

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Cultural facilities

65RE – New Territories East Cultural Centre in Area 11, Fanling

72RE – Heritage Conservation and Resource Centre in Area 109, Tin Shui Wai

Members are invited to recommend to the Finance Committee –

- (a) the upgrading of part of **65RE** and **72RE** to Category A at estimated costs of \$78.4 million and \$89.0 million in money-of-the-day (MOD) prices respectively; and
- (b) the retention of the remainder of 65RE and 72RE in Category B.

PROBLEM

2. We need to carry out the pre-construction activities for the following cultural works projects –

- (a) **65RE** – New Territories East Cultural Centre (NTECC) in Area 11, Fanling; and
- (b) **72RE** – Heritage Conservation and Resource Centre (HCRC) in Area 109, Tin Shui Wai.

/PROPOSAL

PROPOSAL

3. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade part of the following projects to Category A –

- (a) **65RE** at an estimated cost of \$78.4 million in MOD prices for the pre-construction consultancy services and site investigation works for the construction of the NTECC in Area 11, Fanling; and
- (b) **72RE** at an estimated cost of \$89.0 million in MOD prices for the pre-construction consultancy services and site investigation works for the construction of the HCRC in Area 109, Tin Shui Wai.

PROJECT SCOPE AND NATURE

——— 4. Details of the two projects above are provided at Enclosures 1 and 2 respectively.

Home Affairs Bureau
April 2018

**Pre-construction activities
for the New Territories East Cultural Centre (NTECC)
in Area 11, Fanling**

PROJECT SCOPE AND NATURE

The project site of **65RE**, with a total area of about 17 740 square metres (m²), is located at Area 11, Fanling of the North District. The part of **65RE** that we propose to upgrade to Category A comprises –

- (a) design work for the NTECC with facilities as described in paragraph 2 below;
- (b) site investigation works and minor studies¹ to facilitate the design work described in paragraph 1(a) above; and
- (c) preparation of tender documents (including tender drawings) and assessment of tenders for construction works of the NTECC.

2. The project scope of the proposed NTECC comprises –

- (a) an auditorium of 1 400 seats;
- (b) a theatre of 700 seats;
- (c) a multi-purpose studio of 180 seats;
- (d) two large and two small rehearsal rooms;
- (e) a multi-purpose function room/lecture room;
- (f) a restaurant/coffee shop;

/(g)

¹ Site investigation works and minor studies include updating topographical and tree surveys, traffic impact assessment, detailed ground investigation, utility mapping, air ventilation assessment and drainage and sewage impact assessment, etc.

- (g) box office/enquiry/cloakroom spaces;
- (h) a foyer with exhibition space;
- (i) ancillary facilities including offices, storage, passenger lifts, cargo lifts, toilets, changing rooms, baby care rooms, audio-description rooms, quiet rooms, plant rooms, loading bays and public open spaces;
- (j) car parking spaces;
- (k) provision of public art works at indoor and outdoor locations;
- (l) provision of connection to the existing footbridge across San Wan Road to the MTR Fanling Station, and passage to site boundary of other nearby buildings;
- (m) demolition of existing structures within the site; and
- (n) re-provision of existing bicycle tracks and bicycle parking area.

_____ A site and location plan of the project is at Annex 1 to Enclosure 1.

3. Subject to the funding approval by the Finance Committee (FC), we plan to commence the pre-construction activities in the fourth quarter of 2018 for completion in the first quarter of 2022.

4. We will retain the remainder of **65RE** in Category B and will seek the funding at a later stage after completion of the pre-construction activities.

/JUSTIFICATION

JUSTIFICATION

5. At present, the New Territories East (NTE) region is served by three performance venues namely, the 456-seat North District Town Hall and the 756-seat Tai Po Civic Centre opened in 1982 and 1985 respectively, both with sub-standard stage provision and venue support; and the Sha Tin Town Hall² with utilisation rate of 99% in 2016–17.

6. According to the Planning Department's Projections of Population Distribution 2015–2024, the population of the three districts in the NTE region, namely North, Tai Po and Sha Tin, is anticipated to reach 1.48 million by 2024, constituting 19% of Hong Kong's total population. With the steady population growth and development of the North East New Territories New Development Areas, the demand for performance venues in the NTE region will be even greater in the coming decade. Besides, given the exponential growth of the local arts and cultural sector, as well as the increased demand for performance venues by small and medium-sized arts groups, the existing provision of performing arts venues in the NTE region is grossly inadequate. The communities in these districts have been urging the Government to provide a new cross-district performance venue at a location along the MTR East Rail line to better serve the NTE region.

