

For discussion on
14 May 2010

Legislative Council Panel on Home Affairs

Construction of an Annex Building at the Ko Shan Theatre

PURPOSE

The purpose of this paper is to invite Members' comments on the proposed construction of an annex building at the Ko Shan Theatre (the project).

BACKGROUND

2. The Government announced in the 2010-11 Budget its plan to seek the Legislative Council's approval for funding for constructing an annex building with a medium-sized theatre and training facilities at the Ko Shan Theatre.

THE PROJECT

3. The project is mainly intended to provide a venue for performances, rehearsals, training and other activities related to Cantonese opera to complement the existing facilities at Ko Shan Theatre for supporting and promoting this traditional art form in the community. The project covers a site area of about 4,000 square metres (m²). A site plan is at **Enclosure 1**.

4. The proposed scope of the project comprises –
- (a) an auditorium with seating capacity of 600 and a stage equipped with a fly tower;
 - (b) one large and two smaller rehearsal rooms;
 - (c) three practice rooms with sound insulation;
 - (d) an exhibition hall;
 - (e) a photographic studio;
 - (f) a resource centre;
 - (g) a multi-purpose function room;
 - (h) a tea house;
 - (i) a souvenir shop; and
 - (j) other supporting and ancillary facilities.

An artist's impression of the Annex Building is at **Enclosure 2**, and the floor plans and sectional drawing of the building are at **Enclosures 3 to 9**.

JUSTIFICATIONS

Policy Objectives of Promoting the Development of Cantonese Opera

5. Cantonese opera is an emblem of our local culture and a major performing art form of high artistic, cultural and heritage values in Hong Kong as well as in Southern China. The Government is committed to promoting the preservation, promotion and development of Cantonese opera. The proposed project is in line with the commitment made by the Government in the 2006-07 Policy Address to identify new venues to support the development of traditional Chinese and other performing arts. In the 2007-08 Policy Address, the Government has undertaken to actively preserve and promote Cantonese opera as part of Hong Kong's valuable intangible cultural heritage and a refined yet popular art form. On 30 September 2009, Cantonese opera was inscribed onto the United Nations Educational, Scientific and Cultural Organization (UNESCO) Representative List of the Intangible Cultural Heritage of Humanity.

Provision of Performance Venues for Cantonese Opera

6. To further promote and support the development of Cantonese opera, the Government is developing performance venues of different sizes to meet the long-term development needs of Cantonese opera. The projects in the pipeline include:

- (a) conversion of the Yau Ma Tei Theatre and the Red Brick Building into a Xiqu Activity Centre with a small theatre (about 300 seats and scheduled for completion in 2011);
- (b) construction of an Annex Building at the Ko Shan Theatre (scheduled for completion in 2013) comprising a medium-sized theatre (about 600 seats) and large-scale rehearsal rooms; and
- (c) building a large-scale theatre (about 1,200 to 1,400 seats), a small-sized theatre (about 400 seats) and practising facilities in the Xiqu Centre (scheduled for completion in 2015) in the West Kowloon Cultural District (WKCD).

7. The Xiqu Activity Centre project in Yau Ma Tei was considered at the meeting of the Panel on Home Affairs of the Legislative Council on 12 December 2008. Finance Committee's approval for upgrading the project to Category A was obtained on 13 February 2009 and works commenced in July 2009.

8. The proposed new 600-seat auditorium at the Ko Shan Theatre is suitable for medium-scale performances and experimental productions as well as performances by budding troupes. In addition to the theatre, performing troupes have indicated that supporting facilities such as rehearsal and practice rooms are also instrumental to a successful performance. Hence, provisions have been made to accommodate these facilities in the Annex Building. Together with the existing theatre of 1,031 seats (layout plans at **Enclosures 10-11**), it is expected that the new medium-sized theatre will further enhance the Ko Shan Theatre's function as a dedicated venue for Cantonese opera for both established and budding Cantonese opera artists/performing troupes. They will form a dedicated base for Cantonese opera performances, training, rehearsals and research,

and producing a synergy effect across the spectrum of Cantonese opera performance.

PUBLIC CONSULTATION

9. We consulted the Kowloon City District Council (KCDC) on 30 June 2005, 27 October 2005 and 23 February 2006 on the project scope. We also consulted the Leisure and District Facilities Management Committee (LDFMC) of the KCDC on 2 April 2009 and 25 June 2009 on the conceptual design. Members supported the project and urged for its early implementation.

10. Furthermore, we have consulted the Cantonese Opera Advisory Committee (COAC), the terms of reference of which are to advise the government on matters relating to the promotion, preservation, study and development of Cantonese opera. The COAC has formed a Venue Sub-Committee and invited representatives of the Chinese Artists Association of Hong Kong and the Hong Kong Academy for Performing Arts to attend the Sub-Committee/working group meetings to provide users' comments on the detailed design and layout of the Annex Building. COAC strongly supported the proposal and urged for the early implementation of the project. Comments received during the consultation have been incorporated into the detailed design and layout as appropriate.

11. While the Annex Building at the Ko Shan Theatre will be a dedicated venue for Cantonese opera with priority venue hiring policy for Cantonese opera performances, it will also be open for other arts and community events. It is anticipated that other performing troupes, district arts bodies and schools will welcome the new theatre and the ancillary facilities for holding various arts and community activities.

