

For information

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

Follow-up to the meeting on 13 June 2017

Update on the development of Xiqu Centre

West Kowloon Cultural District Authority (WKCDA) was requested to provide information about the facilities/venues to be developed in Xiqu Centre (e.g. Grand Theatre, Tea House, Seminar Hall, rehearsal room, library), including their respective capacities (e.g. number of seats in each venue).

A summary of the facilities/venues to be provided in Xiqu Centre and their respective capacities are set out below –

- 1 050-seat Grand Theatre
- 200-seat Tea House Theatre
- 120-seat Seminar Hall
- Eight Rehearsal Halls and Practice Rooms (approximate gross floor area (GFA) of each ranging from about 30 square metres (sqm) to 260 sqm)
- Atrium (approximate GFA of 450 sqm)
- Retail/ dining/ entertainment facilities (approximate GFA of 5 500 sqm)

Update on the development of Lyric Theatre Complex

The Administration and WKCDA were requested to provide, with respect to each facility in the West Kowloon Cultural District (WKCD) (including arts/cultural facilities, the integrated basement (IB), the Artist Square Bridge), information about the original project cost estimate, latest estimate, source of funding, original target completion month/year, latest target completion month/year as well as the total cost for developing all these facilities.

The requested information is provided below according to the funding sources of the facilities.

(I) Batch 1 and Batch 2 facilities funded or to be funded by WKCDA

Facilities	Project estimates¹ (in money-of-the-day prices)	Original target completion date	Latest target completion date
Xiqu Centre	\$2.5 - 2.6 billion ²	Mid-2017	End 2017
M+	\$5 billion ³	End 2018	End 2018
Lyric Theatre Complex (comprising the original Lyric Theatre (LT), Medium Theatre II (MT II) and one of the Black Box Theatres (BBT) in Centre for Contemporary Performance (CCP))	Pending ⁴	LT: Around 2020 MT II: 2022 at the earliest BBT/CCP: 2022 at the earliest	Around 2021

Facilities	Project estimates¹ (in money-of-the-day prices)	Original target completion date	Latest target completion date
Art Park (including Freespace)	\$1 billion ³ (including actual project cost of \$30 million for M+ Pavilion)	In stages from the end of 2017 to the end of 2018	In stages from the end of 2017 to the end of 2018
M+ Pavilion		2016	Completed in June 2016

Note:

1. As all the facilities, except M+ Pavilion, are yet to be completed, their actual project costs are not available at this stage.
2. The project estimate of Xiqu Centre was reported to the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project (Joint Subcommittee) on 3 July 2013 (LC Paper No. CB(2)1492/12-13(02)).
3. The project estimates of these facilities were reported to the Joint Subcommittee on 3 July 2013 (LC Paper No. CB(2)1492/12-13(02)) and 28 May 2014 (LC Paper No. CB(2)1591/13-14(01)).
4. The latest project estimate of Lyric Theatre Complex is pending since the tendering for the main works is in progress.

(II) Facility to be funded by the donation from the Hong Kong Jockey Club Charities Trust

Facility	Project estimate (in money-of-the-day prices)	Original target completion date	Latest target completion date
Hong Kong Palace Museum	\$3.5 billion ¹	2022	2022

Note:

1. The project estimate was reported to the House Committee on 6 January 2017 (LC Paper No. CB(2)544/16-17(01)).

(III) Facilities funded or to be funded by the Government

(a) *IB and Public Infrastructure Works (PIW) with funding approved by the Finance Committee (FC)*

Project	Approved project estimates (in money-of-the-day prices)	Original target completion date	Latest Target completion date
IB for WKCD – first and second stages of design, site investigation and construction works (Scope of works is at Annex 1)	\$2,919.5 million	First quarter of 2019	Construction works for Zones 3A and 3B to be substantially completed in the first quarter of 2019; preliminary design for Zones 2A, 2B and 2C to be substantially completed by the end of 2018 while detailed design for Zone 2A to be substantially completed by the end of 2019.
Infrastructure Works for WKCD phase 1 – design and site investigation	\$478 million	In stages by the end of 2017	Design and site investigation for the first construction package of PIW for WKCD (Scope of works is at Annex 2) and those for the underground road in Zone 3A were substantially completed in the second quarter of

