

For discussion on  
18 January 2021

**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 latest development of Zone 3 of**  
**the West Kowloon Cultural District**

**PURPOSE**

This paper updates Members on the development progress of Zone 3 of the West Kowloon Cultural District (WKCD or the District) comprising M+, Conservation and Storage Facility (CSF) and the West Kowloon Cultural District Authority Tower (WKCDA Tower) in Zone 3A, as well as the Lyric Theatre Complex (LTC) and other topside developments in Zone 3B. Progress of the rest of the District has been reported in a separate paper submitted for discussion at the meeting of the Legislative Council (LegCo) Joint Subcommittee to Monitor the Implementation of the WKCD project (Joint Subcommittee) on 18 January 2021.

**BACKGROUND**

2. At the meeting of the Joint Subcommittee on 29 April 2019, the West Kowloon Cultural District Authority (WKCDA or the Authority) briefed Members, via LC Paper No. CB(1)914/18-19(03), on the progress of the LTC project including the architectural design development and procurement of the main works packages. The Joint Subcommittee had also been updated on the construction progress of the Works Contract relating to Zone 3B and the progress of M+ on 25 November 2019 (via LC Paper No. CB(1)149/19-20(04)) and 1 June 2020 (via LC Paper No. CB(1)668/19-20(03)) respectively. This paper provides a further update on the latest development projects in Zones 3A and 3B, as shown in **Annex**.

## **UPDATE ON HARDWARE DEVELOPMENT & CONSTRUCTION**

### **Zone 3A**

#### ***(a) M+ and CSF***

3. The COVID-19 pandemic has had an adverse impact on the progress of the M+ project in terms of delaying the supply chain for building materials due to restrictions on local resources and closure of factories first in Mainland China, and subsequently globally. WKCDA has been working closely with the Management Contractor of M+ to mitigate the adverse impact of the pandemic. The buildings of M+ and CSF have now been completed and the Occupation Permit (OP) was obtained on 24 December 2020.

4. Internal fitting-out works of the office floors have been substantially completed, while works for the fitting out of the food and beverages (F&B) outlets, museum shops, learning hub, cinemas and reception counters have commenced. The Museum is working in full steam with the preparation for the opening exhibitions targeted for end 2021. The final testing and commissioning of the external LED façade lighting is underway: animation and colour patterns on the façade will be visible from the Victoria Harbour and the waterfront promenade during the testing period in the coming months.

5. M+ will be served by the Underground Road with the provision of drop-off facilities and around 150 permanent underground parking spaces embedded in the building. The car park has been opened to the public since 30 December 2020, thereby increasing the car park provision of WKCD to about 480 during weekends and Public Holidays. During the initial phase, the Underground Road, to be opened in the second quarter of 2021, will only serve M+, CSF and the adjoining WKCDA Tower. When the LTC and the topside commercial developments in Zone 3B are completed in 2024, the relevant section of the Underground Road will be opened to public use accordingly.

#### ***(b) WKCDA Tower (Previously named as P39B Building)***

6. The 16-storey WKCDA Tower has been substantially completed with the aim of securing the OP in January 2021. It will

be the new WKCDA head office and all temporary offices currently located in Kowloon and on Hong Kong Island will be consolidated in the WKCDA Tower. The fit-out contract for the head office has been awarded and the target occupation date is the second quarter of 2021. Some floors of the WKCDA Tower will be rented out to generate income for the Authority.

### **Zone 3B**

#### ***(a) LTC and Integrated Basement (IB)***

7. The piling foundation works contract (F2) for the LTC and the IB in Zone 3B was awarded in January 2016. The **F2 Contract** covers the installation of peripheral elements, vertical pipe-piles for the excavation and lateral support (ELS) of the temporary cofferdam wall system around the whole Zone 3B site. The Practical Completion (PC) Certificate for the majority of these works was issued in January 2018, while that for the remaining works (i.e. the area to the north-west of the MTR Airport Express Line (AEL) and Tung Chung Line (TCL) tunnels) was issued in February 2018.

