

Legislative Council
Panel on Home Affairs and Panel on Development
Joint Subcommittee to Monitor the Implementation of the
West Kowloon Cultural District Project

立法會民政事務委員會與發展事務委員會
監察西九文化區計劃推行情況聯合小組委員會

Implementation of the West Kowloon Cultural District
Integrated Basement
推展西九文化區綜合地庫

28/5/2014

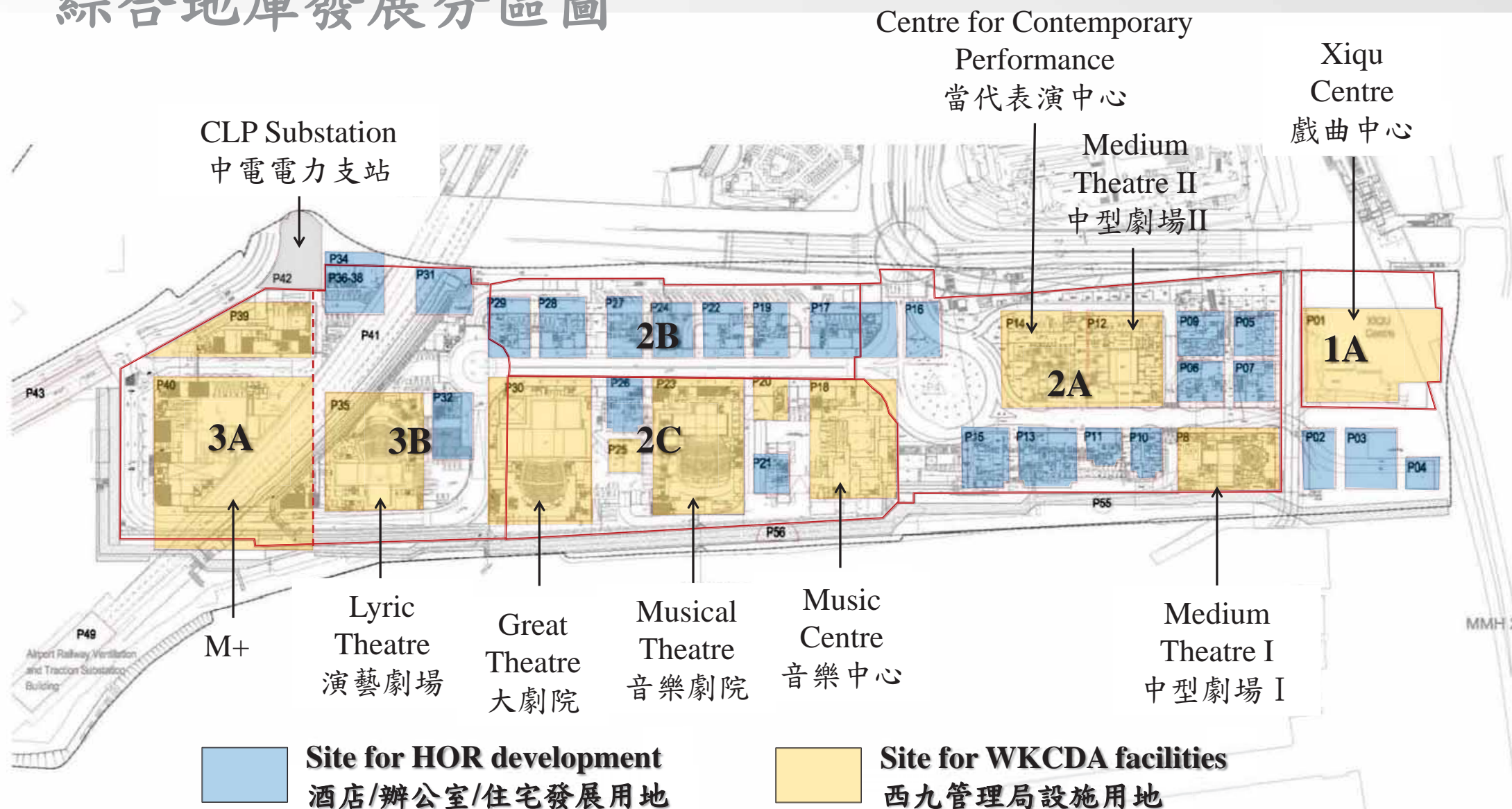
West Kowloon Cultural District (WKCD)

西九文化區



Phasing Plan of the Integrated Basement

綜合地庫發展分區圖



備註 Notes:

1. The demarcation between the different zones is subject to study during the design stage of the integrated basement project .
發展分區分界有待綜合地庫詳細設計核實。
2. The sites for HOR developments also consist of RDE, OACF and parking facilities of WKCDA.
酒店/辦公室/住宅發展用地亦包括西九管理局的零售、餐飲及消閒、其他文化藝術設施及地庫泊車設施。

WKCD Integrated Basement

西九文化區綜合地庫

Importance of Integrated Basement

綜合地庫的重要性

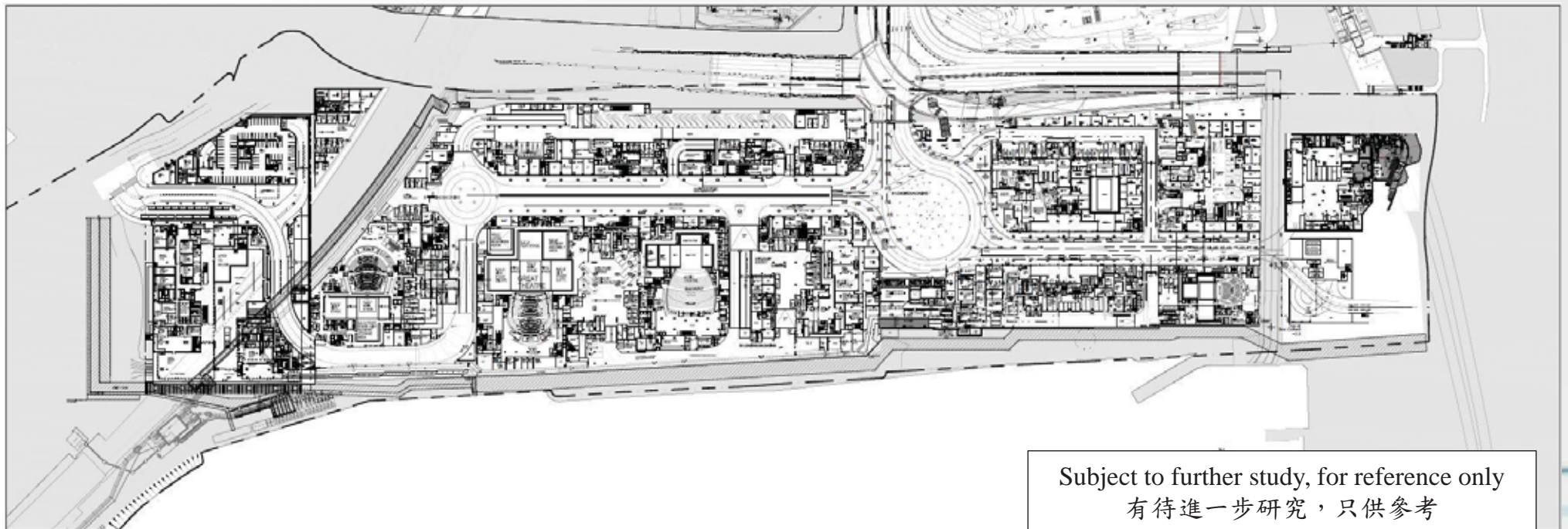
- To create vehicular-free environment
以創造地面無車環境
- To meet the statutory public open space requirement of not less than 23 ha
以符合面積不少於23公頃公眾休憩用地的法定要求
- To serve as the backbone infrastructure of WKCD
以作為支持西九文化區基礎設施的中樞骨幹



WKCD Integrated Basement 西九文化區綜合地庫

Difficulty in implementing the integrated basement in one go 一次過建造整個綜合地庫的困難

- Scale & Complexity 工程規模龐大及設計複雜
- Site Availability 可用工地的限制
- Design Uncertainty of Toppide Developments 上蓋發展設計尚未確定



