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

**Background brief prepared by the Legislative Council Secretariat
for the meeting on 24 January 2014**

Progress on Arts Pavilion

Purpose

This paper provides background information on the Arts Pavilion of the West Kowloon Cultural District ("WKCD") and highlights the relevant views of the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project ("the Joint Subcommittee").

Background

2. The Arts Pavilion, located in the eastern portion of the Park on the waterfront of WKCD and with a gross floor area of 470 square metres, aims to provide an exhibition and event space for artists, designers, organizations and other parties to stage independent small-scale exhibitions and events in WKCD. It is among the first batch of facilities to be delivered in WKCD and is planned to be completed in 2015. In the run-up to the completion of the M+ in late 2017, the Arts Pavilion will also serve as the museum's primary site for its exhibitions, to further extend the museum's mission into the Park and public sphere.

3. At the meeting of the former Joint Subcommittee formed in the last term of the Legislative Council ("LegCo") on 27 June 2012, members noted that in addition to Xiqu Centre and M+, the Arts Pavilion had also been chosen as a suitable venue for holding design competition. According to the West Kowloon Cultural District Authority ("WKCDA"), the participation of designers from both newer and established practices and from universities was anticipated for the Arts Pavilion Design Competition, which was scheduled to be launched in 2013.

Members' views

4. The planning and development of the Arts Pavilion had not been specifically discussed by the Joint Subcommittee or the former Joint Subcommittee. Nevertheless, members had expressed views on issues relating to the designs and project costs of the facilities in WKCD in the context of discussing the progress of the design competitions for WKCD and the planning and development of Xiqu Centre and M+. Members' views are highlighted in the ensuing paragraphs.

Consistency of designs of various facilities in WKCD

5. In the context of the discussion of the former Joint Subcommittee on the progress of the design competitions for the implementation of the WKCD project, concern was raised about the consistency of the winning designs of the design competitions with the City Park conceptual plan ("CP") designed by Foster+Partners ("F+P"). WKCD assured members that all the facilities in WKCD would be built within the context of the Development Plan ("DP") for WKCD and the urban design guidelines under the F+P scheme. The main purpose of DP was to lay out WKCD area and set apart the land for various arts and cultural facilities; for other land uses such as commercial, hotel, retail and public open spaces; and for internal infrastructural projects. DP, which was formulated on the basis of F+P's CP, took into account the development parameters that had been set out in the relevant draft Outline Zoning Plan. While each individual facility could preserve its distinctiveness, consistency of all facilities in WKCD could be maintained.

Project costs of facilities in WKCD

6. When the Joint Subcommittee was briefed on the process and result of the Xiqu Centre Design Competition at its meeting on 25 February 2013, members expressed grave concern that the estimated cost for Xiqu Centre (Phase 1) and related facilities based on the chosen design, which stood at \$2.7 billion in money-of-the-day ("MOD") prices, was more than double the cost estimate for the relevant parts of Xiqu Centre in 2006. Noting that the "cost aspect/value for money" criterion only carried a weighting of 10% in the assessment of the submissions for the Xiqu Centre and M+ design competitions, members expressed the view that WKCD should increase the weighting of the "cost aspect/value for money" criterion when launching design competitions for other facilities in WKCD to ensure that due regard was given to the cost aspect. Members considered it important for WKCD to contain the costs of developing the various facilities through, among others, ensuring and enhancing cost-effectiveness in the design process.

7. WKCDA explained to the Joint Subcommittee that as the adjudication criteria for the M+ Design Competition had been approved by the Board of WKCDA before the competition was launched in September 2012, the management of WKCDA was not in a position to change the criteria and the weightings assigned part-way through the competition. Nonetheless, WKCDA would attach importance to cost control and endeavour to ensure value for money in implementing the M+ project. Given the need for stringent cost control, WKCDA would consider increasing the weighting of the adjudication criterion on "cost aspect/value for money" if it would launch any design competitions in future.

