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**Joint Subcommittee to Monitor the Implementation of
the West Kowloon Cultural District Project**

Meeting on 21 April 2017

**Updated background brief on the implementation of
public infrastructure works for the West Kowloon Cultural District**

Purpose

This paper summarizes the major views and concerns of members of the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project formed in the Fifth Legislative Council ("the former Joint Subcommittee"), the Public Works Subcommittee ("PWSC") and the Finance Committee ("FC") of the Fifth Legislative Council ("LegCo") on issues relating to the implementation of public infrastructure works ("PIW") for the West Kowloon Cultural District ("WKCD").

Background

Public infrastructure works for the West Kowloon Cultural District

2. In July 2008, FC approved a one-off upfront endowment¹ of \$21.6 billion 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 certain transport facilities. Other communal and government facilities and related engineering

¹ The upfront endowment was intended to cover the capital costs of the following component parts of the WKCD project: (a) design and construction of various facilities (\$15.7 billion or 73%); (b) major repair and renovation of various facilities (\$2.9 billion or 13%); (c) collection and related costs for M+ (\$1.7 billion or 8%); and (d) planning of WKCD and project management (\$1.3 billion or 6%).

works (collectively known as PIW), such as roads, drainage, fire station, public pier and other ancillary facilities to support the whole WKCD (including residential, commercial and hotel developments) would be undertaken by the Government with funding approval for such works to be sought separately.

3. In January 2013, FC approved \$478 million for the design and site investigation of PIW for supporting phase 1 of the WKCD development.² The project commenced in the fourth quarter of 2013 for phased completion from early 2014 to end-2017.

First construction package of public infrastructure works for the West Kowloon Cultural District (Phase 1)

4. In May 2015, the Administration consulted the former Joint Subcommittee on its proposal to carry out the first package of the construction of PIW for WKCD (Phase 1) ("the proposed works") at an estimated cost of \$840.5 million in money-of-the-day prices. The scope of the proposed works is in **Appendix I**. A site plan showing the proposed works is in **Appendix II**. According to the Administration,³ completion of the proposed works in time was essential for the commissioning and operation of the Park, Xiqu Centre and M+ and was a pre-requisite to the issuance of occupation permits for these venues targeted between 2017 and 2018.

5. The funding proposal was endorsed by PWSC in June 2015 and approved by FC in July 2015. The proposed works were scheduled to commence in the fourth quarter of 2015 for completion in stages by the fourth quarter of 2018.

Members' views and concerns

6. The major views and concerns expressed by Members on the implementation of PIW for WKCD at the meetings of the former Joint Subcommittee, PWSC and FC of the Fifth LegCo are summarized in the ensuing paragraphs.

² The scope of the project ([PWP item 753CL](#)) comprises the design and site investigation of underground and at-grade carriageways, a flyover, four pedestrian linkage systems, underground stormwater and sewerage systems, underground fresh and salt water supply systems, berthing/landing facilities for vessels, and other ancillary works.

³ [PWSC\(2015-16\)31](#)

General views

7. Some Members supported the Administration to implement the integrated basement and other PIW for WKCD as planned to facilitate early development of the topside facilities in WKCD for public enjoyment. On the other hand, some Members did not support the proposed works on the ground that there was serious cost overrun for the WKCD project, and that the extent of the cost overrun problem as well as the completion date of the whole project were yet to be confirmed.

Traffic impact

8. Regarding the construction of two lay-bys at Austin Road West and an at-grade dual two-lane carriageway connecting the Park and the Artist Square Development Area to Austin Road West and Nga Cheung Road, some Members expressed concern on the traffic congestion that might be caused by the construction works and asked about the relevant traffic arrangements.

9. The Administration advised that the construction works would be carried out mainly within the site of WKCD. There might be some temporary traffic arrangements at Austin Road West during the construction of the above-mentioned carriageway and lay-bys, but there would not be significant adverse impact on the traffic in the area.

