

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

For discussion
on 9 June 2020

TFK/02/2020

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”).

BACKGROUND

2. West Kowloon Cultural District Authority (“WKCDA”) has reported the progress of key developments within WKCD to the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (“Task Force”) on a regular basis since December 2013.

PROGRESS OF KEY DEVELOPMENTS IN WKCD

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 99% completed. Concurrently, the Main Contract Final Account have been finalised with the Contractor and approved by the Board.

M+ Museum

4. 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

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the museum nine to twelve months later in the second quarter of 2021. Unfortunately, the project has suffered some delays because of the COVID-19 virus situation.

5. 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 Conservation and Storage Facility (“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 substantially complete. The M+ and CSF Building have submitted application for Fire services inspection on 14 May 2020 and the statutory inspections will take place in the same month. The target is to obtain the Occupation Permit in July 2020.

6. As at the end of 2019, WKCD 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 WKCD under the management and direction of the appointed Management Contractor

Art Park

7. 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+

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building also opened to the public in January of 2020, after which the Art Park is now 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. The Retail/Dining/Entertainment (“RDE”) facilities have been completed and occupied by tenants in stages. We have over 2 300 trees flourishing within the Art Park.

Freespace

8. 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. Concurrently, we are in the final stage of assessing the Main Contract Final Account with the consultant team.

Hong Kong Palace Museum (“HKPM”)

9. 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 80% completed as at the end of April 2020. Construction of the building structure has now progressed up to the fifth floor and the building is expected to be topped out in July 2020.

10. The external building façade subcontract was awarded to a façade specialist in September 2019. Five visual mock-ups are under preparation and anticipated to be ready for inspection in June 2020. Façade installation work is planned to commence in July 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.

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Lyric Theatre Complex

11. 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 be completed in 2020 but has experienced some delays; 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.

Marine Access

12. In March 2020, to support the development of the WKCD by providing improved connectivity and direct access from the waterfront to the planned venues and facilities, the Government has entrusted to the Authority the carrying-out of the design of two landing facilities; one to be located within the New Yau Ma Tei Typhoon Shelter and the second to be located on the southern shoreline of WKCD to the west of the M+ Museum – both ideally located to provide beneficial access to the public. The appointed design teams are in the early stages of their services and currently focus upon the detailed feasibility and investigative studies related to the civil, marine design and environmental services. Based upon the results of these studies design will be produced addressing the need for shelter and integration with the existing waterfront promenades and the Art Park.

Austin Road Pedestrian Linkage System

13. The Austin Road Pedestrian Linkage System is an underground pedestrian link connecting the MTR Austin Station and the basement of Xiqu Centre. The construction started in May

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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 was completed at the end of 2019. 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 whole pedestrian link is anticipated to be completed and open in the fourth quarter of 2020.

Artist Square Bridge (“ASB”)

14. ASB is a footbridge linkage connecting the MTR Kowloon Station and Artist Square in WKCD. 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 Legislative Council (“LegCo”) Public Works Subcommittee on 14 May 2019 and passed through the LegCo Finance Committee on 20 March 2020. The ASB main works construction commenced on 14 May 2020 with a construction programme of 25 months.

Competition Pavilion

15. Members may recall the winning design; Growing Up by New Office Works 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 opened to the public in February 2019 has become a spectacular location for small events and activities and a popular Instagram location for young people. Such has been its success, WKCDA gained approval from the licensing authorities to extend the opening of the pavilion. 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.

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Zones 2A, 2B and 2C of the Integrated Basement (“IBZ2”)

16. 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 authorised in February 2019, 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, water supply and sewage/drainage systems, including a drainage outfall at seawall, the zoning of IBZ2 and the location of the drainage outfall is shown on **Annex A**.

17. 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 was approved by the LegCo Finance Committee on 20 March 2020 and the Foundation Contract commenced on 8 May 2020 with a Contract period of 30.5 months. 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.

New Exit Road (“NER”)

18. In September 2018, the Government and WKCD commenced 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

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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, as shown on **Annex B**, has also been agreed in principle by relevant government departments. In the coming months, WKCD will consult relevant stakeholders on the preferable traffic scheme, prepare the detailed design, cost estimates and road gazette for the selected scheme.

ACE (Art, Commerce and Exhibitions) Development Package

19. WKCD 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.

20. 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 ACE tender was issued on 27 April 2020. It is scheduled that the tender will be awarded in around the fourth quarter of 2020 with the completion of the ACE around 2025/2026.

ADVICE SOUGHT

21. Members are invited to note the development progress of WKCD and the connectivity improvements set out in the preceding paragraphs.

