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民政事務局

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盧女士：

工務小組委員會
就工程項目提交的補充資料
PWSC(2018-19)5

工務小組委員會於2018年5月9日的會議上討論了以下兩個項目，並要求政府就項目提交補充資料：

- (i) 65RE - 粉嶺第11區新界東文化中心;及
- (ii) 72RE - 天水圍第109區興建文物修復資源中心

有關資料現載於附件，供委員參考。

民政事務局局長

(黃培儀



代行)

2018年5月18日

副本送：
康樂及文化事務署署長
建築署署長

政府當局將撥款建議提交予財務委員會 審議前須跟進的事項

跟進事項 1(a)：當局會否考慮在粉嶺第 11 區新界東文化中心及天水圍第 109 區文物修復資源中心("資源中心")兩個工程項目的設計中，分別增加樓層或地庫，以闢設更多公眾泊車位；如會，詳情為何，以及當局會否考慮增加有關樓層/地庫的樓層高度，以裝置新式的泊車設施(例如雙層機械式泊車架)。

政府理解北區對車位需求殷切，在取得新界東文化中心施工前期工序的撥款後，建築署會委聘顧問展開設計、進行最新的交通影響評估及項目地盤的地質勘探，研究增加樓層或地庫之技術可行性，包括地質狀況、荷載要求及地積比率限制等；並會考慮有關因素及成本效益，定出合適的設計，包括考慮增加樓層高度以裝置新式的泊車設施(例如雙層機械式泊車架)以提供更多公眾泊車位。

至於資源中心，由於文物的保安及妥善保存至為重要，因此資源中心將不會提供公眾停車場。然而，為方便團體人士參觀，中心將設有旅遊巴士上落客位，供學生及參觀人士使用。此外，按運輸署要求，建築署於 2014 年委託專業顧問公司為項目進行了初步交通檢討，並於 2015 年獲運輸署審批。結果顯示中心附近的交通配套及網絡充足，設有輕鐵站(天秀站和濕地公園站)及多條巴士路線，方便區內或區外人士前來參觀。

跟進事項 1(b)：如按上述建議在擬議的新界東文化中心增加泊車位數目，該工程計劃的建設費用和建築期會因此增加多少？

在擬議的新界東文化中心增加泊車位數目，將無可避免地令工程計劃的建設費用和建築期有所增加，而增加幅度則會按不同設計方案而有所不同。一般而言，把停車樓層設置於地庫會較設置於地面或以上樓層，需要更長的建築期及更高的成本；但把停車場樓層置於地庫則可騰空一樓作文化中心大堂出入口，以連接通往港鐵粉嶺站的有蓋行人天橋，便利市民使用文化中心的設施。建築署會要求顧問於設計階段作進一步研究以確定理想的方案。

跟進事項 1(c)：在擬議的新界東文化中心附近的資助房屋發展項目，預期將會於何時落成？

根據運輸及房屋局提供的資料，擬議的新界東文化中心附近的資助房屋發展項目，預計於 2025/26 年落成。

跟進事項 1(d)：鑒於現時在擬議的資源中心用地上的短期租約臨時停車場，將須於資源中心工程開始動工時停止運作，政府當局有何方案在資源中心工程施工期間另覓地點重置臨時停車場，並提供不少於其現有數目的泊車位；另外，在毗鄰的"政府、機構或社區"用地的發展項目，會否包括興建永久的公眾停車場。

於工地進行施工前期工序（主要包括工地勘測）前，建築署會視乎工地勘測的範圍，與承建商研究將工程分為不同區域及階段進行，並經由地政總署聯絡短期租約停車場的營運者作出協調，以減低對停車場運作的影響。至於進行建造工程時有何相關短期方案以解決因停車場停止運作而帶來的影響，康樂及文化事務署(康文署)將向有關部門反映意見。市民亦可考慮把車輛停泊於鄰近的天業路公園停車場。

毗鄰資源中心的"政府、機構或社區"用地為預留發展擬議天水圍第 109 區體育館，該項目是元朗區議會建議優先處理的基本工務工程計劃第一優先項目，康文署在完成現時籌劃中的五項元朗區基本工務工程後，便會陸續籌劃元朗區議會建議優先處理的基本工務工程。康文署在籌劃擬議天水圍第 109 區體育館時，會研究提供公眾停車場的可行性。如技術上可行，康文署會積極考慮在該處提供公眾停車場。