Project	Approved project estimates (in money-of-the-day prices)	Original target completion date	Latest Target completion date
			2015; those for the underground road in Zone 3B were substantially completed in the second quarter of 2017; and those for the remaining works have to be completed in stages to tie in with the phased implementation programme of WKCD's facilities.
Infrastructure Works for WKCD phase 1 – first construction package (Scope of works is at Annex 2)	\$840.5 million	In stages by the fourth quarter of 2018	In stages by the fourth quarter of 2018

(b) IB and PIW Projects supported by the Public Works Sub-committee and awaiting FC's approval

Project	Project estimates (in money-of-the-day prices)	Implementation Programme
IB for WKCD – third stage of construction works (Scope of works is at Annex 1)	\$3,638.5 million	To tie in with the latest implementation programme of Lyric Theatre Complex, the third stage of construction works would be substantially completed in phases by 2021. Tender was invited in February 2017 and closed in June 2017. Subject to FC's approval, the contract will be awarded in due course.

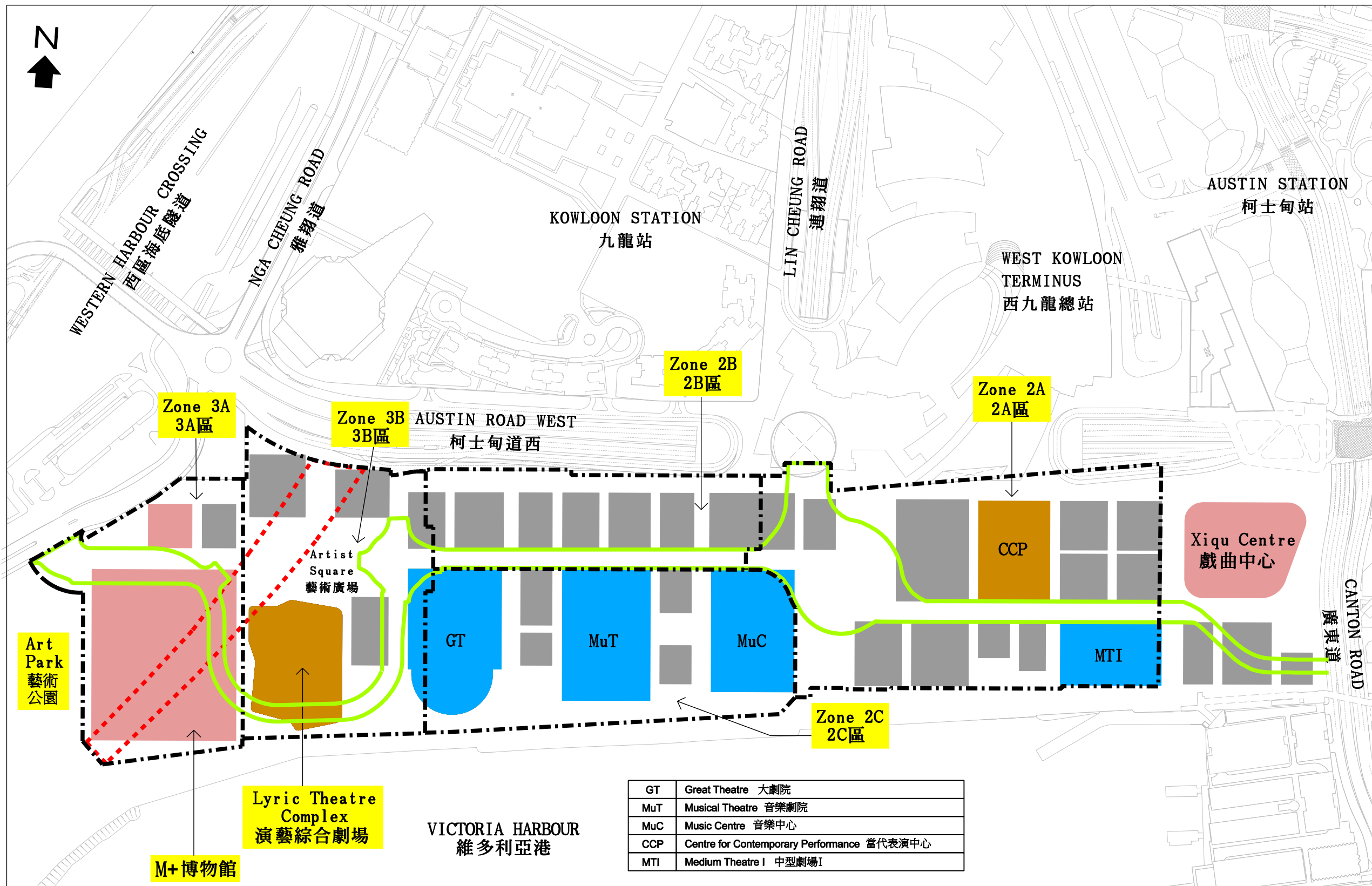
(c) IB and PIW projects to be included in future funding applications

