

## **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**

Members are invited to recommend to the Finance Committee the upgrading of the remaining part of **65RE**, entitled “New Territories East Cultural Centre in Area 11, Fanling”, to Category A at an estimated cost of \$4,710.8 million in money-of-the-day prices.

### **PROBLEM**

We need to construct the New Territories East Cultural Centre (NTECC) in Area 11, Fanling with the following objectives:

- (a) to provide users of the territory with a multi-purpose professional performance venue that caters to the performance requirements of various art forms from different types of arts groups as well as the demand of the performing arts sector for performance venues and facilities;
- (b) to provide the first Children’s Theatre in Hong Kong in order to inspire and cultivate children’s interest in performing arts from a young age for the development of children’s arts and theatre in Hong Kong;
- (c) to provide arts practitioners with two new Incubator rooms that allow them to have ample time, space and stage technical equipment for experimenting with artistic creations of different performance styles and art forms, and to use the Incubator rooms as an interactive

platform to connect arts sectors from Hong Kong, the Mainland and overseas with professionals from other disciplines;

- (d) to form part of the Government's effort in developing the Northern Metropolis into a self-contained and promising place for people to live in and work; and
- (e) to equip NTECC with professional stage equipment and performing facilities of considerable scale so as to enhance our exchange with arts organisations from the Mainland and overseas, and provide a platform to cultivate local arts talents, thereby tying in with the support towards Hong Kong's new positioning as an East-meets-West centre for international cultural exchange expressly stated in the Dedicated Chapter on Hong Kong and Macao in the National 14th Five-Year Plan.

## PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Culture, Sports and Tourism, proposes to upgrade the remaining part of **65RE** to Category A at an estimated cost of \$4,710.8 million in money-of-the-day ("MOD") prices for the construction of NTECC.

## PROJECT SCOPE AND NATURE

3. The proposed project site, occupying an area of about 17 740 square metres (m<sup>2</sup>), is located in Area 11, Fanling. It is zoned "Government, Institution or Community" on the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/24. The proposed scope of the project comprises the provision of the following facilities:

### Major performing/rehearsal facilities

- (a) an Auditorium of around 1 400 seats;
- (b) a Theatre of around 700 seats;
- (c) a Multi-purpose Studio of around 180 seats;
- (d) a Children's Theatre;
- (e) two Incubator rooms;

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- (f) two rehearsal rooms;

Ancillary facilities

- (g) foyer, toilets, baby care rooms, audio description rooms, quiet rooms, store rooms, catering outlets, loading/unloading areas, barrier-free access facilities, etc.;
- (h) public open spaces;
- (i) a public vehicle parking facility with 161 parking spaces for private cars and 20 for motorcycles;
- (j) 30 ancillary private car parking spaces; and
- (k) re-provisioning of the existing cycle track cum footpath and bicycle parking area.

4. A site and location plan, floor plans, sectional drawings, an artist's impression and a barrier-free access plan for the proposed project are at **Enclosures 1 to 5** respectively.

5. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee (FC) for target completion in around four and a half years. To meet the programme, we have invited tenders in parallel to enable early commencement of the proposed works, and the returned tender prices have been reflected in the estimated cost of the project. The contract will only be awarded upon obtaining FC's funding approval.

## JUSTIFICATIONS

6. The Leisure and Cultural Services Department (LCSD) manages a total of 17 performance venues<sup>1</sup>, including venues in operation and under construction. Except for the East Kowloon Cultural Centre (EKCC) which is scheduled for opening in phases starting from end-2023 to early 2024, the other 16 existing venues have served the performing arts community for over two to six decades. Improvement is required for some of these venues now suffering from

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<sup>1</sup> LCSD manages a total of 17 performance venues, viz. 14 existing performing arts venues (Hong Kong City Hall, Sheung Wan Civic Centre, Sai Wan Ho Civic Centre, Hong Kong Cultural Centre, Yau Ma Tei Theatre, Ko Shan Theatre, Ngau Chi Wan Civic Centre, Sha Tin Town Hall, North District Town Hall, Tsuen Wan Town Hall, Tuen Mun Town Hall, Tai Po Civic Centre, Kwai Tsing Theatre and Yuen Long Theatre), two indoor stadia (Hong Kong Coliseum and Queen Elizabeth Stadium), and East Kowloon Cultural Centre to be opened in phases.

aging structures and installations. In addition, to promote the sustainable development of the arts and culture in Hong Kong and to address the keen demand for cultural and performance facilities, the Government, after thorough consideration of factors relating to the planning of new performance venues, including all existing venues in Hong Kong and their usage rates, the community's demand, overall planning of the districts concerned and views of the cultural sector, set aside \$20 billion in the 2018-19 Budget<sup>2</sup> for the improvement and development of cultural facilities in the coming ten years to align them with the needs for long-term development of arts and culture in Hong Kong. The proposed construction of NTECC in Area 11, Fanling is one of those projects to be rolled out under the earmarked funds.

7. To cater for the performing needs of various art forms of different types of arts groups, the proposed NTECC will be constructed as a multi-purpose professional performance venue. It will provide a number of major performing and rehearsal facilities, including an Auditorium of around 1 400 seats, a Theatre of around 700 seats, a Multi-purpose Studio of around 180 seats, Hong Kong's first Children's Theatre and two Incubator rooms, which are all drawn up according to the specifications of professional performing arts venues.

8. In a bid to promote local children's arts and respond to the long-standing request from the performing arts sector, we propose the first Children's Theatre in Hong Kong at NTECC to provide a theatre space of around 180 seats, an activity room and a rehearsal room, which not only address the requirements of different types of children's programmes, but also seek to provide children with novel experience in arts appreciation. The Children's Theatre will take up the entire fourth floor. By displaying at its foyer and pre-function area visual artworks and art installations collected from open calls or competitions, the theatre will create a cheerful and cosy ambience for child audience and prepare them for performances. In addition, the roof garden outside the theatre will enhance the vibe and provide extra activity space for children.

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<sup>2</sup> Paragraph 156 of the 2018-19 Budget Speech reads, "In order to continuously upgrade our cultural hardware, I will set aside \$20 billion for the improvement and development of cultural facilities. Projects to be rolled out in the coming 10 years include the construction of the New Territories East Cultural Centre and the Heritage Conservation and Resource Centre; the expansion of the Hong Kong Science Museum, Hong Kong Museum of History and Hong Kong City Hall; and the renovation of the Hong Kong Cultural Centre."

9. Over the years, the performing arts sector has been voicing concerns about the time constraints placed on artistic creation and rehearsals due to the shortage of professionally equipped rehearsal venues in Hong Kong. Arts practitioners are often unable to further experiment with or fine-tune specific parts before their productions are staged, and this has affected arts groups' exploration and development of new approaches to artistic creation. In light of this, two Incubator rooms with stage space comparable to the Auditorium and the Theatre will be provided for the first time ever at NTECC. Fitted with professional stage facilities, these Incubator rooms will facilitate creation, rehearsals and previews by arts practitioners before the performance goes public, and allow arts groups ample time, space and equipment for experimenting with and putting into practice different performance styles and art forms.

10. The Incubator rooms are also ideal venues for innovative technology training or workshops, and will provide an interactive platform for arts practitioners from Hong Kong, the Mainland and overseas to connect with arts sectors and professionals from other disciplines, promoting cross-sector and cross-media collaboration. They will be developed into a unique platform for stage technology exchange in Hong Kong and the Greater Bay Area (GBA) in a way that is relevant to the times and responsive to market demand.

11. The Northern Metropolis covers two district administration areas including Yuen Long District and North District, with a total land area of 30 000 hectares. In the 2022 Policy Address, the Chief Executive pointed out that the Northern Metropolis was the foothold for Hong Kong's strategic development as well as the new engine for Hong Kong to scale new heights, and the current-term Government would take forward the development of the Northern Metropolis in full steam. Upon completion, the Northern Metropolis will emerge as a "new international I&T city", integrating quality life, new economies, and culture and leisure. The Government will also fully leverage the advantages of the Northern Metropolis's proximity to the hinterland to promote the comprehensive development of control point areas.

12. Planning is now underway for major community facilities in the Northern Metropolis. The proposed NTECC, being one of the first major cultural venues to be unveiled in the Northern Metropolis, will form part of the Government's effort in developing the Northern Metropolis into a self-contained and promising place for people to live in and work. Given its close proximity to MTR Fanling Station, the conveniently located NTECC will engage patrons from the Northern Metropolis and GBA in arts and cultural activities, and help foster the convergence of and interaction among arts and cultural talents whilst creating a synergistic effect with Shenzhen and other GBA cities.