Subject to further study, for reference only
有待進一步研究，只供參考

Phased Implementation of the Integrated Basement

分階段興建綜合地庫

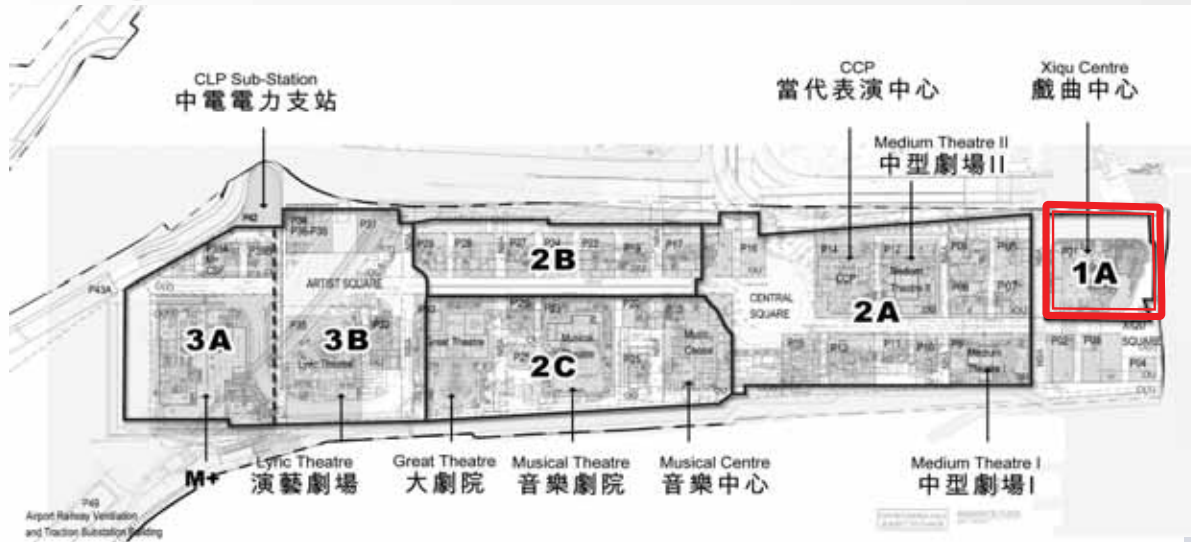
Rationale 理由

- Tally the phased implementation plan of Integrated Basement with the site availability schedule
西九內的不同地段會於不同時間移交管理局，分階段興建綜合地庫可以配合這些用地的發展時間表
- Align the phased implementation of WKCD venues with the topside development and to avoid prolonged idling of the completed basement
能更有效地配合現時分批推展西九設施的計劃，使地庫設計可以與上蓋建築同期展開及互相配合，亦能避免因一次過發展整個地庫而出現部分地庫長期空置的情況
- Reduce the public funding required in the coming few years for the Integrated Basement works
減低在未來數年興建綜合地庫的財政需要
- Facilitate early disposal of the hotel/office/residential sites
提前出售酒店／辦公室／住宅用地

Phased Implementation of the Integrated Basement 分階段興建綜合地庫

Zone 1A

1A區



Background 背景

- Construction works of Xiqu Centre is not directly affected by XRL, but construction works of its vehicular access may be affected due to the adjoining land being occupied as XRL work site
高鐵項目不會直接影響戲曲中心主體工程的施工,然而由於戲曲中心鄰近的土地被高鐵項目工地佔用,這可能會影響戲曲中心車輛出入口的施工
- Standalone basement with provision for connection to Integrated Basement
戲曲中心的獨立地庫將來可與綜合地庫相連接

