

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

425RO – Runway Park at Kai Tak, Kowloon City District

Members are invited to recommend to Finance Committee -

- (a) the upgrading of part of **425RO**, entitled “Runway Park at Kai Tak, Kowloon City District – Phase 1”, to Category A at an estimated cost of \$169.7 million in money-of-the-day prices; and
- (b) retention of the remainder of **425RO** in Category B.

PROBLEM

There are no facilities at the tip of the runway of the former Kai Tak International Airport (the Runway) that allow the public to enjoy views of the harbour in the vicinity of the future Cruise Terminal.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade part of **425RO** to Category A at an estimated cost of \$169.7 million in money-of-the-day (MOD) prices for the construction of the Runway Park (Phase 1) at Kai Tak, Kowloon City District.

/ **PROJECT**

PROJECT SCOPE AND NATURE

3. The site for the whole Runway Park covers an area of about 8.54 hectares (ha) at the tip of the Runway. The part of **425RO** which we propose to upgrade to Category A involves the construction of Phase 1 of the Park, which covers 2.82 ha of the site, where we propose to provide the following facilities –

- (a) a 270-metre long waterfront promenade at the runway tip facing Lei Yue Mun and along the waterfront facing Kwun Tong with a continuous pedestrian walkway, seating and arbours;
- (b) a large lawn with seating and extensive soft landscape planting; and
- (c) ancillary facilities, including toilets, a baby care room and plant rooms.

———— The location plan, conceptual layout plan and artist's impressions of the proposed project are at Enclosures 1 to 4. Subject to funding approval by the Finance Committee, we plan to commence the construction works in August 2012 for completion in December 2013 to tie in with the commissioning of the Cruise Terminal.

4. We will retain the remainder of **425RO** in Category B, which involves construction of Phase 2 of the Runway Park. Funding for the remainder of **425RO** will be sought at a later stage.

JUSTIFICATION

5. The building of a park at the tip of the former runway at Kai Tak will provide a pleasant environment from which the public will be able to enjoy views of the harbour in the vicinity of the future Cruise Terminal. The Runway Park will face the eastern part of Victoria Harbour, and upon completion of the project, visitors to the Cruise Terminal will be able to walk through the park to the waterfront. Moreover, Kowloon City is a densely populated residential area. The project will add 2.82 ha to the existing 88.4 ha of public open space to meet the district's growing need for recreational facilities and to improve the local environment.

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6. Having regard to the development programme of related facilities and infrastructure at Kai Tak and the views of the former Harbourfront Enhancement Committee and the Task Force on Kai Tak Harbourfront Development (TFKT) of the Harbourfront Commission, we propose to develop the Runway Park in phases. Taking into account the views collected during public consultation, we will adopt a simple design for Phase 1 of the park to include soft landscaping, a waterfront promenade and a lawn. The design will allow flexibility for future development of the Park.

7. The project site is located next to the future Cruise Terminal. There will be barrier-free access between the Runway Park and the ground floor of Cruise Terminal which is connected to the rooftop landscaped deck of the terminal by way of lifts. We will work with the operator of the Cruise Terminal to ensure convenient and barrier-free public access to the park through the terminal during park opening hours.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$169.7 million in MOD prices (please see paragraph 9 below), broken down as follows –

	\$ million
(a) Site works and site formation	14.6
(b) Building	6.4
(c) Building services	13.3
(d) Drainage	17.7
(e) External works	60.2
(f) Soft landscaping works	15.4
(g) Additional energy conservation measures	0.2
(h) Furniture and equipment ¹	1.1
/ \$ million	

¹ The estimated cost is based on an indicative list of furniture and equipment required.

		\$ million	
(i)	Consultants' fees for	4.0	
	(i) contract administration	3.5	
	(ii) management of resident site staff (RSS)	0.5	
(j)	Remuneration of RSS	3.9	
(k)	Contingencies	13.6	
	Sub-total	150.4	(in September 2011 prices)
(l)	Provision for price adjustment	19.3	
	Total	169.7	(in MOD prices)

We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for consultants' fees and resident site staff costs by man-months is at Enclosure 5. We consider the estimated project cost comparable to that of similar projects undertaken by the Government.

9. Subject to approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2011)	Price adjustment factor	\$ million (MOD)
2012 – 13	30.0	1.05325	31.6
2013 – 14	68.0	1.11118	75.6
2014 – 15	39.0	1.17229	45.7
2015 – 16	10.0	1.23677	12.4
2016 – 17	3.4	1.30479	4.4
	150.4		169.7

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10. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2012 to 2017. Subject to funding approval, we will deliver the construction works through a lump-sum contract because we can clearly define the scope of works in advance. The contract will provide for price adjustments.

