

For discussion on
26 March 2018

Legislative Council Panel on Home Affairs

Major Cultural and Leisure Capital Works Projects

PURPOSE

This paper seeks Members' support for carrying out the following cultural and leisure capital works projects –

- (a) pre-construction works for the New Territories East Cultural Centre in Area 11, Fanling;
- (b) pre-construction works for the Heritage Conservation and Resource Centre in Area 109, Tin Shui Wai; and
- (c) Station Square at Kai Tak.

THE PROJECTS

(a) Pre-construction works for the New Territories East Cultural Centre (NTECC)

2. The NTECC aims to provide a cross-district cultural centre with multi-purpose facilities for performances and rehearsals in the New Territories East region to meet the needs of the public as well as the arts and community sectors. The funding requirement for the pre-construction works is estimated to be \$78.4 million in money-of-the-day (MOD) prices. Details are at Enclosure 1.

(b) Pre-construction works for the Heritage Conservation and Resource Centre (HCRC)

3. The HCRC aims to provide a dedicated storage and conservation facility to meet the long-term preservation need of the ever-growing

collections of the museums and heritage centres under the management of the Leisure and Cultural Services Department (LCSD). The project will also provide facilities for the public to enjoy a new museum visiting experience through visual art displays, thematic exhibitions, behind-the-scenes conservation activities and an array of educational and extension programmes. The funding requirement for the pre-construction works is estimated to be \$89.0 million in MOD prices. Details are at Enclosure 2.

(c) Station Square at Kai Tak

4. The Station Square at Kai Tak aims to provide spacious and quality open space with a mixture of leisure and recreational facilities for residents and working population nearby. It is also a gateway to Kai Tak and serves as a vital connection between surrounding developments and the future Shatin-Central Link Kai Tak Station. The project cost is estimated to be \$1,651.5 million in MOD prices. Details are at Enclosure 3.

ADVICE SOUGHT

5. Members are invited to note the content of this paper and support the submission of the funding applications in respect of the three proposed projects detailed in paragraphs 2 to 4 to the Public Works Subcommittee (PWSC) and Finance Committee (FC) for support and approval.

Home Affairs Bureau
Leisure and Cultural Services Department
March 2018

**Pre-construction Works
for the New Territories East Cultural Centre in Area 11, Fanling**

BACKGROUND

It is proposed to build a cross-district cultural centre with a 1 400-seat auditorium and a 700-seat theatre in Fanling to facilitate the participation of the New Territories East (NTE) communities in arts and cultural activities and to better support the development of local performing arts groups.

PROJECT SITE

2. The project site is located at Area 11, Fanling of the North District with an area of about 17 740 square metres (m²). The site is zoned “Government, Institution or Community” (“G/IC”) on the approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/22. It is conveniently served by public transport and close to the MTR Fanling Station. A location and site plan of the proposed New Territories East Cultural Centre (NTECC) is at Annex to Enclosure 1.

PROJECT SCOPE

3. The proposed scope of the pre-construction works includes –
- (a) design work for the NTECC with facilities as described in paragraph 4 below;
 - (b) site investigation works and minor studies¹ to facilitate the design work described in paragraph 3(a) above; and
 - (c) preparation of tender documents (including tender drawings) and assessment of tenders for construction works of the NTECC.

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

4. 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) box office/enquiry/cloakroom spaces;
 - (h) a foyer with exhibition space;
 - (i) ancillary facilities including offices, storage, passenger lifts, cargo lifts, toilets, changing rooms, babycare 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.

JUSTIFICATIONS

5. At present, the 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.

² The Sha Tin Town Hall comprises a 1372-seat Auditorium, a 300-seat Cultural Activities Hall, a 378m² Exhibition Gallery and other minor and ancillary facilities.

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 art 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 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.