7. The proposed NTECC, abuts San Wan Road and Sha Tau Kok Road, is conveniently located with an existing covered pedestrian bridge connecting to the MTR Fanling Station. It is easily accessible to performing groups, artists and audience from the catchment areas. Situated in a densely populated area and well served by public transport systems, the new cross-district cultural centre can make the best use of the site to provide vibrant cultural facilities and services to serve patrons along the MTR East Rail line.

8. In the past decade, the number of booking applications received for using Leisure and Cultural Services Department (LCSD)'s major performing arts facilities has increased by 229%, from 7 147 in 2007–08 to 23 523 in 2016–17, while an average of 81% of the applications in 2016–17 were unsuccessful. Unmet demand for the use of performing arts facilities in Hong Kong becomes stringent. Provision of new performance and rehearsal facilities in the NTECC will be able to meet the needs and expectations of the arts sector and the community in the region.

/9.

² The Sha Tin Town Hall comprises a 1 372-seat Auditorium, a 300-seat Cultural Activities Hall, a 378m² Exhibition Gallery and other minor and ancillary facilities.

9. The project site is adjacent to the Former Fanling Magistracy, a Grade III historic building, which was approved by the FC on 13 May 2016 to be rejuvenated into the Hong Kong Federation of Youth Groups Institute for Leadership Development under the “Revitalising Historic Buildings Through Partnership Scheme”. This NTECC project will also draw synergies between the two adjoining facilities which will facilitate patronage by cross-regional local visitors.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the proposed pre-construction activities to be \$78.4 million in MOD prices, broken down as follows –

	\$ million (in MOD prices)
(a) Consultants’ fees for design and preparation of tender documents	68.9
(b) Site investigation works and minor studies	2.4
(c) Contingencies	7.1
Total	<u>78.4</u>

11. A detailed breakdown of the estimate for consultants’ fees by man-months is at Annex 2 to Enclosure 1.

12. Subject to approval, we plan to phase the expenditure as follows –

Year	\$ million (MOD)
2018 – 2019	2.1
2019 – 2020	16.6
2020 – 2021	23.4
2021 – 2022	32.0
2022 – 2023	4.3
Total	<u>78.4</u>

13. 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 2018 to 2023. Subject to approval, we will engage consultants to undertake the proposed consultancy services through a lump-sum contract based on pre-defined scope of works with appropriate provision for price adjustments for the duration of the consultancy concerned. We will deliver the site investigation works through a re-measurement contract, with provision of price adjustment as necessary, because the quantity of works to be involved may vary depending on actual ground conditions and design development.

14. The proposed pre-construction activities will not give rise to any recurrent consequences.

PUBLIC CONSULTATION

15. We consulted the North District Council on the scope of the proposed project in July 2009 and February 2018. The Tai Po District Council was also consulted in July 2009. Members strongly supported the project and requested for its early implementation. Consultation meetings were also convened with various stakeholders in September and October 2017, including LCSD's Committee on Venue Partnership, Programme and Development Committee; major arts groups of various art forms; district arts groups as well as potential major users. The project has received unanimous support in view of its significant and positive impact on the development of the arts and culture in Hong Kong.

16. We consulted the Legislative Council Panel on Home Affairs on the project on 26 March 2018. Members supported submitting the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

17. The proposed pre-construction activities will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impact.

/HERITAGE

HERITAGE IMPLICATIONS

18. The proposed pre-construction activities will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded heritage sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

