

For discussion on
13 November 2015

LEGISLATIVE COUNCIL PANEL ON HOME AFFAIRS

Development of Arts Space and a permanent office of the Hong Kong Arts Development Council at ex-Aberdeen Fire Station site

PURPOSE

This paper seeks Members' support for a proposed project to provide arts space and arts facilities, as well as office space for the Hong Kong Arts Development Council (HKADC) in the future development at a land sale site in Aberdeen.

BACKGROUND AND JUSTIFICATION

Provision of arts space and arts facilities at the site

2. To cater for the demand for arts space by the arts community, the HKADC since 2012-13 has developed arts spaces for rent to artists or arts groups at an affordable rate for use as offices, studios or rehearsal venues. With the support of the Government and a private developer, the HKADC implemented its first arts space scheme, namely "ADC Artspace", on 12/F of Genesis in Wong Chuk Hang since 2014 to provide 17 artist studios for 29 local artists. To sustain efforts in developing more art space, the Chief Executive announced in the 2015 Policy Address that the Government would study the feasibility of reserving certain floor area in a site at Aberdeen for the promotion of arts and culture by the HKADC.

3. The site at the junction of Wong Chuk Hang Road and Tong Bin Lane (the Site) (location and site plan at **Enclosure**) was previously occupied by the ex-Aberdeen Fire Station and has been included in the 2015-16 Land Sale Programme. The Site has a total area of about 1 760 square metres (m²). It is zoned "Other Specified Uses" annotated "Business (2)" and subject to a building height restriction of 140mPD on the Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP). According to the Notes of the OZP, "Office" and "Place of Recreation, Sports or Culture" uses, including arts centre, arts gallery, artist studio and rehearsal room for arts performances, are always permitted within the zone.

4. In discussing the long-term development of the Site, the Southern District Council (SDC) proposed that some space should be reserved for arts and cultural uses in the future development at the Site. Since the Site is very close to Genesis in Wong Chuk Hang where the “ADC Artspace” is implemented and the area is a popular location for visual and media artists to set up their studios and private galleries, developing a new arts space with a focus on the visual and media art form in the future development of the Site will create a cluster effect. Taking into account the needs of the arts sector, the views of the SDC and our policy to provide more arts space to facilitate the development of artists and arts groups, we propose reserving certain amount of floor space in the future development at the Site to provide artist studios and related arts facilities to support visual artists and media artists in their artistic creation and development.

5. Upon completion of the construction of the arts space, the arts facilities, including an **exhibition gallery and arts information centre**, will be operated and managed by the HKADC to complement the arts space in supporting the development of local artists and promoting the development of community arts. The **artist studios** will be leased to visual artists and media artists at an affordable rent under a support scheme to be operated by the HKADC.

Permanent Office for the HKADC

6. We also propose to provide a **permanent office for the HKADC** in the future development at the Site. The HKADC is statutory body fully subvented by the Government and responsible for supporting arts development in Hong Kong, in particular that of small and medium sized arts groups and artists. Since its inception in 1994, the HKADC has been accommodated in leased offices in commercial buildings¹. Apart from housing the administration team of the HKADC, the HKADC office is a focal point for providing support services to the arts community. The HKADC office has been used for the following functions –

- (a) meetings of the HKADC and its committees, panels and working groups attended by HKADC Council members, advisors and members of the arts sector;

¹HKADC is currently housed in 14/F, East Warwick House, Taikoo Place.

- (b) service centre for artists and arts groups to obtain arts related information and services such as consultation on grant applications, etc; and
- (c) seminars, focus group discussions and other types of events and gatherings for the arts sector and members of the public.

7. The HKADC had relocated its office three times since its establishment due to expiry of leases and/or rental increases in the past years. It will need to relocate its existing office in Taikoo Place again in early 2016 upon the expiry of the current lease. Providing the HKADC with a permanent office will enable the Council to develop in a stable environment, thereby enhancing its support for the arts community and facilitating its establishment of closer links and collaboration with the local community. It will also save the administrative work and costs arising from frequent office relocation and fitting-out works, such that the HKADC could devote its resources more meaningfully to support the arts sector and promote arts development.

PROJECT SCOPE AND NATURE

8. The proposed project scope includes provision of the following facilities with a total construction floor area of 6 440 m² –

Arts space and arts facilities²

- (a) 28 artist studios for leasing to artists;
- (b) an exhibition gallery for artists and for public hire, with rooms for temporary office/storage, which can also be used as a multi-purpose venue;
- (c) an arts information centre with a screening room which will be open to the general public;
- (d) ancillary facilities including store rooms, a babycare room, and toilets, etc.

² The approved total net operational floor area (NOFA) of Arts Space and arts facilities and permanent office of HKADC are about 1880m² and 900m² respectively.

Permanent office of the HKADC²

- (e) an administration office with reception area;
- (f) meeting and conference rooms, as well as an audio-visual room and a simultaneous interpretation room;
- (g) ancillary facilities including pantries and toilets, etc.

9. Subject to funding approval of the Finance Committee (FC), we will include the construction of the above facilities in the future development at the Site under the land sale conditions.

PROJECT ESTIMATE AND IMPLEMENTATION PLAN

10. The estimated project cost for providing the facilities as set out in paragraph 8 is about \$348.6 million in money-of-the-day (MOD) prices. According to the proposed land sale conditions, the project programme of the arts space and a permanent office of the HKADC will tie in with the development programme of the Site. Subject to Members' views, we plan to consult the Public Works Sub-committee on the proposed project in December 2015. Subject to FC's funding approval and the land sale programme, the future developer is expected to complete the building works of the whole development, including the arts and office facilities covered in the proposed project, in 2022.

11. The Government will, through land sale conditions, require the future developer of the Site to design, construct and fit out the arts space and arts facilities as well as the HKADC office, based on a Technical Schedule. The Technical Schedule, which will be appended to the land lease, will list out the design and technical requirements of the Government for the developer to comply with in the design and construction stages for providing the arts and office facilities. The Government will reimburse the developer for the actual cost of design and construction subject to a pre-determined financial ceiling. The financial ceiling is established with reference to the design and construction costs of the facilities if they were to be designed and constructed by the Government.

12. Upon completion by the developer, the arts and office facilities within the scope of the proposed project will be taken over by the

Government and held in the name of the Financial Secretary Incorporation. The Government will then enter into an agreement with the HKADC for management of the arts space and arts facilities, and for leasing the office space.

PUBLIC CONSULTATION

13. We briefed members of the District Development and Environment Committee (DDEC) of SDC on 22 January 2015 on the proposed project. Members expressed strong support for the provision of arts space and arts facilities, and agreed to housing the administration office of the HKADC at the Site. Through the HKADC, we had also gauged the views of representatives from the visual arts and media arts sector on the proposed facilities of the project and their views had been taken into account in planning for the project.

ADVICE SOUGHT

14. Members are invited to support the proposal as outlined in paragraphs 8 to 12 of the paper.

Home Affairs Bureau
November 2015



LEGEND 圖例

--- 擬賣土地界線
BOUNDARY OF PROPOSED LAND SALE SITE

▨ 工地
SITE

■ 行人天橋 (興建中)
FOOTBRIDGE (UNDER CONSTRUCTION)

- ↑ 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

71RE
在前香港仔消防局用地興建藝術空間及香港藝術發展局永久辦事處
DEVELOPMENT OF ARTS SPACE AND A PERMANENT OFFICE OF THE HONG KONG ARTS DEVELOPMENT COUNCIL AT EX-ABERDEEN FIRE STATION SITE



ARCHITECTURAL SERVICES DEPARTMENT 建築署