

**For discussion  
on 24 October 2006**

**LEGISLATIVE COUNCIL  
PANEL ON PLANNING, LANDS AND WORKS**

**PWP Item No. 719CL – Kai Tak development – engineering review  
and**

**PWP Item No. 711CL – Kai Tak development – advance infrastructure  
works for developments at the southern part of the former runway**

**PURPOSE**

This paper briefs Members on the proposed Engineering Review for Kai Tak development (KTD) and the detailed design for the advance infrastructure works for the proposed developments<sup>1</sup> at the southern part of the former runway in Kai Tak.

**PROJECT SCOPE AND NATURE**

2. We propose to carry out an Engineering Review under **719CL** comprising –

- (a) a detailed engineering feasibility study for the KTD (the Feasibility Study);
- (b) preliminary preparatory work to allow for the early development of the cruise terminal in Kai Tak; and
- (c) associated site investigation and supervision.

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<sup>1</sup> The southern part of the former runway in Kai Tak is earmarked on the Preliminary Outline Development Plan for developments such as cruise terminal, tourism node, hotels, residential developments and runway park.

3. The main purpose of the Feasibility Study is to confirm the detailed engineering feasibility of the revised Preliminary Outline Development Plan (PODP) and to produce a Recommended Outline Development Plan (RODP) for the future developments in Kai Tak. Under the Feasibility Study, we will carry out studies for KTD covering aspects of transport and traffic, marine, drainage and sewerage, water supply, environmental, landscaping, costing and implementation. The findings of the Feasibility Study will be used to produce the RODP and the associated detailed layout plans, urban design plans, master landscape plans, together with the preliminary design for engineering works packages, their cost estimates and implementation programmes. We will also carry out, as part of the Feasibility Study, relevant statutory procedures for advance works packages such as the infrastructure for the committed public housing sites<sup>2</sup> and a government office building in the former north apron of Kai Tak.

4. The preliminary preparatory work in relation of the cruise terminal will facilitate the early formulation of technical requirements for the development such as structural strength of the berths and maintenance programmes and its associated marine works, as well as the satisfactory completion of Environmental Impact Assessment and relevant statutory procedures for the marine works.

5. The revised PODP for KTD, showing also the likely extent of the marine works associated with the development of the cruise terminal, is at **Enclosure 1**.

6. We also propose to carry out detailed design, site investigation and supervision, preparation of tender documents and assessment of tenders for the advance infrastructure works under **711CL** below –

- (a) construction of a dual 2-lane district distributor including associated pedestrian deck;
- (b) provision of sewage pumping station and rising mains;
- (c) improvements to related existing bridge, roads and junctions;
- (d) construction of associated local roads, transport facilities, drainage, sewerage, watermains and landscaping works;

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<sup>2</sup> The two committed public housing sites are planned to be completed in phases, starting from 2012/13 the earliest.

- (e) relocation and reprovisioning of existing facilities including the Marine Vessel Traffic Services radar and fireboat berthing facilities; and
- (f) an environmental monitoring and audit work for works mentioned in sub-paragraphs (a) to (e) above.

All these serve the proposed developments at the southern part of the former runway in Kai Tak.

7. The advance infrastructure works, for which site investigation and detailed design are to be carried out, are shown on the plan at **Enclosure 2**. Alignments of the roads may be adjusted in the course of detailed design having regard to findings of the Engineering Review including outcomes of the associated environmental impact assessments.

8. We plan to commence the Engineering Review in early 2007 for completion in 2009. We also plan to carry out the detailed design of the advance infrastructure works in conjunction with the Engineering Review, with a view to commencing the construction works in 2009.

## **JUSTIFICATION**

9. Arising from the Court of Final Appeal's judgement with regard to harbour reclamation, the Administration decided to conduct a comprehensive review, comprising a Planning Review and an Engineering Review, on KTD (formerly known as "South East Kowloon development") based on a no-reclamation scenario as a starting point.