13. In addition to fostering the development of arts and culture in Hong Kong, the construction of NTECC is also in line with the policy and long-term development of our country. NTECC will play an active role in promoting Hong Kong's cultural and creative industries, underpinned by its highly accessible location at the hub of the Northern Metropolis. It will appeal to arts patrons from Hong Kong, other GBA cities, and overseas for exchange as an ideal performance venue, thereby tying in with the support towards developing Hong Kong into an East-meets-West centre for international cultural exchange expressly stated in the Dedicated Chapter on Hong Kong and Macao in the National 14th Five-Year Plan.

14. Located at the Northern Metropolis, NTECC will become an iconic attraction in the district. We will organise a wide variety of performing arts programmes all year round, invite artists and arts groups from the Mainland and GBA to stage performances, participate in workshops, or conduct other cultural exchange activities. These diverse programmes will also attract audience from GBA. According to the 10-year development blueprint for arts and cultural facilities put forward in the 2022 Policy Address, a cultural complex comprising an iconic performance venue alongside a large-scale museum as well as a major library will be constructed in the Northern Metropolis. The Hong Kong Academy for Performing Arts is also considering establishing a new campus in the Northern Metropolis. The campus, together with all the proposed cultural facilities in the Northern Metropolis, will not only provide additional performance and exhibition venues, but also supporting facilities conducive to nurturing of talents in the upstream of the industry and incubation of creativity and creative ideas. All these will contribute to the creation of clustering and synergistic effects, thereby significantly enhancing the overall cultural ambience. NTECC will take advantage of its geographical location and collaborate with other tourism and cultural heritage spots in the Northern Metropolis such as Mai Po Nature Reserve, Long Valley Nature Park and Lung Yeuk Tau Heritage Trail to generate synergy in the Northern Metropolis and pave the way for the development of sustainable tourism. It will provide a rich array of cultural and arts options for residents of both Hong Kong and other cities in GBA, thereby strengthening the development of tourism in Hong Kong.

## **FINANCIAL IMPLICATIONS**

15. We estimate the capital cost of the project to be \$4,710.8 million in MOD prices, broken down as follows -

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	<b>\$million (in MOD prices)</b>
(a) Site works	25.4
(b) Foundation <sup>3</sup>	220.4
(c) Basement <sup>4</sup>	300.5
(d) Building <sup>5</sup>	1,743.8
(e) Building services <sup>6</sup>	797.3
(f) Drainage	26.5
(g) External works <sup>7</sup>	58.9
(h) Professional stage facilities <sup>8</sup>	831.6
(i) Energy conservation, green and recycled features	60.6
(j) Furniture and equipment <sup>9</sup>	75.6
(k) Consultants' fees for	89.1

/(i) .....

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<sup>3</sup> Foundation works cover construction of footings and all related tests and monitoring.

<sup>4</sup> Basement works cover construction of basement enclosure, waterproofing and excavation works.

<sup>5</sup> Building works cover construction of substructure and superstructure of NTECC.

<sup>6</sup> Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift and escalator installation, and other miscellaneous installations.

<sup>7</sup> External works cover external resurfacing, hard and soft landscaping, external paving, etc.

<sup>8</sup> Professional stage facilities include design, supply and installation of stage lighting, stage machineries, sound systems, audio & visual equipment, etc.

<sup>9</sup> The estimated cost is based on an indicative list of furniture and equipment required.

(i)	contract administration <sup>10</sup>	85.0
(ii)	management of resident site staff (RSS)	4.1
(l)	Remuneration of RSS	52.8
(m)	Contingencies	428.3
Total		<u>4,710.8</u>

16. We propose engaging consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimates for consultants' fees and RSS costs by man-months is at **Enclosure 6**.

17. We adopt the design principles of “fitness for purpose and no frills” to construct NTECC as a nine-storey building (including seven above-ground floors and two basement floors). Throughout the process, we have considered different options and optimised the designs, including foundation design, to improve cost-effectiveness. The construction floor area (CFA) of the project is about 67 000 m<sup>2</sup>. The estimated construction unit cost, represented by building and building services costs, is \$37,927 per m<sup>2</sup> of CFA in MOD prices. We believe that this unit cost is reasonable when compared to the prices of similar government projects, such as Public Works Programme Item No. **3060RE** – Construction of East Kowloon Cultural Centre.

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

Year	\$ million (in MOD prices)
2023-24	201.7
2024-25	423.7
2025-26	744.0
2026-27	988.6
/Year .....	

<sup>10</sup> The estimated fee covers quantity surveying services, site supervision, project management, etc.

<b>Year</b>	<b>\$ million (in MOD prices)</b>
2027-28	1,277.3
2028-29	487.0
2029-30	253.1
2030-31	191.3
2031-32	144.1
	<hr/> 4,710.8 <hr/>

19. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2023 to 2032. We will deliver the construction works under New Engineering Contract (NEC) form<sup>11</sup>. We intend to award the contract on a lump-sum basis as we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

20. We estimate the additional annual recurrent expenditure arising from this project to be \$329.86 million. The capital and recurrent costs arising from the project will be taken into consideration when setting the fees and charges in the future.

## **PUBLIC CONSULTATION**

21. From March to April 2021, we gauged the views of various stakeholders on the project scope and conceptual design, including Committee on Venue Partnership and Programme and Development Committee under LCSD, major performing arts groups subvented by the former Home Affairs Bureau, professional and small and medium arts groups funded by Hong Kong Arts Development Council, district arts groups, Rehabilitation Advisory Committee's Sub-committee on Access under Labour and Welfare Bureau, and organisations for people with disabilities. The stakeholders unanimously supported this project.

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<sup>11</sup> NEC is a suite of contracts developed by the Institution of Civil Engineers in the United Kingdom. It is a contract form that emphasises a spirit of mutual trust, cooperation and collaborative risk management between contract parties.

We also consulted the North District Council on 13 April 2021. Members supported the project and urged for its early implementation.

22. We consulted the former Panel on Home Affairs (now Panel on Home Affairs, Culture and Sports) of the Legislative Council (LegCo) on 11 July 2022. On 3 August 2022, we also submitted supplementary information<sup>12</sup> requested by Members at the meeting. Members supported the project and the submission of the funding proposal to Public Works Subcommittee for consideration.

## ENVIRONMENTAL IMPLICATIONS

23. The project is not a designated project under Environmental Impact Assessment Ordinance (Cap. 499), and will not cause long-term adverse environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

24. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of appropriate mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic linings or shields for noisy construction activities; provision of wheel washing facilities to minimise dust emission; and proper treatment of site run-off to avoid illegal effluent discharge.

25. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste generated (e.g. use of excavated materials for filling within the site) on site or at other suitable construction sites as far as possible in order to minimise the disposal of inert construction waste at public fill reception facilities (PFRFs)<sup>13</sup>. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

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<sup>12</sup> The supplementary information can be found in LegCo Paper No. CB(2) 614/2022(01). (<https://www.legco.gov.hk/yr2022/english/panels/ha/papers/ha20220711cb2-614-1-e.pdf>)

<sup>13</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs requires a licence issued by the Director of Civil Engineering and Development.

26. At the construction stage, we will require the contractor to submit for government approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan, and require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will monitor the disposal of inert construction waste and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

27. We estimate that the project will generate in total about 246 610 tonnes of construction waste. Of these, we will reuse about 350 tonnes (0.1%) of inert construction waste on site and deliver around 227 840 tonnes (92.4%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 18 420 tonnes (7.5%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$19.9 million for this project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

## **HERITAGE IMPLICATIONS**

28. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings/structures, sites of archaeological interest, all sites/buildings/structures in the new list of proposed graded items and government historic sites identified by Antiquities and Monuments Office.

## **LAND ACQUISITION**

29. The project does not require any land acquisition.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

30. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) high efficiency chiller;
- (b) heat pump;
- (c) demand control of supply air;

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- (d) energy reclaim of exhaust air;
- (e) photovoltaic system; and
- (f) solar powered light fittings.

31. For greening features, we will provide landscaping and greening features on ground level, podium levels and the rooftop at appropriate areas for environmental and amenity benefits.

32. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation with a view to conserving water.

33. The total estimated cost for adoption of the above features is around \$60.6 million (including \$28.2 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 10% energy savings in the annual energy consumption with a payback period of about eight years.