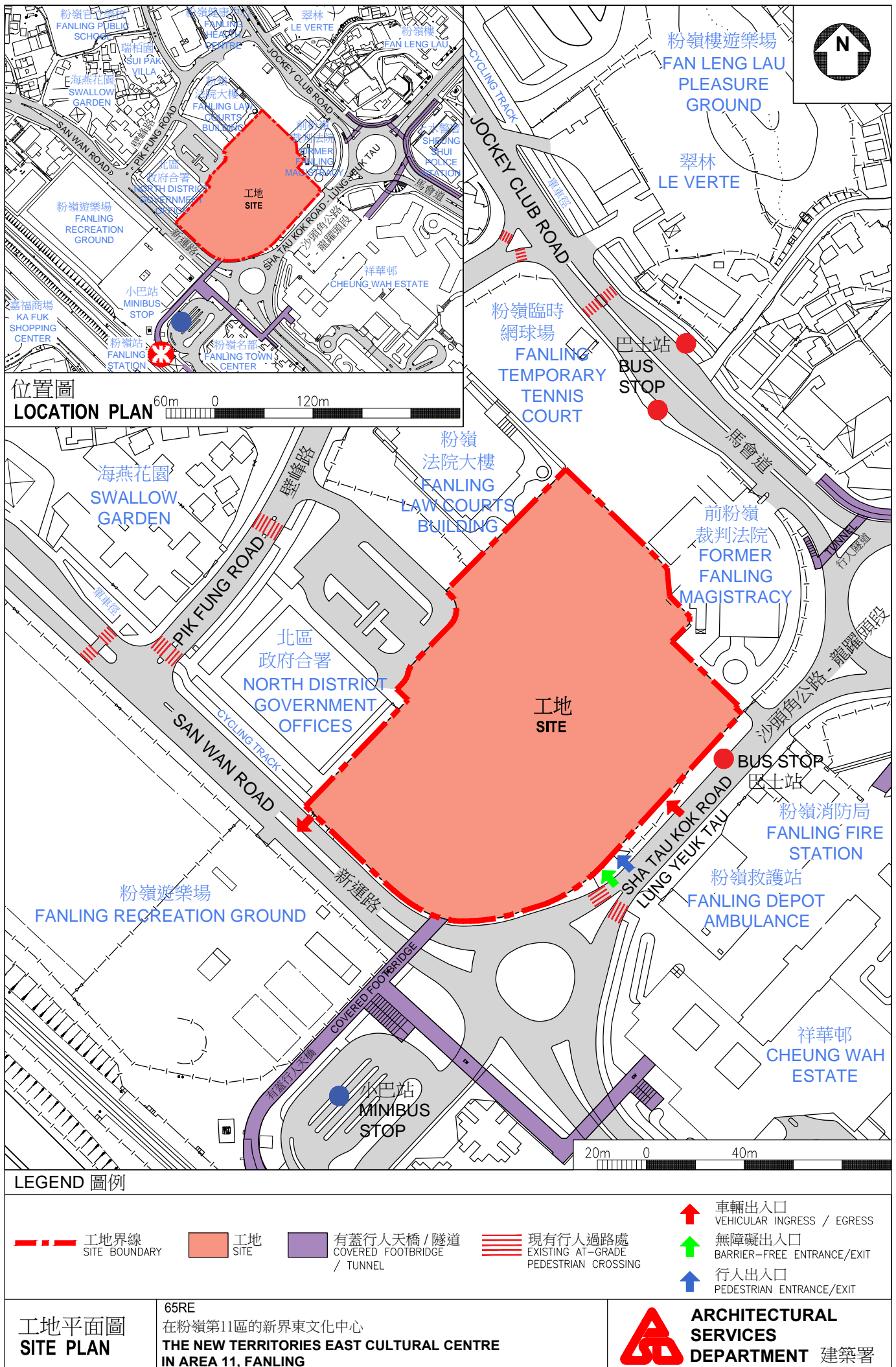
19. The proposed pre-construction activities do not require any land acquisition.

BACKGROUND INFORMATION

20. We upgraded **65RE** to Category B in September 2017. We engaged consultants to undertake the topographical survey, tree survey, traffic impact assessment and preliminary ground investigation in April 2010, at a total cost of about \$1.6 million. We have charged this amount to block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. All the aforesaid works and services have been completed in December 2017.

21. The proposed pre-construction activities will not directly involve any tree removal or planting proposals. We will require the consultants to take into consideration the need for tree preservation during the planning and design stage of the project. We will also incorporate tree planting proposals, where possible, in the construction phase in the future.

22. We estimate that the proposed pre-construction activities will create about ten jobs (one for labourers and another nine for professional/technical staff) providing a total employment of 270 man-months.



