

Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 10 September 2014

TFK/08/2014

Progress Update on the West Kowloon Cultural District

PURPOSE

This paper serves to update Members on the development progress of the West Kowloon Cultural District (“WKCD”) and the proposed first phase of infrastructure works essential for the commissioning of Xiqu Centre and the Artist Square Development Area (“ASDA”).

BACKGROUND

2. At the meeting of the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (the “Task Force”) on 2 December 2013, the WKCD Authority (“WKCDA”) reported the development progress of Batch 1 facilities including Xiqu Centre, M+, Arts Pavilion and the Park. A further briefing with the Task Force was held on 12 February 2014 on the proposal for minor relaxation of maximum gross floor area (“GFA”) and building height restrictions submitted in the form of a planning application under Section 16 of the Town Planning Ordinance to the Town Planning Board (“TPB”) in order to optimise the development potential of the WKCD site. The planning application is still being processed by the Town Planning Board. Progress of other key development initiatives in WKCD is highlighted in the following paragraphs.

PROGRESS OF KEY DEVELOPMENT INITIATIVES IN WKCD

Xiqu Centre

3. Xiqu Centre will be a world-class arts venue specifically built for xiqu (Chinese opera) performances, and it is also a centre for the production, education and research of this unique art form. The foundation construction of Xiqu Centre is generally on track since the commencement of the works in September 2013. The Xiqu Centre is targeted for completion in mid 2017.

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Artist Square Development Area

4. WKCDA proposes to accelerate the development of the area around Artist Square, comprising M+, Lyric Theatre, other arts and cultural facilities (“OACF”), retail/dining/entertainment (“RDE”) facilities as well as office/residential developments, into a mini-WKCD, which is targeted for completion by around 2020. This area, to be referred to ASDA, will form a precinct supported by a balanced mix of various land uses to facilitate “destination building” in the early phased development of the WKCD and enhance vibrancy in the vicinity of M+. Moreover, the provision of RDE facilities in ASDA will generate income for WKCDA to meet part of the operating expenses of the Batch 1 facilities. The boundary and schematic layout of the ASDA is shown in **Annex A**.

5. M+ is a new museum for visual culture in Hong Kong with a mission to focus on the 20th and 21st century visual culture. Following an architectural design competition, the design consultancy services commenced in September 2013. Detailed design is progressing well and the completion date for M+ is anticipated in the first half of 2018.

6. Lyric Theatre consists of a 1 200-seat theatre with a focus on dance. The venue seeks to be a unique place for the creation and collaboration of all types of dance, including cross-collaboration between Chinese, contemporary and classical ballet dance. The design of the Lyric Theatre has commenced in May 2014 and the venue is targeted for completion by around 2020.

7. The public spaces in ASDA, including interface area with the Park, Artist Square itself and the waterfront promenade, will be developed to create a sense of place for the general public and to bring vibrancy to ASDA.

The Park

8. As an integral part of the 23-hectare public open space within the WKCD, the Park will provide a major green open space in the heart of the city. On 28 February 2014, WKCDA announced that a design team led by Dennis Lau & Ng Chun Man Architects & Engineers (Hong Kong) Ltd, supported by landscape architects, West 8 (Netherlands) and ACLA (Hong Kong), was chosen to design and administer the construction of the Park in the WKCD.

9. The Park is currently in the concept design stage (see **Annex B**). By introducing a major path in the Park tentatively named “Cultural Boulevard” that joins up the Arts Pavilion, Black Box and Outdoor Stage, and a waterfront promenade that embraces a great variety of harbourfront

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experience, the Park will be an accessible urban oasis for relaxation and contemplation. A leisure cycling track, with good flexibility to extend within the Park will be accommodated. Over time, art installations will characterise the Park under the curatorial effort of the M+ team.

10. All arts and cultural venues and activities equipped in the Park will be integrated and embedded in a rich landscape setting. Topographic variations are introduced to invite exploration and reward visitors with unexpected views and experiences. A double edged design is proposed on the southern edge of the Park allowing visitors to enjoy the spectacular view of the Victoria Harbour at different levels. Spaces of tranquillity and intimacy within the Park provide a counterpoint to the grandeur of harbour views from the promenade. All will become the amazing backdrop for cultural events, ranging from festivals and exhibitions through to large outdoor concerts without compromising simultaneous enjoyment of the Park by the public for passive or active recreation.

11. Another integral feature of the Park is the Arts Pavilion. After successful completion of the design competition for the Arts Pavilion in the Park, the winner, VPANG architects ltd + JET Architecture Inc + Lisa Cheung, was appointed to design and administer the construction of the Arts Pavilion. This 900m²* Arts Pavilion will be the base for the collection of M+ before the completion of the M+ building and will be available for use by the local art community thereafter. The Arts Pavilion is currently in the detailed design phase and the venue is targeted for completion in early 2016.

