

**For discussion  
on 21 April 2017**

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

**Implementation of the Infrastructure Works for  
West Kowloon Cultural District, Phase 1**

**PURPOSE**

This paper briefs Members on the funding proposal to upgrade part of **754CL** entitled “Infrastructure Works for West Kowloon Cultural District, phase 1” to Category A, at an estimated cost of about \$490 million in money-of-the-day (MOD) prices, to carry out the second construction package of public infrastructure works for West Kowloon Cultural District (WKCD).

**PROJECT SCOPE AND NATURE**

2. The part of **754CL** which we propose to upgrade to Category A (the proposed works) comprises –
  - (a) the main section of a covered footbridge (namely, the Artist Square Bridge) of about 69 metres(m) long, with a clear width of about 7m, with two lifts and two covered staircases, spanning across Austin Road West linking the southern footpath of Austin Road West and the existing developments above MTR Kowloon Station;
  - (b) beautification works for the existing subway across the junction of Austin Road West and Canton Road;
  - (c) associated road works, ancillary works (including drainage, utilities, electrical and mechanical) and landscaping works; and
  - (d) necessary environmental mitigation measures, as well as related monitoring and auditing works.

Site plans and artist impressions of the proposed works are at **Enclosures 1 and 2**.

3. Subject to funding approval of the Finance Committee (FC) within this legislative session, we plan to commence the proposed works in the third quarter of 2017 for substantial completion in phases by the fourth quarter of 2020.

## JUSTIFICATION

### Progress Update

4. In July 2008, FC approved a one-off upfront endowment for the West Kowloon Cultural District Authority (WKCD) to implement the WKCD development covering the arts and cultural facilities, retail/dining/entertainment (RDE) facilities, public open space and certain transport facilities. As stated in the funding application approved by FC (vide PWSC(2008-09)31) in 2008, other communal and government facilities and related engineering works, such as roads, drainage, fire station, public pier and other ancillary facilities to support the whole WKCD (including residential, commercial and hotel developments) would be undertaken by the Government with funding approval for such works to be sought separately.

5. Members of the Legislative Council Joint Subcommittee to Monitor the Implementation of the WKCD Project (Joint Subcommittee) were previously informed that WKCD would, in view of its latest financial situation, adopt a pragmatic approach to implement the WKCD project in a timely and cost-effective manner with its facilities to be delivered in batches.

### *Artist Square Development Area*

6. The area around the Artist Square, which includes M+, Lyric Theatre Complex and some hotel/office/residential (HOR) sites (referred to as the Artist Square Development Area (ASDA)) presents a good opportunity for early development into a “mini-WKCD” (for layout plan see **Enclosure 3**). The ASDA is being implemented in phases for completion by around 2021 to form a precinct supported by a balanced mix of land uses including core arts and cultural facilities, offices, other arts and cultural facilities and RDE facilities. The public spaces in ASDA, including the interfacing area with the Art Park, the open space at the Artist Square and the waterfront promenade, will be developed to create a sense of place for the general public and to bring vibrancy to the area.

### *First Construction Package of Public Infrastructure Works*

7. To tie in with the phased development of WKCD, the Government is in the process of implementing the public infrastructure works through different construction packages. The funding application for the first construction package of public infrastructure works, which comprises, among others, an at-grade road, two lay-bys, associated drainage, sewage and water supply systems as well as ancillary works to support the commissioning of the Art Park, Xiqu Centre, M+ and other facilities in ASDA, was approved by FC in July 2015. The construction works were entrusted to WKCD in October 2015 for completion in stages by the fourth quarter of 2018.

### **Proposal**

#### *Second Construction Package of Public Infrastructure Works*

##### Main Section of Artist Square Bridge (paragraph 2(a), (c) and (d) above)

8. At present, there is no grade-separated pedestrian linkage between WKCD and the MTR Kowloon Station. Members of the public coming from MTR Kowloon Station and its topside developments have to use the at-grade crossing on Nga Cheung Road and then walk southward along the western footpath, follow the footpath at the roundabout before reaching the southern footpath of Austin Road West to access to WKCD. A direct, grade-separated pedestrian linkage between the MTR Kowloon Station and the future ASDA is thus imperative to improving the accessibility and connectivity of WKCD. The proposed Artist Square Bridge seeks to provide such direct pedestrian linkage (see **Enclosure 1**).

9. WKCD is being developed into one of the world's largest cultural quarters, blending art, education and public space. It is vital that the proposed Artist Square Bridge can provide an appropriate introduction to WKCD, express its dynamism and reinforce its cultural significance. The proposed footbridge adopts a semi-enclosed form and an artistic design that adds an element of visual delight to the identity of WKCD, thereby providing visitors with a welcoming entry from the MTR Kowloon Station across Austin Road West.

