

For discussion on
25 November 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 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 has seen major progress in the WKCD hardware development. Since the last update, two projects have been fully completed, five projects are ongoing under construction and three projects in the planning or design stage, under the management of the West Kowloon Cultural District Authority (WKCDA): (1) the Xiqu Centre; (2) the Competition Pavilion (previously named as Temporary Pavilion); (3) the 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 underground interfacing car park; (4) the Art Park (including Freespace); (5) the Hong Kong Palace Museum (HKPM); (6) the Lyric Theatre Complex (LTC) and the Integrated Basement (IB); (7) public infrastructure works (PIW); (8) Zones 2A, 2B & 2C of the IB; (9) Art, Commerce and Exhibitions (ACE) Development Package and Artist Hostel/Residence; and (10) Music Centre. A schematic plan of major WKCD facilities is at **Annex**. Detailed updates on the development of cultural software and venue operations will be submitted to the Legislative Council (LegCo) Joint Subcommittee to Monitor the Implementation of the WKCD project at a future meeting.

XIQU CENTRE

3. The Xiqu Centre was officially opened to the public in January 2019. Construction-wise, the project has entered its Defect Liability Period and the Contractor, Hip Hing Construction Limited, are working diligently to rectify various defects. Defect rectification work is about 87% completed. Concurrently, we are in the final stage of assessing the Main Contract Final Account with the consultant team.

COMPETITION PAVILION

4. Members may recall the winning design, Growing Up by New Office Works (comprised Paul Tse Yi-pong and Evelyn Ting Huei-chung) was announced back in March 2018 under the “Young Architects and Designers Competition”. Following this announcement, the pavilion was built on a waterfront location in the Nursery Park at WKCD offering stunning harbour and sunset views. The pavilion was opened to the public since February 2019 and has become a spectacular location for small events and activities and also a popular Instagram location for young people. Such has been its success, WKCDA has recently gained approval from the licensing authorities to extend the opening of the pavilion by a further six months. Furthermore, since the structure of the pavilion was designed to be demountable, WKCDA is looking for another location in the WKCD where the pavilion might be relocated.

M+

5. Since the last update and following the termination of the employment of the original main contractor, the construction completion of M+ has seen very substantial progress under the new Management Contractor. The goal is to deliver the M+ building up to Occupation Permit Standard by the second quarter of 2020, leading to the opening of the museum nine to twelve months later in the first quarter of 2021. This is on track.

6. Gammon Construction Limited (Gammon) was appointed as the M+ Management Contractor on 7 September 2018. By early

2019, Gammon was fully mobilised and the key first achievement was their completion of the underground Interfacing Car Park, which was opened to the public in January 2019. By May 2019, structural works for M+ and CSF Buildings were substantially completed, involving almost 100 000m³ of reinforced concrete. The M+ façade works, involving 2 300 ceramic-concrete units, is also substantially completed. Within these buildings, plant rooms, building services, and a range of interior finishes are currently being installed. Benchmark standards for all key finishes have been established and, following factory inspections, final deliveries to site are well underway.

7. As at the end of October 2019, WKCDA has issued over 200 novation agreements and deeds of transfers to existing subcontractors who worked under the original main contractor, and who are now contracted directly to WKCDA under the management and direction of the appointed Management Contractor.

ART PARK

8. Further to the opening of the west waterfront promenade of the Art Park in early 2018, the second phase, including the surroundings of the M+ Pavilion, the Small Lawn, the Harbourside Lawn, the southern part of approximately 300 metres of the Promenade and the Viewing Terrace where the retail and dining facilities are located, have been gradually opened for public enjoyment since 8 March 2019. The third phase, including Freespace and the Outdoor Stage came into operation in June 2019, whilst the area called the M+ Lawn to the west of the M+ building will be opened to the public by end of 2019, after which the Art Park will be fully completed. Outdoor events have been successfully held on the Great Lawn, and it will certainly continue to provide green open space for relaxation and be used for organising outdoor performances and exhibitions for the public. RDE facilities have been completed and occupied by tenants in stages. There was some damage and disruption to the planted trees caused by typhoon Mangkhut in 2018 but all of this has been rectified. We now have over 2 300 trees flourishing within the Art Park.

