

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

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For discussion  
on 16 May 2018

TFK/06/2018

## **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”), including the Xiqu Centre, the Artist Square Development Area (“ASDA”), the Art Park, the Hong Kong Palace Museum (“HKPM”), the Exhibition Hub Development Area (now called Art, Commerce and Exhibitions (“ACE”)), together with other connectivity improvement efforts on the marine access, the Austin Road Pedestrian Linkage System (“APLS”) and the Artist Square Bridge (“ASB”).

### **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. Located at the junction of Canton Road and Austin Road West, the Xiqu Centre is designed to be a world-class platform for the conservation, promotion and development of Cantonese opera and other genres of xiqu (Chinese traditional theatre). The Xiqu Centre houses facilities for performances (notably a 1,050-seat Grand Theatre and a 200-seat Tea House Theatre), develops new repertory, undertakes research, education, training and exchange, and offers professional development programmes to help nurture young talent. The statutory inspections have been completed and the Occupation Permit was issued by the Buildings Department in April 2018. The next stage will be to complete the fit-out of works in the third quarter of

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2018 for pre-opening preparation.

## **Artist Square Development Area (“ASDA”)**

4. The ASDA, comprising M+, Lyric Theatre Complex, other arts and cultural facilities (“OACF”) including an artist hostel/residence, Artist Square, retail/dining/entertainment (“RDE”) facilities as well as office developments (see **Figure 1**), will form a “mini-WKCD” supported by a balanced mix of various land uses to facilitate “destination building” of the WKCD development.

**Figure 1 Location Plan**



5. M+, a new museum for visual culture in Hong Kong – encompassing 20<sup>th</sup> and 21<sup>st</sup> century visual art, design and architecture, and moving image from Hong Kong, the Mainland, Asia and beyond, will be one of the largest museums of modern and contemporary visual culture in the world. Construction works of M+ continues at a steady pace for completion in 2019.

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6. Following the completion of the foundation works for Zone 3B of the Integrated Basement and the Legislative Council's funding approval on 5 January 2018, the first main works contract for the Integrated Basement of Zone 3B was awarded on 8 January 2018 and the excavation & lateral supports works have been commenced. Temporary barging facilities for soil disposal during the construction will be provided. WKCDA has tendered out the second main works contract of the topside Lyric Theatre Complex, including development of the Artist Square, with target completion in around 2022. The Lyric Theatre Complex includes a 1,450-seat Lyric Theatre, a 600-seat Medium Theatre and a 270-seat Studio Theatre, as well as rehearsal facilities and a Resident Company Centre. It will serve as an exploration, development and collaboration hub for dance companies and artists in Hong Kong.

7. Artist Hostel/Residence (Gross Floor Area("GFA") of about 12,600m<sup>2</sup>) with RDE embedded facilities (GFA of about 3,400m<sup>2</sup>) located next to the Lyric Theatre Complex in the Artist Square is proposed to be developed through public-private partnership ("PPP"). It will be an ancillary facility to the planned arts venues at WKCD. It will accommodate both artists and regular patrons, providing a unique opportunity for artists and art lovers to meet, interact and learn from each other. It will also serve as a showcase and incubator for artists, with workshops and public spaces for events and performances. Selected artists will be invited to stay at a discounted rate within the artist hostel/residence for defined periods and in return they will make their presence felt throughout the residence by their creations, performances, participation in art tours and workshops, as well as hosting salons. The PPP development tender is expected to be issued in the second half of 2018 for tender award in 2019 and completion of construction works in end 2023.

### ***Art Park***

8. Construction works on the Art Park were commenced in July 2016 for phased completion starting from early 2018. Phase 1 was completed and opened for public enjoyment in early April 2018. Phase 2 including the Freespace (including a black box theatre and an outdoor stage) is anticipated to open in 2019. Phase 3, including the area above the interfacing carpark

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adjacent to M+, is under construction for completion beyond 2018.

### ***Hong Kong Palace Museum (“HKPM”)***

9. The HKPM will be a dedicated museum that showcases exquisite art and cultural collections of the Palace Museum to the local and overseas tourists on a long-term basis and in a more comprehensive and in-depth manner. It will provide a valuable opportunity for collaboration with other museums in research and education, thereby strengthening Hong Kong’s position as a leading cultural metropolis. After the signing of Collaborative Agreement with the Palace Museum and the approval of donation by The Hong Kong Jockey Club Charities Trust in June 2017, WKCD awarded the foundation works of the HKPM in February 2018 with piling works commenced in April 2018.

### ***Art, Commerce and Exhibitions (“ACE”)***

10. WKCD has started planning the development of Hotel/Office/Residential (“HOR”) portion of WKCD with the priority to take forward ACE (see **Figure 1**). ACE comprises an exhibition centre (GFA of about 47,000m<sup>2</sup>) with hotel and rental offices (total GFA of about 81,000m<sup>2</sup>) and embedded RDE facilities (GFA of about 6,800m<sup>2</sup>) in the adjacent U-shaped site. The exhibition centre is going to be located within a vibrant downtown art district, addressing a growing demand for space from art fairs, exhibitions and conventions that are known to have expanding market in Hong Kong. Moreover, the design of this venue will have a flexible configuration to serve multi-purposes. With a seating capacity of around 10,000 persons in concert mode, column-free and meeting specified acoustic standard, its main hall will also be suitable for staging various types of performances.

