

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

439RO – Kwun Tong promenade (stage 2)

Members are invited to recommend to Finance Committee the upgrading of **439RO** to Category A at an estimated cost of \$250.7 million in money-of-the-day prices for the construction of a waterfront promenade at the former Kwun Tong Public Cargo Working Area.

PROBLEM

The waterfront at the former Kwun Tong Public Cargo Working Area (KTPCWA) lacks facilities that would allow the public to enjoy fully the harbourfront environment.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **439RO** to Category A at an estimated cost of \$250.7 million in money-of-the-day (MOD) prices for the construction of a waterfront promenade at the former KTPCWA.

/ **PROJECT**

PROJECT SCOPE AND NATURE

3. The project covers a site area of about 3.4 hectares (ha) at the south-west Kwun Tong waterfront, which was previously occupied by the KTPCWA. The proposed scope of works includes –

- (a) a 750 metre-long boardwalk;
- (b) pavilions, shelters and benches;
- (c) an open area with fitness stations;
- (d) an area with fitness equipment suitable for use by elderly people;
- (e) landscaped areas including a mist feature with animated lighting and sound effects;
- (f) models of waste paper bundles and mechanical cranes¹ to evoke the historical context of the area as a former cargo handling area for waste paper;
- (g) a sensory garden;
- (h) ancillary facilities² including a café, toilet blocks, a babycare room, a first-aid room and a management office; and
- (i) upgrading works for the Kwun Tong promenade (stage 1), including installation of more lighting, closed-circuit television (CCTV) and a public address system.

The location plan, layout, barrier-free access plan and artist's impressions of the proposed project are at Enclosures 1 to 5. Subject to funding approval by the Finance Committee, we plan to commence construction in January 2013 for completion in December 2014.

/ **JUSTIFICATION.....**

¹ The models will serve as an iconic tower at the Promenade.

² The Administration Building of the former KTPCWA will be refurbished to accommodate the café, toilets, a babycare room, a first-aid room and a management office.

JUSTIFICATION

4. Kwun Tong is a densely populated area, with a population of 638 600 in 2012 which is projected to increase to 666 900 in 2019. We plan to develop the Kwun Tong waterfront, which was previously occupied by the KTPCWA, into a promenade to enhance public enjoyment of the harbourfront. We previously developed a 200-metre long section at the southern portion of the former KTPCWA into a promenade as stage 1 of the Kwun Tong promenade project³. This was opened to the public in January 2010. Following the full decommissioning of KTPCWA in December 2011, we now propose to develop the remaining part of the area into a landscaped promenade with public amenities. At present, there are about 150 ha of public open space in Kwun Tong, including the 0.7 ha provided under stage 1. The proposed project will provide an additional 3.4 ha of good quality public open space in the district.

5. The proposed project will adopt the same design concept as that of stage 1, with an emphasis on openness and greenery. The proposed waterfront promenade offers a venue for activities that will help create a vibrant commercial and recreational precinct along Hoi Bun Road, thereby contributing to the “Energising Kowloon East” initiative of transforming Kowloon East into a lively business district and revitalising the area.

6. Since its opening in 2010, stage 1 of the Kwun Tong promenade project has been welcomed by the public, with over 30 000 visitors every month. The proposed upgrading of stage 1 of the project will include installation of CCTV and a public address system as well as provision of more lighting. The upgrading works aim to respond to users’ feedback and improve the efficiency of management of the promenade. Estimated cost of these upgrading works is about \$0.6 million, which has been included in paragraph 7(c) below.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$250.7 million in MOD prices (please see paragraph 8 below), broken down as follows –

/ \$ million

³ The facilities provided in stage 1 include boardwalk, lawns and landscaped area, a children’s play area, a performance space with spectators’ stand, and a model of waste paper bundles with animated lighting, sound and mist features.

		\$ million	
(a)	Site works	10.3	
(b)	Building	30.1	
(c)	Building services	32.1	
(d)	Drainage	14.2	
(e)	External works	88.5	
(f)	Soft landscaping	11.7	
(g)	Additional energy conservation measures	3.6	
(h)	Furniture and equipment ⁴	3.1	
(i)	Contingencies	18.9	
	Sub-total	212.5	(in September 2011 prices)
(j)	Provision for price adjustment	38.2	
	Total	250.7	(in MOD prices)

We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

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

Year	\$ million (Sept 2011)	Price adjustment factor	\$ million (MOD)
2012 – 13	0.9	1.05325	0.9
2013 – 14	71.0	1.11118	78.9
2014 – 15	77.2	1.17229	90.5
			/ Year.....

⁴ The estimated cost is based on an indicative list of furniture and equipment required.

Year	\$ million (Sept 2011)	Price adjustment factor	\$ million (MOD)
2015 – 16	41.0	1.23677	50.7
2016 – 17	16.0	1.30479	20.9
2017 – 18	6.4	1.37656	8.8
	<hr/> 212.5 <hr/>		<hr/> 250.7 <hr/>

9. 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 2018. 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.

