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22 October 2007

Ms Anita SIT  
Clerk to Subcommittee on  
West Kowloon Cultural District Development  
Legislative Council  
Legislative Council Building  
8 Jackson Road  
Central  
Hong Kong

Dear Ms SIT,

**Subcommittee on West Kowloon Cultural District Development  
Follow-up to Meetings on 3 and 9 October 2007**


I refer to your letters dated 8 and 9 October 2007 requesting the Administration to provide further information and response to the questions raised by Subcommittee members. I enclose herewith the response to the questions on the proposed West Kowloon Cultural District Authority, financial, land and planning matters -

Attachment A - Response to questions raised and information requested by Subcommittee members at and subsequent to the meetings on 3 and 9 October 2007

Attachment B - Response to questions raised in the letter dated 2 October 2007 from Hon LEE Wing-tat

The Administration's response to the remaining questions will be submitted in a separate batch by 31 October 2007.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Danny Lau', written in a cursive style.

( Danny LAU )  
for Secretary for Home Affairs

**Response to questions raised and information  
requested by Subcommittee members at and  
subsequent to the meetings on 3 & 9 October 2007**

**3 October 2007**

- Q 1. A timetable setting out the Administration's schedule for the various aspects of work to implement the WKCD project, in particular the work on the enactment of legislation to establish the WKCD Authority and the town planning work.**
- Q 8. When and how exactly the government will start the planning process for WKCD? What part has the WKCD Authority to play in the process? Does the government have in mind a planning process similar to that of the old Kai Tak? If so, when will it start? What are the parameters the Planning Department will work with for drawing up the plans? At what stages will the public have the opportunities to participate in the planning process? This is important because without the planning process, the public will not be able to tell how planning of the 40 hectares will fit into the overall planning of the 334 hectares of West Kowloon Reclamation nor where would the commercial buildings be situated in WKCD.**

Establishing the WKCD Authority

We will shortly consult LegCo on the major contents and proposals of the WKCD Authority Bill. Taking into account the views of LegCo and the public, we plan to introduce the bill on the establishment of the WKCD Authority to LegCo in early 2008. If the bill can be passed within the legislative session 2007-08, we will set up the Authority immediately upon enactment of the bill.

Town Planning work

The public and major stakeholders are being consulted on the mode of operation, financial arrangement and development restrictions of the WKCD in the current Public Engagement Exercise. After considering the views collected, a submission

would be made to the Town Planning Board (TPB) for amending the draft South West Kowloon Outline Zoning Plan (OZP) to incorporate the development parameters (such as plot ratio, building height, maximum residential gross floor area, the amount of public open space and the requirement for submitting a Master Layout Plan etc.). It is envisaged that the proposed amendments will be submitted to the TPB for consideration by early 2008. When the proposed amendments were agreed by the TPB, they would be gazetted for public inspection. The public can submit their comments on the proposed amendments to the TPB, which will be considered by the TPB in accordance with the provisions of the Town Planning Ordinance. The statutory plan making process is expected to be completed by the end of 2008.

The WKCD Authority would need to submit a Master Layout Plan to the TPB for approval in accordance with the development restrictions on the OZP. In preparing the Master Layout Plan, the WKCD Authority will consult the public and stakeholders in order to facilitate public engagement in the planning of the WKCD. Besides, when the WKCD Authority has submitted the Master Layout Plan to the TPB, the TPB will seek public comments on the Master Layout Plan in accordance with the provisions of the Town Planning Ordinance.

Regarding the detailed disposition of various land uses within the WKCD, it will be considered at the preparation stage of the Master Layout Plan by the WKCD Authority.

**Q 7. What measures the Government would take or would the Government allow the WKCD Authority to take if the Authority runs into financial difficulties in developing/operating the arts and cultural facilities in WKCD?**

Under the financing approach recommended by the Consultative Committee, the funding of the development of the WKCD is separated from the estimated land premium from the disposal of the sites for residential, office and hotel uses in the WKCD by the Government.