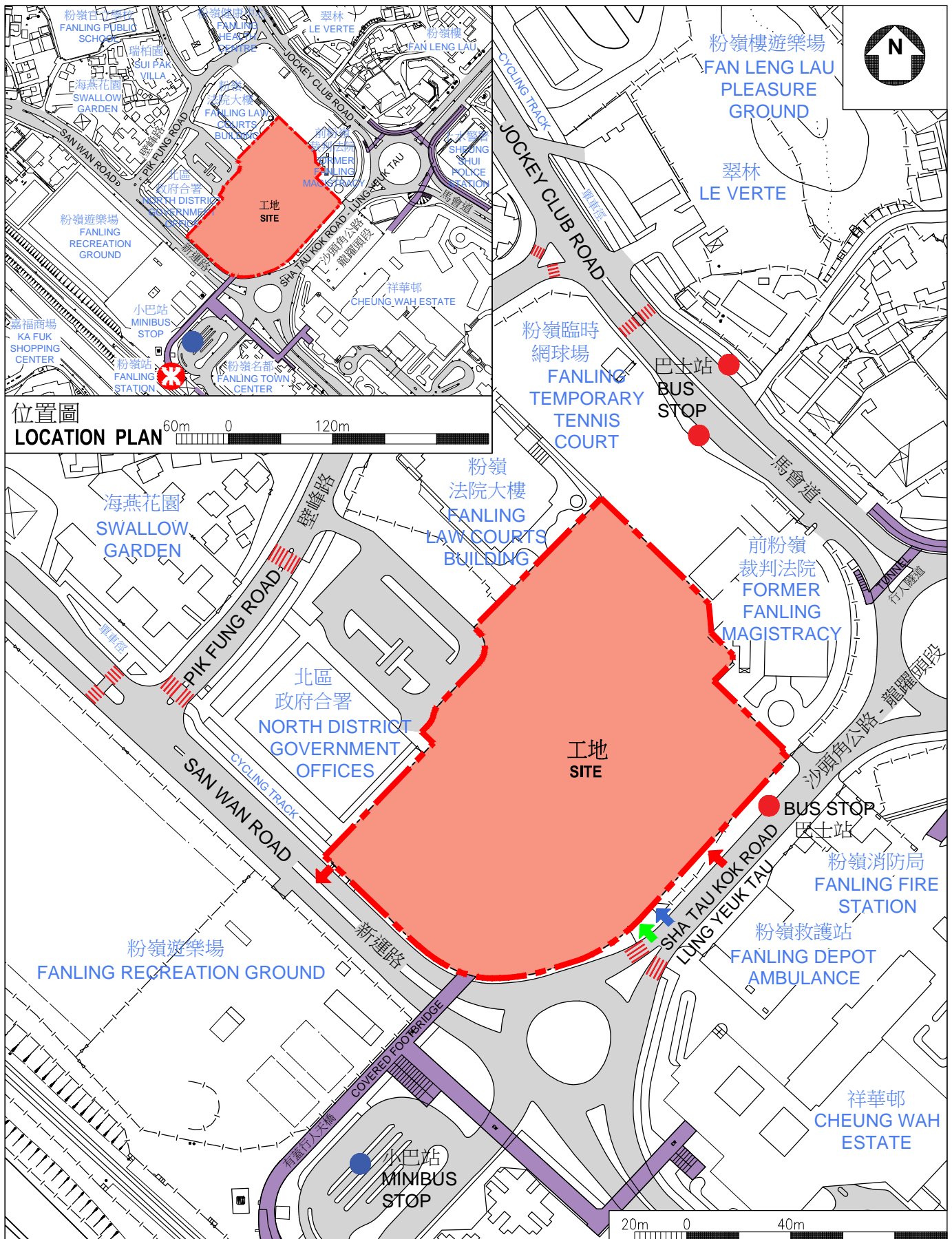
9. The project site is adjacent to the Former Fanling Magistracy, a Grade III historic building, which was approved by the FC on 13 May 2016 to be rejuvenated into the Hong Kong Federation of Youth Groups Institute for Leadership Development under the "Revitalising Historic Buildings Through Partnership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

PROJECT ESTIMATE AND TIME SCHEDULE

10. The estimated cost of pre-construction works of the proposed NTECC is \$78.4 million in MOD prices. The proposed pre-construction works will not give rise to any recurrent expenditure. Subject to funding approval of the FC, we plan to engage consultants to commence the design and site investigations in the fourth quarter of 2018 for completion in the first quarter of 2022.

