

**For discussion
on 11 May 2012**

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 tie in with phase 1 of West Kowloon Cultural District (WKCD) development.

PROJECT SCOPE AND NATURE

2. The scope of **753CL** comprises –
 - (a) the detailed design of the following infrastructure works to support phase 1 of WKCD development –
 - (i) underground roads linking with Lin Cheung Road, Austin Road West and Nga Cheung Road;
 - (ii) at-grade roads linking with Austin Road West and Nga Cheung Road;
 - (iii) a flyover across the toll plaza of Western Harbour Tunnel linking with Austin Road West and Nga Cheung Road;
 - (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, accesses, 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 September 2012, and the construction works in 2014 to match the staged commissioning of phase 1 of WKCD development between 2015 and 2020.

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 economic development.

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 core arts and cultural facilities, other arts and cultural facilities, retail, dining and 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. which are designed to support the whole WKCD (including residential, commercial and hotel developments) will be undertaken by the Government. Funding approval for such works will be sought separately.

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

7. The WKCDA has prepared the Development Plan (DP) based on the selected conceptual plan to indicate the broad land use zonings and major development restrictions for the WKCD and to illustrate the broad principles of development within the 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, the WKCDA submitted on 30 December 2011 the DP to the Town Planning Board (TPB) for consideration.

8. After consideration of the DP by the TPB on 9 March 2012, the DP (No. S/K20/WKCD/1) and its Notes and Explanatory Statement were gazetted on 30 March 2012 for exhibition and public inspection. As proposed by the WKCDA, the core arts and cultural facilities of phase 1 of WKCD development including the Xiqu Centre, Free Space, Centre for Contemporary Performance, M+ (Phase 1), 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. The WKCDA has completed the detailed technical assessments to confirm the technical feasibility of the DP for the WKCD development. The infrastructure works, listed in paragraph 2(a) above, are essential for phase 1 of WKCD development and are proposed to enhance accessibility to the WKCD as well as connectivity with adjacent districts. We propose to first carry out the detailed design and site investigation for the infrastructure works to enable commencement of construction works in 2014. 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 detailed design.

FINANCIAL IMPLICATIONS

10. We estimate the cost of the proposed design and site investigation of the infrastructure works to be \$478 million in MOD prices.

11. For the infrastructure works integrated with the facilities inside the WKCD, we plan to entrust the detailed design and construction of them to the WKCDA in order to meet the tight implementation programme and to better co-ordinate the interface issues. We will pay an on-cost to the WKCDA for management and supervision of the entrusted works. We are now negotiating with the WKCDA on the on-cost of the entrusted works. We will provide in the

paper to be submitted to the Public Works Subcommittee (PWSC) a detailed cost breakdown of **753CL**, including the amount of the entrusted works and the on-cost rate. As for the remaining infrastructure works, mainly comprising the flyover across the toll plaza of Western Harbour Tunnel and the footbridge linking to the Kowloon Station across the West Kowloon Highway (i.e. item 2(a)(iii) and one of the pedestrian linkage systems under item 2(a)(iv) above), the Civil Engineering and Development Department (CEDD) will be responsible for their construction. Owing to lack of necessary in-house resources, CEDD will employ consultants to undertake the proposed detailed design and site investigation of such works.

PUBLIC CONSULTATION

12. On 26 April 2012, we consulted the Yau Tsim Mong District Council. Members supported in principle the implementation of the project.

ENVIRONMENTAL IMPLICATIONS

13. The engineering feasibility study of the whole WKCD development is a Schedule 3 designated project under the Environmental Impact Assessment (EIA) Ordinance. The WKCDA undertakes to assess the environmental impacts of the construction and operation of the infrastructure works for the WKCD, and to include these environmental assessments in the EIA report of the 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. This design work and site investigation for the infrastructure 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.

14. The proposed design and site investigation works will only generate very little construction waste. We will require the consultant to fully consider measures to minimize the generation of construction wastes and to reuse/recycle construction waste as much as possible in the construction stage.

