

For discussion on
12 December 2014

Legislative Council Panel on Home Affairs

Construction of the East Kowloon Cultural Centre

PURPOSE

This paper invites Members' support for the proposed construction of the East Kowloon Cultural Centre (EKCC).

BACKGROUND

2. In line with the policy objective of enhancing the development of culture and the arts in Hong Kong, it is proposed to build a cross-district cultural centre with a 1 200-seat auditorium and a 550-seat theatre in Ngau Tau Kok to facilitate the participation of the East Kowloon communities in arts and cultural activities and better support the development of local performing arts groups.

PROJECT SCOPE

3. The project aims to provide a performing arts venue with multi-purpose facilities for performances and rehearsals. In deciding on the project scope, reference has been made to the existing and planned performing arts facilities in the territory, views gathered from consultations with the arts and community sectors, and international practices. The scope of the EKCC comprises –

- (a) an auditorium of 1 200 seats;
- (b) a theatre of 550 seats;
- (c) three music/dance/drama studios ranging from 120 - 250 seats;
- (d) a large and two small rehearsal rooms;
- (e) a restaurant and a coffee shop;
- (f) a foyer with box office, cloak room and enquiry counter;

- (g) public open spaces; and
- (h) ancillary facilities including toilets, changing rooms, baby care rooms, offices, store rooms, loading/unloading area and car parking spaces.

The site plan, floor plans and sectional drawings are at **Enclosures 1 to 6**. An artist's impression of the building is at **Enclosure 7**.

JUSTIFICATIONS

4. At present, the only government venue for hosting performing arts events in the East Kowloon region is the 354-seat Ngau Chi Wan Civic Centre in Wong Tai Sin District which was opened in 1987. The Ko Shan Theatre (KST) and its newly opened 600-seat Annex in Kowloon City District are dedicated venues for staging Cantonese opera. According to Planning Department's Projections of Population Distribution 2013-2021, the population of the three districts in the East Kowloon region, namely, Kwun Tong, Wong Tai Sin and Kowloon City, as well as Sai Kung (including Tseung Kwan O) is anticipated to exceed two million by 2020, constituting 27% of Hong Kong's total population. The communities in these districts have been urging the Government to provide a well-equipped, multi-purpose cultural centre for over 20 years.

5. During the consultation on the development parameters for Lower Ngau Tau Kok Estate (LNTK) Development in November 2005, the Kwun Tong District Council (KTDC) demanded the Government to provide a new and vibrant district centre with mixed facilities and civic open spaces. In November 2006, KTDC endorsed the proposed re-development plan of LNTK to include a cultural centre alongside the public housing blocks.

6. The proposed EKCC, with a site area of 2.16 hectares, is conveniently located at the junction of Ngau Tau Kok Road and Kwun Tong Road, with an existing covered pedestrian bridge connecting to the Kowloon Bay MTR station. Situated in a densely populated area and well served by public transport systems, the cultural centre could make the best use of the site to provide vibrant cultural facilities/services and public open spaces to the community.

7. With this convenient location, the EKCC will be easily accessible to performing groups, artists and audience from the catchment areas and help alleviate the current acute shortage of performing arts facilities particularly at convenient locations. In the past decade, the number of

applications received for using the Leisure and Cultural Services Department (LCSD)'s 24 major performing arts facilities has increased by 184%, from 5 012 in 2004-05 to 14 240 in 2013-14, while an average of 70% of the applications for use of LCSD's performance venues are unsuccessful. This shows that there is an increasing but unmet demand for use of performing arts facilities in Hong Kong.

POSITIONING OF THE EAST KOWLOON CULTURAL CENTRE

8. The proposed EKCC is to meet the needs of the East Kowloon communities for suitable facilities for staging performances by district cultural groups, local organisations, schools as well as performing arts groups for the benefits of the residents in the catchment areas. The EKCC will be equipped with multi-purpose facilities to suit the production needs of diverse art forms and a variety of arts groups. It will also provide spaces for established arts groups to reach out and build audience in the community.