12. In order to serve the needs of visitors, approximately 4,000m² to 5,000m² of RDE facilities will be provided in various locations within the Park. These could include, for example, kiosks, souvenir shops, restaurants, cafes, and pop-up RDE facilities. In line with the requirements as set out in DP, the building height of the RDE facilities in the Park will be kept to a maximum of 3 storeys. Details of the proposals are being refined as part of the overall Park design. Planning permission from the TPB for the Park RDE will be sought in Q4 2014.

13. In terms of the overall Park delivery programme, the Park design team recommends an organic approach. Both permanent development and interim improvement works will be proposed and well aligned in the programme throughout the development process starting from 2015, aiming to maintain partial opening of the Park area for public enjoyment.

* GFA based on the General Building Plans as submitted to the Buildings Department.

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FIRST PHASE OF INFRASTRUCTURE WORKS

14. To tie in with the phased development of WKCD including the integrated basement based on the Development Plan for WKCD, the required infrastructure works will also be carried out in phases. The scope of the proposed first phase of infrastructure works essential for the commissioning of Xiqu Centre and ASDA, as shown in **Annex C** is as follows:-

- a) at-grade road of about 600m long around the Western Harbour Crossing (“WHC”) tunnel portal serving M+, the Park and the adjoining hotel / office / residential (“HOR”) developments;
- b) two lay-bys of 340m long in total at East and West Gates alongside the at-grade loop roads of Austin Road West facilitating the pick-up/drop-off activities and bus services for the WKCD;
- c) modification of existing seawall for outfalls;
- d) associated underground stormwater and sewerage systems;
- e) associated underground salt and fresh water supply systems;
- f) associated underground road in Zones 3A and 3B of the integrated basement as shown in **Annex D**; and
- g) associated works including environmental mitigation measures.

ADVICE SOUGHT

15. Members are invited to provide comments on the progress update of the WKCD development and the proposed infrastructure works.

West Kowloon Cultural District Authority
September 2014



- 1 CULTURAL BOULEVARD 文化大道
- 2 ARTS PAVILION 小型藝術展館
- 3 BLACK BOX 黑盒劇場
- 4 OUTDOOR STAGE 戶外舞台
- 5 BIG LAWN 大型草坪
- 6 WATERFRONT PROMENADE 海濱長廊
- 7 WATERFRONT EVENT SPACE 海濱活動廣場
- 8 WHC VENTILATION BUILDING 西隧通風大樓
- 9 MTR VENTILATION BUILDING 港鐵通風大樓



Note: Pontoons are subject to compliance with the Protection of the Harbour Ordinance (Cap. 531) and relevant Government departments' agreement
備註：浮橋須受《保護海港條例》（第531章）的限制及獲得相關政府部門的同意



擬議的地面行車路
PROPOSED AT GRADE ROAD

西區海底隧道
WESTERN HARBOUR TUNNEL

維多利亞道
VICTORIA ROAD

九龍站
KOWLOON STATION

擬議西行支路路旁停車處
PROPOSED WEST-BOUND
SERVICE ROAD LAY-BY

北河街
LIN CHEUNG ROAD

柯士甸站
AUSTIN STATION

西九龍總站
WEST KOWLOON
TERMINUS

奧斯頓路
AUSTIN ROAD WEST

多用途廣場
ARENA PLAZA

西九公園
PARK

藝術廣場
ARTIST SQUARE

M+ 博物館
M+ MUSEUM

演藝劇場
LYRIC
THEATRE

大劇院
GREAT
THEATRE

音樂劇院
MUSICAL
THEATRE

音樂中心
MUSIC
CENTRE

當代表演中心
CENTRE FOR
CONTEMPORARY
PERFORMANCE

中型劇場II
MEDIUM
THEATRE II

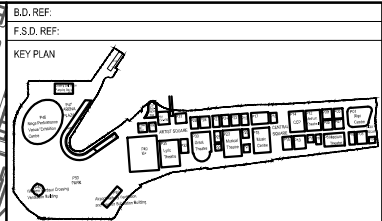
戲曲中心
XIQU CENTRE

中型劇場I
MEDIUM
THEATRE I

擬議的綜合地庫地下行車路
PROPOSED INTEGRATED BASEMENT
UNDERGROUND ROAD

維多利亞港 VICTORIA HARBOUR

ANNEX C
附件丙



- LEGEND: 圖例:
- EXISTING STORMWATER OUTFALL
PROPOSED TO BE MODIFIED
擬議改建現有的雨水排水口
 - PROPOSED DISTRICT COOLING
SYSTEM OUTFALL
擬議的區域供冷系統排水口
 - PROPOSED STORMWATER OUTFALL
擬議的雨水排水口