10. The proposed footbridge will provide a **direct, round-the-clock and barrier-free connection** between the developments above MTR Kowloon Station and ASDA, linking the at-grade public footpath on the northern side through an existing lift inside the existing developments of MTR Kowloon Station, and the at-grade public footpath on the southern side of ASDA by two lifts of the proposed footbridge to be provided.

11. To tie in with the phased implementation of ASDA, the construction of the proposed Artist Square Bridge will be carried out in two sections:

- (a) the main section of the proposed footbridge across Austin Road West (including two lifts and two covered staircases) to provide a direct and grade-separated pedestrian linkage with the MTR Kowloon Station; and
- (b) the remaining section of the proposed footbridge (including two covered escalators and one covered staircase structure) extending into ASDA.

While (a) above is covered by the current funding application (i.e. part of 754CL), (b) will be dealt with by a separate funding application (i.e. part of 763CL) as the remaining section of the proposed footbridge rests on the basement structure in Zone 3B of the integrated basement (where Lyric Theatre Complex is located) and will be developed in conjunction with the third stage of construction works for the integrated basement (to be discussed under another agenda item for the Joint Subcommittee meeting on 21 April 2017).

#### Beautification Works for Existing Pedestrian Subway (paragraph 2(b) above)

12. The pedestrian subway at the junction of Austin Road West and Canton Road was constructed in 2001. It is currently the main pedestrian linkage among MTR Austin Station, the Xiqu Centre under construction and the existing developments in the vicinity of the road junction. The proposed beautification works for the existing subway, which include refurbishment of the finishing works, upgrading of lighting system and way-finding facilities, are imperative to enhance the walking environment of the existing subway to match the ambience of WKCD as a vibrant cultural quarter in Hong Kong and provide a more pleasant experience for visitors to WKCD in particular the Xiqu Centre. Site plans and artist impression of the proposed works are at **Enclosure 2**. To tie in with the opening of the Xiqu Centre in the second half of 2018 and subject to FC's approval, the proposed beautification works are planned to commence in the third quarter of 2017 for substantial completion in the second quarter of 2018.

#### ***Implementation Agent***

#### Proposed Entrustment to WKCDA – Artist Square Bridge

13. In view of the high degree of integration between the proposed Artist Square Bridge and WKCDA's facilities within ASDA, the Government proposes to entrust to WKCDA the construction of the proposed footbridge including the main section and the remaining section as mentioned in paragraph 11 (a) and (b) above. Given that the design and construction of the proposed footbridge and ASDA are highly integrated, it will significantly increase the cost/time required

for implementing the proposed works, and create serious interfacing problems for the implementation programmes of WKCD's facilities if the works concerned are carried out by WKCD and the Government's contractors separately. We therefore consider it necessary and cost-effective to entrust to WKCD the proposed construction of the entire Artist Square Bridge in conjunction with the construction of the integrated basement structure in Zone 3B, which is also proposed to be entrusted to WKCD (to be discussed under another agenda item for the Joint Subcommittee meeting on 21 April 2017). WKCD will be reimbursed for the actual costs incurred in relation to the management, supervision and construction of the proposed entrustment works by their consultants and contractors (i.e. third party costs), and separately for their actual in-house management cost incurred.

#### Implementation by Government departments – Beautification works of existing subway

14. As for the proposed beautification works as mentioned in paragraph 2(b) and the relevant parts of paragraphs 2(c) and 2(d) above, the Civil Engineering and Development Department with the technical support from the Architectural Services Department has completed the design and will take forward the works to be supervised mainly by in-house resources.

#### **FINANCIAL IMPLICATIONS**

15. We estimate the capital cost of the proposed works, as set out in paragraph 2 above, to be about \$490 million in MOD prices<sup>1</sup>.

#### **PUBLIC CONSULTATION**

16. We consulted the Traffic and Transport Committee and the Food, Environmental Hygiene and Public Works Committee of the Yau Tsim Mong District Council on the proposed works on 4 September 2015, 21 July 2016 and 16 March 2017 respectively. Members supported in principle the proposed works.

17. At various Joint Subcommittee meetings when the integration and connectivity of WKCD with its neighbouring districts was discussed, Members had urged the Government to enhance the connectivity as soon as possible including, for example, the provision of a grade-separated pedestrian linkage between the Kowloon Station and ASDA, and improving the existing subway at Austin Road West.

---

<sup>1</sup> This figure represents the latest estimates of capital cost. We will finalise the cost estimates before making submission to the Public Works Subcommittee.

18. We gazetted the proposed Artist Square Bridge under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 29 January 2016. No objection was received during the statutory period and the authorization notice was gazetted on 15 April 2016. Subsequently, we have relocated the southern lift and staircase structure of the proposed Artist Square Bridge to suit the design development of WKCDA's facilities. The amendments were gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 11 November 2016. No objection was received during the statutory period and the authorization notice was gazetted on 10 February 2017.

