

For discussion on  
6 November 2018

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

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

**PURPOSE**

This paper provides an update on the progress of the West Kowloon Cultural District (WKCD) development.

**BACKGROUND**

2. The past year was a pivotal year in the WKCD development. In addition to progress in design and construction of the core arts and cultural facilities, planning work started for the ACE development package, the Artist Hostel/ Residence and the Music Centre. Currently, there are six ongoing construction projects under the management of the West Kowloon Cultural District Authority (WKCDA): (1) the Xiqu Centre; (2) M+ building, with the Conservation and Storage Facilities (CSF) and a retail, dining and entertainment (RDE) / other arts and cultural facilities building (P39B), along with an interfacing car park; (3) the Art Park (including Freespace); (4) the Hong Kong Palace Museum; (5) the Lyric Theatre Complex and the Integrated Basement (IB); and (6) public infrastructure works (PIW). A schematic plan of major WKCD facilities is at Annex. Detailed updates on the development of cultural software will be submitted to the Legislative Council Joint Subcommittee to Monitor the Implementation of the WKCD project (Joint Subcommittee) at a future meeting.

## **XIQU CENTRE**

3. The Xiqu Centre is designed to be a world-class platform for the conservation, promotion and development of Cantonese opera and other genres of xiqu (Chinese traditional theatre) in Hong Kong and beyond. It not only houses facilities for performances (notably a 1 065-seat Grand Theatre and a 244-seat Tea House Theatre) but also provides a focus within WKCD for important work on the development of new repertory, research, education, training and exchanges, as well as professional development programmes to help nurture young talent. The Occupation Permit for Xiqu Centre was obtained in April 2018. The works are effectively completed, and the Substantial Completion Certificate will be issued to the main works contractor in November. The theatre audio and lighting system together with the rigging system are being tested, getting ready for the first performances at the end of 2018. Details are provided in a separate paper issued for discussion at the Joint Subcommittee meeting on 6 November 2018.

## **M+**

4. At the Special Joint Subcommittee Meeting held on 11 September 2018 and via LC Paper No. CB(1)1376/17-18(01), Members were briefed on the termination of the employment of Hsin Chong Construction Company Limited under the M+ main works contract. WKCD carried out a restricted tender for the M+ Management Contractor on 21 August 2018, following which Gammon Construction Ltd was appointed to oversee the completion of the M+ project on 7 September 2018. The ultimate goal of delivering the M+ building by end of next year, leading to opening of the museum in 2020, remains unchanged.

5. The site works recommenced on 21 September 2018. As at the end of October 2018, WKCD have issued 63 novation agreements and deeds of transfers to existing subcontractors who are needed for the construction completion of the project, 28 of those have been signed by related parties with the remaining having confirmed in writing

their intention to sign. The current key site work is to complete the topping-out of the M+ building at end 2018 whilst in parallel progressing the final installation of the façade panels on the tower and the podium. Manpower resources is now back up to over 1 500 staff and workers on the site, and this is expected to increase to approximately 1 600 at the peak during 2019.

## **ART PARK**

6. The Art Park will be the green heart of WKCD and feature a rich variety of trees and green planting as well as open lawn spaces for leisure and relaxation. The Park will provide a vibrant venue for open-air performances of music, dance and theatre as well as art exhibitions and other cultural events. It will also provide space for large-scale outdoor sculptures and installations curated by M+.

7. A section of the Art Park and waterfront promenade was opened in early 2018. The remaining part, including the RDE building, is expected to be completed progressively in 2018. Progress on the tree and shrub planting for the Art Park was however affected by the recent typhoon Mangkhut and remedial works are now underway to rectify the damage and disruption caused. Of the 1 800 trees that were successfully planted till end September 2018, approximately 70% were affected, with 5% needing to be replaced. It remains the target to open the remaining section of the Art Park by the first quarter of 2019.

## **FREESPACE**

8. Situated in the centre of the Art Park is Freespace, a place where the public is invited to freely explore, encounter and be inspired by new artistic experiences through innovative programming across all genres. The black box theatre in Freespace will provide a flexible performance space accommodating up to 450 people seated or 900 standing. There is also a foyer where local live music will be presented in a bar and café environment and a multi-purpose function hall. Freespace sits next to the Art Park's great lawn, where an

outdoor stage can be set up for large-scale events and festivals for up to 10 000 people standing. The Freespace building is substantially completed. Scaffolding inside the black box chamber and outside the building has also been dismantled. It is targeted to obtain the Occupation Permit by the early January 2019 for the planned opening in April 2019.