跟進事項 2(a)(i)：擬議的新界東文化中心的總樓面面積的初步估算及有關地的地積比率。

跟進事項 2(a)(ii)：政府當局決定該用地及附近的資助房屋發展項目用地的地積比率及高度限制時，所考慮的因素；及

跟進事項 2(a)(iii)：當局會否考慮放寬擬議的新東文化中心用的地積比率。

現時，新界東文化中心用地及其鄰近土地皆位於《粉嶺/上水分區計劃大綱核准圖編號 S/FSS/22》的「政府、機構或社區」用途地帶內。根據大綱圖，該用途地帶沒有地積比率限制。一般而言，

政府各相關部門在訂定該用地的發展參數時，會考慮擬建發展的用途、各項設施的需要、基建設施的容量、擬建發展是否與附近的發展互相協調，和相關技術評估的結果及建議，確保地盡其用之餘，亦不會對地區帶來負面影響。

新界東文化中心的項目地盤面積為 17 740 平方米，而規劃署建議項目的參考地積比率為 2.7。建築署預計擬議的新界東文化中心大約樓高七層，高度約 40 米，上蓋面積百分率(Percentage Site coverage)約 60%。根據建築署的初步估算，總樓面面積(Gross Floor Area)為 46 000 平方米，即地積比率為 2.6，已達到規劃署建議之參考地積比率的 96%。若於地面以上增加一層停車場，項目的地積比率將會進一步增加。以上提供的數字只是初步估算，項目確實的發展參數將有待顧問完成設計後才有具體的數字。

跟進事項 2(b)：擬於新界東文化中心內設置的主要文化設施的規模及面積的初步估算，並按各項設施提供分項數字。

新界東文化中心主要文化設施的規模及其面積的初步估算如下：

	設施類型/規模	面積（平方米）
(a)	1 400 個座位的演藝廳	4 450
(b)	700 個座位的劇場	2 800
(c)	180 個座位的多用途劇場	758
(d)	排練室	780
(e)	多用途活動室／演講室	120
(f)	設有展覽空間的大堂	1 850

跟進事項 3(a)：擬議的新界東文化中心預期將會於何時落成？

倘施工前期工序及建造工程可分別於 2018 年第 2 季及 2022 年第 1 季取得立法會的撥款，擬議項目預計可於 2026 年第 3 季完工。若要增加樓層或地庫，以提供更多公眾泊車位，文化中心的完工時間將會稍為延長。

跟進事項 3(b)(i)：擬議的新界東文化中心工程計劃由最初構思至今已歷時多年卻仍未落實，原因為何；及

跟進事項 3(b)(ii)：該工程計劃由規劃、設計以至諮詢公眾過程的時序列表。

政府一直積極推展新界東文化中心的計劃。在籌劃期間，我們與地區人士及持份者保持聯繫，在不同階段安排諮詢會。此外，建築署亦須就興建工程的建議進行技術可行性研究，涵蓋範圍廣泛。有關過程的主要事件時序表列如下：

日期	主要進度
2009 年	就文化中心的擬議工程計劃範圍諮詢北區區議會及大埔區議會。
2010 年	向北區區議會介紹調整後的工程計劃範圍。
2010-2011 年	為文化中心項目進行初步技術可行性研究。
2012-2017 年	進行內部程序和繼續進行技術可行性研究，包括交通、環境、環保、樹木保育、重置單車徑及單車停泊處、周邊連接如文化中心連接有蓋天橋的研究等；以及就毗鄰的三級歷史建築前粉嶺裁判法院徵詢古物古蹟辦事處的意見等。
2017 年年底至 2018 年年初	舉行一連串的公眾諮詢會，蒐集各持份者對文化中心項目的意見。
2018 年 3 月	文化中心前期工序項目提交立法會民政事務委員會。
2018 年 5 月	文化中心前期工序項目提交立法會工務小組委員會。