19. We have consulted the Advisory Committee on the Appearance of Bridges and Associated Structures<sup>2</sup> on the aesthetic design of the proposed works. The Committee accepted the aesthetic design.

## **ENVIRONMENTAL IMPLICATIONS**

20. The engineering feasibility study of the WKCD development is a designated project under Schedule 3 of the Environmental Impact Assessment Ordinance (EIAO), requiring an Environmental Impact Assessment (EIA) report to be approved under the EIAO. The proposed works are not designated projects under Schedule 2 of the EIAO but form part of the WKCD development. In November 2013, the EIA report for the WKCD development (which includes the proposed works) was approved under the EIAO. The EIA report has concluded that the environmental impact of the proposed works can be controlled to within the criteria under the EIAO and the Technical Memorandum on EIA process. We shall implement the mitigation measures as recommended in the approved EIA report. The mitigation measures recommended for the construction phase mainly include adoption of quieter equipment and movable noise barriers or noise insulating fabric to minimize construction noise impact, and regular watering of the site and provision of wheel-washing facilities for dust control.

21. At the planning and design stages, we have considered the design level and construction method of the proposed works to reduce generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil and broken concrete) on site or in other suitable construction sites as far as possible, in order to minimise the

---

<sup>2</sup> Advisory Committee on the Appearance of Bridges and Associated Structures comprises representatives of the Hong Kong Institute of Architects, Hong Kong Institute of Engineers, Hong Kong Institute of Planners, academic institutions, Architectural Services Department, Highways Department, Housing Department, and Civil Engineering and Development Department. It is responsible for vetting the design of bridges and other structures associated with the highway system, including noise barriers and enclosures, from the aesthetic and visual impact points of view.

disposal of inert construction waste at public fill reception facilities<sup>3</sup>. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste and the use of non-timber formwork to further reduce the generation of construction waste.

22. At the construction stage, we will require the contractor to submit plans for approval setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

## **HERITAGE IMPLICATIONS**

23. The proposed works will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites and buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

## **LAND ACQUISITION**

24. The proposed works do not require any private land acquisition.

## **BACKGROUND INFORMATION**

25. The WKCD development is one of the ten major infrastructure projects included in the Chief Executive's 2007-08 Policy Address for promoting the long-term development of arts and culture, and supporting Hong Kong as a creative economy and Asia's World City.

26. In January 2013, FC approved the upgrading of **753CL** "Infrastructure Works for West Kowloon Cultural District, phase 1 – design and site investigation" to Category A at an estimated cost of \$478.0 million in MOD prices.

---

<sup>3</sup> Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

27. We upgraded **754CL** to Category B on 11 September 2013. In July 2015, FC approved the upgrading of part of **754CL** “Infrastructure Works for West Kowloon Cultural District, phase 1 – first construction package” to Category A at an estimated cost of \$840.5 million in MOD prices.

28. We have entrusted to WKCDA the design and site investigation of part of the public infrastructure works under **753CL**, as well as the first construction package under **754CL**, both of which are proceeding in stages to suit the phased implementation of WKCD.

### **WAY FORWARD**

29. Subject to Members’ support, we plan to seek funding support of the Public Works Subcommittee in May 2017 and then FC’s funding approval to enable commencement of the proposed works in the third quarter of 2017.