The WKCD Authority's powers and duties regarding management of its financial resources would be set out in its enabling legislation. Our initial proposal is that the Authority would be required to invest

the upfront endowment in a financially prudent manner to ensure that there would be sufficient funds to meet the cash flow requirements of the capital costs throughout the project period. The Authority would also be required to exercise due care and diligence in the handling of its finances and ensure that the revenue from its operations will be sufficient to meet its expenditures over time. As part of its financial management, the Authority would also be allowed to borrow money from Government and non-Government sources. Should the Authority encounter financial difficulties which it is unable to resolve on its own, the Administration would discuss with the Authority how best to tackle the difficulties.

**Q 9. How the Government would fully integrate the arts and cultural facilities in WKCD as well as its overall planning with its neighbouring areas, so as to cultivate an appropriate cultural ambience in the district and its immediate vicinity?**

The actual integration of the WKCD with its surrounding developments including the provision of transportation facilities, linkages with the neighbouring areas and other arts and cultural facilities in the neighbourhood to attract people flow and achieve the synergy effect, will be considered in the context of the Master Layout Plan to be prepared by the WKCD Authority.

**Q 12. How does the Government assure the public that the WKCD Authority will be stakeholder-led (as in the cases of Metropoli-30 of Bilbao and the Financial Services Authority of the United Kingdom) and not government-led (as in the cases of the Urban Renewal Authority and the Airport Authority)?**

The WKCD is an important arts and cultural project, and a major initiative to implement the existing policy on culture and the arts in Hong Kong. The WKCD Authority would undertake masterplanning of the WKCD, and the operation and management of individual arts and cultural facilities, through different forms of arrangements with non-government and private organisations, with community participation.

The Board of the WKCD Authority should comprise people from a wide range of sectors, the arts and cultural sector in particular. Moreover, the Board should be required to suitably consult the public and stakeholders on masterplanning and other matters

relating to the development and operation of the WKCD to enhance public engagement in the WKCD project.

Specific measures would be introduced to enhance the accountability and transparency of the WKCD Authority to the public, including declaration of interests by Board members, tabling of the Authority's annual report, accounts and auditor's report in LegCo, and Chairman and Chief Executive Officer of the Authority to attend LegCo meetings to answer questions.

9 October 2007

- (a) **Pending introduction of the Bill into the Legislative Council for establishment of the WKCD Authority and scrutinization of the Bill, there is a need to consider whether, through administrative means, a provisional body or some form of steering committee should be set up to take forward the early stage of preparatory work at once, such as masterplanning, conducting research and detailed planning studies on individual facilities and recruitment of senior staff for the WKCD Authority. (Consultative Committee's Recommendation Report, para. 8.1.8)**

We will shortly consult LegCo on the major contents and proposals of the WKCD Authority Bill. Taking into account the views of LegCo and the public, we plan to introduce the bill on establishment of the WKCD Authority to LegCo in early 2008. If the bill can be passed within the 2007-08 legislative session, we will immediately set up the WKCD Authority to commence work on masterplanning, detailed planning studies and recruitment of staff, etc.

**Response to questions raised in the letter  
dated 2 October 2007 from Hon LEE Wing-tat**

A. 西九管理局的職權及組成

- Q.1 西九核心文化藝術設施是香港重要的文化基建項目，對香港未來的文化政策及發展有更深遠的影響，負責規劃及營運西九項目的西九管理局角色和職能很重要，政府會否就訂定《西九管理局條例》先草擬白紙條例草案諮詢公眾，按照公眾意願作出修改後，才提交藍紙草案予立法會審議？

We will shortly consult LegCo on the key elements of the WKCD Authority Bill. Taking into account the views of LegCo and the public, we plan to introduce the bill on the establishment of the WKCD Authority to LegCo in early 2008. If the bill can be passed within the legislative session 2007-08, we will set up the Authority immediately upon enactment of the bill.

