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**Joint Subcommittee to Monitor the Implementation of the
West Kowloon Cultural District Project**

Meeting on 7 June 2021

**Updated background brief on the development of Zone 2 of
the West Kowloon Cultural District**

Purpose

This paper provides updated background information on the development of Zone 2 of the West Kowloon Cultural District ("WKCD"). It also summarizes the major views and concerns expressed by Members on the subjects at meetings of the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project ("the Joint Subcommittee") and relevant committees of the Legislative Council ("LegCo").

Background

2. The integrated basement ("IB") is an integral component of the "City Park" conceptual plan forming the basis for the Development Plan of 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. Divided into five zones (2A, 2B and 2C (collectively referred to as "IBZ2"), and 3A and 3B¹), IB is implemented by stages to tie in with the phased development programme of WKCD. The zoning plan of IB is in **Appendix I**

¹ The Administration and WKCD has briefed members on the latest development of Zone 3 of WKCD at the meeting of the Joint Subcommittee on 18 January 2021 ([LC Paper No. CB\(1\)403/20-21\(03\)](#)).

3. IBZ2 is the large basement section in between the Xiqu Centre (Zone 1A)² and the Lyric Theatre Complex (Zone 3B) supporting the remaining Batch 3 arts and cultural facilities ("ACF"),³ retail/dining/entertainment, and hotel, office and residential ("HOR") developments atop. According to the West Kowloon Cultural District Authority ("WKCD"), the IBZ2 design consultancy commenced in early 2017, and a phased implementation plan for the construction of IBZ2 and its topside developments has been prepared. WKCD aims at completing IBZ2 in phases starting from 2025 with the topside HOR developments to follow suit.

4. According to WKCD, the development parcels located on top of the West Kowloon Station ("WKS") of the Guangzhou-Shenzhen-Hong Kong Express Rail Link ("XRL") project in Zone 2A can be delivered sooner than other parcels as the substructure involved has already been substantially completed under the XRL project for handing over to the Authority. WKCD aims at completing the HOR developments in Zone 2A in phases starting from 2025-2026. As regards Zones 2B and 2C, WKCD aims at commencing the piling works by the second quarter of 2021. Zone 2B is targeted for full operation in 2027 and its topside HOR developments will be completed in phases starting from 2028. In conjunction with the HOR developments, the Avenue and Central Plaza in Zones 2B and 2C will be built in parallel to enhance pedestrian connectivity within WKCD.

5. As advised by WKCD, there is no fixed programme or funding model for the topside developments of ACF in Zone 2C. However, the planning of IBZ2 will take into consideration the structural enabling works to facilitate such future venues. In the interim, Zone 2C may be used by WKCD as an open space connecting with the waterfront promenade for various temporary event purposes. WKCD and the Government will further review the financial arrangements to enable the implementation of the remaining ACF, taking into account the costs of construction of the planned facilities, the changing requirements of the local arts scene and the views of relevant stakeholders.

² Located at Zone 1A under the zoning plan of IB, the basement for Xiqu Centre is a standalone facility being funded and constructed by WKCD as part of the Xiqu Centre project and will eventually be connected to the main IB. The Xiqu Centre has commenced operation since January 2019.

³ Batch 3 facilities include the Music Centre, Musical Theatre, Great Theatre and Medium Theatre I.

Major views and concerns of Members

6. The major views and concerns expressed by Members on the subject are summarized in the ensuing paragraphs.

Cost estimate of the integrated basement

7. Some Joint Subcommittee members noted with concern that the cost estimate of the main IB had increased from more than \$10 billion as advised by the Administration in July 2013 to around \$23 billion in May 2014,⁴ and further increased to about \$23.6 billion in March 2019.

8. The Administration advised that the rough cost estimate of around \$23 billion for the main IB and the associated public infrastructure works was derived in mid-2013 based on WKCDA's preliminary basement layout plans/site investigation results and the assumption that the construction of the whole IB would start in 2014 for completion in one go by 2020. The estimate had not taken into account the impact of the delay in the construction of WKS of the XRL project, the construction works area of which had then temporarily occupied most of the land within IBZ2. Based on the latest design of the remaining works of IB and by making reference to the construction costs of IB in Zones 3A and 3B with similar conditions as IBZ2, the Administration was able to provide a more precise cost estimate of about \$23.6 billion for the IB project, which was considered reasonable given the vast size of IB and the long construction period.

Coordinated development of integration basement and topside facilities

9. At the Public Works Subcommittee meeting on 8 May 2019 to consider the funding proposal for the remaining works of IB,⁵ some members enquired how the implementation of the IB project could dovetail with the development of the topside facilities, and whether the topside facilities could be developed in parallel with the remaining works of IB instead of after the completion of the remaining works. They also expressed concern on how the Administration could ascertain that the IB structure could adequately

⁴ According to [LC Paper No. CB\(2\)1591/13-14\(03\)](#) provided by the Administration in May 2014, of this \$23 billion (in money-of-the-day ("MOD") prices), about \$19 billion is for the cost of the foundations and substructure of IB for the topside developments; and about \$4 billion is for the cost of public infrastructure works and protection works for the Airport Express Tunnels and the associated foundations and substructure there.

⁵ The relevant funding proposal (i.e. [PWSC\(2018-19\)46](#)) was endorsed by the Public Works Subcommittee on 14 May 2019 and approved by the Finance Committee on 20 March 2020.

support the loading of the topside facilities while the design of these developments was yet to complete.

