

# 立法會 *Legislative Council*

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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 28 May 2014**

### **Implementation of the West Kowloon Cultural District integrated basement**

#### **Purpose**

This paper highlights the major views and concerns of the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project ("the Joint Subcommittee") on the implementation of the integrated basement in the West Kowloon Cultural District ("WKCD").

#### **Background**

2. WKCD is planned to be developed by means of a Development Plan ("DP") prepared under section 21 of the West Kowloon Cultural District Authority Ordinance (Cap. 601) ("WKCDAO"). Pursuant to section 21(5)(b) of WKCDAO, the West Kowloon Cultural District Authority ("WKCDA") is required to ensure compliance of the DP with the development parameters and other requirements or conditions specified in the South West Kowloon Outline Zoning Plan, which include, among others, provision of not less than 23 hectares of public open space in WKCD.

3. To facilitate the preparation of the DP, WKCDA conducted a three-stage public engagement exercise from 2009 to 2011. In March 2011, WKCDA selected the "City Park" conceptual plan designed by Foster+Partners ("F+P") as the preferred Conceptual Plan Option ("CPO")<sup>1</sup> for the development of WKCD. According to F+P's concept, WKCD will feature an integrated basement where

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<sup>1</sup> WKCDA appointed three consultants to prepare proposed CPOs for WKCD in July 2009. The three proposed CPOs were "City Park" designed by F+P, "Cultural Connect: Key to Sustained Vitality" designed by Rocco Design Architects Limited, and "Project for a New Dimension" designed by Office for Metropolitan Architecture.

all vehicular traffic, ancillary parking and loading/unloading facilities will be put underground, so as to free up space for arts and cultural use and create a pedestrian-friendly environment at the ground level. The WKCD DP, which was prepared based on F+P's concept, was approved by the Chief Executive in Council in January 2013.

4. When the subject of the financial situation of and arrangements for the WKCD project was discussed at the meeting of the Joint Subcommittee on 3 July 2013, the Administration advised members of its initial plan for the implementation of the integrated basement. According to the Administration, having regard to the considerations that the integrated basement was not covered in the recommendations of the Consultative Committee on the Core Arts and Cultural Facilities of WKCD ("CC Case") in 2007 and was one of the major factors for the project cost escalation, the Administration intended to fully fund the capital works of the integrated basement as general enabling works to facilitate the development of the whole WKCD project, subject to funding approval by the Legislative Council ("LegCo").

### **Members' concerns**

5. Issues relating to the implementation of the WKCD integrated basement were discussed at the meetings of the Joint Subcommittee on 3 July, 10 July, 29 November 2013 and 24 January 2014. Members' major views and concerns are summarized in the ensuing paragraphs.

#### *Funding arrangements*

6. Some members queried why the public infrastructure works for WKCD, including the integrated basement, had not been accounted for in the Administration's funding submission to LegCo for the provision of the one-off upfront endowment of \$21.6 billion to WKCDA in 2008. Hon Gary FAN considered that as the basement design was featured in all three CPOs for WKCD prepared by the consultants appointed by WKCDA, the Administration should have recognized the need for constructing an integrated basement in the early planning stage of WKCD. He questioned whether the Administration's proposal to undertake and fully fund the capital works of the integrated basement was an attempt to cover up the overspending of the WKCD project and bypass LegCo's monitoring of the project expenditure.

7. The Administration clarified that when the funding proposal for the upfront endowment fund was submitted to LegCo in 2008, Members were

advised that while WKCD would cover the design and construction costs for the arts and cultural facilities with the endowment fund, other communal and government facilities and related engineering works for supporting the whole WKCD would be undertaken by the Government and funding approval for such works would be sought from LegCo separately. In January 2013, the Finance Committee of LegCo approved funding of \$478 million (money-of-the-day prices) for the design and site investigation of government infrastructure works for supporting Phase 1 of the WKCD project.