Entrustment arrangement

10. Some Members enquired about the reason for the low consultants' fee for the proposed works at only 1.6% of the total cost, whereas such fee in other public works projects was typically over 10% of the project cost. The Administration advised that the construction sites and programme for the proposed works had critical interfacing issues such as overlapped works sites and major programming interdependence with those of the earlier batches of facilities of WKCD, in particular the Park, Freespace, Xiqu Centre and M+. It would be necessary and cost-effective for the proposed works to be carried out in conjunction with the implementation of WKCD's facilities in a holistic manner. In view of the significant interfacing issues, the Administration planned to entrust the proposed works to WKCDA, thereby reducing the cost (including the consultants' fees) and time required for the design and construction of the proposed works. The Administration further advised that for the first construction package of PIW, WKCDA would be reimbursed for its actual in-house management cost incurred for the entrusted works capped at a sum of \$12 million. Some Members expressed concern about the

potential lack of supervision by the Administration over the projects under entrustment.

Latest development

11. At the meeting of the Joint Subcommittee to be held on 21 April 2017, the Administration will seek the Joint Subcommittee's support for a funding application for constructing the proposed Artist Square Bridge connecting WKCD with Kowloon Station, and beautification works for the existing pedestrian subway across Austin Road West and Canton Road, as part of PIW for WKCD.

Relevant papers

12. A list of the relevant papers on the LegCo website is in **Appendix III**.

Council Business Division 1
Legislative Council Secretariat
13 April 2017

Scope of the works of 754CL (part) proposed to be upgraded to Category A (as at May 2015)

The first construction package comprises:

- (a) construction of an at-grade dual 2-lane carriageway of about 600 m long connecting the Park and the Artist Square Development Area ("ASDA") to Austin Road West and Nga Cheung Road, two lay-bys totalling about 300 m long at Austin Road West, footpaths and associated underground protection works for Western Harbour Crossing ("WHC")⁴;
- (b) construction of two drainage outfalls of 2.5 m wide by 2.5 m high each, upgrading of an existing drainage outfall of 2.4 m in diameter, construction of drainage pipes up to about 2.5 m in diameter and a box culvert of 2.5 m wide by 2.5 m high totalling about 4 km long mainly underneath the Park, at-grade road and lay-bys;
- (c) construction of about 0.9 km sewage pipes up to 450 mm in diameter, and sewage pumping facilities below proposed ground level mainly underneath the Park, at-grade road and lay-bys;
- (d) laying of about 2.6 km water mains up to 450 mm in diameter mainly underneath the Park, at-grade road and lay-bys;
- (e) diversion of existing underground drainage pipes of 900 mm in diameter within the site of Xiqu Centre and cooling mains of 600 mm in diameter within the site of ASDA;
- (f) ancillary works including earthworks, retaining walls, electrical and mechanical works, and landscaping works; and

⁴ Of the 600 m long carriageway and footpath, 32 m of which will be constructed on top of the existing WHC. Protection works in the form of special filling material and construction method will be carried out in order not to affect the WHC tunnel during the construction and operation of the proposed at-grade road.