10. The revised PODP prepared under the Planning Review was released in October 2006. The broad scope and requirements of the infrastructure for the proposed developments at Kai Tak have been defined and assessed under the Planning Review.

11. Amendments to the statutory Outline Zoning Plans (OZPs) would be made on the basis of the revised PODP, which was submitted to the Town Planning Board (TPB) for consideration at its meeting on 23 October 2006. Subject to TPB's agreement, amendments to the OZPs would be exhibited for public inspection under the Town Planning Ordinance.

12. During various stages of the public participation process conducted under the Planning Review, the general public aspiration is in favour of the early implementation of the KTD. We therefore need to carry out as soon as possible the Feasibility Study on the recommendations of the revised PODP to realize the full development potential of the vacant land at Kai Tak and its benefits to the hinterland. The outcome of the Feasibility Study will enable us to earmark resources and plan the implementation of the development.

13. According to studies conducted by the Tourism Commission, taking into account different growth scenarios, Hong Kong will require an additional berth between 2009 and 2015, and one to two further berths beyond 2015 to sustain its development as a regional cruise hub. The public, in general, supports the development of the cruise terminal at Kai Tak. With the preliminary preparatory work, we can secure early development of the cruise terminal in Kai Tak.

14. We also need to carry out the detailed design of the advance infrastructure works as soon as possible in order to commence in 2009 the infrastructure construction for the proposed developments at the southern part of the former runway, with a view to completing the infrastructural works in time to serve these developments, in particular, the cruise terminal.

15. Due to insufficient in-house resources, we propose to engage consultants to carry out the Engineering Review and the detailed design for the advance infrastructure works, including preparation of tender documents and assessment of tenders, and to supervise the associated site investigation works.

## **PUBLIC CONSULTATION**

16. The Planning Review has adopted an extensive public participatory approach<sup>3</sup>. During the process, the general public and the relevant District Councils have urged for the early implementation of the KTD.

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<sup>3</sup> The Stage 1 Public Participation to engage the public on the community vision on Kai Tak was completed in November 2004. The Stage 2 Public Participation to gauge the public views on the Outline Concept Plans was completed in January 2006. The Stage 3 Public Participation on the draft PODP was completed in August 2006.

17. The planned developments at the southern part of the former runway, including the development of a cruise terminal, and the required infrastructure have undergone the above mentioned public participatory process. In general, the public supports the development of the cruise terminal and tourism node in the southern part of the former runway in Kai Tak. The industry also urges for early development of the cruise terminal.

18. The background information, the outcome of the public participation and the revised PODP of the Kai Tak Planning Review have been provided in another paper entitled “Kai Tak Planning Review – Revised Preliminary Outline Development Plan” submitted to the Panel for this same meeting.

## **ENVIRONMENTAL IMPLICATIONS**

19. The proposed consultancy and site investigation will not have environmental implications. However, the scale of the development covered by the proposed consultancy requires an EIA study under the EIA Ordinance for the whole KTD, which is a Designated Project under Schedule 3 of the EIA Ordinance. Also, the decommissioning of the former Kai Tak Airport south apron and runway and associated facilities, the marine works associated with the cruise terminal development as well as the proposed dual 2-lane district distributor and sewage pumping stations under the advance infrastructure works are all designated projects under Schedule 2 of the EIA Ordinance and require Environmental Permits prior to their construction and operation. We will carry out the necessary EIA in conjunction with the Engineering Review and the detailed design to assess the environmental acceptability of the proposals and where necessary, formulate appropriate mitigation measures.

20. The proposed site investigation works and consultancy will only generate minimal quantity of construction and demolition (C&D) materials. We will require the consultants to plan and design the works to minimize the generation of C&D materials, and to reuse / recycle C&D materials as much as possible in the future construction works.

## **LAND ACQUISITION**

21. The proposed site investigation works and consultancy will not require land acquisition.

## **WAY FORWARD**

22. We plan to seek the Public Works Sub-committee's endorsement for upgrading the works under **719CL** and **711CL** mentioned in paragraphs 2 to 6 above to Category A, at estimated costs of \$87.2 million and \$37.6 million respectively in money-of-the-day prices, on 22 November 2006.

