

For discussion
on 24 May 2004

Legislative Council Panel on Economic Services

Implementation of Harbour Lighting Plan - phase 2

Purpose

This paper seeks Members' support for the implementation of phase 2 of the Harbour Lighting Plan (the Plan).

Issue

2. Phase 1 of the Plan is confined to 18 buildings on Hong Kong Island. We propose to develop the Plan by extending it to cover more buildings on both sides of the Harbour, thus enhancing the night vista of Hong Kong.

Proposal

3. The Director of Architectural Services (D Arch S), with the support of the Secretary for Economic Development and Labour, proposes to upgrade **398RO** to Category A at an estimated cost of \$60.7 million in money-of-the-day (MOD) prices for phase 2 of the Plan.

Background

4. Victoria Harbour (the Harbour) is an invaluable asset for Hong Kong, in particular, the tourism industry. According to surveys conducted by the Hong Kong Tourism Board, the Harbour is consistently ranked number one in terms of popularity by tourists amongst Hong Kong's tourist attractions. The tourism sector also calls for permanent attractions during the evening so as to encourage visitors to stay overnight in Hong Kong.

5. To meet these objectives and to showcase the Harbour better to further enhance its attraction to visitors, the Tourism Commission commissioned a consultancy study in August 2002 to develop a Harbour Lighting Plan. The study recommended to upgrade the lighting of key buildings, highlighted by a unique show designed to present the Harbour at night in a new and attractive way through a choreography of lights on major buildings.

6. The Tourism Commission has since taken forward the implementation of the Plan in partnership with the private sector. Phase 1 of the Plan, comprising 18 buildings on Hong Kong side, was completed in January 2004 with the launch of 'A Symphony of Lights', a multi-media light and sound show staged every night. The Show has been very well received by the tourism trade, visitors and local community. According to the tourism sector, this new tourism product has had a direct and positive impact on business. In particular, sight-seeing ferries, hotels and restaurants on the harbour-front have been using the Show to market their business. The general consensus is that the Plan should be further expanded to cover more buildings on both sides of the Harbour.

7. A number of private buildings have already agreed or indicated interest to join Phase 2 of the Plan. We are actively recruiting other suitable buildings to join and estimate that the total number of participating buildings for phase 2 to be around 33. We recommend that three more government buildings located near the waterfront in Kowloon, viz, Hong Kong Cultural Centre, Hong Kong Museum of Art and Hong Kong Coliseum to join the Plan in view of their prominent position along the waterfront of Victoria Harbour and to demonstrate Government's continued commitment to the Plan.

8. Subject to approval of funding by the Finance Committee, the Tourism Commission will co-ordinate the lighting treatment works for the three government buildings and engage a contractor, through open tender, to implement the overall multi-media system to control the movement, colour and intensity of the individual lighting systems installed in all participating buildings (about 33 in total). This will allow the synchronisation of the lighting systems to achieve overall choreography of the lights with a suitable musical score to create the phase 2 Show.

Document attached

9. To facilitate Members' consideration of the proposed works, a copy of our draft submission to the Public Works Sub-Committee is attached at Annex.

Tourism Commission
Economic Development and Labour Bureau
May 2004

(DRAFT)

For discussion
on 23 June 2004

PWSC(2004-05)xx

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

398RO – Implementation of Harbour Lighting Plan - phase 2

Members are invited to recommend to Finance Committee the upgrading of **398RO** to Category A at an estimated cost of \$60.7 million in money-of-the-day prices for the implementation of phase 2 of the Harbour Lighting Plan.

PROBLEM

Phase 1 of the Harbour Lighting Plan (the Plan) is confined to 18 buildings on Hong Kong Island. There is a need to further develop the Plan by extending it to cover more buildings on both sides of the Harbour to enhance the night vista of Hong Kong.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Economic Development and Labour, proposes to upgrade **398RO** to Category A at an estimated cost of \$60.7 million in money-of-the-day (MOD) prices for the implementation of phase 2 of the Plan.

PROJECT SCOPE AND NATURE

3. The scope of **398RO** comprises -
 - (a) Installation of architectural lighting and control systems for three government buildings, namely Hong Kong Cultural Centre, Hong Kong Museum of Art and Hong Kong Coliseum; and
 - (b) Implementation of the overall multi-media system to control the movement, colour and intensity of the individual lighting systems installed in all participating buildings (about 33 in total). This will allow the synchronisation of the lighting systems to achieve overall choreography of the lights with a suitable musical score. This multi-media system is an essential part of the project to create the phase 2 Show (Please refer to paragraph 4 below for details).

