

For discussion on  
18 January 2016

**Legislative Council Panel on Home Affairs**

**Signature Project Scheme Projects of Eastern District,  
Kowloon City District and Tai Po District**

**Purpose**

This paper seeks Members' views on and support for the following proposed projects under the Signature Project Scheme (SPS) –

- (a) “Eastern District Cultural Square” (the Cultural Square Project) in the Eastern District;
- (b) “Revitalisation of the Rear Portion of the Cattle Depot” (the Cattle Depot Project) in the Kowloon City District; and
- (c) “Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School” (the Arts Centre Project) and “Improving the Tourist Facilities at Lam Tsuen Wishing Square” (the Wishing Square Project) in the Tai Po District.

**SPS Projects of Eastern, Kowloon City and Tai Po Districts**

(a) Eastern District

2. The Cultural Square Project aims to revitalise the waterfront area in Aldrich Bay, Shau Kei Wan and its surroundings by the construction of a public open space for

holding cultural activities. The proposed facilities include a performance stage with enclosure, an open plaza and a waterfront promenade connecting the Aldrich Bay Promenade. The estimated funding requirement for the Cultural Square Project is \$99.9 million. Details of the project are at **Enclosure 1**.

(b) Kowloon City District

3. The Cattle Depot Project aims to construct a public open space themed on arts and culture with a view to revitalising the rear portion of the ex-Ma Tau Kok Animal Quarantine Depot (commonly known as “the Cattle Depot”). The proposed works include the preservation and demolition of existing structures at the project site according to the findings of the Heritage Impact Assessment, and the construction of amenity lawn area, landscape and sitting-out areas themed on arts and culture. The estimated funding requirement for the Cattle Depot Project is \$100 million. Details of the project are at **Enclosure 2**.

(c) Tai Po District

4. By retrofitting the vacant premises of the ex-Tai Po Government Secondary School for establishment of an arts centre, the Arts Centre Project aims to enhance the arts and cultural development of Tai Po District. A range of arts facilities for use by locals, as well as office and studio space at affordable rates for professional arts groups in Hong Kong will be offered at the arts centre. In addition, public hiring facilities, arts-related shops and ancillary support facilities will be provided to facilitate the operation of the arts centre. With arts groups operating their own arts space in the proposed arts centre, more arts services will be provided to the local community. The estimated funding requirement for the Arts Centre Project is \$55 million. Details of the project are at **Enclosure 3**.

5. The Wishing Square Project aims to attract more local and overseas visitors to the Lam Tsuen Wishing Square with a view to promoting the well-wishing culture and traditions of the New Territories, and providing a better performance and activity venue for the local community. The proposed works include the construction of a covered performance stage, provision of parking spaces and stalls for selling traditional snacks

and souvenirs, and improvement works to the existing football pitch. The estimated funding requirement for the Wishing Square Project is \$52 million. Details of the project are at **Enclosure 4**.

## **Way Forward**

6. Subject to Members' views, we plan to submit the four proposed projects to the Public Works Subcommittee for consideration and the Finance Committee (FC) for approval within the 2015-16 legislative session.

## **Background**

7. 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 project(s) should address local needs or highlight the characteristics of the district, and have a visible and lasting impact in the community.

8. The 18 District Councils (DCs) have agreed on a total of 27 proposals for their SPS projects. Apart from the four projects covered in this paper, Members' support has been obtained for 20 out of these 27 project proposals. The Home Affairs Department and respective District Offices are working closely with the DCs, relevant government bureaux and departments and where applicable, partner organisation(s) to take forward the remaining three SPS projects. We plan to seek Members' views on the remaining three projects as soon as possible upon completion of the requisite pre-construction works in compliance with the prevailing Capital Works Reserve Fund requirements in project planning and implementation and subsequently, the funding approval from FC.

**Home Affairs Bureau**

**Home Affairs Department**

**January 2016**

**Signature Project Scheme (Eastern District) –  
Eastern District Cultural Square**

**Proposal and Justifications**

The waterfront area in Aldrich Bay, Shau Kei Wan comprising the Aldrich Bay Promenade (ABP) and the Tam Kung Temple, is popular among residents of the Eastern District. The Eastern District Council (EDC) has been advocating for a proper open space in the district for holding cultural activities such as Cantonese operas, the annual Tam Kung Festival, etc. Capitalising on the introduction of the Signature Project Scheme (SPS), EDC proposed to take forward the “Eastern District Cultural Square” (the Cultural Square Project) under the SPS in a bid to revitalise the waterfront and its surroundings. Through enhancing the accessibility to the area and opening up entrances along Oi Lai Street and Tam Kung Temple Road, more local residents and tourists will be attracted there to enjoy the beautiful views of the promenade and participate in various cultural activities to be held at the proposed cultural square.

2. The project site of the Cultural Square Project occupies an area of approximately 4 750 square metres. The proposed scope of works includes the construction of a public open space comprising the following facilities –

- (a) an outdoor performance stage with enclosure and supporting facilities such as dressing rooms, plant rooms, etc.;
- (b) an open plaza that can be used as spectator area;
- (c) an open area for public exhibition or activities;
- (d) sitting-out areas with benches and canopies;

- (e) a waterfront promenade connecting ABP adjacent to the project site; and
- (f) ancillary facilities such as landscaping, re-provisioning of a transit nursery, etc..

A location and site plan, a layout plan and an artist's impression of the proposed works are at **Annexes 1 to 3 to Enclosure 1** respectively.

### **Financial Implications**

3. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. The estimated cost of works and related items for the Cultural Square Project is \$90.6 million in money-of-the-day prices. In addition, a provision of \$9.3 million will be earmarked for implementing community involvement and publicity activities and employment of non-civil service contract staff under the Architectural Services Department and Eastern District Office (EDO) to oversee the project implementation. A breakdown of the budget is at **Annex 4 to Enclosure 1**.

4. We estimate the additional government recurrent expenditure arising from the Cultural Square Project to be about \$3.7 million per annum.

### **Implementation**

5. Subject to the funding approval of the Finance Committee, we plan to commence the construction works in late 2016 for completion by end 2018.

### **Public Consultation**

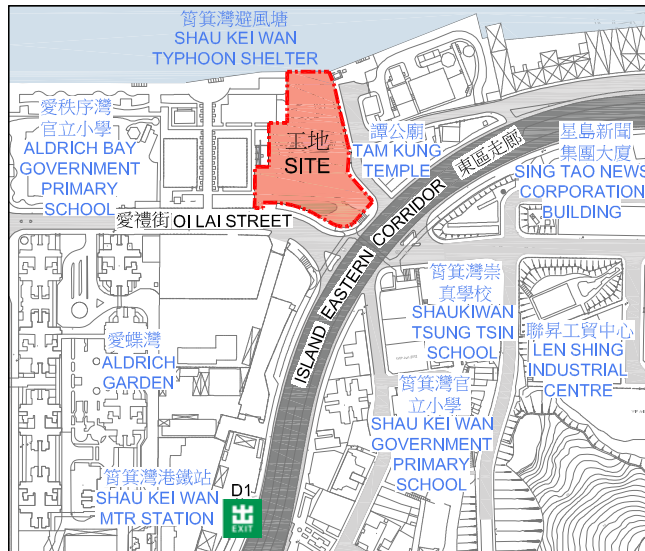
6. EDC conducted an extensive consultation with key district-based organisations and associations of the Eastern District including the six area committees and four Kaifong associations before reaching consensus on the Cultural Square Project and endorsing it on 2 May 2013. Since then, EDC and EDO engaged local

organisations and resident representatives in the Eastern District to brief them on the project proposal and design concept through a district-wide briefing session, meetings and other publicity activities. In addition, the Task Force on Harbourfront Developments on Hong Kong Island of the Harbourfront Commission (the Task Force) was consulted on 15 September 2014 and 5 May 2015 respectively. The Task Force was very supportive of the proposal and urged for an early implementation of the Cultural Square Project.