-----

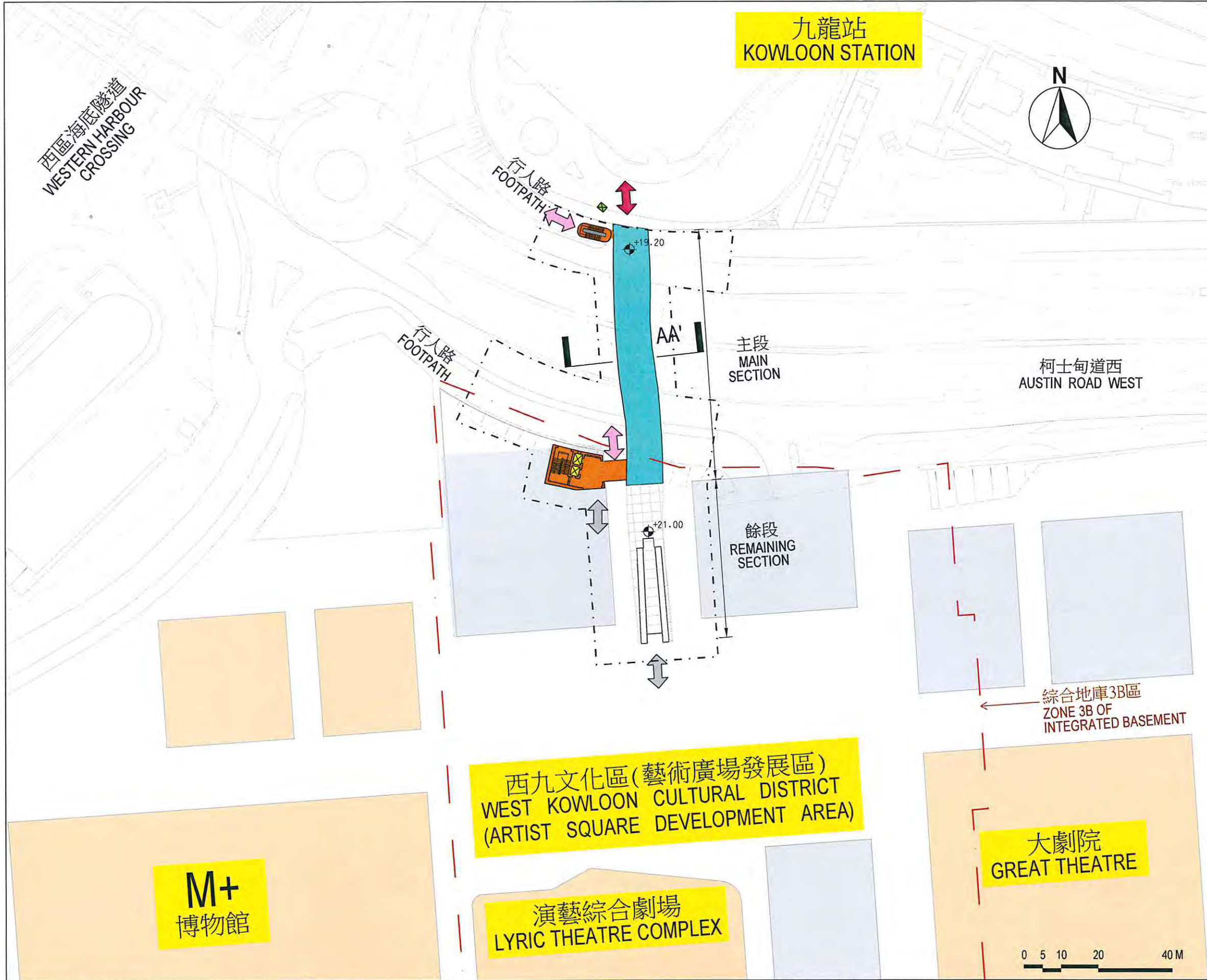
**Home Affairs Bureau**  
**Civil Engineering and Development Department**  
**April 2017**



九龍站  
KOWLOON STATION

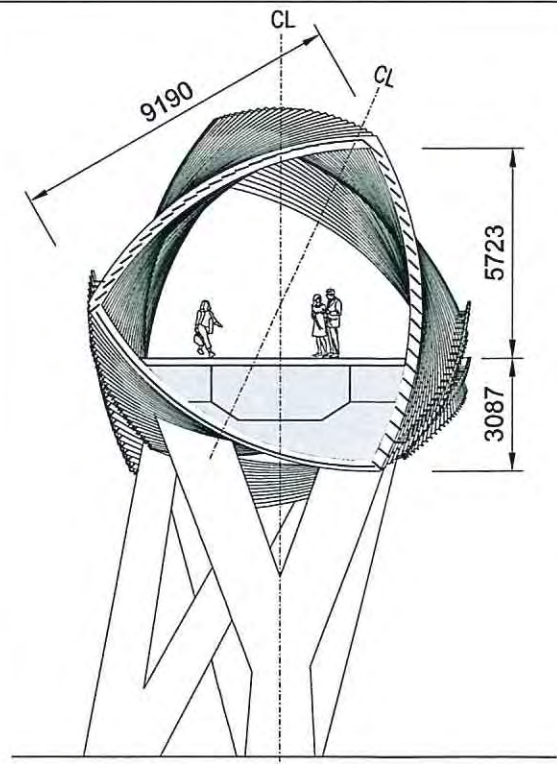


西區海底隧道  
WESTERN HARBOUR  
CROSSING



圖例 LEGEND :

- 施工區界限  
LIMIT OF WORKS AREA
- 酒店、辦公室及住宅發展  
HOTEL, OFFICE AND RESIDENTIAL DEVELOPMENT
- 西九管理局設施  
WKCOA'S FACILITIES
- 主段 MAIN SECTION**
- 擬建有蓋行人天橋  
PROPOSED COVERED FOOTBRIDGE
- 擬建有蓋樓梯  
PROPOSED COVERED STAIRCASE
- 擬建升降機  
PROPOSED LIFT
- 擬建水平(約數)  
PROPOSED LEVEL (APPROXIMATE)
- 連接現有發展項目  
CONNECTIONS TO THE EXISTING DEVELOPMENT
- 連接現有行人路  
CONNECTIONS TO THE EXISTING FOOTPATH
- 餘段 REMAINING SECTION**  
(將在另一工務計劃項目進行  
TO BE CARRIED OUT UNDER SEPARATE PROJECT)
- 擬建有蓋行人天橋  
PROPOSED COVERED FOOTBRIDGE
- 擬建有蓋樓梯  
PROPOSED COVERED STAIRCASE
- 擬建有蓋自動扶梯  
PROPOSED COVERED ESCALATOR
- 連接將來發展項目  
CONNECTIONS TO THE FUTURE DEVELOPMENT
- 鄰近發展項目提供的現有24小時開放無障礙設施  
EXISTING ROUND-THE-CLOCK BARRIER FREE FACILITY PROVIDED BY ADJOINING DEVELOPMENT
- 鄰近發展項目提供的現有升降機  
EXISTING LIFT PROVIDED BY ADJOINING DEVELOPMENT