跟進事項 3(b)(iii)：該工程計劃的施工前期工序需時約 40 個月之久的原因為何(請提供所涉及的主要工序的時間表以茲說明)。

擬議的新界東文化中心為大型文化建築，涉及多個不同種類的演藝設施及不同功能的空間，加上牽涉不同範疇的設計專家(如舞台設計、燈光設計、音響設計等)，故此需較長的設計及協調時間。其間，項目亦涉及拆卸及重置現有連接行人天橋的單車徑和行人路而所需的刊憲及公眾諮詢等工作，為期約一年。此外，項

目需預留約六個月時間更新交通影響評估，以評估改變公眾停車泊位數目對項目的影響和調整設計方案。另外，前期工序的其餘時間主要需要處理小型研究、初步設計、區議會諮詢、詳細設計、擬備招標文件、招標及評審標書，以及申請立法會撥款等工作。

文件當中所述約 40 個月的施工前期工序只是一個估算，建築署會盡快完成有關工作，如當中刊憲及公眾諮詢等關鍵工作進展順利，建築署會盡早展開其後的建造工程。

跟進事項 3(b)(iv)：同時提供香港故宮文化博物館項目由初步構思至落成的推展時間表，以作比較。

香港故宮文化博物館的地基工程於2017年10月招標並於2018年2月批出合約，工程已在4月展開；主上蓋工程預期將於2019年年中動工，項目計劃於2022年落成啓用。

新界東文化中心是一所表演場地，其不同種類的演藝設施和服務對象與香港故宮文化博物館有很大差別，加上兩個場地座落於不同地點，因此不宜將其工程時間表作直接比較。

跟進事項 4：應謝偉銓議員要求，政府當局須提供補充資料，說明為何 PWSC(2018-19)5 附件 1 第 10 段所列的估計顧問費，與附件 1 附錄 2 所列的數字有所出入，而附件 2 第 10 段及附錄 2 亦出現類似的情況。

工程費用在 PWSC(2018-19)5 附件 1 第 10 段是按付款當日價格計算，而附錄 2 所列的數字為固定價格(2017 年 9 月價格)，是按同一年度總薪級表的薪點計算得出。附件 2 第 9 段及附錄 2 的情況亦相同。

**Matters Requiring Follow-up Action
by the Government Prior to
its Submission of the Funding Proposal to the Finance Committee**

Follow-up Q1(a): Will the Government consider the provision of more public parking spaces by adding storey(s) or basement(s) to the respective designs for the two projects, namely the New Territories East Cultural Centre (NTECC) in Area 11 of Fanling and the Heritage Conservation and Resource Centre (HCRC) in Area 109 of Tin Shui Wai? If yes, what are the details and will the Government consider increasing the height of the storeys/basements to make room for the installation of innovative parking facilities such as mechanised double-deck car stackers?

The Government understands the strong demand for parking spaces in the North District. Upon funding approval for the pre-construction activities for the NTECC, the Architectural Services Department (ArchSD) will commission consultants for the design, latest traffic impact assessment and site investigation. The technical feasibility of constructing an extra floor or basement will be examined after taking into account a number of factors including geological conditions, load requirements and plot ratio restrictions. The ArchSD will also take into consideration relevant factors and cost effectiveness before finalising the most suitable design measures for additional public parking spaces, such as considering increasing the floor-to-floor headroom for new parking facilities (e.g. mechanised double-deck car stackers).

As for the HCRC, since the security and safekeeping of cultural artefacts are of paramount importance, no public car park will be provided at the HCRC. Nevertheless, drop-off points for coaches will be provided to facilitate group visits of students and visitors. The ArchSD had, at the Transport Department (TD)'s request, commissioned a professional consultancy in 2014 to conduct a preliminary traffic review on the HCRC project, which was subsequently approved by the TD in 2015. According to the findings of the review, transport facilities and network in the vicinity of the HCRC comprising light rail stations (Tin Sau and Wetland Park stations) and various bus routes would be sufficient to cope with the needs of visitors travelling from the vicinity and other districts.

Follow-up Q1(b): What will be the extra capital cost and the extended construction period required for the provision of additional parking spaces in the proposed NTECC project as suggested above?

Provision of additional parking spaces at the proposed NTECC will inevitably increase the construction cost and prolong the construction period. The extent of the implication will vary according to different design proposals. In general, basement parking facilities involve longer construction time and higher costs than those at ground or upper levels. The provision of basement carpark facilities at the NTECC, however, can make the first floor available for use as the entrance to the foyer to connect the NTECC with the covered footbridge to the MTR Fanling Station, bringing convenience for the public in using the facilities at the NTECC. The ArchSD will request its consultants to explore and work out a desirable proposal during the design stage.

