

**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 meeting on 24 November 2015**

**Update on the progress of the West Kowloon Cultural District development**

**The Administration was requested to provide the timetable for the handover of the works areas for the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (“XRL”) within West Kowloon Cultural District (“WKCD”) by the MTR Corporation Limited (“MTRCL”) to the Administration/West Kowloon Cultural District Authority (“WKCDA”).**

At present, most of the land within Zones 2A, 2B and 2C for construction of the WKCD integrated basement are temporarily occupied by MTRCL as works area for the XRL project for construction of West Kowloon Terminus (“WKT”) of the XRL. After the completion of relevant construction works for the XRL project, MTRCL will hand over the works areas to WKCDA in phases for construction of the WKCD integrated basement and other facilities. The current status of various zones is as follows:

The whole WKCD is about 40.9 hectares (ha). The zoning plan of the WKCD integrated basement is at **Annex**. For constructing the WKT, the MTRCL needs to use the land adjacent to the WKT to accommodate plant, materials and associated construction facilities. Hence, a total of about 15.7 ha in the WKCD (which accounts for about 38% of the total area of the WKCD) have been allocated to MTRCL for use as temporary works areas of the XRL. The temporary works areas are located within Zones 1A, 2A, 2B and 2C of the WKCD integrated basement, with some areas within Zones 3A and 3B of the WKCD and the Park.

To date, MTRCL has handed over about 3.5 ha (about 9% of the total area of the WKCD or 22% of the temporary works areas occupied by MTRCL) to facilitate WKCDA’s construction of Xiqu Centre, M+ and the Park. These include most part of Zone 1A and all the occupied areas of Zone 3A of the integrated basement and the Park sites. As regards the remaining 12.2 ha currently being occupied by MTRCL, they are

mainly located within Zones 2A, 2B and 2C of the integrated basement. The Government has initially agreed with MTRCL and WKCD the timetable for handing over around 0.8 ha of the temporary works areas located within Zones 3B, 2B and 2C to WKCD next year. As for the remaining 11.4 ha, about half (5.7 ha) is located within Zone 2A of the integrated basement. The timetable for handover of this area will depend on the completion date for the construction of the WKT and the enabling works for the WKCD topside developments in this zone. Upon completion of the XRL project (latest target being the third quarter of 2018), the areas within Zone 2A would be returned to the Government for the construction of WKCD facilities.

The remaining half (5.7 ha) of the sites in the WKCD being occupied by MTRCL, which is located within Zones 2B and 2C, are mainly used as temporary supporting works areas for the XRL project. Subject to the land sale programme of hotel, office and residential development designated for Zone 2B, and the development plan for the Batch 3 arts and cultural facilities (e.g. Great Theatre, Musical Theatre and Music Centre) in Zone 2C, the Government will work out with MTRCL a feasible timetable for handover of the sites to tie in with WKCD's implementation for these two zones, which can be before the completion of the WKT/XRL in the third quarter of 2018.

The following table summarizes the areas occupied by MTRCL and the tentative timeline/plan for handing them over to WKCD:

<b>Site Location</b>	<b>Area occupied by MTRCL for XRL (approximate area)</b>	<b>Use</b>	<b>Timetable for handover to WKCD</b>
Zone 1A	1.2 ha	Used as temporary works areas	Most part of Zone 1A has been handed over for the construction of Xiqu Centre
Zone 2A	11.7 ha	Being used for constructing WKT of XRL	Upon completion of the XRL project in the third quarter of 2018
Zones 2B & 2C		Being used as temporary works areas of XRL	Subject to discussion with MTRCL, the two zones can be handed over to meet the land sales programme and

			development timetable of Batch 3 facilities.
Zone 3A	0.1 ha	Previously used as temporary works areas	Handed over to WKCDA for constructing M+
Zone 3B	0.7 ha	Being used as temporary works areas	Being handed over to WKCDA for development of Lyric Theatre Complex integrated basement in stages starting from early 2015
The Park	2.0 ha	Previously used as temporary works areas	Handed over to WKCDA for development of the Park
<b>Total</b>	<b>15.7 ha</b>		