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The 18 buildings participating in phase 1 of the Plan are shown on the photograph at Enclosure 1. Artist's impressions of the proposed lighting effects for each of the government buildings to be covered in phase 2 are at
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Enclosures 2 to 3. We plan to start the project in September 2004 for completion by end 2005.

JUSTIFICATION

4. Victoria Harbour (the Harbour) is an invaluable asset. In order to showcase the Harbour in a new and vibrant way and further capitalise on this asset, the Tourism Commission undertook a consultancy to devise the Plan to cover the key icon buildings around the Harbour. Phase 1 of the Plan, comprising 18 private and public buildings on Hong Kong side, was completed in January 2004 with the launch of "A Symphony of Lights" (the Show), a multi-media light and sound show staged across the Victoria Harbour every night. Outside the show time, individual buildings use their lighting systems to highlight the profile of their buildings' architecture thereby adding to the impact of the night vista of the Harbour. Phase 2 of the harbour lighting system will add a new vibrancy to our spectacular night view of the Harbour as well as present a unique show to visitors and residents of Hong Kong.

5. The Show has been very well received by the tourism trade, visitors and the local community. There has been extensive and positive coverage in the media, both locally and outside Hong Kong. The latter includes newspaper, magazine and television coverage in many key source market including the Mainland, Singapore, United States of America, Germany, Italy, the United Kingdom and Australia. The Hong Kong Tourism Board is actively promoting the Show to all our short and long haul markets and receiving very good feedback from the trade. It is estimated that the Show attracted an audience of 800 000 to the Tsim Sha Tsui waterfront during the launch month in January 2004. During the 1 May 2004 Golden Week, the total number of audience for the Show at the Hong Kong Cultural Centre Piazza and the newly opened Avenue of Stars is about 100 000. Operators of tour ferries, hotels and restaurants in Tsim Sha Tsui are using the Show to market their business.

6. As projected by the Hong Kong Tourism Board, the number of visitors in 2004 is expected to be about 20.5 million. If a visitor stays one more night for the Show, the average additional expenditure per person will be about \$1,400. The Show, among other tourism initiatives (e.g. the “Avenue of Stars”), is expected to help attract tourists to stay longer in Hong Kong and potential benefits to our economy as a whole will be enormous. In view of the popularity of the Show and the economic benefits that can be generated, the tourism sector strongly supports that the Plan be further developed to its full potential by including more buildings on both sides of the Harbour under phase 2 of the Plan.

7. A number of private buildings have already agreed or indicated interest in joining phase 2 of the Plan. We are actively recruiting other suitable buildings to join the Plan and estimate that the total number of participating buildings to be around 33. To complement private sector involvement and to demonstrate the Government’s continued commitment, we recommend that three government buildings located near the waterfront in Kowloon, viz, Hong Kong Cultural Centre, Hong Kong Museum of Art and Hong Kong Coliseum to join the Plan. These are particularly prominent and visually attractive buildings in key positions along the harbourfront.

FINANCIAL IMPLICATIONS

8. We estimate the cost of the project to be \$60.7 million, in MOD prices (see paragraph 9 below), made up as follows –

	\$ million	
(a) Installation of architectural lighting and control systems for three government buildings:	36.9	
(i) Hong Kong Cultural Centre	21.2	
(ii) Hong Kong Museum of Art	6.9	
(iii) Hong Kong Coliseum	8.8	
(b) Implementation of the multi-media system to control the movement, colour and intensity of the lighting systems installed in all participating buildings	15.0	
(c) Electrical and Mechanical Services Trading Fund (EMSTF) charges ¹	5.9	
(d) Contingencies	5.8	
	Sub-total	63.6 (in September 2003 prices)
(e) Provision for price adjustment	(2.9)	
	Total	60.7 (in MOD prices)

D Arch S proposes to entrust the proposed lighting works to the Electrical and Mechanical Services Department in view of the Department's knowledge and familiarity with the existing electrical and mechanical systems/network and ongoing service agreements of the selected buildings.

¹ Since the establishment on 1 August 1996 under the Trading Fund Ordinance, the EMSTF charges government departments for design and technical consultancy services for E&M installations provided by the Electrical and Mechanical Services Department (EMSD). The services rendered for this project include carrying out the design on all E&M installations and providing technical advice to the Government on all E&M works and their impacts on the project from maintenance and general operation points of view.