11. ACE will be developed under Build-Operate-Transfer (“BOT”) arrangement to capture creative opportunities in design, construction and management. Private sector investors/ partners will be invited to tender in end 2018/ early 2019 for the right to construct and operate the facilities in ACE during the BOT period. It is estimated that the tender will be awarded in 2019 with the operation of ACE to commence in 2023/ 2024.

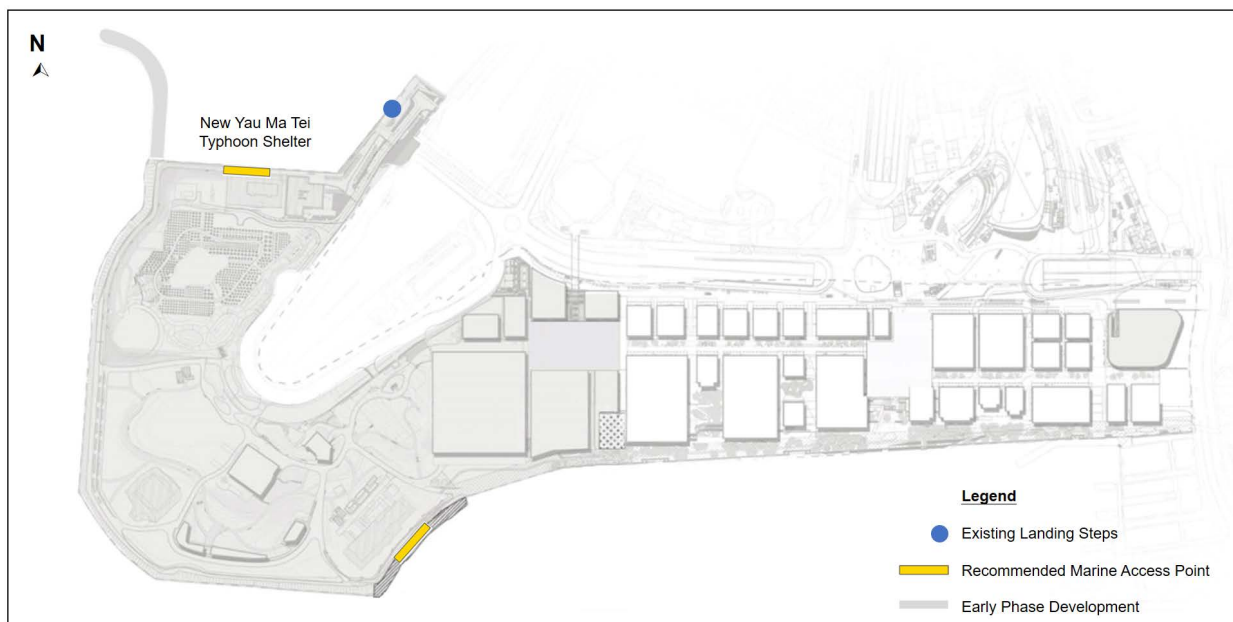
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## ***Study on Proposed Marine Access Points***

12. Marine access is recommended to be developed at the WKCD to provide a water transport alternative for visitors to/from the WKCD. Apart from the existing landing steps at the New Yau Ma Tei Typhoon Shelter, two additional marine access points in WKCD are recommended by the Consultant (as shown in **Figure 2**). WKCD is proceeding with a feasibility study of these two proposed marine landing facilities on the assumption that both will not trigger the test on overriding public need under the Protection of the Harbour Ordinance.

**Figure 2** Location Plan of Recommended Marine Access Points



13. The southern access point will be located at the curved alignment of the shoreline where the relatively calm water environment would minimise wave impact on passenger berthing. It is proposed to modify the sloping seawall adjacent to the main park area and utilise only the area above the High Water Mark for the landing facility to avoid reclamation. This southern marine access is intended to be a stopover point for water tour and possible water taxi.

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14. The proposed northern marine access point is to be provided at the existing vertical seawall at the New Yau Ma Tei Typhoon Shelter. To minimise the extent of work and impact on the waterfront promenade, subject to the recommendations of the feasibility study, the proposed access point may be in the form of a floating pontoon, which will be installed for major events. The design and operation of the northern marine access will be integrated with the Exhibition Centre development project. As the proposal may have implications on the users of the New Yau Ma Tei Typhoon Shelter, the Government and WKCD will consult relevant stakeholders before putting up the development proposal.

### ***Austin Road Pedestrian Linkage System (“APLS”)***

15. To address the future pedestrian forecast demand and enhance connectivity, a new pedestrian linkage system will be provided across Austin Road West, linking the MTR Austin Station with the basement of Xiqu Centre (see **Figure 1**). After the Finance Committee of Legislative Council’s approval of the funding application on 27 April 2018, works will be commenced soon. In order to enhance the walking environment, the above-mentioned funding application also covers the beautification works for the existing pedestrian subway across the junction of Austin Road West and Canton Road. The beautification works are anticipated to be completed in phases from the first quarter of 2019.

### ***Artist Square Bridge (“ASB”)***

16. The funding proposal for ASB was discussed at the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project (“Joint Subcommittee”) of Legislative Council on 21 April 2017. The Joint Subcommittee expressed concerns about the design and estimated cost of the proposed ASB and did not support submission of the funding proposal to the Public Works Subcommittee. The Government and WKCD have subsequently revisited the ASB design with an aim to reduce the construction cost. A new design adopting an arch structure (with ‘Vierendeel’ truss) is now proposed for discussion at the Joint Subcommittee meeting on 11 May 2018.

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## **ADVICE SOUGHT**

17. Members are invited to note the development progress of WKCD and the connectivity improvement efforts involved.

**West Kowloon Cultural District Authority  
May 2018**