10. We estimate the annual recurrent expenditure arising from this project to be about \$9.7 million.

PUBLIC CONSULTATION

11. We consulted the District Facilities Management Committee (DFMC) of the Kwun Tong District Council on the proposed project scope in November 2009 and on the conceptual layout in July 2011. The DFMC supported the project and requested its early implementation.

12. We also consulted the Task Force on Kai Tak Harbourfront Development (TFKT) of the Harbourfront Commission on the proposed design of the project in June 2011. Members were generally supportive of the scheme presented. Noting the concerns of the members of the DFMC and the TFKT, we have reduced the number of models of waste paper bundles and mechanical cranes when finalising the detailed design.

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

/ **ENVIRONMENTAL**

ENVIRONMENTAL IMPLICATIONS

14. 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.

15. 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.

16. 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 facilities⁵. 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.

17. 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.

/ 18.

⁵ 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.

18. We estimate that the project will generate in total about 24 294 tonnes of construction waste. Of these, we will reuse about 5 271 tonnes (21.7%) of inert construction waste on site and deliver 18 201 tonnes (74.9%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 822 tonnes (3.4%) 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 \$0.6 million for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne⁶ at landfills).

HERITAGE IMPLICATIONS

19. 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

20. The project does not require any land acquisition.

ENERGY CONSERVATION MEASURES

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

- (a) Variable Refrigerant Volume (VRV) air-conditioning system;
- (b) heat recovery fresh air pre-conditioners in the air-conditioned spaces for heat energy reclaim of exhaust air;
- (c) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensors and daylight sensors; and
- (d) light-emitting diode (LED) type exit signs and feature lights.

/ 22.....

⁶ 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.

22. For renewable energy technologies, we will adopt photovoltaic system for environmental benefits.

23. The total estimated additional cost for adoption of the above energy conservation measures is around \$3.6 million (including \$93,000 for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 4.3% energy savings in the annual energy consumption with a payback period of about 8.1 years.

BACKGROUND INFORMATION

24. We upgraded **439RO** to Category B in September 2010. We engaged consultants to undertake various services, including topographical survey in April 2011, ground investigation in January 2012 and other environmental investigations in February 2012, at a total cost of about \$1.2 million. The services provided by the consultants, which have been completed, are funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”.

25. Of the 78 existing trees within the project boundary, 22 trees will be preserved. The proposed project will involve the removal of 56 trees, including 14 trees to be felled and 42 trees to be transplanted within the project site. All trees to be removed are not important trees⁷. We will incorporate planting proposals as part of the project, including the planting of 330 trees, 18 000 shrubs, 4 000 groundcovers, and 0.93 ha of grassed area.

/26.

⁷ “Important trees” refer to trees in the Register of Old and Valuable trees, or any trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance, e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtail like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3m above ground level), or with height/canopy spread equal or exceeding 25m.

26. We estimate that the proposed works will create about 130 jobs (122 for labourers and 8 for professional/technical staff) providing a total employment of 2 690 man-months.

27. 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



title 項目
439R0
觀塘海濱花園 (第二期)
KWUN TONG PROMENADE (STAGE 2)

