

For discussion on
29 April 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 Lyric Theatre Complex

PURPOSE

This paper updates Members on the current progress of the Lyric Theatre Complex (LTC) development within the West Kowloon Cultural District (WKCD) Zone 3B.

BACKGROUND

2. At the meeting of the Joint Subcommittee to Monitor the Implementation of the WKCD Project (Joint Subcommittee) on 13 June 2017, the West Kowloon Cultural District Authority (WKCDA) briefed Members on the progress of the LTC with respect to the design development and procurement of the main works packages. This paper and supporting presentation seek to provide a further update to the LTC development.

3. The Airport Express Line (AEL) and Tung Chung Line (TCL) tunnels and the Elements Cooling Mains (ECM), running underneath the LTC, pose significant design constraints. To address such constraints, the LTC spans such structures by a series of long-span post-tensioned beams which also support the future adjacent topside developments. This transfer structure above the AEL / TCL / ECM, on which the LTC's topside will be constructed, also addresses the acoustic conditions for the facility, related to the tunnels below. Members may refer to **Annexes 1** and **2**.

ARCHITECTURAL DESIGN & FUNCTIONAL COMPONENTS

4. The key functional components of LTC include the following facilities:

- (a) **Lyric Theatre:** High quality, dance-focused Lyric Theatre with 1 450 seats with installation of digital projection equipment for film screenings as a proactive response to the request from the film industry;
- (b) **Medium Theatre:** Theatre-focused Medium Theatre with 600 seats (previously called Medium Theatre II, a Batch 2 facility);
- (c) **Studio Theatre:** Theatre-focused Studio Theatre with 250 seats (previously a 250-seat Black Box Theatre in the Centre for Contemporary Performance, also a Batch 2 facility);
- (d) **Resident Company Centre:** Resident Company Centre (RCC) with a full range of professional rehearsal, communal and supporting facilities for art groups serving as a powerhouse for creativity dedicated for long term dance development; and
- (e) **Retail, Dining and Entertainment (RDE) facilities.**

5. The architectural design of the LTC is to create a solution for the organisation of the intricate theatre programmes within a highly constrained site. The solutions include the effective spatial **organisation**, the efficient **circulation**, the **transparency** of the building and the distinct **identities** for the theatres.

- (a) **Spatial Organisation:** The greatest challenge in the design of the LTC was to place the three main theatres in the constrained volume of the site boundary, in such an arrangement that they would be acoustically isolated from AEL/TCL, while still providing the necessary public circulation routes needed to reach the different levels of access to all three theatres. The solution was to sink the Lyric Theatre into the basement, while the Studio

Theatre and Medium Theatre are elevated above ground level. Additionally, as the three theatres will be operational at the same time, the circulation and foyers also need to be separated and able to accommodate the maximum flow of audiences, without affecting the performances running in the other venues. Therefore, a hybrid box-in-box double shell system was used to isolate each of the theatres, while floating slabs were inserted between theatres and adjacent secondary functions. The shared public circulation spaces within the building act as a further buffer between the theatres. The RCC is separated from the theatre functions but has visual connectivity with the central spine below through a glass void. The RDE is separated into three independent pockets within the building and includes light refreshment dining, restaurants, bars and high-end destination dining. These pockets can all be accessed directly from outside entry points, as well as from the Central Spine of the building.

- (b) **Circulation:** With the placement of the theatres determined, the building circulation is driven by a 'Central Spine'. This spine acts as an inner alleyway, creating a direct connection between Artist Square to the north and the harbourfront to the south. In addition, it provides the main circulation from the entrances on both sides of the building to the three theatres, whilst also creating an aperture effect that slowly reveals a view of the harbour as visitors walk southwards through the spine. The 'Central Spine' forms two curving, stacked ramps, which together form a three-dimensional figure 8. The lower spine leads visitors down to the Lyric Theatre, while the upper spine leads visitors up to the Studio and Medium Theatres. The upper spine opens up to two voids with skylights. These voids allow visual connections between all visitors walking through the theatre programme and both the RCC and RDE. They also provide natural light to the interior and direct visibility from the rooftop public terrace to the spine and foyers below. The foyers and the Central Spine also together act as a fourth performing arts venue, creating a

‘see and be seen’ relationship between the public spine and the semi-public foyers.