Follow-up Q1(c): What is the expected completion date of the subsidised housing development in the vicinity of the proposed NTECC?

According to the Transport and Housing Bureau, the subsidised housing development in the vicinity of the proposed NTECC is expected to be completed in 2025/26.

Follow-up Q1(d): Given that the temporary car park under a short-term tenancy currently located at the site of the proposed HCRC will have to cease operation upon commencement of the construction of the latter, what are the plans that the Government will come up with to facilitate the reprovisioning of the temporary car park with no less than its existing number of parking spaces during the construction of the Centre? In addition, will the development project at the “Government, Institution or Community” site adjacent to the proposed HCRC include the construction of a permanent public car park?

Before the commencement of pre-construction activities (which mainly involve site investigations), the ArchSD will liaise with the contractor to demarcate the project site into different works areas and phases according to the scope of site investigation. The Lands Department will help liaise with the operator of the

short-term tenancy car park to minimise the impact on the car park operation. As regards short-term measures to address the impact of the car park's suspension during the construction period, the Leisure and Cultural Services Department (LCSD) will convey Members' concerns to relevant government departments. Members of the public may also consider using the car park of Tin Yip Road Park in the vicinity.

The site adjacent to the HCRC is a "Government, Institution or Community" (G/IC) zone reserved for the development of the proposed Sports Centre in Area 109, Tin Shui Wai. It is the first priority project on the recommended capital works projects list put forward by the Yuen Long District Council (DC). Upon completion of the project planning of the existing five capital works projects in the Yuen Long District, the LCSD will commence planning the priority projects recommended by the Yuen Long DC. The feasibility of providing a public car park will be studied during the project planning of the proposed Sports Centre in Area 109, Tin Shui Wai. Where technically possible, the LCSD will actively consider providing a public car park at the site.

Follow-up Q2(a)(i): The preliminary estimated gross floor area of the proposed NTECC and the plot ratio of the site;

Follow-up Q2(a)(ii): The considerations for the Government to determine the plot ratio and height restrictions of the site as well as those of its nearby subsidised housing development project site; and

Follow-up Q2(a)(iii): whether the Government will consider relaxing the plot ratio of the proposed NTECC site.

At present, the NTECC and the adjoining land are both located within the boundary of the "G/IC" zone as shown in the "Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/22" (the Plan). According to the Plan, no plot ratio restriction is imposed for the above zone. Generally speaking, when deriving the development parameters, relevant government departments would take into account the purpose of the proposed development, demand for various facilities, capacity of infrastructure, compatibility with other developments in surrounding area, as well as findings and recommendations of the related technical assessments, to ensure optimisation of land use without creating adverse impact on the area.

The project of the NTECC has a site area of 17 740m² with a reference plot ratio (RPR) of 2.7 as recommended by the Planning Department (PlanD). The ArchSD expects that the proposed NTECC will be constructed as a seven-storey building about 40 metres in height with a site coverage of around 60%. According to the ArchSD's initial assessment, it will occupy a total gross floor area of 46 000m² and achieve a plot ratio of 2.6, representing 96% of the PlanD's recommended RPR. The plot ratio of the project will further increase should an additional floor of car park is provided above ground. Figures provided here are for preliminary estimate only. Specific figures on the actual development parameters would be available upon completion of the detailed design by the consultants.

Follow-up Q2(b): The preliminary estimated scope and area of the major cultural facilities to be provided in the NTECC, with the relevant breakdown by facility.

The preliminarily scope and area of the major cultural facilities to be provided by the NTECC are as follows:

	Facilities / Scope	Area (m²)
(a)	An auditorium of 1 400 seats	4 450
(b)	A theatre of 700 seats	2 800
(c)	A multi-purpose studio of 180 seats	758
(d)	Rehearsals rooms	780
(e)	A multi-purpose function room/ lecture room	120
(f)	A foyer with exhibition space	1 850

Follow-up Q3(a): the expected completion date of the proposed NTECC

Subject to funding approval of the Legislative Council (LegCo) for the pre-construction activities in the second quarter of 2018 and the main construction works in the first quarter of 2022, the proposed NTECC project will be scheduled for completion in the third quarter of 2026. The schedule for completion will be slightly extended if it is required to add storey(s) or basement(s) to provide more public parking spaces.