8. The remaining works for the LTC and the IB in Zone 3B are covered by two works contracts: (a) the L1 Contract which covers the remaining ELS system, excavation works, pile-caps, adjacent public infrastructure works on Austin Road West, and the essential basement structure to support the LTC superstructure; and (b) the L2 Contract for constructing the LTC building which includes the structure, building services, architectural builders works and finishes installation and the IB in Zone 3B. The LTC building is supported by a structural isolation spring damper system provided as part of L2 Contract to ensure its necessary acoustic isolation from vibration emanating from the AEL and TCL tunnels. This system is being installed by the L2 Contractor above the pile-cap and base slab constructed as part of L1.

9. With regard to the **L1 Contract**, as of the end of November 2020, over 90% of the scope of the works had been completed. The progress of L1 has been affected by a combination of factors since its commencement in January 2018, notably the flooding incident in July 2019, which was reported to the Joint Subcommittee at its meeting in November 2019. Since then, various

remedial and preventive measures have been implemented and considerable progress has been made on the basement structure as well as the construction of the 70-metre-long post-tensioning concrete beams spanning over the existing AEL and TCL tunnels. The construction of this basement structure has enabled the commencement of L2 works. As of end November 2020, 75% of the L2 Vibration Isolation Springs (VIS) damper system had been installed on the basement structure. The VIS is an important and unique feature which will protect the structure of the LTC from surrounding ground noise and vibration. As regards the critical proximity of the AEL and TCL tunnels to the LTC, the actual recorded tunnel settlement as a result of the L1 works is well within the MTR Corporation Limited's settlement limit for suspension. It is expected that the L1 Contract will be substantially completed by early 2021, with some minor utilities works to be completed outside Zone 3B (on Austin Road West) in the second quarter of 2021.

10. The L1 Contractor had a contractual programme obligation to hand over the site to the L2 Contractor between 30 September 2019 and 30 November 2019. A large part of the southern section of the site (above which the LTC facility is located) has been made available for access by the L2 Contractor in mid-September 2019 for commencing the installation of the VIS on the plinths constructed under L1; and the remainder of the southern area and the northern area was progressively handed over to the L2 Contractor at the end of 2020.

11. The **L2 Contract** commenced on 23 November 2018 and has a contractual completion date in 2023. To address the delays arising from the complications of the L1 Contract, the L2 Contractor has re-visited the construction sequence and updated the overall programme. The updated OP date for the LTC is now set for the fourth quarter of 2023 while the PC date is early 2024. It also targets to substantially complete the Underground Road in Zone 3B by the end of 2022.

12. At the moment, the L2 Contractor employs about 190 project staff and more than 300 workers on site. Emphasis will be placed on coordinating the L1 and L2 interfacing design information (i.e. cast-ins and openings for building services and architectural builders works and finishes), construction of the façade visual mock-ups and the production of the façade shop drawings.

## **(b) Update on Topside Commercial Developments**

13. Development of the Hotel, Office and Residential (HOR) portion of WKCD will be a main source of income for WKCDA in the years to come. The Authority is preparing for the issue of an open tender for the development and operation of the topside commercial developments in Zone 3B, with a total Gross Floor Area of about 65 000 m<sup>2</sup>. These commercial developments will enhance the overall vibrancy of the Artist Square, the connectivity of which will be improved upon the opening of the Artist Square Bridge (ASB) that links with the MTR Kowloon Station Development. The ASB is scheduled for completion by mid-2022.

14. The foundation works for the topside commercial developments in Zone 3B have been completed as part of the L1 works, and the IB structure (including parking spaces) will be completed in early 2021. The L2 Contractor will also undertake final fitting out works of the IB, i.e. Mechanical, Electrical and Plumbing, and Architectural Builders Works and Finishes, and obtain the corresponding OP for the IB. Subject to the outcome of the tender exercise, it is anticipated that the topside commercial developments in Zone 3B will be completed by 2024.

### **ADVICE SOUGHT**

15. Members are invited to note the progress of the various developments in Zone 3.

**West Kowloon Cultural District Authority**  
**January 2021**

# District Plan of WKCD

## 西九文化區平面圖