11. We estimate the annual recurrent expenditure arising from this project to be about \$9.8 million.

PUBLIC CONSULTATION

12. We consulted the Kowloon City District Council and its Leisure and District Facilities Management Committee on the scope and conceptual layout of the proposed project in July 2007 and May 2011 respectively. They supported the proposed project and requested its early implementation.

13. We consulted the TFKT on the sketch design of the proposed project in January 2011. TFKT members suggested that we should provide a larger lawn and adopt simple design features in the park, with a view to allowing greater flexibility in the design for Phase 2. We therefore refined the layout and further consulted the TFKT on the sketch design in June 2011. TFKT supported the revised scheme and requested its early implementation.

14. We submitted a paper on the proposed project to the Legislative Council Panel on Home Affairs on 4 May 2012. Members had no adverse comment on the project.

ENVIRONMENTAL IMPLICATIONS

15. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

16. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic lining or shields, and the building of barrier wall for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

17. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities². We will encourage the contractor to maximise the use of recycled/ recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

18. At the construction stage, we will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

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² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

19. We estimate that the project will generate in total about 21 870 tonnes of construction waste. Of these, we will reuse about 9 515 tonnes (43.5%) of inert construction waste on site and deliver 11 845 tonnes (54.2%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 510 tonnes (2.3%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be about \$0.4 million for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne³ at landfills).

HERITAGE IMPLICATIONS

20. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

21. The project does not require any land acquisition.

ENERGY CONSERVATION MEASURES

22. This project has adopted various forms of energy efficient features, including –

- (a) T5 energy efficient fluorescent tubes with electronic ballast; and
- (b) light-emitting diode (LED) type feature lights.

23. For renewable energy technologies, we will adopt standalone solar bollard as park lighting for environmental benefits.

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³ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per m³), nor the cost to provide new landfills (which is likely to be more expensive), when the existing ones are filled.

24. For greening features, we will provide greening in the pedestrian zones, and on the appropriate roofs and facades of the buildings for environmental and amenity benefits.

25. The total estimated additional cost for adoption of the above energy conservation measures is around \$0.2 million (including \$0.1 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 1.9% energy savings in the annual energy consumption with a payback period of about 8 years.

BACKGROUND INFORMATION

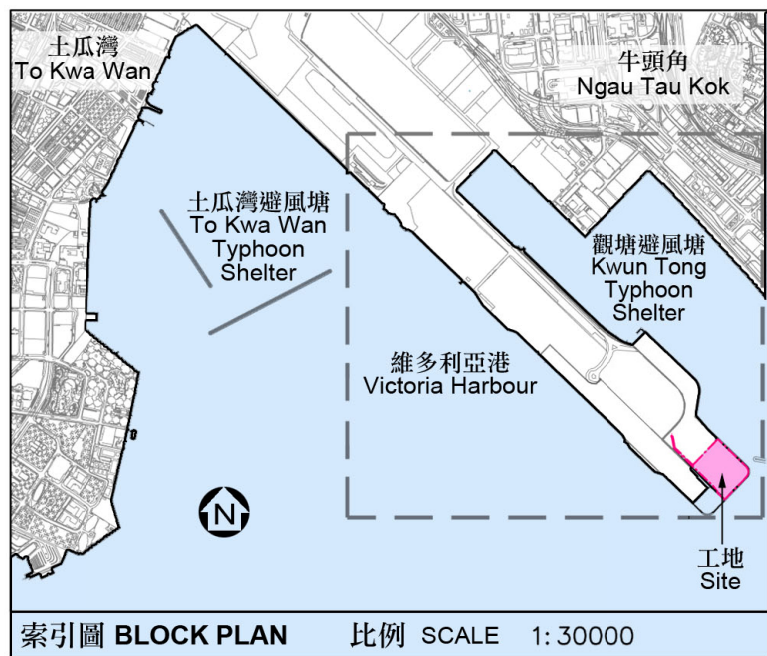
26. We upgraded **425RO** to Category B in September 2008. We engaged an architectural consultant to undertake site investigation, topographic survey, tree survey and detailed design and a quantity surveying consultant to prepare tender documents in December 2009 at a total cost of about \$9.3 million. The services by the consultants were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The architectural consultant has completed the site investigation, topographic survey, tree survey and detailed design. The quantity surveying consultant has completed the tender assessment.