**Home Affairs Bureau**

**Home Affairs Department**

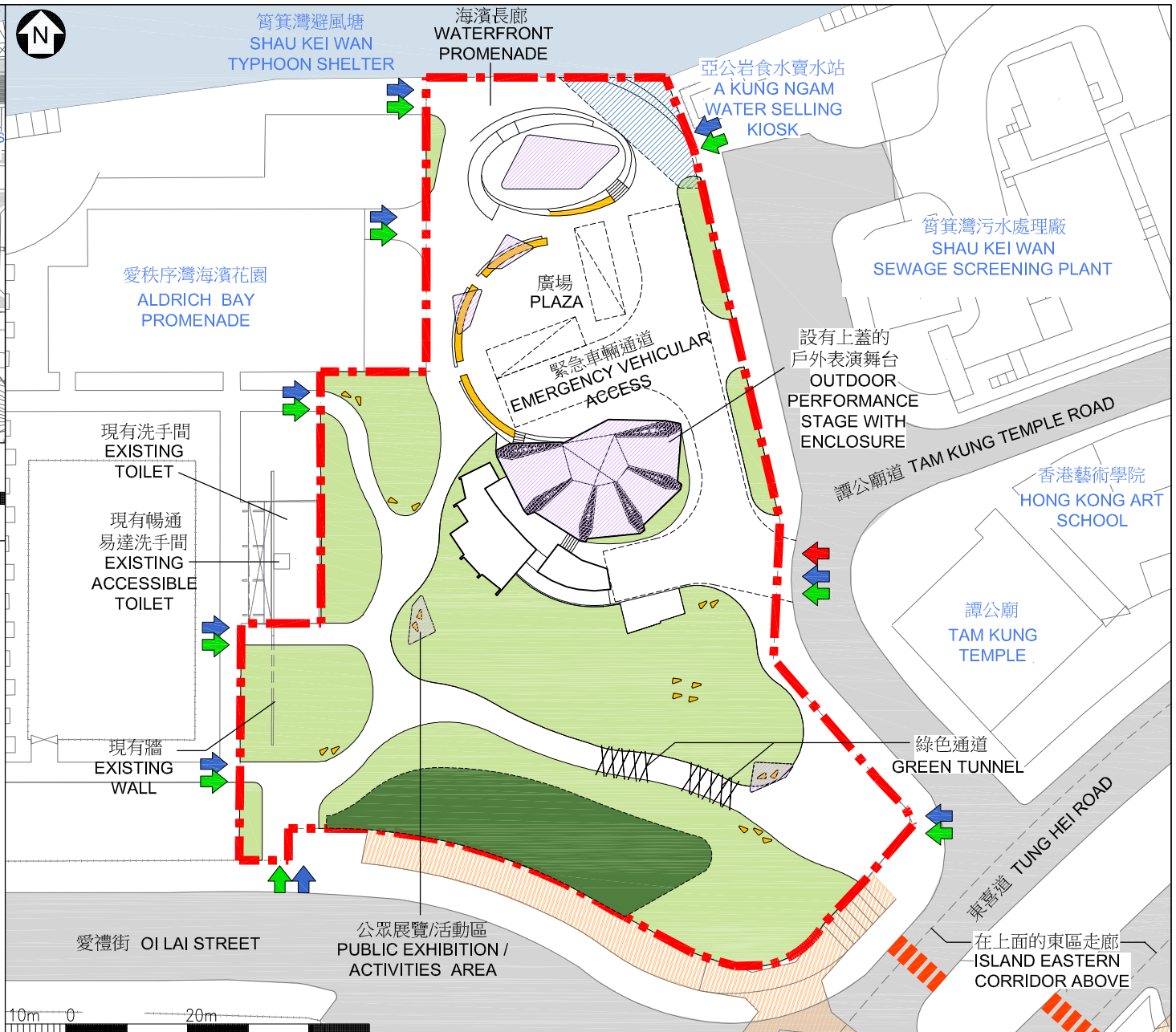
**January 2016**



位置圖 LOCATION PLAN

## LEGEND 圖例

- |  |  |  |   |
|--|--|--|---|
|  | 工地界線<br>SITE BOUNDARY                            |  | 重置中轉苗圃<br>RE-PROVISION OF TRANSIT NURSERY |
|  | 行人出入口<br>PEDESTRIAN ENTRANCE / EXIT              |  | 休憩處/座位<br>SITTING-OUT AREA / SEAT         |
|  | 車輛出入口<br>VEHICULAR INGRESS / EGRESS              |  | 渠務保留地<br>DRAINAGE RESERVE AREA            |
|  | 無障礙出入口<br>BARRIER-FREE ENTRANCE / EXIT           |  | 現有行人隧道<br>EXISTING SUBWAY                 |
|  | 現有行人過路處<br>EXISTING AT-GRADE PEDESTRIAN CROSSING |  | 上落客貨處<br>LOADING AND UNLOADING BAY        |
|  | 綠化範圍<br>LANDSCAPE AREA                           |  | 有蓋地方<br>SHELTERED AREA                    |

工地平面圖  
SITE PLAN

463RO  
社區重點項目計劃(東區) - 東區文化廣場  
SIGNATURE PROJECT SCHEME (EASTERN DISTRICT) - EASTERN DISTRICT CULTURAL SQUARE

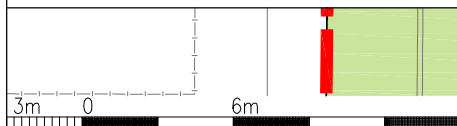


ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

## 索引圖 KEY PLAN

## LEGEND 圖例

- - - 工地界線  
SITE BOUNDARY
- ↑ 行人出入口  
PEDESTRIAN ENTRANCE / EXIT
- ↑ 車輛出入口  
VEHICULAR INGRESS / EGRESS
- ↑ 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
- 綠化範圍  
LANDSCAPE AREA
- 上落客貨處  
LOADING AND UNLOADING BAY
- 休憩處/座位  
SITTING-OUT AREA/ SEAT
- 控制室  
CONTROL ROOM
- 更衣室  
DRESSING ROOM
- 洗手間  
TOILET
- 儲物室  
STORE
- 機房  
PLANT ROOM
- 有蓋地方  
SHELTERED AREA



女更衣室  
FEMALE  
DRESSING  
ROOM

戶外表演舞台  
OUTDOOR PERFORMANCE  
STAGE

男更衣室  
MALE  
DRESSING  
ROOM

暢通易達更衣室  
ACCESSIBLE  
DRESSING  
ROOM

公眾展覽/活動區  
PUBLIC EXHIBITION  
/ ACTIVITIES AREA

緊急車輛通道  
EMERGENCY VEHICULAR  
ACCESS

平面圖  
LAYOUT PLAN

463RO  
社區重點項目計劃(東區) - 東區文化廣場  
SIGNATURE PROJECT SCHEME (EASTERN DISTRICT) - EASTERN DISTRICT CULTURAL SQUARE



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從西北面望向文化廣場的構思圖  
PERSPECTIVE VIEW OF THE CULTURAL  
SQUARE FROM NORTHWESTERN  
DIRECTION (ARTIST'S IMPRESSION)

463RO  
社區重點項目計劃(東區) - 東區文化廣場  
SIGNATURE PROJECT SCHEME (EASTERN DISTRICT) - EASTERN DISTRICT CULTURAL SQUARE



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

**Annex 4 to Enclosure 1**

**Overview of the Estimated Cost  
of the Signature Project of the Eastern District**

<b>Items</b>	<b>Estimated Cost (\$'000)</b>
Works and Related Items	90,600
Community Involvement and Publicity Activities	1,500
Non-Civil Service Contract Staff	7,800
<b>Total</b>	<b>99,900</b>

## **Signature Project Scheme (Kowloon City District) – Revitalisation of the Rear Portion of the Cattle Depot**

### **Proposal and Justifications**

The ex-Ma Tau Kok Animal Quarantine Depot, commonly known as the “Cattle Depot”, is located on Ma Tau Kok Road in To Kwa Wan. It is the only extant pre-war slaughterhouse premises in Hong Kong. The Cattle Depot was built in 1908 and provided quarantine service until 1999. In 2001, its front portion was revitalised as the “Cattle Depot Artists Village”. However, the rear portion remains unused. In 2009, the Antiquities Advisory Board (AAB) accorded Grade 2 historic building status<sup>1</sup> to the entire Cattle Depot site.

2. The Cattle Depot is situated at the junction between To Kwa Wan and Kai Tak Development Area, where residents have strong demand for recreational open space. Capitalising on the introduction of the Signature Project Scheme (SPS), the Kowloon City District Council (KCDC) proposed to undertake the “Revitalisation of the Rear Portion of the Cattle Depot” (the Cattle Depot Project). The project site area is about 6 000 square metres, covering the Concrete zone and the Red Brick zone. An open space themed on arts and culture will be provided for recreational purpose. The proposed scope of works includes –

- (a) the preservation and demolition of existing structures at the project site, according to the findings of the Heritage Impact Assessment (HIA)<sup>2</sup>;
- (b) the construction of landscape and sitting-out areas themed on arts and culture (e.g. the history of the Cattle Depot), with rain shelters cum benches;

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<sup>1</sup> Buildings of special merit, efforts should be made to selectively preserve.

<sup>2</sup> The findings of the project’s HIA report have been accepted by the Antiquities and Monuments Office and supported by AAB at its meeting on 17 September 2015.



- (c) the construction of an amenity lawn area;
- (d) paving an outdoor area (with display of artistic park features as part of the open space design); and
- (e) the construction of ancillary facilities such as toilets cum baby care room, visitor centre, etc..

A location plan, preservation and demolition plan, site plan and artist's impression showing the proposed works of the Cattle Depot Project are at **Annexes 1 to 4 to Enclosure 2** respectively.

### **Financial Implications**

3. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. The estimated cost of works and related items for the Cattle Depot Project is \$90.1 million in money-of-the-day prices. In addition, a provision of \$9.9 million will be earmarked for implementing community involvement and publicity activities and employment of non-civil service contract staff under the Architectural Services Department and Kowloon City District Office to oversee the project implementation. A breakdown of the budget is at **Annex 5 to Enclosure 2**.

4. We estimate the additional government recurrent expenditure arising from the Cattle Depot Project to be about \$2.8 million per annum.

### **Implementation**

5. Subject to the funding approval of the Finance Committee, we plan to commence the construction works in late 2016 for completion by end 2018.

## **Public Consultation**

6. At a special meeting held on 24 January 2013, KCDC endorsed unanimously to take forward the Cattle Depot Project under the SPS. A Working Group on the Signature Project to oversee the implementation of the project was then established by KCDC. Subsequently, KCDC launched two public consultation exercises from August to September 2013 and from July to August 2015 to collect views from local residents and organisations. Consultation leaflets and questionnaires were sent to area committees, residents' associations, local organisations, etc., in the district to invite for their comments. Comments received were generally supportive towards the Cattle Depot Project. In September 2015, KCDC endorsed the detailed design of the project.

**Home Affairs Bureau**

**Home Affairs Department**

**January 2016**

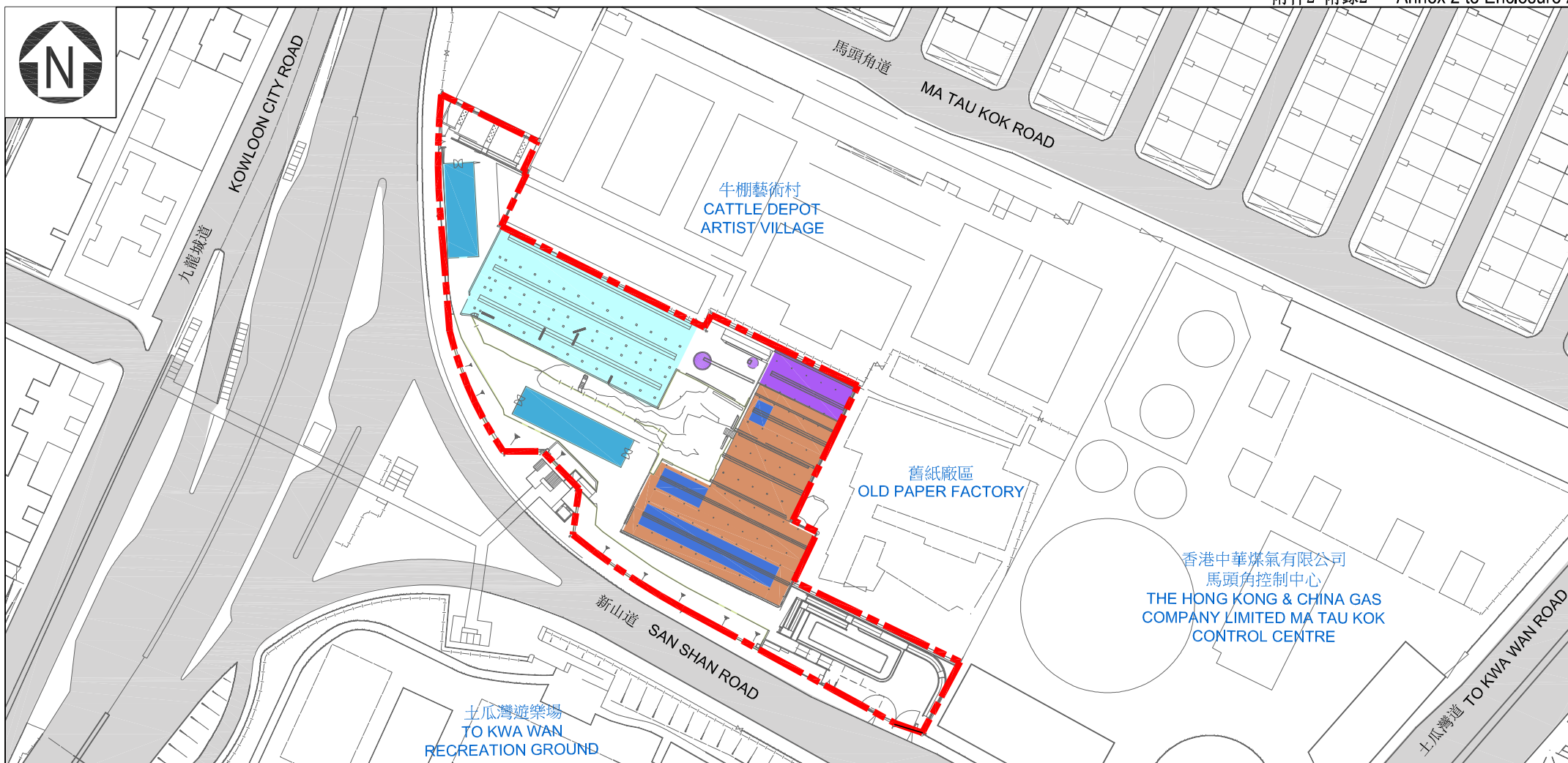


50m 0 100m 200m

位置圖  
LOCATION PLAN

462RO  
社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地  
SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –  
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