REV.	DATE	DESCRIPTION	INITIAL

JOB TITLE
INFRASTRUCTURE WORKS FOR
WEST KOWLOON CULTURAL DISTRICT
西九文化區基礎建設工程

DRAWING TITLE
PROPOSED SCOPE OF WORKS
擬議工程範圍

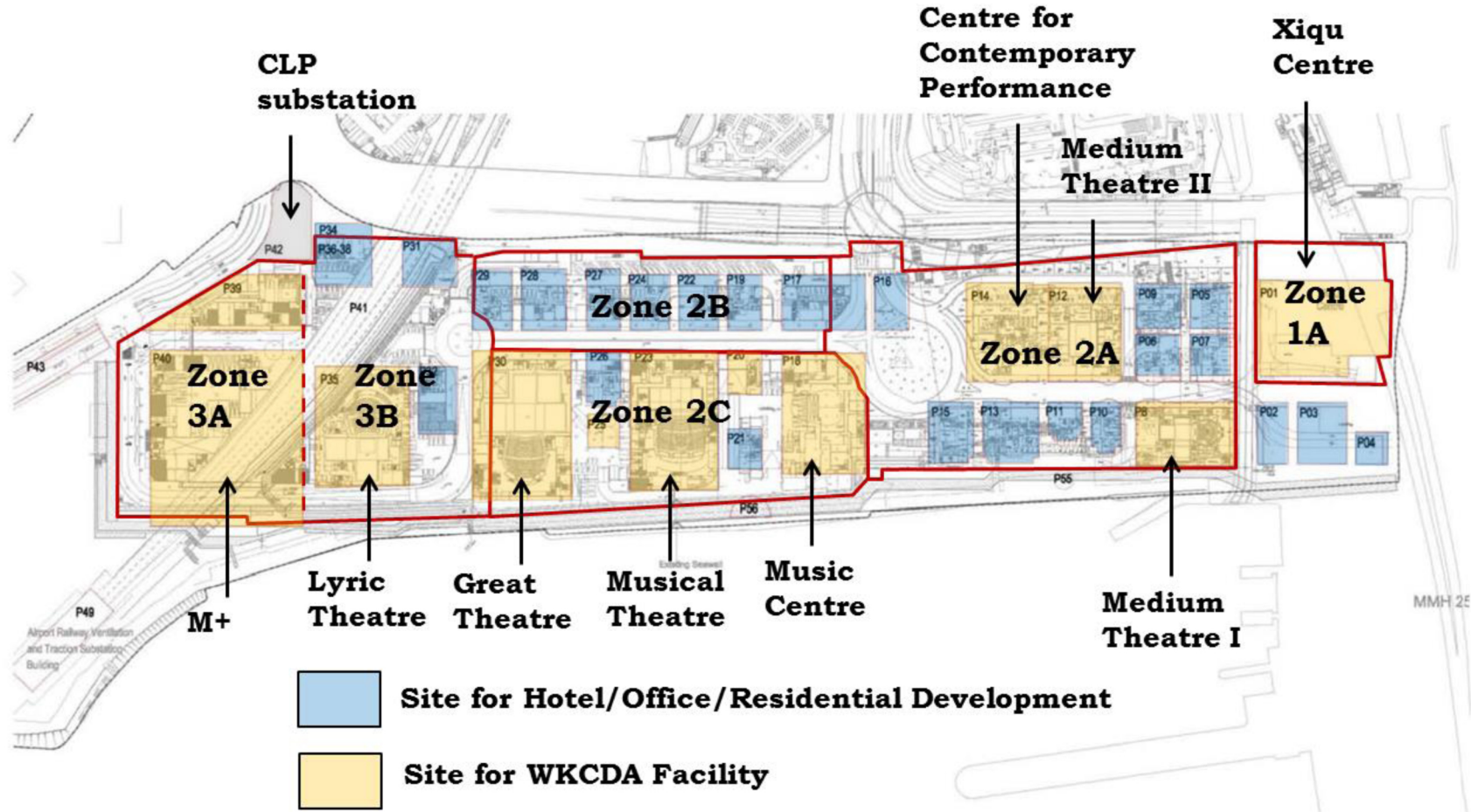
SCALE NTS 小段比例	PRINTED 13-08-2014
CHECKED ERIC NG	DATE 13-08-2014
APPROVED Y.C.	DATE 13-08-2014
DRAWN T.T.Y.	DATE 13-08-2014

CONTRACT NO.
DRAWING NO. REV.

CAD REF NAME:
DEVELOPER



Phasing Plan of Integrated Basement



Notes:

1. The demarcation between the different zones is subject to study during the design stage of the integrated basement project.
2. The sites for HOR developments also consist of RDE, OACF and parking facilities of WKCDA.