

**Legislative Council
Panel on Home Affairs and Panel on Development
Joint Subcommittee to Monitor the Implementation of the
West Kowloon Cultural District Project**

Follow-up to meetings on 8 and 23 April 2013

1. Xiqu Centre design competition

The Administration/the West Kowloon Cultural District Authority (“WKCD”) was requested to provide –

- (a) information on the international practices to which WKCD had made reference in setting the adjudication criteria for the Xiqu Centre design competition and their respective weightings, in particular the weighting of the criterion on “cost aspects/value for money”; and**

Information on international design competitions collected by an independent professional advisor of WKCD is set out below –

Competition	Remarks
Helsinki Central Library Architectural Competition, Finland	The competition brief provided an estimated building cost of the project for reference. Five adjudication criteria were specified with no weighting assigned. Cost consideration was merely one of the factors listed under the criterion of “Feasibility”.
International Design Consultancy for The Waterfront at the Downtown at Marina Bay, Singapore	The competition brief provided an estimated project cost for reference. Adjudication criteria were not clearly specified.
WTO Architectural Design Competition Extension of the Centre William Rappard, Geneva, Switzerland	The competition brief provided an overall budget of the project for reference. Four adjudication criteria were specified

	with no weighting assigned. Cost consideration was merely one of the factors under the criterion of “Quality of the project in economic and ecological terms”.
Architectural Competition of the Stockholm City Library, Sweden	The competition brief provided a total project cost for reference. Four adjudication criteria were specified with no weighting assigned. Cost consideration was merely one of the factors under the criterion of “Feasibility”.

As observed from the above information, cost consideration is not usually included as a standalone adjudication criterion in international design competitions. The adjudication criteria of the Xiqu Centre Design Competition have been endorsed by the Design Competition Steering Committee, which includes members nominated by the Hong Kong Institute of Architects and Hong Kong Institution of Engineers, and an independent professional advisor.

In the Xiqu Centre Design Competition, all the contestants were provided with the same schedule of accommodation and cost information (budget for the Xiqu Centre according to the recommendations of the Consultative Committee on the Core Arts and Cultural Facilities of the WKCD (“CC”)). Each contestant was requested to submit their cost estimates with the assistance of their own cost consultants. WKCDA’s consultant Quantity Surveyor (“QS”) further evaluated the estimates submitted by the contestants and reported on the cost effectiveness of the design. The QS report was presented to the Jury Panel during adjudication. The Jury Panel members considered that the winning design was the most cost effective compared with other design submissions.

The purpose of the Xiqu Centre Design Competition is to select a design team with a design that can be further developed in detail and for construction. Value engineering and refinement will be made during the detailed design and construction stages to control cost and to ensure value for money. Nevertheless, given the need for stringent cost control, consideration will be given to increasing

the weighting of the criterion on “cost aspects/value for money” if WKCDA will launch any design competitions in future.

- (b) **details of the newly added features/facilities of the Xiqu Centre which were not accounted for in the original project estimate of \$1.3 billion in 2006, including the estimated construction costs of the respective features/facilities and the reasons for inclusion of them.**

Comparing with the original planned facilities for Xiqu Centre in the CC case, additional accommodation including arts education facilities and increased open space is included in the current scope of the Xiqu Centre (Phase I) in response to public views collected during the three-stage public engagement exercise. In addition, retail, dining and entertainment facilities (to provide recurrent revenues to offset the operating deficits) and open space which have been included in the overall WKCD project in the CC case but outside the scope of the original budget of \$1.3 billion for the Xiqu Centre are also included in the current design and corresponding \$2.7 billion budget. As the value engineering process is underway, a more accurate estimate of the construction costs of individual facilities in the building will be available after the detailed design has been finalized.

2. Implementation of the West Kowloon Cultural District (“WKCD”) project

The Administration/WKCDA was requested to provide –

- (a) **the latest timetable for completion of the key facilities and venues in WKCD; and**

Implementation of the key facilities is currently based on the proposed timetable submitted to the Joint Subcommittee vide CB(2)385/11-12(05) which is enclosed at **Annex I**.