Progress 進度

- Commenced construction in Sep 2013
已於2013年9月展開

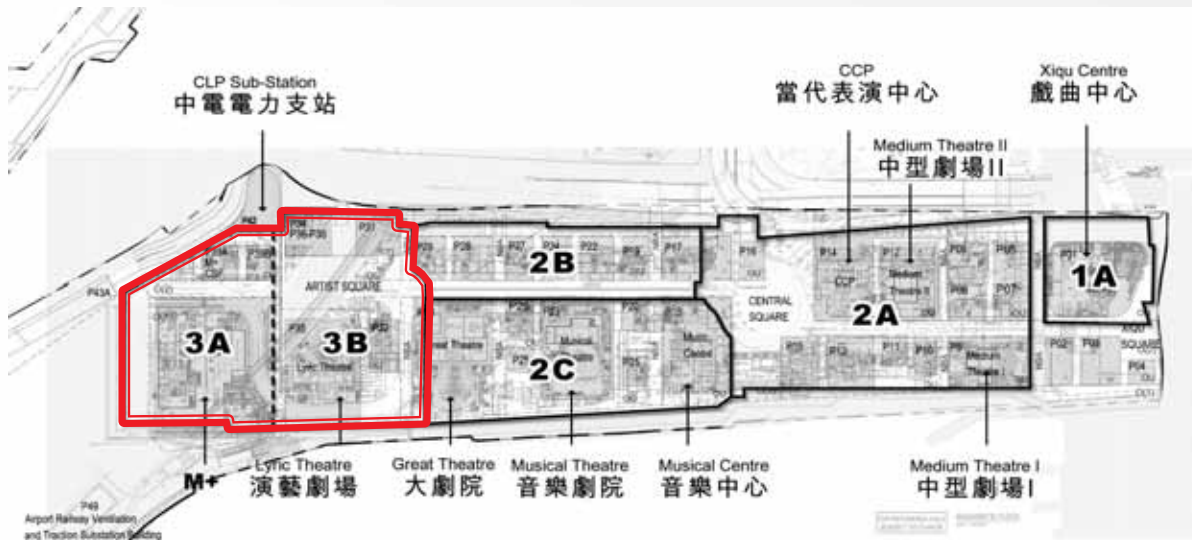


Latest Thinking of the Phased Implementation of the Integrated Basement

分階段興建綜合地庫的最新構思

Zone 3A and 3B

3A 及 3B 區



Background 背景

- Basement for M+, Lyric Theatre and Artist Square
M+、演藝劇場及藝術廣場的地庫
- Zones 3A & 3B form part of the Integrated Basement
3A 及 3B 區是綜合地庫的組成部分之一
- Zones 3A & 3B to be developed by WKCDA together with topside facilities (Zone 3B basement and public infrastructure/tunnel protection works in Zones 3A and 3B are/ to be entrusted by Government)
西九文化區管理局會發展3A及3B區內的地庫及上蓋設施(政府會／將會委託管理局建造3B區的地庫及位於3A及3B區內的基建及隧道保護工程)

Progress 進度

- Zone 3A basement - foundation works to be commenced in Aug 2014
3A區地庫—將於2014年8月展開地基工程
- Zone 3B basement - design of foundation works in progress; target to commence construction in Q1 2015 (subject to Government funding)
3B區地庫—正進行地基的設計工作；預計2015年首季開始施工(需視乎政府撥款批准)

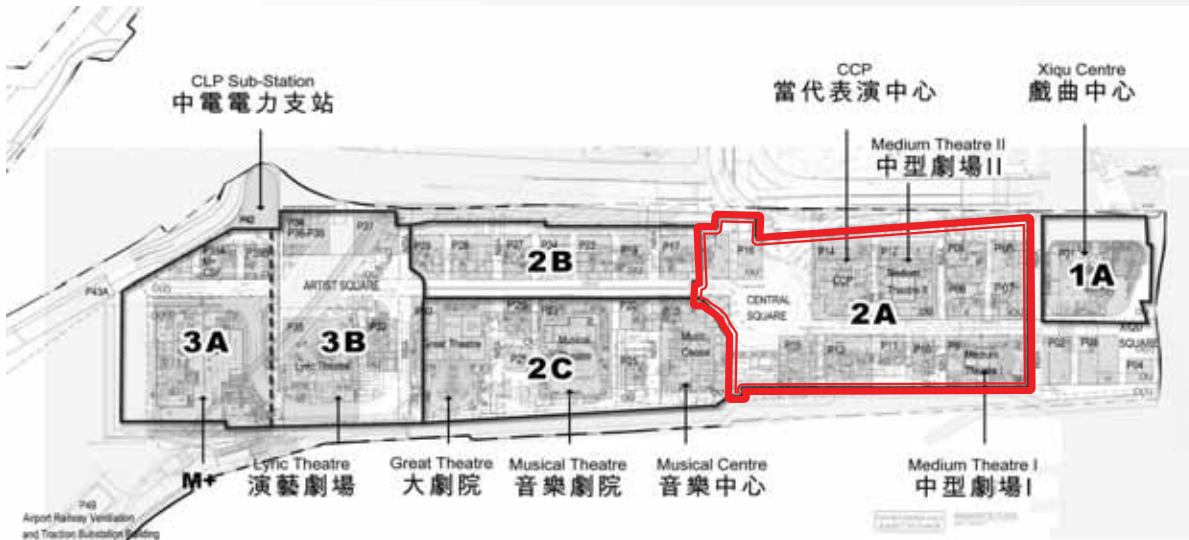
Latest Thinking of the Phased Implementation of the Integrated Basement

分階段興建綜合地庫的最新構思

Phased Approach 分階段興建的建議

Zone 2A

2A 區



Background 背景

- To be developed by CEDD upon release by MTRCL
當港鐵移交工地以後，將由土木工程拓展署發展
- Site availability subject to progress of XRL project
工地何時移交視乎高鐵項目的進展

Approach 建議

- Defer implementation until after the completion of the XRL project
延後興建直至高鐵項目完工
- Topside developments to be delivered in stages later
稍後分階段發展上蓋項目