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

Year	\$ million (Sept 2003)	Price Adjustment Factor	\$ million (MOD)
2004-05	6.4	0.97150	6.2
2005-06	47.7	0.95450	45.5
2006-07	6.4	0.95450	6.1
2007-08	3.1	0.96643	2.9
	63.6		60.7

10. 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 from 2004 to 2008. We will deliver the lighting works and the overall multi-media system by two separate fixed-price lump-sum contracts because we can clearly define the scope of works in advance, leaving little room for uncertainty. The contracts will not provide for price adjustments because the contract period will not exceed 21 months.

11. We estimate the annual recurrent expenditure for the three government buildings to be \$170,000.

PUBLIC CONSULTATION

12. As some of the proposed lighting techniques were new to Hong Kong and also as a means to demonstrate some of these techniques and test the public reaction, the Tourism Commission, with the sponsorship from the private sector, staged a one-off demonstration of a multimedia light and sound show at the Piazza of the Hong Kong Cultural Centre during the first week of the Chinese New Year in February 2003. On display were a range of lighting effects combined into a unique show backed by an enthralling musical score and complementary architectural lighting. Over 180 000 people saw the show and the response from the local community, visitors and the media was very positive. The success of this demonstration allowed work to proceed on the more ambitious permanent show now taking place in the Harbour every night.

13. In March 2003, the Tourism Commission consulted the Tourism Strategy Group². The Group fully supported the implementation of the Plan in view of its tremendous economic benefits to Hong Kong.

14. *[We briefed Members of the LegCo Panel on Economic Services on the proposed project on 24 May 2004.]*

ENVIRONMENTAL IMPLICATIONS

15. This is not a designated project under the Environmental Impact Assessment Ordinance and has little potential to give rise to adverse environmental impacts.

16. 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 for noisy construction activities, frequent cleaning and watering of the site and the provision of vehicle cleaning facilities.

17. As in the case of phase 1, we will utilise energy-saving high efficiency lighting systems for the lighting in phase 2. This can reduce the overall power consumption by 10% to 50% in comparison with traditional lighting installation.

LAND ACQUISITION

18. The project does not require any land acquisition.

² The Tourism Strategy Group, which comprises mainly unofficial members from various sectors of the tourism trade including hotels, travel agents, airlines, dining and entertainment, sports and leisure, retail, the Hong Kong Tourism Board as well as academics from the tourism related faculty, is responsible for considering and making recommendations to the Government in respect of tourism development from a strategic perspective.

BACKGROUND INFORMATION*Phase I of Harbour Lighting Plan*

19. The Tourism Commission commissioned a consultancy study to develop the Plan in August 2002. The objective of the Plan is to improve the lighting effects of the buildings on both sides of the Victoria Harbour to further enhance the night vista of Hong Kong and strengthen its position as a premier tourist destination.

20. With the support from the Tourism Strategy Group, the Tourism Commission then took forward the implementation of the Plan in partnership with the private sector. During phase 1 of the Plan, the government took the lead to improve the lighting effects for two government buildings (City Hall and Queensway Government Offices) and two public buildings (Hong Kong Convention and Exhibition Centre and Hong Kong Academy for Performing Arts). Thirteen other private buildings and the Chinese People's Liberation Army (PLA) Forces Hong Kong Building also joined the Plan. This partnership resulted in a world first for Hong Kong: "A Symphony of Lights" which was launched in January 2004.

21. The private buildings and the PLA are responsible for the capital costs of their own lighting design, lighting equipment and control system as well as the recurrent costs of maintenance and electricity. Government's contribution to phase 1 of the Plan is at Enclosure 4. The capital cost for each of the government and public buildings was funded under block allocation Subhead 3101GX "Minor building works for items in Category D of the Public Works Programme".

22. The proposed phase 2 of the Plan will not involve any tree removal or planting proposal.


23. We estimate that the project will create about 55 jobs (30 for labourers and another 25 for professional/technical staff) providing a total employment of 600 man-months.