	Project	Project estimates (in money-of-the-day prices)	Implementation Programme
1	Construction of the essential basement structure, underground road and associated PIW for Zones 2A, 2B and 2C	Pending	The preliminary design of Zones 2A, 2B and 2C is in progress and targeted to be completed by the end of 2018 and the detailed design for Zone 2A will be substantially completed by the end of 2019. Funding approval will be sought to tie in with the implementation programme of the facilities and topside development of WKCDA in these zones.
2	Construction of Artist Square Bridge	Pending	The Government is critically reviewing the Artist Square

	Project	Project estimates (in money-of-the-day prices)	Implementation Programme
			Bridge project with WKCD. Subject to the review outcome, the time taken for making design changes and the finalisation of the cost estimate, we will submit the revised funding proposal to the Joint Subcommittee in 2017/18 legislative session tentatively.
3	Beautification works for the existing pedestrian subway across the junction of Austin Road West and Canton Road	Pending	Following the finalisation of the cost estimate, the funding proposal, together with the funding proposal of Project 4 below, will be submitted to the Joint Subcommittee around the first quarter of 2018 tentatively.
4	Pedestrian linkage system between MTR Austin Station and Xiqu Centre	Pending	Currently in detailed design stage. Following the finalisation of the cost estimate, the funding proposal, together with the funding proposal of Project 3 above, will be submitted to the Joint Subcommittee around the first quarter of 2018 tentatively.
5	Remaining works: mainly comprise the remaining works of the at-grade road, flyover across the toll plaza of the Western Harbour Crossing, pedestrian	Pending	Currently in investigation and design stages. These remaining works will be implemented in packages to tie in with the phased implementation of the WKCD project. Cost estimates can only be finalised after the completion

	Project	Project estimates (in money-of-the-day prices)	Implementation Programme
	linkage systems linking WKCD with Kowloon Park and Kowloon Station, berthing/landing facilities for vessels and modification of existing seawall, underground drainage, sewage and water supply systems		of the design work.

**Home Affairs Bureau
West Kowloon Cultural District Authority
August 2017**



- LEGEND: 圖例:**
- Batch 1 WKCDA's Facilities
第一批管理局設施
 - Batch 2 WKCDA's Facilities
第二批管理局設施
 - Remaining WKCDA's Facilities
餘下管理局設施
 - Hotel, Office and Residential Development and Other Arts and Cultural Facilities
酒店、辦公室及住宅發展及其他文化藝術設施
 - Underground road
地下行車路
 - Airport Express Tunnels
機場快綫隧道
 - Zone of Integrated Basement
綜合地庫分區

NOTES: 註釋:

1. GENERAL ARRANGEMENT AND DEMARCATON BETWEEN DIFFERENT ZONES OF INTEGRATED BASEMENT SUBJECT TO DETAILED DESIGN.
綜合地庫的布局及分區分界有待詳細設計確定

GT	Great Theatre 大劇院
MuT	Musical Theatre 音樂劇院
MuC	Music Centre 音樂中心
CCP	Centre for Contemporary Performance 當代表演中心
MTI	Medium Theatre I 中型劇場I