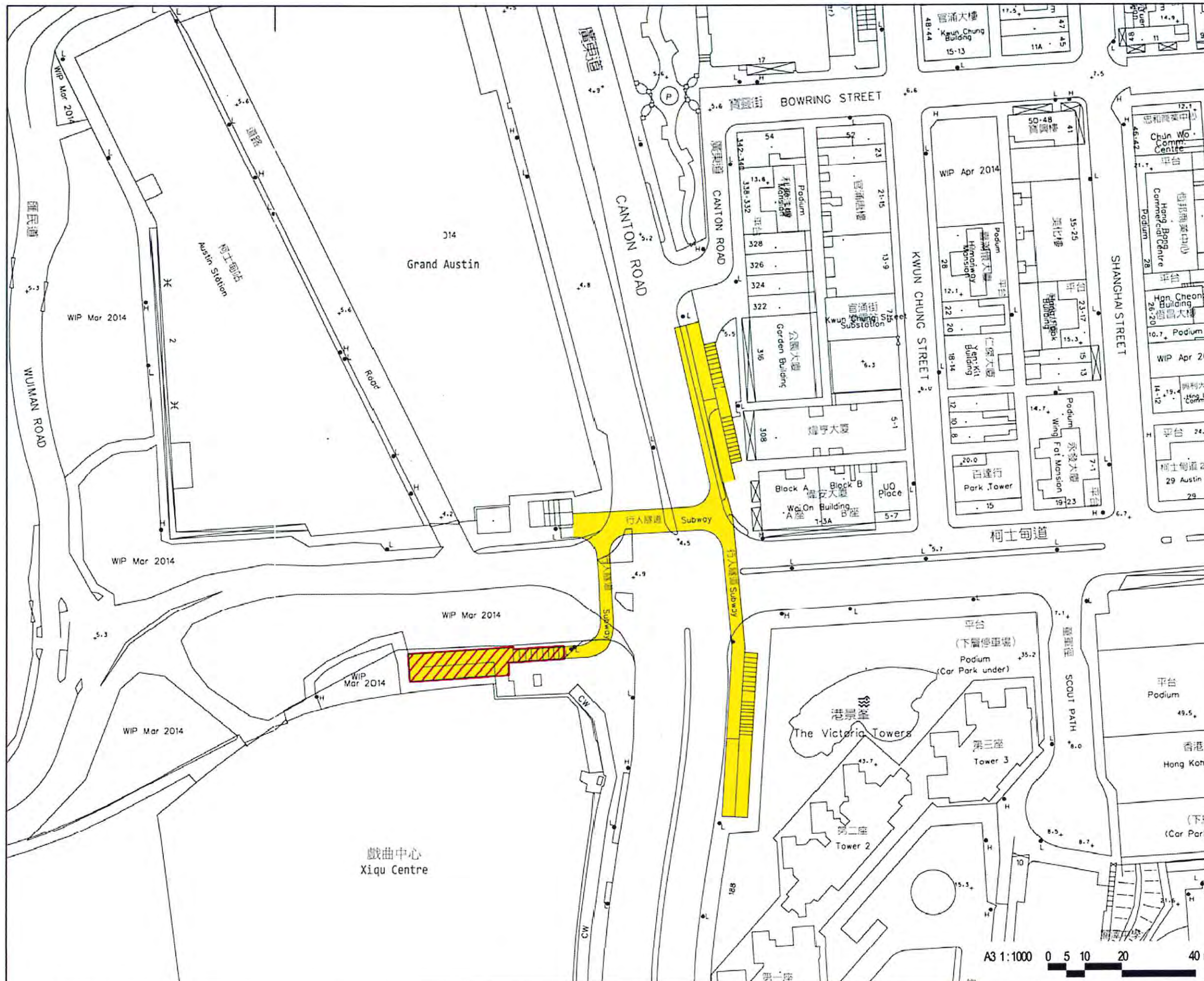
剖面圖 AA'  
SECTION AA'

不按比例  
NOT TO SCALE

項目名稱 PROJECT TITLE  
754CL號(部分) - 西九文化區基礎建設工程第一期 - 第二組建造工程  
754CL(PART) - INFRASTRUCTURE WORKS FOR WEST KOWLOON CULTURAL DISTRICT,  
PHASE 1 - SECOND CONSTRUCTION PACKAGE