圖例 LEGEND

- 車道 DRIVE WAY
- 工地界線 SITE BOUNDARY

甲：將予保留的設施

A : FACILITIES TO BE RETAINED

- 甲1: 紅磚柱區 A1: RED BRICK AREA
- 甲2: 混凝土牲口棚 A2: CONCRETE SHED
- 甲3: 中庭區混凝土柱及飲水槽 A3: CONCRETE COLUMN & DRINKING TROUGH AT CENTRAL AREA

乙：將予部分保留的設施

B : FACILITIES TO BE PARTIALLY RETAINED

- 乙1: 中庭區混凝土柱及飲水槽 B1: CENTRAL AREA CONCRETE COLUMN & DRINKING TROUGH
- 乙2: 水井 B2: WATER POND

丙：將予清拆的設施

C : FACILITIES TO BE DEMOLISHED

- 丙: 中庭區混凝土柱及飲水槽 C: CONCRETE COLUMN & DRINKING TROUGH AT CENTRAL AREA

12.5m 0 25m 50m

根據文物影響評估之保存和清拆平面圖  
PRESERVATION AND DEMOLITION  
PLAN ACCORDING TO HERITAGE  
IMPACT ASSESSMENT

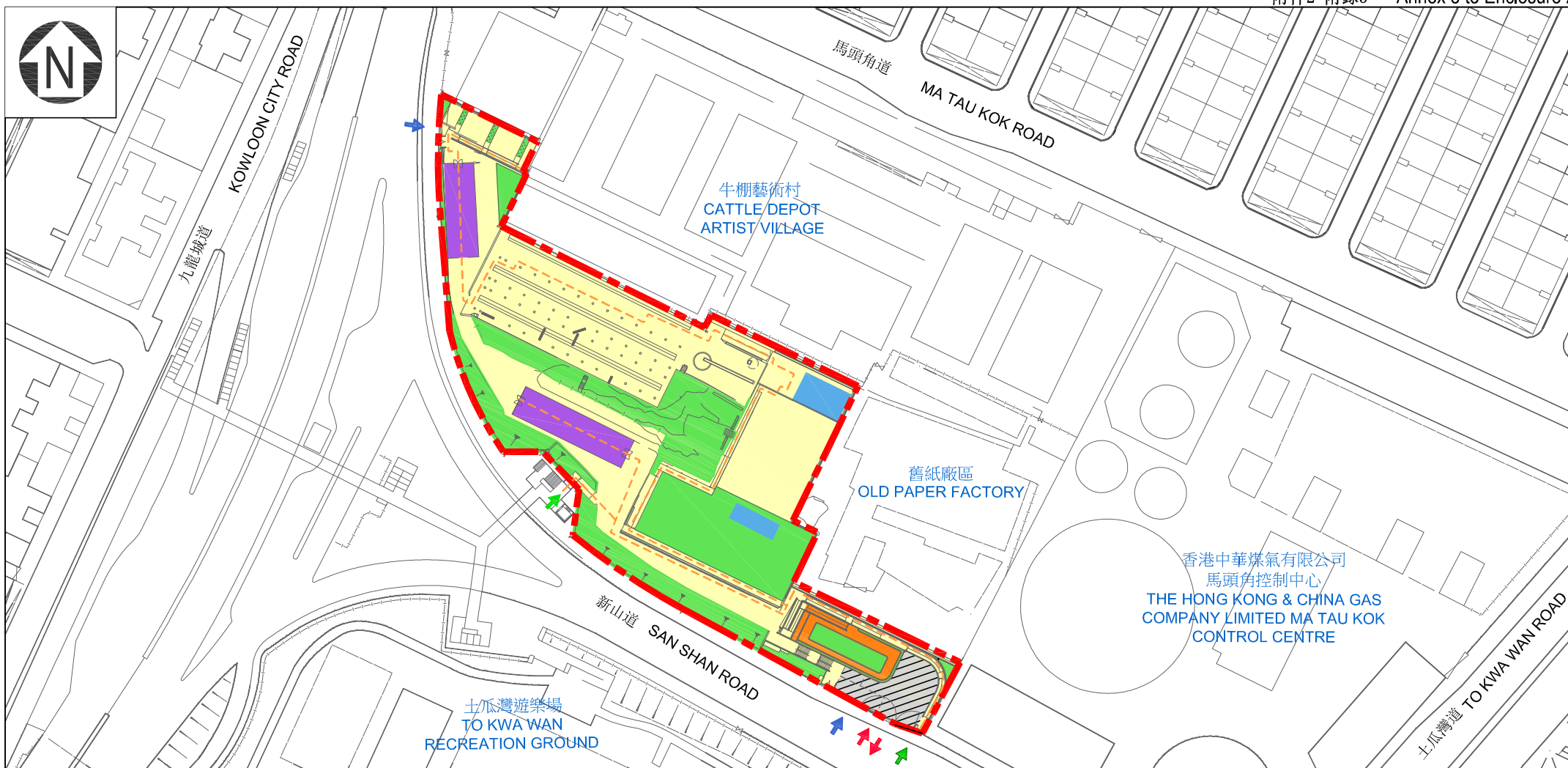
462RO

社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地  
SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –  
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





圖例 LEGEND

--- 工地界線  
SITE BOUNDARY

- - - 無障礙通道  
BARRIER FREE ACCESS

↑ 車輛出入口  
VEHICULAR INGRESS / EGRESS

↑ 無障礙出入口  
BARRIER FREE ENTRANCE / EXIT

↑ 行人出入口  
PEDESTRIAN ENTRANCE / EXIT

改善設施

IMPROVEMENT OF FACILITIES

裝載/卸載區  
LOADING/UNLOADING BAY

綠化花園  
LANDSCAPE AREA/GREENING  
FEATURE

避雨亭/ 蔭棚  
RAIN SHELTER / ARBOUR

遊客中心  
(洗手間, 辦公室, 急救室, 嬰兒護理室,  
儲藏室及屋頂花園)  
VISITOR CENTRE  
(TOILET, OFFICE, FIRST-AID ROOM, BABY  
CARE ROOM, STORE & ROOF GARDEN)

鋪砌地台/木地台  
PAVED AREA/DECKED AREA

展示區  
DISPLAY AREA

12.5m 0 25m 50m

工地平面圖  
SITE PLAN

462RO

社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地  
SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –  
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從西南面望向牛棚的構思透視圖  
PERSPECTIVE VIEW  
FROM SOUTH-WEST DIRECTION  
(ARTIST'S IMPRESSION)

462RO

社區重點項目計劃(九龍城區)-活化和發展牛棚後方用地

SIGNATURE PROJECT SCHEME (KOWLOON CITY DISTRICT) –  
REVITALISATION OF THE REAR PORTION OF THE CATTLE DEPOT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

**Overview of the Estimated Cost  
of the Signature Project of the Kowloon City District**

<b>Items</b>	<b>Estimated Cost (\$'000)</b>
Works and Related Items	90,100
Community Involvement and Publicity Activities	1,400
Non-Civil Service Contract Staff	8,500
<b>Total</b>	<b>100,000</b>

**Signature Project Scheme (Tai Po District) –  
Establishment of an Arts Centre by  
Retrofitting Tai Po Government Secondary School**

**Proposal and Justifications**

At present, the Tai Po Civic Centre (TPCC), which is adjacent to the former Tai Po Government Secondary School, is the main arts and cultural facility for performing arts in the district. The community of the Tai Po (TP) District has been looking for more arts facilities and activities to be provided in the district, with a view to enhancing local arts development. In the light of the above, the Tai Po District Council (TPDC) proposed to implement the “Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School” (the Arts Centre Project) as one of the projects under the Signature Project Scheme (SPS) for TP District.

2. This project aims to enhance the arts and cultural development of the local community by establishing an arts centre (the Centre) focusing on performing arts. Apart from offering a range of arts facilities for use by locals, professional arts groups in Hong Kong will be brought in through provision of office and studio space at affordable rates<sup>1</sup>. Arts groups residing in the Centre will also enhance the provision of arts services to the local community. Besides uplifting the local cultural “hardware” and “software” and improving the standard of community arts activities through interaction between the arts groups and local community, the Centre could also benefit arts groups by enabling them to operate their own arts space in the Centre and build their clientele. The project also aligns with the Government’s policy objective for promoting arts and culture over the territory, as well as providing support to the arts sector in meeting their needs for arts space. It is envisaged that whilst the Centre is located in TP District, it will also benefit the neighboring districts and arts development

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<sup>1</sup> Reference will be made to the rental of similar facilities (such as the Jockey Club Creative Arts Centre), other districts where artist studios are located, as well as the properties in the proximity to the arts space in setting the affordable rent level for the art studios/offices.

in general.

3. The proposed scope of works of the Arts Centre Project includes the conversion of a six-storey building with a construction floor area of approximately 8 800 square metres comprising the following facilities –

- (a) arts studios/offices for leasing to arts groups;
- (b) public hiring facilities such as multi-purpose rooms, music practice rooms, and an arts information centre for use by arts groups, schools, local organisations and individuals;
- (c) arts-related shops, a restaurant and a café; and
- (d) ancillary support facilities such as management office, water tanks for fire services, etc..

A site plan, layout plans and artist's impression showing the proposed works are at **Annexes 1 to 3 to Enclosure 3** respectively.

## **Operation and Management**

4. In order to achieve the above objectives through effective management of the Centre and engagement of professional arts groups with good potential, TPDC considered that the Hong Kong Arts Development Council (HKADC) is best positioned to take up the future operation of the Centre, as it is the statutory body tasked by the Government to support the development of arts in Hong Kong, and has strong network with the arts sector, especially the small and medium sized arts groups and individual artists. HKADC has agreed to operate and manage the Centre upon commissioning.

5. With a view to engaging the local community, which is one of the visions of the Arts Centre Project, arts groups residing in the Centre would be encouraged to

interact with the local community through various forms, for instance, education programmes, workshops, festivals and small scale performances. Furthermore, HKADC plans to organise publicity programmes to promote the Arts Centre Project, as well as to foster community participation.

## **Financial Implications**

6. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. To inculcate a sense of community ownership, TPDC has invited district personalities to participate in the Arts Centre Project in the form of donation. TPDC has received donations in an order of \$7 million from local personalities. Therefore, the total amount of funding available for the SPS projects for TP District is \$107 million.