PROJECT ESTIMATE AND IMPLEMENTATION PLAN

12. The estimated cost of the project is \$683.2 million in money-of-the-day prices.

13. Subject to the funding approval by the Finance Committee, the construction works are expected to start in December 2010 for completion in June 2013.

WAY FORWARD

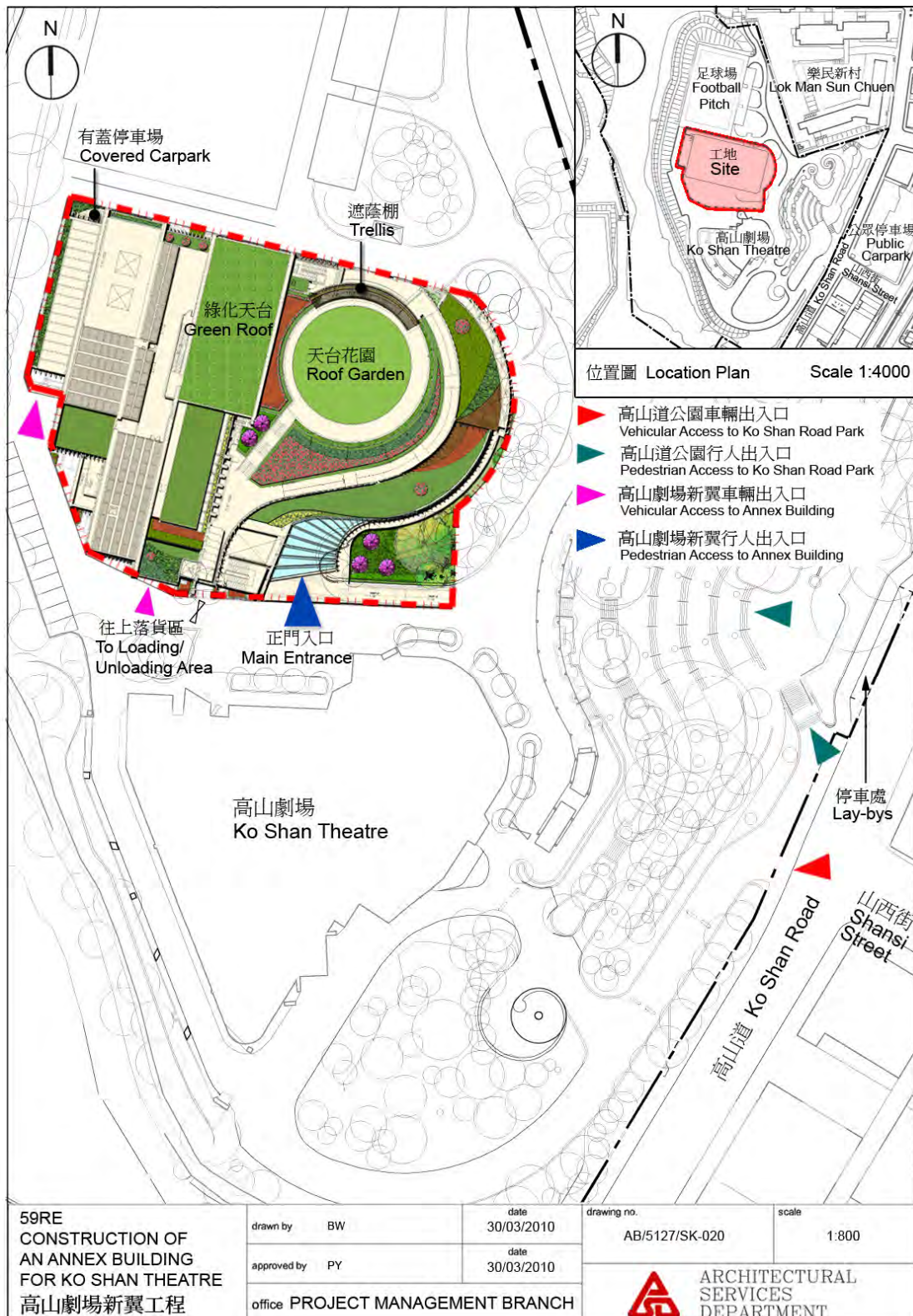
14. We intend to submit the project to the Public Works Subcommittee of the Finance Committee for consideration at its meeting of 2 June 2010.