- (c) **Transparency:** Theatre buildings are no longer the enclosed, dark, clandestine ‘black-box’ volumes they once were. Today theatres are designed to be open, welcoming and inclusive - aiming as they do to attract a broader public and make the performing arts accessible to everyone. Transparency is therefore an important facet in the design of the LTC; it openly displays what is taking place inside and invites in theatre-goers and general visitors alike. This inclusive approach is further supported by providing additional programmes for the public to enjoy that are independent of performance time-tables. Even the RCC programme - stacked above the Studio Theatre - enables views into the dance and rehearsal studios from the outside plaza. This transparency further activates the Artist Square to the north of the complex.

- (d) **Identities:** Whilst the three theatres within the LTC draw their own distinct identities from the types of performing arts to which they cater, their designs follow a unified approach essential to both creating a complementary family of theatres and a coherent building. Each theatre therefore has its own distinct colour which relates to its function. This colour is not only applied in the auditoriums, but also in the correlating foyers, thus also acting as a means of wayfinding. The colour and intensity of the spaces become more vibrant as the visitors get closer to the theatres: the arrival foyer and ‘Central Spine’ circulation routes employ neutral tones, but the intensity of colour builds and reaches its height when entering the auditoriums.

6. The reconfiguration of multiple performing venues in one single complex achieves a design efficiency and synergy for future operations, but also advances the completion of the originally planned Medium Theatre II and one of the black box theatres in the Centre for Contemporary Performance. The current configuration of the LTC has also been warmly received by the stakeholders

including relevant major Performing Arts (PA) groups.

UPDATE ON SOFTWARE DEVELOPMENT IN PERFORMING ARTS

7. To prepare for the opening of the LTC and the RCC, WKCDA has been conducting an array of programmes and collaborations focusing on the areas of dance and theatre to foster professional development and capacity building. Highlights of the programmes in the past two years are summarised below.

8. A series of Memorandums of Understanding have been signed by WKCDA since 2017 with various local and overseas institutions to enhance cultural exchanges and creation on dance and theatre programmes. The collaboration parties include Studio Wayne McGregor in UK, City Contemporary Dance Company (CCDC) in Hong Kong, Cinemovement in Singapore, and Mercat de les Flors in Spain for dance art form; the Hong Kong Repertory Theatre for theatre art form; the Australia Council for the Arts, Silk Road International League of Theatre (SRILT) initiated by the China Arts and Entertainment Group, Beijing Tianqiao Performing Arts Center, West Bund, SMG Performing Arts Group in Shanghai and The Hong Kong Academy for Performing Arts for all art forms.

9. Other capacity building and community engagement programmes in the form of workshops, public forum, research and experimentation programme, seminar, screening, discussion series, residency exchange programme, etc. are also conducted. These include:

- *Asia Network for Dance (AND+)*
- *Dance in Alternative Space* with internationally acclaimed French independent artist Xavier Le Roy and guest dance artist Scarlet Yu
- *Choreographer & Composer Lab* in partnership with Hong Kong Ballet
- *What is Stage: From Text to Space*, co-organised with Edward Lam Dance Theatre
- *Creative Meeting Point: Hong Kong x Barcelona* in collaboration with Mercat de les Flors
- in collaboration with Hong Kong Arts Development

Council to organise more than 50 Hong Kong dance professionals to attend *internationale tanzmesse nrw 2018*

- *Hong Kong International Black Box Festival* co-presented with Hong Kong Repertory Theatre
- *Screendance School Programme 2019*

UPDATE ON HARDWARE DEVELOPMENT & CONSTRUCTION

10. The Foundations Works Contract for the LTC, including piling and some elements of the excavation and lateral support (ELS) and excavation at some of the area to the north-west of the site, was awarded on 11 January 2016, with works commencing on 13 January 2016. The Practical Completion Certificate for the majority of the works (except the area to the north-west of the AEL / TCL tunnels) was issued in January 2018 while that for the remaining works was issued in February 2018.