7. The estimated cost of works and related items for the Arts Centre Project is \$53.1 million in money-of-the-day prices. In addition, a provision of \$1.9 million will be earmarked for employment of non-civil service contract staff under the Tai Po District Office to oversee the project implementation. The remaining funds of the SPS projects for TP District will be earmarked for “Improving the Tourist Facilities at Lam Tsuen Wishing Square”. A breakdown of the budget is at **Annex 4 to Enclosure 3**.

8. We estimate the additional government recurrent expenditure arising from the Arts Centre Project to be about \$6.5 million per annum.

## **Implementation**

9. Subject to the funding approval of the Finance Committee, we plan to commence the construction works in late 2016 for completion by end 2017.

## **Public Consultation**

10. TPDC came into consensus with adopting the Arts Centre Project as one of the SPS projects for TP District in March 2013, and set up a Working Group on the Signature Project to oversee the implementation of the projects. Subsequently, TPDC launched a public forum in April 2013 to collect views from residents in the district, and received positive feedback from the participants on the two projects for TP District. HKADC also helped collect views of the arts sector on the proposed facilities of the project through focus groups discussion and a questionnaire survey. Views collected from the arts sector had been taken into account in the planning for the project. In September 2015, TPDC endorsed the design of the Arts Centre Project.

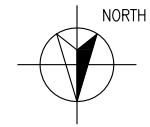
**Home Affairs Bureau**

**Home Affairs Department**

**January 2016**



ANNEX 1 TO ENCLOSURE 3  
附件三附錄一



TAI PO TAI WO ROAD  
大埔太和路

TAI PO ARTS CENTRE  
(FORMER TAI PO GOVERNMENT  
SECONDARY SCHOOL)  
大埔藝術中心（前大埔官立中學）

TAI PO CENTRE  
大埔中心

TAI PO CIVIC CENTRE  
大埔文娛中心

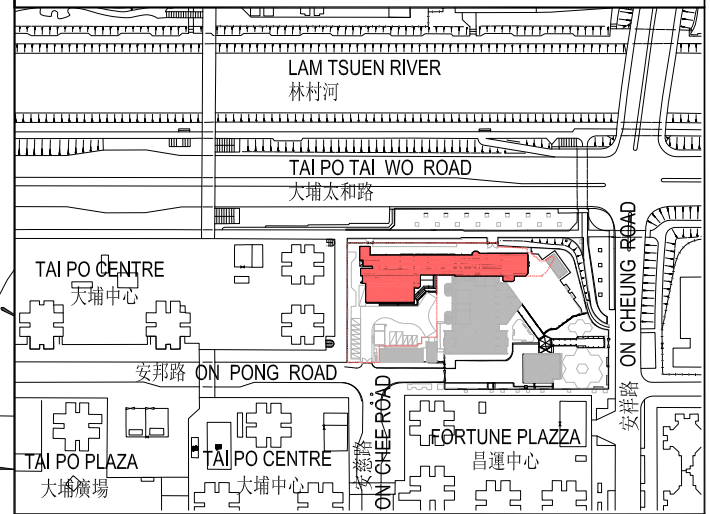
ON PONG ROAD  
安邦路

SITE BOUNDARY  
工地界線

ON CHEUNG  
ROAD  
安祥路

ON CHEE  
ROAD  
安慈路

FORTUNE PLAZZA  
昌運中心



LOCATION PLAN 位置圖

1:4000

LEGEND 圖例

- 工地界線  
SITE BOUNDARY
- 工地  
SITE
- ▨ 大埔文娛中心  
TAI PO CIVIC CENTRE
- 無障礙行人通道  
BARRIER-FREE ACCESS
- ◀ 車輛出入口  
VEHICULAR ENTRANCE/EXIT
- ▲ 行人出入口  
PEDESTRIAN ENTRANCE/EXIT
- ▲ 無障礙出入口  
BARRIER FREE ENTRANCE/EXIT
- 現有巴士站  
EXISTING BUS STOP
- 現有小巴站  
EXISTING MINIBUS STOP

69RE

改裝大埔官立中學作藝術中心

ESTABLISHMENT OF AN ARTS CENTRE BY RETROFITTING TAI PO GOVERNMENT SECONDARY SCHOOL



TITLE:  
標題:

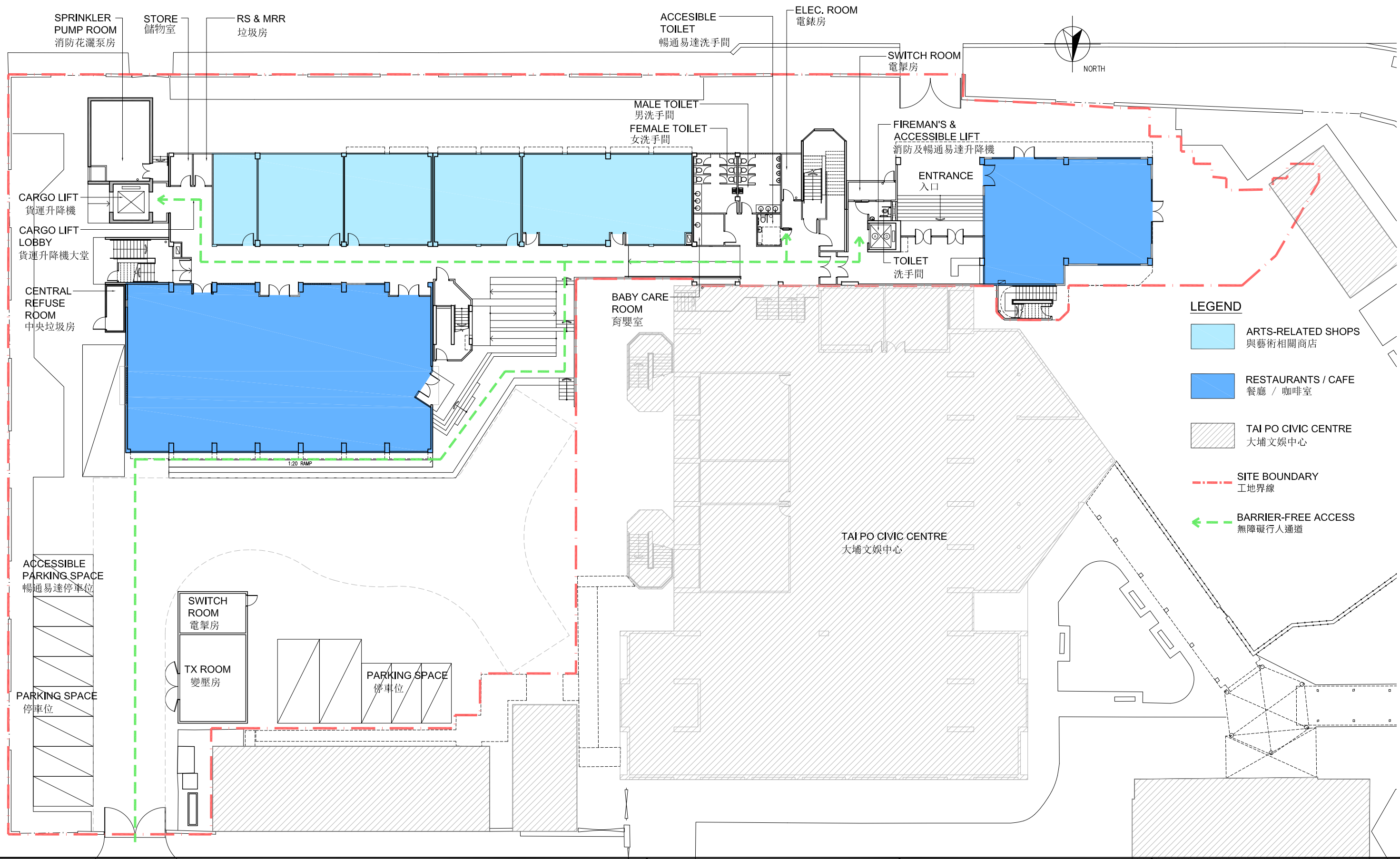
工地平面圖  
SITE PLAN

DRAWING NO.:  
圖則編號:

TP-SPS001-ANNEX-1A

SCALE:  
比例:

1:600



69RE

改裝大埔官立中學作藝術中心

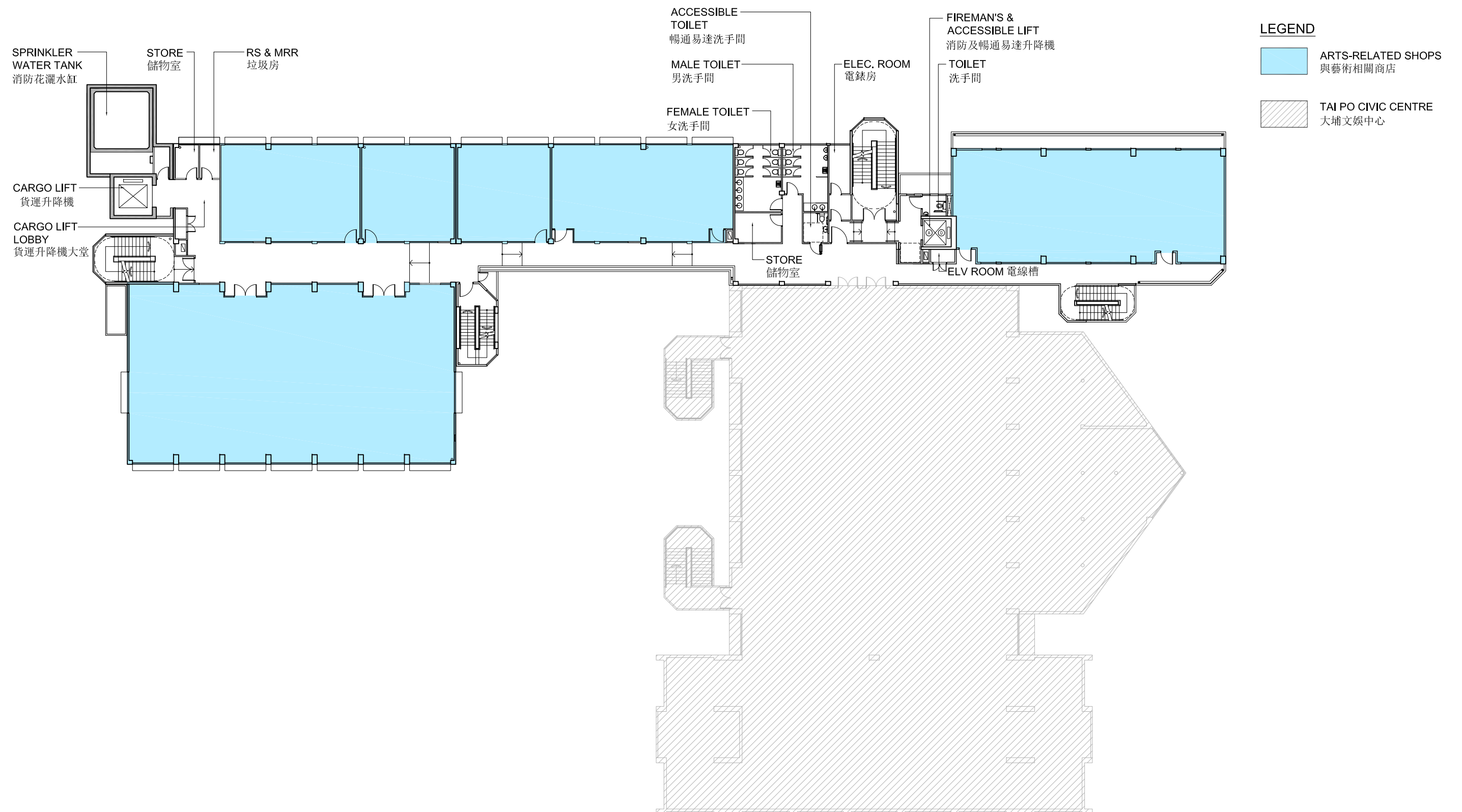
ESTABLISHMENT OF AN ARTS CENTRE BY RETROFITTING TAI PO GOVERNMENT SECONDARY SCHOOL

