

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

立法會民政事務委員會與發展事務委員會
監察西九文化區計劃推行情況聯合小組委員會

Progress Update on Implementation of the
West Kowloon Cultural District Integrated Basement
西九文化區綜合地庫發展進度匯報

12/1/2015

Scope of Progress Update

進度匯報範圍

- WKCD integrated basement implementation progress
西九文化區綜合地庫發展的最新進展
- Timeline for funding applications in coming years
預計來年撥款申請時間表
- Alternative funding arrangement for first stage of design and advance works of integrated basement
首階段綜合地庫設計及前期工程資金替代安排

WKCD Integrated Basement

西九文化區綜合地庫

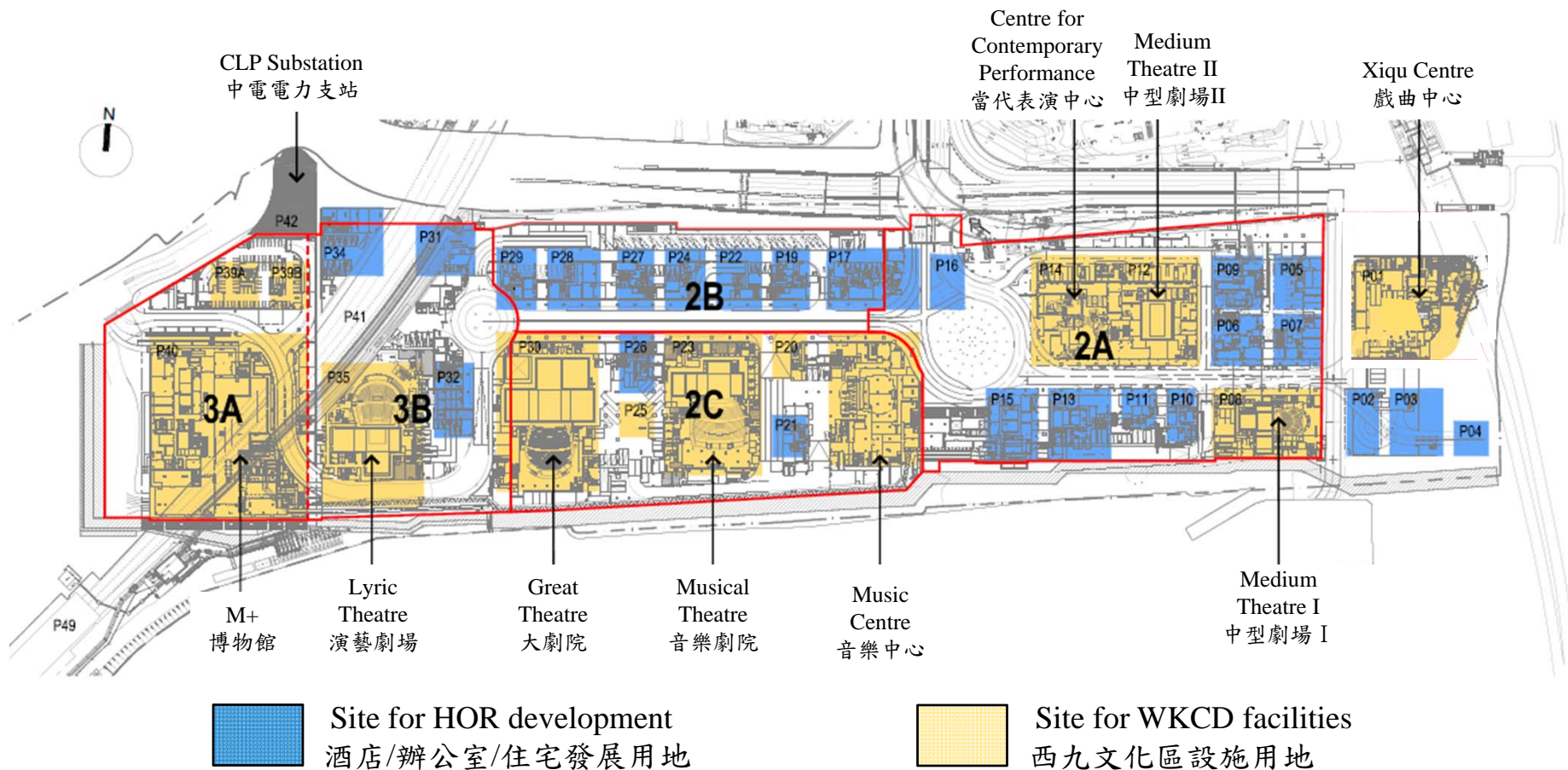
Importance of Integrated Basement 綜合地庫的重要性