ADVICE SOUGHT

15. Members are invited to give comments on the proposed project.

Home Affairs Bureau
May 2010

Enclosure 1



Enclosure 2

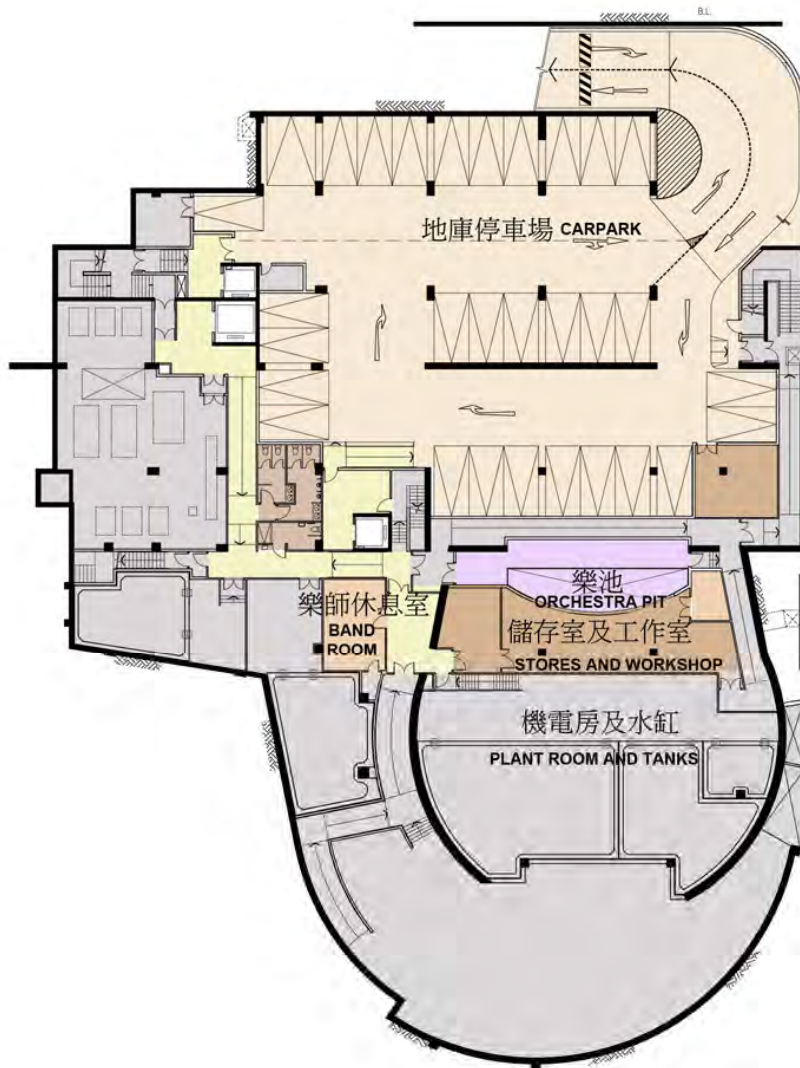


AERIAL PERSPECTIVE OF
THE ANNEX BUILDING
(ARTIST'S IMPRESSION)
高山劇場新翼鳥瞰圖

59RE
CONSTRUCTION OF AN ANNEX BUILDING
FOR KO SHAN THEATRE
高山劇場新翼工程

drawn by	BW	date	30/03/2010
approved by	py	date	30/03/2010
office	PROJECT MANAGEMENT BRANCH		