TITLE:  
標題:地面平面圖  
GROUND FLOOR PLANDRAWING NO.:  
圖則編號:

TP-SPS001-ANNEX-2A

SCALE:  
比例:  
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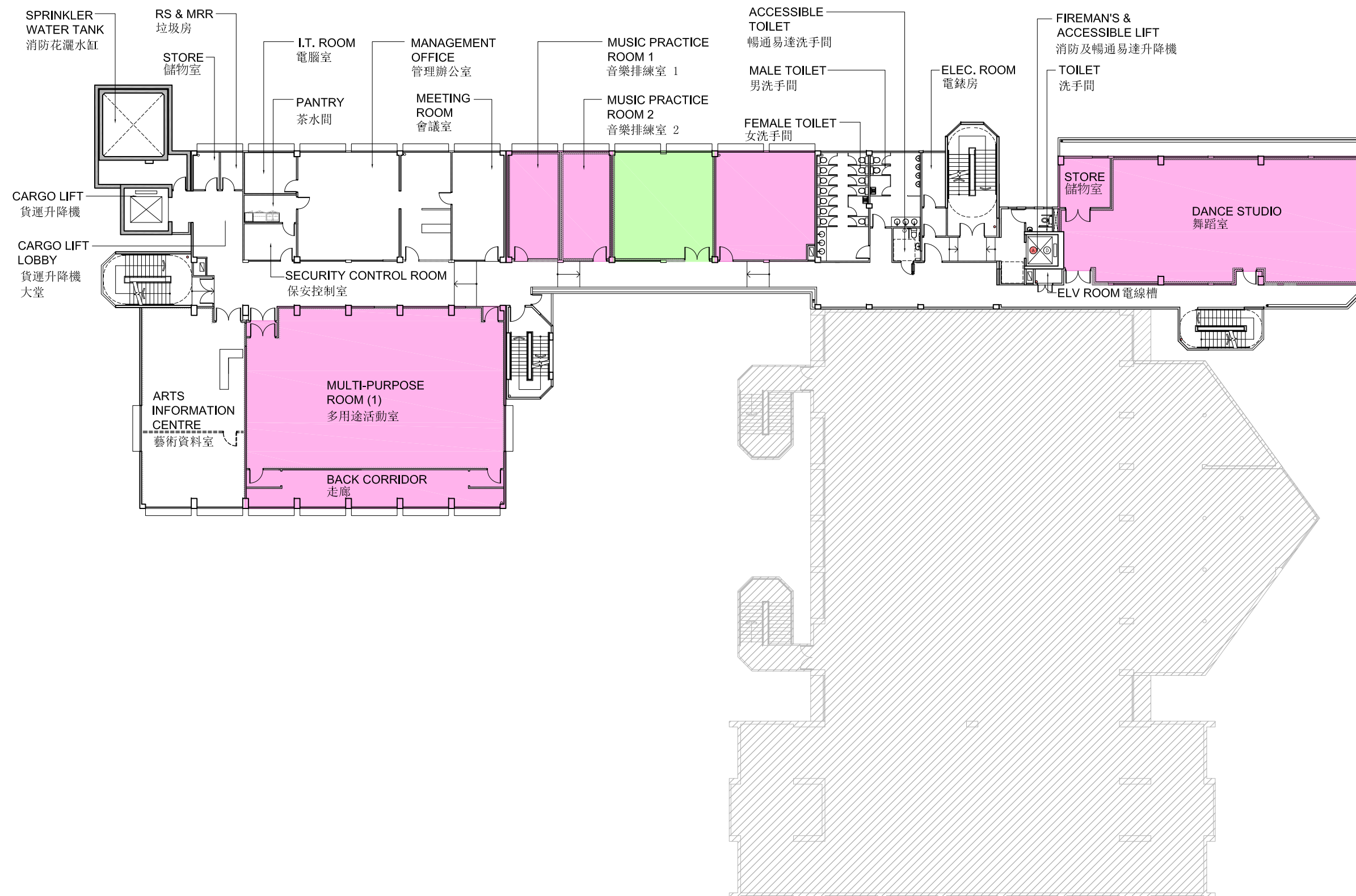


69RE

改裝大埔官立中學作藝術中心

ESTABLISHMENT OF AN ARTS CENTRE BY RETROFITTING TAI PO GOVERNMENT SECONDARY SCHOOL

HOME AFFAIRS DEPARTMENT  
民政事務總署TITLE:  
標題:一樓平面圖  
FIRST FLOOR PLANDRAWING NO.:  
圖則編號:  
TP-SPS001-ANNEX-2BSCALE:  
比例:  
1:300



## LEGEND

- ARTS STUDIOS / OFFICES  
藝團工作室 / 辦公室
- PUBLIC HIRING FACILITIES  
公眾租用設施
- TAI PO CIVIC CENTRE  
大埔文娛中心

69RE

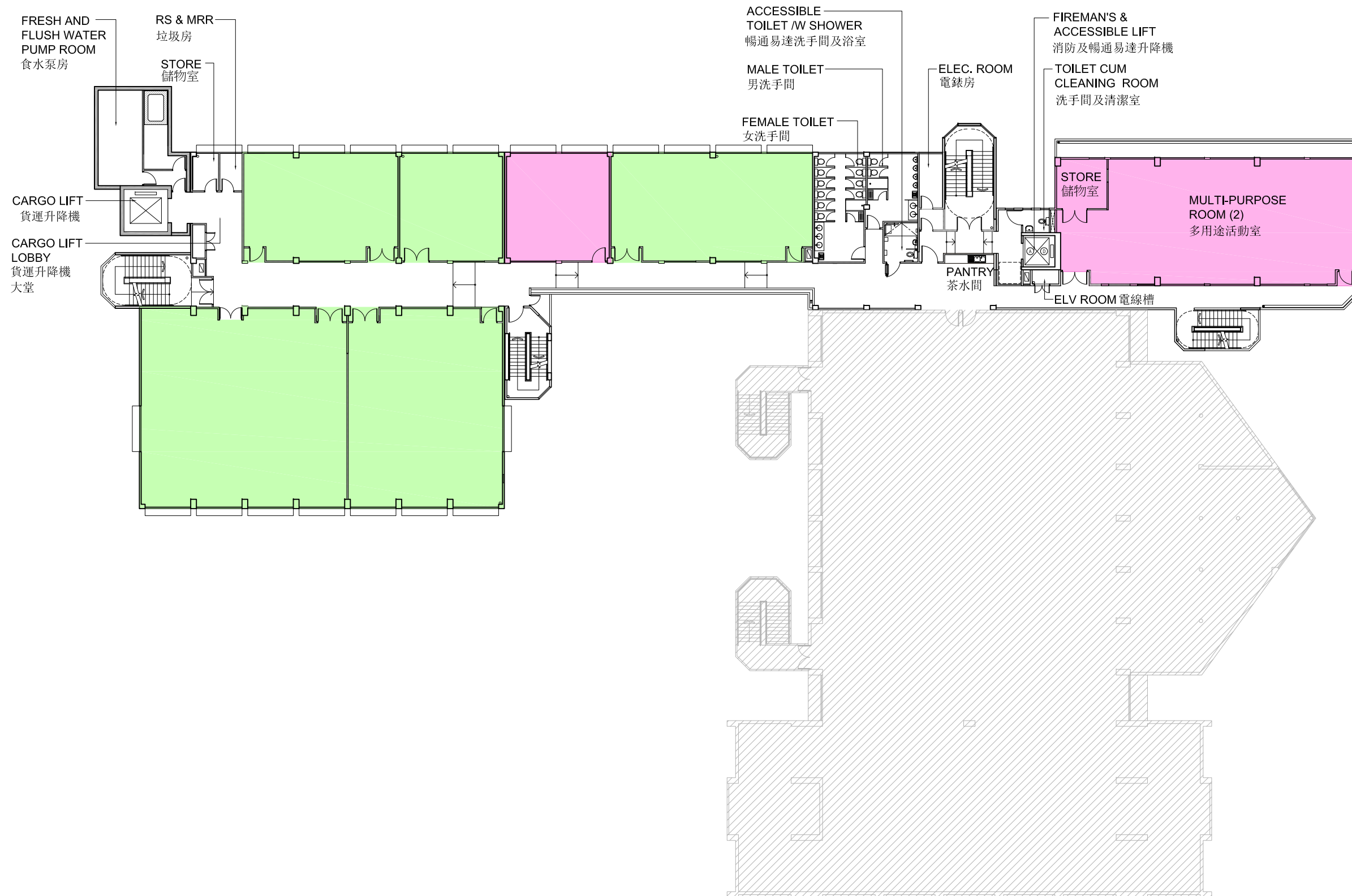
改裝大埔官立中學作藝術中心

ESTABLISHMENT OF AN ARTS CENTRE BY RETROFITTING TAI PO GOVERNMENT SECONDARY SCHOOL

HOME AFFAIRS DEPARTMENT  
民政事務總署TITLE:  
標題:二樓平面圖  
SECOND FLOOR PLANDRAWING NO.:  
圖則編號:

TP-SPS001-ANNEX-2C

SCALE:  
比例:  
1 : 300



## LEGEND

- ARTS STUDIOS / OFFICES  
藝團工作室 / 辦公室
- PUBLIC HIRING FACILITIES  
公眾租用設施
- TAI PO CIVIC CENTRE  
大埔文娛中心

