

**For discussion on
14 January 2019**

**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 Development of Zone 2 of the West Kowloon Cultural District

PURPOSE

This paper updates Members on the development of Zone 2 of the West Kowloon Cultural District (WKCD) and briefs Members on the funding proposal to upgrade 763CL entitled “Integrated Basement for West Kowloon Cultural District – remaining works” to Category A, at an estimated cost of about \$17.5 billion, in money-of-the-day (MOD) prices, in order to carry out the remaining works of the Integrated Basement (IB) in Zone 2A and Zone 2BC (IBZ2) to dovetail the phased implementation of WKCD.

DEVELOPMENT OF ZONE 2 of WKCD

2. The IB is an integral component of the Foster+Partners’ Conceptual Plan which forms the basis of the Development Plan of the WKCD. It enables traffic to be put underground thereby freeing up the site for cultural use and public enjoyment, as well as enhancing the walking environment at grade. IBZ2 is the largest basement section in between the Xiqu Centre to the east and the Lyric Theatre Complex to the west. On top of the basement are the remaining arts and cultural facilities (ACF) including the Music Centre, Musical Theatre, Great Theatre and Medium Theatre I and the hotel, office and residential (HOR) developments. The topside development plan in IBZ2 is shown in the zoning plan of IB at **Enclosure 1**.

3. With the commencement of the IBZ2 design consultancy in February 2017, West Kowloon Cultural District Authority (WKCDA) has prepared a phased implementation plan which aims to identify works packaging strategy and contract arrangement for the construction of the IBZ2 and the topside developments. Development parcels located on top of the Hong Kong West Kowloon Station (WKS) of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) in Zone 2A can be delivered sooner than other parcels as the sub-structure involved has already been substantially completed. Thus, WKCDA aims at completing the HOR development in Zone 2A starting from 2025, while the completion timeframe of the HOR development within Zone 2BC is estimated from 2027 and beyond. In conjunction with the HOR developments, the Avenue and Central

Plaza on IBZ2 will be built in parallel to enhance pedestrian connectivity within the district.

4. Among the various ACF in IBZ2, WKCDA will give priority to deliver the Music Centre located at Zone 2BC by around 2027/28, so as to provide a much-needed, purpose-built concert hall with appropriate acoustics, and up-to-date facilities to address the performance needs of the music community. As for the remaining ACF, they will be implemented by WKCDA having regard to demand and in line with the organic growth approach of WKCD. As an interim arrangement, WKCDA will consider providing temporary event spaces upon completion of relevant portion of the IB, Avenue and Central Plaza prior to the development of these remaining ACF.

5. The IBZ2 together with the underground road (UR) will be completed to dovetail the phased implementation plan of WKCD. The section of UR in Zone 2A, targeting for completion in 2025, will be connected with Austin Road West Underpass and Lin Cheung Road via the underground road junction. When the remaining UR in Zone 2B is completed and connected with the UR at Zone 3B in about 2027, it would greatly enhance the accessibility of WKCD as a whole as well as its internal connectivity and circulation.

FUNDING PROPOSAL

6. In order to carry out the remaining works of the IB to dovetail the phased implementation of WKCD, we plan to upgrade **763CL** entitled “Integrated Basement for West Kowloon Cultural District – remaining works” to Category A.

Project Scope and Nature

7. The scope of **763CL** comprises –
- (a) detailed design and site investigation of essential basement structure¹ and associated works for Zone 2BC of IB, including preparation of tender documents and assessment of tenders for the construction works;
 - (b) construction of the foundation works for IBZ2;
 - (c) construction of essential basement structure and associated works for IBZ2;

¹ Essential basement structure generally includes structural elements of the IB such as walls, floor and ceiling slabs, columns and beams, as well as other associated works.

- (d) construction of an UR of about 800 metres long in IBZ2, and associated works including footpaths, pick-up/drop-off area, water supply, drainage, electrical and mechanical (E&M) works, fire services installation works, plant rooms, and means of escape/means of access for firefighting and rescue; and
- (e) necessary environmental mitigation measures, and related environmental monitoring and auditing (EM&A) works for construction and site investigation works in sub-paragraphs (a) to (d) above.

—— Zoning plan of IB and layout plans of IBZ2 showing the proposed works are at **Enclosures 1 and 2** respectively.

Justification

8. Subject to the approval of Finance Committee (FC), WKCDA plans to commence the detailed design and site investigation for Zone 2BC of IB in the second half of 2019. The construction of the Zone 2A of IB including the UR is targeted to commence in phases from mid-2019 for completion to dovetail the implementation of topside development in around 2025. Part of the essential basement structure of Zone 2A on top of the basement of WKS was completed by the XRL project and will be handed over to WKCDA.