drawing no.	scale
AB/5127/SK-019	NTS
 ARCHITECTURAL SERVICES DEPARTMENT	



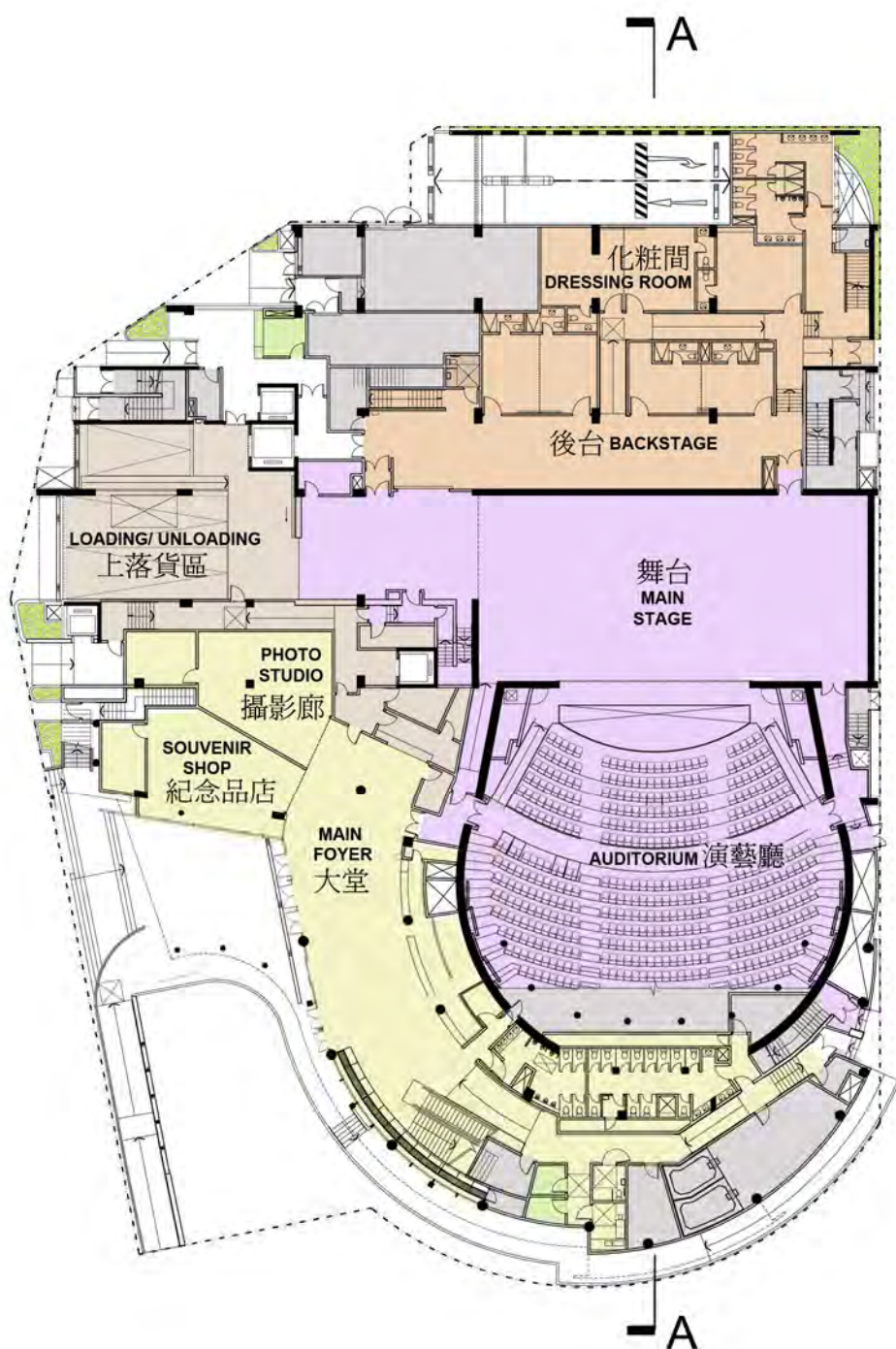
BASEMENT PLAN 地庫平面圖

59RE
CONSTRUCTION OF
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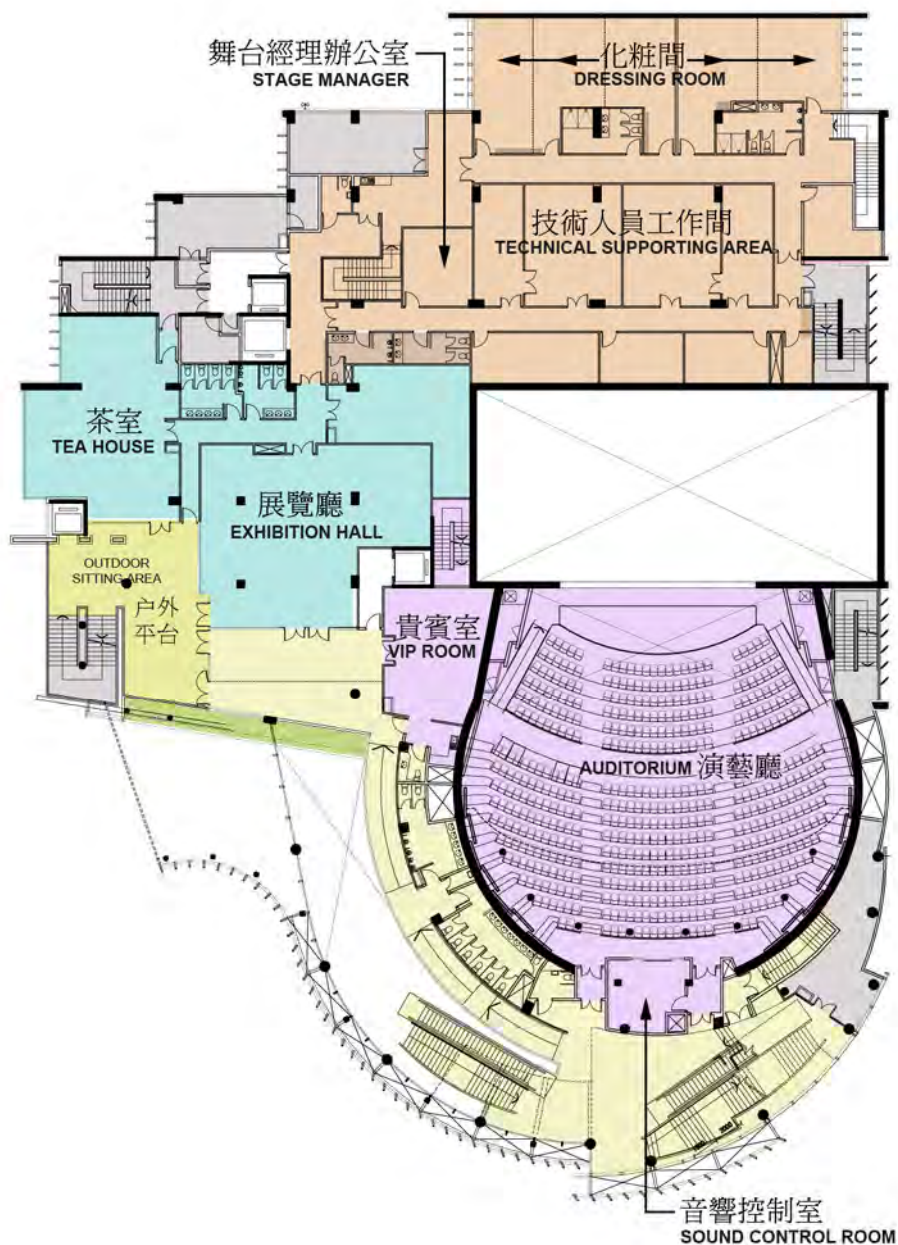
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GROUND FLOOR PLAN 地面平面圖

CORE CONSTRUCTION OF AN ANNEX BUILDING FOR KO SHAN THEATRE 高山劇場新翼工程	drawn by BW	date 30/03/2010	drawing no. AB/5127/SK-022	scale 1:500
	approved by PY	date 30/03/2010	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH			