69RE

改裝大埔官立中學作藝術中心

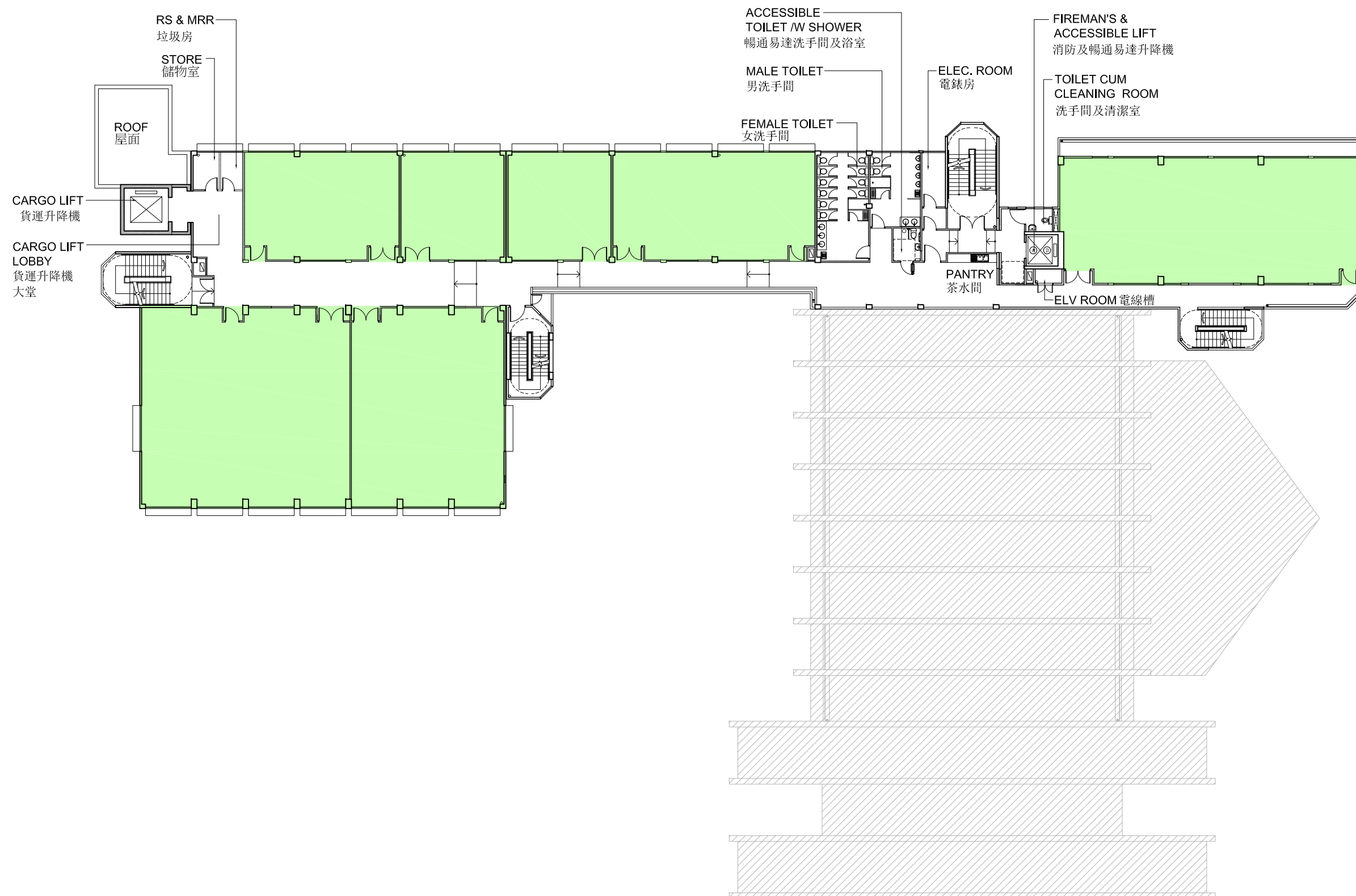
ESTABLISHMENT OF AN ARTS CENTRE BY RETROFITTING TAI PO GOVERNMENT SECONDARY SCHOOL

HOME AFFAIRS DEPARTMENT  
民政事務總署TITLE:  
標題:三樓平面圖  
THIRD FLOOR PLANDRAWING NO.:  
圖則編號:

TP-SPS001-ANNEX-2D

SCALE:  
比例:

1 : 300



69RE

改裝大埔官立中學作藝術中心

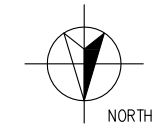
ESTABLISHMENT OF AN ARTS CENTRE BY RETROFITTING TAI PO GOVERNMENT SECONDARY SCHOOL

HOME AFFAIRS DEPARTMENT  
民政事務總署TITLE:  
標題:四樓平面圖  
FOURTH FLOOR PLANDRAWING NO.:  
圖則編號:

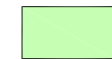
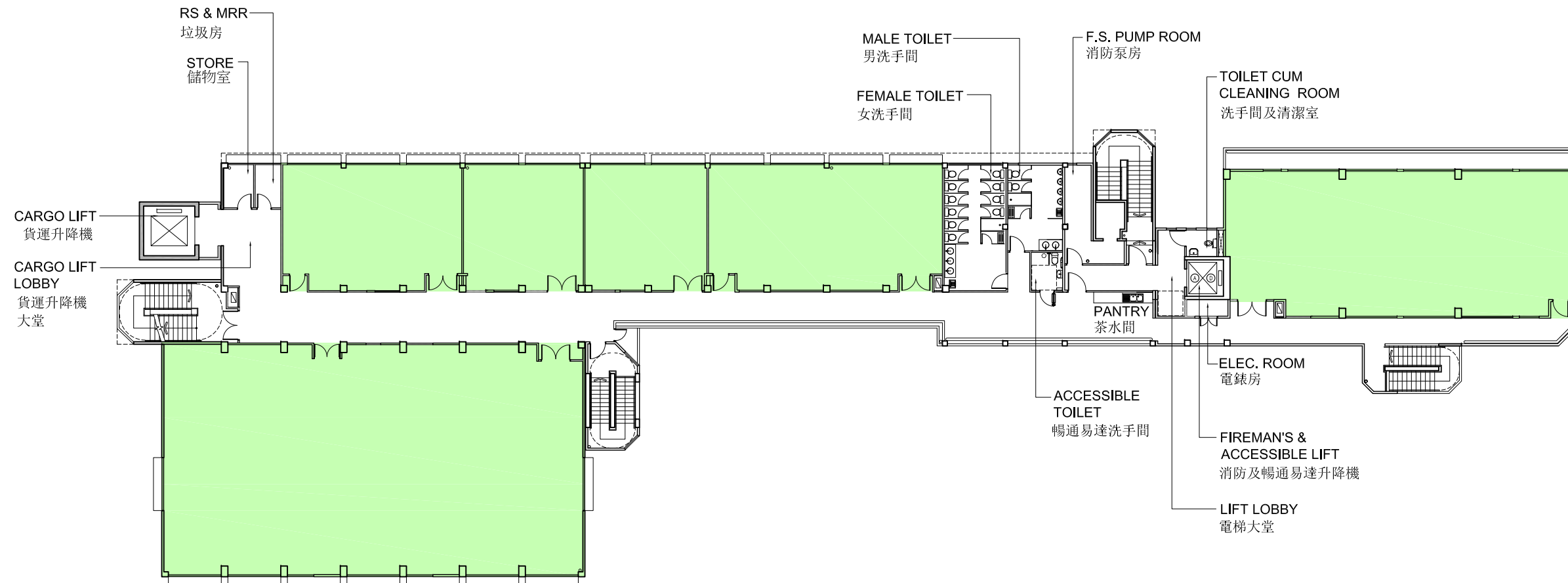
TP-SPS001-ANNEX-2E

SCALE:  
比例:

1 : 300



## LEGEND

ARTS STUDIOS / OFFICES  
藝團工作室 / 辦公室

69RE

改裝大埔官立中學作藝術中心

ESTABLISHMENT OF AN ARTS CENTRE BY RETROFITTING TAI PO GOVERNMENT SECONDARY SCHOOL

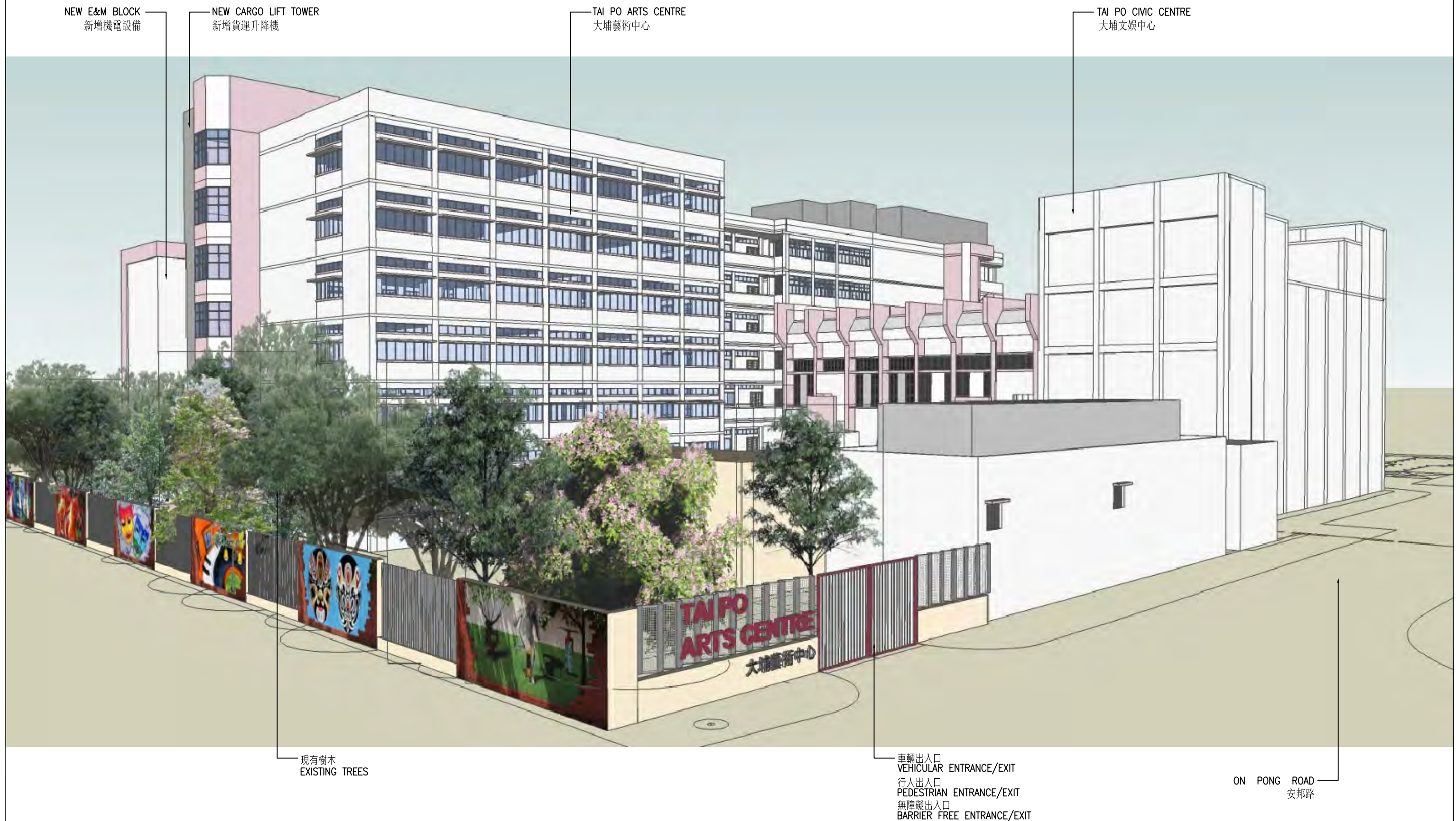
HOME AFFAIRS DEPARTMENT  
民政事務總署TITLE:  
標題:五樓平面圖  
FIFTH FLOOR PLANDRAWING NO.:  
圖則編號:

TP-SPS001-ANNEX-2F

SCALE:  
比例:

1:300





69RE

改裝大埔官立中學作藝術中心

ESTABLISHMENT OF AN ARTS CENTRE BY RETROFITTING TAI PO GOVERNMENT SECONDARY SCHOOL



TITLE:  
標題:  
從北向大樓構思圖  
VIEW FROM NORTH  
(ARTIST'S IMPRESSION)

DRAWING NO.:  
圖則編號:  
TP-SPS001-ANNEX-3A

SCALE:  
比例:  
N.T.S.