## **ATTACHMENT**

Enclosure 1 – Plan No. KZ 446

Enclosure 2 – Plan No. KZ 448

**Housing, Planning and Lands Bureau  
Civil Engineering and Development Department  
October 2006**

圖例 LEGEND :

土地用途  
SCHEDULE OF USES

- 商業  
COMMERCIAL
- 公共屋宇  
SPECIAL RESIDENTIAL
- 住宅發展密度第一區  
RESIDENTIAL - ZONE 1
- 住宅發展密度第二及第三區  
RESIDENTIAL - ZONES 2 & 3
- 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- 教育  
EDUCATION
- 休憩用地  
OPEN SPACE
- 美化市容  
AMENITY
- 其他指定用途  
OTHER SPECIFIED USES
- 道路、交界處等  
ROADS, JUNCTIONS ETC

- 須遷移的現有政府繫泊浮標  
EXISTING GOVERNMENT MOORING BUOY TO BE RELOCATED
- 須遷移的現有東面檢疫及入境船隻錨地  
EXISTING EASTERN QUARANTINE & IMMIGRATION ANCHORAGE TO BE RELOCATED
- 海堤改建及碼頭平台  
SEAWALL RECONSTRUCTION AND BERTHING QUAY DECK
- 浚挖海床範圍  
SEABED DREDGING AREA

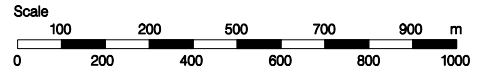
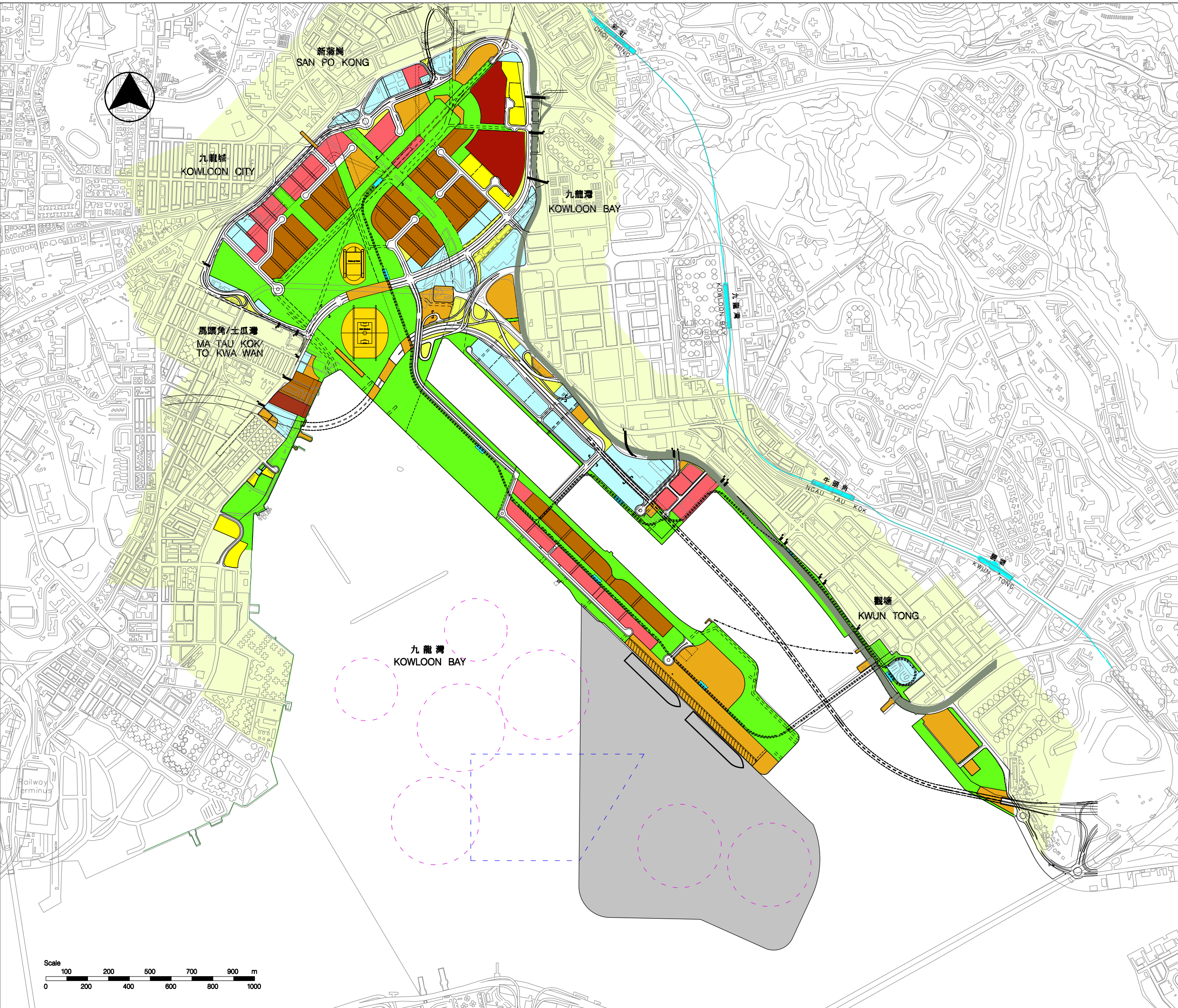
	姓名 Name	簽署 initial	日期 date
繪圖 drawn	C.F. NG	SIGNED	19 Oct 2006
核對 checked	F.S. Sit	SIGNED	19 Oct 2006
核准 approved	K.M. YUNG	SIGNED	19 Oct 2006
項目編號 item no.	719CL		