27. The only tree within the project boundary will be preserved on site. We will incorporate planting proposals as part of the project, including the planting of 74 trees, about 46 360 shrubs, 67 610 groundcovers, and 1.09 ha of grassed area.

28. We estimate that the proposed works will create about 144 jobs (129 for labourers and another 15 for professional/technical staff) providing a total employment of 1 820 man-months.

29. At the Public Works Subcommittee (PWSC) meeting on 31 October 2001, some Members suggested and the Administration agreed to include information on the scope, approved project estimates and progress of all the Kai Tak Development (formerly known as the “South East Kowloon Development”) Public Works Programme items in future PWSC submissions relating to the Kai Tak Development. The information is at Enclosure 6.

Home Affairs Bureau
June 2012



圖例 LEGEND

- 途經郵輪碼頭的行人通道及行車通道
PEDESTRIAN & VEHICULAR ACCESS THROUGH CRUISE TERMINAL
- 途經郵輪碼頭的行人通道
PEDESTRIAN ACCESS THROUGH CRUISE TERMINAL
- 跑道公園 - 第一期的入口
RUNWAY PARK - PHASE 1 ENTRANCE
- 現有行人通道及公共交通設施
EXISTING PEDESTRIAN ACCESS AND PUBLIC TRANSPORTATION
- 港鐵牛頭角站
MTR NGAU TAU KOK STATION
- 巴士站
BUS STOP
- 輔助道路 (供服務車輛使用)
SERVICE ROAD (FOR USE BY SERVICE VEHICLES)

工地位置圖及通道平面圖 LOCATION PLAN AND SITE ACCESS PLAN

Title 項目名稱
425R0

九龍城區啓德跑道公園 - 第一期
RUNWAY PARK AT KAI TAK, KOWLOON CITY DISTRICT - PHASE 1

drawn by 繪圖 F.M. SIU
approved 覆核 L. F. WONG
office 辦事處 工程策劃管理處
PROJECT MANAGEMENT BRANCH

date 日期 30.3.2012
date 日期 30.3.2012

drawing no. 圖則編號
AB/8024/XA601

scale 比例
1:10000

建築署
ARCHITECTURAL SERVICES
DEPARTMENT



Legend 圖例

- 1 Emergency Vehicular Access 消防緊急通道
 2 Ancillary Facilities (Including toilets and baby care room) 輔助設施 (包括洗手間和育嬰間)
 3 Arbours 蔭棚
 4 Runway Remnant 機場跑道遺跡

- 5 Undulating Lawn Planter 起伏草坪
 6 Lawn 草坪
 7 Existing Weather Station 現存氣象站
 8 Waterfront Promenade 海濱長廊

- 9 Plaza 廣場
 10 Green Buffer 綠化緩衝區
 11 Plant Room 機電房
 12 Park Entrance 公園入口

- > Service Road (For use by service vehicles) 輔助道路 (供服務車輛使用)
 ---> Pedestrian Access 行人通道
 [] Site Boundary 輔助道路

跑道公園 - 第二期之工地
 Site for Runway Park - Phase 2

CRUISE TERMINAL UNDER CONSTRUCTION 正在興建的郵輪碼頭

預留作直升機場之工地
 SITE RESERVED FOR HELIPORT

平面圖 LAYOUT PLAN

Title 項目名稱
 425R0

九龍城區啓德跑道公園 - 第一期
 RUNWAY PARK AT KAI TAK, KOWLOON CITY DISTRICT - PHASE 1

drawn by 繪圖

F.M. SIU

date 日期

30.3.2012

drawing no. 圖則編號

AB/8024/XA002

scale 比例

1:1500

approved 覆核

L. F. WONG

date 日期

30.3.2012

office 辦事處

工程策劃管理處
 PROJECT MANAGEMENT BRANCH



建築署
 ARCHITECTURAL SERVICES
 DEPARTMENT



從東面望向公園的鳥瞰圖(構思圖) AERIAL VIEW FROM THE EAST (ARTIST'S IMPRESSION)

Title 項目名稱 425R0 九龍城區啓德跑道公園 - 第一期 RUNWAY PARK AT KAI TAK, KOWLOON CITY DISTRICT - PHASE 1	drawn by 繪圖 F.M. SIU	date 日期 30.3.2012	drawing no. 圖則編號 AB/8024/XA003	scale 比例 NOT TO SCALE 不按比例
	approved 覆核 L. F. WONG	date 日期 30.3.2012	<div>  建築署 ARCHITECTURAL SERVICES DEPARTMENT </div>	
	office 辦事處 工程策劃管理處 PROJECT MANAGEMENT BRANCH			