8. The Administration further explained that the provision of an integrated basement was not included in the original scope of the WKCD project as per the CC Case in 2007, nor was it accounted for in the estimate for the endowment fund for the WKCD project approved by LegCo in 2008. The basement design was proposed in the three CPOs for WKCD prepared and presented for consultation with the public in 2009-2011, after LegCo's funding approval of the endowment fund was sought. Given that the integrated basement proposed by F+P was an integral part of DP and an essential feature to meet the statutory minimum requirement for 23 hectares of public open space in WKCD, and the provision of an integrated basement was not covered in the CC case and was one of the major factors for the project cost escalation, the Administration planned to fully fund the capital works of the integrated basement as general enabling works to facilitate the development of the whole WKCD project. The Administration stressed that it had no intention of bypassing LegCo, as all funding proposals for the public infrastructure works for WKCD, including the integrated basement, were subject to approval by LegCo.

9. Members requested the Administration to provide more details to LegCo on its proposal for the implementation of the integrated basement, including the estimated construction costs and funding required for the project team of the basement. The Administration advised that as a preliminary ballpark estimate, the capital costs of the public infrastructure works for WKCD, including the integrated basement, to be undertaken and funded by the Government would exceed \$10 billion. A more accurate and realistic estimate would be available after the relevant technical assessments and designs of the works involved had been completed. The Administration would submit detailed funding applications for the public infrastructure to LegCo as and when appropriate.

10. Hon Christopher CHUNG considered that although the Government had not made additional capital injection into WKCD to supplement the upfront endowment fund for the WKCD project, it had, in effect, given additional funding support to WKCD through fully funding the capital works of the integrated basement. The Administration was requested to provide details on the respective funding responsibility of the Government and WKCD for the development of public infrastructure for WKCD when the funding proposal for

the endowment fund was submitted to LegCo in 2008, as well as information on the costs covered by the Government for WKCDA in implementing the integrated basement.

*Design, construction and management of the basement*

11. Hon Tony TSE considered that the successful implementation of the "City Park" concept underpinning the overall design of WKCD hinged largely on how the integrated basement was to be taken forward, as all vehicular traffic, parking and loading/unloading activities would be put underground and confined in the integrated basement. He called on the Administration and WKCDA to engage relevant professionals to undertake the design and construction works of the integrated basement, which should be carefully designed and managed with due regard to the underground air quality and temperature.

12. The Administration advised the Joint Subcommittee that as complicated technical and architectural interfacing issues were involved in the design and construction of the integrated basement as well as the management, operation and maintenance of different types of facilities (viz. public infrastructure works, WKCDA facilities and facilities for the topside hotel, office and residential development), it planned to invite the Development Bureau/Civil Engineering and Development Department to take up the implementation of the capital works of the integrated basement, subject to availability of staffing resources. The Administration would make a separate funding application to LegCo on the integrated basement, including the capital costs and funding for the project team of the basement.

13. On members' concern about the environmental impact of the implementation of the integrated basement, WKCDA assured the Joint Subcommittee that it attached great importance to the underground air quality of WKCD. An environmental impact assessment had been conducted on the proposal for providing vehicular access and servicing facilities in the basement of WKCD. The ventilation system at the basement would be carefully designed and positioned to deal with vehicle emissions inside with due consideration for air quality and comfort level. The use of eco-friendly vehicles in WKCD would also be encouraged.

**Latest development**

14. The Administration and WKCDA will brief the Joint Subcommittee on the proposal for the implementation of the WKCD integrated basement at the meeting on 28 May 2014.

**Relevant papers**

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

Council Business Division 2  
Legislative Council Secretariat  
23 May 2014

**Relevant papers on  
Implementation of the West Kowloon Cultural District  
integrated basement**

<b>Committee</b>	<b>Date of meeting</b>	<b>Paper</b>
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	3.7.2013 Item II	<a href="#">Agenda</a> <a href="#">Minutes</a>
	10.7.2013 Item II	<a href="#">Agenda</a> <a href="#">Minutes</a>
	29.11.2013 Item III	<a href="#">Agenda</a> <a href="#">Minutes</a>
	24.1.2014 Item II	<a href="#">Agenda</a> <a href="#">Minutes</a>

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