PUBLIC CONSULTATION

11. We consulted North District Council on the scope of the proposed project in July 2009 and February 2018. Separately, Tai Po District Council was also consulted in July 2009. Members strongly supported the project and requested 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.



工地平面圖
SITE PLAN

65RE
在粉嶺第11區的新界東文化中心
THE NEW TERRITORIES EAST CULTURAL CENTRE
IN AREA 11, FANLING



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

**Pre-construction Works
for the Heritage Conservation and Resource Centre
in Area 109, Tin Shui Wai**

BACKGROUND

To enhance the institutional capacity and status of public museums under the management of LCSD in the acquisition, preservation and display of museum collections, the Government announced in the 2017 Policy Agenda the plan to construct a Heritage Conservation and Resource Centre (HCRC) in Tin Shui Wai. HCRC will serve as a centre for the conservation and safe-keeping of LCSD museum collections with facilities for exhibitions and educational activities.

PROJECT SITE

2. The project site is located at Area 109, Tin Shui Wai with an area of about 4 924 m². The site is zoned “G/IC” on the approved Tin Shui Wai Outline Zoning Plan No. S/TSW/13. A location and site plan of the proposed HCRC is at Annex to Enclosure 2.

PROJECT SCOPE

3. The proposed scope of the pre-construction works includes –
- (a) design work for the HCRC with facilities as described in paragraph 4 below;
 - (b) site investigation works and minor studies¹ to facilitate the design work described in paragraph 3(a) above; and
 - (c) preparation of tender documents (including tender drawings) and assessment of tenders for construction works of the HCRC.

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

4. 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 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.

JUSTIFICATIONS

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, the 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. Owing to site constraints, these museums 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.

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/sets, 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 the 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.

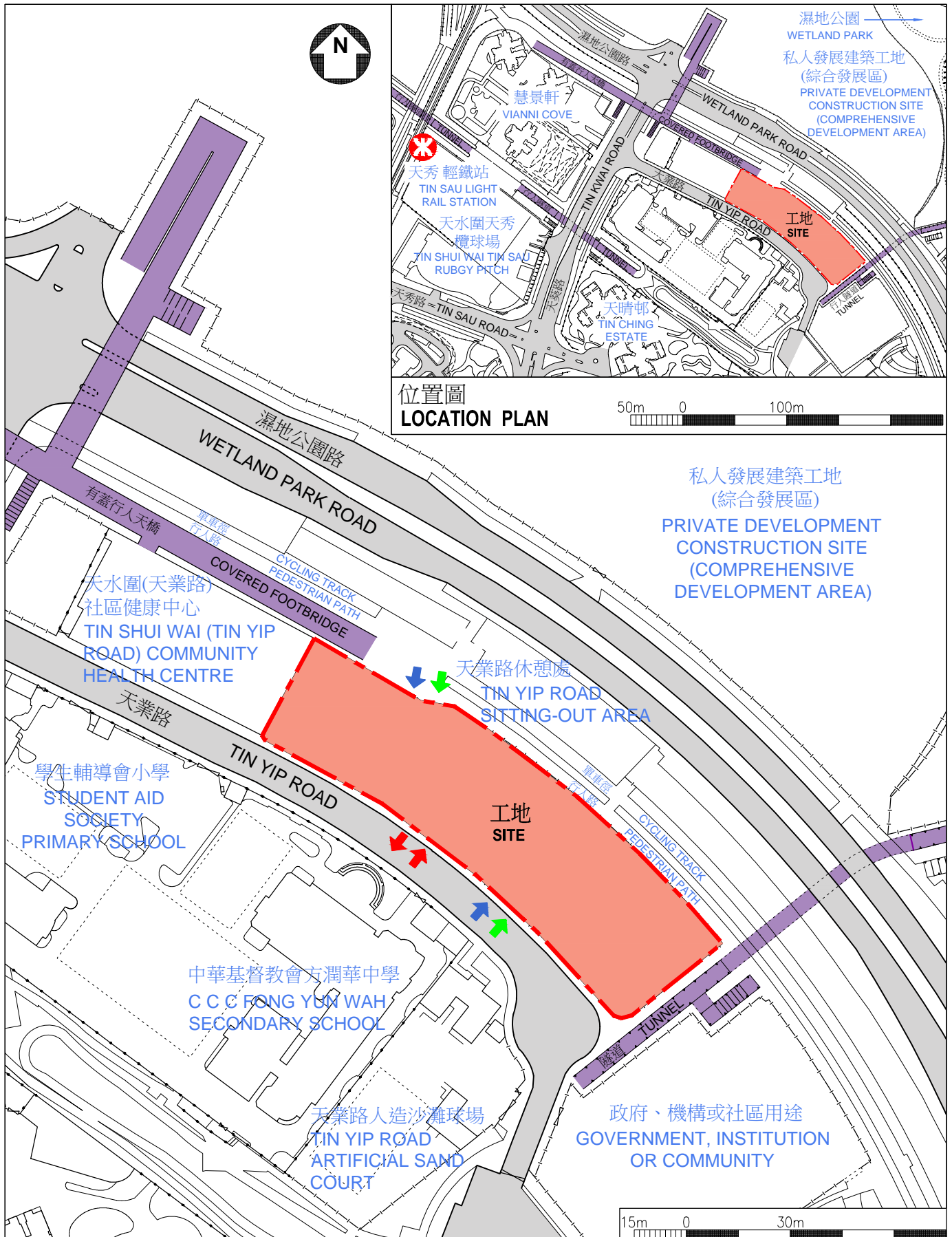
8. Apart from its conservation function, the proposed HCRC will also provide facilities for education, exhibition and scholarly activities. Local residents, students, researchers and the community at large can explore Hong Kong's cultural heritage and enjoy a new visiting experience through visual art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

