



政府總部
民政事務局

香港灣仔
港灣道十二號
灣仔大樓二十五樓

GOVERNMENT SECRETARIAT

HOME AFFAIRS BUREAU

25/F, WANCHAI TOWER
12 HARBOUR ROAD
WAN CHAI
HONG KONG

By email

Our Ref.: SF(35) to HABCS CR 7/1/27

電話號碼 Tel. No.: (852) 3102 5991

傳真號碼 Fax No.: (852) 3102 5997

16 August 2019

Ms Doris LO
Clerk to the Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road,
Central
Hong Kong

Dear Ms LO,

Public Works Subcommittee
Meeting on 14 May 2019 – Follow-up Actions

At the Public Works Subcommittee meeting on 14 May 2019, Members requested supplementary information in relation to agenda item PWSC(2018-19)46. Response from the Government and West Kowloon Cultural District Authority is set out at Enclosure for Members' reference.

Yours sincerely,



(Ms YING Fun-fong)
for Secretary for Home Affairs

Encl.

c.c. Chief Executive Officer, West Kowloon Cultural District Authority
Project Manager (South), Civil Engineering and Development Department
Director of Architectural Services (Attn.: Ms Winnie HO)
Director of Fire Services (Attn.: Mr Terence TSANG)
Commissioner for Transport (Attn.: Mr David NGU)

**Legislative Council Public Works Subcommittee Meeting on 14 May 2019
LC Paper No. PWSC(2018-19)46 – Issues requiring Follow-up Actions**

- 1. Please provide supplementary information on the details of the future development of public housing and school development at the site of the existing Fire Services Club (FS Club) in Kowloon Bay, including type and number of flats planned for public housing, and whether a secondary or primary school will be developed.**

A portion of the site of the FS Club in Kowloon Bay together with some adjoining sites will be handed over to the Hong Kong Housing Authority for the public housing development at Wang Chiu Road (phase 2) to provide about 1450 flats. The remaining part will be reserved for the construction of a secondary school. Education Bureau is currently carrying out the preparatory works for school building in accordance with the established mechanism and procedures, and will start the allocation of school premises in due course.

- 2. Please provide supplementary information on the provision of barrier-free access facilities at the Jordan Road footbridge near Sorrento and the High Speed Rail West Kowloon Station to facilitate the public to visit the new building for the Fire Services Department at To Wah Road from Jordan Road.**

Highways Department noted the proposed addition of a lift at the Jordan Road footbridge and will conduct a preliminary feasibility study. At present, there are accessible lifts on the north side of the Jordan Road footbridge (near To Wah Road, West Kowloon Station Bus Terminus and Hoi Wan Road). The public transport interchange at the Elements and the High Speed Rail West Kowloon Station (close to Exit B and K) have also been provided with barrier-free access facilities to access the area north of Jordan Road. In addition, the public can also use the accessible lifts at the High Speed Rail West Kowloon Station to travel to and from Jordan Road and the new building for Fire Services Department.

3. Please provide the following supplementary information regarding the works of the proposed Artist Square Bridge (the “proposed footbridge”):

- (a) Details of the pedestrian flow estimation study conducted by West Kowloon Cultural District Authority (WKCDA) on the proposed footbridge by computer simulation, including the expected daily pedestrian flow, the pedestrian flow to the Artist Square Development Area via the two existing routes across Nga Cheung Road or Green Plaza, and the expected volume of pedestrian flow that will be redirected to the proposed footbridge;**

West Kowloon Cultural District (WKCD) covers a 40-hectare area with included in it arts and cultural facilities, hotel/office/residential sites, retail/dining/entertainment facilities and 23-hectare public open space. WKCD is being developed into one of the world’s largest cultural quarters, blending art, education and public space. The proposed footbridge, being a main gateway to WKCD, aims to provide a direct, grade-separated pedestrian linkage between MTR Kowloon Station and the future Artist Square Development Area in West Kowloon Cultural District, in order to enhance the accessibility and connectivity of WKCD. Given the numerous performance venues in WKCD, it is expected that the proposed footbridge will be used by many pedestrians during the after-performance dispersion period. As such, the design of the proposed footbridge is based on pedestrian flow during peak period, i.e. the pedestrian flow per 30-minute interval instead of the daily pedestrian flow of the proposed footbridge. According to the projections derived from computer simulation conducted by WKCDA, upon completion of all the facilities in WKCD, the estimated peak pedestrian flow to/from the MTR Kowloon Station during dispersal is about 4,600 pedestrians per 30 minutes. As pedestrians would usually prefer the most direct and convenient routing, pedestrians travelling between the Artist Square and MTR Kowloon Station will choose to use the proposed footbridge once it is completed. Only those pedestrians coming from and going to other places (such as the bus stops at the Western Harbour Crossing or High Speed Rail Hong Kong West Kowloon Station) would take the routes via Nga Cheung Road or Green Plaza.