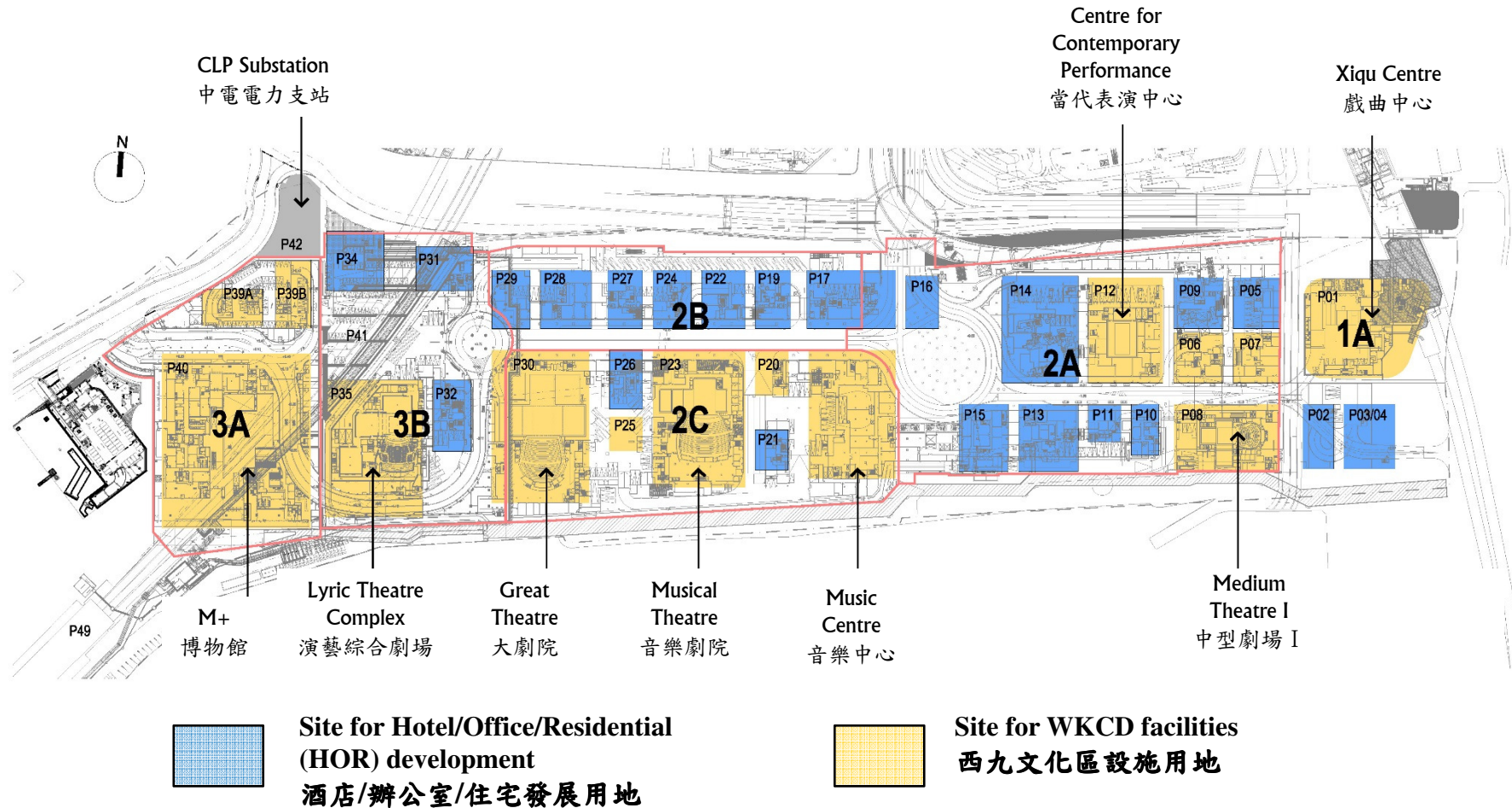
The Highways Department and MTRCL will continue to coordinate with WKCDA and implement feasible measures with a view to minimizing the impact on the WKCD project.

**Home Affairs Bureau  
December 2015**

# Zoning Plan of WKCD Integrated Basement

## 綜合地庫分區圖

ANNEX  
附件



備註 Notes:

1. The demarcation between the different zones is subject to study during the 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。
2. The sites for HOR developments also consist of retail/dining/entertainment facilities, other arts and cultural facilities, and 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。