

For discussion on  
30 May 2016

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

**Update on the Progress of Hardware Development in the**  
**West Kowloon Cultural District**

**PURPOSE**

This paper serves to update Members on the progress of work on the hardware developments in the West Kowloon Cultural District (WKCD).

**BACKGROUND**

2. At the meeting of the Joint Subcommittee to Monitor the Implementation of the WKCD Project (Joint Subcommittee) held on 24 November 2015, Members were briefed on the progress of work on the hardware developments of WKCD. Following the opening of the Nursery Park in July 2015, good progress has continued on the development of various facilities. The latest progress on these facilities are summarised in the ensuing paragraphs.

**XIQU CENTRE**

3. Construction works on the Xiqu Centre have been moving ahead smoothly since the commencement of foundation and superstructure works in September 2013 and December 2014 respectively. The Xiqu Centre adopts a structural design that allows the building to be constructed from both the top and bottom at the same time. The construction of the main theatre that is suspended about 45 metres above ground level is a significant engineering challenge and the recently completed lift of the roof structure was a

major milestone in this project. The main theatre steel roof structure, which weighs around 1 800 tonnes, was assembled and welded at ground level before being lifted up to its final position at the top of six mega columns in two phases in February 2016. This method allows significant savings in time and cost, freeing up the site to allow works below to continue concurrently. With the base structure of the main theatre also elevated and secured in early May 2016, the basic structure of the Xiqu Centre is now in place. The next stage will see the erection of perimeter steel structures and casting of concrete floors.

4. One of the major design principles of the Xiqu Centre is the concept of “flow”. The building is expressed with curvilinear planes and forms, with a curved exterior façade and arched openings. The contractor started the fabrication of the façade panels early this year and has just commenced installation. We will press ahead with the remaining construction works and target to obtain the Occupation Permit (OP) for the Xiqu Centre in mid-2017 as scheduled.

## **THE PARK**

5. The development of the Park signifies another major project in the development of WKCD. The tender invitation for the Main Works contract of the Park was issued in January 2016 with tenders returned in April 2016. Tender assessment is in progress and the target is to award the contract and commence construction in July 2016.

6. The West Kowloon Cultural District Authority (WKCDA) is undertaking some advance works for the Park before handing the site over to the selected Main Works contractor. As reported in the last update, the Park will be completed in phases, targeting for completion from 2017 to end 2018. To facilitate the construction of the Park, the majority of the existing waterfront promenade will be closed in phases from mid-2016 to synchronize with the development programme. During this construction period, the Nursery Park and the adjoining northern portion of the waterfront promenade will remain open. A temporary extension of the existing pet zone will be

open for public enjoyment soon. The latest phasing plan for the Park development is at **Annex A**.

7. Upon completion, the Park will provide a quality green open space in the heart of the city integrated with arts and cultural facilities including the M+ Pavilion for small-scale exhibitions and events; the Freespace with an intimate black box theatre for standing and seated events, and an outdoor stage capable of welcoming over 10 000 standing visitors or large-scale performances and festivals. The Park will also house some retail/dining/ entertainment (RDE) facilities, making it a destination and a venue in its own right.

## **M+ PAVILION**

8. The M+ Pavilion (previously called Arts Pavilion) is designed to offer a respite from hectic city life. Its mirrored external walls camouflage the architecture, reflecting the surrounding expanses of greenery and immersing the building within the Park setting. The construction works has been making good progress since commencement in April 2015 and interior fitting-out works are almost completed. We expect to obtain OP in June 2016. The M+ Pavilion will provide on-site exhibition space for M+ prior to the opening of the museum.

## **M+**

9. Main works for M+ commenced in the fourth quarter of 2015, with excavation and sub-structure works now underway. The target completion date of M+ remains to be the second half of 2018.

10. For reporting purposes, works for M+ are divided into two major zones, i.e. north and south of the Airport Express Tunnels (AET). To the north of the AET, construction of the deep pile-caps for the M+ building is progressing well; while the sub-structure works for the Conservation and Storage Facility on site P39A and the RDE facilities/Other Arts and Cultural Facilities (OACF) on site P39B (see **Annex B**) will commence shortly. At the opposite end, to the

south of AET, construction of the District Cooling System and the east core pile caps is on-going. To ensure that the safety and stability of the operating Airport Express will not be affected by the construction works of M+, monitoring of the impact of these works is being undertaken on a continuous basis.