(b) the total project cost of the original design of the proposed footbridge; and

The project cost estimate of the proposed footbridge in the original design was about \$530 million in money-of-the-day (MOD) prices. Compared with the original design, the new design of the proposed footbridge (with an estimated total project cost of HK\$380 million), can achieve an overall cost saving of about 30%.

(c) the respective length of the original design and new design of the proposed footbridge with elaboration on the part being shortened by about 18 metre (m) in the new design as compared to the original design.

To sharpen visitors' sense of arrival in WKCD, the proposed footbridge in the original design extends into the central area of the Artist Square. In the new design, the landing location of the footbridge has been shifted from the central area to the northern side of the Artist Square. As shown on the elevations in **Annex 1** and **Annex 2**, the length of the proposed footbridge in the original design and new design are about 112m and 94m respectively. The overall length of the proposed footbridge is reduced by about 18m.

4. Provide the detailed breakdown of the estimated construction cost of the underground road of the integrated basement in Zone 2 of WKCD (i.e. \$1,599.8 million), including the estimated cost of water supply, drainage, electrical & mechanical works and fire services installation works, etc.

The detailed breakdown of the estimated construction cost of the underground road of the integrated basement in Zone 2 of WKCD is tabulated below:

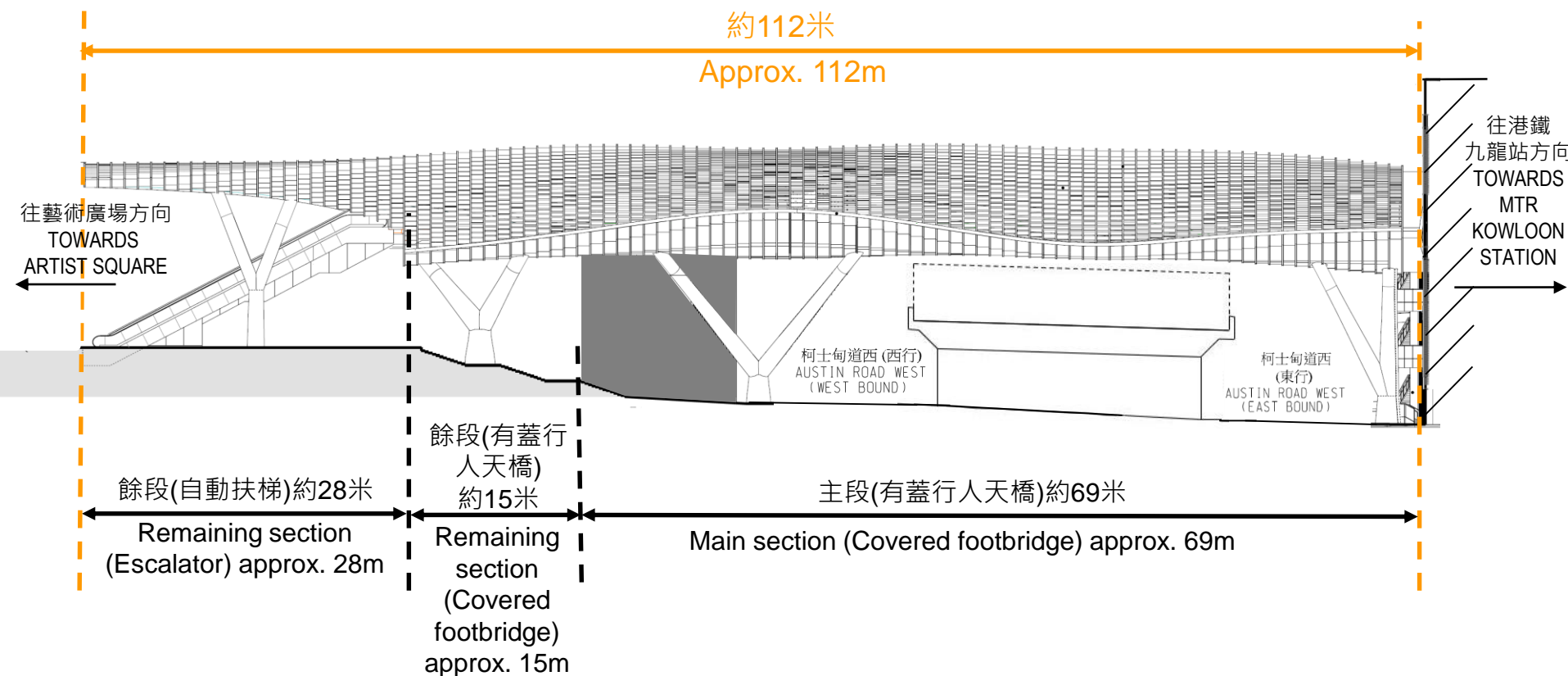
Item	HK\$ million (in MOD prices)
(1) Electrical and mechanical systems	893.5
(2) Fire services equipment and associated works	360.2
(3) Roads and associated ancillary facilities	346.1
Total	1,599.8