Latest development

8. The Arts Pavilion Design Competition was launched on 27 September 2013. It is a single-stage competition which intends to lead to the award to the First Prize winning team of the contract for consultancy services for the detailed design and implementation of the Arts Pavilion. According to the competition documents issued by WKCDA which is available on its website, the budget for the construction of the Pavilion is HK\$20 million (in MOD prices), excluding fees and other project expenses. The assessment criteria of the competition are in **Appendix I**. At the meeting of the Joint Subcommittee on 29 November 2013, members were advised that a total of 127 registrations had been received by WKCDA, of which over 100 teams satisfied the initial registration verification. According to WKCDA, adjudication of the competition entries was held in December 2013 and the result of the competition is expected to be announced in early 2014.

9. The Administration and WKCDA will brief the Joint Subcommittee on the latest progress and planned uses of the Arts Pavilion at the meeting on 24 January 2014.

Relevant papers

10. A list of the relevant papers on the LegCo Website is in **Appendix II**.

Assessment Criteria of the Arts Pavilion Design Competition

<p>VALUE FOR MONEY</p> <p>Assessment considerations include (but not limited to):</p> <ul style="list-style-type: none"> ● Appropriateness of design; cost effectiveness of design and the estimated construction cost, not exceeding a budget of HK\$20 million (money-of-the-day ("MOD") prices), and future maintenance considerations; and ● For the avoidance of doubt, if the estimated construction cost, in the opinion of the West Kowloon Cultural District Authority ("WKCD"), will exceed the budget of HK\$20 million (MOD prices), the jury panel will take this criterion in serious consideration over other criteria and adverse effect will be caused on evaluation of the result and position of the design submission.
<p>ARCHITECTURAL DESIGN ASPECTS</p> <p>Originality and Effectiveness of the Overall Design</p> <p>Assessment considerations include (but not limited to):</p> <ul style="list-style-type: none"> ● Providing an inviting and clear approach to the Pavilion; ● Success and originality in the organization of the Pavilion's space to achieve the required flexibility and adaptability in use, as stated in the Design Brief; ● Quality and variety of display spaces in accordance with requirements stated in the Design Brief; and ● Success in relating indoor and outdoor spaces, in accordance with requirements stated in the Design Brief. <p>Compatibility and Adaptability to the layout of local district</p> <p>Assessment considerations include (but not limited to):</p> <ul style="list-style-type: none"> ● Creating a successful relationship between the Pavilion and its surroundings.
<p>TECHNICAL DESIGN ASPECTS</p> <p>Functionality, Buildability, Effectiveness and Compliance with Statutory Requirements</p> <p>Assessment considerations include (but not limited to):</p> <ul style="list-style-type: none"> ● Demonstration of an understanding of the required organization and technical functionality of a basic exhibition space dedicated to showcasing various disciplines of visual culture; and ● Compliance with local ordinances/regulations. <p>Construction Programme Consideration</p> <ul style="list-style-type: none"> ● Compliance with construction programme requirements; and ● Appropriateness of design and construction systems.
<p>SUSTAINABLE DESIGN ASPECTS</p> <p>Assessment considerations include (but not limited to):</p> <ul style="list-style-type: none"> ● Innovative sustainable design features; energy efficiency; and ● Sustainable construction systems; and universal accessibility provisions.

Source: Design Competition Brief, Rules and Conditions for the Arts Pavilion Design Competition (English version only), which is available on WKCD's website

Appendix II

Relevant papers on Progress on Arts Pavilion

Committee	Date of meeting	Paper
Former Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project formed in the Fourth Legislative Council	27.6.2012 Item II	Agenda Minutes
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	25.2.2013 Item III	Agenda Minutes
	8.4.2013 Item II	Agenda Minutes
	23.4.2013 Item II	Agenda Minutes
	29.11.2013 Item III	Agenda

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