FIRST FLOOR PLAN 一樓平面圖

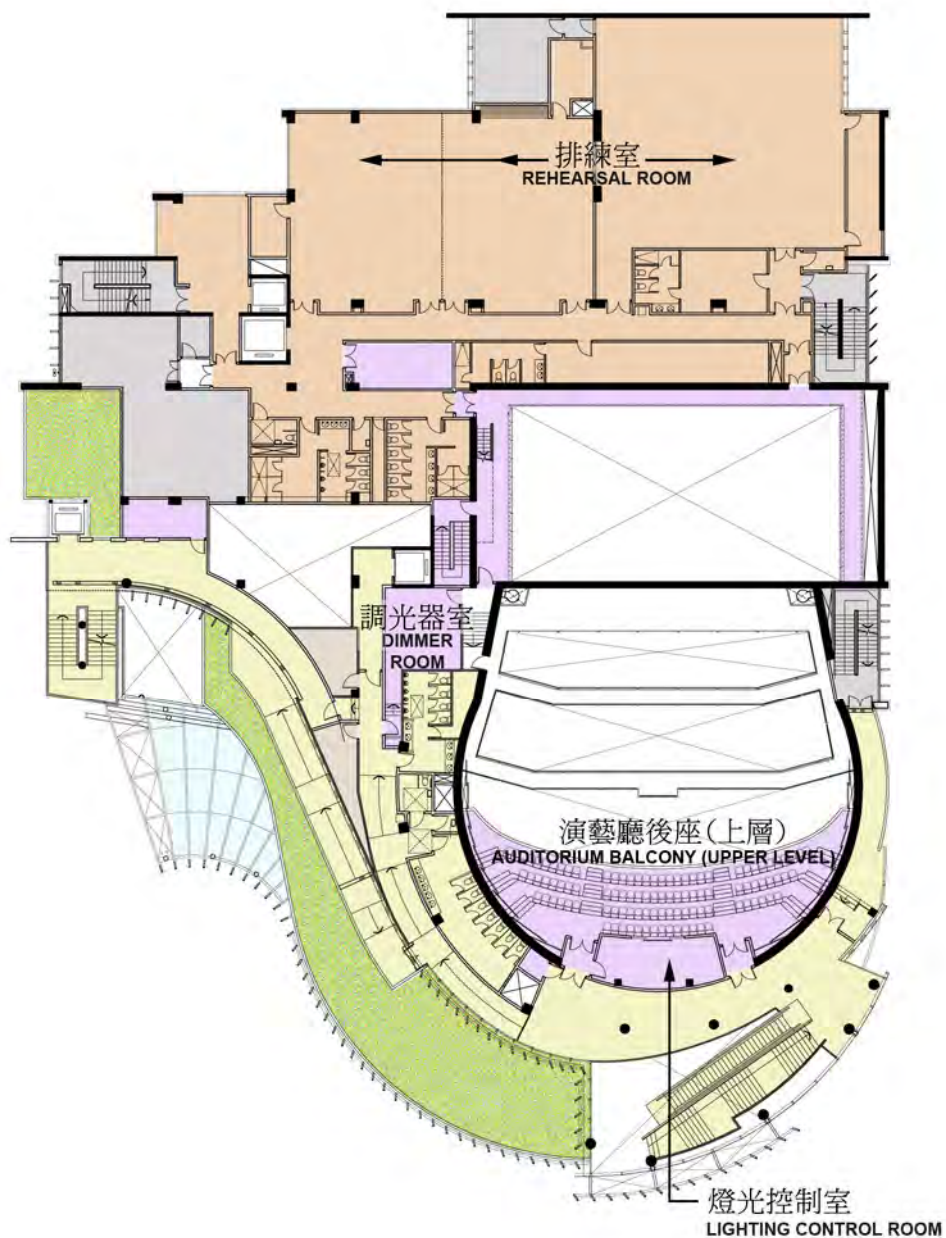
FOR
CONSTRUCTION OF
AN ANNEX BUILDING
FOR KO SHAN THEATRE
高山劇場新翼工程

drawn by	BW	date	30/03/2010
approved by	PY	date	30/03/2010
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drawing no.	scale
AB/5127/SK-023	1:500



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SECOND FLOOR PLAN 二樓平面圖

FOR
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drawn by BW

date
30/03/2010

approved by PY

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office PROJECT MANAGEMENT BRANCH

drawing no.