10. The Administration indicated that to enable the construction works of IB and the topside facilities, which were highly integrated, to be carried out at the same time, it had entrusted to WKCDA the implementation of the IB project. Moreover, the Administration had worked together with WKCDA on coordinating the development plans of IB and topside facilities, so that WKCDA could commence the detailed design of topside facilities. Flexibility was also incorporated in the design of IB structure to ensure sufficient load capacity.

Hotel, Office and Residential developments in Zone 2

11. In response to members' enquiry about the progress of HOR developments in Zone 2 at the meeting of the Joint Subcommittee in April 2020, WKCDA advised that it aimed at completing IBZ2 in phases starting from 2025 with the topside HOR developments to follow. WKCDA had started planning for the topside HOR and ACF developments, and had undertaken some preliminary design work on the concerned HOR developments under which some HOR blocks were proposed to be amalgamated to create a larger and more efficient floor plate. WKCDA advised that a public consultation on the revised design would be conducted. Members also noted that as the construction works of IBZ2 had just started, the tendering exercise for its topside HOR developments had yet to commence.

Arts and Cultural Facilities developments in Zone 2

12. At the meeting of the Joint Subcommittee in April 2020, members expressed disappointment that WKCDA had yet to come up with a fixed development programme and funding model for the topside ACF in Zone 2C. They requested WKCDA to give an account of the planning for the topside ACF development in Zone 2C, and to provide a clear indication on the stage at which WKCDA would consider that its financial situation was adequately improved to enable the implementation of ACF in Zone 2C.

13. The Administration responded that under the enhanced financial arrangement of WKCDA, Batch 3 ACF (including those in Zone 2C) would be delivered gradually having regarded to demand in line with the organic growth approach of WKCD and financial situation of WKCDA. The implementation programme of Batch 3 ACF would be subject to the improved financial situation of WKCDA upon completion of the topside HOR developments in WKCD.

14. WKCDA advised that as the construction of the topside ACF in Zone 2C would depend on the income generated from the HOR developments in Zone 2 which was yet to commence, it was difficult for the Authority to provide a fixed development programme and funding model for the ACF concerned. The Authority had planned ahead for the development of these facilities for their early commencement once funds were available. In this connection, WKCDA had conducted the first round consultation on the development of the Music Centre, which was given priority among the ACF in Zone 2C, to address the performance needs of the music community, and had formed a preliminary idea on its delivery.

Latest development

15. At the meeting of the Joint Subcommittee to be held on 7 June 2021, the Administration and WKCDA will brief members on the latest development programme for Zone 2.

Relevant papers

16. A list of the relevant papers on the LegCo website is in **Appendix II**.

西九文化區綜合地庫分區圖
Zoning plan of the integrated basement of the West Kowloon Cultural District



資料來源：[立法會 CB\(1\)512/19-20\(01\)號文件的附件 A](#)；及[立法會 CB\(1\)403/20-21\(01\)號文件的附件二](#)
Sources: Annex A to [LC Paper No. CB\(1\)512/19-20\(01\)](#) and Annex 2 to [LC Paper No. CB\(1\)403/20-21\(01\)](#)

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

List of relevant papers

Committee	Date of meeting	Paper
Former Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project formed in the Fifth Legislative Council	25.2.2013 Item II	Agenda Minutes
	8.4.2013 Item III	Agenda Minutes
	28.3.2014 Item II	Agenda Minutes
	25.4.2014 Item I	Agenda Minutes
	28.5.2014 Item II	Agenda Minutes Response of the Administration/WKCDA to members' concerns raised at the meeting
	24.11.2014 Item II	Agenda Minutes Response of the Administration/WKCDA to members' concerns raised at the meeting
	12.1.2015 Items II & III	Agenda Minutes Response of the Administration/WKCDA to members' concerns raised at the meeting

Committee	Date of meeting	Paper
	19.5.2015 Item III	Agenda Minutes Response of the Administration/WKCDA to members' concerns raised at the meeting
	30.5.2016 Items I & II	Agenda Minutes
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	21.4.2017 Items II & III	Agenda Minutes Response of the Administration to members' concerns raised at the meeting
	29.5.2017 Item II	Agenda Minutes Response of the Administration/WKCDA to members' concerns raised at the meeting
	21.11.2017 Items IV & V	Agenda Minutes
	14.1.2019 Item II	Agenda Minutes Response of the Administration/WKCDA to members' concerns raised at the meeting
	27.4.2020 Item IV	Agenda Minutes

Committee	Date of meeting	Paper
Public Works Subcommittee	16.6.2015 Item 3	Agenda Minutes Response of the Administration to members' concerns raised at the meeting
	4.7.2017 Item 1	Agenda Minutes Response of the Administration to members' concerns raised at the meeting
	8.5.2019 Item 1	Agenda Minutes Response of the Administration to members' concerns raised at the meeting
	14.5.2019 Item 1	Agenda Minutes Response of the Administration to members' concerns raised at the meeting
Finance Committee	10.7.2015 Item 1	Agenda Minutes of meeting at 4:43 pm Minutes of meeting at 7:11 pm

Committee	Date of meeting	Paper
	8.12.2017 Item 2	Agenda Minutes Response of the Administration to members' concerns raised at the meeting
	5.1.2018 Item 1	Agenda Minutes Response of the Administration to members' concerns raised at the meeting
	20.3.2020 Item 3	Agenda Minutes