9. The positioning of EKCC will complement the new performing arts facilities being planned in the West Kowloon Cultural District (WKCD). While the EKCC seeks to provide a multi-purpose venue at the community level, the WKCD will provide a cluster of world class arts and cultural facilities of various types and sizes targeting different art forms and world class presentations. Its arts and cultural venues will also be integrated with retail and entertainment facilities with a view to developing WKCD into an international arts hub and a "must-go" destination for tourists. Among the performing arts venues being developed by WKCD, the Xiqu Centre, which will provide a 1 100-seat theatre and dedicated to the promotion of Chinese opera, is scheduled for completion in mid 2017. In planning the WKCD performing arts facilities, the planned development of the EKCC has already been taken into account. The "Report on Market Analysis of Performing Arts Venues of WKCD" commissioned by the WKCD Authority in June 2010 reflected that the demand of smaller performing arts groups cannot be fully met by WKCD venues alone, and the construction of the EKCC will be complementary to the various performing arts venues to be built in WKCD in terms of positioning, location, size, nature, target audience and hirers.

10. Moreover, there will not be a significant overlap between the EKCC and WKCD performing arts facilities in terms of target audience and hirers. While the main users of the EKCC are expected to be district arts organizations, local professional, semi-professional as well as

small-to-medium sized performing arts groups, WKCD's performing arts venues aim to stage performances of professional arts groups and internationally renowned artists with residents from all over the territory as well as visitors from around the world as target audience. The EKCC and WKCD projects reflect the Government's determination to promote cultural development in Hong Kong in a holistic, concerted and sustainable way through the provision of different types of venues to meet the needs of not just international and major performing arts organisations but also the small and medium sized arts groups.

11. The EKCC will create strong cultural ambience in East Kowloon. The building façade of the EKCC with varying degree of transparency will present the cultural vibrancy inside the cultural centre and attract all walks of life to visit this cultural landmark. The EKCC will be connected seamlessly with the surrounding transportation nodes with an elevated pedestrian loop – an Art Walk. Lined with art booths and “boutique” exhibitions, the Art Walk will become a vibrant thoroughfare connecting the neighbouring Telford Gardens, Lower Ngau Tau Kok Estate and Amoy Gardens. The open spaces of the cultural centre will cater for different types of activities ranging from outdoor performances and community events to leisure activities to make the city life more vibrant and abundant.

PROJECT ESTIMATE AND IMPLEMENTATION PLAN

12. The estimated cost of the project is about \$3,998 million in money-of-the-day prices. We plan to make a submission to the Public Works Subcommittee and the Finance Committee (FC) in early 2015 for funding approval. Subject to FC's funding approval, construction works will commence in the second half of 2015 for completion in 2019-20.

PUBLIC CONSULTATION

13. We consulted the KTDC on 16 November 2006 on the project scope of the EKCC and further consulted KTDC on 3 July 2012 and 5 November 2013 on the conceptual design of the cultural centre. Members expressed strong support for the project and urged for its early implementation.

14. From December 2013 to January 2014, a series of consultation meetings were conducted to gauge views of various stakeholders. Altogether, 36 arts groups / organizations participated in the consultation