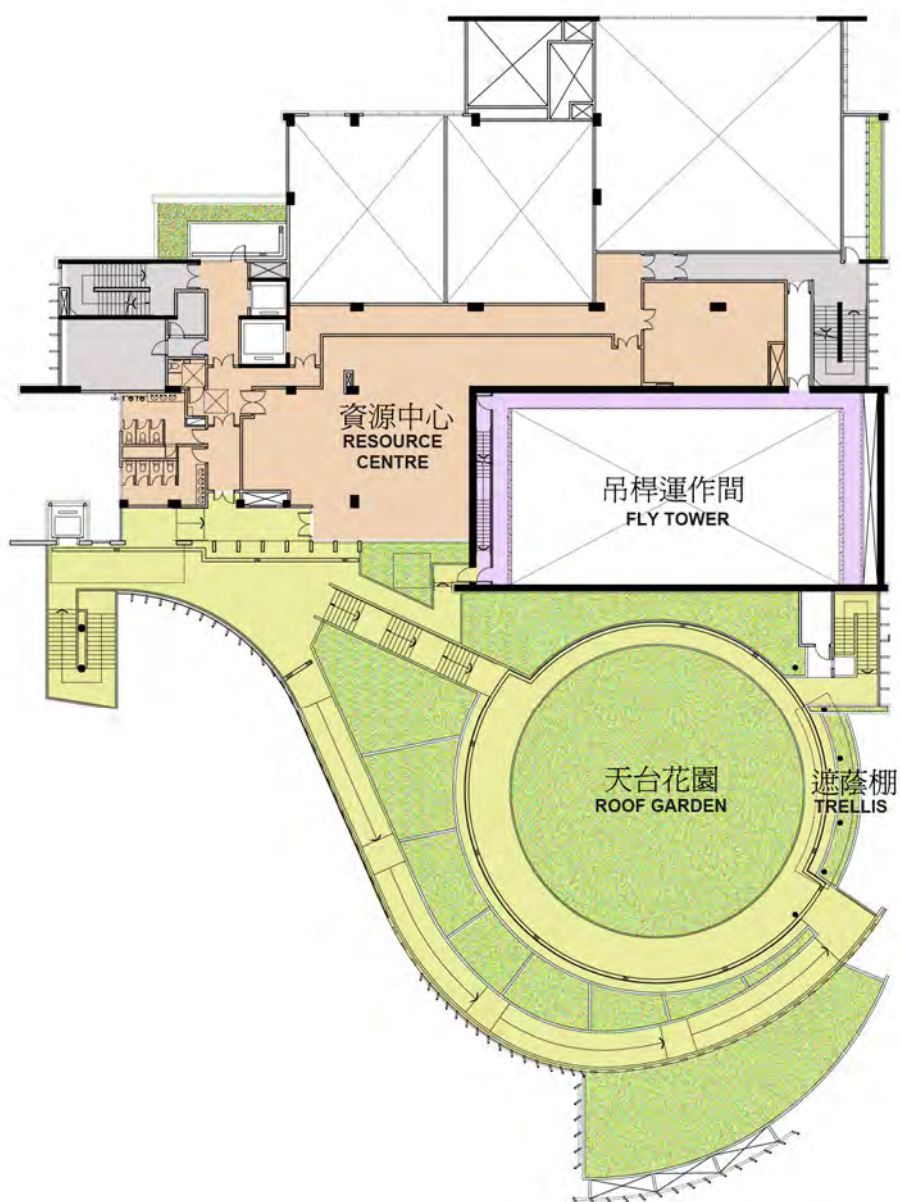
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THIRD FLOOR PLAN 三樓平面圖

FOR
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approved by PY