11. As previously reported, the LTC & the integrated basement (IB) in Zone 3B consist of two main construction works packages – L1 and L2. The initial main works contract (referred to as L1) contains the ELS and most significant excavation works, pile-caps, adjacent public infrastructure works in Austin Road West and the IB substructure / superstructure to receive the LTC. The second main works contract (referred to as L2) contains the LTC building itself and includes the building services installation for the entire LTC & IB in Zone 3B. Notably the LTC building is supported by a structural spring damper system provided as part of L2 to ensure the necessary acoustic isolation from the vibration emanating from the AEL and TCL tunnels, above the piles and base slab constructed by L1.

12. L1 was awarded on 8 January 2018 for completion in the third quarter of 2020. The L2 commenced on 23 November 2018 with a target to obtain the Occupation Permit for LTC by 2023.

13. The updated computer-aided views and illustrations of the overall design and site progress of the LTC are shown in **Annexes 3 and 4**.

ADVICE SOUGHT

14. Members are invited to note the progress of the LTC.

**West Kowloon Cultural District Authority
April 2019**

西九文化區平面圖 WKCD District Plan



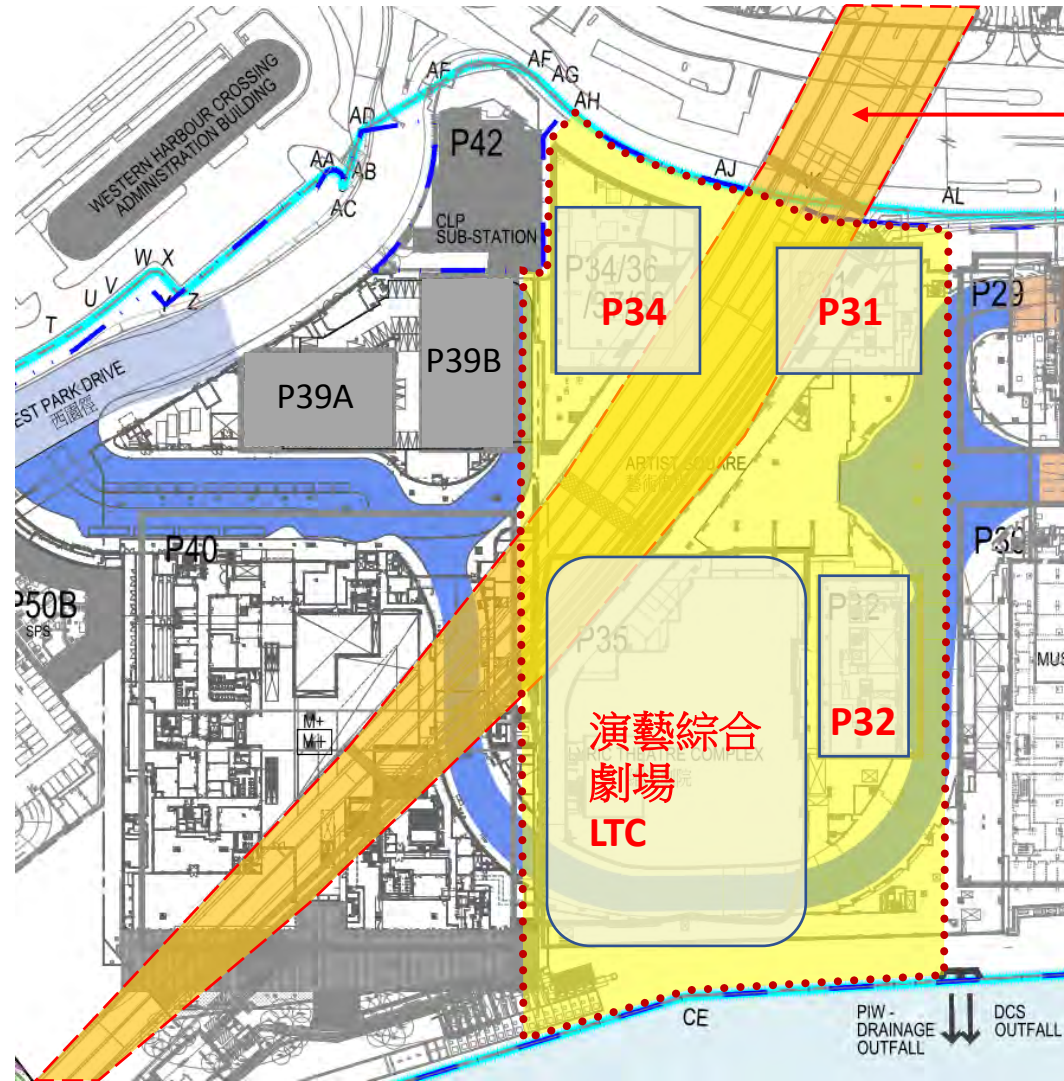
WESTERN HARBOUR CROSSING
VENTILATION BUILDING
西區海底隧道通風大樓