9. Zone 2BC is mainly to support the topside Music Centre, Great Theatre, Musical Theatre, RDE and HOR development, and to accommodate the UR connecting Zones 2A and 3B. The construction of Zone 2BC would commence in phases from 2020 to dovetail the implementation of the topside development from 2027 and beyond.

Proposed Entrustment to WKCDA

10. In view of the exceptionally high degree of integration amongst the various facilities in IB and the critical interfacing issues such as overlapping work sites, construction work sequences and methodologies, and major programming interdependence among the proposed works, we propose to entrust to WKCDA the proposed works to be carried out concurrently with the implementation of WKCDA's facilities in Zone 2A and Zone 2BC. It would be impractical for WKCDA to construct the WKCDA's facilities in Zone 2A and Zone 2BC, while the Government separately undertakes the construction of the proposed works in IB which are located and integrated within the same sites. We therefore consider it necessary and cost effective to entrust to WKCDA the implementation of the proposed IB works in conjunction with the implementation of the WKCDA's facilities in Zone 2A and Zone 2BC in a holistic manner. Subject to the approval of FC, the proposed works as mentioned in paragraphs 7(a) to 7(e) above are proposed to be entrusted to WKCDA with a view to commencing the works

progressively from mid-2019 for substantial completion in phases by around 2027.

11. WKCD will be reimbursed for the actual costs incurred in relation to the management, supervision, design and construction of the proposed works provided by their consultants and contractors (i.e. third party costs), and separately for their actual in-house management cost incurred.

Financial Implications

12. We estimate the cost of the proposed works, as set out in paragraph 7 above, and the related management cost incurred by WKCD to be about \$17.5 billion in MOD prices².

Public Consultation

13. We consulted the Food, Environmental Hygiene and Public Works Committee of the Yau Tsim Mong District Council on 20 September 2018 on the underground road in IBZ2. Members had no objection to the proposed underground road.

14. We gazetted the proposed underground road in IBZ2 under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 23 November 2018. The statutory objection period will expire on 22 January 2019.

15. With an aim to commencing the proposed works as soon as possible, we circulated a consultation paper on the proposed works to the Yau Tsim Mong District Council and conducted a briefing session on 20 December 2018 at which we introduced the proposed works and responded to Members' queries. Members generally had no adverse comments on the proposed works. CEDD will attend the forthcoming Food, Environmental Hygiene and Public Works Committee of the Yau Tsim Mong District Council to respond to any further queries.

Environmental Implications

16. The engineering feasibility study of the WKCD development is a designated project under Schedule 3 of the Environmental Impact Assessment Ordinance (Cap. 499) (EIAO), requiring an Environmental Impact Assessment (EIA) report to be approved under the EIAO. The proposed works forming part of the WKCD development cover an underground road serving WKCD which is a designated project under Schedule 2 of the EIAO, requiring an environmental permit for its construction and operation. In November 2013, the EIA report for the WKCD development (which includes the proposed works) was approved under the EIAO, and an environmental permit was obtained for the construction

² This figure represents the latest cost estimate of the proposed works to be finalized before making submission to PWSC.

and operation of the underground road. The EIA report 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 will implement the necessary mitigation measures to comply with the requirements under the approved EIA report and the environmental permit. The mitigation measures recommended for the construction phase mainly include adoption of quieter equipment and movable noise barriers or noise insulating fabric to minimise construction noise impact, and regular watering of the site and provision of wheel-washing facilities for dust control.

17. At planning and design stages, we have considered the design and construction method of the proposed works to reduce generation of construction waste where possible. In addition, we will require the contractors 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 disposal of inert construction waste at public fill reception facilities³. We will encourage the contractors to maximise the use of recycled or recyclable inert construction waste and the use of non-timber formwork to further reduce generation of construction waste.

18. At the construction stage, we will require the contractors 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 plans. We will require the contractors 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 receptor project sites/public fill reception facilities and landfills respectively through a trip-ticket system.

Heritage Implication

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

Land Acquisition

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

Background Information

³ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

21. 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.

22. In January 2013, FC approved the upgrading of **753CL**, entitled "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. The design and site investigation of government infrastructure works in Zones 3A and 3B of the IB (related to the underground road and associated works) form part of the works entrusted to WKCDA under **753CL**, and are proceeding in stages to suit the phased implementation of the IB.

23. We upgraded **763CL** to Category B on 28 June 2013.

24. In March 2014, we created a Category D item to fund the design of the advance works and site investigation works for Zone 3B of the IB at an estimated cost of \$27.3 million in MOD prices under **Subhead 7100CX**, entitled "New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme". The works under this Category D item were entrusted to WKCDA and substantially completed.