Follow-up 3(b)(i) : the reasons for not implementing the proposed NTECC project after years of planning since its preliminary conceptual stage; and Follow-up Q3(b)(ii): the timeline for the project in terms of planning, design and public consultation process.

The Government has been actively pursuing the NTECC project. During the planning stage, we have liaised with members of the community and stakeholders, and conducted consultation sessions at various stages. Besides, the ArchSD was required to conduct a comprehensive technical feasibility study on the proposed construction works. The timeline of the project is as follows:

Year	Major Progress
2009	The North DC and Tai Po DC were consulted on the scope of the proposed project.
2010	The revised project scope was presented to the North DC.
2010-2011	Preliminary technical feasibility study on the project was conducted.
2012 -2017	Internal procedures and technical feasibility study on traffic, environment, environmental protection, tree conservation, re-provisioning of bicycle tracks and bicycle parking area, connectivity within the area (e.g. connecting the NTECC with the covered footbridge) continued. Views of the Antiquities and Monuments Office were also sought on the Former Fanling Magistracy, a Grade 3 historic building adjacent to the project site.
End 2017 – early 2018	A series of consultation sessions were conducted to gauge the views of the stakeholders.
Mar 2018	A paper on the pre-construction activities for the NTECC project was submitted to the Panel on Home Affairs of the LegCo.

Year	Major Progress
May 2018	A paper on the pre-construction activities for the NTECC project was submitted to the Public Works Subcommittee of the LegCo.

Follow-up Q3(b)(iii): The reasons for the long duration of about 40 months required for the pre-construction activities of the project (please provide a timetable of major activities involved for illustration)

The proposed NTECC is a large-scale cultural structure. It accommodates a wide range of performing arts facilities and functional spaces, and involves design specialists from different disciplines (e.g. stage, lighting and sound designs, etc.). A longer time is therefore required for the design work and coordination. The implementation of this project also involves dismantling and re-provisioning of a bicycle track and a pavement currently connected to a footbridge and the consequential gazettal and public consultation exercise which would take about one year to complete. In addition, another six months are required to update the traffic impact assessment to evaluate the impact caused by the change in the number of car parking spaces and revise the design proposal. Besides, the remaining time allocated for the pre-construction activities will be mainly spent on minor studies, preliminary design, consultation with district council, detailed design, preparation of tender documents, invitation of tenders and tenders evaluation as well as seeking funding approval of the LegCo.

The time required for pre-construction activities as set out in the Paper, i.e. about 40 months, is a mere guesstimate. The ArchSD will expedite the related works as far as practicable. Should the key components of the activities, such as gazettal and public consultation, progress smoothly, the ArchSD will commence the subsequent construction activities as soon as possible.

Follow-up Q3(b)(iv): The implementation timetable (from the preliminary conceptual stage to completion) of the Hong Kong Palace Museum for comparison

The tender for the foundation works of the Hong Kong Palace Museum (HKPM) was invited in October 2017. The contract was awarded in February 2018 and the foundations works commenced in April 2018. It is anticipated that the main superstructure works will commence in mid-2019 for opening in 2022.

The NTECC is a performance venue with various performing arts facilities and target audiences which are far different from those of the HKPM. Coupled with the fact that the two venues are situated at different locations, it is not appropriate to directly compare the work schedules of the two projects.

Follow-up Q4: At the request of Hon TSE Wai-chuen, Tony, the Government is required to provide supplementary information to explain the discrepancies found between the estimated consultants' fees listed in paragraph 10 of Enclosure 1 to PWSC (2018-19)⁵ and that provided in Annex 2 to Enclosure 1. A similar situation has also been found in paragraph 9 of Enclosure 2 and Annex 2 to Enclosure 2.

The costs in paragraph 10 of Enclosure 1 to PWSC(2018-19)⁵ are shown in Money-of-the-day (MOD) prices while figures in its Annex 2 are presented in constant prices (September 2017) to correlate with the Master Pay Scale salary point of the same year. The same also applies to the costs shown in paragraph 9 of Enclosure 2 and its Annex 2.