**65RE (Part) – Pre-construction activities for
the New Territories East Cultural Centre in Area 11, Fanling**

Breakdown of the estimates for consultants' fees (in September 2017 prices)

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
Consultants' fees for design and preparation of tender documents ^(Note 2)	Professional	248	38	2.0	39.1
	Technical	350	14	2.0	19.2
Total					<u>58.3 #</u>

* MPS = Master Pay Scale

Notes

1. A multiplier of 2.0 is applied to the average MPS salary point to estimate the full staff cost including the consultants' overheads and profit as the staff will be employed in the consultants' office. (as at now, MPS salary point 38 = \$78,775 per month and MPS salary point 14 = \$27,485 per month.)
2. The actual man-months and fees will only be known after the consultants have been selected.

Remarks

The figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 10 of Enclosure 1 to the main paper.

**Pre-construction activities
for the Heritage Conservation and Resource Centre (HCRC)
in Area 109, Tin Shui Wai**

PROJECT SCOPE AND NATURE

The project site of **72RE**, with a total area of about 4 924 square metres (m²), is located at Area 109, Tin Shui Wai. The part of **72RE** that we propose to upgrade to Category A comprises –

- (a) design work for the HCRC with facilities as described in paragraph 2 below;
- (b) site investigation works and minor studies¹ to facilitate the design work described in paragraph 1(a) above; and
- (c) preparation of tender documents (including tender drawings) and assessment of tenders for the construction works of the HCRC.

2. The project scope of the proposed HCRC comprises –

Heritage Storage and Conservation Areas

- (a) separate rooms for the safe-keeping of museum collections and a covered area on the ground level for storage of oversized objects;
- (b) four conservation studios with a fumigation room, a photography documentation studio and a conservation materials store;
- (c) ancillary supporting facilities such as IT rooms and a documentation office for maintaining a centralised registration system and movement records for museum collections;

/Facilities

¹ Site investigation works and minor studies include updating topographical and tree surveys, ground investigation, geotechnical assessment, utility mapping and air ventilation assessment, etc.

Facilities for Public Education, Visits and Ancillary Support

- (d) public facilities comprising exhibition galleries, a collection study room, a lecture hall and two multi-purpose activity rooms;
- (e) a reception area to receive visitors for exhibition viewing, collection study or educational programmes; and
- (f) ancillary facilities, including a babycare room, toilets, cleaner's room, equipment stores, office areas, etc.

———— A site and location plan of the project is at Annex 1 to Enclosure 2.

3. Subject to the funding approval by the Finance Committee, we plan to commence the pre-construction activities in the fourth quarter of 2018 for completion in the second quarter of 2021.

4. We will retain the remainder of **72RE** in Category B and seek the funding at a later stage after completion of the pre-construction activities.

JUSTIFICATION

5. Museums have an important duty to acquire, preserve, exhibit and promote their collections as a contribution to safeguarding the natural, cultural and scientific heritage. At present, Leisure and Cultural Services Department (LCSD) manages 17 museums and heritage centres in the art, history and science streams with a total collection of over 2.3 million² items/sets. The museums, Hong Kong Film Archive and the Antiquities and Monument Office currently have to deposit some of their collections in various off-site storages such as cargo containers, vehicle depots, transient stores and warehouses at different temporary sites.

/6.

² The 17 museums and heritage centres include Hong Kong Museum of Art, Hong Kong Museum of History, Hong Kong Heritage Museum, Hong Kong Science Museum, Hong Kong Space Museum, Flagstaff House Museum of Tea Ware, Hong Kong Museum of Coastal Defence, Dr. Sun Yat-sen Museum, Lei Cheng Uk Han Tomb Museum, Fireboat Alexander Grantham Exhibition Gallery, Hong Kong Railway Museum, Law Uk Folk Museum, Sam Tung Uk Museum, Sheung Yiu Folk Museum, Hong Kong Film Archive, Hong Kong Heritage Discovery Centre, Ping Shan Tang Clan Gallery cum Heritage Trail Visitors Centre. Of the 2.3 million items, there are 0.3 million museum collections, 1.2 million film and related archives and another 0.8 million archaeological finds.

6. The scattered storage of museum collections at different off-site premises has created preservation and management problems. Apart from the need to provide proper facilities to prevent deterioration of museum collections, the collection items in these temporary stores face the risks of damage associated with their relocation owing to expiry of different tenures or the site vacation for redevelopment from time to time. The absence of on-site personnel also makes it difficult to detect and respond to adverse changes in the physical condition of the collections and the storage environment in a timely manner. Furthermore, the shortage of proper storage is a stumbling block for museums to solicit and secure private donations of valuable artefacts in view of the high expectation and stringent requirements of donors on the safekeeping of the donated treasures.