從北面望向公園的鳥瞰圖（構思圖）
AERIAL VIEW FROM THE NORTH (ARTIST'S IMPRESSION)

Title 項目名稱
425R0

九龍城區啓德跑道公園 - 第一期

RUNWAY PARK AT KAI TAK, KOWLOON CITY DISTRICT - PHASE 1

drawn by 繪圖

F.M. SIU

date 日期

30.3.2012

approved 覆核

L. F. WONG

date 日期

30.3.2012

office 辦事處

工程策劃管理處
PROJECT MANAGEMENT BRANCH

drawing no. 圖則編號

AB/8024/XA004

scale 比例

NOT TO SCALE 不按比例



建築署
ARCHITECTURAL SERVICES
DEPARTMENT

425RO – Runway Park at Kai Tak, Kowloon City District**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2011 prices)**

		Estimate d man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fee for contract administration (Note 2)	Professional	–	–	–	2.7
	Technical	–	–	–	0.8
				Sub-total	3.5
(b) Resident site staff costs (RSS) (Note 3)	Professional	-	-	-	-
	Technical	130	14	1.6	4.4
				Sub-total	4.4
Comprising -					
(i) Consultants' fees for management of RSS				0.5	
(ii) Remuneration of RSS				3.9	
				Total	7.9

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants. (As at now, MPS salary point 14 = \$21,175 per month.)
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the design and construction of **425RO**. The construction phase of the assignment will only be executed subject to Finance Committee's funding approval to upgrade **425RO** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

425RO – Runway Park at Kai Tak, Kowloon City District

Kai Tak Development
List of Public Works Programme (PWP) Items in Category A

PWP item no.:	440CL
Project title:	South East Kowloon Development – Comprehensive Feasibility Study
Date of upgrading to Category A:	April 1995
Approved project estimate:	\$220 million
Project scope:	The project comprises a comprehensive feasibility study for the whole South East Kowloon area, as well as associated laboratory testing and site investigation works.
Brief account of progress:	(a) The feasibility study was completed in December 2003. (b) The project account has been finalised at the sum of \$185.2 million. * * *
PWP item no.:	494CL (part upgrade from 469CL)
Project title:	South East Kowloon Development at Kai Tak Airport – Decontamination and Site Preparation
Date of upgrading to Category A:	February 1998
Approved project estimate:	\$316.9 million

Project scope:

- (a) Ground decontamination at the north apron of Kai Tak Airport (NAKTA);
- (b) demolition of existing buildings and structures in the northern part of NAKTA; and
- (c) breaking up of the existing apron slab and land formation at NAKTA for housing development.

Brief account of progress:

- (a) The civil engineering contract covering the above works was completed in April 2002.
- (b) Post-decontamination monitoring works were completed in December 2003.
- (c) The project account has been finalised at the sum of \$281.8 million.

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PWP item no.: **694CL** (part upgrade from **469CL**)

Project title: South East Kowloon Development at Kai Tak Airport – Consultants' Fees and Site Investigation

Date of upgrading to Category A: November 2001

Approved project estimate: \$115.9 million

- Project scope: Site investigation works and detailed design for –
- (a) about 6 kilometres (km) box culverts;
 - (b) new roads including flyovers and pedestrian streets, and upgrading of existing roads and associated drainage, sewerage and watermain;
 - (c) five sewage pumping stations and rising mains to convey sewage to the existing To Kwa Wan sewage treatment plant;
 - (d) drainage maintenance depots along with provision plant and equipment for servicing the drainage culverts in NAKTA;
 - (e) open space development and landscaping works;
 - (f) demolition of remaining ex-airport facilities, including the passenger terminal building and Kai Tak car-parking building and decontamination of land underneath the buildings; and
 - (g) provision of necessary environmental mitigation measures and implementation of an environmental monitoring and audit (EM&A) programme.
- Brief account of progress:
- (a) Consultancy started in January 2002.
 - (b) Detailed design for demolition of the passenger terminal building and associated structures remaining in NAKTA has been completed.
 - (c) Detailed design of the Stage 1 and Stage 2 infrastructure works at the north apron has been completed.
 - (d) Detailed design of the remaining infrastructure works at the north apron is in progress.

