

For information

Legislative Council Panel on Home Affairs

**753CL - Infrastructure Works for West Kowloon Cultural District Phase 1
– Design and Site Investigation**

PURPOSE

This paper seeks Members' support on our proposal to upgrade 753CL to Category A at an estimated cost of \$478 million in money-of-the-day (MOD) prices for the design and site investigation of the infrastructure works to support phase 1 of West Kowloon Cultural District (WKCD) development.

PROJECT SCOPE AND NATURE

2. The scope of **753CL** comprises –
 - (a) the design of the following infrastructure works to support phase 1 of the WKCD development –
 - (i) underground 2-lane and 4-lane roads linking with Lin Cheung Road, Austin Road West and Nga Cheung Road, of a total length of about 1.5 kilometres (km);
 - (ii) at-grade 2-lane and 4-lane roads linking with Austin Road West and Nga Cheung Road, including two lay-bys at Austin Road West, of a total length of about 1.1 km;
 - (iii) a 2-lane flyover including approaching roads across the toll plaza of Western Harbour Tunnel, of a total length of about 440 metres;
 - (iv) four pedestrian linkage systems linking with Kowloon Station, Austin Station and Kowloon Park;
 - (v) berthing/landing facilities for vessels and modification of existing seawall;

- (vi) stormwater and sewerage systems;
 - (vii) salt and fresh water supply systems and related facilities;
and
 - (viii) associated footpaths, lighting, ventilation, traffic system,
landscaping and ancillary works.
- (b) impact assessments on the environment, traffic, marine, heritage
and other related aspects;
 - (c) associated site investigations works and supervision; and
 - (d) preparation of tender documents and assessment of tenders.

3. Layout plans showing the proposed sites for the infrastructure works in paragraph 2 above are at **Enclosure 1**.

4. Subject to the funding approval of the Finance Committee, we plan to start the proposed design and site investigation of the infrastructure works in early 2013 for staged completion by end 2017 to tie in with phase 1 of the WKCD development.

JUSTIFICATION

5. The WKCD development is one of the ten major infrastructure projects included in the Chief Executive's 2007-08 Policy Address for promoting long-term development of arts and culture, and supporting Hong Kong as a creative economy and Asia's world city.

6. The Finance Committee approved on 4 July 2008 a one-off upfront endowment of \$21.6 billion¹ for the West Kowloon Cultural District Authority (WKCDA) to implement the WKCD development covering the arts and cultural facilities, retail / dining / entertainment facilities, public open space and some transport facilities. The other communal and government facilities and related engineering works, such as roads, drainage, fire station and other ancillary facilities, etc. for supporting the whole WKCD (including residential, commercial and hotel developments) will be undertaken by the Government

¹ In 2008 Net Present Value which is equivalent to \$21.6 billion in MOD prices.

and funding approval for such works will be sought separately. Government infrastructure works will be implemented in phases to dovetail with the WKCD development. **753CL** will cover design and site investigation for the infrastructure works required for supporting phase 1 of the WKCD development.

7. WKCDA has prepared the draft Development Plan (DP) based on the selected conceptual plan to indicate the broad land use zonings and major development restrictions for WKCD and to illustrate the broad principles of development within WKCD. Information on the draft DP was exhibited in the Stage 3 Public Engagement Exercise, which was completed on 30 October 2011. With the general support from the public, WKCDA submitted on 30 December 2011 the draft DP to the Town Planning Board (TPB) for consideration.

8. After consideration by TPB on 9 March 2012, the draft DP (No. S/K20/WKCD/1) and its Notes and Explanatory Statement were exhibited on 30 March 2012 for public inspection in accordance with the Town Planning Ordinance. TPB met on 28 September 2012 and decided not to propose any amendment to the draft DP. The draft DP is targeted for approval under the Town Planning Ordinance by end 2012 / early 2013. As proposed by WKCDA, the core arts and cultural facilities of phase 1 of the WKCD development including the Xiqu Centre (Phase I), Freespace, Centre for Contemporary Performance, M+ (Phase I), Lyric Theatre, Medium Theatre I, Music Centre, Mega Performance Venue / Exhibition Centre and Musical Theatre are targeted to be commissioned in stages between 2015 and 2020.