- To create vehicular-free environment
以創造地面無車環境
- To meet the statutory public open space requirement of not less than 23 ha
以符合面積不少於23公頃
公眾休憩用地的法定要求
- To serve as the backbone infrastructure of WKCD
以作為支持西九文化區基建
設施的中樞骨幹



Phasing Plan of Integrated Basement

西九文化區綜合地庫分區圖

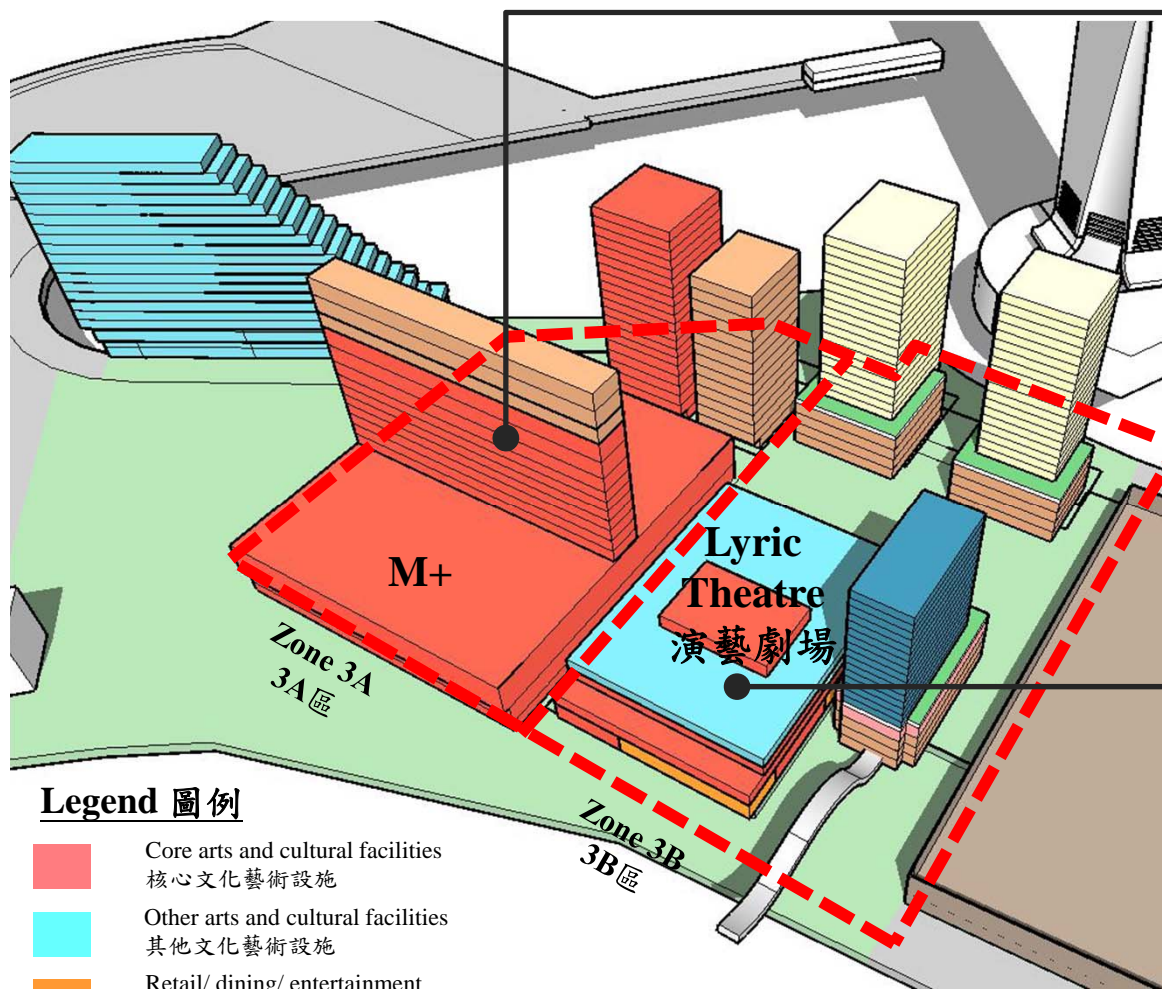


Notes 備註:

- The demarcation between the different zones is subject to study during design stage of the integrated basement project
發展分區分界有待綜合地庫詳細設計核實。
- The sites for HOR developments also consist of RDE, OACF and basement parking facilities of WKCD
酒店/辦公室/住宅發展用地亦包括西九管理局的零售/餐飲/消閒設施、其他文化藝術設施及地庫泊車設施。

Scope of First Stage Integrated Basement Works

首階段綜合地庫工程範圍



Legend 圖例

- Core arts and cultural facilities
核心文化藝術設施
- Other arts and cultural facilities
其他文化藝術設施
- Retail/ dining/ entertainment
零售、餐飲及消閒設施
- Residential
住宅
- Office
辦公室

M+ Foundation Works

M+地基工程:

- Commenced in August 2014
已於2014年8月展開
- Target completion in Q3 2015
預計於2015年第三季完成
- Allowed as options in M+ foundation works contract for proposed advance works for Zone 3A
已把擬議3A區前期工程，以選項方式納入地基工程合約內

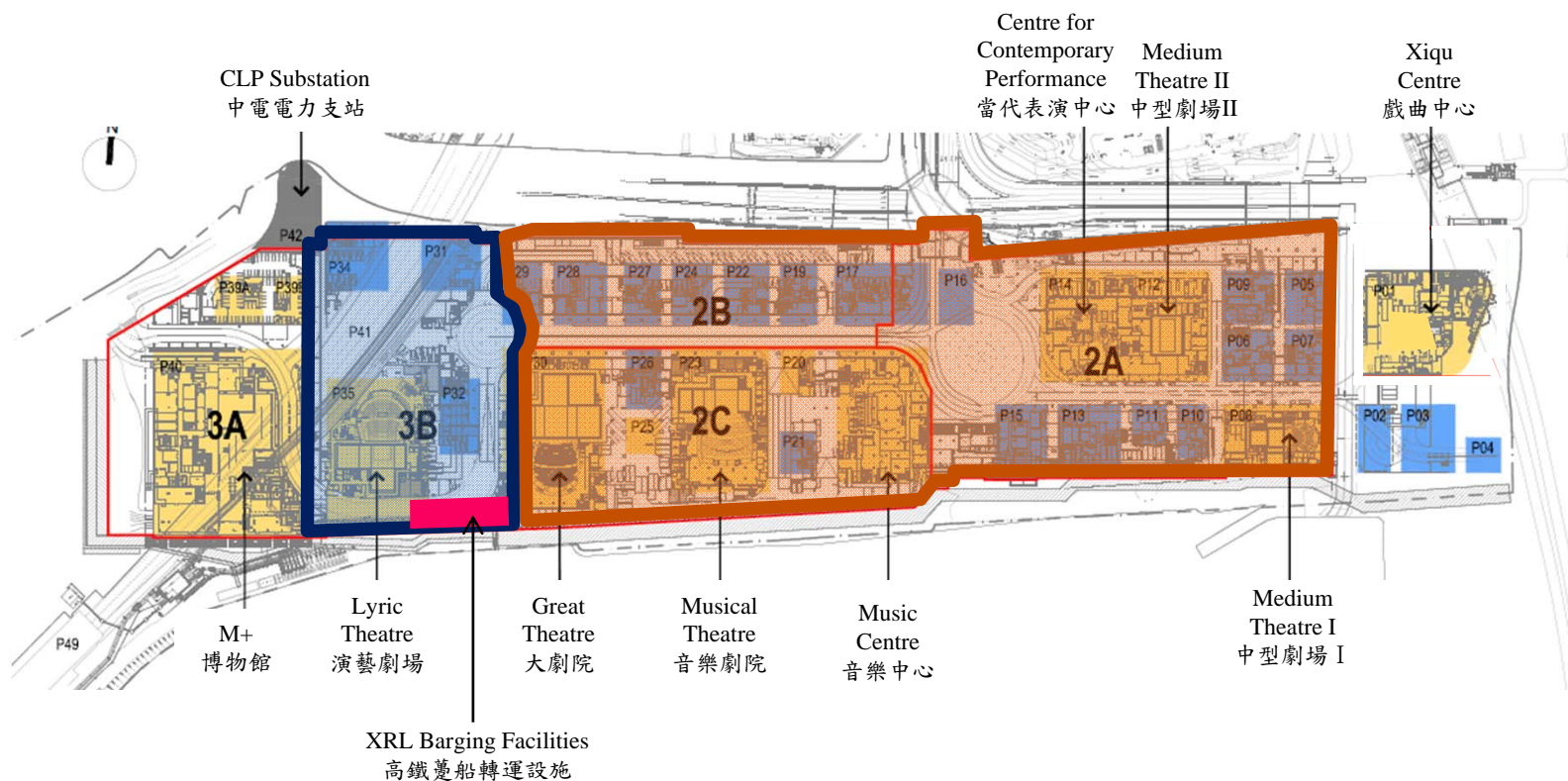
Zone 3B Integrated Basement Design

演藝劇場的地庫設計:

- Commenced in October 2014
已在2014年10月開展
- Allowed as options in Lyric Theatre Design Consultancy for proposed design work for Zone 3B of integrated basement
已把擬議綜合地庫3B區設計，以選項方式納入演藝劇場設計顧問合約內

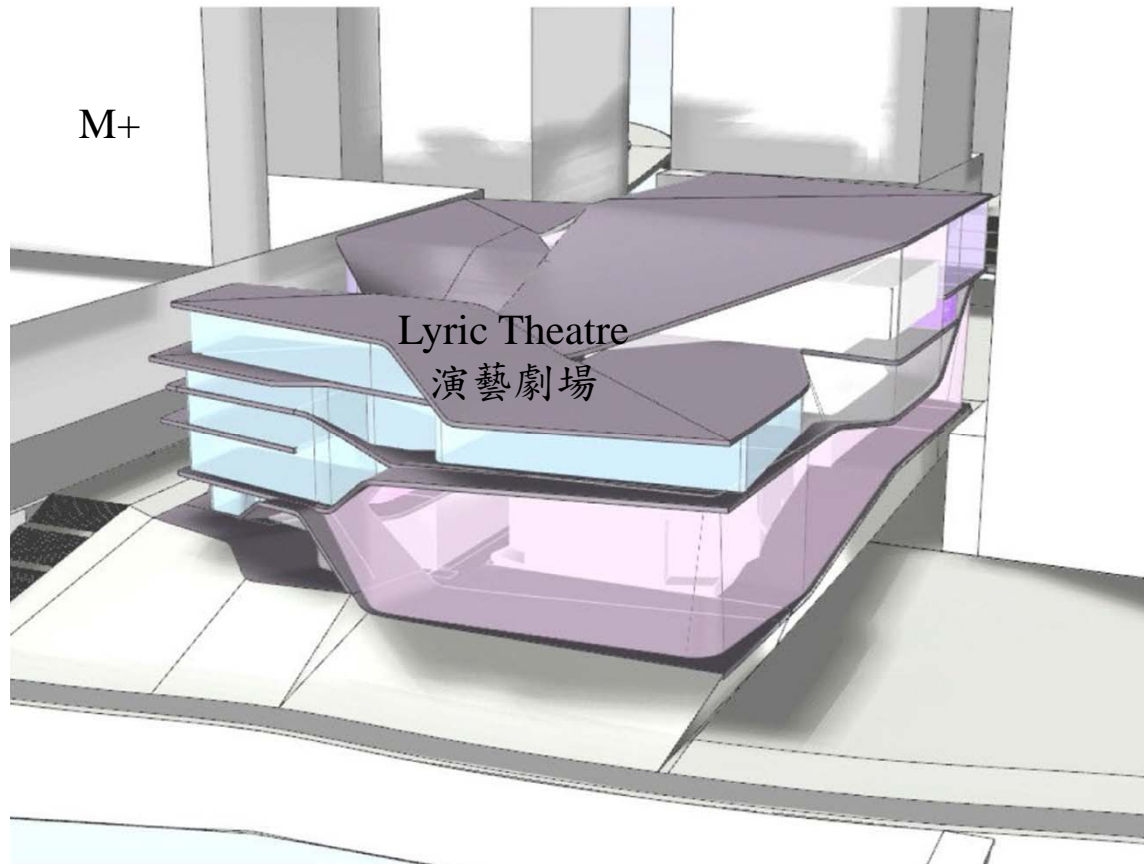
Interface with XRL Project 與高鐵項目的配合事宜

| Item 項目 | Targeted Site Hand Over Date 預計工地交還日期 |
|---|--|
| Works Area of XRL's barging facilities in Zone 3B 3B區內高鐵躉船轉運設施工地 | around Q4 2016 (tentative) 約於2016年第四季(暫定) |
| XRL works area in Zones 2A, 2B and 2C 2A區、2B區和2C區高鐵工地 | in phases between 2016 & 2017 分階段於2016年至2017年年間 |