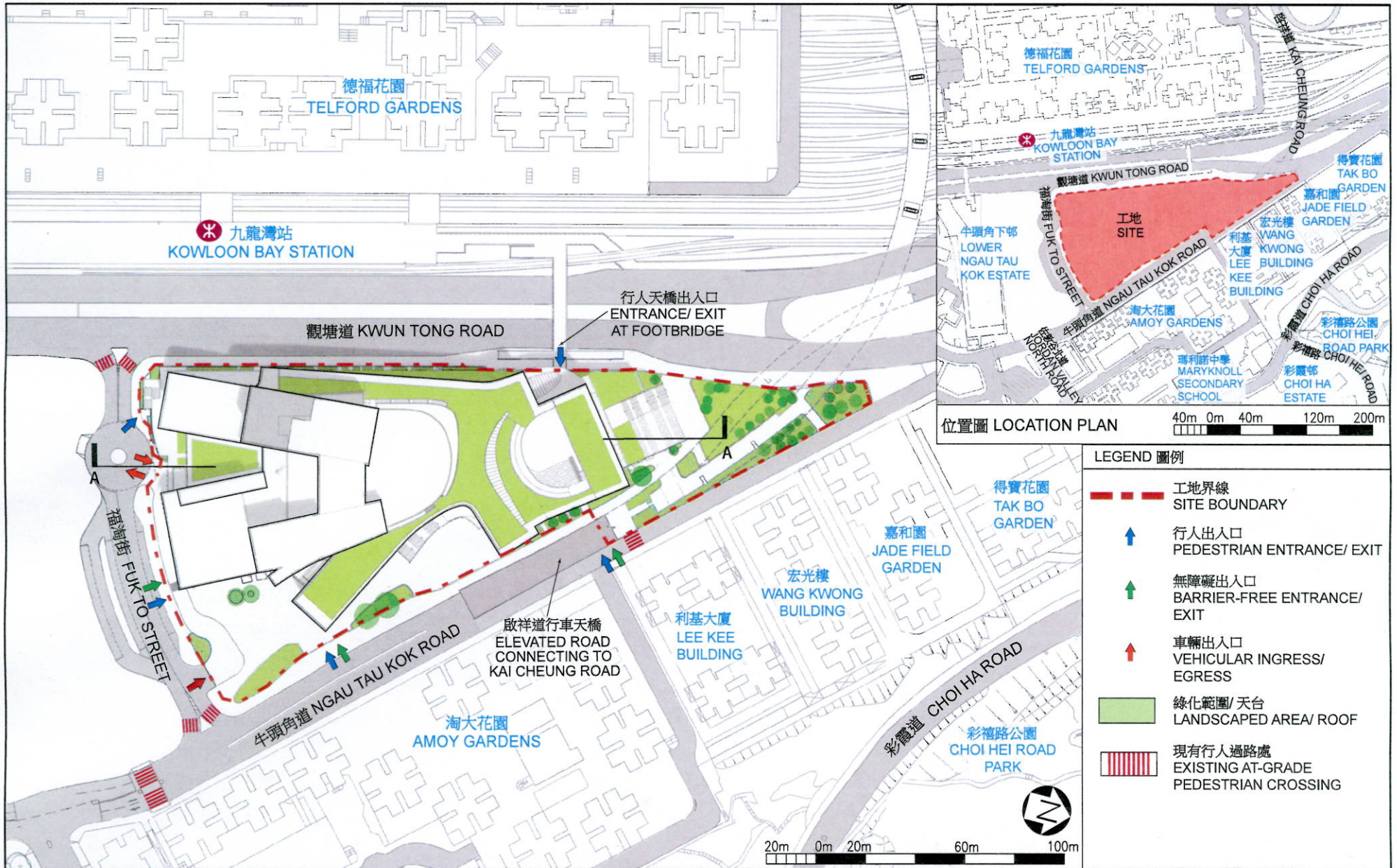
exercise, including LCSD's Committee on Venue Partnership and Programme and Development Committee, major arts groups of various art forms, district arts groups and potential major users. All of them were strongly supportive of the design and use of the facilities, in particular, the provision of a 1 200-seat auditorium suitable for sophisticated productions of all kinds; a 550-seat theatre for medium-scale events by budding artists and creative talents; the flexible spaces as well as the distinctive open spaces of varied sizes and shapes giving the centre an unique ambience. Stakeholders also considered the design of EKCC practical and attractive, and requested early implementation of the project.

15. The present proposal has already taken into account stakeholders' views to ensure that the performing arts facilities are viable and practicable when put into use, while every effort has been made to keep the construction cost down without compromising the quality and functionality of the facilities.

