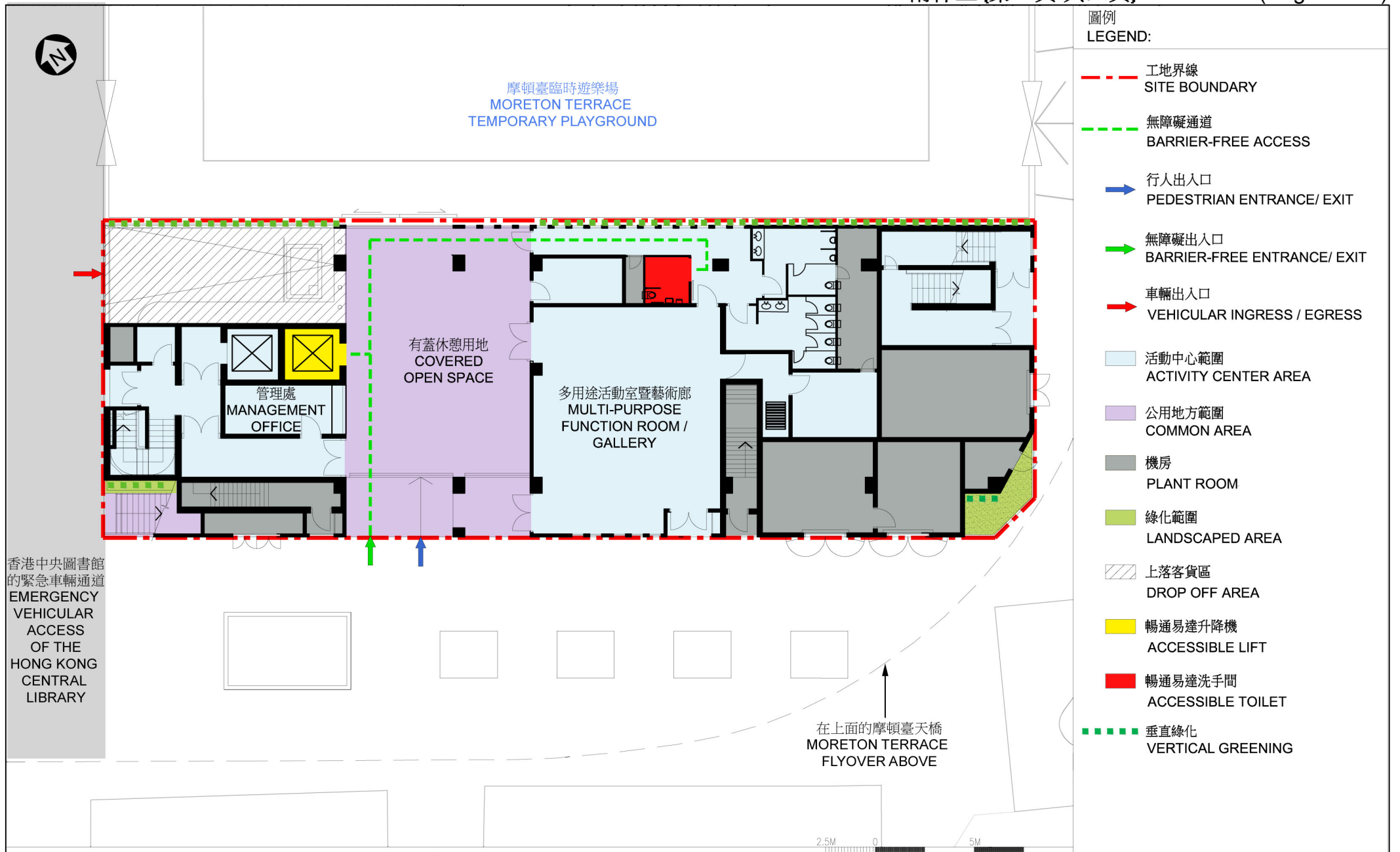


從西面望向大樓的構思透視圖  
PERSPECTIVE VIEW  
FROM WESTERN  
DIRECTION (ARTIST'S  
IMPRESSION)

68RE  
社區重點項目計劃（灣仔區）- 興建摩頓臺活動中心  
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -  
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

