

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

Follow-up to meeting on 25 February 2013

(A) The approved Development Plan ("DP") of the West Kowloon Cultural District ("WKCD")

1. In respect of the approved DP and the key development parameters of WKCD, the Administration/the West Kowloon Cultural District Authority ("WKCDA") was requested to:

- (a) provide a three-dimensional plan showing the building height profile of future developments in WKCD;
- (b) provide information on the measures/facilities to be put in place to enhance pedestrian accessibility to and within WKCD, as well as to improve the connectivity of WKCD with its neighbouring districts (in particular Yau Ma Tei and Jordan areas);
- (c) explain whether the approved DP and the key development parameters could be amended and if so, the procedures required for making such applications; and
- (d) respond to a member's suggestion that the Administration/WKCDA should consider increasing the maximum plot ratio for the WKCD site, say, from 1.81 to 3, given the scarcity of land resources in Hong Kong and the calls of the arts and cultural sectors for providing more arts and cultural facilities in WKCD.

2. Members noted from paragraph 12 of the Administration's paper (LC Paper No. CB(2)658/12-13(01)) that WKCDA would commission a consultancy study to formulate an appropriate development approach to implement the integrated design as envisaged in the Conceptual Plan "City Park" designed by Foster + Partners. WKCDA was requested to:

- (a) provide information on the purposes of and timetable for the aforementioned consultancy study, as well as whether and how the public and the Legislative Council Members would be engaged in the study; and
 - (b) explain whether, and to what extent, the study would impact upon the current works projects being undertaken by WKCDA.
3. In respect of the development mix for WKCD, WKCDA was requested to:
 - (a) provide information on how the type/mix of retail, dining and entertainment uses would be determined and whether preference would be given to small local operators; and
 - (b) advise on whether designated areas/facilities would be provided to local young budding artists and small-sized arts groups to stage performances in WKCD and if so, the relevant details.
4. The Administration/WKCDA was requested to respond to some members' concerns about air ventilation and air quality in WKCD, and a view that on-shore electricity supply should be provided for cruises berthing at the Ocean Terminal so as to reduce emissions from the cruises which would affect the air quality in WKCD.

(B) Xiqu Centre Design Competition

1. Members noted that based on the chosen design, the estimated cost for the Xiqu Centre (Phase 1) and related facilities was about HK\$2.7 billion (at money-of-the-day prices). However, the cost estimate for the relevant parts of the Xiqu Centre in 2006 was HK\$1.3 billion. WKCDA was requested to:
 - (a) provide detailed explanations for the substantial increase in the estimated cost, including the extent to which the cost increase was caused by construction cost escalation and/or a revision/enhancement of the project scope; and
 - (b) provide a breakdown of the latest cost estimate of HK\$2.7 billion and advise on whether and how the cost could

be reduced.

2. WKCDA was requested to provide information on the financial arrangements considered/to be adopted to ensure completion of the planned facilities in WKCD within the approved upfront endowment of HK\$21.6 billion.

3. As regards the design competition for the Xiqu Centre, the Administration/WKCDA was requested to:

- (a) advise on whether WKCDA had made known to the shortlisted design teams the estimated cost for the Xiqu Centre and related facilities in 2006 (i.e. HK\$1.3 billion);
- (b) consider members' suggestion to review the weighting of the assessment criteria to be adopted for the forthcoming design competitions for WKCD, given that the weighting of "cost aspect/value for money" in assessing the design submissions was only 10%; and
- (c) provide information on the role and involvement of the Government in monitoring the conduct of the Xiqu Centre design competition and the measures adopted by WKCDA to contain the cost of the Xiqu Centre.

4. WKCDA was requested to give an account of the background leading to its decision to adopt "Xiqu Centre" as the English name for "戲曲中心" and advise on whether the English name would be changed.

5. In connection with the future mode of operation of the Xiqu Centre, WKCDA was requested to advise on whether and how an artistic accountability system would be implemented.