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office PROJECT MANAGEMENT BRANCH

drawing no.

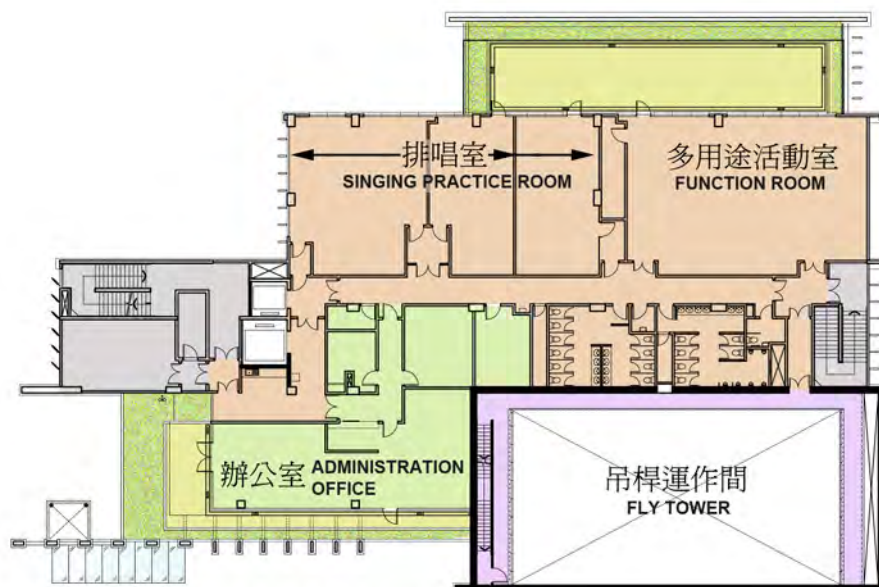
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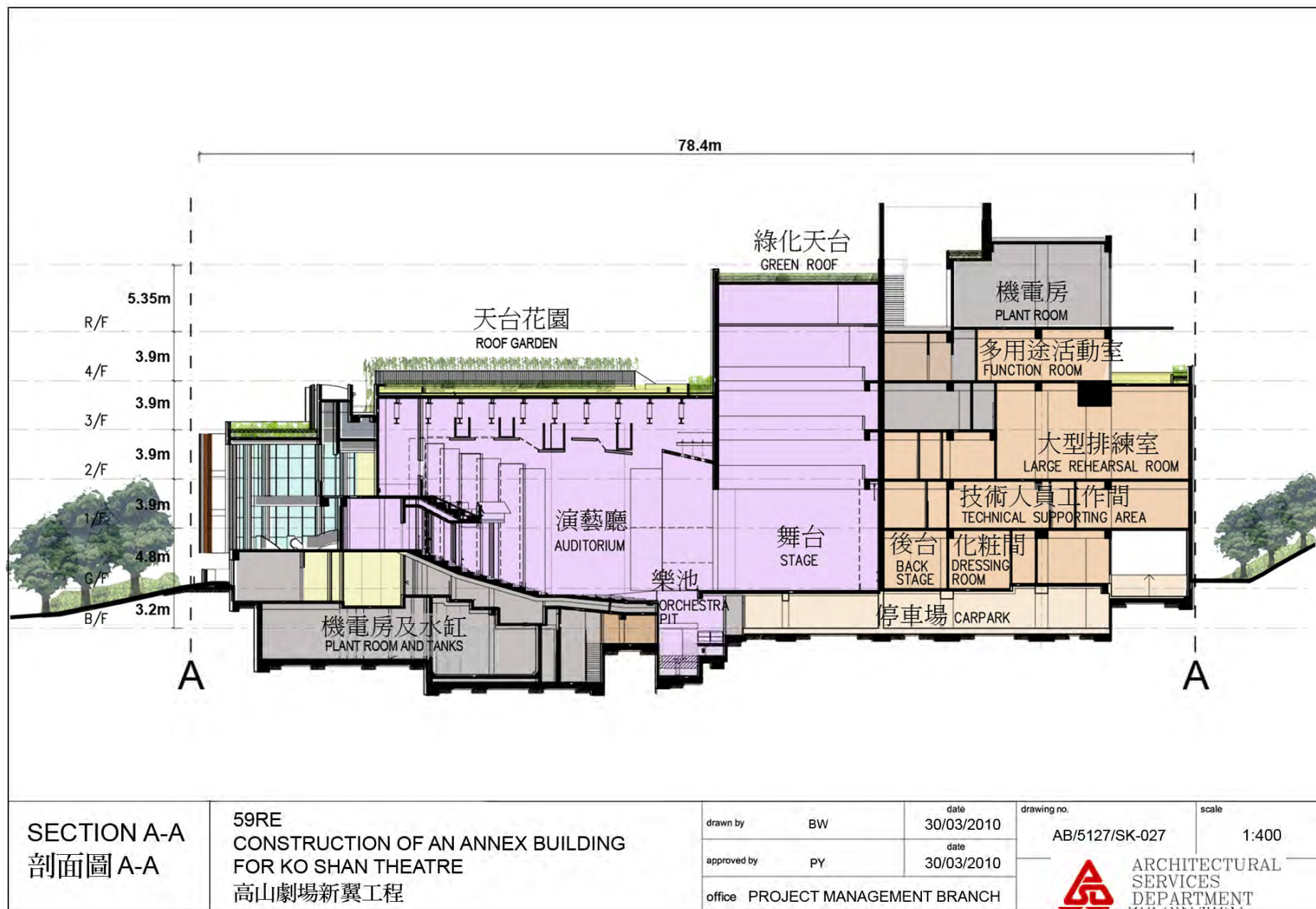