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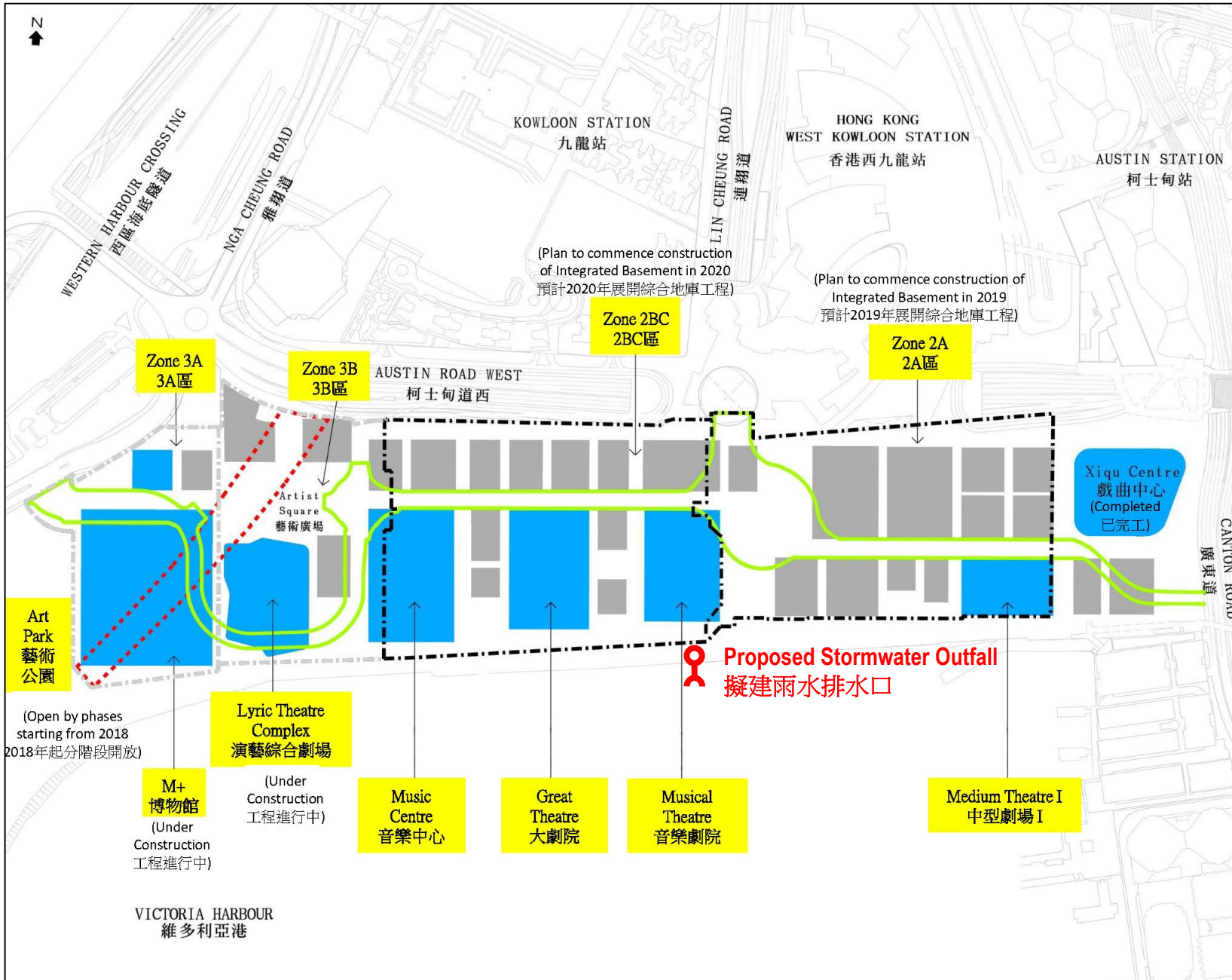
ATTACHMENTS

- Annex A** Plan of the Detailed Design phase for the IB
Zone 2A
- Annex B** Traffic scheme for New Exit Road

**West Kowloon Cultural District Authority
June 2020**

Annex A

附件 A



LEGEND: 圖例:

- WKCD's Facilities 管理局設施
- Hotel, Office and Residential Development and Other Arts and Cultural Facilities 酒店、辦公室及住宅發展及其他文化藝術設施
- Underground road 地下行車路
- Airport Express Tunnels 機場快綫隧道
- Zone of Integrated Basement 綜合地庫分區

Annex B 附件 B