- Q.2 就西九管理局的組成，政府會否在法例中訂明其組成的類別，以確保不同界別有代表在內？除了行政長官委任的公職人員及代表之外，可否考慮加入民意代表在內，以符合“建立伙伴關係”、“民間主導”和“以人為本”的原則，及增加公眾參與？(例如立法會、規劃、建築及工程界專業團體、文化藝術團體及地區的民選代表等)

The Board of the WKCD Authority should comprise people from a wide range of sectors, the arts and cultural sector in particular. The formation of the Board will be thoroughly deliberated in the course of drafting and scrutinizing the bill on the establishment of the WKCD Authority. Moreover, the Board should be required to suitably consult the public and stakeholders on masterplanning and other matters relating to the development and operation of the WKCD to enhance public engagement in the WKCD project.



- Q.3 報告建議西九管理局在整體規劃西九的發展事宜上須受三項條件所限，包括分區計劃大綱圖所訂下的發展規範、諮詢委員會及其三個小組的建議，以及「發展建議邀請書」訂下的相關規定，政府可否詳細列出這些規劃的限制？

In masterplanning the WKCD, the WKCD Authority would be required to comply with the development parameters which will be laid down in the future South West Kowloon Outline Zoning Plan (OZP), and take into account the recommendations of the Consultative Committee (which have taken into account the recommendations of its three Advisory Groups) and the other relevant facilities previously set out in the Invitation for Proposals.

The key development parameters are expected to include the site area of the WKCD, overall plot ratio, total GFA of the WKCD, maximum GFA for residential development, building height restrictions and public open space (including piazza areas), etc. The making of the OZP is a statutory process under the Town Planning Ordinance.

The major recommendations of the Consultative Committee concerning the arts and cultural facilities to be built in the WKCD are set out in **Annex 2**.

The other relevant facilities include transport facilities (e.g. automated people mover, public car parks, roads, public pier, etc.), communal facilities (e.g. fire station, police post, electricity sub-station, refuse collection point, public toilets, etc.), other engineering works (e.g. utility tunnel, deck over the Western Harbour Crossing Tunnel Portal, build over ventilation buildings in the WKCD site, etc.), a promenade along the waterfront of the WKCD, etc.

- Q.4 西九管理局在管理種子資本基金及其收入，作投資用途時，會否有限制，以確保減輕投資的損失？會否規定將部分種子基金及其投資收入，設定作緊急用途，只在管理局出現財政緊拙的情況下，獲得財政司司長批准才可動用？

The Consultative Committee recommends that an upfront endowment should be given to the WKCD Authority to cover the capital costs of the WKCD project, and that the operating deficits should be covered by the rental proceeds from the retail, dining and entertainment facilities to be developed and managed by the Authority. The Authority will be required to ensure the financial sustainability of the project throughout the

project period to 2059. It is required to exercise due care and diligence in the handling of its finances and ensure that the revenue from its operations will be sufficient to meet its expenditures over time.

The Authority's powers and duties regarding management of its financial resources would be set out in its enabling legislation. Our initial proposal is that throughout the project period, the Authority will be required to invest any unused funds including unused upfront government endowment in a financially prudent manner to ensure that there would be sufficient funds to meet the cash flow requirements of the capital as well as operating costs of the WKCD facilities throughout the project period. As part of its financial management, the Authority would also be allowed to borrow money from Government and non-Government sources. The Authority should also be allowed to establish reserve funds and utilize the reserve funds for purposes consistent with the requirements in the legislation.

- Q.5 西九管理局的業務綱領、業務計劃擬稿、業務計劃及年度預算會否向立法會提交，以加強向公眾問責？**

The WKCD Authority should be required to submit its corporate plan, business plan and annual estimates to the Government. The Government shall cause copies of the Authority's annual report of activities, statement of accounts and auditor's report to be laid on the table of LegCo to enhance the WKCD Authority's accountability and transparency.

- Q.6 就協助小商戶進駐西九經營，當局會否在草案中訂明西九管理局須訂定相關政策？**

The WKCD Authority should be empowered to operate and manage, through different contractual and collaboration arrangements with other persons or parties, or on its own the arts and cultural facilities, transport and retail/dining/entertainment facilities within the WKCD. Due to the different nature of the individual facilities and the changing market conditions and operating environment, the Authority should be given flexibility to operate the facilities in different ways.