PROJECT ESTIMATE AND TIME SCHEDULE

9. The estimated cost of pre-construction works of the proposed HCRC is \$89.0 million in MOD prices. The proposed pre-construction works will not give rise to any recurrent expenditure. Subject to funding approval of the FC, we plan to engage consultants to commence the design and site investigations in the fourth quarter of 2018 for completion in the second quarter of 2021.

PUBLIC CONSULTATION

10. We consulted the District Facilities Management Committee of Yuen Long District Council on the project scope of the HCRC at its meeting in 2013. Members expressed support for the project and urged for its early implementation to enhance museum services in the district. We also consulted the relevant advisory panels on museum services in 2013 and they unanimously supported the establishment of a central repository for museum collections to enhance the institutional capacity of the museums.



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
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Station Square at Kai Tak

PROJECT SITE

The project site occupies an area of about 12 hectares at the north apron of the former Kai Tak Airport. It surrounds the Kai Tak Station of Shatin to Central Link (SCL) and connects adjacent developments including various residential and commercial sites, open spaces and the Kai Tak Sports Park (the Sports Park). The site is zoned “Open Space” on the draft Kai Tak Outline Zoning Plan No. S/K22/5.

PROJECT SCOPE

2. Station Square is divided into two portions, western and eastern, by Kai Tak River. The proposed scope of the project comprises –

Western portion

- (a) two lawn bowling greens;
- (b) Tai Chi plaza;
- (c) children’s play area;
- (d) cycling grounds;
- (e) cycle track connected to the Kai Tak cycle track network;
- (f) jogging track;
- (g) fitness stations (including fitness equipment for the elderly);
- (h) pet garden;
- (i) large lawn for casual leisure use;
- (j) shaded seating areas;
- (k) soft landscaping;
- (l) ancillary facilities including a park management office, toilets, changing rooms, refuse collection chamber, a service yard, pavilions, and store-rooms adjacent to the lawn bowling greens; and
- (m) a covered pedestrian passage to facilitate visitors walking between the future SCL Kai Tak Station and the Sports Park.

Eastern portion

- (n) an open plaza with a landmark feature;
- (o) soft landscaping and artwork;
- (p) large lawn for casual leisure use;
- (q) shaded seating areas;
- (r) ancillary facilities including toilets, changing rooms, refuse collection chamber, a service yard, pavilions and store-rooms;
- (s) cycle track connected to the Kai Tak cycle track network; and
- (t) covered pedestrian pathways to facilitate movement between the two public housing estates (i.e. Kai Ching and Tak Long Estates) and the future SCL Kai Tak Station.