## BACKGROUND INFORMATION

34. On 1 June 2018, FC approved the upgrading of part of **65RE** as **73RE**, entitled “Pre-construction activities for the New Territories East Cultural Centre in Area 11, Fanling”, to Category A at an approved estimated cost of \$78.4 million in MOD prices for preparatory work, including design work for NTECC, site investigation works and minor studies<sup>14</sup> to facilitate the design work described above, and preparation of tender documents (including tender drawings) and assessment of tenders for the construction works of NTECC. The pre-construction activities of NTECC commenced in late 2018. The Government modified the scope of the project during the design stage by adding a Children’s Theatre and two Incubator rooms in response to the demands of the performing arts industry, whilst reviewing and optimising other parts of the project design. As modifications incurred additional consultants’ fees, we raised the approved estimated cost for **73RE** by \$15 million from \$78.4 million to \$93.4 million in December 2022 under delegated authority from FC. The above pre-construction activities have facilitated the finalisation of the project scope and the cost estimate of the project for seeking FC’s funding approval.

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<sup>14</sup> Site investigation works and minor studies include updated topographical and tree surveys, ground investigation, geotechnical assessment, utility mapping, air ventilation assessment, etc.

35. Of the existing 377 trees within the project boundary, three trees will be retained. The proposed project will involve removal of 374 trees, including 368 to be felled and six to be replanted within the site area. Additionally, six trees near the project area are recommended to be removed due to footpath construction works. All trees to be removed are common trees that are not trees of particular interest<sup>15</sup>. We will incorporate planting proposals as part of the project, including the compensatory planting of 377 trees, 15 678 shrubs, 147 450 groundcovers and 549 m<sup>2</sup> of lawn.

36. We estimate that the proposed works will create about 540 jobs (470 for labourers and 70 for professional or technical staff) providing a total employment of 21 080 man-months.

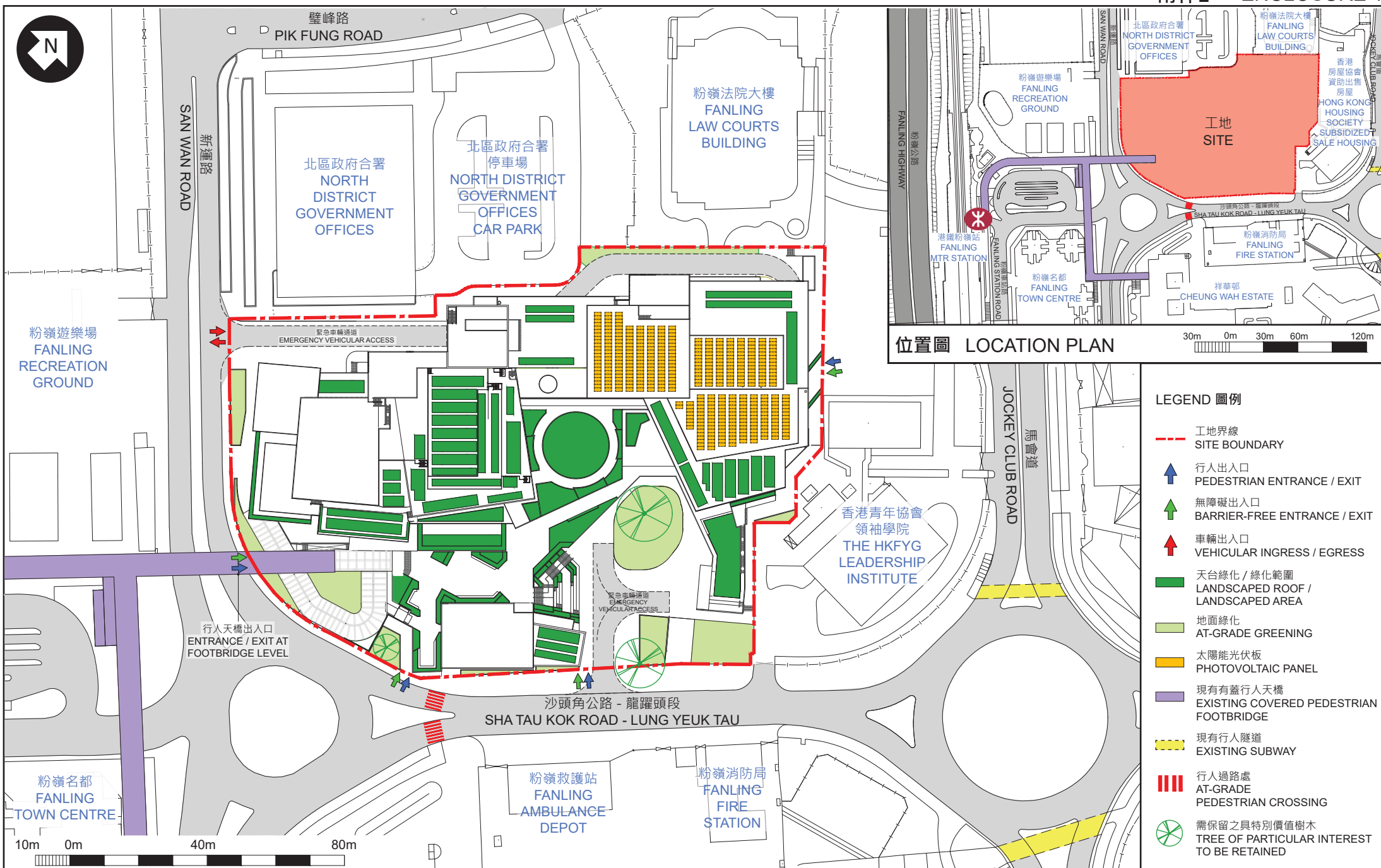
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Culture, Sports and Tourism Bureau  
June 2023

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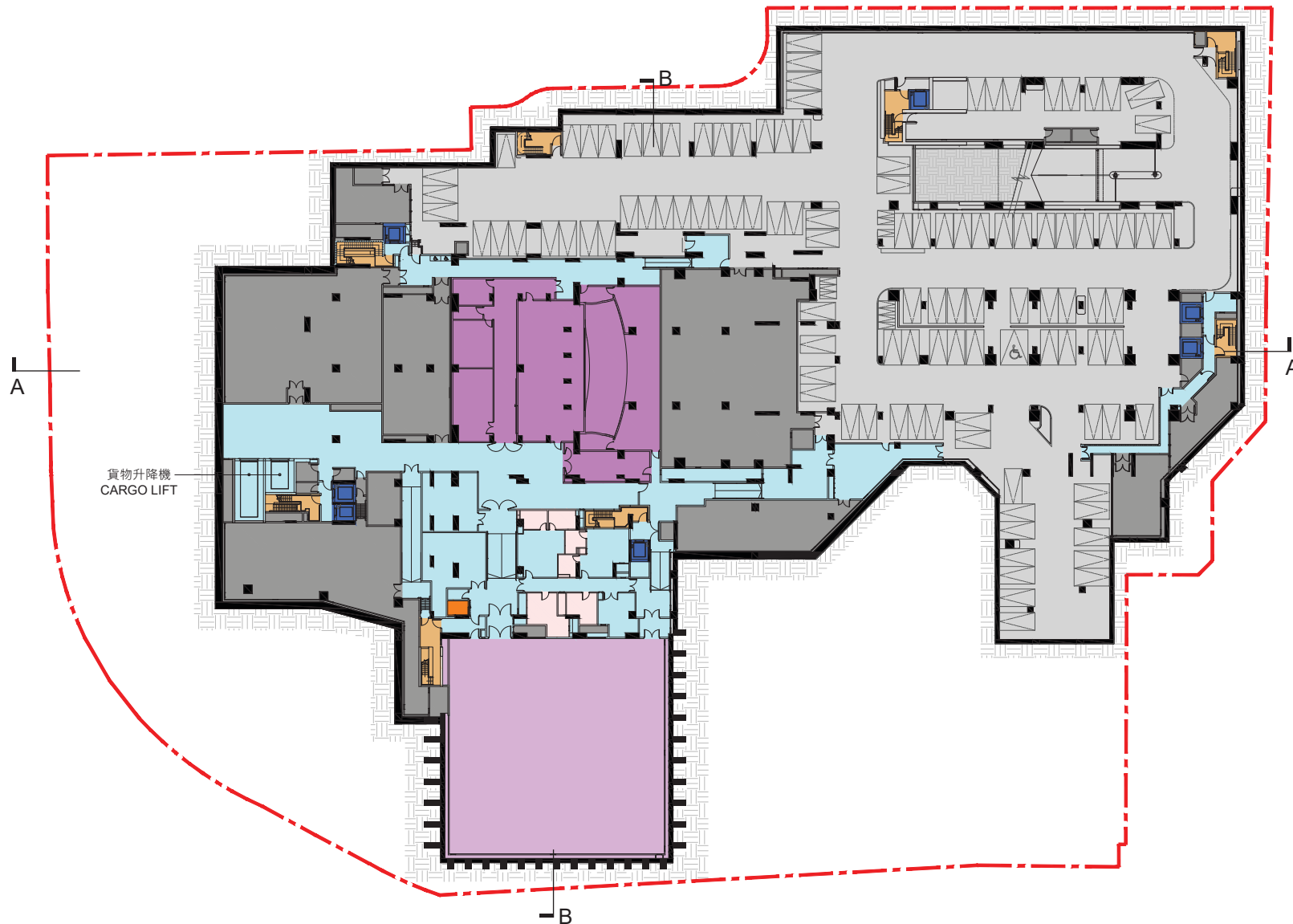
<sup>15</sup> “Trees of particular interest” are defined in paragraph 2.6.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by the Development Bureau. Examples of trees of particular interest are listed as follows:

- Trees in the Register of Old and Valuable Trees and trees that are potentially registerable therein;
- Trees of 100 years old or above;
- Trees with trunk diameter equal to or exceeding 1.0 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal to or exceeding 25 metres;
- Stonewall trees or trees of outstanding form (taking account of overall tree sizes, shape and any special features);
- Rare tree species listed in “Rare and Precious Plants of Hong Kong” (<https://www.herbarium.gov.hk/en/publications/books/book2/index.html>) published by the Agriculture, Fisheries and Conservation Department;
- Endangered plant species protected under the Protection of Endangered Species of the Animals and Plants Ordinance (Cap. 586);
- Tree species listed in the Forestry Regulations (Cap. 96A) under the Forests and the Countryside Ordinance (Cap. 96);
- Well-known Fung Shui trees;
- Landmark trees with evidential records to support the historical or cultural value of the trees;
- Trees which may arouse widespread public concerns; and
- Trees which may be subject to strong local objections on removal.



工地平面圖  
SITE PLAN

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



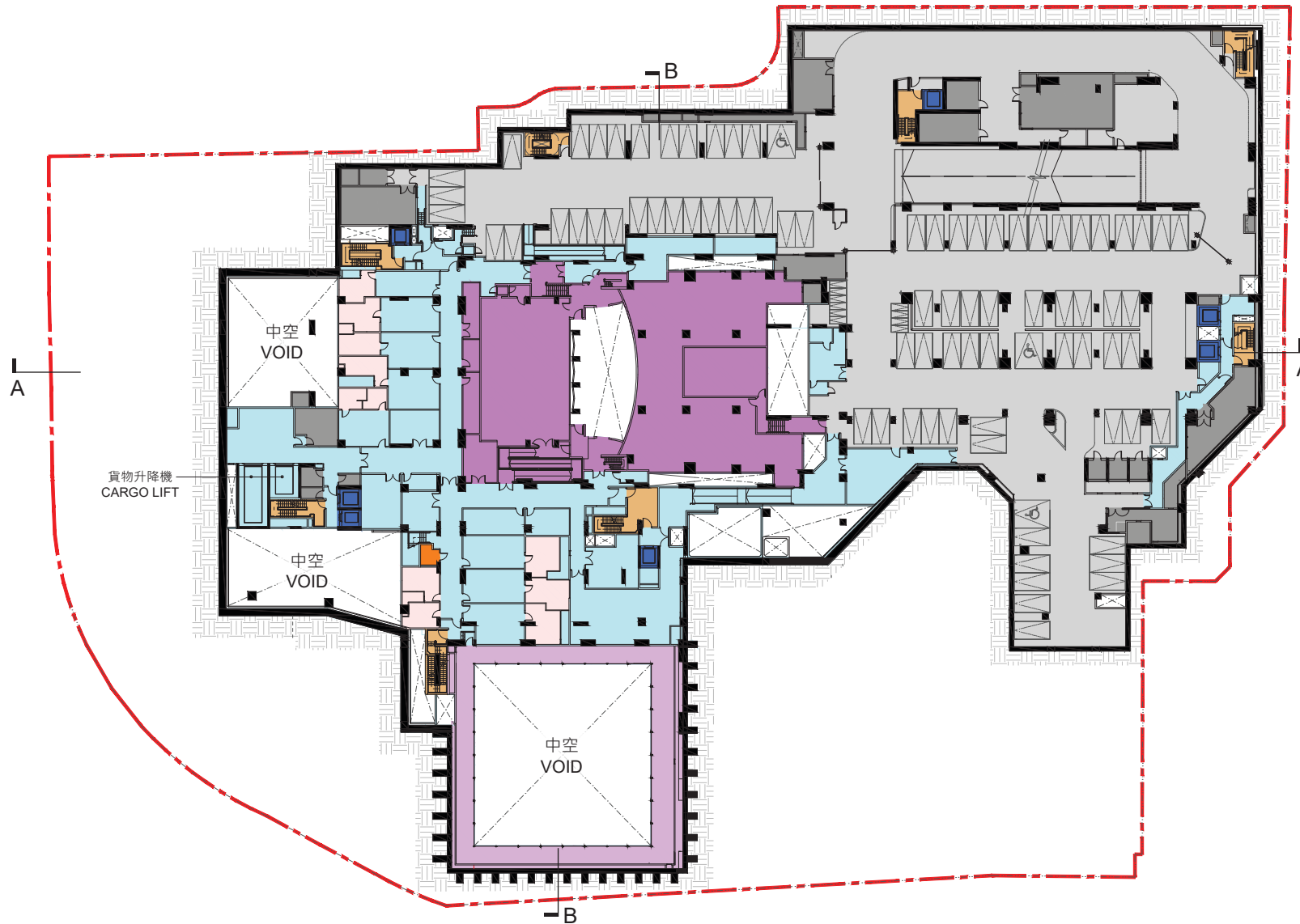
LEGEND 圖例

- 工地界線  
SITE BOUNDARY
- 逃生樓梯  
MEANS OF ESCAPE  
STAIRCASE
- 演藝廳  
AUDITORIUM
- 創藝室  
INCUBATOR ROOM
- 附屬設施  
ANCILLARY FACILITIES
- 停車場  
CARPARK
- 機房  
PLANT ROOM
- 暢通易達升降機  
ACCESSIBLE LIFT
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 洗手間  
TOILET

6m 0m 24m 48m

地庫二樓平面圖  
BASEMENT SECOND FLOOR PLAN

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



LEGEND 圖例

- 工地界線  
SITE BOUNDARY
- 逃生樓梯  
MEANS OF ESCAPE  
STAIRCASE
- 演藝廳  
AUDITORIUM
- 創藝室  
INCUBATOR ROOM
- 附屬設施  
ANCILLARY FACILITIES
- 停車場  
CARPARK
- 機房  
PLANT ROOM
- 暢通易達升降機  
ACCESSIBLE LIFT
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 洗手間  
TOILET