9. WKCDA has completed the technical assessments to support the technical feasibility of the draft DP for the WKCD development. The infrastructure works, listed in paragraph 2(a) above, are either essential for phase 1 of the WKCD development and/or are proposed to enhance accessibility to WKCD as well as connectivity with adjacent districts. We propose to carry out the design and site investigation of the infrastructure works starting from early 2013 to tie in with phase 1 of the WKCD development. We will also carry out impact assessments and further studies in respect of the environment, traffic, marine, heritage and other related aspects, in order to identify the impacts and the mitigation measures required to support the design and to firm up the implementation programme for the infrastructure works.

WORKS TO BE ENTRUSTED TO THE WKCDA

10. The selected Conceptual Plan features an integrated two-level basement between Western Harbour Crossing Toll Plaza and Canton Road to accommodate the public infrastructure works, arts and cultural facilities and facilities for the topside hotel / office / residential developments in WKCD. For effective implementation of the integrated design of WKCD, we plan to entrust to WKCDA the design and site investigation of the infrastructure works integrated with the facilities inside WKCD (including those to be located underground). Such infrastructure works mainly comprise the underground roads, the at-grade roads, three pedestrian linkage systems across Austin Road West and Canton Road and associated works². WKCDA will carry out the entrusted works under **753CL** as part of the overall design and site investigation study for phase 1 of the WKCD development. This will help meet the tight implementation programme of the WKCD development and better co-ordinate interface issues between the government infrastructure works and WKCD development. Services to be provided by WKCDA for management and supervision of the entrusted works will be covered by an on-cost at an assumed rate of 16.5%³. We will reimburse WKCDA the actual cost incurred in relation to the consultants' fees, cost of site investigation works and on-cost.

11. As for the remaining infrastructure works, mainly comprising the flyover across the toll plaza of Western Harbour Tunnel and the pedestrian linkage system across the West Kowloon Highway and associated works⁴, Civil Engineering and Development Department (CEDD) will employ consultants to undertake the design and site investigation of such works due to lack of necessary in-house resources.

FINANCIAL IMPLICATIONS

12. We estimate the cost of the proposed design and site investigation works to be \$478 million in MOD prices. We will provide in the paper to be

² The design and site investigation of works to be entrusted to WKCDA cover: (I) the whole of items 2(a)(i) and 2(a)(ii); and (II) part of the items 2(a)(iv), 2(a)(v), 2(a)(vi), 2(a)(vii), 2(a)(viii), 2(b), 2(c) and 2(d) in paragraph 2 above.

³ An assumed on-cost rate of 16.5% is adopted for budgeting purposes only. The amount of on-cost payable to WKCDA for the management and supervision of the entrusted works is subject to further discussion with WKCDA.

⁴ The design and site investigation of works to be carried out by CEDD cover : (I) the whole of item 2(a)(iii); and (II) the remaining part of items 2(a)(iv), 2(a)(v), 2(a)(vi), 2(a)(vii), 2(a)(viii), 2(b), 2(c) and 2(d) in paragraph 2 above.

submitted to the Public Works Subcommittee (PWSC) a detailed cost breakdown of **753CL**.

PUBLIC CONSULTATION

13. On 26 April 2012, we consulted the Yau Tsim Mong District Council on the proposed design and site investigation works. Members supported in principle the implementation of the project.

14. A discussion paper on this project was issued to Members of Panel on Home Affairs of the Legislative Council (LegCo) on 4 May 2012. The Panel Secretariat had not received any request from Panel Members for discussion of the project. The proposed submission to the PWSC in the last LegCo session was rescheduled due to a review of the implementation programme.