藝術廣場天橋(主段)  
ARTIST SQUARE BRIDGE  
(MAIN SECTION)





**圖例 LEGEND:**

- 擬議現有行人隧道美化工程範圍  
PROPOSED EXTENT FOR THE EXISTING AUSTIN ROAD PEDESTRIAN SUBWAY BEAUTIFICATION WORKS
- 擬議移除的行人隧道出入口遮蓋  
PROPOSED REMOVAL OF SUBWAY COVER

項目名稱 PROJECT TITLE

754CL號(部分) - 西九文化區基礎建設工程第一期 - 第二組建造工程  
754CL(PART) - INFRASTRUCTURE WORKS FOR WEST KOWLOON CULTURAL DISTRICT,  
PHASE 1 - SECOND CONSTRUCTION PACKAGE

現有柯士甸道行人隧道美化工程  
EXISTING AUSTIN ROAD PEDESTRIAN  
SUBWAY BEAUTIFICATION WORKS





擬建行人天橋西立面構想圖 VIEW OF WESTERN SIDE OF PROPOSED FOOTBRIDGE



擬建行人天橋東立面構想圖 VIEW OF EASTERN SIDE OF PROPOSED FOOTBRIDGE



天橋內部構想圖 VIEW FROM DECK LEVEL

項目名稱 PROJECT TITLE

754CL號(部分) - 西九文化區基礎建設工程第一期 - 第二組建造工程  
754CL(PART) - INFRASTRUCTURE WORKS FOR WEST KOWLOON CULTURAL DISTRICT,  
PHASE 1 - SECOND CONSTRUCTION PACKAGE

藝術廣場天橋(主段)  
ARTIST SQUARE BRIDGE  
(MAIN SECTION)