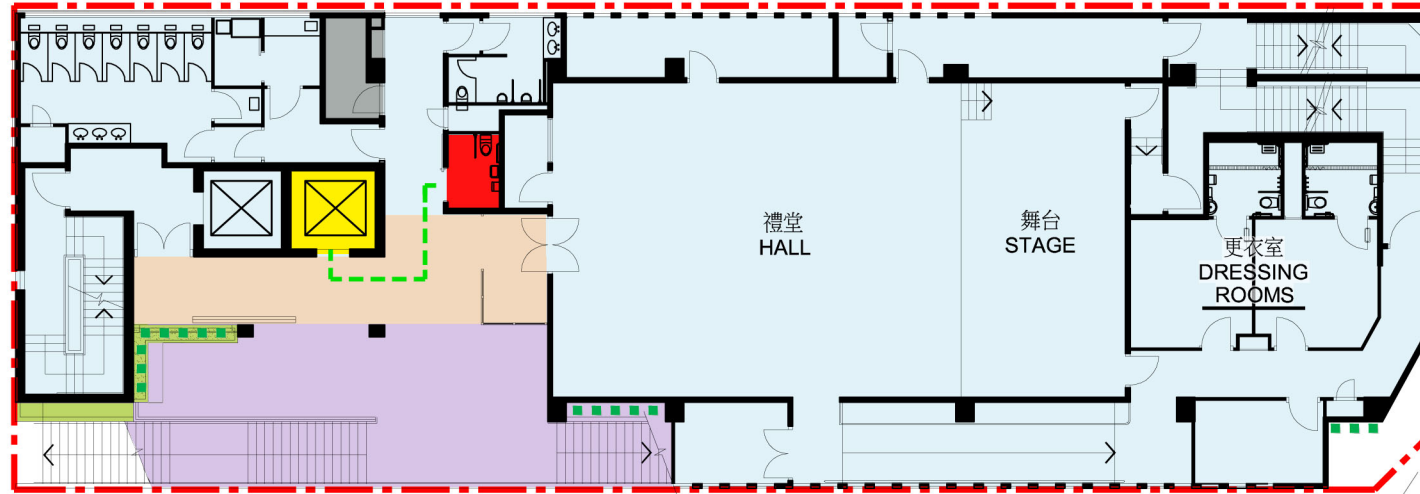


ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



地下平面圖  
GROUND FLOOR PLAN

68RE  
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心  
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -  
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE



圖例  
LEGEND:

- - - 工地界線  
SITE BOUNDARY
- - - 無障礙通道  
BARRIER-FREE ACCESS
- 活動中心範圍  
ACTIVITY CENTER AREA
- 公用地方範圍  
COMMON AREA
- 主入口大堂  
MAIN FOYER
- 機房  
PLANT ROOM
- 綠化範圍  
LANDSCAPED AREA
- 暢通易達升降機  
ACCESSIBLE LIFT
- 暢通易達洗手間  
ACCESSIBLE TOILET
- - - 垂直綠化  
VERTICAL GREENING

↑  
在上面的摩頓臺天橋  
MORETON TERRACE  
FLYOVER ABOVE



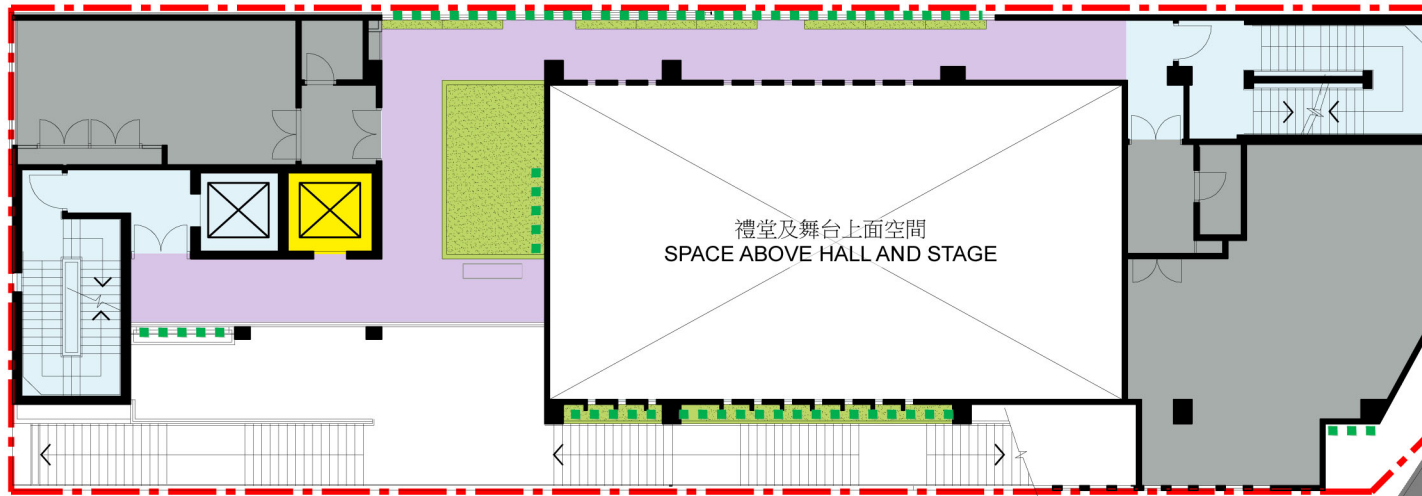
一樓平面圖  
FIRST FLOOR PLAN

68RE  
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心  
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -  
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE