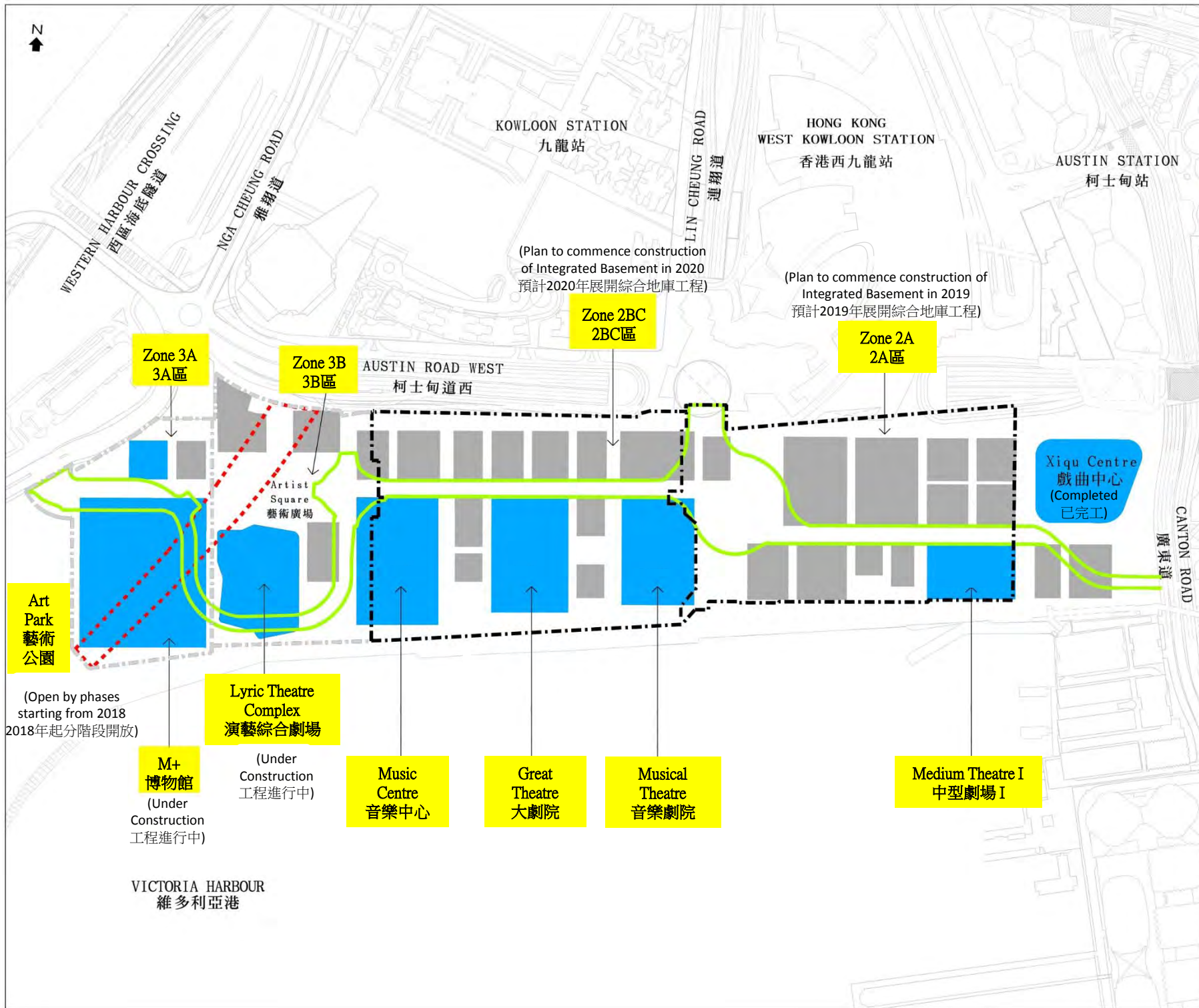
25. In July 2015, FC approved the upgrading of part of **763CL** as **791CL**, entitled "Integrated Basement for West Kowloon Cultural District – first and second stages of design, site investigation and construction works" to Category A at an estimated cost of \$2,919.5 million in MOD prices. The works were entrusted to WKCDA and are currently targeted for substantial completion by end of 2019.

26. In January 2018, FC approved the upgrading of part of **763CL** as **815CL**, entitled "Integrated Basement for West Kowloon Cultural District – third stage of construction works" to Category A at an estimated cost of \$3,178.4 million in MOD prices. The works were entrusted to WKCDA and are targeted for substantial completion by around 2022.

WAY FORWARD

27. We plan to seek funding support of PWSC and then FC's funding approval to enable commencement of the proposed works in 2019.