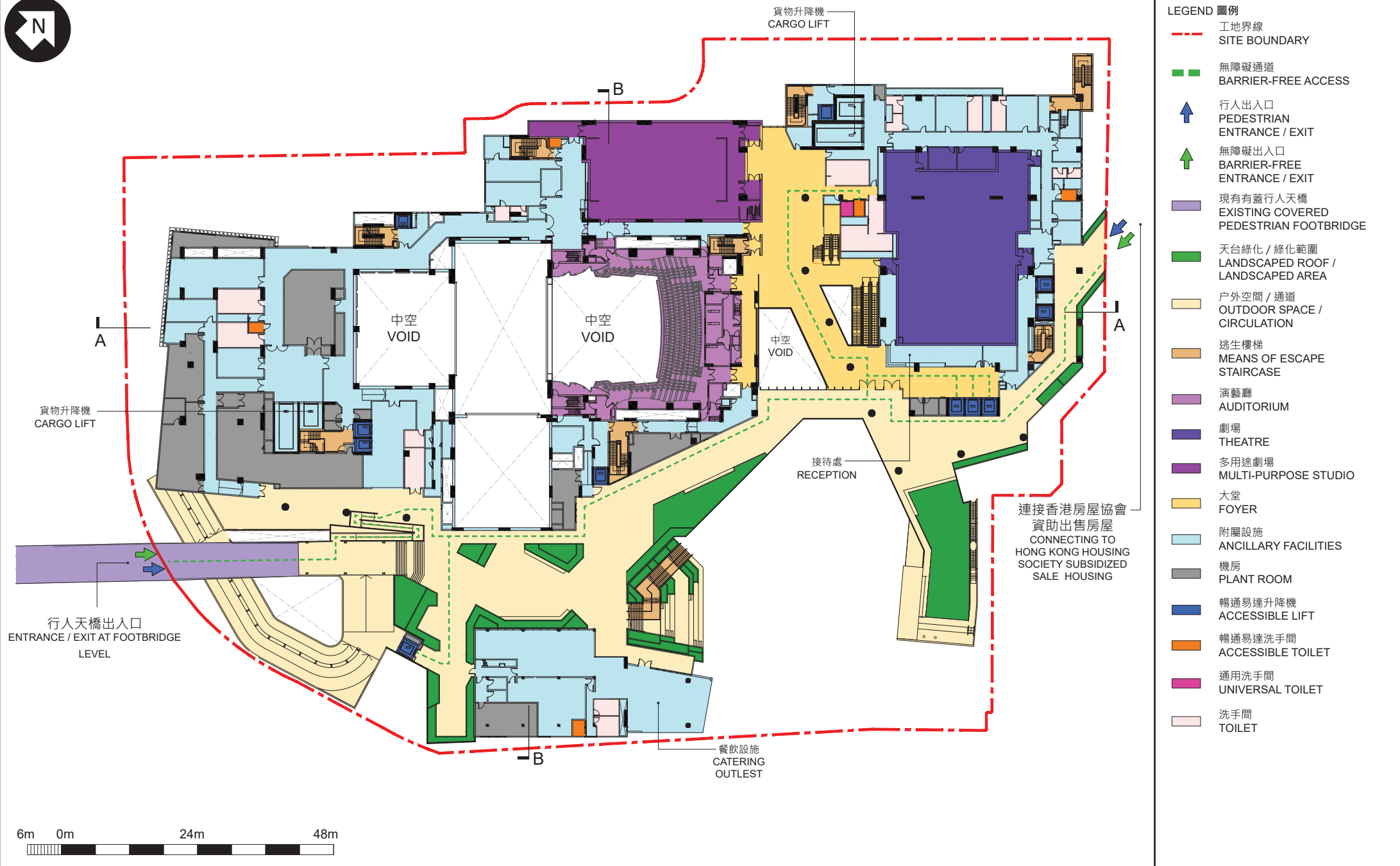
m 0m 24m 48m

地庫一樓平面圖  
BASEMENT FIRST FLOOR PLAN

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



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



- LEGEND 圖例
- 工地界線  
SITE BOUNDARY
  - 無障礙通道  
BARRIER-FREE ACCESS
  - ↑ 行人出入口  
PEDESTRIAN ENTRANCE / EXIT
  - ↑ 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
  - 現有有蓋行人天橋  
EXISTING COVERED PEDESTRIAN FOOTBRIDGE
  - 天台綠化 / 綠化範圍  
LANDSCAPED ROOF / LANDSCAPED AREA
  - 戶外空間 / 通道  
OUTDOOR SPACE / CIRCULATION
  - 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
  - 演藝廳  
AUDITORIUM
  - 劇場  
THEATRE
  - 多用途劇場  
MULTI-PURPOSE STUDIO
  - 大堂  
FOYER
  - 附屬設施  
ANCILLARY FACILITIES
  - 機房  
PLANT ROOM
  - 暢通易達升降機  
ACCESSIBLE LIFT
  - 暢通易達洗手間  
ACCESSIBLE TOILET
  - 通用洗手間  
UNIVERSAL TOILET
  - 洗手間  
TOILET