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PWP item no.:	693CL (part upgrade from 465CL)
Project title:	South East Kowloon Development – Consultants’ Fees and Site Investigation for Kai Tak Approach Channel Reclamation
Date of upgrading to Category A:	November 2001
Approved project estimate:	\$63.8 million
Project scope:	<p>Site investigation works and detailed design for –</p> <ul style="list-style-type: none">(a) treatment of the contaminated sediments (including pilot tests and post-treatment monitoring) in the Kai Tak Approach Channel (KTAC);(b) reclamation works in KTAC;(c) new drainage systems (including widening and extension of Kai Tak Nullah and Jordan Valley box culvert, advance work for future road tunnels underneath the box culverts) and improvements to existing drainage systems necessitated by the proposed reclamation in KTAC;(d) demolition of the existing airport taxiway bridge across KTAC;(e) provision of necessary environmental mitigation measures and implementation of an EM&A programme; and(f) field surveys and environmental studies for different scenarios of Kai Tak development.
Brief account of progress:	<ul style="list-style-type: none">(a) Consultancy started in January 2002.(b) In the light of the Court of Final Appeal (CFA)’s ruling on harbour reclamation under the Protection of the Harbour Ordinance (Cap. 531), the consultancy had been suspended since December 2003 and was terminated in July 2006.

- (c) The project account has been finalised at the sum of \$50.2 million.

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PWP item no.: **699CL** (part upgrade from **482CL**)

Project title: South East Kowloon Development – Consultants’ Fees and Site Investigation for Kowloon Bay Reclamation and Engineering Works

Date of upgrading to Category A: July 2002

Approved project estimate: \$105.7 million

Project scope: Site investigation works and detailed design for –

- (a) treatment of contaminated sediments (including post-treatment monitoring) at the seabed of Kowloon Bay;
- (b) reclamation for about 61 hectares (ha) of land in Kowloon Bay;
- (c) construction of a new seawall, breakwater and marine facilities including public landing steps;
- (d) demolition of existing breakwaters and marine facilities including Kowloon City vehicular ferry pier, passenger ferry pier and public pier;
- (e) construction of new drainage culverts and improvements to existing hinterland drainage systems necessitated by the proposed reclamation in Kowloon Bay;
- (f) upgrading of existing roads and construction of new roads, a road tunnel, pedestrian streets, footbridges and pedestrian subways with associated drainage, sewerage and water works;

- (g) construction of public transport facilities;
- (h) construction of sewage holding facilities adjacent to the existing To Kwa Wan sewage treatment works and sewage pumping stations;
- (i) relocation of the existing Eastern Quarantine and Immigration Anchorage and mooring buoys within Kowloon Bay;
- (j) provision of landscaping works at the proposed reclamation area;
- (k) provision of environmental protection measures; and
- (l) implementation of an EM&A programme.

Brief account of progress:

- (a) Consultancy started in December 2002.
- (b) In the light of CFA's ruling on harbour reclamation under the Protection of the Harbour Ordinance (Cap. 531), the consultancy had been suspended since December 2003 and was terminated in July 2006.
- (c) The project account has been finalised at the sum of \$6.1 million.

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PWP item no.: **708CL** (part upgrade from **469CL**)

Project title: South East Kowloon Development – Site Preparation and Drainage Works at North Apron Area of Kai Tak Airport

Date of upgrading to Category A: February 2004

Approved project estimate: \$131.6 million

Project scope: Site investigation works and detailed design for –

- (a) construction of about 600 metres (m) of a twin-cell box culvert and decommissioning of an existing culvert;
- (b) demolition of the passenger terminal building, the Kai Tak car-parking building and associated structures, along with related land decontamination; and
- (c) implementation of an EM&A programme for the works mentioned in items (a) to (b) above.

Brief account of progress:

- (a) Works contract commenced in April 2004.
- (b) The works were completed in September 2006.
- (c) The project account has been finalised at the sum of \$131.3 million.

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PWP item no.: **719CL**

Project title: Kai Tak Development – Engineering Review

Date of upgrading to Category A: December 2006

Approved project estimate: \$87.5 million

- Project scope:
- (a) A study to confirm the detailed engineering feasibility of the revised Preliminary Outline Development Plan of Kai Tak development;
 - (b) preliminary preparatory work for the early development of the cruise terminal in Kai Tak; and
 - (c) associated site investigation and supervision.

Brief account of progress: Consultancy commenced in January 2007 and substantially completed in April 2010.