ENVIRONMENTAL IMPLICATIONS

15. The engineering feasibility study of the whole WKCD development is a Schedule 3 designated project under the Environmental Impact Assessment (EIA) Ordinance. WKCDA undertakes to assess the environmental impacts of the construction and operation of the infrastructure works for WKCD, and to include these environmental assessments in the EIA report of WKCD to meet the requirements under the EIA Ordinance. Environmental permits will be required for the construction and operation of those infrastructure works which are identified as designated projects under Schedule 2 of the EIA Ordinance. The proposed design and site investigation works will not cause direct long term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short term environmental impacts during site investigation.

16. The proposed design and site investigation works will only generate very little construction waste. Measures will be considered to minimize the generation of construction wastes and to reuse / recycle construction waste as much as possible in the construction stage.

HERITAGE IMPLICATIONS

17. The proposed design and site investigation works will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites / buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

18. The proposed design and site investigation works do not require any land acquisition.

BACKGROUND INFORMATION

19. We upgraded **753CL** to Category B in September 2011.

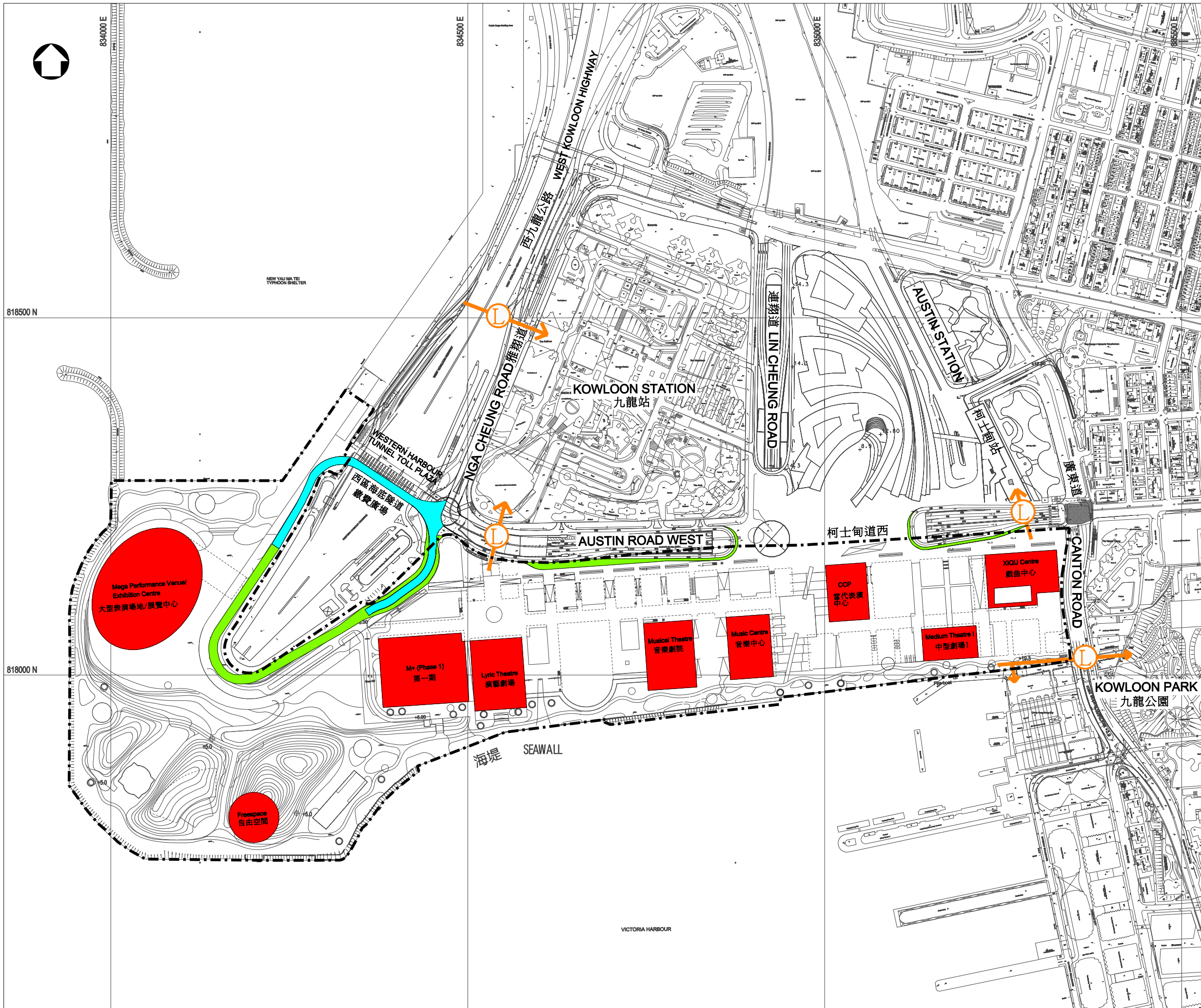
20. The proposed design and site investigation works will not directly involve any tree removal and planting proposal. We will take into consideration the need for tree preservation during the planning and design stages of the project. We will also incorporate, tree planting proposals, where possible, in the construction phase in the future.