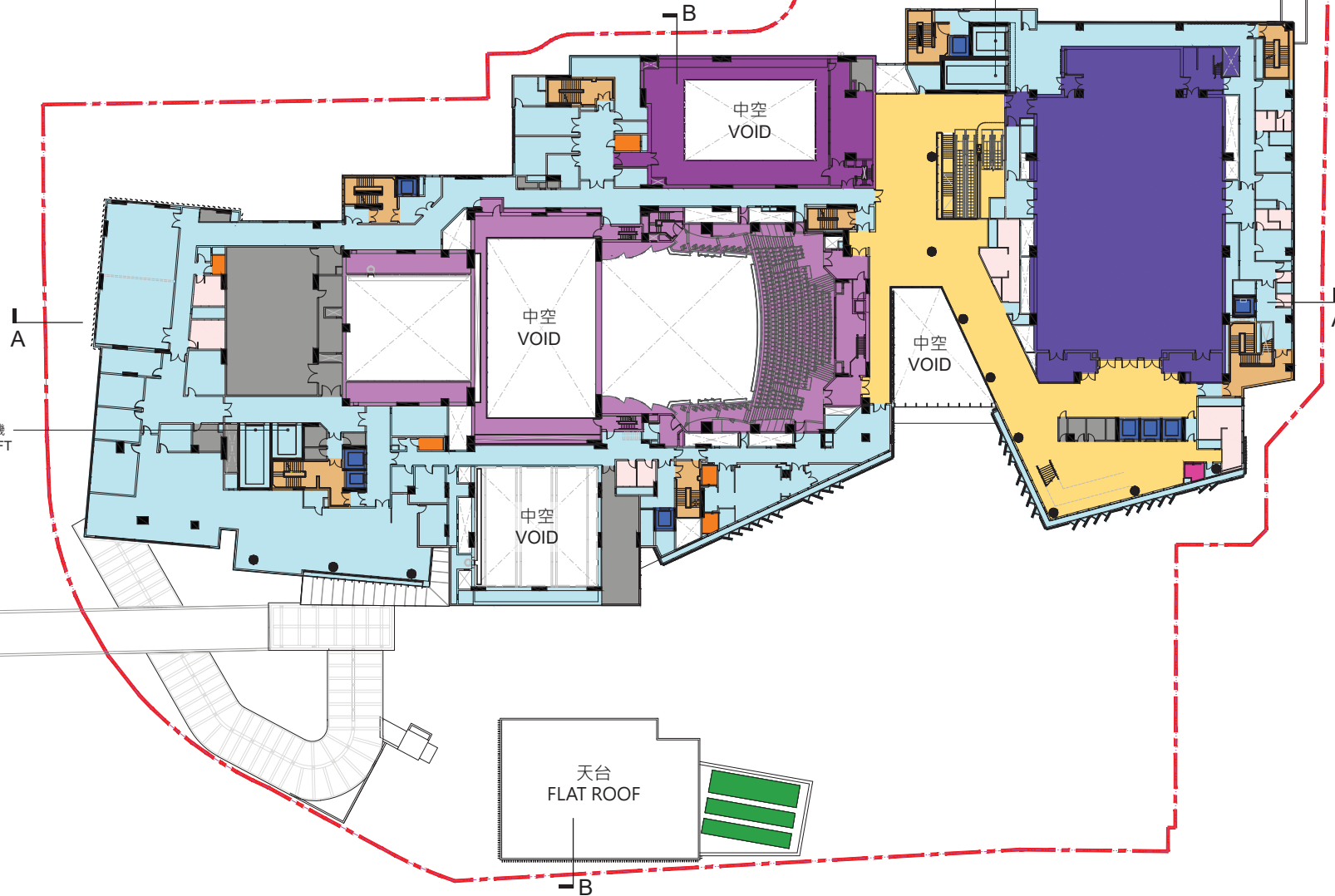
一樓平面圖  
FIRST FLOOR PLAN

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



貨物升降機  
CARGO LIFT

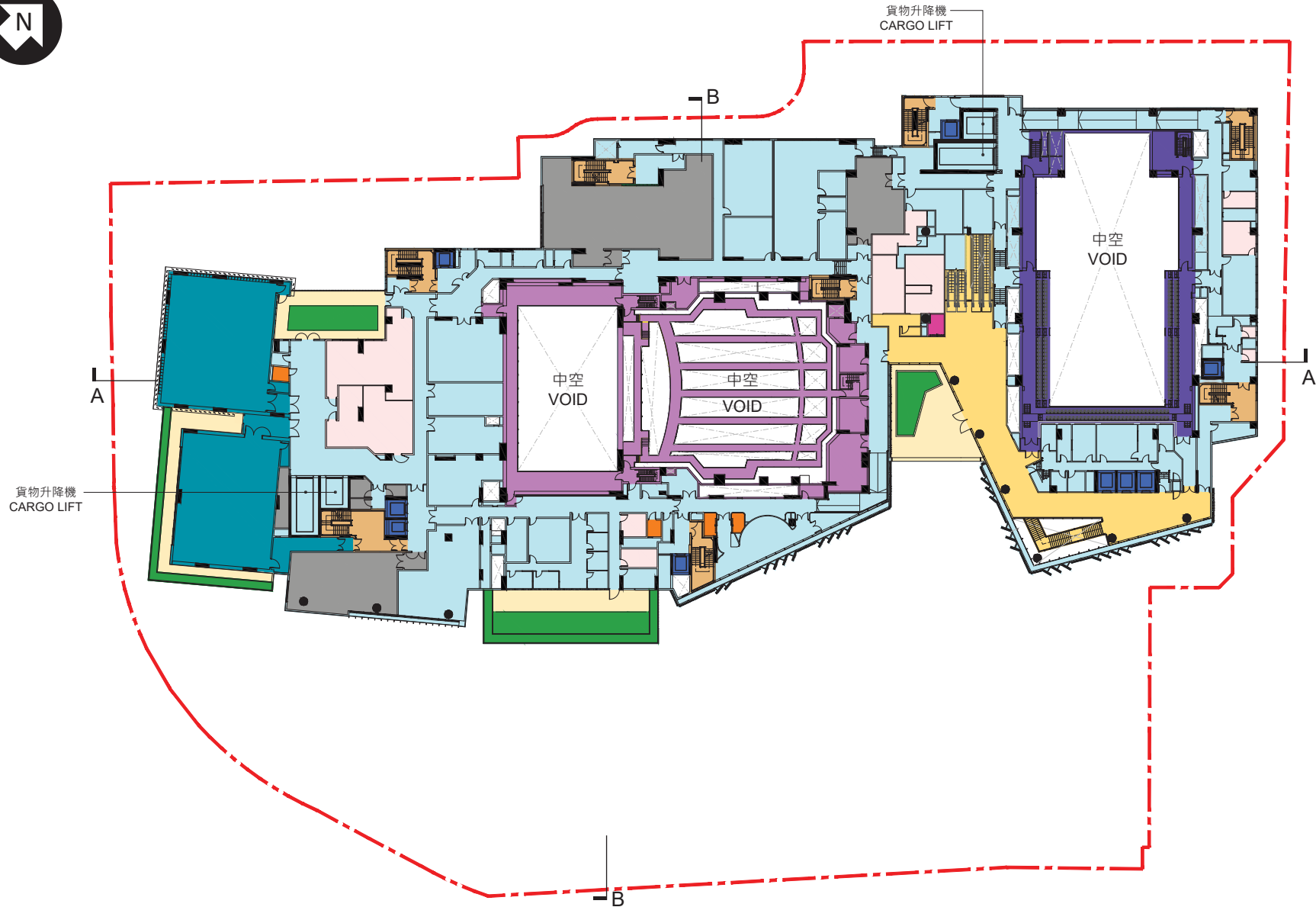
貨物升降機  
CARGO LIFT



- LEGEND 圖例
- 工地界線  
SITE BOUNDARY
  - 天台綠化 / 綠化範圍  
LANDSCAPED ROOF / LANDSCAPED AREA
  - 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
  - 演藝廳  
AUDITORIUM
  - 劇場  
THEATRE
  - 多用途劇場  
MULTI-PURPOSE STUDIO
  - 大堂  
FOYER
  - 附屬設施  
ANCILLARY FACILITIES
  - 機房  
PLANT ROOM
  - 暢通易達升降機  
ACCESSIBLE LIFT
  - 暢通易達洗手間  
ACCESSIBLE TOILET
  - 通用洗手間  
UNIVERSAL TOILET
  - 洗手間  
TOILET

二樓平面圖  
SECOND FLOOR PLAN

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



- LEGEND 圖例
- 工地界線  
SITE BOUNDARY
  - 天台綠化 / 綠化範圍  
LANDSCAPED ROOF / LANDSCAPED AREA
  - 戶外空間 / 通道  
OUTDOOR SPACE / CIRCULATION
  - 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
  - 演藝廳  
AUDITORIUM
  - 劇場  
THEATRE
  - 排練室  
REHEARSAL ROOM
  - 大堂  
FOYER
  - 附屬設施  
ANCILLARY FACILITIES
  - 機房  
PLANT ROOM
  - 暢通易達升降機  
ACCESSIBLE LIFT
  - 暢通易達洗手間  
ACCESSIBLE TOILET
  - 通用洗手間  
UNIVERSAL TOILET
  - 洗手間  
TOILET

6m 0m 24m 48m

三樓平面圖  
THIRD FLOOR PLAN

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



- LEGEND 圖例
- 工地界線  
SITE BOUNDARY
  - 天台綠化 / 綠化範圍  
LANDSCAPED ROOF / LANDSCAPED AREA
  - 戶外空間 / 通道  
OUTDOOR SPACE / CIRCULATION
  - 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
  - 劇場  
THEATRE
  - 演藝廳  
AUDITORIUM
  - 兒童劇場  
CHILDREN'S THEATRE
  - 大堂  
FOYER
  - 附屬設施  
ANCILLARY FACILITIES
  - 機房  
PLANT ROOM
  - 暢通易達升降機  
ACCESSIBLE LIFT
  - 暢通易達洗手間  
ACCESSIBLE TOILET
  - 通用洗手間  
UNIVERSAL TOILET
  - 洗手間  
TOILET

6m 0m 24m 48m

四樓平面圖  
FOURTH FLOOR PLAN

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



- LEGEND 圖例
- 工地界線  
SITE BOUNDARY
  - 天台綠化 / 綠化範圍  
LANDSCAPED ROOF / LANDSCAPED AREA
  - 戶外空間 / 通道  
OUTDOOR SPACE / CIRCULATION
  - 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
  - 劇場  
THEATRE
  - 創藝室  
INCUBATOR ROOM
  - 兒童劇場  
CHILDREN'S THEATRE
  - 附屬設施  
ANCILLARY FACILITIES
  - 機房  
PLANT ROOM
  - 暢通易達升降機  
ACCESSIBLE LIFT
  - 暢通易達洗手間  
ACCESSIBLE TOILET
  - 洗手間  
TOILET