- 圖例  
LEGEND:
- - - 工地界線  
SITE BOUNDARY
  - 活動中心範圍  
ACTIVITY CENTER AREA
  - 公用地方範圍  
COMMON AREA
  - 機房  
PLANT ROOM
  - 綠化範圍  
LANDSCAPED AREA
  - 暢通易達升降機  
ACCESSIBLE LIFT
  - - - 垂直綠化  
VERTICAL GREENING



摩頓臺天橋  
MORETON TERRACE FLYOVER

2.5M 0 5M

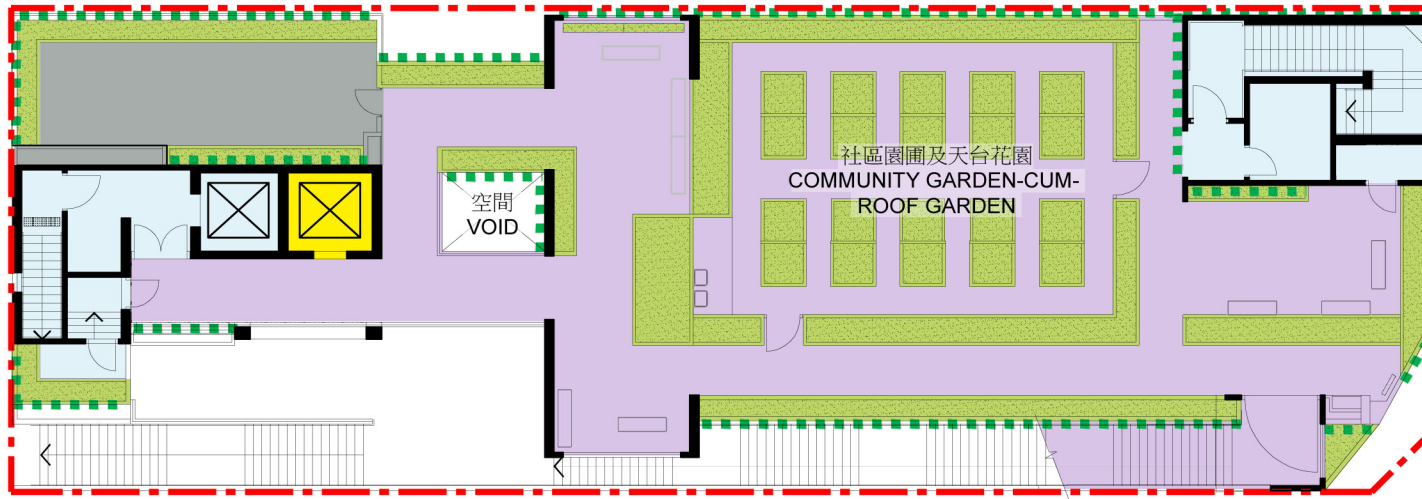
二樓平面圖  
SECOND FLOOR PLAN

68RE  
社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心  
SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -  
CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



- 圖例  
LEGEND:
- - - 工地界線  
SITE BOUNDARY
  - 活動中心範圍  
ACTIVITY CENTER AREA
  - 公用地方範圍  
COMMON AREA
  - 機房  
PLANT ROOM
  - 綠化範圍  
LANDSCAPED AREA
  - 暢通易達升降機  
ACCESSIBLE LIFT
  - 垂直綠化  
VERTICAL GREENING



天台平面圖  
ROOF PLAN

68RE  
 社區重點項目計劃 (灣仔區) - 興建摩頓臺活動中心  
 SIGNATURE PROJECT SCHEME (WAN CHAI DISTRICT) -  
 CONSTRUCTION OF MORETON TERRACE ACTIVITIES CENTRE

**Overview of the Estimated Cost  
of the Signature Project of the Wan Chai District**

<b>Items</b>	<b>Estimated Cost (\$'000)</b>
Works and Related Items	133,100
Community Involvement and Publicity Activities	700
Non-Civil Service Contract Staff	6,200
<b>Total<sup>1</sup></b>	<b>140,000</b>

---

<sup>1</sup> In addition to the one-off allocation of \$100 million under the SPS, the Hong Kong Jockey Club Charities Trust has approved a donation up to \$40 million for the Signature Project of Wan Chai District.