HERITAGE IMPLICATIONS

15. 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

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

BACKGROUND INFORMATION

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

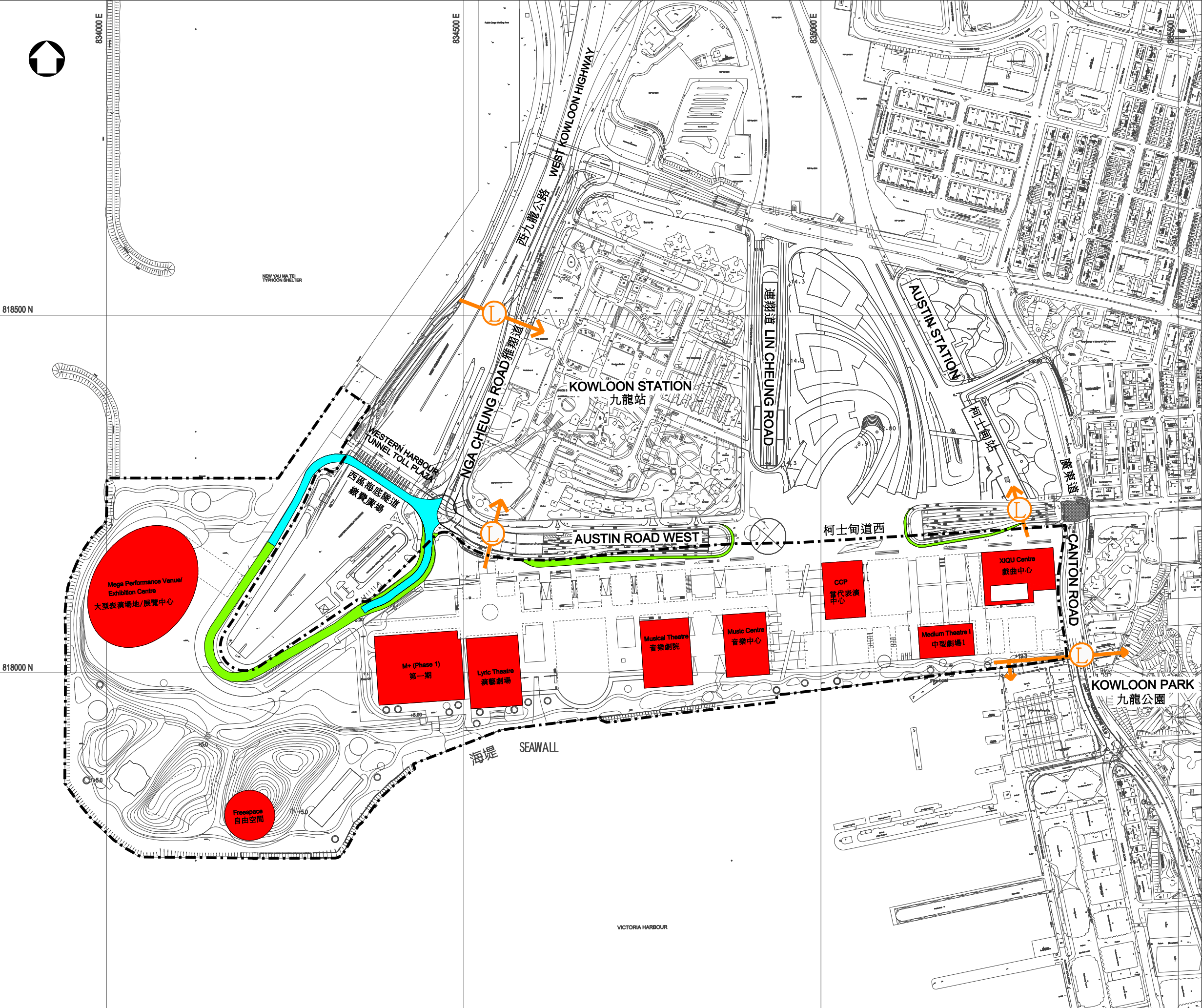
18. The proposed design and site investigation works will not directly involve any tree removal and planting proposal. We will take into consideration the need for tree preservation during the planning and design stages of the project. We will also incorporate, tree planting proposals, where possible,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

19. We estimate that the proposed design and site investigation works will create about 43 jobs (9 for labourers and another 34 for professional/technical staff) providing a total employment of 2 100 man-months.

WAY FORWARD

20. We intend to seek the funding support of the PWSC and the Finance Committee on 13 June 2012 and 6 July 2012 respectively for upgrading **753CL** to Category A for the proposed design and site investigation of the infrastructure works to support phase 1 of WKCD development.

Home Affairs Bureau
May 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
 - 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	
土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	



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
-設計及工地勘测

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 of f i c e

九龍拓展處
KOWLOON DEVELOPMENT OFFICE



土木工程拓展署
CIVIL ENGINEERING
AND DEVELOPMENT DEPARTMENT