柯士甸道行人隧道內 - 現時狀況

INTERIOR OF AUSTIN ROAD PEDESTRIAN SUBWAY - EXISTING CONDITION



柯士甸道行人隧道內 - 美化工程完成後

INTERIOR OF AUSTIN ROAD PEDESTRIAN SUBWAY - AFTER BEAUTIFICATION WORKS

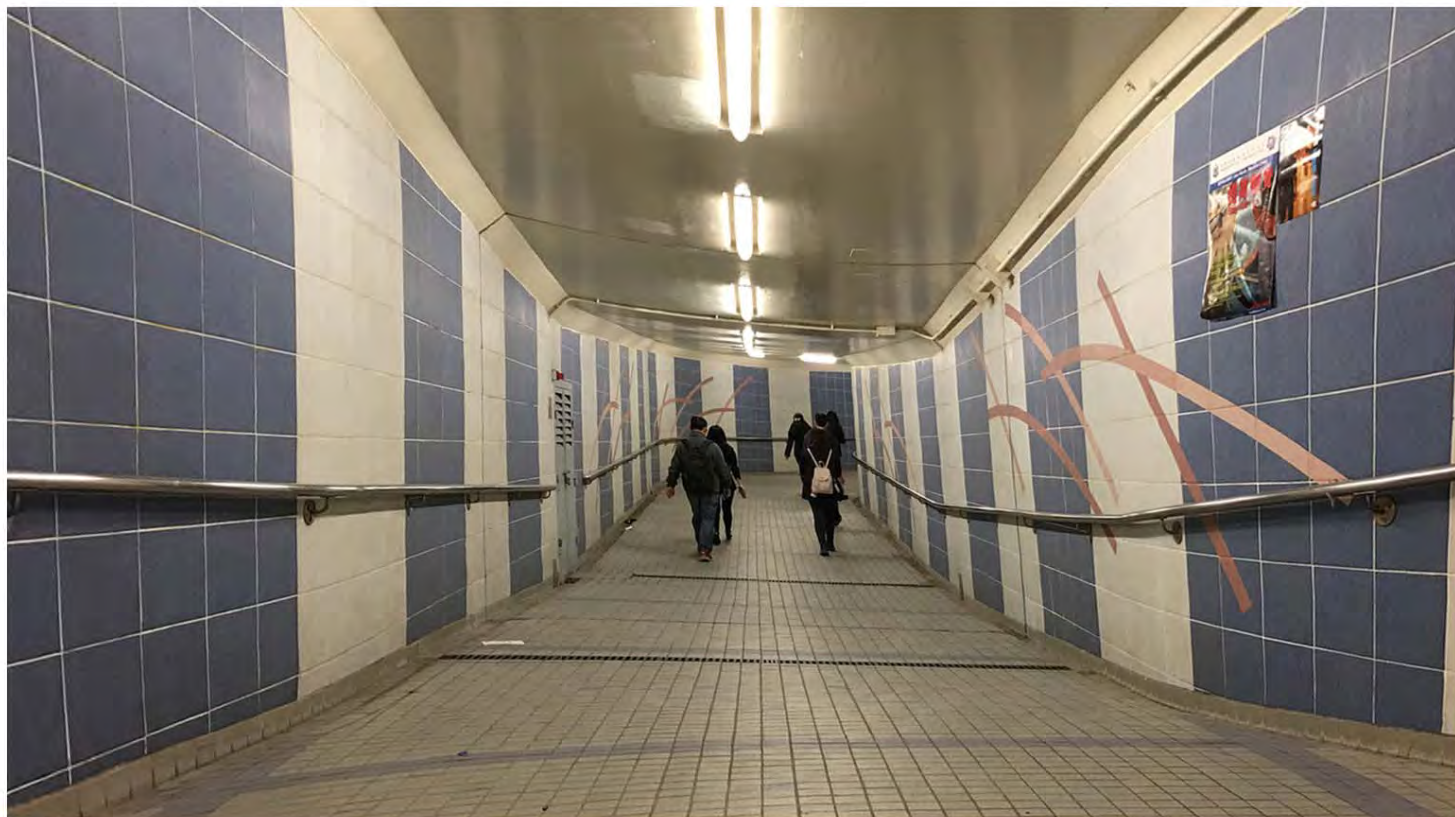
項目名稱 PROJECT TITLE

754CL號(部分) - 西九文化區基礎建設工程第一期 - 第二組建造工程

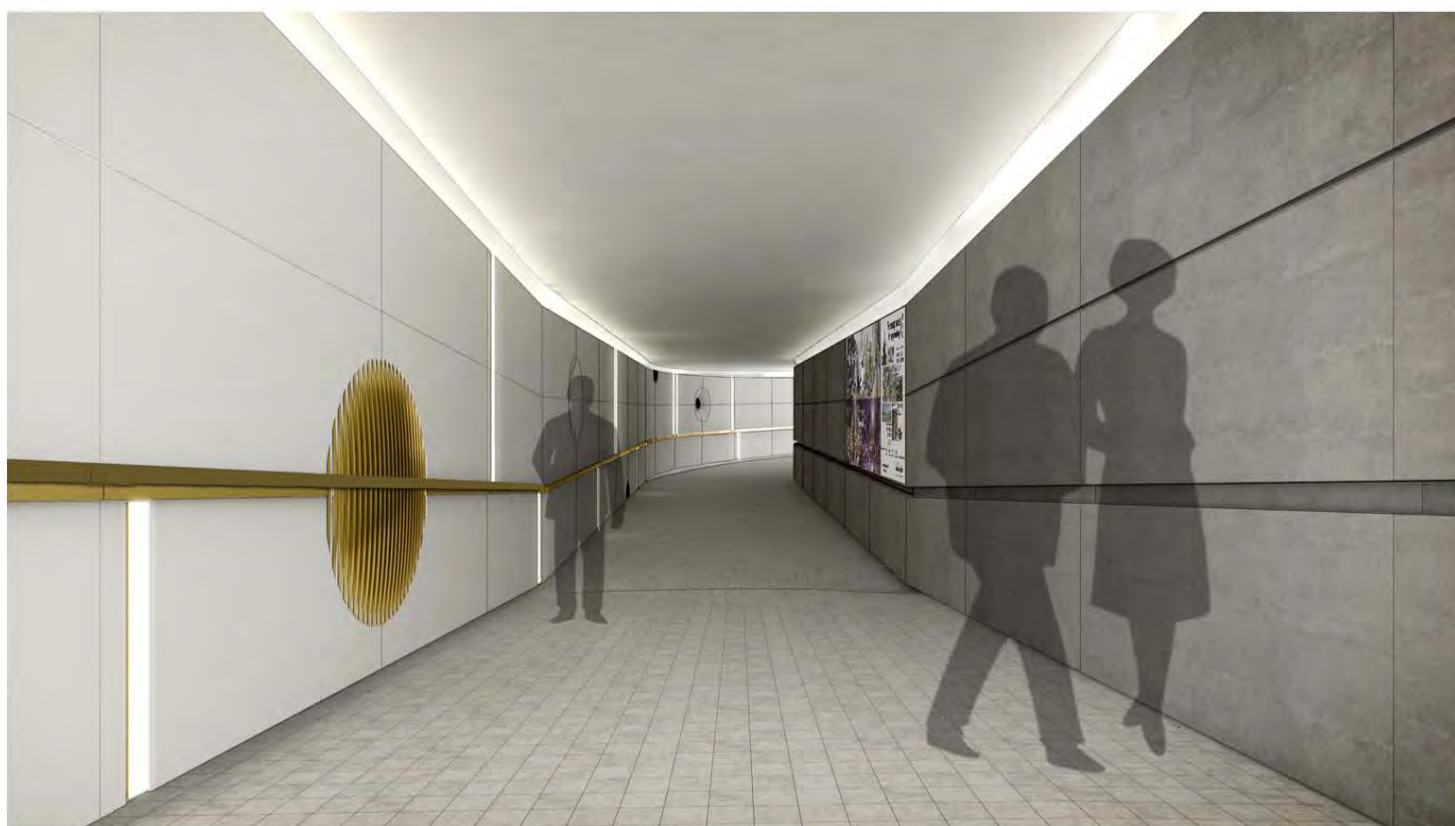
754CL(PART) - INFRASTRUCTURE WORKS FOR WEST KOWLOON CULTURAL DISTRICT,  
PHASE 1 - SECOND CONSTRUCTION PACKAGE