ADVICE SOUGHT

16. Members are invited to support the proposed EKCC project.

Home Affairs Bureau
Leisure and Cultural Services Department
December 2014



工地平面圖
SITE PLAN

60RE
興建東九文化中心
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

 ARCHITECTURAL SERVICES DEPARTMENT 建築署



地下平面圖
GROUND FLOOR PLAN

60RE
興建東九文化中心
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

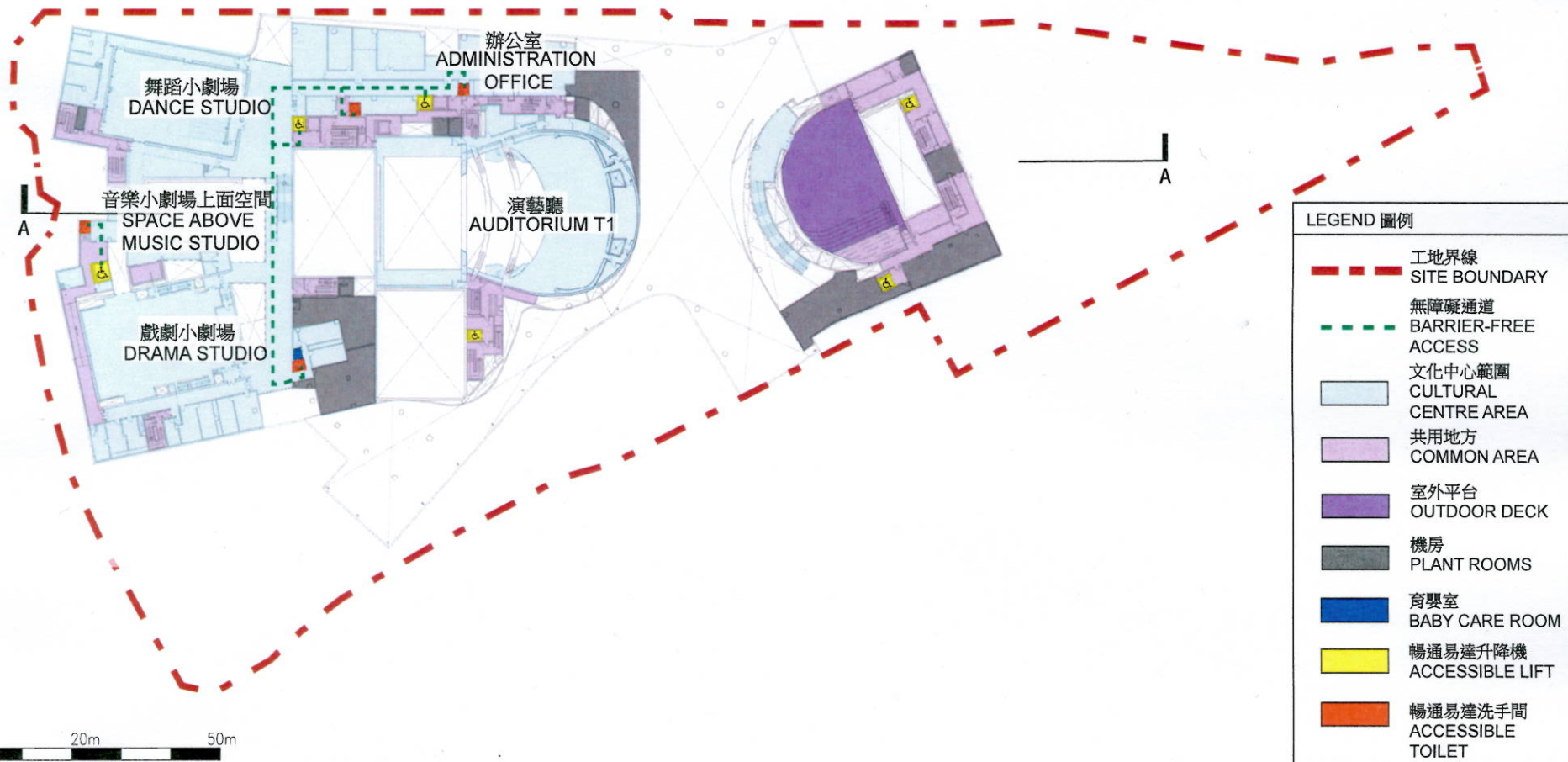
ARCHITECTURAL SERVICES DEPARTMENT 建築署



一樓平面圖
FIRST
FLOOR PLAN

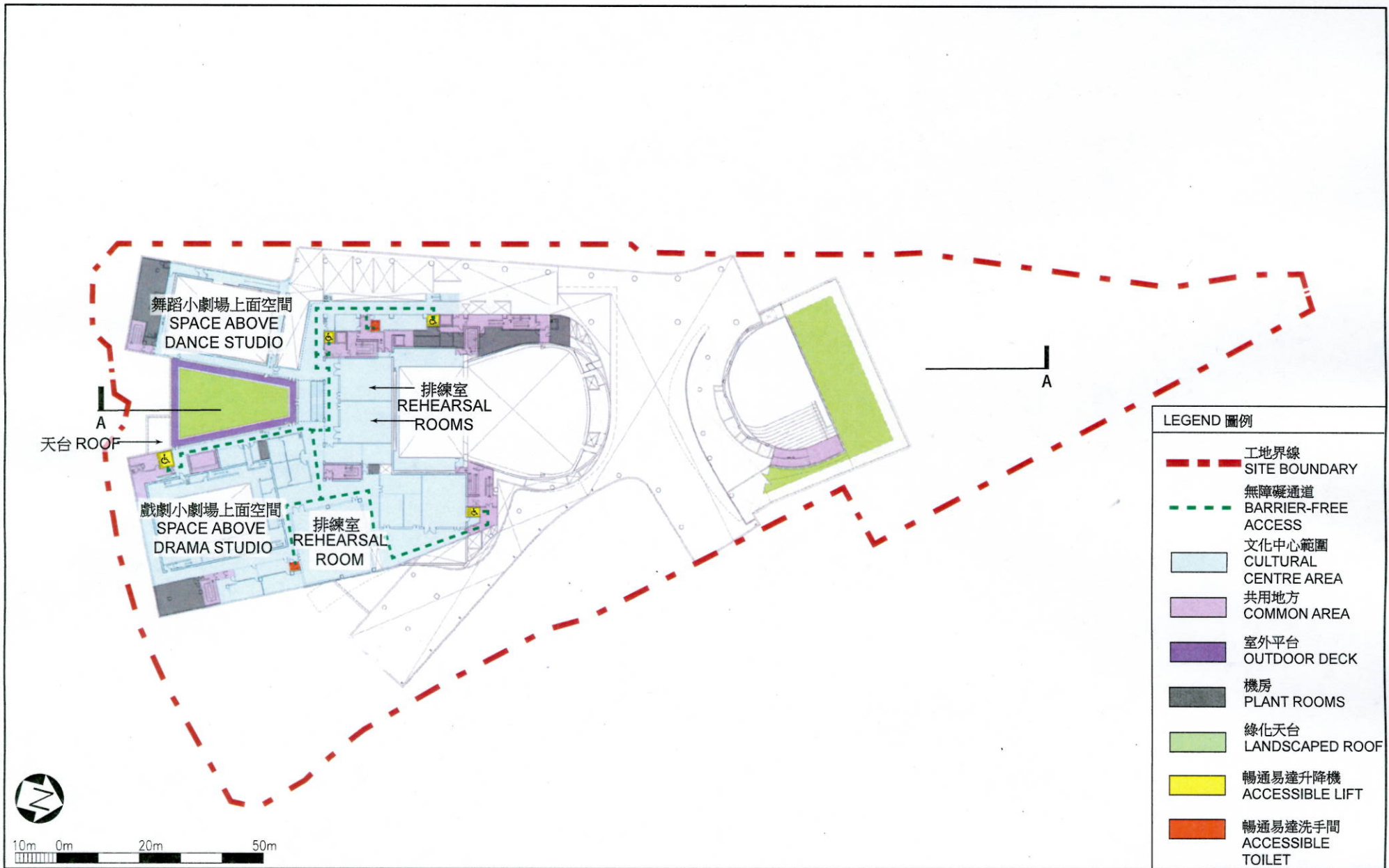
60RE
興建東九文化中心
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