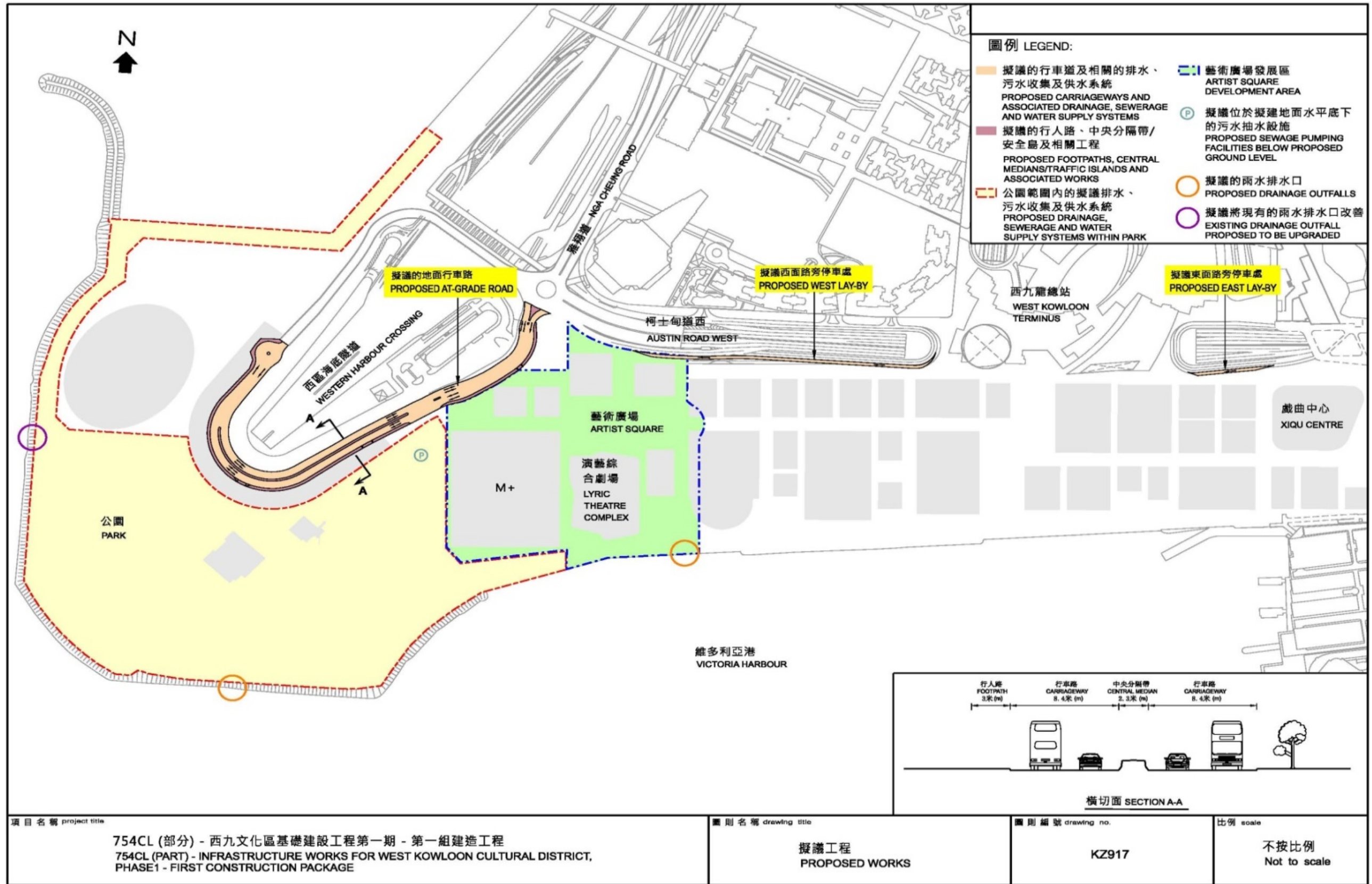
- (g) necessary environmental mitigation measures, and related monitoring and auditing works.

The Administration will retain the remainder of 754CL in Category B and will seek funding for the works according to the phased implementation programme of the West Kowloon Cultural District ("WKCD"). The scope of the remainder mainly comprises:

- (a) a 2-lane flyover (including approaching roads) across the toll plaza of WHC;
- (b) four pedestrian linkage systems linking WKCD with Kowloon Station, Austin Station and Kowloon Park;
- (c) berthing/landing facilities for vessels and modification of existing seawall;
- (d) remaining underground drainage, sewerage and water supply systems; and
- (e) associated footpaths, lighting, ventilation, traffic system, landscaping, as well as related engineering and ancillary works.

Source: [LC Paper No. CB\(2\)1463/14-15\(05\)](#) and [PWSC\(2015-16\)31](#)

西九文化區公共基礎建設工程第 1 期——第一組建造工程平面圖
Site plan for the public infrastructure works for
the West Kowloon Cultural District Phase 1 — First construction package



**Implementation of the public infrastructure works for
the West Kowloon Cultural District**

List of relevant papers

Committee	Date of meeting	Paper
Panel on Home Affairs	—	Administration's paper (issued on 2.11.2012)
Public Works Subcommittee	17.12.2012 Item 6	Agenda Minutes
Finance Committee	11.1.2013 Item 2	Agenda Minutes
Former Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	19.5.2015 Item III	Agenda Minutes
Public Works Subcommittee	16.6.2015 Item 2	Agenda Minutes
Finance Committee	10.7.2015 Item 1	Agenda Minutes of meeting at 4:43 pm Minutes of meeting at 7:11 pm