## **LYRIC THEATRE COMPLEX (LTC)**

11. The current design of LTC includes a 1 450-seat Lyric Theatre, a 600-seat Medium Theatre (previously called Medium Theatre II) and a Studio Theatre with 200+ seats (previously a 250-seat Black Box Theatre in the Centre for Contemporary Performance). The integration of the latter two facilities into LTC will expedite the delivery of some of the Batch 2 facilities. With a focus on dance as its artistic positioning, the theatre complex can be used to stage a variety of performing arts events including drama and musical performances. Film screenings and other events can also be held at LTC which will be equipped with digital projection equipment. The detailed design for LTC is underway.

12. Foundation works for LTC commenced in January 2016, which include all piled foundation and the Excavation and Lateral Support System (ELS) for LTC and Zone 3B of the integrated basement. All works are moving ahead according to programme. Completion of the foundation works is targeted for August 2017.

13. After reviewing the current construction progress and programme of the Guangzhou-Shenzhen-Hong Kong Express Rail Link project, MTR Corporation Limited (MTRCL) has recently agreed to demolishing its end-tipping barging facility and handing over the area to WKCDA in early August 2016 (see **Annex C**). WKCDA sees significant benefits to include the foundation works for the area in question in tandem with the current Foundation Works Contract. In doing so, the current contractor will provide a single ELS for the whole Zone 3B basement which enables the use of a simplified ELS for the subsequent LTC Main Works, thus reducing the safety risk and providing greater programme certainty for the entire LTC Main Works Contract. Since the additional foundation works are not

covered by the funding application approved by Finance Committee (FC) in July 2015 in respect of the works for Zone 3B, WKCDA has decided to provide funding, in the region of \$52 million and on an unconditional basis, for the advance works and associated consultancy fees for the area to be taken over from MTRCL so that they can be included in the current Foundation Works Contract. The Government will, when applying to FC for funding for the remaining foundation works and main works (including the underground road, AET protection works and essential basement structures) in Zone 3B in the first quarter of 2017, seek funding to reimburse to WKCDA the cost of the works in question. WKCDA is fully aware that the proposed reimbursement is subject to FC's approval of the funding application.

14. As reported previously, the development of LTC, together with M+, OACF, RDE facilities as well as office/residential developments in the vicinity will be developed into a mini-WKCD called Artist Square Development Area (ASDA). The completion timeframe for ASDA is around 2020. A plan showing the completion timeframe of the facilities in ASDA can be found in **Annex B**.

## **INTEGRATED BASEMENT**

15. The integrated basement works (Zones 3A and 3B), which are essential to support the ASDA developments, have commenced in conjunction with the construction of M+, and will continue to be developed with the foundation works for LTC and Zone 3B of the integrated basement. As mentioned in paragraph 13 above, the Government will apply to FC for funding for the remaining foundation works and main works in Zone 3B in the first quarter of 2017.

16. We reported at the last Joint Subcommittee meeting that the Government intended to entrust to WKCDA the design work for Zone 2 (covering Zones 2A, 2B and 2C) of the integrated basement. WKCDA is preparing the relevant consultancy agreement and invitation to tender is targeted for July 2016.

## **PUBLIC INFRASTRUCTURE WORKS (PIW)**

17. PIW is fully funded by the Government. Implementation of the PIW is divided into two construction packages. The first construction package, for which FC approved funding in July 2015, commenced in July 2015. The scope of the package comprises an at-grade road south of Nga Cheung Road, lay-bys, water supply systems, drainage and sewage works supporting the Park, Xiqu Centre and the ASDA development.

18. The second construction package comprises mainly the construction of the Artist Square Bridge (ASB) – a footbridge which connects the MTR Kowloon Station/Elements shopping mall and the Artist Square in WKCD. The ASB was gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 29 January 2016 for public consultation. No objection was received during the gazettal period and authorisation notice was gazetted on 15 April 2016. Design work for the ASB is underway and an application to FC for funding approval is tentatively scheduled for the first quarter of 2017.