AIRPORT RAILWAY VENTILATION
AND TRACTION SUBSTATION
BUILDING
機場鐵路通風及牽引配電站大樓

維多利亞港
VICTORIA HARBOUR

中國客運碼頭
CHINA FERRY
TERMINAL

西九文化區平面圖 (3A 及 3B 區放大圖)
WKCD District Plan (Zone 3A & 3B Enlarged Plan)



機場快綫/
東涌綫隧道/
圓方供冷管道
AEL / TCL / ECM

3A區
Zone 3A

3B區
Zone 3B

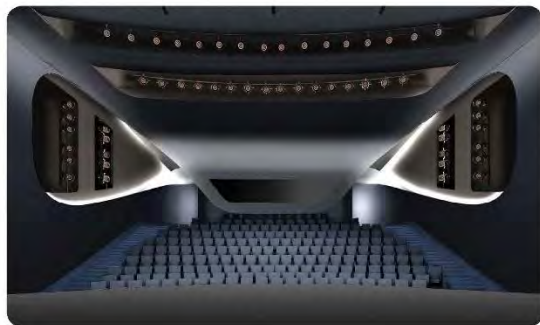
演藝綜合劇場整體設計電腦立體示意圖

Computer-aided views and illustrations of the overall design of Lyric Theatre Complex

北面外觀
從藝術廣場所見的景觀
Exterior of North Façade
View from the Artist Square



劇院群
 演藝劇場 + 中型劇場 + 小劇場
Family of Theatres
Lyric Theatre + Medium Theatre + Studio Theatre