- (b) **a copy of the relevant documents (e.g. discussion/information papers, minutes of meetings) in relation to consultation with the Yau Tsim Mong District Council on the accessibility and connectivity of WKCD with its neighbouring areas.**

Item (b) will be provided under “Integration and connectivity of WKCD with its neighbouring districts” scheduled for discussion at the Joint Subcommittee meeting on 10 July 2013.

3. Consultation with the Legislative Council (“LegCo”) and the public

WKCDA was requested to provide a written response on whether and how it would engage LegCo Members and the public in its next steps to take forward the WKCD project following the approval of the Development Plan by the Chief Executive-in-Council in January 2013.

WKCDA will continue to engage and consult LegCo members and the public on the WKCD development. WKCDA will also communicate with stakeholders and the community to garner their support as the project develops.

In addition, pursuant to section 20 of the West Kowloon Cultural District Authority Ordinance (Cap. 601), a Consultation Panel (“CP”) consisting of members from different sectors was established in January 2009 to gather public views on matters relevant to the functions of WKCDA. The CP will continue to promote the WKCD project to the public to enhance their understanding of the project on the one hand, and to distill public expectations/views to WKCDA on the other. It will help WKCDA to gauge public expectations/views on various aspects of the work of WKCDA.

4. Infrastructure works/communal facilities for the WKCD development

The Administration/WKCDA was requested to –

- (a) advise on the funding arrangements for the infrastructure works (e.g. construction of roads and pedestrian connections) which serve to support the respective development of the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link and WKCD; and**
- (b) provide details, including the construction costs, of the communal/government facilities and related engineering works for supporting the WKCD development which were to be funded and undertaken by the Government.**

A comprehensive traffic study, entitled “West Kowloon Reclamation Development¹ (“WKR”) Traffic Study” (“the Study”) was completed in 2009 by the Transport Department which reviewed the traffic conditions and recommended major road improvement projects to meet the future traffic demand of

¹ Major developments in WKR include the WKCD development, West Kowloon Terminus (“WKT”) of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (“XRL”) and the property developments above Austin Station, Kowloon Station and WKT.

WKRD. The Study also recommended conceptual proposals for future pedestrian links between WKRD and Jordan/Tsim Sha Tsui districts.

The major road improvement projects recommended under the Study are being implemented by the Highways Department in stages. In fact, the road improvement works relating to XRL have proceeded as parts of “57TR – Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link – construction of non-railway works” to tie in with the target commissioning of XRL in 2015. In addition, the investigation and design work for the remaining road improvement projects are being carried out under “855TH – Proposed Road Improvement Works in West Kowloon Reclamation Development, Phase 1 – Investigation, Design and Construction”. The construction works are expected to commence in 2014 and complete in stages starting from end-2015.

To take forward the concept proposals for future pedestrian links recommended in the Study, the Transport Department had completed a traffic study on the pedestrian links for West Kowloon Development Area and its connections with surrounding districts. Findings of the pedestrian links study were presented to the Traffic and Transport Committee of Yau Tsim Mong District Council in November 2012. As the feasibility of the two preferred options of pedestrian links identified under the study can only be ascertained in the next stage of the study, there is no firm programme at the current stage.

In addition to the above recommended/preferred transport infrastructure works, WKCDA, in the formulation of the Development Plan for WKCD, had proposed a series of public infrastructure projects to support the development of WKCD and to improve its accessibility and connectivity with the surrounding communities. As mentioned in the funding submission for the one-off \$21.6 billion endowment fund for WKCDA approved by the Finance Committee (“FC”) (vide PWSC(2008-09)31), other communal and government facilities and related engineering works for supporting the whole WKCD will be undertaken by the Government with funding approval for such works to be sought separately. These government infrastructure works will be implemented in phases to dovetail with the WKCD development. The Civil Engineering and Development Department has proceeded with the design and site investigation of these government infrastructure works under “753CL – Infrastructure

works for West Kowloon Cultural District, phase 1 – design and site investigation” as approved by FC (vide PWSC(2012-13)43).