## B. 西九土融資方式

- Q.1 報告建議由立法會一筆過撥款支付西九核心文化藝術的設施，以 06 年價計算約為 190 億元，若預計於 08 年申請撥款，屆時預計要向立法會申請多少撥款？當局可否詳列各設施分項的預計資本開支，包括興建 M+、展覽中心、戲曲中心、音樂廳、室樂廳、各劇院、零售/飲食/娛樂設施、公共休憩用地，以及其他共用設施等？如有部分設施是分兩期興建，請分開列出第一期及第二期的資本成本？立法會分開多期，例如分開三期撥款的利弊為何？

The upfront endowment of about \$19 billion (net present value (NPV) at 2006) was computed using discounted cash flow method to discount the future cash flows over the project period to their equivalent present day values at 2006 at an assumed nominal discount rate of 6.1% per annum. If the endowment is to be made in 2008, the future project cash flows would be discounted to their equivalent present day values at 2008 instead, and the amount required would then be about \$21.6 billion.

A breakdown of the capital costs of individual facilities by phases in both 2006 NPV and 2008 NPV is given in **Annex 1**.

The WKCD is to be planned and developed in an integrated manner with arts and cultural facilities suitably clustered and integrated with retail, dining and entertainment facilities to create synergy, and attract greater people flow both day and night. If the upfront endowment is to be paid by many instalments, it would create funding uncertainty which would in turn adversely impact on the overall planning of the WKCD and the development of its facilities. This would not be conducive to providing a stable environment for promoting arts and cultural development.

- Q.2 如果立法會一筆過撥款的金額日後未能足以支付興建所有西九核心文化藝術設施，政府將如何確保有關設施得以完成興建？
- Q.4 由於土地價格浮動，若最終出售土地的收入，超出現時報告預計的收入，而西九核心文化藝術設施的建設成本及經常費用又入不敷出時，政府將如何確保西九核心文化藝術設施的建設成本及經常費用應完全由西九 40 公頃土地衍生的收入來應付？

Under the financing approach recommended by the Consultative Committee, the funding of the development of the WKCD is separated from the estimated land premium from the disposal of the sites for residential, office and hotel uses in the WKCD by the Government.

The WKCD Authority's powers and duties regarding management of its financial resources would be set out in its enabling legislation. Our initial proposal is that the Authority would be required to invest the upfront endowment in a financially prudent manner to ensure that there would be sufficient funds to meet the cash flow requirements of the capital costs throughout the project period. The Authority would also be required to exercise due care and diligence in the handling of its finances and ensure that the revenue from its operations will be sufficient to meet its expenditures over time. As part of its financial management, the Authority would also be allowed to borrow money from Government and non-Government sources. Should the Authority encounter financial difficulties which it is unable to resolve on its own, the Administration would discuss with the Authority how best to tackle the difficulties.

- Q.3 諮詢委員會於報告建議於西九區內有部分土地撥作住宅、酒店及辦公室、可否詳列花園住宅、分層住宅、酒店及辦公室的土地預計於出售時的土地收入？如有設施是分期出售，請分開列出分期的預計土地收入？

The land revenue in net present value (NPV) term at 2006 estimated by the Financial Advisor is as follows:

		<u>Estimated land revenue (\$Billion)</u>
		<u>NPV at year 2006</u>
		(Note)
Residential:		
(i)	Apartment	13.874
(ii)	Villa houses	<u>1.624</u>
		15.498
	Hotel	0.966
	Office	<u>2.453</u>
	TOTAL	<u>18.918</u>
		(say \$18.9 billion)

**Note :** All numbers are rounded to three decimal places (i.e. nearest \$0.001 billion). The table totals presented therefore may not add up due to rounding.

The Financial Advisor has estimated the land premium based on generally acceptable methodology and the general market situation as at end 2006. For the purpose of financial assessment, the Financial Advisor assumed land disposal to take place in 2010. The NPV at 2006 (\$18.9 billion) was arrived at using discounted cash flow method to discount the future cash flows over the project period to their equivalent present day values at 2006 at an assumed nominal discount rate of 6.1% per annum.