現有柯士甸道行人隧道美化工程  
EXISTING AUSTIN ROAD PEDESTRIAN  
SUBWAY BEAUTIFICATION WORKS





柯士甸道行人隧道內 - 現時狀況  
INTERIOR OF AUSTIN ROAD PEDESTRIAN SUBWAY - EXISTING CONDITION



柯士甸道行人隧道內 - 美化工程完成後  
INTERIOR OF AUSTIN ROAD PEDESTRIAN SUBWAY - AFTER BEAUTIFICATION WORKS

項目名稱 PROJECT TITLE

754CL號(部分) - 西九文化區基礎建設工程第一期 - 第二組建造工程  
754CL(PART) - INFRASTRUCTURE WORKS FOR WEST KOWLOON CULTURAL DISTRICT,  
PHASE 1 - SECOND CONSTRUCTION PACKAGE

現有柯士甸道行人隧道美化工程  
EXISTING AUSTIN ROAD PEDESTRIAN  
SUBWAY BEAUTIFICATION WORKS





柯士甸道行人隧道近港景峰入口 - 現時狀況  
AUSTIN ROAD PEDESTRIAN SUBWAY ENTRANCE NEAR THE VICTORIA TOWER - EXISTING CONDITION



柯士甸道行人隧道近港景峰入口 - 美化工程完成後  
AUSTIN ROAD PEDESTRIAN SUBWAY ENTRANCE NEAR THE VICTORIA TOWER - AFTER BEAUTIFICATION WORKS

項目名稱 PROJECT TITLE

754CL號(部分) - 西九文化區基礎建設工程第一期 - 第二組建造工程  
754CL(PART) - INFRASTRUCTURE WORKS FOR WEST KOWLOON CULTURAL DISTRICT,  
PHASE 1 - SECOND CONSTRUCTION PACKAGE

現有柯士甸道行人隧道美化工程  
EXISTING AUSTIN ROAD PEDESTRIAN  
SUBWAY BEAUTIFICATION WORKS





柯士甸道行人隧道戲曲中心入口 - 現時狀況

AUSTIN ROAD PEDESTRIAN SUBWAY ENTRANCE AT XIQU CENTRE - EXISTING CONDITION



柯士甸道行人隧道戲曲中心入口 - 美化工程完成後

AUSTIN ROAD PEDESTRIAN SUBWAY ENTRANCE AT XIQU CENTRE - AFTER BEAUTIFICATION WORKS

項目名稱 PROJECT TITLE

754CL號(部分) - 西九文化區基礎建設工程第一期 - 第二組建造工程

754CL(PART) - INFRASTRUCTURE WORKS FOR WEST KOWLOON CULTURAL DISTRICT,  
PHASE 1 - SECOND CONSTRUCTION PACKAGE

現有柯士甸道行人隧道美化工程  
EXISTING AUSTIN ROAD PEDESTRIAN  
SUBWAY BEAUTIFICATION WORKS



圖例 LEGEND :

-  藝術廣場發展區  
ARTIST SQUARE DEVELOPMENT AREA
-  酒店、辦公室及住宅發展  
HOTEL, OFFICE AND RESIDENTIAL DEVELOPMENT
-  西九管理局設施  
WKCOA'S FACILITIES
- 主段 MAIN SECTION**
-  擬建有蓋行人天橋及有蓋樓梯  
AND COVERED STAIRCASE
- 餘段 REMAINING SECTION**  
(將在另一工務計劃項目進行  
TO BE CARRIED OUT UNDER SEPARATE PROJECT)
-  擬建有蓋行人天橋、有蓋樓梯及自動扶梯  
PROPOSED COVERED FOOTBRIDGE, COVERED STAIRCASE AND ESCALATOR



項目名稱 PROJECT TITLE  
754CL號(部分) - 西九文化區基礎建設工程第一期 - 第二組建造工程  
754CL(PART) - INFRASTRUCTURE WORKS FOR WEST KOWLOON CULTURAL DISTRICT,  
PHASE 1 - SECOND CONSTRUCTION PACKAGE

藝術廣場發展區  
ARTIST SQUARE DEVELOPMENT AREA

比例 SCALE  
不按比例  
Not to scale