3. A location plan, a site plan as well as artist's impressions of the project are at Annexes 1 to 3 to Enclosure 3 respectively.

JUSTIFICATIONS

4. Kowloon City district is a densely populated area, with a projected population of 417 000 in 2018 and 454 200 in 2024. Population around the Kai Tak City Centre has increased with the intake of residents to Kai Ching and Tak Long Estates at the northeast of the site and will increase further upon the gradual completion of residential developments at the Grid Neighbourhood at the southeast of the site. There are also a number of planned commercial developments abutting the northwest and northeast boundaries of the site. Locating at the heart of Kai Tak City Centre, the proposed Station Square will provide spacious and quality open space with a mixture of leisure and sports facilities for the nearby residents and working population.

5. The SCL Kai Tak Station is expected to commission in mid-2019. Enclosing the SCL Kai Tak Station, the proposed Station Square serves as a gateway to Kai Tak and provides vital pedestrian connections between surrounding developments and the future SCL Kai Tak Station.

PROJECT ESTIMATE AND TIMETABLE

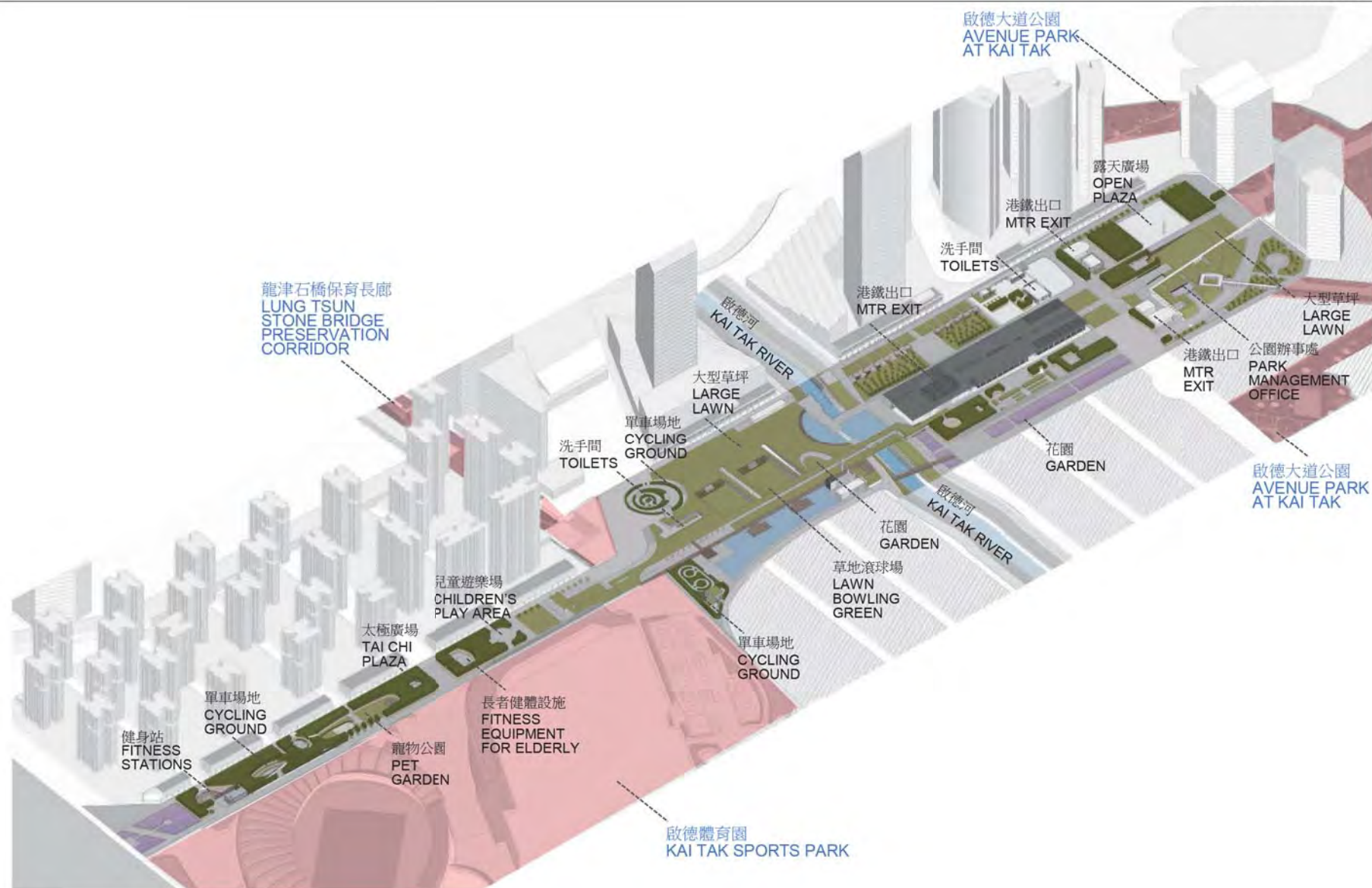
6. The estimated project cost is \$1,651.5 million in MOD prices. Subject to funding approval of the FC in the second quarter of 2018, we