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PWP item no.: **724CL** (part upgraded from **711CL**)

Project title: Kai Tak Development – Investigation and Detailed Design for Advance Infrastructure Works for Developments at the Southern Part of the Former Runway

Date of upgrading to Category A: December 2006

Approved project estimate: \$38 million

- Project scope:
- (a) Detailed design of the works described below including the associated Schedule 2 environmental impact assessments:
 - construction of approximately 2 km of a dual 2-lane district distributor including associated pedestrian deck;
 - provision of a sewage pumping station and rising mains;
 - improvements to related existing bridge, roads and junctions;

- construction of associated local roads, transport facilities, drainage, sewerage, watermains and landscaping works;
- relocation and reprovisioning of existing facilities including the Marine Vessel Traffic Services (MVTS) radar and fireboat berthing facilities; and
- an EM&A programme for works mentioned above,

all for serving the proposed developments at the southern part of the former runway in Kai Tak;

- (b) associated site investigation and supervision; and
- (c) preparation of tender documents and assessment of tenders.

Brief account of progress:

- (a) Consultancy commenced in January 2007.
- (b) Detailed design of the decommissioning and decontamination works at the south apron and installation of supplementary radar at North Point Government Offices (NPGO) has been completed.
- (c) Detailed design of the stage 1 advance infrastructure works has been completed.
- (d) Detailed design of the remaining infrastructure works is in progress.

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PWP item no.: **734CL** (part upgraded from **711CL**)

Project title: Kai Tak Development – Decommissioning and Decontamination Works at the South Apron of the Former Kai Tak Airport and Installation of Supplementary Radar at NPGO

Date of upgrading to Category A:	February 2008
Approved project estimate:	\$120.1 million
Project scope:	<p>(a) Decommissioning and decontamination of about 12 600 square metres of land at the south apron of the former Kai Tak Airport;</p> <p>(b) procurement and installation of a supplementary radar and associated signal processing and relaying equipment on the rooftop of NPGO, including integration into the existing MVTTS system of the Marine Department;</p> <p>(c) construction of a radar support and an equipment room on the rooftop of NPGO, provision of building services and other associated works; and</p> <p>(d) implementation of necessary environmental mitigation measures, monitoring and auditing works.</p>
Brief account of progress:	<p>(a) Works contract commenced in May 2008.</p> <p>(b) The works were substantially completed in January 2010.</p> <p>(c) The finalisation of contract account is in progress.</p>
	* * *
PWP item no.:	738CL (part upgraded from 465CL)
Project title:	Kai Tak Development – Detailed Design and Site Investigation for KTAC and Kwun Tong Typhoon Shelter (KTTS) Improvement Works
Date of upgrading to Category A:	May 2009
Approved project estimate:	\$50 million

Project scope:	<p>Site investigation works, environmental mitigation trial and monitoring, and detailed design for –</p> <ul style="list-style-type: none"> (a) treatment of the contaminated sediments at KTAC and KTTS; (b) forming of a 600 m opening at the former runway and construction of a piled deck for support of Metro Park on the top of the opening; (c) improvement works to the embankments of the associated waterways; (d) demolition of existing dolphin connecting to the former runway; and (e) implementation of necessary environmental mitigation measures, monitoring and auditing works.
Brief account of progress:	<ul style="list-style-type: none"> (a) Consultancy commenced in August 2009. (b) Detailed design of Phase 1 works has been completed. (c) Design of the Phase 2 works is in progress. <p style="text-align: center;">* * *</p>
PWP item no.:	740CL (part upgraded from 702CL)
Project title:	Kai Tak Development – Detailed Design and Site Investigation for Remaining Infrastructure Works for Developments at the Former Runway
Date of upgrading to Category A:	May 2009
Approved project estimate:	\$32 million
Project scope:	<p>Site investigation works, environmental mitigation trial and monitoring, and detailed design for –</p> <ul style="list-style-type: none"> (a) construction of approximately 1 km of a dual 2-lane district distributor;

- (b) construction of three footbridges;
- (c) construction of a piled deck for support of the district distributor on top of the 600 m opening;
- (d) construction of local roads, footbridges and subway extensions, junction improvement, drainage, sewerage, water mains and landscaping works at the former runaway and south apron, and other associated works; and
- (e) implementation of necessary environmental mitigation measures, monitoring and auditing work.

Brief account of progress:

- (a) Consultancy commenced in July 2009.
- (b) Detailed design of the infrastructure works is in progress.