19. In addition, we are studying the technical feasibility of providing a direct connection from the MTR Austin Station to the Xiqu Centre basement to enhance connectivity. The consultant will submit their findings on technical feasibility, envisaged construction sequence, programme and cost to WKCDA shortly. Separately, we are working closely with the relevant Government departments on the beautification of the existing subway across Austin Road West to support the opening of the Xiqu Centre.

## **WAY FORWARD**

20. WKCDA will complete the tender assessment and award the main works contract of the Park in mid-2016. The Government plans to brief the Joint Subcommittee on its funding application for the remaining foundation works and main works for Zone 3B (including the underground road, AET protection works and essential basement structures) in the first quarter of 2017, with a view to

obtaining FC's funding approval within the 2016-17 legislative session. Subject to FC's approval, the Government will transfer the costs associated with the advance foundation works at Zone 3B as mentioned in paragraph 13 above to WKCDA, in recognition of the works undertaken on behalf of the Government. In parallel, the Government plans to submit another funding application for the construction of the ASB and the beautification works of the existing subway across Austin Road West in early 2017.

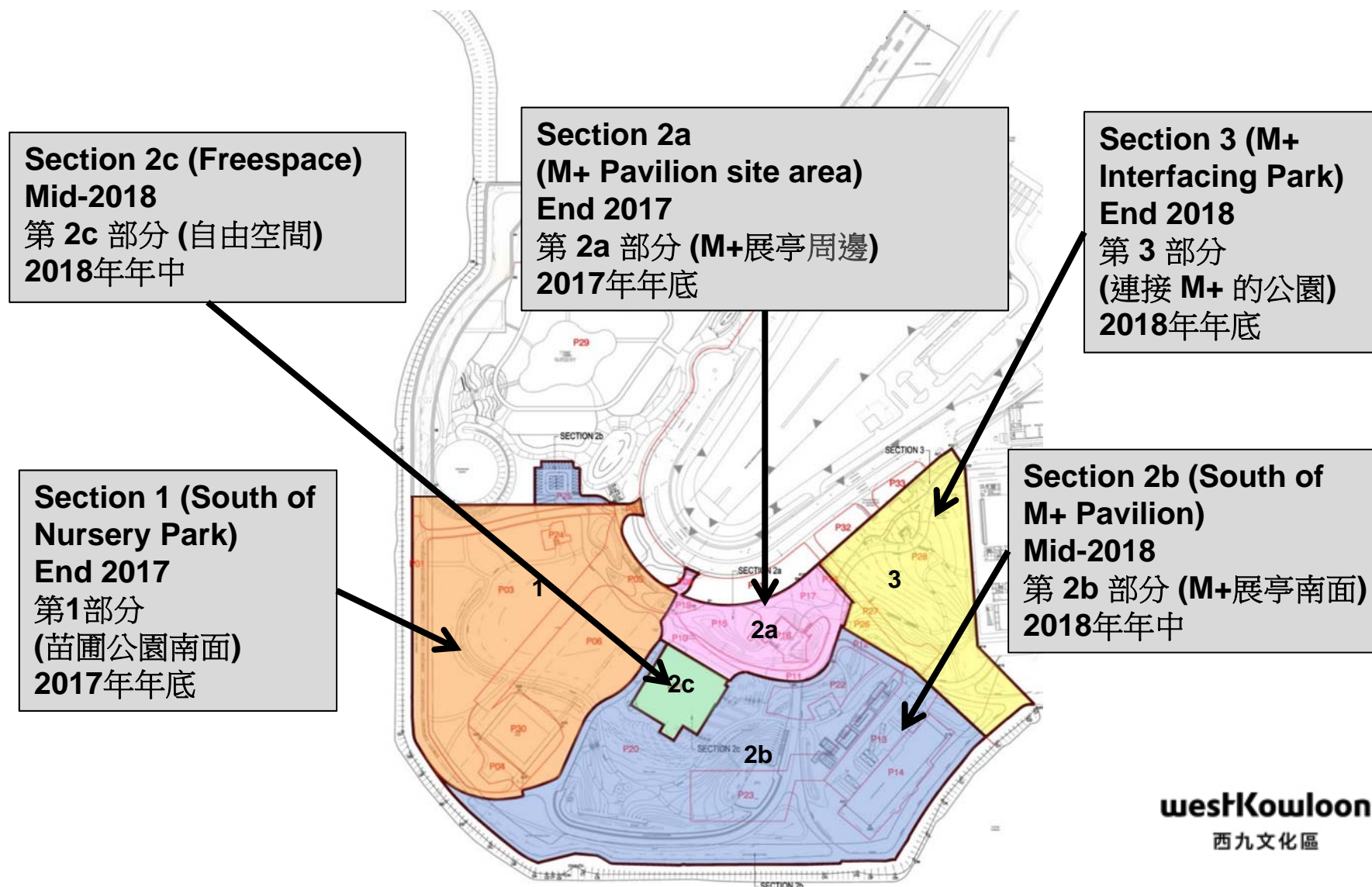
### **ADVICE SOUGHT**

21. Members are invited to note the progress of hardware development in WKCD.

**West Kowloon Cultural District Authority**  
**May 2016**

# Phasing Plan of the Park

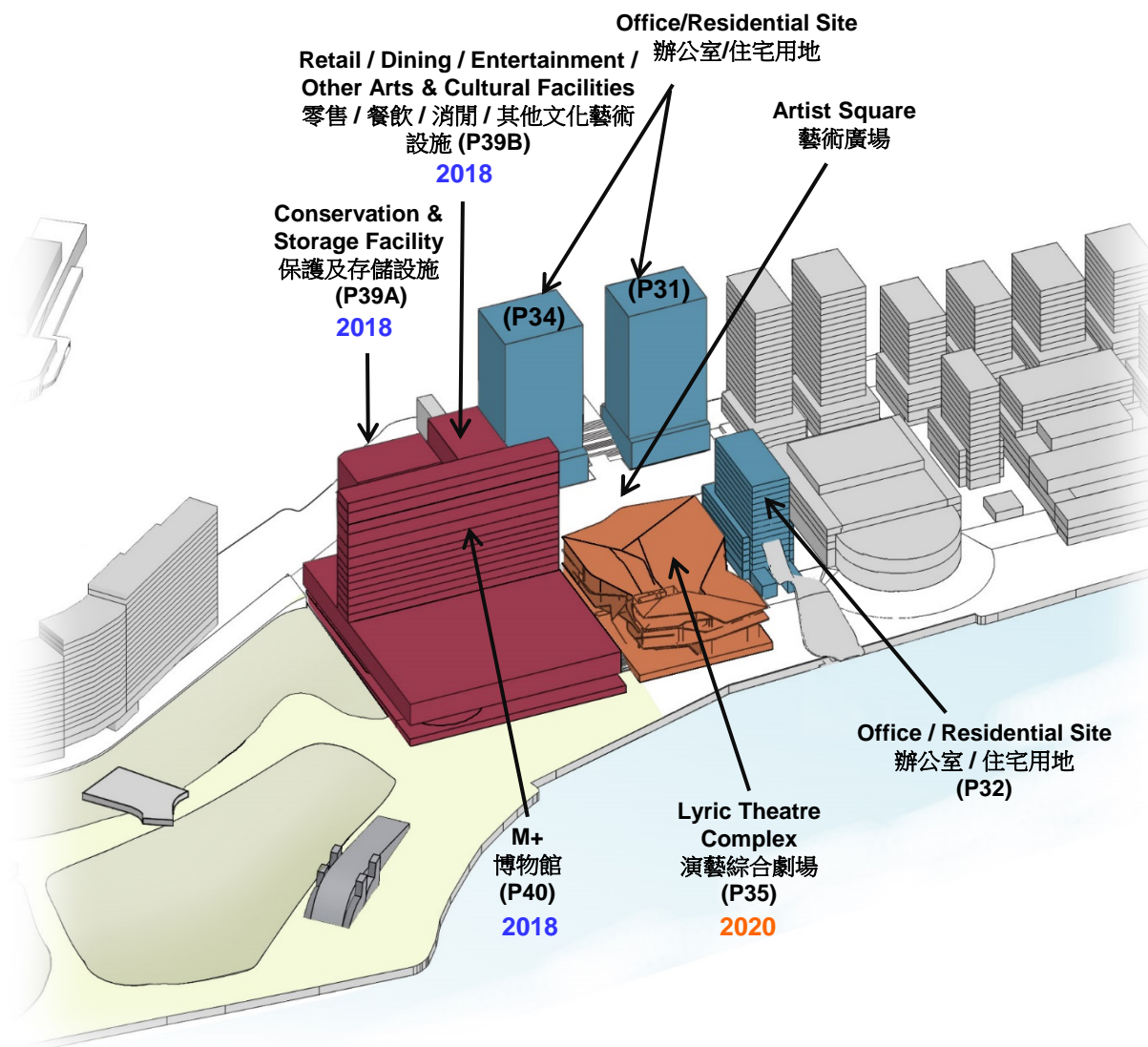
## 西九公園分階段發展圖



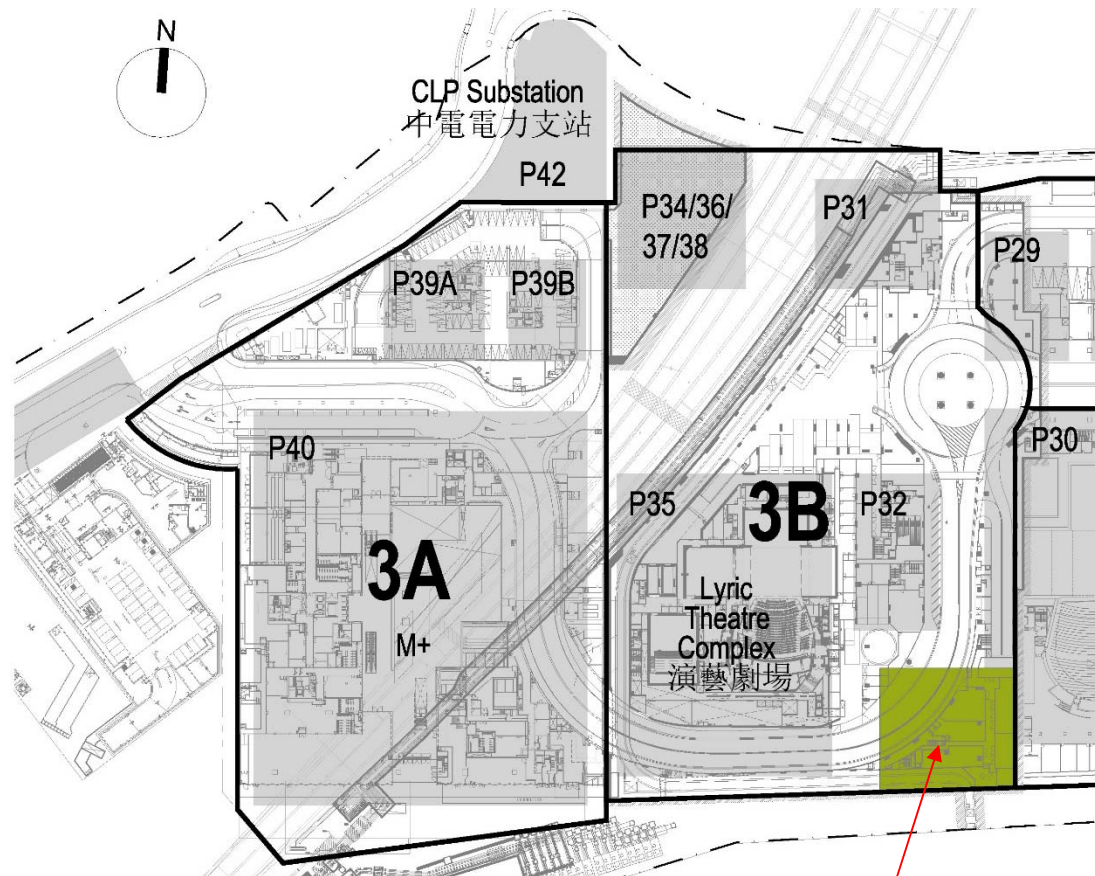


# Completion Timeframe of Artist Square Development Area

## 藝術廣場發展區完成時間表



# Handover of Barging Area 移交駁運用地



Barging area to be handed over by MTRCL in early August 2016 for piling construction. 港鐵公司將會在 2016年8月初移交駁運用地以便進行地基工程。