7. The proposed HCRC will be a dedicated storage and conservation facility for preserving the collections pertaining to all public museums under LCSD, the Art Promotion Office and the Antiquities and Monuments Office. It will enhance the standards and efficiency of preserving museum collections. In particular, the movement and preservation of collection items will be subject to stringent security and environmental control.

8. Apart from its conservation function, the proposed HCRC will also provide facilities for education, exhibition and scholarly activities. Local residents, students, researchers and the community at large can explore Hong Kong's cultural heritage and enjoy a new visiting experience through visual art displays, thematic exhibitions, behind-the-scenes conservation activities and an array of educational and extension programmes.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the proposed pre-construction activities to be \$89.0 million in MOD prices, broken down as follows –

	\$ million (in MOD prices)
(a) Consultants' fees for design and preparation of tender documents	74.1
(b) Site investigation works and minor studies	6.8
(c) Contingencies	8.1
Total	89.0

10. A detailed breakdown of the estimate for consultants' fees by man-months is at Annex 2 to Enclosure 2.

11. Subject to approval, we plan to phase the expenditure as follows –

Year	\$ million (MOD)
2018 – 2019	6.3
2019 – 2020	42.1
2020 – 2021	28.1
2021 – 2022	9.8
2022 – 2023	2.7
Total	89.0

12. 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 2018 to 2023. Subject to approval, we will engage consultants to undertake the proposed consultancy services through a lump-sum contract based on pre-defined scope of works with appropriate provision for price adjustments for the duration of the consultancy concerned. We will deliver the site investigation works through a re-measurement contract, with provision of price adjustment as necessary, because the quantity of works to be involved may vary depending on actual ground conditions and design development.

13. The proposed pre-construction activities will not give rise to any recurrent consequences.

PUBLIC CONSULTATION

14. We consulted the District Facilities Management Committee of the Yuen Long District Council on the project scope of the HCRC at its meetings on 4 January and 3 May 2013. Members expressed support for the project and urged for its early implementation to enhance museum services in the district. We also consulted the three museum advisory panels – Art, History and Science respectively on 25 April, 13 June and 9 July 2013 and they unanimously supported the establishment of a central repository for museum collections to enhance the institutional capacity of the museums.

15. We consulted the Legislative Council Panel on Home Affairs on the project on 26 March 2018. Members supported submitting the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

16. The proposed pre-construction activities will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short term environmental impacts.