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PWP item no.: **739CL** (part upgraded from **469CL**)

Project title: Kai Tak Development – Stage 1 Infrastructure Works at NAKTA

Date of upgrading to Category A: May 2009

Approved project estimate: \$566.5 million

- Project scope:
- (a) Construction of about 2.6 km of new roads, realignment of Concorde Road, extension and widening of Kai Wah Street, temporary and permanent closure of existing roads within the north apron, and associated drainage, sewerage and water mains;
 - (b) construction of two footbridges (FB1 and FB4) of total length of about 260 m and improvement works to three existing subways (SW1, SW3 and SW5) across Prince Edward Road East;

- (c) construction of two drainage box culverts (3.0 m by 2.8 m and 2.5 m by 2.5 m respectively) of total length of about 600 m;
- (d) associated landscaping works; and
- (e) provision of necessary environmental mitigation measures, and implementation of an EM&A programme for the works mentioned in subparagraphs (a) to (d) above.

Brief account of progress:

Works contract commenced in July 2009 for completion by December 2013.

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PWP item no.:

741CL (part upgraded from **711CL**)

Project title:

Kai Tak Development – Stage 1 Advance Infrastructure Works for Developments at the Southern Part of the Former Runway

Date of upgrading to Category A:

May 2009

Approved project estimate:

\$539.6 million

Project scope:

- (a) Construction of approximately 1.8 km long single 2-lane carriageway and associated footpaths and landscaping works;
- (b) improvements to the former taxiway bridge, existing roads and junctions;
- (c) construction of a fireboat berth cum public landing steps together with access roads;
- (d) construction of storm drains, sewers and water mains of length of about 3 km, 7.5 km and 8.6 km respectively;
- (e) construction of a sewage pumping station; and

- (f) provision of necessary environmental mitigation measures, and implementation of an EM&A programme for the works mentioned in subparagraphs (a) to (e) above.

Brief account of progress: Works contract commenced in September 2009 for completion by December 2013.

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PWP item no.: **841TH** (part upgraded from **785TH**)

Project title: Trunk Road T2 – Investigation and Design

Date of upgrading to Category A: June 2009

Approved project estimate: \$133.6 million

- Project scope:
- (a) Impact assessments on environment, traffic, marine, heritage and other related aspects;
 - (b) detailed design of the works; and
 - (c) associated site investigations and supervision.

Brief account of progress: Consultancy commenced in July 2009. Impact assessments and site investigation are in progress.

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PWP item no.: **736CL**

Project title: Site formation for Kai Tak Cruise Terminal Development

Date of upgrading to Category A: November 2009

Approved project estimate: \$2,303.9 million

- Project scope:
- (a) Construction of about 1 100 m long seawall;
 - (b) construction of a 35 m wide and 850 m long apron area, including piled structures for two alongside berths, mooring and fender systems, and interfacing provisions for installation of apron facilities, for berthing or cruise vessels;
 - (c) construction of about 150 m long associated piled transition structures at two ends of the berths;
 - (d) dredging of about 86 ha of adjoining seabed to allow manoeuvring and berthing of cruise vessels with deep drafts; and
 - (e) provision of necessary environmental mitigation measures, including monitoring and auditing for the works mentioned in sub-paragraphs (a) to (d) above.

Brief account of progress: Works contract commenced in November 2009 for project completion by end-2015, with the target of commissioning the first berth around mid-2013.

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PWP item no.: **7GA**

Project title: Cruise Terminal Building and Ancillary Facilities for the Kai Tak Cruise Terminal Development

Date of upgrading to Category A: April 2010

Approved project estimate: \$5,852.1 million

- Project scope:
- (a) Development of new cruise terminal facilities on a site of 7.6 ha at the southern end of the former runway at the Kai Tak development; and

- (b) provisions of building services to the apron area, including passenger gangways, electricity supply system, on-shore water supply, on-shore sewage reception facilities, external lighting, navigation lighting, fire fighting provisions, cable containment for telephone and data, etc.

Brief account of progress:

Works contract commenced in May 2010 for completion in 2013, with the target to synchronise with the commissioning of the first berth around mid-2013.

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PWP item no.:

45CG

Project title:

District Cooling System at the Kai Tak Development

Date of upgrading to Category A:

June 2009

Project scope:

- (a) Construction of a northern chiller plant;
- (b) construction of a southern underground chiller plant cum underground seawater pumphouse and above-ground operational facilities;
- (c) laying of seawater intake and discharge pipelines;
- (d) laying of chilled water distribution pipe networks; and
- (e) provision of connection facilities (including heat exchangers) at user buildings at the Kai Tak Development.