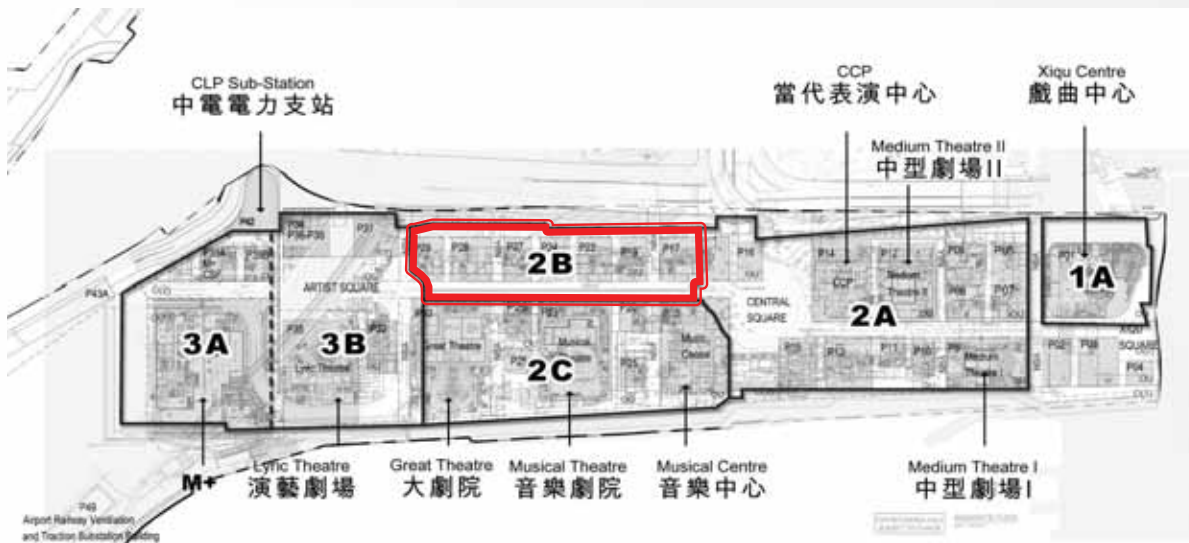
Latest Thinking of the Phased Implementation of the Integrated Basement

分階段興建綜合地庫的最新構思

Phased Approach 分階段興建的建議

Zone 2B

2B 區



✓ Speed up land supply 加快土地供應

Background 背景

- No CACF
沒有核心文化藝術設施

Approach 建議

- Developer(s) to undertake topside HOR developments and associated portions of the Integrated Basement, including the respective section(s) of the Avenue and underground road. Developer(s) will be:
發展商會負責興建上蓋酒店、辦公室及住宅項目及相關的綜合地庫（包括相關的林蔭大道及地下道路）：
 - (i) reimbursed by the Government the cost of the road section and associated foundations and substructure as public infrastructure works;
政府會向發展商發還推展與地下道路的基建及有關的地基和底層結構的支出
 - (ii) reimbursed by WKCDA the cost relating to WKCDA facilities; and
管理局向發展商發還與興建管理局設施相關的支出
 - (iii) reimbursed by the Government the cost of the foundations and substructure as general enabling works for such WKCDA facilities
政府會向發展商發還與管理局設施有關的地基及底層結構的支出

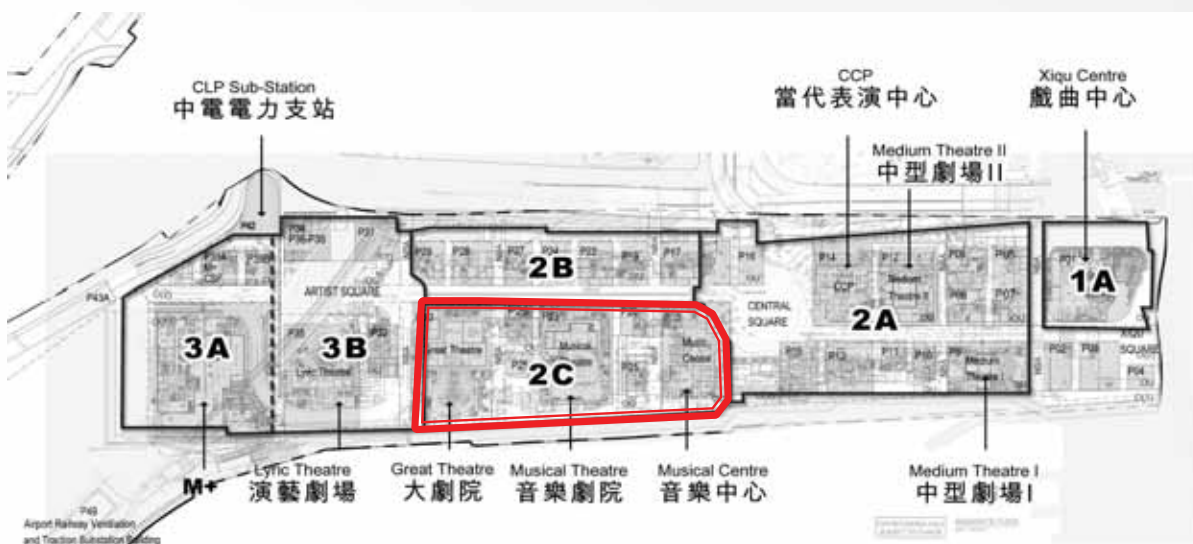
Latest Thinking of the Phased Implementation of the Integrated Basement