**Overview of the Estimated Cost  
of the Signature Projects of the Tai Po District**

<b>Items</b>	<b>Estimated Cost (\$'000)</b>
<b>A. Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School</b>	
Works and Related Items	53,100
Non-Civil Service Contract Staff	1,900
<b>Total</b>	<b>55,000</b>
<b>B. Improving the Tourist Facilities at Lam Tsuen Wishing Square</b>	
Works and Related Items	46,100
Community Involvement and Publicity Activities	1,700
Non-Civil Service Contract Staff	1,900
One-off Subsidy to Non-profit-making Partner Organisation	2,300
<b>Total</b>	<b>52,000</b>
<b>Total Estimated Cost of the Two Signature Project Scheme Projects<sup>1</sup></b>	<b>107,000</b>

<sup>1</sup> In addition to the one-off allocation of \$100 million under the Signature Project Scheme, donations in an order of \$7 million have also been sought for Item A.

**Signature Project Scheme (Tai Po District) –  
Improving the Tourist Facilities at Lam Tsuen Wishing Square**

**Proposal and Justifications**

The community in the Tai Po (TP) District has a long tradition of making wishes to the Wishing Trees in Lam Tsuen. Since 2005, the villagers in Lam Tsuen began to organise promotional activities for this culture and tradition at the Lam Tsuen Wishing Square (the Wishing Square). This has gradually evolved to become the Hong Kong Well-wishing Festival (the Festival) held annually during Chinese New Year and the Wishing Square has become a major tourist attraction in Hong Kong patronised by over 200 000 visitors every year. Apart from the Festival, local events and community building activities, such as cultural exhibitions, “Poon Choi” feasts, and community gatherings, are also held at the Wishing Square. Such activities often involve the presentation of cultural performances and conduct of ceremonies on a stage. However, the lack of a covered performance stage in the Wishing Square has limited the development of promotional activities for the above-mentioned culture and tradition. Event organisers thus have to set up temporary performance stages each time for one-off uses which is not environmentally friendly and cost-effective.

2. To address this deficiency, the Tai Po District Council (TPDC) proposed to implement the “Improving the Tourist Facilities at Lam Tsuen Wishing Square” (the Wishing Square Project) as one of the projects under the Signature Project Scheme (SPS) for TP District. The Wishing Square Project aims to attract more local and overseas visitors to the Wishing Square, with a view to promoting the well-wishing culture and traditions of the New Territories, and providing a better performance and activity venue for the local community.

3. The Wishing Square occupies a site area of about 17 000 square metres. The proposed scope of works includes –



- (a) the construction of a permanent covered performance stage and other ancillary facilities, such as dressing rooms, toilets, plant rooms, etc.;
- (b) the provision of permanent stalls;
- (c) the provision of parking spaces; and
- (d) the re-pavement of an existing football pitch and provision of associated facilities, such as installation of lighting, etc..

A site plan, layout plans and artist's impression showing the proposed works are at **Annexes 1 to 3 to Enclosure 4** respectively.

### **Selection of the Partner Organisation**

4. On behalf of TPDC, the Tai Po District Office (TPDO) invited non-profit making organisations to submit proposals to be the partner organisation of the Wishing Square Project to manage, operate and provide maintenance to the Wishing Square on a self-financing basis. An invitation advertisement was posted in two local newspapers on 30 October 2013, and TPDC's website from 30 October 2013 to 29 November 2013.

5. One proposal from Tai Po Lam Tsuen Heung Educational Development Company Limited (TPLTHEDCL) was received by the deadline. A Vetting Committee was formed by members of TPDC to assess the proposal received. On 19 March 2014, representatives from TPLTHEDCL were invited to present their proposal to the Vetting Committee. Having considered the merits of the proposal, the Vetting Committee recommended TPLTHEDCL to be the partner organisation for the Wishing Square Project. The recommendation was endorsed by TPDC on 3 July 2014. A synopsis of TPLTHEDCL's proposal is at **Annex 4 to Enclosure 4**.

## **Operation and Monitoring**

6. Under TPLTHEDCL's operation and management of the Wishing Square Project, a number of cultural events, including the Festival, would be organised with a view to upholding the well-wishing culture and promoting the Wishing Square. The performance stage and football pitch will also be made available for holding activities by organisations and members of the public. It is also planned that traditional snacks and souvenirs, etc. will be sold at the stalls and parking spaces will be provided in order to facilitate promotion of the Wishing Square to visitors.

7. Any surplus service revenue/fee received from the operation of the Wishing Square Project will be ploughed back for future development of the Wishing Square. TPLTHEDCL will operate the Wishing Square and provide activities and services on a self-financing basis. TPDC proposed to reserve a sum on a one-off basis to subsidise the partner organisation's costs of start-up, operation, management and maintenance of the Wishing Square Project for up to a maximum of two years after project commissioning (please see paragraph 10 below). To ensure that the Wishing Square Project is operated on a sustainable basis, TPLTHEDCL will be charged a nominal rent for the Wishing Square while responsible for all the recurrent costs, including the cost of managing, operating and maintaining the Wishing Square.

8. Specific requirements on the services will be set out in a service agreement to be signed between the Government and TPLTHEDCL. TPDC and TPDO will ensure effective monitoring of the performance of TPLTHEDCL, the quality of services to be delivered, and evaluate the effectiveness of the project.

## **Financial Implications**

9. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. To inculcate a sense of community ownership, TPDC has invited district personalities to participate in another SPS project for TP District, "Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School" (the Arts Centre Project), in the form of donation. TPDC has received donations in an

order of \$7 million from local personalities. Therefore, the total amount of funding available for the SPS projects for TP District is \$107 million.

10. The estimated cost of works and related items for the Wishing Square Project is \$46.1 million in money-of-the-day prices. In addition, a provision of \$3.6 million will be earmarked for implementing community involvement and publicity activities and employment of non-civil service contract staff under TPDO to oversee the project implementation. A one-off subsidy to TPLTHEDCL of not more than 5% of the estimated cost for works and related items of the Wishing Square Project, which is capped at \$2.3 million, has also been set aside to subsidise the costs of start-up, operation, management and maintenance of the project for up to a maximum of two years after project commissioning. The remaining funds of the SPS projects for TP District will be earmarked for the Arts Centre Project. A breakdown of the budget is at **Annex 5 to Enclosure 4**.

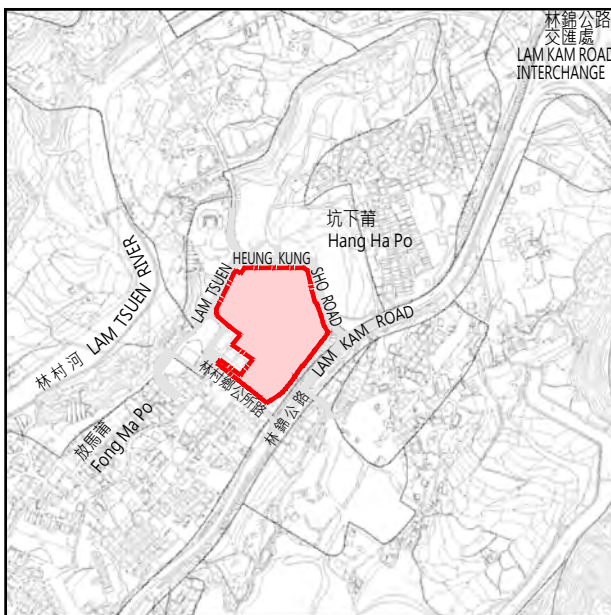
## **Implementation**

11. Subject to the funding approval of the Finance Committee, we plan to commence the construction works in late 2016 for completion by end 2017.

## **Public Consultation**

12. TPDC came into consensus with adopting the Wishing Square Project as one of the SPS projects for TP District in March 2013, and set up a Working Group on the Signature Project to oversee the implementation of the projects. Subsequently, TPDC launched a public forum in April 2013 to collect views from residents in the district, and received positive feedbacks from the participants on the two projects for TP District. In September 2015, TPDC endorsed the design of the Wishing Square Project.

**Home Affairs Bureau**  
**Home Affairs Department**  
**January 2016**

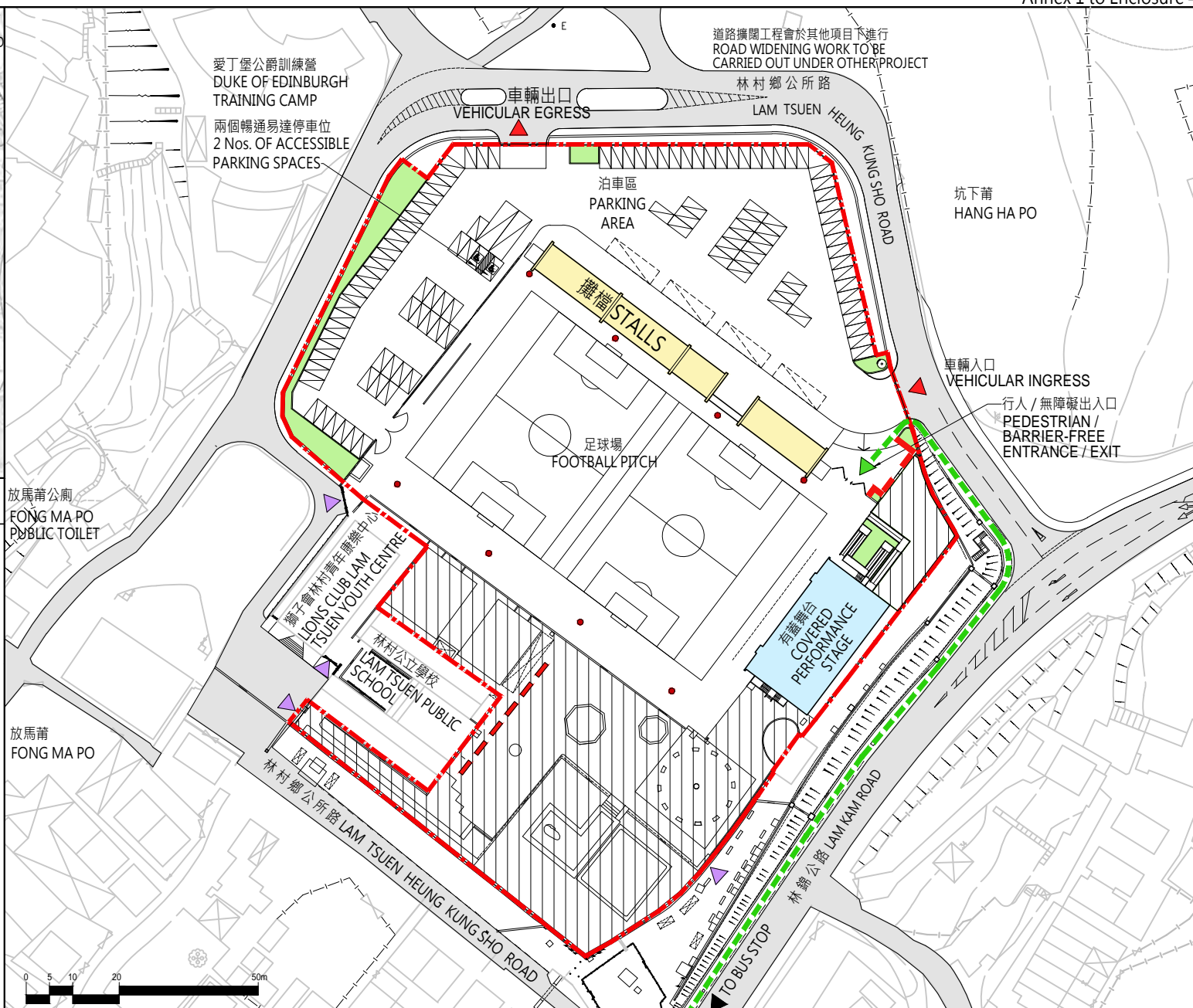
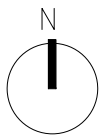