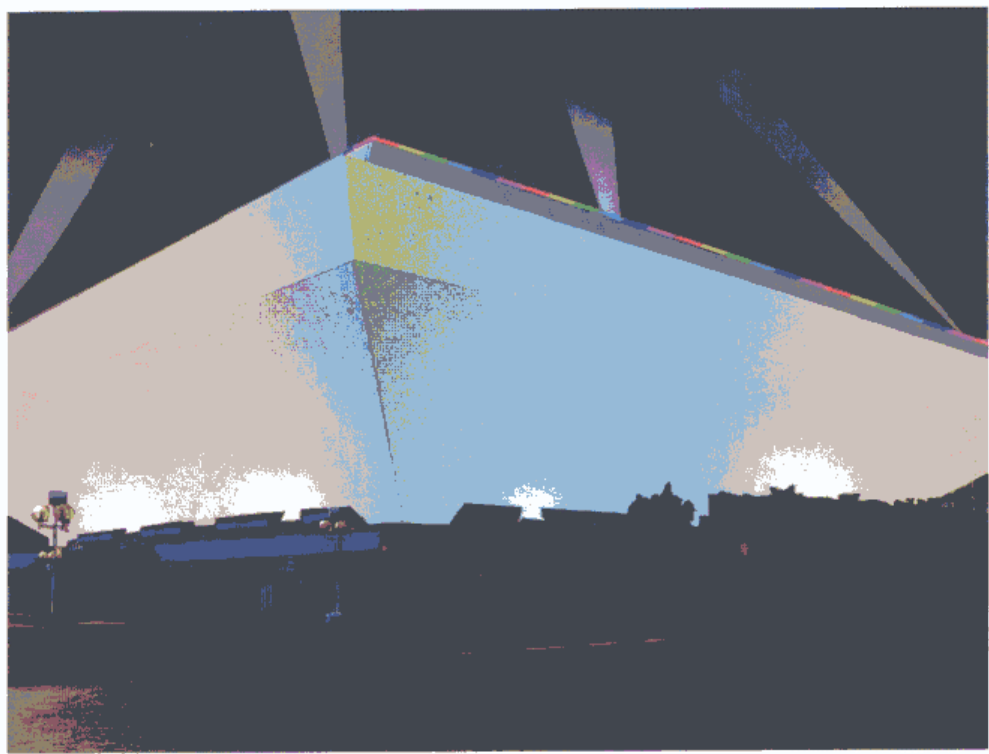
The 18 Buildings Participating in Harbour Lighting Plan Phase 1
參與「維港照明計劃」第一期的 18 座大廈





香港文化中心及香港藝術館照明系統構思圖
 HONG KONG CULTURAL CENTRE AND HONG KONG MUSEUM OF ART LIGHTING PLAN (ARTIST'S IMPRESSION)


398RO 維港照明計劃第二期 IMPLEMENTATION OF HARBOUR LIGHTING PLAN - PHASE 2	drawn by M. F. Chung	date	drawing no. ADG-002	scale N.T.S.
	approved T. K. Chan	date	 ARCHITECTURAL SERVICES DEPARTMENT	
	office GENERAL ENGINEERING SERVICES DIVISION			



香港體育館照明系統構思圖
 HONG KONG COLISEUM LIGHTING PLAN (ARTIST'S IMPRESSION)

398RO

維港照明計劃第二期
 IMPLEMENTATION OF HARBOUR LIGHTING
 PLAN - PHASE 2

drawn by M. F. Chung	date	drawing no. ADG-001	scale N.T.S.
approved T. K. Chan	date	 ARCHITECTURAL SERVICES DEPARTMENT	
office GENERAL ENGINEERING SERVICES DIVISION			

Costs incurred by Government / Public Buildings in Phase I of Harbour Lighting Plan**(i) Government buildings**

Name of Building	Capital cost of the lighting system (\$M)	Funded by	Estimated maintenance cost of the lighting system per month (\$)	Department to bear the maintenance cost	Estimated cost of electricity for “A Symphony of Lights” per month (\$)	Department to bear the electricity cost
Hong Kong City Hall	3.6	Minor works block allocation Subhead 3101GX	1,500	Architectural Services Department	110	Leisure and Cultural Services Department
Queensway Government Offices	3.2	Minor works block allocation Subhead 3101GX	1,300	Architectural Services Department	470	Information Services Department

(ii) Public buildings

Name of Building	Capital cost of the lighting system (\$M)	Funded by	Estimated maintenance cost of the lighting system per month (\$)	Organization to bear the maintenance cost	Estimated cost of electricity for “A Symphony of Lights” per month (\$)	Organization to bear the electricity cost
Hong Kong Convention and Exhibition Centre	12.8	Minor works block allocation Subhead 3101GX	5,000	Hong Kong Convention and Exhibition Centre Management Ltd.	2,100	Hong Kong Convention and Exhibition Centre Management Ltd.
The Hong Kong Academy for Performing Arts	6.8	Minor works block allocation Subhead 3101GX	2,700	The Hong Kong Academy for Performing Arts	700	The Hong Kong Academy for Performing Arts

Note: The production cost of “A Symphony of Lights” was \$9.5 million and was absorbed by the Tourism Commission.