- Q.5 諮詢委員會建議降低 M+及零售/飲食/娛樂設施的總樓面面積，以及降低表演場地的淨作業樓面面積與總樓面面積的比率，把騰出的總樓面面積撥作辦公室用途，使西九長遠來說，有潛力發展為辦公室樞紐，當局會否彈性考慮將部分辦公室用地作出規限，以配合西九的文化藝術發展，並將該部分的土地撥給西九管理局，使西九可善用土地，發展文化藝術同時，亦為管理西九帶來更穩定的收入？
- Q.6 報告建議西九區內設有酒店，當局可否彈性考慮將有關酒店項目設定用作專為配合西九文化藝術發展而設，像主題公園附設酒店一樣，並將有關項目交由西九管理局負責管理及營運，為管理西九帶來進一步穩定的收入？

The Consultative Committee recommends that the rental proceeds from the retail, dining and entertainment (RDE) facilities which will be developed and managed by the Authority should be used to cover the operating deficits of the core arts and cultural facilities (CACF) and other related facilities. The Financial Advisor has estimated that the net rental proceeds from the RDE facilities should be more than enough to cover the operating deficits of the CACF and related facilities, with a safety margin for contingency.

The WKCD will be planned as an integrated district. In masterplanning the WKCD, the Authority will consider how best to integrate the arts and cultural facilities with ancillary and other facilities such as hotel, office and RDE facilities within the entire WKCD area of 40 hectares.

## C. 西九土地分配及規劃情況

**Q.1** 請詳細以分項形式列出 M+、展覽中心、戲曲中心、音樂廳及室樂廳、劇院組群、零售/飲食/娛樂設施、公共休憩用地、住宅(花園及分層大廈)、辦公室、酒店及其他共用設施所佔的土地面積和佔 40 公頃西九土地的面積比率。

**Q.5** 請詳細以分項形式列出 M+、展覽中心、戲曲中心、音樂廳及室樂廳、劇院組群、住宅(花園及分層大廈)、辦公室、酒店各區域的地積比及高度限制。

The development parameters for the WKCD including the plot ratio and building height restrictions, etc. are subject to Town Planning Board's approval under the Town Planning Ordinance. The actual land area required (footprint) for the various facilities will depend to a large extent on the architectural design, the building height, as well as the disposition of the facilities on the site, etc. This will be considered by the WKCD Authority during the masterplanning stage.

**Q.2** 報告建議西九區內設有 15 公頃休憩用地，請詳細分列每幅整體的休憩用地的土地面積。

The Consultative Committee recommends that the arts and cultural facilities should also include at least 3 hectares of piazza areas. The Financial Advisor has assumed for the purpose of financial assessment that of the 23 hectares of public open space, about 15 hectares of public open space and 3 hectares of piazza areas would be at ground level, and another 5 hectares of public open space would be provided on terrace. The precise layout and disposition of the public open space will be considered by the WKCD Authority during the masterplanning stage.

**Q.3** 除了 M+、戲曲中心、音樂廳及室樂廳的設計會就其設計採用邀請比賽之外，當局會否考慮將劇院組群、展覽中心、公共休憩用地等設施的設計也採用邀請或公開比賽形式、增加公眾參與程度

Given the wide public interest in the WKCD project, the WKCD Authority should be required to suitably consult the public on matters concerning the development and operation of the WKCD, including masterplanning. The Authority should have the flexibility to consider if any additional design competitions should be held, taking into account public views and all other relevant factors.

- Q.4 就西九臨海的土地，當局有否規定其土地用途，如在臨海邊緣興建建築物，會否設有任何規劃限制，以避免破壞臨海景觀。

The Consultative Committee recommends that there should be a waterfront promenade in the WKCD to attract visitors. In addition, based on the principles of Urban Design Guidelines, Chapter 11 of the Hong Kong Planning Standards and Guidelines, it is proposed that the WKCD be subject to a maximum building height of 50-100m Principal Datum (PD), so as to avoid adverse impact on the waterfront view-corridor. The actual planning and design of the WKCD would be considered in the context of masterplanning by the WKCD Authority.