5. Provide response to the news report that the utilisation rate of the Grand Theatre of Xiqu Centre is only 31%.

The utilization rate quoted in the news report is only based on the number of performance days between 20 January and 19 April 2019. However, utilization rate of a venue should take into account not only performance days but also those days required for rehearsals, installation and dismantling of stage productions, etc. Overall speaking, the Grand Theatre has been fully utilized during the opening season. Same as other new performing venues, there is a need to carry out fine-tuning and enhancement works for stage setting, seating and other related technical facilities at the Grand Theatre after the opening season in order to offer the best audio and visual experience to the audience. Scheduled enhancement works in this regard were conducted for the Grand Theatre in April 2019 as originally planned and the venue was not released for rental use. The utilisation rate of the Grand Theatre from May 2019 to March 2020 has already reached 75%, and is expected to further increase steadily.

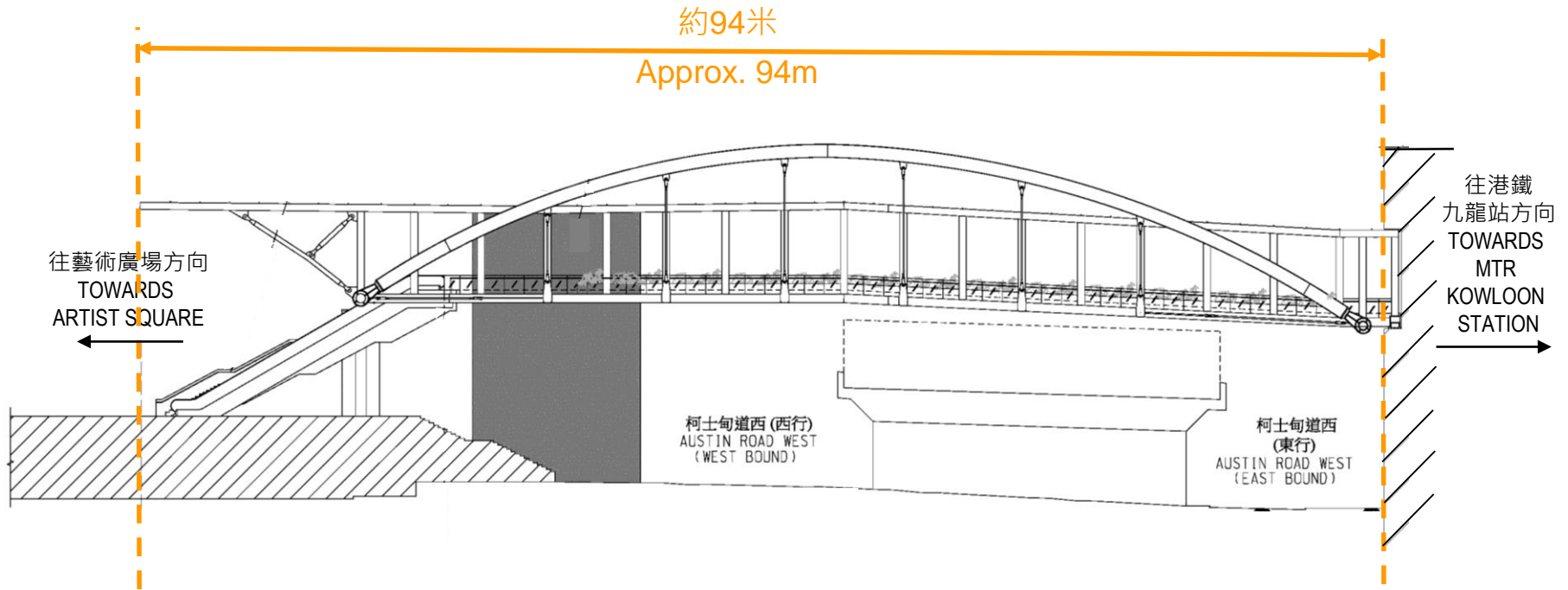
**Home Affairs Bureau
Architectural Services Department
Civil Engineering and Development Department
Fire Services Department
Transport Department
West Kowloon Cultural District Authority**

August 2019



原先設計—立面圖 Original Design – Elevation

上圖所標示的長度請參閱2018年5月11日諮詢立法會監察西九文化區計劃推行情況聯合小組委員會時的投影片簡介
The lengths indicated above are shown on the slide presentation for consultation with the Legislative Council Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project on 11 May 2018



新設計－立面圖 New Design – Elevation

上圖所標示的長度請參閱文件PWSC(2018-19)46附件2附錄1

The lengths indicated above are shown on Annex 1 to Enclosure 2 of PWSC(2018-19)46