HERITAGE IMPLICATIONS

17. The proposed pre-construction activities will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

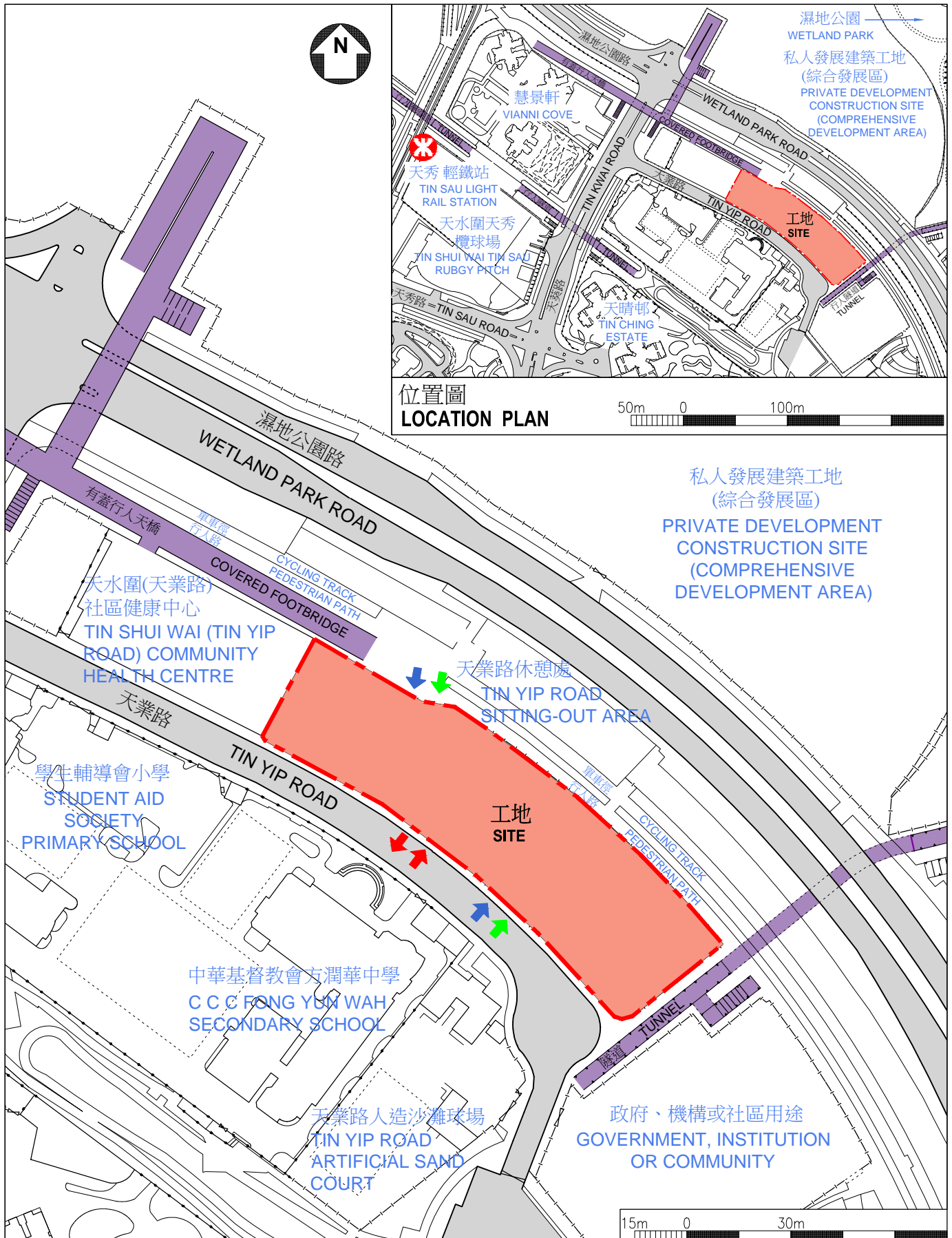
18. The proposed pre-construction activities do not require any land acquisition.

BACKGROUND INFORMATION

19. We upgraded **72RE** to Category B in September 2017. We engaged consultants to undertake the topographical survey, tree survey and traffic review study in September 2014, at a total cost of about \$0.1 million. We have charged this amount to block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. All the aforesaid works and services have been completed in May 2015.

20. The proposed pre-construction activities will not directly involve any tree removal or planting proposals. We will require the consultants to take into consideration the need for tree preservation during the planning and design stage of the project. We will also incorporate tree planting proposals, where possible, in the construction phase in the future.

21. We estimate that the proposed pre-construction activities will create about 20 jobs (5 for labourers and another 15 for professional/technical staff) providing a total employment of 360 man-months.



LEGEND 圖例

--- 工地界線
SITE BOUNDARY

工地
SITE

有蓋行人天橋 / 隧道
COVERED FOOTBRIDGE / TUNNEL

↑ 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

工地平面圖
SITE PLAN

72RE
在天水圍第109區的文物修復資源中心
THE HERITAGE CONSERVATION & RESOURCE CENTRE
IN AREA 109, TIN SHUI WAI



**ARCHITECTURAL
SERVICES
DEPARTMENT** 建築署

**72RE (Part) – Pre-construction activities for
the Heritage Conservation and Resource Centre
in Area 109, Tin Shui Wai**

Breakdown of the estimates for consultants' fees (in September 2017 prices)

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
Consultants' fees for contract administration (Note 2)	Professional	277	38	2.0	43.6
	Technical	389	14	2.0	21.4
Total					65.0 #

* MPS = Master Pay Scale

Notes

1. A multiplier of 2.0 is applied to the average MPS salary point to estimate the full staff cost including the consultants' overheads and profit as the staff will be employed in the consultants' office. (as at now, MPS salary point 38 = \$78,775 per month and MPS salary point 14 = \$27,485 per month.)
2. The actual man-months and fees will only be known after the consultants have been selected.

Remarks

The figures in this Annex are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in MOD prices in paragraph 9 of Enclosure 2 to the main paper.