#### D. 文化軟件及配套

- Q.7 報告書第 3.7.1 段重申西九要與周邊地區融合，政府會如何完善西九周邊的交通運輸網絡？落成後市民的交通成本又是多少？

Below is a brief description of the transport linkages of WKCD:

##### 1. **Roads**

The WKCD is well served by three existing north-south running primary distributors, namely Nga Cheung Road, Lin Cheung Road and Canton Road together with the west-east running Austin Road West.

Planned major road projects to cope with the WKCD and the neighbouring developments include:

- i) a north-south running district distributor extending from the existing Hoi Wang Road (Roads D1 & D1A);
- ii) Lin Cheung Road Underpass and widening works;
- iii) a new link road connecting Austin Road West and distributor roads in the area to the West Kowloon Highway;
- iv) widening the section of Austin Road West between Lin Cheung Road and Canton Road.

Most of the above road works are anticipated to be completed at about the same time with the commissioning of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (ERL) terminus in around 2013 - 2015.

The existing roads together with the proposed road works will be able to cater for the traffic demand of the WKCD and the neighbouring developments.

2. **Pedestrian linkages**

At present, there are subways at the junction of Canton Road/ Jordan Road and Austin Road/ Canton Road to connect the Jordan Road area to the WKCD. Moreover, there is an existing footbridge crossing the toll plaza of the Western Harbour Crossing for connecting with the future WKCD. On the western side of Canton Road, footbridges have been planned to connect the Airport Railway/MTR Tung Chung Line Kowloon Station and Guangzhou-Shenzhen ERL terminus to WKCD. These footbridges are anticipated to be built in conjunction with the WKCD project.

The existing footbridge and subway system, together with the planned footbridges, will effectively link up the WKCD, the nearby public transport modes, new developments in the area and the neighbouring developed areas.

3. **Railway Services**

Passenger demand generated by WKCD can be accommodated by the existing and planned railway infrastructure in the area. Visitors from the existing Airport Railway/MTR Tung Chung Line Kowloon Station, future Kowloon Southern Link West Kowloon Station and ERL terminus can use footbridges and subway system to reach WKCD in about 5 minutes (about 100m walking distance). MTR Jordan Station is about 500m from WKCD. WKCD visitors can go along Austin Road and reach the venue in about 15 minutes. As for MTR Tsim Sha Tsui Station, the distance is about 900m and visitors can reach WKCD in about 20 minutes.



4. **Other Public Transport Services**

At present, the West Kowloon Reclamation Area is served by 55 franchised bus routes and 3 green minibus routes with fares ranging from \$4.20 to \$48 (Airport Bus Route No. A10) per single journey. Generally, visitors will only need to walk for about 5 minutes from various existing bus interchanges before they can reach the future WKCD.

## Breakdown of Cost Components for the Upfront Endowment

Facilities	Capital Costs (\$Billion) - (Note 1)	
	NPV at 2006	NPV at 2008
<b>Phase 1</b>		
<b>Core Arts and Cultural Facilities (CACF)</b>	<b>(11.875)</b>	<b>(13.363)</b>
M+ (see Note 2)	(3.791)	(4.266)
Exhibition Centre	(0.476)	(0.536)
<b>Performing Arts Facilities</b>	<b>(7.608)</b>	<b>(8.561)</b>
Mega Performance Venue	(2.405)	(2.706)
Great Theatre 1	(1.084)	(1.220)
Concert Hall and Chamber Music Hall	(1.263)	(1.421)
Xiqu Centre	(1.043)	(1.174)
Medium Theatre 1	(0.458)	(0.515)
Medium Theatre 2 and Black Box Theatre 1	(0.621)	(0.699)
Black Box Theatres 2 and 3	(0.285)	(0.321)
Black Box Theatre 4	(0.173)	(0.195)
Piazas	(0.276)	(0.311)
<b>Other Facilities/Costs (i.e. Other Arts and Cultural Facilities, Automated People Mover, Public Car Parks, Public Open Space, and Management and Masterplanning)</b>	<b>(3.261)</b>	<b>(3.670)</b>
Other Arts and Cultural Facilities	(0.294)	(0.331)
Transport and Communal Facilities (i.e. Automated People Mover, Public Car Parks and Public Open Space)	(1.844)	(2.075)
Masterplanning and Management (WKCD Authority Costs)	(1.123)	(1.264)
<b>TOTAL CACF and Other Facilities / Costs</b>	<b>(15.136)</b>	<b>(17.032)</b>
<b>Add:</b>		
<b>Cost of Construction and Periodic Major Repair and Renovation of Retail/Dining/Entertainment (RDE) Facilities</b>	<b>(2.457)</b>	<b>(2.765)</b>
<b>Phase 1 total</b>	<b>(17.593)</b>	<b>(19.797)</b>
<b>Phase 2</b>		
<b>Core Arts and Cultural Facilities (CACF)</b>	<b>(1.575)</b>	<b>(1.772)</b>
M+ (see Note 2)	(0.429)	(0.483)
<b>Performing Arts Facilities</b>	<b>(1.146)</b>	<b>(1.290)</b>
Great Theatre 2 and Medium Theatre 3	(0.877)	(0.987)
Medium Theatre 4	(0.269)	(0.303)
<b>TOTAL CAPITAL COSTS</b>	<b>(19.168)</b>	<b>(21.570)</b>
	<b>(Say \$19.2 Billion)</b>	<b>(Say \$21.6 Billion)</b>