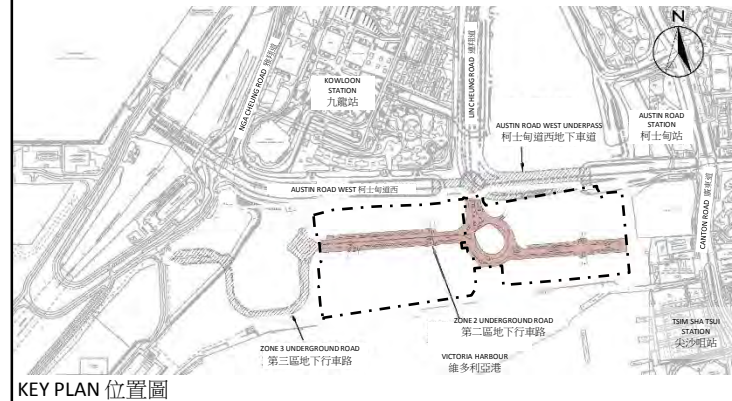
**Home Affairs Bureau
Civil Engineering and Development Department
West Kowloon Cultural District Authority
January 2019**



- LEGEND: 圖例:
- WKCDA's Facilities
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

ENCLOSURE 1 附件一

項目名稱 project title	
763CL - INTEGRATED BASEMENT FOR WEST KOWLOON CULTURAL DISTRICT	
763CL - 西九文化區綜合地庫	
圖則名稱 drawing title	
ZONING PLAN OF THE INTEGRATED BASEMENT	
綜合地庫發展分區圖	
圖則編號 drawing no.	比例 scale
KZ921	Not to scale 不按比例