### **HONG KONG PALACE MUSEUM (HKPM)**

9. Located at the western tip of WKCD, HKPM will be a dedicated museum that showcases the exquisite artefacts from Palace Museum's collections and collaborates with other museums in research, exhibition, education and public programmes. The museum comprises 7 600 square metres of gallery space for standing and special exhibitions on Palace Museum's collections of paintings, calligraphy, antiquities and historical objects, as well as thematic displays on world cultures and civilisations. Other museum facilities include a 400-seat lecture theatre, activities rooms, a restaurant and shop.

10. WKCDA awarded the foundation works contract in February 2018. The ground-breaking ceremony was held on site in May 2018. Progress of construction has been satisfactory and is slightly ahead of schedule. As at the end of September 2018, all the piling works have been completed. The tender for the main works contract was issued on 4 September 2018, aiming to be awarded in February 2019. Construction of superstructure is expected to commence in May 2019, with completion planned around end of 2021.

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

11. A centre of excellence showcasing the best of Hong Kong and international dance and theatre productions, the LTC comprises a 1 450-seat dance-focused Lyric Theatre with installation of digital projection equipment for film screenings, a 600-seat theatre-focused Medium Theatre and a 270-seat theatre-focused Studio Theatre. The complex also houses a Resident Company Centre at the northern side with eight dance rehearsal studios and a rehearsal hall. The foundation

works for the LTC and integrated basement (IB) was completed in November 2017.

12. The Works Package L1 which comprises the remaining Excavation and Lateral Supports works (Stage 2), pile caps and the IB substructure and superstructure to receive the LTC (L2) officially commenced in January 2018. As at the end of September 2018, nearly 40% of the bulk excavation has been disposed mainly by barge. It is targeted that the L1 contract can be completed by latest the third quarter of 2020 and the site area handed over to the superstructure Works Contractor (L2) to continue the building works. Tender for Works Contract LTC (L2) mainly includes the construction of the LTC, promenade, open space at the Artist Square, district cooling system, IB, underground road and other PIW, was issued earlier in 2018 and returned at the end of August 2018. The Main Works Contract for L2 scheduled to commence in November 2018 with Occupation Permit targeted to be granted in 2023.

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

13. Collectively, the PIW refers to those communal and government facilities and related engineering works in WKCD, such as roads, bridges, drainage, sewage and other ancillary facilities to support the whole district. Funding for PIW follows the public works funding application and approval process. The first construction package of PIW comprises among others, 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 the Artist Square Development Area (ASDA). The works commenced in December 2015 for completion in stages by December 2018.

14. The second construction package of PIW include the Austin Road Pedestrian Linkage System, which is an underground pedestrian link connecting the MTR Austin Station and the basement of Xiqu Centre. The construction started in May 2018 with hoarding and condition survey works in MTR Austin Station completed in September

2018. Since the project involves works at the MTR Austin Station, close liaison with the MTR Corporation Limited (MTRCL) is required and regular monitoring of the MTR Austin Station and underground train track has been carrying out to ensure that the train services will not be disrupted. The proposed pedestrian link is scheduled to be completed in 2020.

15. The third construction package of PIW refers to the pedestrian linkage connecting the MTR Kowloon Station and Artist Square in WKCD (also known as the Artist Square Bridge (ASB)). At the Joint Subcommittee meeting held on 11 May 2018, Members were largely in support of the proposed new ASB design, which would be an arch structure (with 'Vierendeel' truss), with revised funding application to the Public Works Subcommittee. To advance the completion date of ASB, some of the initial works were commenced in July 2018. The tender of the ASB main works contract will be issued by the end of 2018. Subject to the availability of public funding, it is anticipated that main works can be commenced in 2019.

16. In addition, to further enhance the ingress/egress arrangement of the western part of WKCD, the Government and WKCD are carrying out a study to explore the feasibility of extending the at-grade U-shaped road (mentioned above in paragraph 13) to the north and merging with the existing service road of Route 3. The study commenced in September 2018 and the preliminary findings and assessment shall be completed within 2019.