Approved project estimate:

\$1,861.8 million (approved by the Finance Committee on 18 February 2011) for Phase I and Phase II of the project

Brief account of progress:

- (a) Works contract for Phase I commenced in February 2011 for completion in December 2012. Contract for Phase II commenced in March 2011 for completion of construction works in September 2014.
- (b) Subject to the progress and development programme of the Kai Tak Development, we plan to invite tenders for the first package of Phase III works in Q3 2012. Based on the outcome of such tender exercise, we will seek approval from the Public Works Subcommittee and Finance Committee for further increasing the Approved Project Estimate to cover Phase III works in due course.

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PWP item no.:

745CL (part upgraded from **465CL**)

Project title:

Kai Tak Development – Kai Tak Approach Channel and Kwun Tong Typhoon Shelter Improvement Works (Phase 1)

Date of upgrading to Category A:

June 2011

Project scope:

- (a) Bioremediation treatment of the contaminated sediments over an area of about 90 ha of seabed at KTAC and KTTS;
- (b) dredging of about 13 ha of seabed at KTAC;
- (c) repairing and reinstatement works to the embankments of the associated waterways; and
- (d) demolition of a disused dolphin connecting to the former airport runway and associated improvement works in the vicinity of To Kwa Wan typhoon shelter.

Approved project estimate: \$717.7 million

Brief account of progress: Works contract commenced in July 2011 for completion in September 2014, with the treatment of contaminated sediments at KTAC and KTTS to be substantially completed in mid-2013 to tie in with the commissioning of the Cruise Terminal.

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PWP item no.: **746CL** (part upgraded from **469CL**)

Project title: Kai Tak Development – Stage 2 Infrastructure at NAKTA

Date of upgrading to Category A: June 2011

Project scope:

- (a) Construction of about 590 m of new roads and 2 110 m of footpaths;
- (b) construction of twin-cell drainage box culverts (maximum cell size 5 m by 3.5 m) of total length of about 615 m and single-cell drainage box culverts (maximum cell size 4 m by 4 m) of total length of about 950 m;
- (c) construction of a sewage pumping station; and
- (d) associated utility, drainage, sewerage, water mains and landscape works.

Approved project estimate: \$355.8 million

Brief account of progress: Works contract commenced in end July 2011 for completion in October 2015.

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PWP item no.:	749CL (part upgraded from 711CL)
Project title:	Kai Tak Development – Reprovisioning of Radar on Top of the Cruise Terminal Building
Date of upgrading to Category A:	June 2011
Project scope:	<p>(a) Reprovisioning of a radar and associated signal processing and relaying equipment, including integration into the existing radar network of the Marine Department; and</p> <p>(b) construction of a radome, a radome base support and associated works above the radar tower on top of the cruise terminal building.</p>
Approved project estimate:	\$88.4 million
Brief account of progress:	The proposed works commenced in mid August 2011 for completion in June 2013.

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PWP item no.:	172BF
Project title:	Construction of Fire Station-cum-ambulance Facility at Cheung Yip Street, Kowloon Bay
Date of upgrading to Category A:	July 2011
Project scope:	Construction of a new six-storey fire station with ambulance facility-cum-an urban search and rescue equipment store in Kowloon Bay.
Approved project estimate:	\$210 million

Brief account of progress: Works contract commenced in July 2011 for completion in June 2013 to tie in with the commissioning of the first berth of the cruise terminal at Kai Tak.

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PWP item no.: **109KA**

Project title: Construction of Trade and Industry Tower in Kai Tak Development Area

Date of upgrading to Category A: January 2012

Project scope: (a) government offices and ancillary property management facilities providing a net operational floor area (NOFA) of around 32 400 m² for one bureau and nine departments, namely the Education Bureau, Trade and Industry Department, Census and Statistics Department, Customs and Excise Department, Highways Department, Hongkong Post, Labour Department, Lands Department, Social Welfare Department and Student Financial Assistance Agency; and

(b) a community hall of about 600 m² in NOFA, comprising a multi-purpose hall (with seating capacity of 450 persons) with a stage, a stage store room, a stage meeting room, male and female dressing rooms, a conference room as well as ancillary facilities, including a management office, a store room for office, a baby care room and toilets.

Approved project estimate: \$2,645.1 million

Brief account of progress: Works contract commenced in January 2012 for completion in December 2014.

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