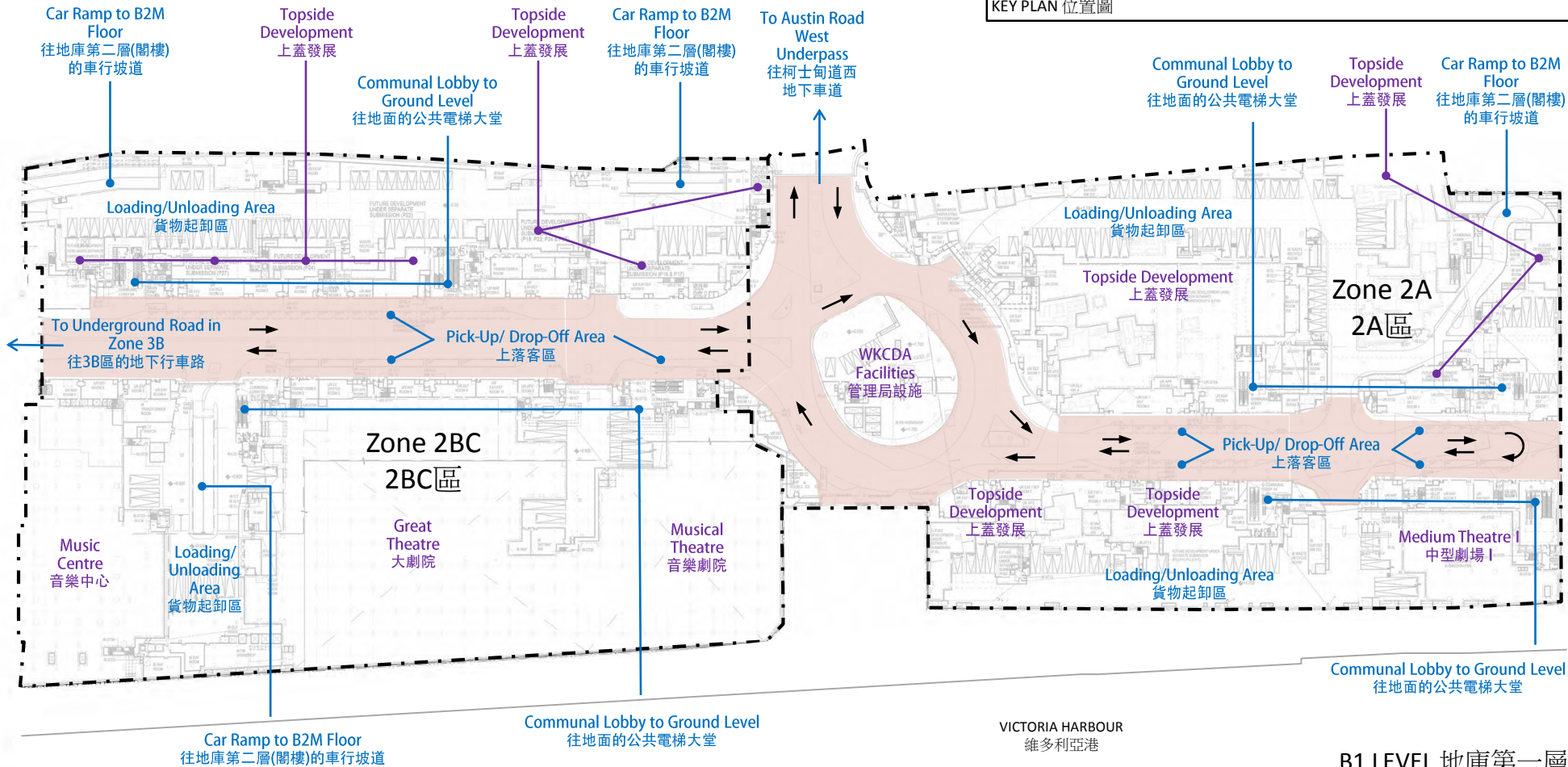


LEGEND: 圖例:

- APPROXIMATE BOUNDARY OF ESSENTIAL BASEMENT STRUCTURE OF ZONE 2
- 2區基本地庫結構的大約界線
- UNDERGROUND ROAD IN ZONE 2
2區地下行車路
- ← TRAFFIC DIRECTION
行車方向

NOTE: 註釋:

1. ANCILLARY WORKS FOR THE UNDERGROUND ROAD INCLUDING CIVIL AND STRUCTURAL ENGINEERING, MECHANICAL AND ELECTRICAL, DRAINAGE, WATER AND UTILITIES WORKS ARE NOT SHOWN ON THIS DRAWING FOR CLARITY.
為清晰表達，地下行車路的附屬工程，包括土木及結構、機電、渠務、水務和公用設施工程不在此圖則展示



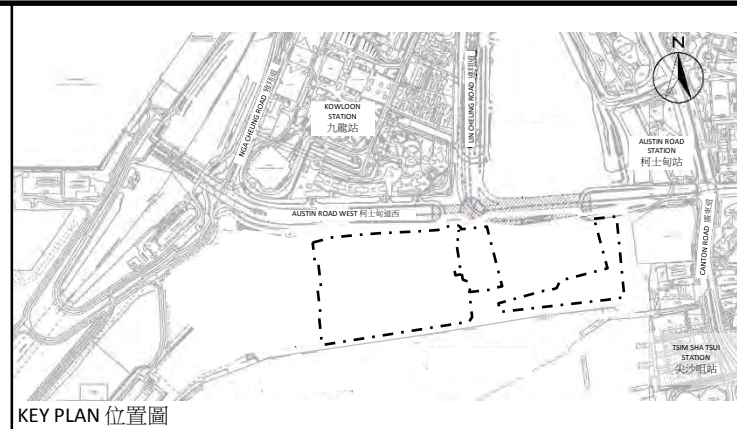
ENCLOSURE 2 (PAGE 1 OF 4)
附件二(頁 1/4)

PROJECT TITLE 項目名稱
7763CL-B2 INTEGRATED BASEMENT FOR WEST KOWLOON CULTURAL DISTRICT – REMAINING WORKS
7763CL-B2 西九文化區綜合地庫 – 餘下工程

DRAWING TITLE 圖則名稱
LAYOUT PLANS OF INTEGRATED BASEMENT IN ZONE 2 (B1 LEVEL)
綜合地庫2區平面圖(地庫第一層)