FREESPACE

9. Adjacent to the Great Lawn, Freespace obtained its Occupation Permit in March 2019 and the first press event was held in May 2019. Defects rectifications at Freespace are on-going by the Main Contractor.

HONG KONG PALACE MUSEUM (HKPM)

10. The foundation works were completed satisfactorily in April 2019. WKCDA has awarded the Main Works Contract and handed over the construction site to the Main Contractor, China State Construction Engineering (HK) Limited, at the end of April 2019. Construction of the superstructure of the HKPM has been progressing well and is now around 6% completed as at the end of September 2019. Underground structures for the museum building including pile caps and one-storey basement for mechanical plant rooms are substantially completed. Construction of the building structure has now progressed up to the ground floor and is planned to be topped out in May 2020.

11. The external building façade subcontract was awarded to a façade specialist in September 2019. A visual mock-up is under preparation and anticipated to be ready for inspection in February 2020. Façade installation work is planned to commence in April 2020. The whole museum development is expected to be completed at the end of 2021 for the preparation for the grand opening in mid-2022.

LYRIC THEATRE COMPLEX (LTC)

12. The Lyric Theatre Complex project is split into two works contracts, namely L1 for the excavation and essential basement structure and L2 for the superstructure of the facility and part of the underground road (UR). The L1 Works Contract commenced in January 2018 and is due to complete in 2020 but has experienced some delay (see separate LTC paper); the L2 Works Contract commenced in November 2018 with access to the site being given by the L1 works contractor on time in September 2019 and is due to be completed in 2023 for opening in 2024. L1 and L2 Works

Contracts were separately tendered (one year apart) and Gammon won both contracts.

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.

14. The first construction package of PIW works comprising an at-grade road (named Museum Drive), two lay-bys at Austin Road West and other associated drainage, sewage and water supply systems to support the commissioning of the Art Park, the Xiqu Centre, M+ and other facilities in the Artist Square Development Area were substantially completed in stages by end of 2018. Museum Drive, being the main access to the western part of WKCD serving the Art Park, Freespace and supporting the on-going construction activities of M+, HKPM, and the future ACE project, was opened in end 2018.

15. The second construction package of PIW includes the Austin Road Pedestrian Linkage System connecting the Xiqu Centre basement to MTR Austin Station. The construction started in May 2018 with the excavation work completed in mid-2019. Slabs and wall construction started in September 2019. Construction of the connecting structure in the Xiqu Centre basement is ongoing and is expected to be completed at the end of 2019. The MTR Austin Station headwall has been broken through to allow the structural steelwork and builder works inside the station area to proceed.

16. Since the project involves works at the MTR Austin Station, regular monitoring of the underground train track is required to ensure that the train services will not be disrupted. As of today, there has been no evidence of any impact on the railway. The required statutory alert levels for all instrumentation monitoring readings have been observed and all settlement monitoring readings are in good order. The whole pedestrian link is anticipated to be completed and open in the fourth quarter of 2020.

17. 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)). The tender of the ASB main works contract was issued in November 2018 and tender was returned in February 2019. Tender assessment has been completed. The funding application was endorsed at the LegCo Public Works Subcommittee on 14 May 2019 and the Government is now waiting for the funding to pass through the LegCo Finance Committee. The ASB main works construction can commence immediately after the availability of public funding.