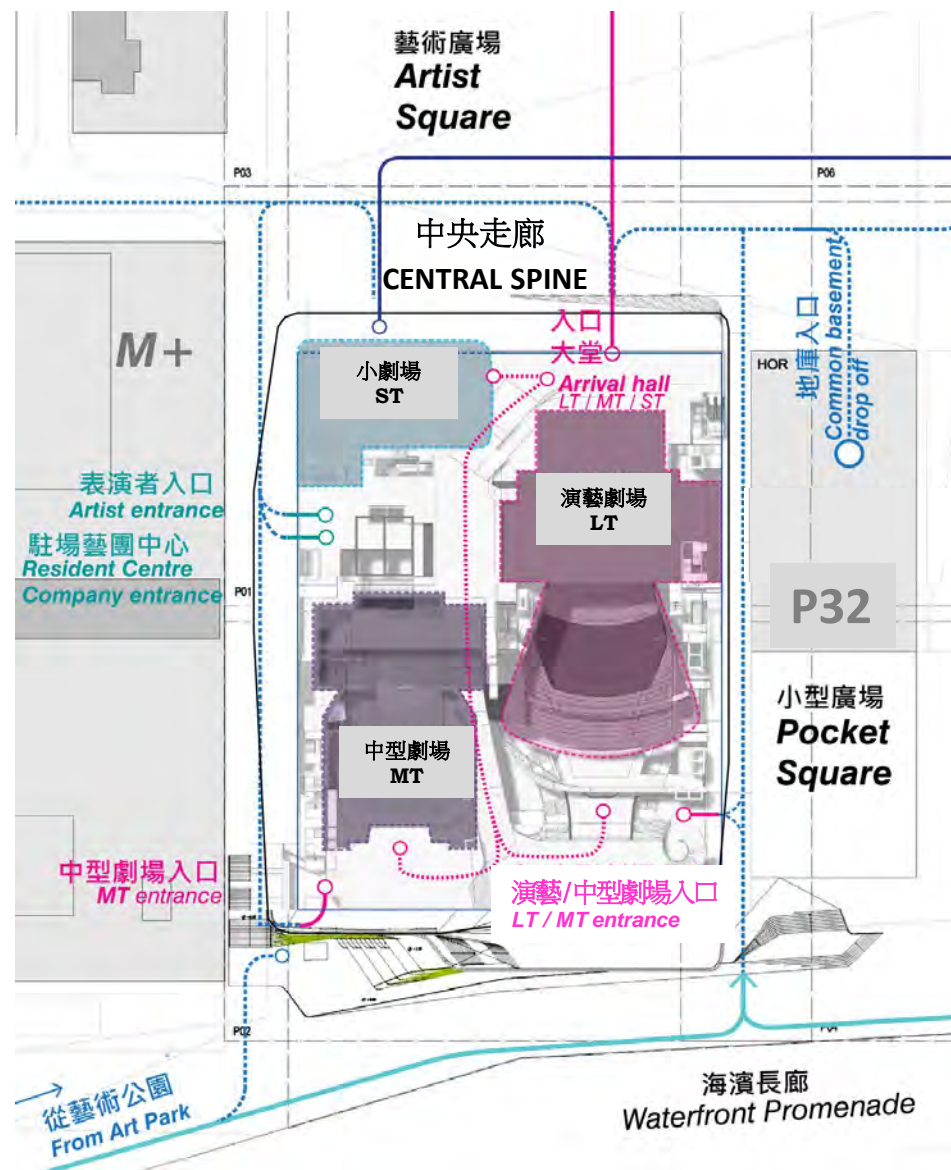
250-seat
Studio Theatre (ST)
 250 個座位的小劇場



600-seat
Medium Theatre (MT)
 600 個座位的中型劇場

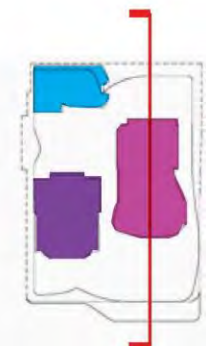
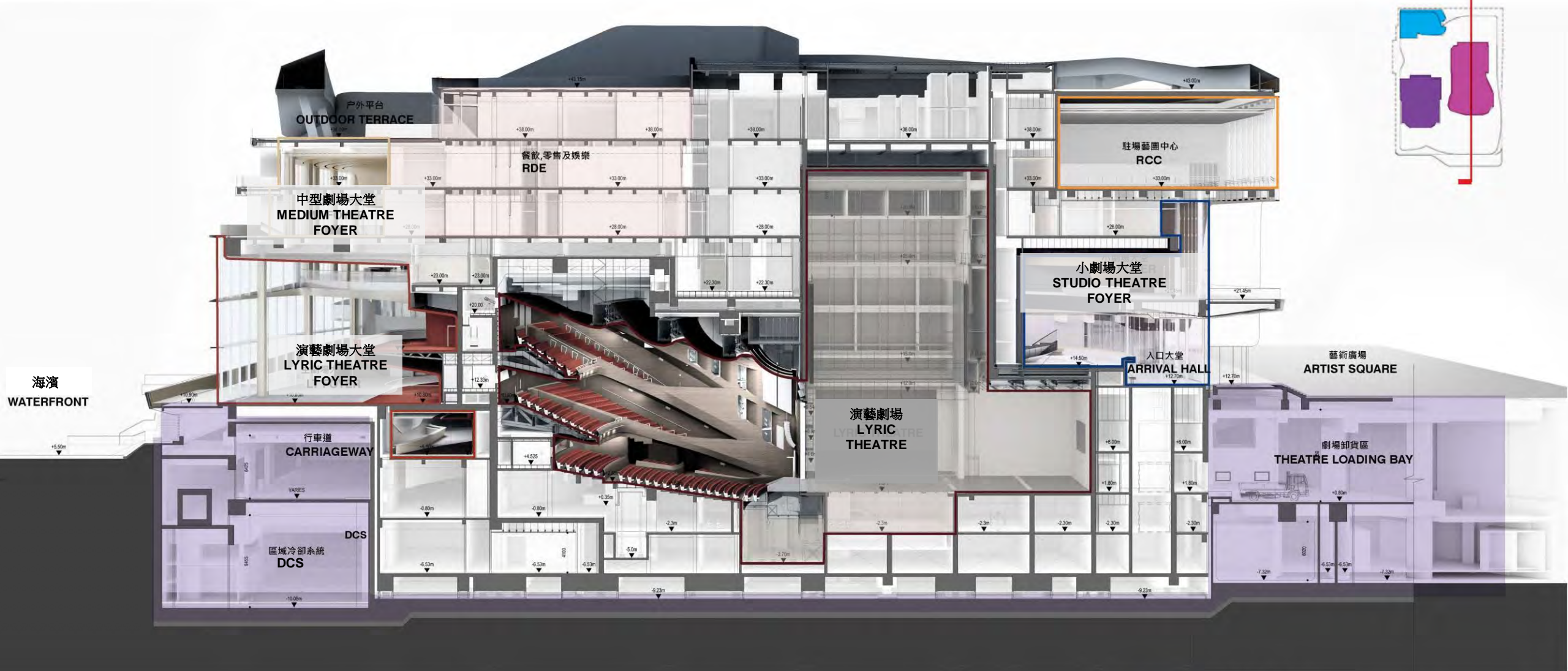