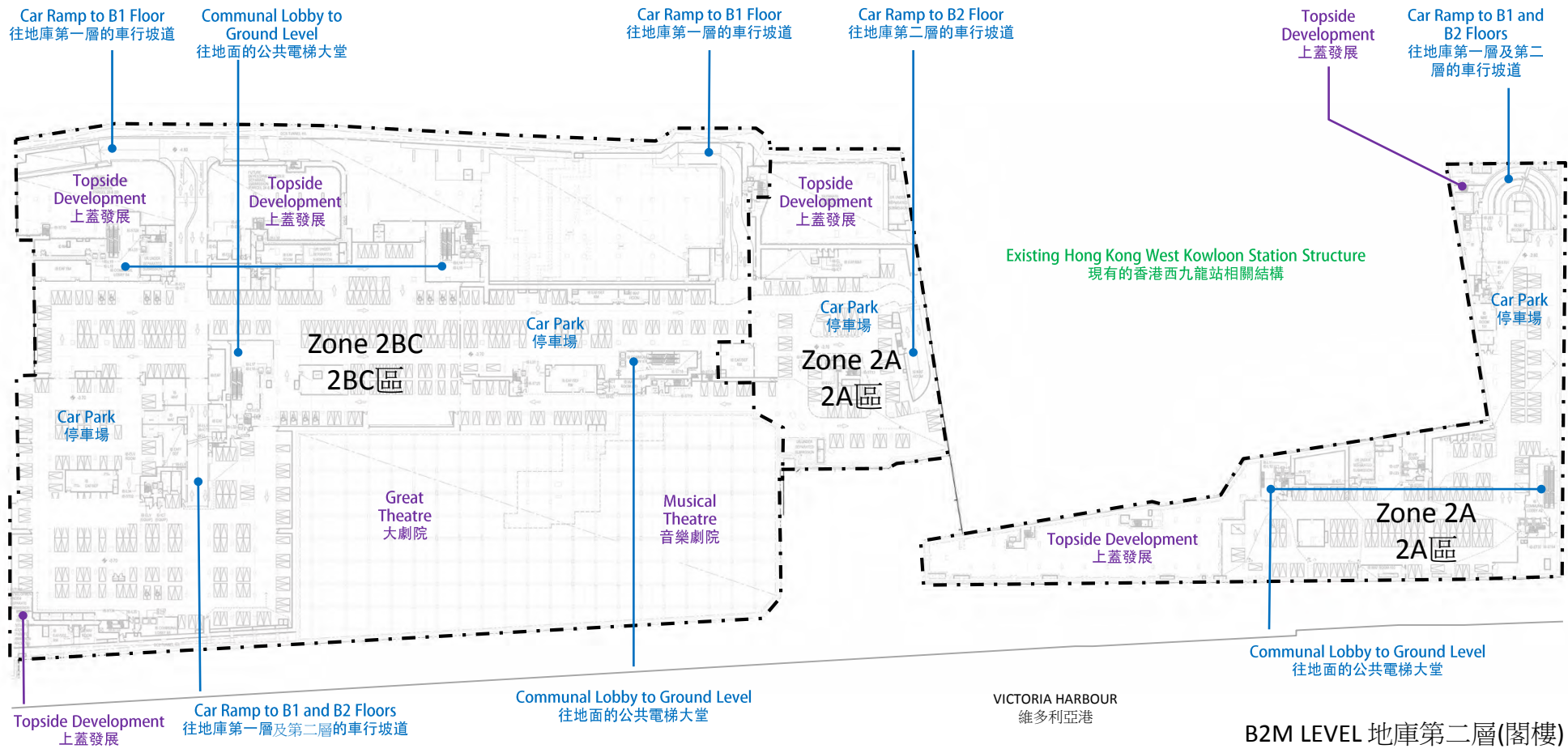
SCALE 比例
NOT TO SCALE
不按比例

B1 LEVEL 地庫第一層



LEGEND: 圖例:

- - - - - APPROXIMATE BOUNDARY OF ESSENTIAL BASEMENT STRUCTURE OF ZONE 2
- - - - - 2區基本地鐵結構的大約界線



ENCLOSURE 2 (PAGE 2 OF 4)
附件二 (頁 2/4)

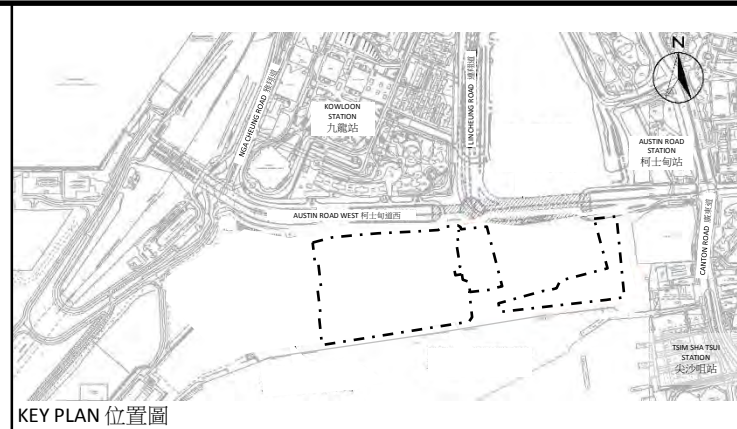
PROJECT TITLE 項目名稱
7763CL-B2 INTEGRATED BASEMENT FOR WEST KOWLOON CULTURAL DISTRICT – REMAINING WORKS
7763CL-B2 西九文化區綜合地庫 – 餘下工程

DRAWING TITLE 圖則名稱
LAYOUT PLANS OF INTEGRATED BASEMENT IN ZONE 2 (B2M LEVEL)
綜合地庫2區平面圖(地庫第二層(閣樓))