## **TEMPORARY PAVILION**

17. Members have been informed that WKCD planned to develop a Temporary Pavilion in WKCD through a "Young Architects and Designers Competition" in LC Paper No. CB(1)297/16-17(05). The inaugural Hong Kong Young Architects and Designers Competition was launched in April 2017 and had an overwhelming response. A total of 320 entries was received and reviewed by a panel of leading local and international experts who were tasked with shortlisting three designs.

18. The winning design, Growing Up by New Office Works (comprised Paul Tse Yi-pong and Evelyn Ting Huei-chung) was announced in March 2018. The temporary pavilion will be built on a waterfront location in the Nursery Park at WKCD that offers stunning harbour and sunset views. The pavilion will become a spectacular location for small events and activities. The pavilion is planned to open in January 2019 for enjoyment of the public for a period of approximately six months.

### **INTERIM WATERFRONT PROMENADE**

19. The West Kowloon Station (WKS) of the Guangzhou-Shenzhen-Hong Kong Express Rail Link was opened in September 2018 and part of the construction sites occupied by MTRCL have begun to return in a progressive manner from December 2017, including a strip of land for the waterfront promenade of WKCD. To facilitate public enjoyment of the waterfront, WKCD plans to carry out some necessary infrastructure works taken into consideration of future zone 2 integrated basement works requirements and convert a strip of harbourside land to an “interim promenade”. The works are planned to commence in the first quarter of 2019 and will open from the fourth quarter of 2019 in phases.

### **ZONES 2A, 2B AND 2C OF IB (IBZ2)**

20. IBZ2 refers to the large basement section in between the Xiqu Centre and the LTC supporting the arts and cultural venues, RDE, hotel, office and residential (HOR) developments atop. The consultancy, jointly funded by the Government, for the design and site investigation commenced in February 2017. The schematic design was largely completed in August 2018. Detailed design of the Zone 2A of IB has subsequently followed and commenced in August 2018. The preparation of the foundation work tender for Zone 2A is in progress.

21. Ground investigation works for the IBZ2 were undertaken from early 2018 and a total of 50 bored holes

(representing about 90% of the total) have been completed. WKCDA plans to consult the Joint Subcommittee on the funding application for IBZ2 and update members on the development programme of Zone 2 in January 2019. It is targeted that the preliminary design, road gazettal and consultation exercise are to all be completed by early 2019.

### **ACE (ART, COMMERCE AND EXHIBITIONS) DEVELOPMENT PACKAGE AND ARTIST HOSTEL/ RESIDENCE**

22. WKCDA has started planning the development of the HOR portion of WKCD. The priority is to take forward the ACE development package – which comprises an exhibition centre with hotel, rental offices, and embedded RDE facilities – while at the same time exploring market interest in developing an artist hostel/ residence within WKCD.

23. The ACE development package will be delivered through a Build-Operate-Transfer (BOT) and income sharing arrangement. The preparation of the expression of interest document is underway for issuance at around end of 2018. A shortlist of potential private sector partners will be invited to tender. It is estimated that the tender will be awarded at around the second quarter of 2020 with the completion of the ACE (including Hotel/ Commercial) by around 2024/2025.

24. WKCDA will adopt an open and competitive BOT tendering approach to selecting private sector partners to take the Artist Hostel/ Residence (P32) project forward. The aim is to deliver the project in parallel with the completion of the LTC project at around end of 2023.

### **MUSIC CENTRE**

25. To address the performance needs of the music community, WKCDA will give priority to the delivery of the Music Centre, which is located next to the LTC. Initial proposed facilities include a Concert Hall with orchestral platform for full symphony orchestra and a Rehearsal/ Recital Hall for chamber music, jazz, piano or violin recital



performance. The acoustics of the Concert Hall will be primarily designed to support acoustic orchestral performance and adaptable for other forms, including orchestra with an amplified artist, jazz, world music, etc. WKCDA is planning to move ahead on the project and the stakeholder engagement of the Music Centre is underway.

### **ADVICE SOUGHT**

26. Members are invited to note the content of this report.

**West Kowloon Cultural District Authority**  
**November 2018**

西九文化區主要設施示意圖  
**Schematic plan of major WKCD facilities**