Review of Lyric Theatre Design

檢視演藝劇場設計



- Reviewing scope of facilities in Lyric Theatre in response to demand from stakeholders of film industry and arts sector
應電影界和藝術界持份者訴求，檢討演藝劇場擬議設施
- Technical feasibility study in progress
技術可行性研究中
- To further consult stakeholders of arts sector before decision making
進一步諮詢藝術界持份者意見才作決定

Rough Cost Estimate of Main Integrated Basement

主綜合地庫的粗略成本估算

| Item 項目 | Rough Cost Estimate 粗略成本估算 (in MOD prices) (按付款當日價格計算) |
|--|---|
| Integrated basement 綜合地庫 | \$19 billion 約190億 |
| Public infrastructure works 公共基礎建設 | \$4 billion 約40億 |
| Entire main integrated basement 整個主綜合地庫 | \$23 billion 約230億 |

Note: The above rough cost estimates were derived in mid-2013 on the assumptions that construction of the integrated basement would start in 2014 for completion in one go by 2020. The above estimates have not taken into account the impact of the delay in the XRL project.

註：上述粗略的成本估算是於2013年年中得出及假設綜合地庫的建造在2014年展開，並於2020年一次過完成。上述估算並未計及高鐵項目延誤的影響。

Timeline for Funding Applications in Coming Years

預計來年撥款申請時間表

| Item 項目 | Rough Cost Estimates of Funding to be sought 擬申請撥款的粗略成本估算 (in MOD prices) (按付款當日價格計算) | | Tentative Schedule of Funding Applications 暫定撥款申請時間 |
|--|--|-------------------------------------|--|
| | Integrated Basement 綜合地庫 | Public Infrastructure Works 基建工程 | |
| i) Second stage of design, site investigation (SI) and advance works comprising 第二階段設計、工地勘測及前期工程包括: a) Construction of foundation works for basement structures, underground road and protection works for the existing Airport Express tunnels at Zone 3B 建造綜合地庫3B區的地庫結構、地下行車路及現有機場快綫隧道保護工程的地基工程 b) Detailed design and SI for basement structures at Zone 2A 綜合地庫2A區地庫結構的詳細設計及工地勘測 c) Preliminary design and SI for basement structures at Zones 2B and 2C 綜合地庫2B及2C區地庫結構的初步設計及工地勘測 | about \$ 1 billion 約十億元 | about \$ 1 billion 約十億元 | mid 2015 2015年中 |
| ii) Construction of underground road and associated PIW at Zone 3A 建造綜合地庫3A區的地下行車路及相關公共基礎建設工程 | about \$ 3 billion 約三十億元 | about \$ 1 billion 約十億元 | mid to late 2015 2015年年中 至年尾 |
| iii) Construction of basement structures, underground road and associated PIW at Zone 3B 建造綜合地庫3B區的地庫結構、地下行車路及相關公共基礎建設工程 | | | 2016/17 |
| iv) Construction of basement structures, underground road and associated PIW at Zone 2B 建造綜合地庫2B區的地庫結構，地下行車路及相關公共基礎建設工程 | about \$ 3 billion 約三十億元 | about \$ 1 billion 約十億元 | 2016/17 |

Alternative Funding Arrangement for First Stage of Design and Advance Works for Integrated Basement 首階段綜合地庫設計及前期工程的資金替代安排

- Funding application submitted to PWSC in June 2014 still awaiting consideration
2014年6月向工務小組委員會提交的撥款申請仍有待審議
- Additional cost estimated by WKCDA to be \$20 million for each month of delay in completion of M+
因推遲M+完工日期，管理局估計每月額外開支至少2千萬元
- Unconditional commitment made by WKCDA to charge the cost of the advance works to its endowment fund in order to mitigate cost overrun and delay
為減少工程超支及延誤，管理局決定承擔有關工程費用，並沒有附帶任何條件
- Government withdrew the funding application from PWSC
政府已撤回向工務小組委員會提交的撥款申請

Next Step

下一步

- Government plans to seek FC's approval for the second stage funding application in mid-2015, including the costs of advance works for Zone 3A and the design of Zone 3B integrated basement undertaken by WKCDA on behalf of the Government.

政府計劃於2015年年中向財委會提出第二階段撥款申請。撥款申請將包括管理局為政府進行的綜合地庫3A區前期工程及3B區設計的成本

Thank You
謝謝