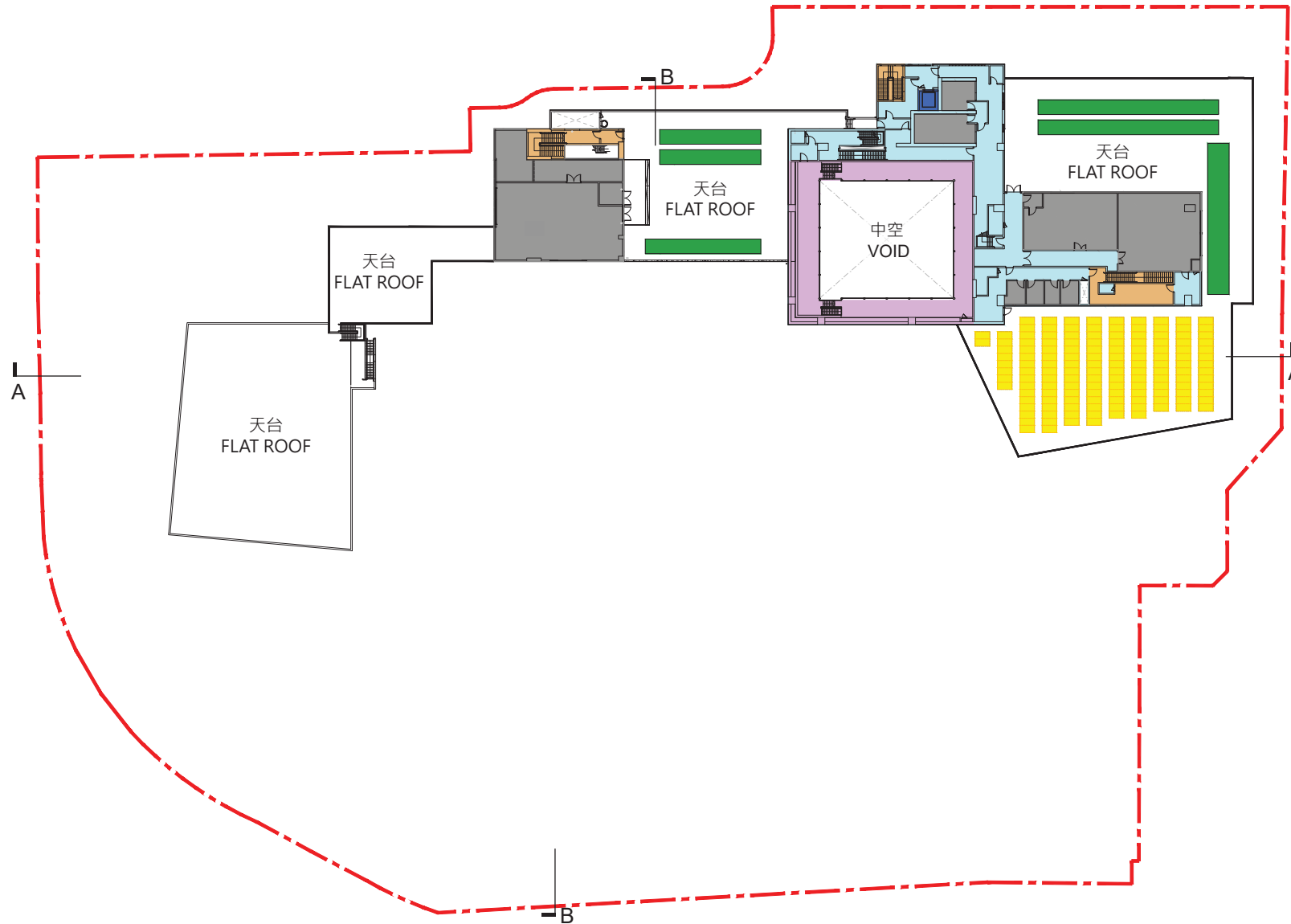
五樓平面圖  
FIFTH FLOOR PLAN

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



LEGEND 圖例

- 工地界線  
SITE BOUNDARY
- 天台綠化 / 綠化範圍  
LANDSCAPED ROOF / LANDSCAPED AREA
- 太陽能光伏板  
PHOTOVOLTAIC PANEL
- 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
- 創藝室  
INCUBATOR ROOM
- 附屬設施  
ANCILLARY FACILITIES
- 機房  
PLANT ROOM
- 暢通易達升降機  
ACCESSIBLE LIFT



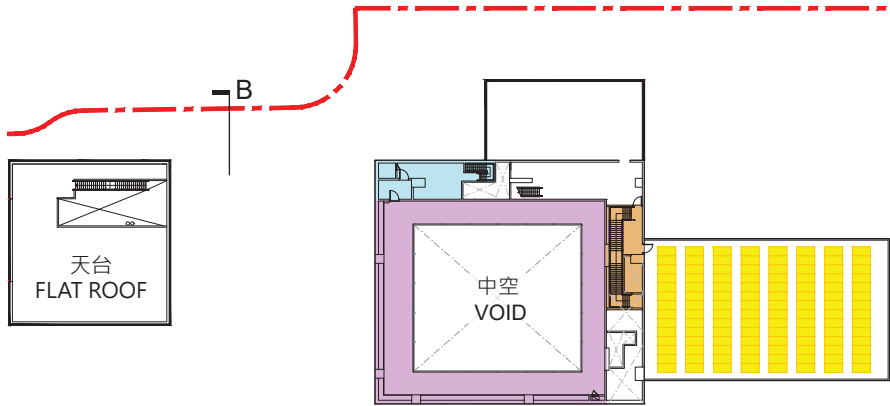
6m 0m 24m 48m

天台平面圖  
ROOF PLAN

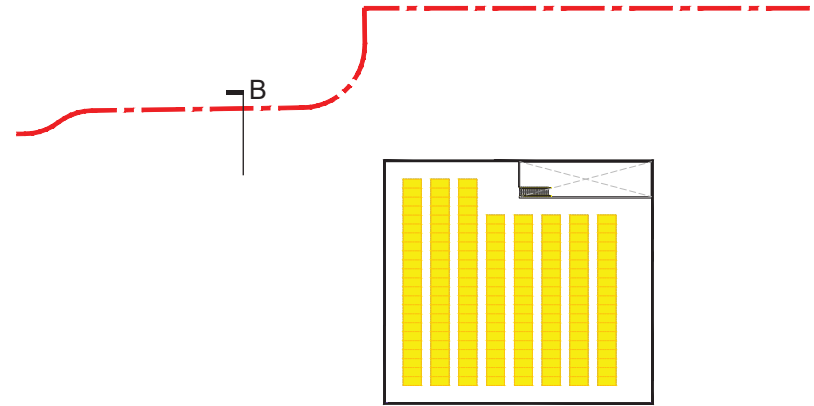
65RE  
粉嶺第11區新界東文化中心  
NEW TERRITORIES EAST CULTURAL CENTRE IN AREA 11, FANLING



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



天台上層平面圖  
UPPER ROOF FLOOR PLAN



天台頂層平面圖  
TOP ROOF FLOOR PLAN

- LEGEND 圖例
- 工地界線  
SITE BOUNDARY
  - 太陽能光伏板  
PHOTOVOLTAIC PANEL
  - 逃生樓梯  
MEANS OF ESCAPE STAIRCASE
  - 創藝室  
INCUBATOR ROOM
  - 附屬設施  
ANCILLARY FACILITIES

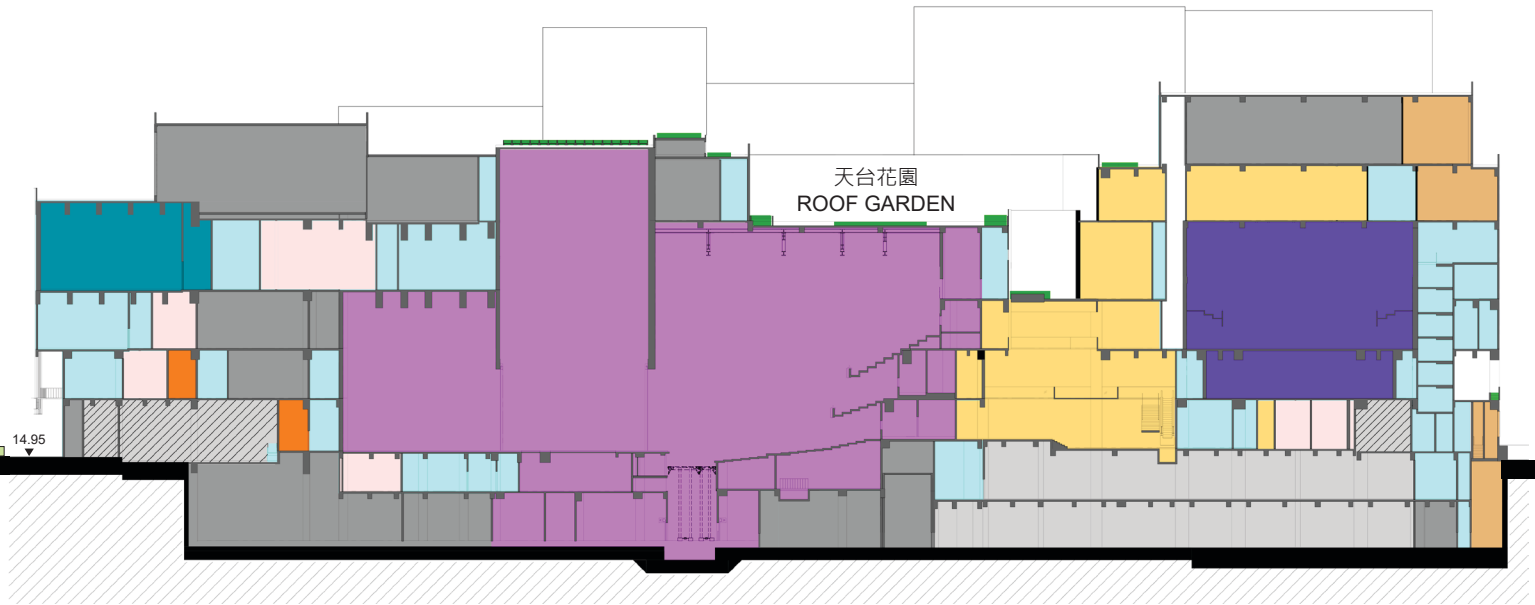
6m 0m 24m 48m

天台上層及天台頂層平面圖  
UPPER ROOF AND TOP ROOF  
FLOOR PLANS

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

TR/F 天台頂層 64.25mPD  
UR/F 天台上層 61.45mPD  
R/F 天台 54.55mPD  
5/F 五樓 46.70mPD  
4/F 四樓 40.45mPD  
3/F 三樓 32.80mPD  
2/F 二樓 26.30mPD  
1/F 一樓 20.80mPD  
G/F 地下 15.00mPD  
B1/F 地庫一樓 10.50mPD  
B2/F 地庫二樓 5.00mPD