5. Financial situation of and arrangements for the WKCD project

The relevant item will be reported under “Financial situation of and arrangements for the WKCD project” scheduled for discussion at the Joint Subcommittee meeting on 10 July 2013.

6. Development of M+

The Administration/WKCDA was requested to provide –

- (a) the membership list of the Interim Acquisition Committee established by the Board of WKCDA in June 2012; and**

The Chairman of the Interim Acquisition Committee is Dr. Victor LO Chung-wing, GBS, JP.

Other members of the committee are Ms. Claire HSU Man-kai, Mr. Warren LEUNG Chi-wo, Mr. David PONG Chun-yee and Ms. Nansun SHI.

- (b) information on the selection, reporting and approval procedures for acquisitions and acceptance of donations of artworks (including Dr Uli Sigg’s collection) by M+.**

The WKCDA has consulted the Independent Commission Against Corruption and the Museum Committee, and taken their comments and advice into account in formulating the procedures for acquisitions and acceptance of donations of artworks by M+. The acquisition procedures on selection, reporting and approval are laid down in the M+ Acquisition Policy, which has been uploaded to WKCDA’s official website (accessible at http://www.wkcda.hk/filemanager/en/content_283/Mplus_Acquisition_Policy_eng.pdf). Salient points are summarised as follows –

- All proposed acquisitions (both purchases and donations) will be carefully reviewed in accordance with the strategy and acquisition criteria as set forth in the M+ Acquisition Policy.
- A written justification recommending/supporting the proposed acquisitions is required for discussion and approval.

- Proposed acquisitions are to be approved by different tiers of authority according to the value of the work and the approving authority could set conditions including price ceilings for negotiation purpose. Acquisitions exceeding a certain specified amount have to be submitted to the Board for approval.
- Procedures on avoidance of conflict of interest of staff who are involved in the acquisitions and Chairman/members of the authorities involved in advising on/approving acquisitions are set out in the Acquisition Policy.
- M+ management is required to report to the Museum Committee and the Board on acquisitions made on a regular basis.

7. The park development in WKCD

WKCDA was requested to provide supplementary information on the tree nursery being built in preparation for the future park in WKCD, including the area of the site involved and whether it was intended as a temporary facility.

The tree nursery is located at the western part of WKCD covering an area of about 1.8 hectares. It is temporary in nature and will provide trees for the park development. The tree nursery will be divided into four zones, namely “woodland”, “waterfront”, “urban forest” and “orchard” corresponding to the landscape diversity in Hong Kong. A copy of the Temporary Tree Nursery Master Plan is attached at **Annex II**.

In formulating the Development Plan for WKCD, landscape concept and planting strategy for the park was prepared with the advice of specialist landscape architectural sub-consultants. The types of plants to be selected would reflect the public aspiration consolidated in the PE exercises to build a park matching the arts and cultural ambience of WKCD. WKCDA would consider further consulting relevant experts and departments such as Leisure and Cultural Services Department as appropriate when the park comes into detailed design stage.

Annex I

Proposed Timetable for WKCD Facilities Completion

Phase	Target Completion Year	Key Facilities and Venues
Phase 1	2014-2015	Arts Pavilion
		Great Park (Early portion of the Park)
	2015-2017	Xiqu Centre (Main Theatre, Tea House and Arts Education Facility)
		Free Space (with Music Box) and Outdoor Theatre
		Centre for Contemporary Performance (3 Blackboxes and Arts Education Facility)
	2017-2020	M+ (Phase I)
		Lyric Theatre
		Medium Theatre I
		Music Centre (Concert Hall, Recital Hall and Arts Education Facility)
		Mega Performance Venue **
		Exhibition Centre **
		Musical Theatre **
	Phase 2	Beyond 2020
Great Theatre		
Medium Theatre II		
Xiqu Small Theatre		

**** Subject to alternative funding options.**

TREE NURSERY MASTER PLAN

臨時苗圃大綱圖

Annex II

附件二

4/9 Feb 2011