plan to start construction in the fourth quarter of 2018 for completion in the fourth quarter of 2022.

PUBLIC CONSULTATION

7. We consulted the Leisure and District Facilities Management Committee of the Kowloon City District Council on the scope and conceptual layout of the proposed project on 8 May 2008, 28 April 2016 and 10 November 2016. Members supported the project and raised no objection to the design.

8. We also consulted the Harbourfront Commission's Task Force on Kai Tak Harbourfront Development on the proposed design of the project on 24 February 2017 and the Task Force had no objection to the proposal.



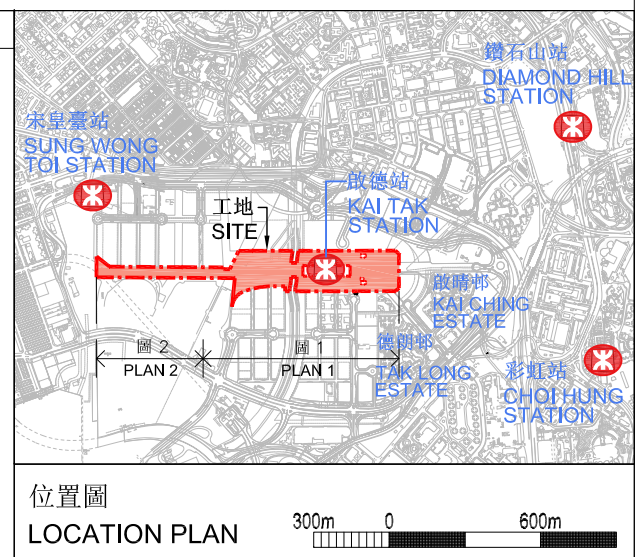
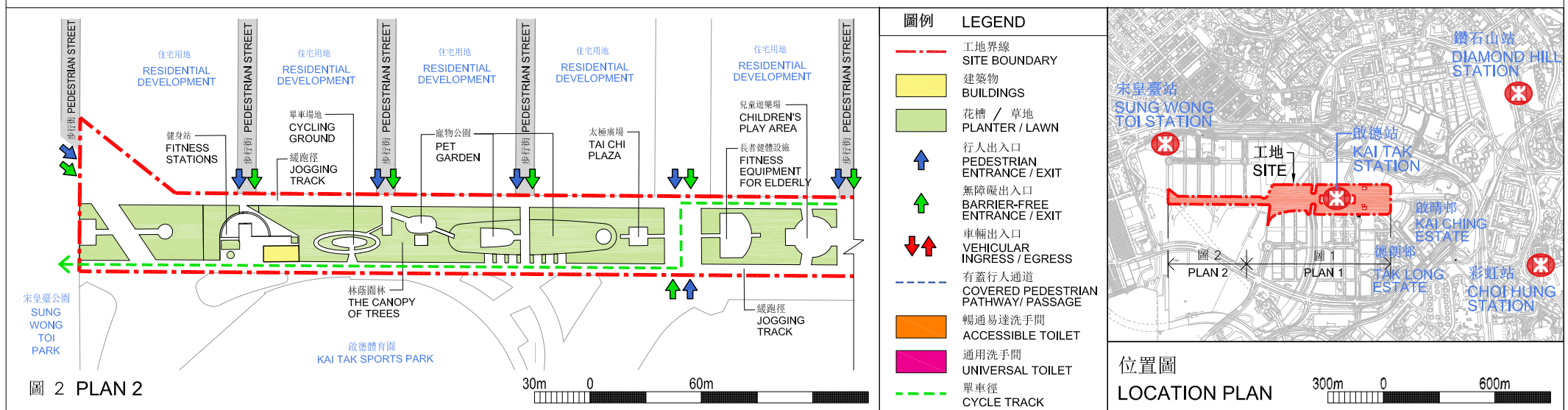
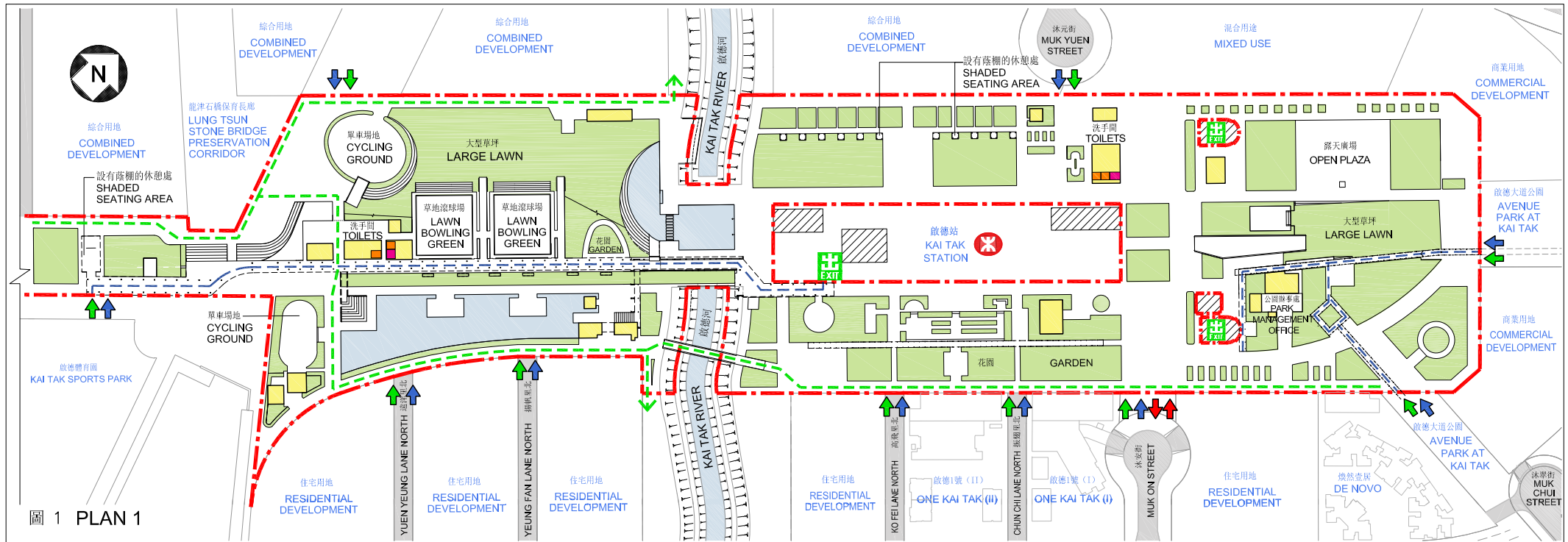
從南面俯瞰廣場的景觀圖

AERIAL VIEW FROM SOUTH

構思圖(一)
ARTIST'S IMPRESSION(I)

467RO
啟德車站廣場
STATION SQUARE AT KAI TAK

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工地平面圖
SITE PLAN

467RO
啟德車站廣場
STATION SQUARE AT KAI TAK

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於草地滾球場與水池一帶的景觀透視圖

PERSPECTIVE VIEW ON LAWN BOWLING GREENS AND WATER FEATURE

構思圖(二)
ARTIST'S IMPRESSION(II)

467RO
啟德車站廣場
STATION SQUARE AT KAI TAK



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