新運路  
SAN  
WAN  
ROAD



香港房屋協會  
資助出售房屋  
HONG KONG  
HOUSING SOCIETY  
SUBSIDIZED  
SALE HOUSING

6m 0 24m 48m

LEGEND 圖例

- |                           |                              |   |                                      |                                      |                                 |                       |
|---------------------------|------------------------------|---|--------------------------------------|--------------------------------------|---------------------------------|-----------------------|
| --- 工地界線<br>SITE BOUNDARY | 地面綠化<br>AT-GRADE GREENING    | 天台綠化 / 綠化範圍<br>LANDSCAPED ROOF /<br>LANDSCAPED AREA | 逃生樓梯<br>MEANS OF ESCAPE<br>STAIRCASE | 演藝廳<br>AUDITORIUM                    | 劇場<br>THEATRE                   | 排練室<br>REHEARSAL ROOM |
| 大堂<br>FOYER               | 附屬設施<br>ANCILLARY FACILITIES | 停車場<br>CARPARK                                      | 機房<br>PLANT ROOM                     | 上落客貨區<br>LOADING / UNLOADING<br>AREA | 暢通易達洗手間<br>ACCESSIBLE<br>TOILET | 洗手間<br>TOILET         |

剖面圖 A-A  
SECTION A-A

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



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

TR/F	天台頂層	+64.25 mPD
UR/F	天台上層	+61.45 mPD
R/F	天台	+54.55mPD
5/F	五樓	+46.70mPD
4/F	四樓	+40.45mPD
3/F	三樓	+32.80mPD
2/F	二樓	+26.30mPD
1/F	一樓	+20.80mPD
G/F	地下	+15.00mPD
B1/F	地庫一樓	+10.50mPD
B2/F	地庫二樓	+5.00mPD

沙頭角公路  
(龍躍頭段)  
SHA TAU  
KOK ROAD  
(LUNG  
YEUK TAU)

北區政府合署  
NORTH DISTRICT  
GOVERNMENT  
OFFICES



LEGEND 圖例

--- 工地界線 SITE BOUNDARY	■ 地面綠化 AT-GRADE GREENING	■ 天台綠化 / 綠化範圍 LANDSCAPED ROOF / LANDSCAPED AREA	■ 演藝廳 AUDITORIUM	■ 多用途劇場 MULTI-PURPOSE STUDIO	■ 兒童劇場 CHILDREN'S THEATRE	■ 創藝室 INCUBATOR ROOM	■ 附屬設施 ANCILLARY FACILITIES
■ 洗手間 TOILET	■ 停車場 / 行車道 CARPARK / DRIVEWAY	■ 機房 PLANT ROOM					

剖面圖 B-B  
SECTION B-B

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



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



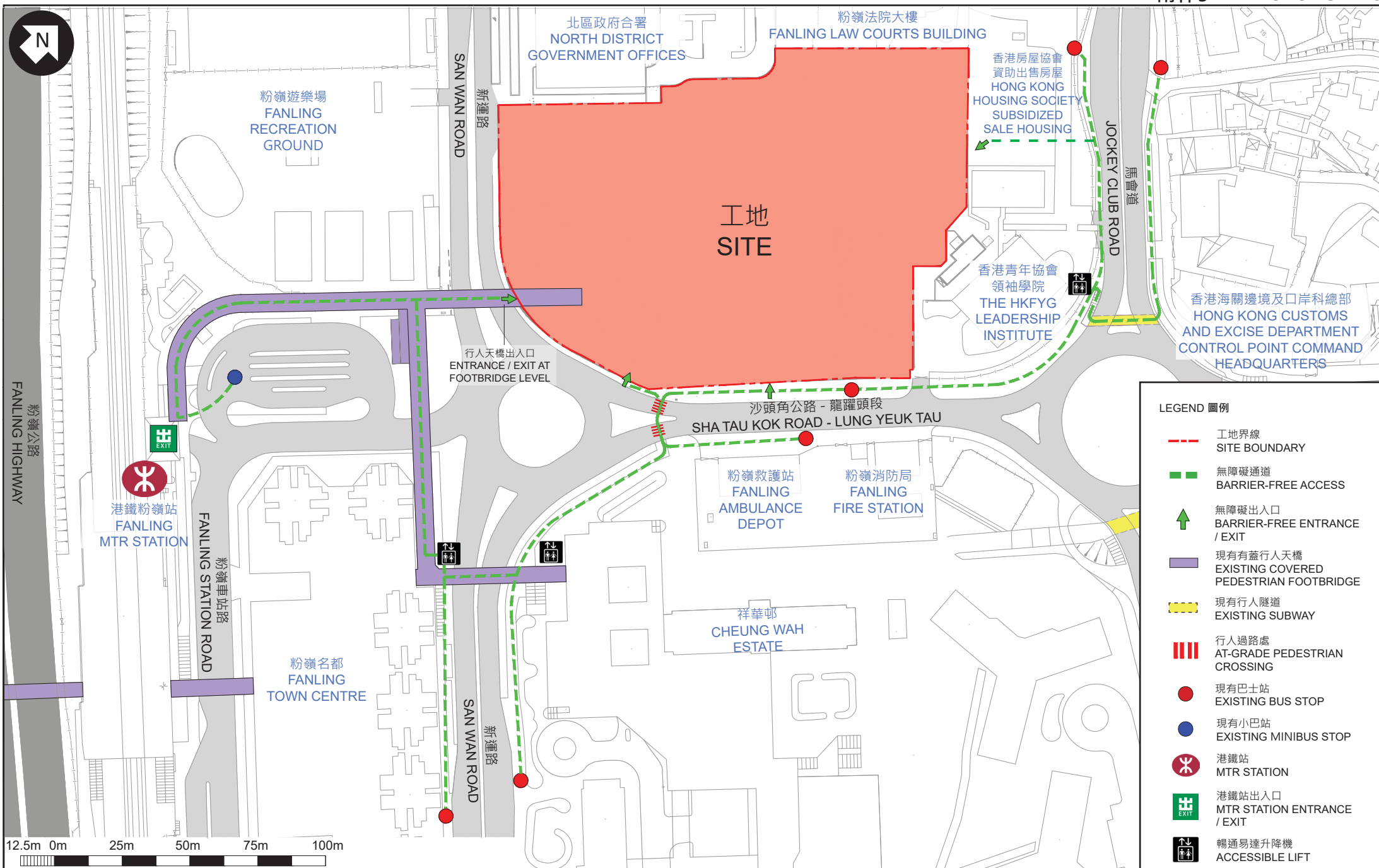
從東南面望向大樓的構思透視圖  
PERSPECTIVE VIEW FROM SOUTHEAST DIRECTION

構思圖  
ARTIST'S IMPRESSION

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



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



無障礙通道平面圖  
BARRIER-FREE ACCESS PLAN

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

**65RE – New Territories East Cultural Centre in Area 11, Fanling****Breakdown of the estimates for consultants' fees and resident site staff costs  
(in September 2022 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Consultants' fees for contract administration (Note 2)	Professional Technical	– –	– –	61.2 8.8
				Sub-total	70.0#
(b)	Resident site staff (RSS) costs (Note 3)	Professional Technical	167 471	38 14	1.6 1.6
				Sub-total	46.9
Comprising -					
(i)	Consultants' fees for management of RSS				3.4#
(ii)	Remuneration of RSS				43.5#
				<b>Total</b>	<b>116.9</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the staff cost of RSS supplied by the consultants (as at now, MPS salary point 38 = \$88,015 per month and MPS salary point 14 = \$30,990 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the provision of contract administration and site supervision of **65RE**. The assignment will only be executed upon FC's funding approval for upgrading **65RE** to Category A.
3. The consultants' fee and staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.

**Remarks**

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The cost figures marked with # are shown in money-of-the-day prices in paragraph 15 of the discussion paper.