二樓平面圖
SECOND FLOOR PLAN

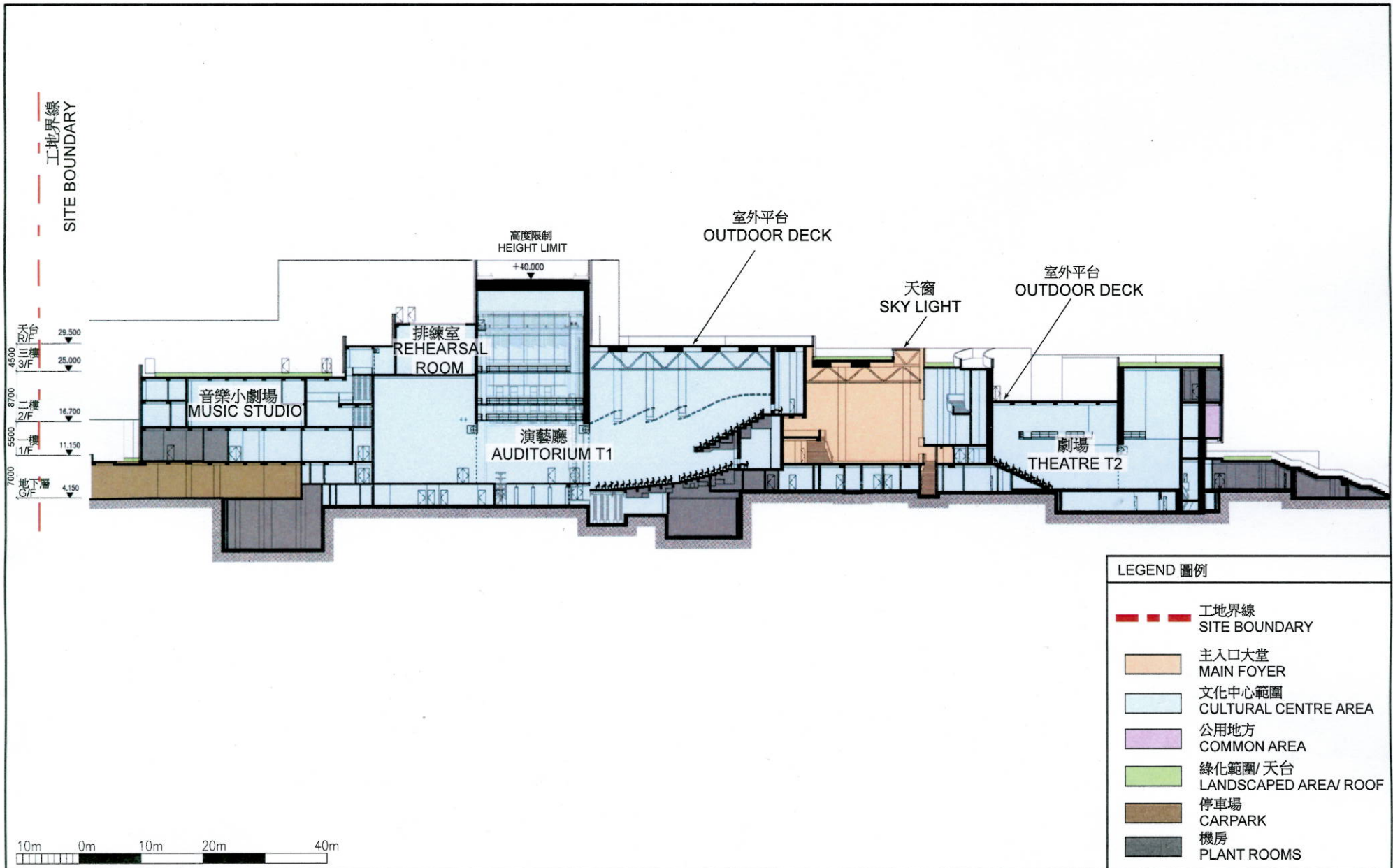
60RE
興建東九文化中心
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE



三樓平面圖
THIRD
FLOOR PLAN

60RE
興建東九文化中心
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



A-A 剖面圖
SECTION A-A

60RE
興建東九文化中心
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

LEGEND 圖例	
	工地界線 SITE BOUNDARY
	主入口大堂 MAIN FOYER
	文化中心範圍 CULTURAL CENTRE AREA
	公用地方 COMMON AREA
	綠化範圍/ 天台 LANDSCAPED AREA/ ROOF
	停車場 CARPARK
	機房 PLANT ROOMS



從東南面望向大樓的構想圖
PERSPECTIVE VIEW
FROM SOUTH EASTERN
DIRECTION
(ARTIST'S IMPRESSION)

60RE
興建東九文化中心
CONSTRUCTION OF THE EAST KOWLOON CULTURAL CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署