1450-seat
Lyric Theatre (LT)
 1450 個座位的演藝劇場



演藝劇場的剖面透視圖

Sectional Perspective of Lyric Theatre



L1合約(綜合地庫)
L1 contract (Integrated Basement)

中型劇場及小劇場的剖面透視圖
Sectional Perspective of Medium Theatre and Studio Theatre



L1合約(綜合地庫)
 L1 contract (Integrated Basement)

入口大堂與售票中心

從中央走廊景觀

Arrival Hall and Ticketing Centre

View Towards the Central Spine



一般活動區

活動區的景觀，以及前往 L2 的樓梯及扶手梯

General Event Area

View of the Event Space, and the Stair and Escalator that Lead to L2



演藝劇場大堂
從中央走廊的景觀
Lyric Theatre Foyer
View From the End of the Central Spine



演藝劇場大堂
從東邊高座樓梯的景觀
Lyric Theatre Foyer
View From the East Staircase to
the Balcony Level



演藝劇場

從觀眾席望向舞台的景觀

Lyric Theatre

View Towards Stage from Auditorium



演藝劇場

從舞台望向觀眾席的景觀

Lyric Theatre

View Towards Auditorium From Stage



小劇場大堂

朝向樓梯及面向藝術廣場的戶外平台的景觀

Studio Theatre Foyer

**View Towards Stairs and Outdoor Terrace
Overlooking Artist Square**



小劇場

從觀眾席望向舞台的景觀

Studio Theatre

View Towards Stage From Auditorium



小劇場

從舞台望向觀眾席的景觀

Studio Theatre

View From Stage Towards Auditorium



中型劇場大堂
朝向中型劇場入口的景觀
Medium Theatre Foyer
View Towards the Theatre Entrances



中型劇場大堂
朝向中庭的景觀
Medium Theatre Foyer
View Looking Towards the Atrium



中型劇場

從觀眾席望向舞台的景觀

Medium Theatre

View Towards Stage from Auditorium



中型劇場

從舞台望向觀眾席的景觀

Medium Theatre

View From Stage Towards Auditorium



演藝綜合劇場

從維港所見的夜景

Lyric Theatre Complex

Night View from the Victoria Harbour



演藝綜合劇場 (L1) 工程進度
Site progress of the LTC (L1)