分階段興建綜合地庫的最新構思

Phased Approach 分階段興建的建議

Zone 2C

2C 區



Background 背景

- No funding and concrete programme for the Batch 3 facilities
未有第三批文化藝術設施的資金及具體落實時間表
- Adopt topside notional schemes for Integrated Basement may result in:
採納上蓋概念設計方案而建造綜合地庫會:
 - (i) constraints on the future topside developments
對未來上蓋項目造成限制
 - (ii) overdesign of the Integrated Basement and additional construction costs; and
使綜合地庫的設計超過實際要求，增加建築成本
 - (iii) prolonged idling of the completed basement
令過早完成的地庫長期空置

Approach 建議

- Implementation to be reviewed later
待日後再檢討推展安排
- As an interim solution, area to be formed into temporary public open space and/or temporary RDE connecting to the waterfront to improve the vibrancy and destination development
作為一過渡性安排，該區可劃作臨時公眾休憩用地及/或臨時的零售、餐飲、消閒設施，以連接海濱長廊，增添區內的活力和發展西九為值得到訪的地方

Artist Square Development Area (ASDA)

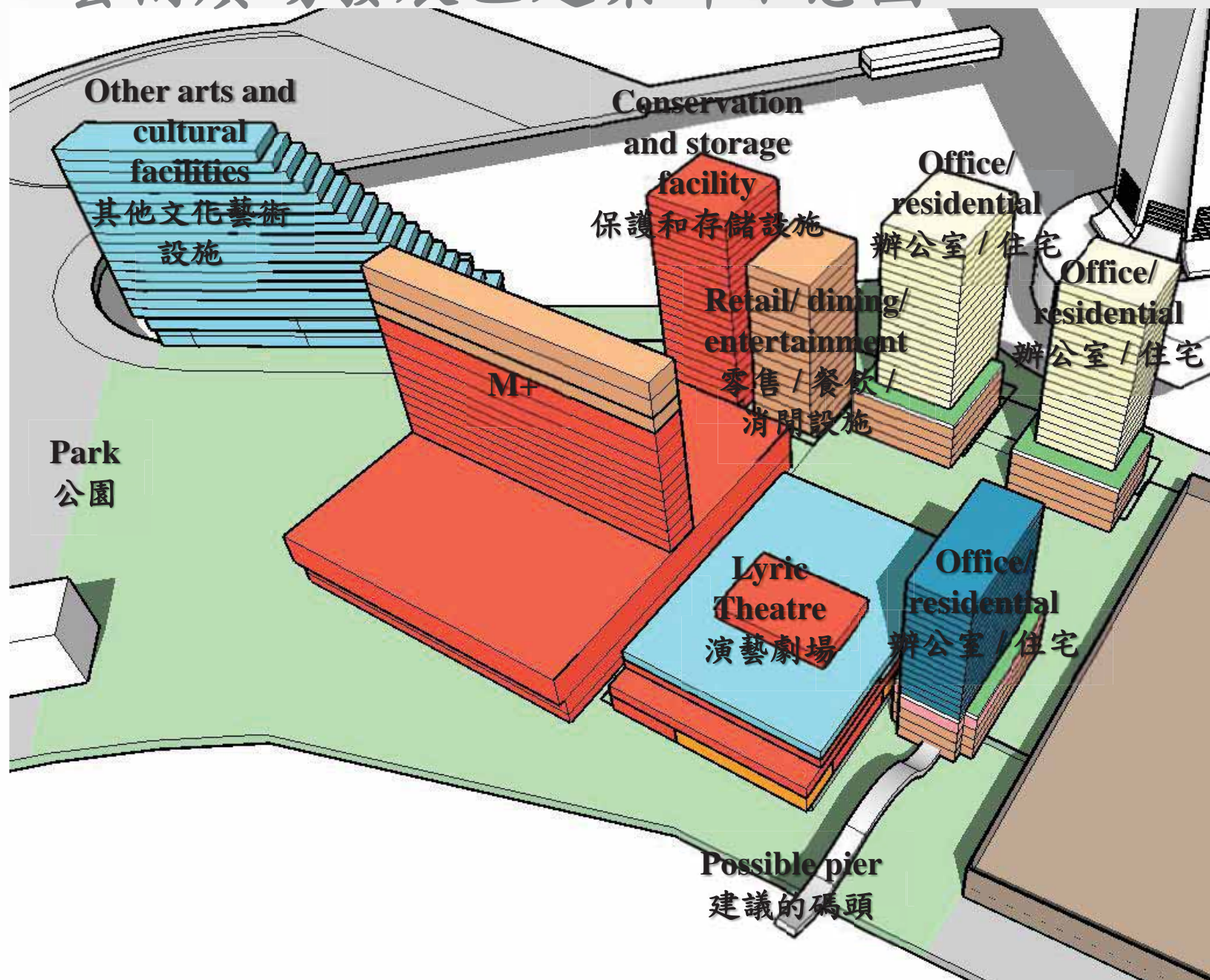
藝術廣場發展區



Artist Square
Development Area
藝術廣場發展區

Indicative Massing of Artist Square Development Area

藝術廣場發展區建築群示意圖



Total gross floor area of ASDA about 200,000 sqm
藝術廣場發展區
建議總樓面面積約為
20萬平方米

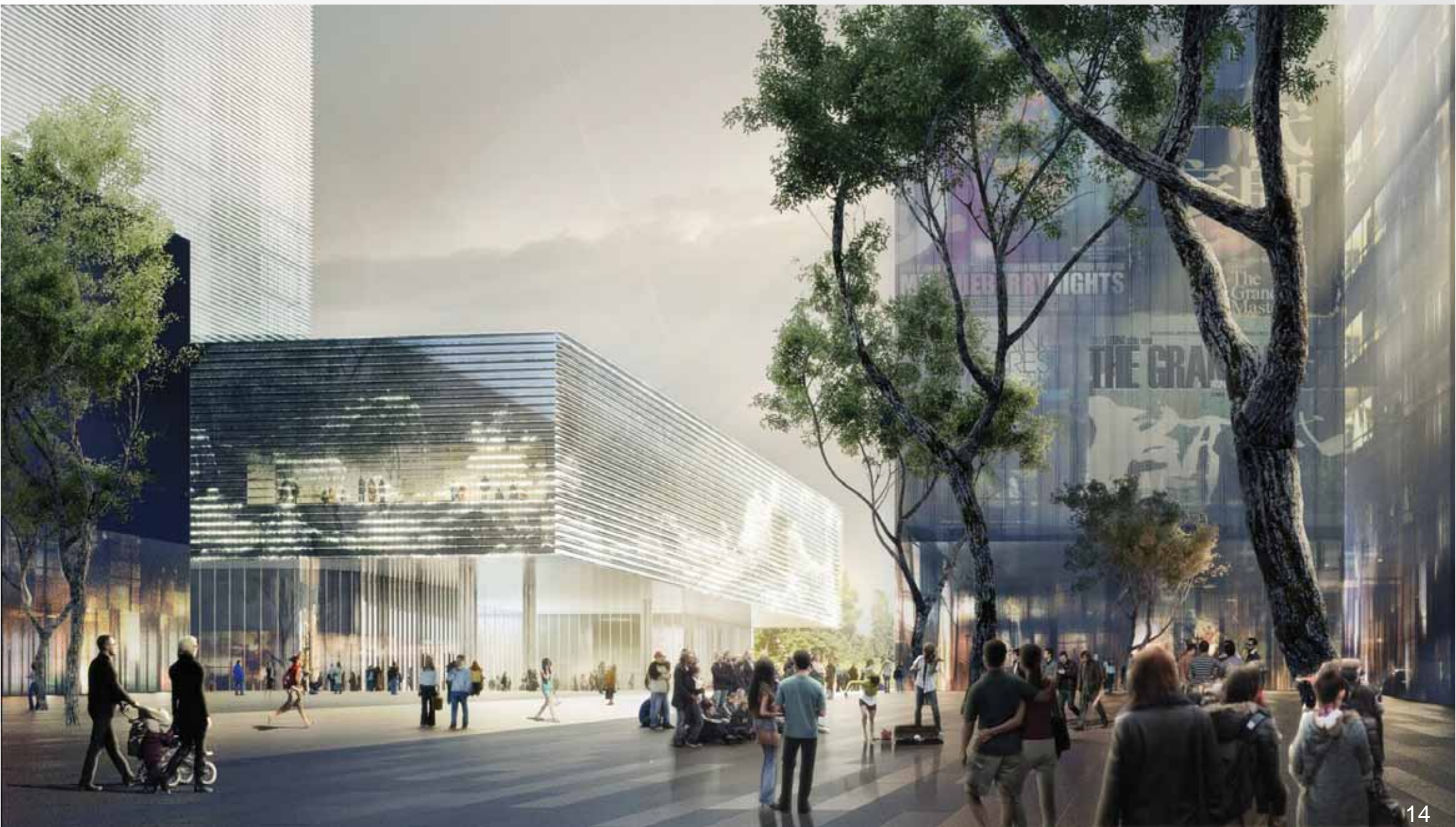
Equivalent to about 24% of total GFA of WKCD
(taking into account of proposed 15% minor relaxation)
大概相當於西九整體總樓面面積的24% (已包括15%的增幅)