21. We estimate that the proposed design and site investigation works will create about 41 jobs (10 for labourers and another 31 for professional / technical staff) providing a total employment of 2 070 man-months.

WAY FORWARD

22. We intend to seek the funding support of the PWSC and the Finance Committee in December 2012 and January 2013 respectively for upgrading the project to Category A for the proposed design and site investigation of the infrastructure works to support phase 1 of the WKCD development.

Home Affairs Bureau
November 2012



- LEGEND :**
- CORE ARTS AND CULTURAL FACILITIES (PHASE 1)
核心文化藝術設施(第一期)
 - BOUNDARY OF WKCD DEVELOPMENT PLAN
西九發展圖則界線
 - PROPOSED FLYOVER
擬建行車天橋
 - AT-GRADE ROAD
地面道路
 - L PEDESTRIAN LINKAGE SYSTEM
行人連接系統

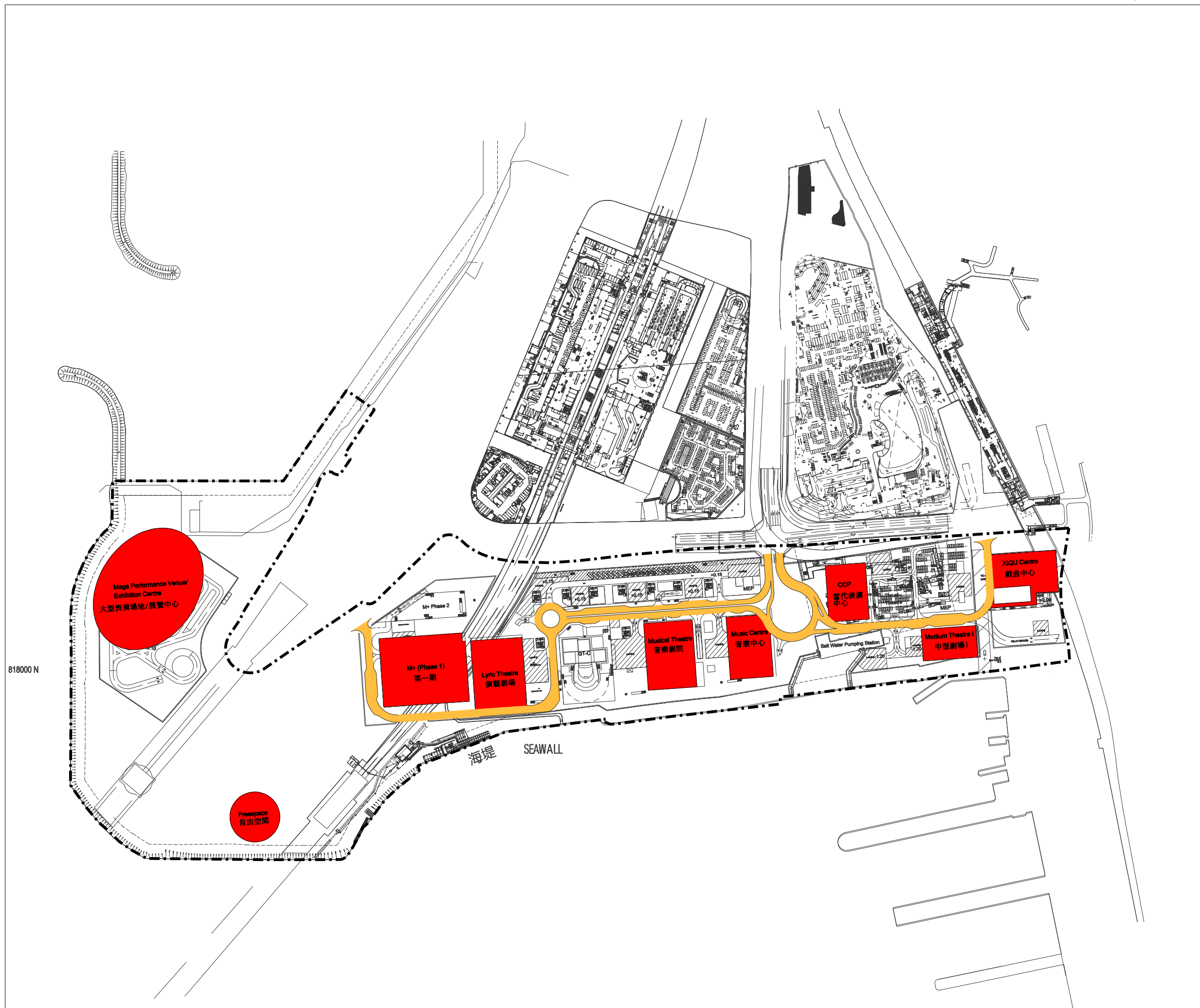
工程名稱 project title
PWP ITEM NO. 753CL