SCALE 比例
NOT TO SCALE
不按比例

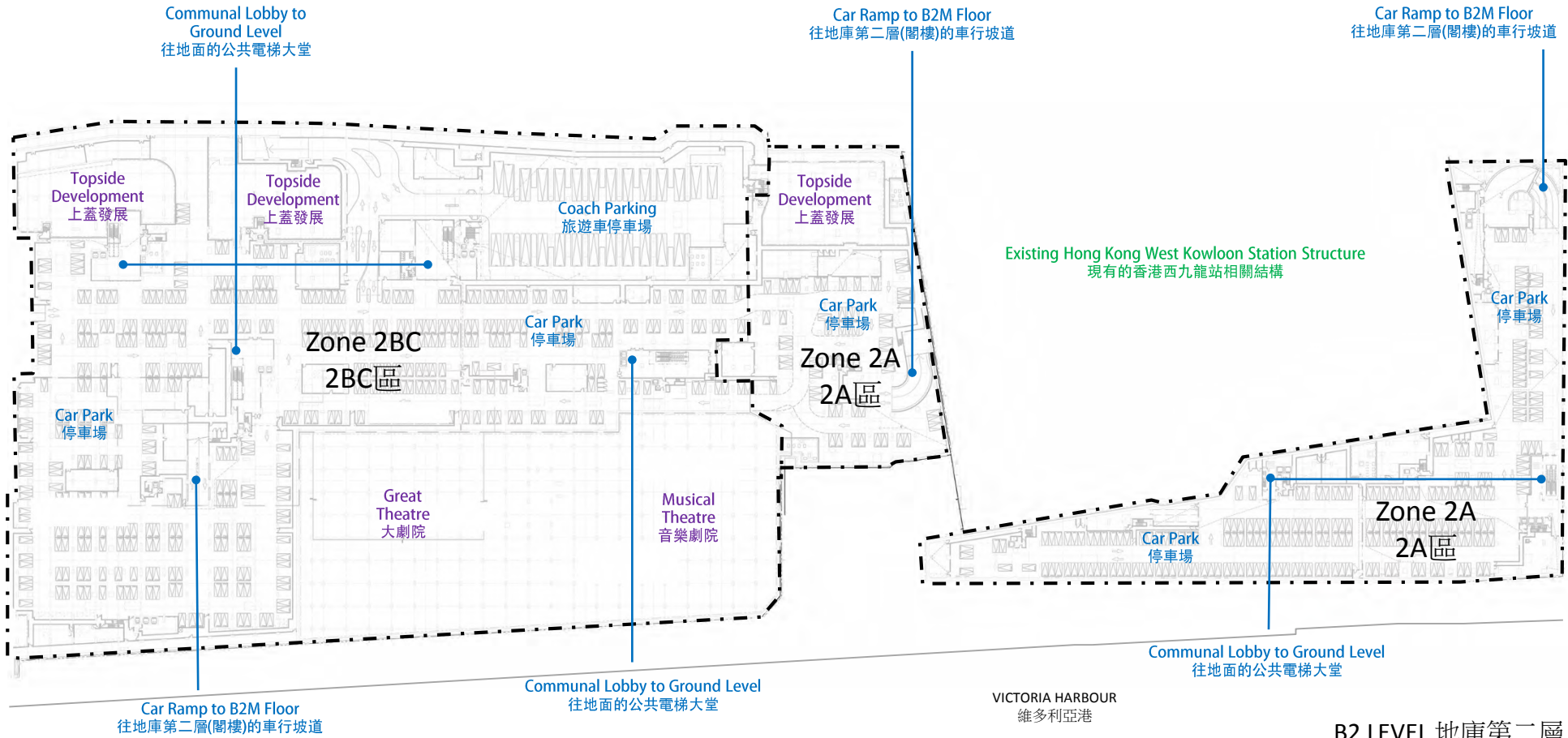
VICTORIA HARBOUR
維多利亞港

B2M LEVEL 地庫第二層(閣樓)



LEGEND: 圖例:

- - - - - APPROXIMATE BOUNDARY OF ESSENTIAL BASEMENT STRUCTURE OF ZONE 2
- - - - - 2區基本地鐵結構的大約界線



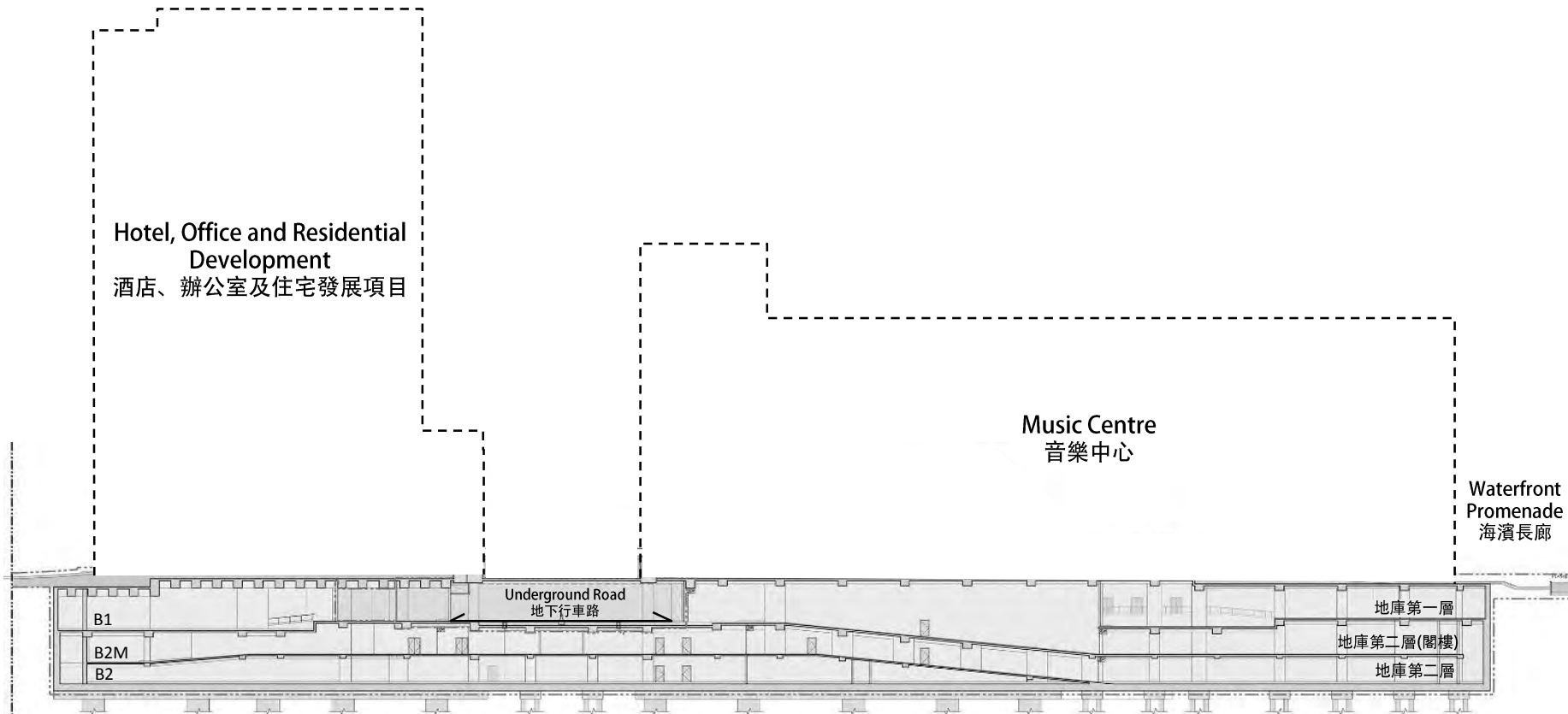
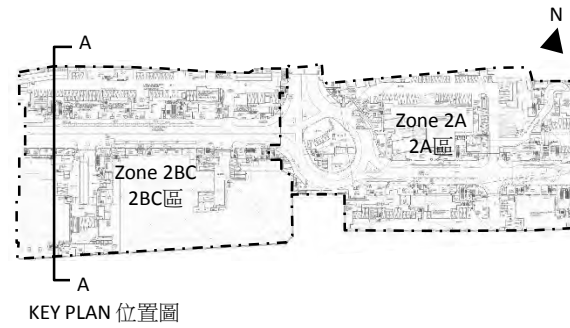
ENCLOSURE 2 (PAGE 3 OF 4)
附件二(頁 3/4)

PROJECT TITLE 項目名稱
 7763CL-B2 INTEGRATED BASEMENT FOR WEST KOWLOON CULTURAL DISTRICT – REMAINING WORKS
 7763CL-B2 西九文化區綜合地庫 – 餘下工程

DRAWING TITLE 圖則名稱
 LAYOUT PLANS OF INTEGRATED BASEMENT IN ZONE 2 (B2 LEVEL)
 綜合地庫2區平面圖(地庫第二層)

SCALE 比例
 NOT TO SCALE
 不按比例

B2 LEVEL 地庫第二層



剖面圖 A-A

ENCLOSURE 2 (PAGE 4 OF 4)
附件二 (頁 4/4)

PROJECT TITLE 項目名稱
7763CL-B2 INTEGRATED BASEMENT FOR WEST KOWLOON CULTURAL DISTRICT – REMAINING WORKS
7763CL-B2 西九文化區綜合地庫 – 餘下工程

DRAWING TITLE 圖則名稱
SECTION OF INTEGRATED BASEMENT IN ZONE 2
綜合地庫2區剖面圖

SCALE 比例
NOT TO SCALE
不按比例