18. In September 2018 the Government and WKCD commenced a New Exit Road (NER) design consultancy to improve the connectivity of the newly completed Museum Drive by connecting it (i) via Hoi Po Road and Lin Cheung Road to the Route 3, and (ii) via a flyover across Western Harbour Crossing to Nga Cheung Road. A study brief for the Environmental Impact Assessment for the NER was obtained from the Environmental Protection Department in May 2019. The preferable traffic scheme for NER, which comprises a section of roads extending from the Museum Drive and a flyover across the toll plaza of the Western Harbour Tunnel, has also been agreed in principle by the relevant government departments. In the coming months, WKCD will consult relevant stakeholders on the preferable traffic scheme, invite tenders for site investigation works, prepare the detailed design, cost estimates and road gazette for the selected scheme. The Government also plans to entrust the design and site investigation of the flyover and relevant associated works to WKCD as well in view of effective implementation of the integrated design of the preferable traffic scheme by WKCD. In order to achieve full integration of the waterfront promenade design, it is proposed to also entrust to WKCD the design and site investigation of the berthing/landing facilities in WKCD. WKCD plans to engage a design consultant to start the design and site investigation of the berthing/landing facilities by end of 2019. Subject to the availability of public funding, it is targeted to commence construction around the end of 2021.

ZONES 2A, 2B AND 2C OF INTEGRATED BASEMENT (IBZ2)

19. IBZ2 refers to the large integrated basement (IB) section in-between the Xiqu Centre and the LTC supporting the next Core Arts and Cultural Facilities (CACF), RDE, Hotel/Office/Residential (HOR) developments atop. The design consultancy jointly funded by the Government for the design and site investigation services commenced in early 2017. The Schematic Design stage was completed in 2018 and approved in January 2019. The Preliminary Design phase has been substantially completed with the UR gazetted (following public consultation) in November 2018, and other statutory approvals (for preliminary design of HOR) currently being sought. The Detailed Design phase for the IB Zone 2A is now in progress for key design elements such as essential basement structure, communal facilities, etc.

20. Ground Investigation works for IBZ2 were completed in September 2019. The tender for the IB Zone 2A Foundation Works was issued in June 2019. Pursuant to the meeting of the LegCo Public Works Subcommittee on 14 May 2019, the funding proposal for, among other works, IBZ2 is now awaiting its turn to be considered by the LegCo Finance Committee. Completion of IBZ2 is crucial to the sustainability of the WKCD as part of the basement will be used for the development of HOR, which will help generate income to support the arts and cultural activities in WKCD.

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

21. WKCDA has continued to make progress on the planning for the development of the HOR portion of WKCD. Since the last update, progress has been made with the ACE development package – which comprises an Exhibition Centre, Hotel and Offices, and embedded RDE facilities – and the development of an Artist Hostel/Residence within WKCD.

22. The ACE development package will be delivered through a Build-Operate-Transfer (BOT) and income sharing arrangement. The Expression of Interest was closed on 26 August 2019. Strong interest has been received in the Expression of

Interest exercise. The preparation of the tender documentation is now underway. This is expected to be issued in the fourth quarter of 2019/first quarter of 2020. It is estimated that the tender will be awarded in around the third quarter of 2020 with the completion of the ACE around 2025/2026.

23. For the Artist Hostel/Residence (P32), WKCDA is currently seeking arrangements for external financing for this development, with the aim of delivering the project in parallel with the completion of the LTC project.

MUSIC CENTRE

24. WKCDA is committed to addressing the performance needs of the community and has given priority to undertaking the development of the Music Centre as the next CACF subject to availability of funding. WKCDA will also locate the Music Centre in a suitable plot adjacent to the LTC to create synergy in the Artist Square Development Area. Stakeholder engagement initiated in July 2018 reaffirmed that the Music Centre should be a landmark centre in Hong Kong for music performances, creation, learning and enjoyment. It will feature spaces for performances, rehearsals, educational programmes, new creations and facilities for a Resident Orchestra and Associate Partners.

ADVICE SOUGHT

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

West Kowloon Cultural District Authority
November 2019

Schematic plan of major WKCD facilities

西九文化區主要設施示意圖