Zone 分區	Major Works under First Stage 首階段的主要工程	Major Works under Second Stage 第二階段的主要工程	Proposed Major Works under Third Stage 第三階段的擬議主要工程
3A	Construction of foundations for an underground road and the protection works for the existing Airport Express tunnels 建造地下行車路和現有機場快綫隧道保護工程的地基	Construction of an underground road, essential enabling works and the protection works for the existing Airport Express tunnels 建造地下行車路、基本備置工程及現有機場快綫隧道的保護工程	Construction of remaining works of the underground road 建造地下行車路餘下工程
3B	Design of essential basement structure 基本地庫結構的設計	Construction of foundations for the integrated basement including those for the protection works for the existing Airport Express tunnels 建造綜合地庫的地基，包括現有機場快綫隧道保護工程的地基	Construction of essential basement structure, underground road and associated facilities, the protection works for the existing Airport Express tunnels and the remaining foundation works 建造基本地庫結構、地下行車路及相關設施、機場快綫隧道的保護工程及餘下地基工程
2A		Design and site investigation of essential basement structure 基本地庫結構的設計及工地勘測	
2B		Preliminary design and site investigation of essential basement structure 基本地庫結構的初步設計及工地勘測	
2C		Preliminary design and site investigation of essential basement structure 基本地庫結構的初步設計及工地勘測	

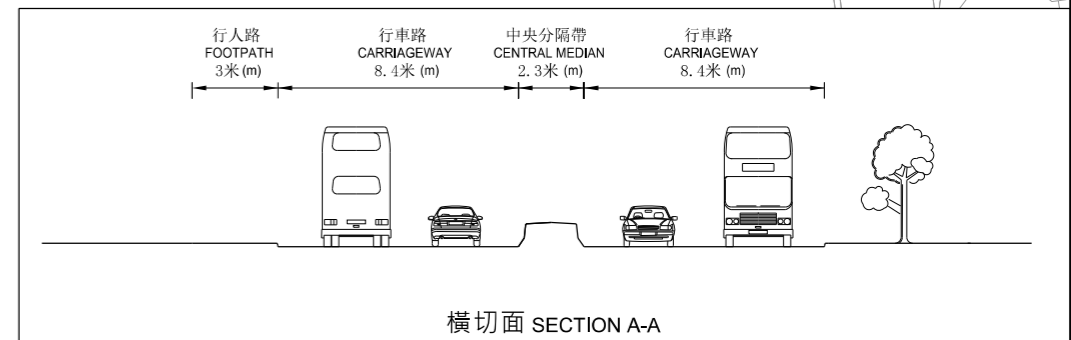
項目名稱 project title
763CL - INTEGRATED BASEMENT FOR WEST KOWLOON CULTURAL DISTRICT
763CL - 西九龍文化區綜合地庫

ZONING PLAN OF THE INTEGRATED BASEMENT
綜合地庫發展分區圖

比例 scale
Not to scale 不按比例

圖例 LEGEND:

- 擬議的行人路、中央分隔帶/安全島及相關工程
PROPOSED FOOTPATHS, CENTRAL MEDIANS/TRAFFIC ISLANDS AND ASSOCIATED WORKS
- 公園範圍內的擬議雨水、污水及供水系統
PROPOSED DRAINAGE, SEWERAGE AND WATER SUPPLY SYSTEMS WITHIN PARK
- 藝術廣場發展區
ARTIST SQUARE DEVELOPMENT AREA
- P 擬議位於擬建地面水平底下的的污水抽水設施
PROPOSED SEWAGE PUMPING FACILITIES BELOW PROPOSED GROUND LEVEL
- 擬議的雨水排水口
PROPOSED DRAINAGE OUTFALLS
- 擬議將現有的雨水排水口改善
EXISTING DRAINAGE OUTFALL PROPOSED TO BE UPGRADED



<p>項目名稱 project title</p> <p>754CL (部分) - 西九文化區基礎建設工程第一期 - 第一組建造工程 754CL (PART) - INFRASTRUCTURE WORKS FOR WEST KOWLOON CULTURAL DISTRICT, PHASE1 - FIRST CONSTRUCTION PACKAGE</p>	<p>圖則名稱 drawing title</p> <p>擬議工程 PROPOSED WORKS</p>	<p>圖則編號 drawing no.</p> <p>KZ917</p>	<p>比例 scale</p> <p>不按比例 Not to scale</p>
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