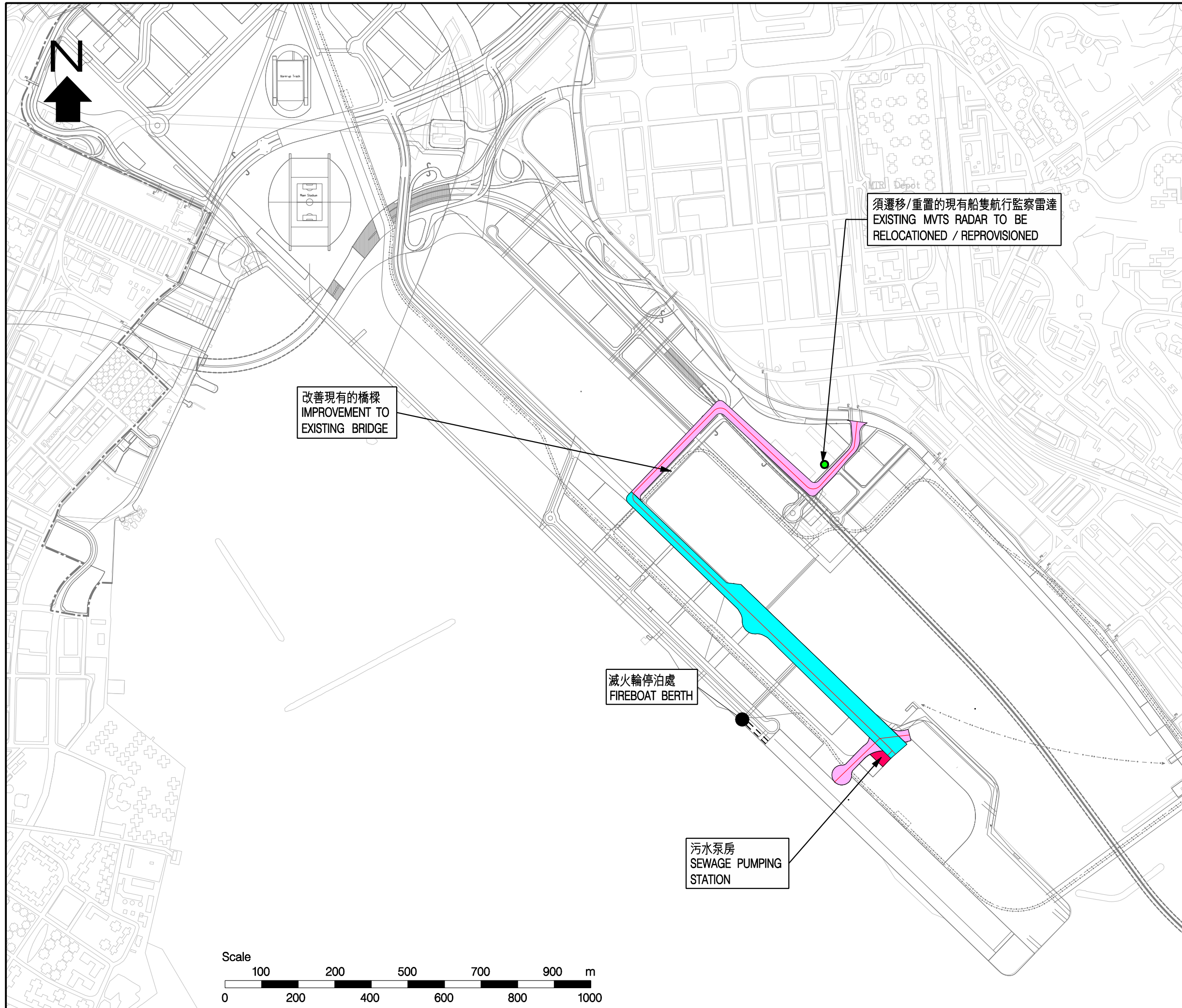
圖則名稱 drawing title  
 啓德發展計劃 - 工程檢討  
 初步發展大綱圖  
 KAI TAK DEVELOPMENT - ENGINEERING REVIEW  
 PRELIMINARY OUTLINE DEVELOPMENT PLAN