位置圖 LOCATION PLAN



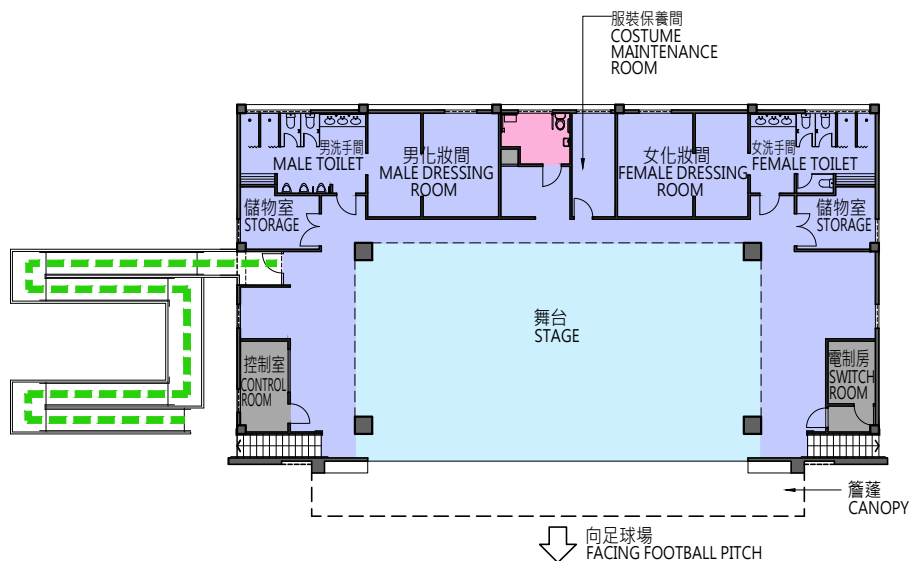
圖例 LEGEND :

- 林村許願廣場的旅遊配套設施範圍  
BOUNDARY FOR THE TOURIST FACILITIES AT LAM TSUEN WISHING SQUARE
- 新增綠化範圍  
NEW LANDSCAPE AREA
- 現有設施  
EXISTING FACILITIES
- ▶ 行人 / 無障礙出入口  
PEDESTRIAN / BARRIER-FREE ENTRANCE / EXIT
- ▶ 行人出入口  
PEDESTRIAN ENTRANCE / EXIT
- ▶ 車輛出入口  
VEHICULAR INGRESS / EGRESS
- 燈柱及廣播設備  
LIGHT POLE & P.A. SYSTEM
- 無障礙通道  
BARRIER-FREE ACCESS
- 長椅  
BENCHES

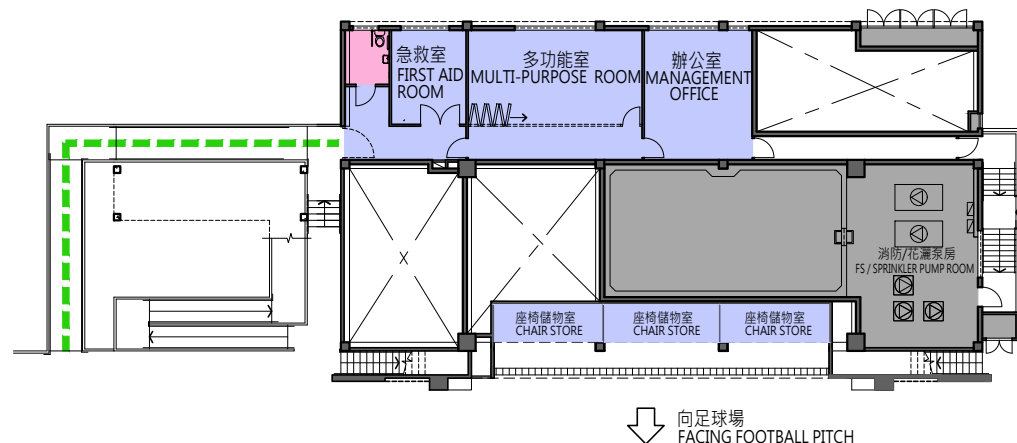


459 RO

改善林村許願廣場的旅遊配套設施  
IMPROVING THE TOURIST FACILITIES AT LAM TSUEN WISHING SQUARE

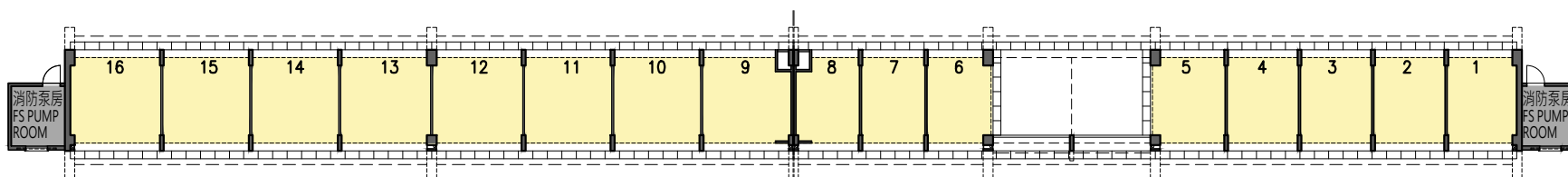


有蓋舞台平面圖 (上層)  
COVERED PERFORMANCE  
STAGE PLAN (UPPER LEVEL)



有蓋舞台平面圖 (下層)  
COVERED PERFORMANCE  
STAGE PLAN (LOWER LEVEL)

向泊車區  
FACING PARKING AREA



攤檔平面圖  
STALLS PLAN



圖例 LEGEND :

- 舞台範圍  
STAGE AREA
- 後台設施  
BACK STAGE FACILITIES
- 攤檔  
STALLS
- 機房  
PLANT ROOMS
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 無障礙通道  
BARRIER-FREE  
ACCESS PATH





459 RO

改善林村許願廣場的旅遊配套設施

IMPROVING THE TOURIST FACILITIES AT LAM TSUEN WISHING SQUARE



Home Affairs Department  
民政事務總署

構思圖  
ARTIST IMPRESSION





459 RO

改善林村許願廣場的旅遊配套設施

IMPROVING THE TOURIST FACILITIES AT LAM TSUEN WISHING SQUARE



Home Affairs Department  
民政事務總署

構思圖  
ARTIST IMPRESSION



**Signature Project Scheme (Tai Po District) –  
Improving the Tourist Facilities at Lam Tsuen Wishing Square**

**Summary of Proposal Submitted by  
Tai Po Lam Tsuen Heung Educational Development Company Limited**

**Objectives**

The project “Improving the Tourist Facilities at Lam Tsuen Wishing Square” (the Wishing Square Project) aims to attract more local and overseas visitors to the Lam Tsuen Wishing Square (the Wishing Square), promote the well-wishing culture and traditions of the New Territories, as well as providing a better performance and activity venue for the local community. The Wishing Square Project will bring about a visible and lasting impact to the district after completion of the proposed construction works.

**Core Services**

2. The Wishing Square has become a major tourist attraction for Hong Kong. Tai Po Lam Tsuen Heung Educational Development Company Limited (TPLTHEDCL) will organise the Hong Kong Well-wishing Festival (the Festival) during Chinese New Year every year. A series of celebration events, including ceremonies, performances, “Poon Choi” feasts and parades showcase, etc., will be organised during the Festival, which will attract over 200 000 visitors every year. Apart from the Festival, TPLTHEDCL will organise a number of cultural events during the initial years of the operation, including free concerts, traditional food festival, and Chinese Opera performance, etc., with a view to upholding the traditions of the New Territories and promoting the Wishing Square.

3. Upon completion of the construction works of the Wishing Square Project,

the performance stage and football pitch will also be available for holding a wide range of activities by organisations and members of the public. These include community involvement activities, for example, “Poon Choi” feasts, promotional activities on civic education and fight crime, flea market, cultural events, sports events as well as exhibitions. Applications by local schools and non-profit making organisations will be accorded priority.

4. Charges of the activities and services would be set having regard to relevant considerations, such as the nature of activities and the principle of self-financing. TPLTHEDCL will review and adjust the charges according to the need and feedback of the community from time to time.

### **Other Services**

5. To enhance the facilities of the Wishing Square as a tourist attraction in Hong Kong, a number of permanent stalls will be provided to sell traditional snacks, handicrafts and souvenirs. To facilitate the traffic flow arising from holding large-scale events at the Wishing Square, parking spaces will also be provided for visitors.

**Overview of the Estimated Cost  
of the Signature Projects of the Tai Po District**

<b>Items</b>	<b>Estimated Cost (\$'000)</b>
<b>A. Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School</b>	
Works and Related Items	53,100
Non-Civil Service Contract Staff	1,900
<b>Total</b>	<b>55,000</b>
<b>B. Improving the Tourist Facilities at Lam Tsuen Wishing Square</b>	
Works and Related Items	46,100
Community Involvement and Publicity Activities	1,700
Non-Civil Service Contract Staff	1,900
One-off Subsidy to Non-profit-making Partner Organisation	2,300
<b>Total</b>	<b>52,000</b>
<b>Total Estimated Cost of the Two Signature Project Scheme Projects<sup>1</sup></b>	<b>107,000</b>

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<sup>1</sup> In addition to the one-off allocation of \$100 million under the Signature Project Scheme, donations in an order of \$7 million have also been sought for Item A.