Legend 圖例

- Core arts and cultural facilities
核心文化藝術設施
- Other arts and cultural facilities
其他文化藝術設施
- Retail/dining/entertainment
零售、餐飲及消閒設施
- Residential
住宅
- Office
辦公室

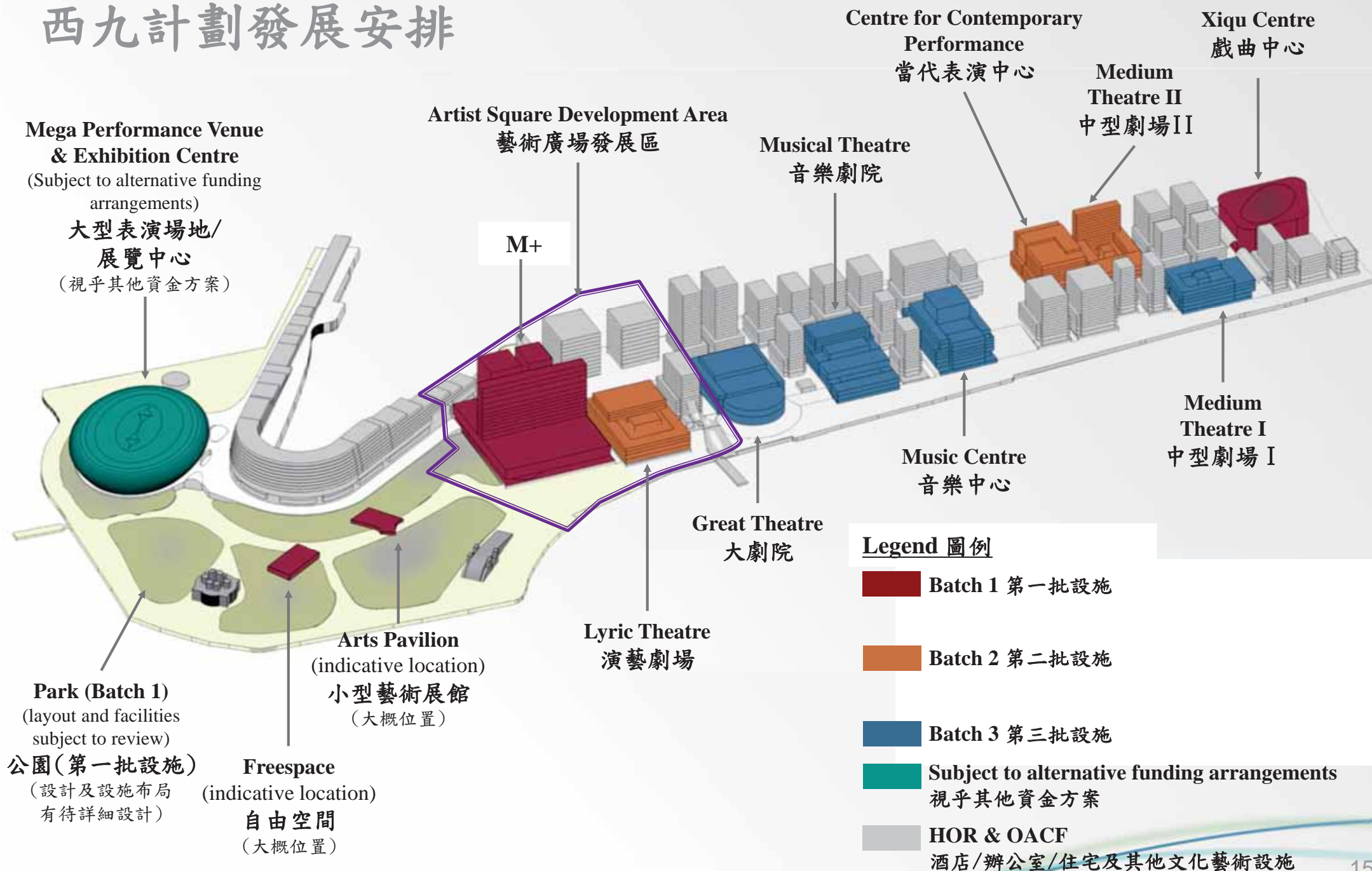
Public Space in Artist Square

藝術廣場的公共空間



WKCD Development Arrangement

西九計劃發展安排



Thank You
謝謝