圖則編號 drawing no.	比例 scale
KZ 446	As shown

辦事處 office  
 九龍拓展處  
 KOWLOON DEVELOPMENT OFFICE

土木工程拓展署  
 CIVIL ENGINEERING AND  
 DEVELOPMENT DEPARTMENT





- 圖例 LEGEND :**
- 污水泵房  
SEWAGE PUMPING STATION
  - 地面道路  
AT GRADE ROAD
  - 地面道路(其上設有行人平台)  
AT GRADE ROAD (WITH PEDESTRIAN DECK ON TOP)
  - 緊急行車通道  
EMERGENCY VEHICULAR ACCESS
  - 污水泵喉/供水管  
SEWAGE RISING MAINS / WATER MAINS

**註解 NOTE :**

1. 前期基礎設施工程包括改善腹地排水、排污、供水及交通設施  
IMPROVEMENTS TO HINTERLAND DRAINAGE, SEWERAGE, WATER SUPPLY AND TRAFFIC NETWORKS WILL FORM PART OF THE ADVANCE INFRASTRUCTURE WORKS.

DRAFT

	姓名 Name	簽署 Initial	日期 date
繪圖 drawn	W.L. Leung		17 Oct 2006
核對 checked	F.S. Sit		17 Oct 2006
核准 approved	K.M. Yung		17 Oct 2006

項目編號 item no. 711CL

圖則名稱 drawing title  
 啓德發展計劃 -  
 前跑道南面發展項目的前期基礎設施工程：  
 工程範圍  
**KAITAK DEVELOPMENT -  
 ADVANCE INFRASTRUCTURE WORKS  
 FOR DEVELOPMENTS AT THE SOUTHERN  
 PART OF FORMER RUNWAY：  
 PROJECT SCOPE**

圖則編號 drawing no. <b>KZ 448</b>	比例 scale 1:10 000
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KOWLOON DEVELOPMENT OFFICE

**土木工程拓展署**  
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