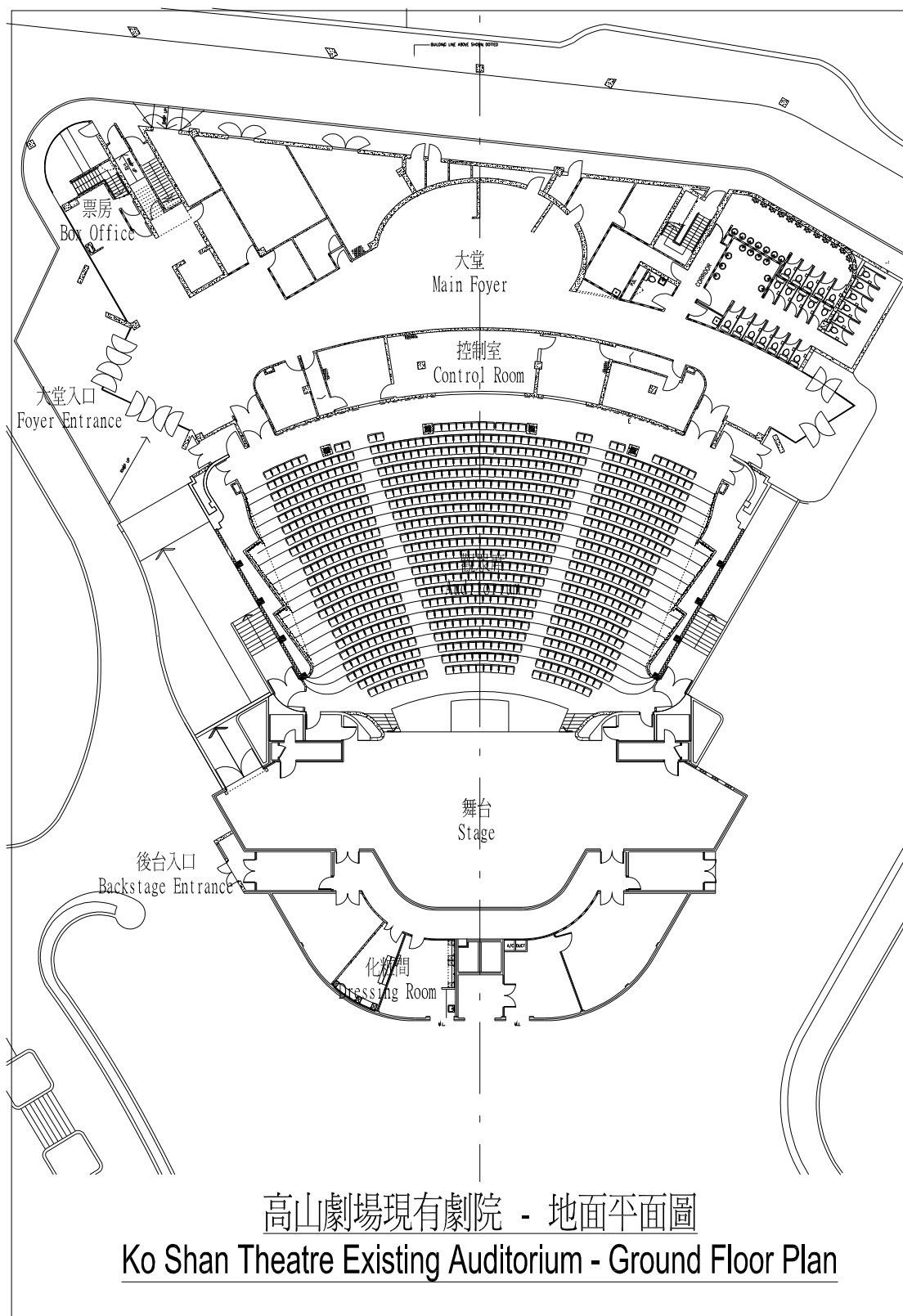
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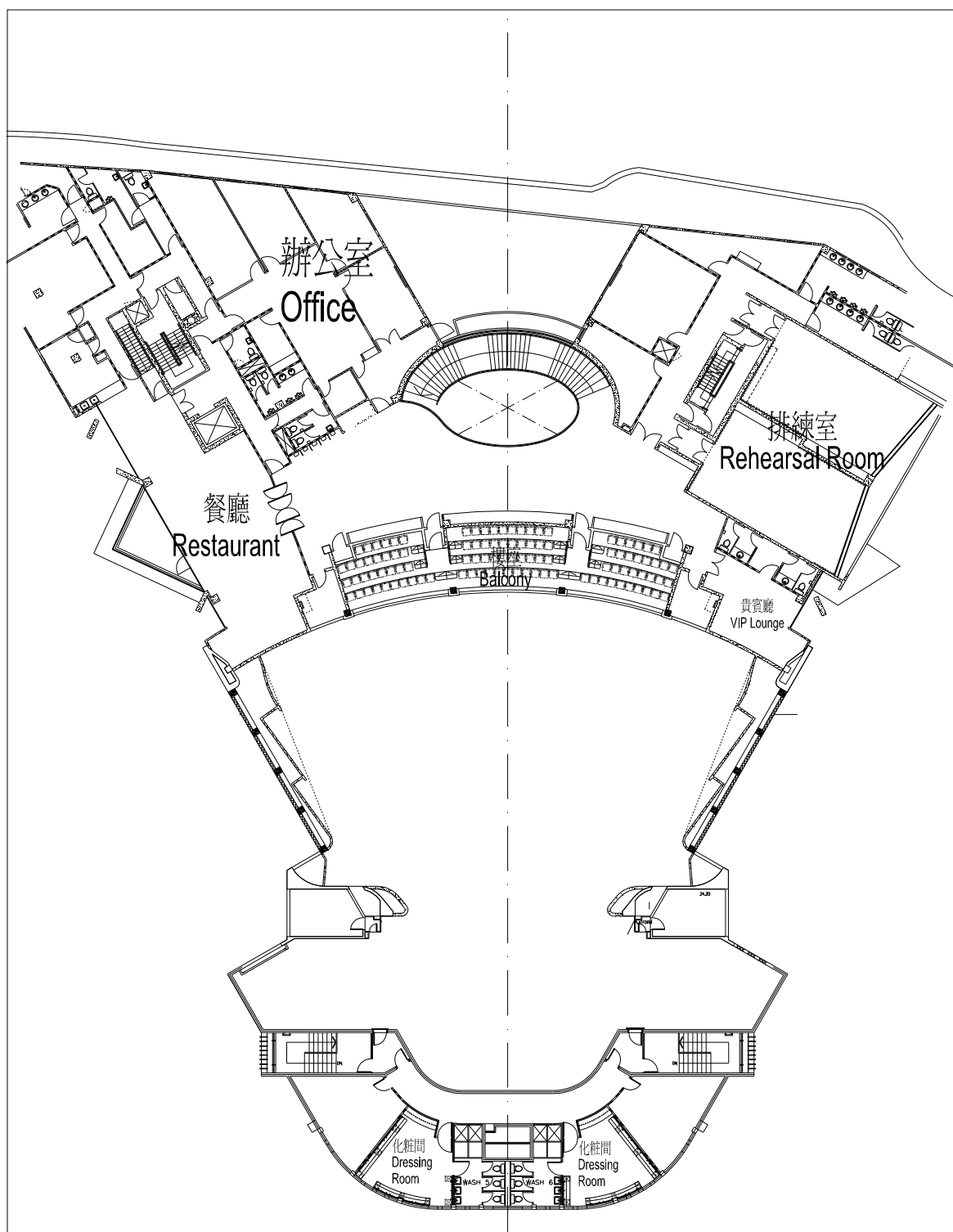


FOURTH FLOOR PLAN 四樓平面圖

FOR CONSTRUCTION OF AN ANNEX BUILDING FOR KO SHAN THEATRE 高山劇場新翼工程	drawn by	BW	date	30/03/2010	drawing no.	AB/5127/SK-026	scale	1:500
	approved by	PY	date	30/03/2010				
	office PROJECT MANAGEMENT BRANCH					 ARCHITECTURAL SERVICES DEPARTMENT		







高山劇場現有劇院 - 一樓平面圖
Ko Shan Theatre Existing Auditorium - First Floor Plan