INFRASTRUCTURE WORKS FOR WEST KOWLOON CULTURAL DISTRICT PHASE 1- DESIGN AND SITE INVESTIGATION
 工程計劃項目第753CL號
 西九文化區基礎建設工程第一期
 -設計及工地勘测

圖則名稱 drawing title
PROPOSED INFRASTRUCTURE WORKS (AT GROUND LEVEL)
 擬議基礎建設工程 (地面)

圖則編號 drawing no.	比例 scale
001	1:2500@A1

辦事處 office
九龍拓展處
 KOWLOON DEVELOPMENT OFFICE





- LEGEND :**
- CORE ARTS AND CULTURAL FACILITIES (PHASE 1)
核心文化藝術設施(第一期)
 - BOUNDARY OF WKCD DEVELOPMENT PLAN
西九發展圖則界線
 - UNDERGROUND ROAD
地下道路

工程名稱 project title

**PWP ITEM NO. 753CL
INFRASTRUCTURE WORKS FOR
WEST KOWLOON CULTURAL
DISTRICT PHASE 1- DESIGN
AND SITE INVESTIGATION**

工程計劃項目第753CL號
西九文化區基礎建設工程第一期
-設計及工地勘測

圖則名稱 drawing title

**PROPOSED INFRASTRUCTURE WORKS
(AT BASEMENT LEVEL ONE)**

擬議基礎建設工程 (地庫第一層)

圖則編號 drawing no.

002

比例 scale

1:2500@A1

辦事處 office

**九龍拓展處
KOWLOON DEVELOPMENT OFFICE**

**土木工程拓展署
CIVIL ENGINEERING
AND DEVELOPMENT DEPARTMENT**

818000 N

海堤 SEAWALL

FreeSpace
自由空間