( ) = Negative NPV

**Note**

- (1) All numbers are rounded to three decimal places (i.e. nearest \$0.001 billion). The table totals presented therefore may not add up due to rounding.
- (2) The capital costs of the M+ include construction costs (incl. land and construction costs for the offsite storage and conservation laboratory) as well as collection costs, exhibition development costs, library set up costs, conservation laboratory equipment costs and costs for periodic major repair and renovation costs.

**Major Recommendations of the Consultative Committee on the  
Core Arts and Cultural Facilities of the  
West Kowloon Cultural District**

**I. Core Arts and Cultural Facilities**

**A. Performing Arts Facilities**

**Phase 1**

1. A **Xiqu Centre** comprising a theatre with a seating capacity of 1 200 to 1 400 seats; a small theatre with a maximum seating capacity of 400 seats and other ancillary facilities<sup>(Note 1)</sup>;
2. A **Concert Hall** with a maximum seating capacity of 2 000 seats<sup>(Note 2)</sup>;
3. A **Chamber Music Hall** with a seating capacity of 600 to 800 seats<sup>(Note 2)</sup>;
4. A **Great Theatre** with a seating capacity of 2 100 to 2 200 seats<sup>(Note 1)</sup>;
5. Two **Medium-sized Theatres**, each with a seating capacity of 500 to 800 seats;
6. Four **Black Box Theatres**, each with a seating capacity of 150 to 250 seats;
7. A **Mega Performance Venue** with a maximum seating capacity of 15 000 and a flexible configuration to allow it to be converted into a smaller size performance venue<sup>(Note 1)</sup>; and
8. **Piazza** areas

**Phase 2** <sup>(Note 3)</sup>

9. A **Great Theatre** with a seating capacity of 1 800 to 1 900 seats; and
10. Two **Medium-sized Theatres**, each with a seating capacity of

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<sup>(Note 1)</sup> Items 1, 4 and 7 should be free standing.

<sup>(Note 2)</sup> Items 2 and 3 should be co-located in a free-standing structure.

<sup>(Note 3)</sup> The construction of Phase 2 facilities depends on demand after Phase 1 facilities have come into operation.

500 to 800 seats.

## **B. Museum Facilities**

11. A cultural institution entitled **M+ (Museum Plus)** with its mission to focus on the expression of 20th – 21st century visual culture, broadly defined, from a Hong Kong perspective, the perspective of now, and with a global vision<sup>(Note 4)</sup>.

## **C. Exhibition Facilities**

12. An **Exhibition Centre**

## **II. Other Arts and Cultural Facilities**

Space should be reserved for the following uses –

13. Resident companies
14. Meeting rooms and common facilities for artists and arts groups
15. Arts education venues
16. Arts and cultural information centre, venues for international meetings/functions/events etc.
17. Office space for international arts and cultural organizations.

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(Note 4) The final name of this cultural institution is subject to the decision of the WKCD Authority.