drawn by 繪圖
K.F. SO

date 日期
05/2012

drawing no. 編號
AB/7912/XA001

scale 比例
1:8000

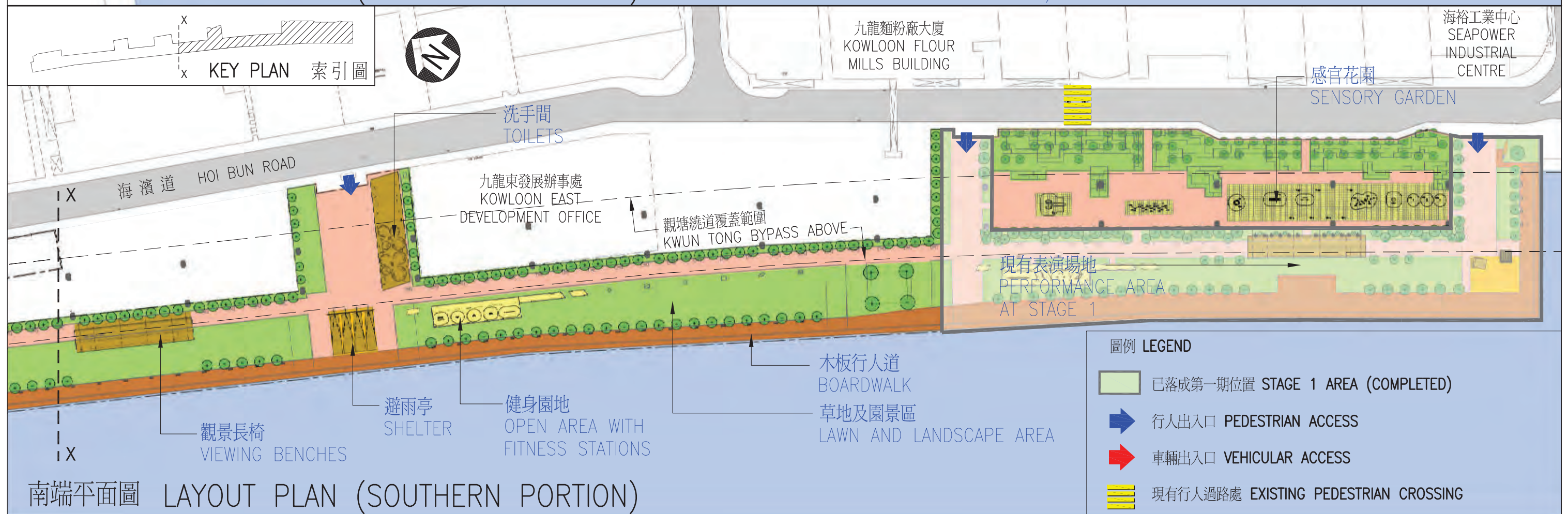
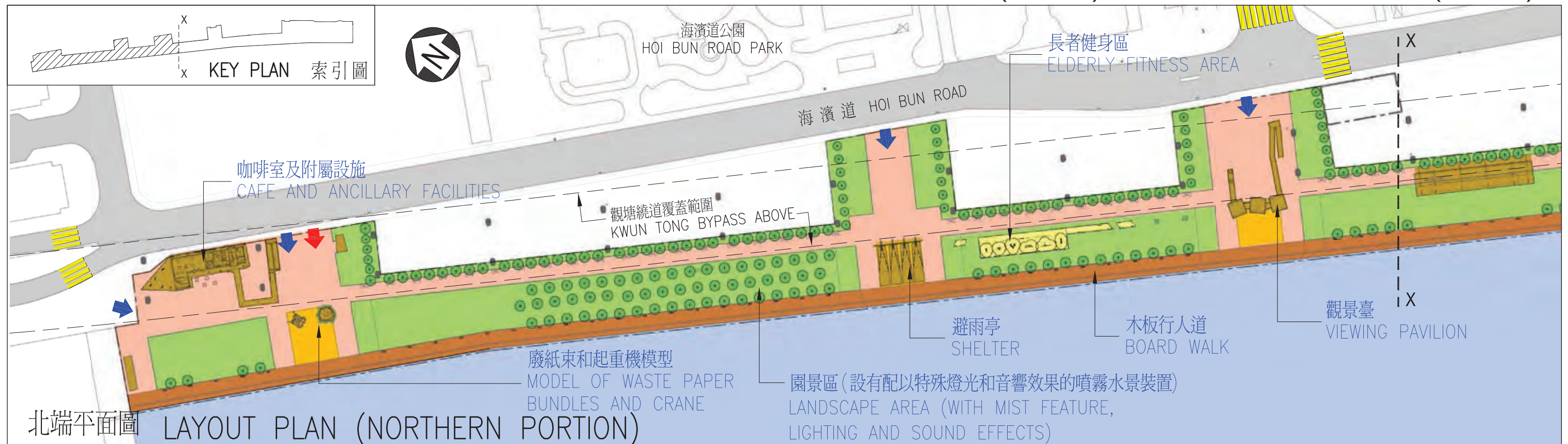
approved 覆核
V. AU

date 日期
05/2012

office 辦事處
建築設計處
ARCHITECTURAL BRANCH



建築處
ARCHITECTURAL SERVICES
DEPARTMENT



title 項目
439RO
觀塘海濱花園 (第二期)
KWUN TONG PROMENADE (STAGE 2)

drawn by 繪圖
K.F. SO

approved 覆核
V. AU

office 辦事處
建築設計處
ARCHITECTURAL BRANCH

date 日期
05/2012

date 日期
05/2012

drawing no. 編號
AB/7912/XA002

scale 比例
1:2000



建築處
ARCHITECTURAL SERVICES
DEPARTMENT



無障礙通道平面圖 PLAN OF BARRIER FREE ACCESS

title 項目
439R0
觀塘海濱花園 (第二期)
KWUN TONG PROMENADE (STAGE 2)

drawn by 繪圖
K.F. SO

date 日期
05/2012

drawing no. 編號
AB/7912/XA006

scale 比例
1:6000

approved 覆核
V. AU
office 辦事處
建築設計處
ARCHITECTURAL BRANCH



建築處
ARCHITECTURAL SERVICES
DEPARTMENT



KEY PLAN 索引圖



海濱花園北端鳥瞰圖 (構思圖) AERIAL VIEW OF NORTHERN PORTION OF PROMENADE (ARTIST'S IMPRESSION)

title 項目
430R0
觀塘海濱花園 (第二期)
KWUN TONG PROMENADE (STAGE 2)

drawn by 繪圖
K.F. SO

date 日期
05/2012

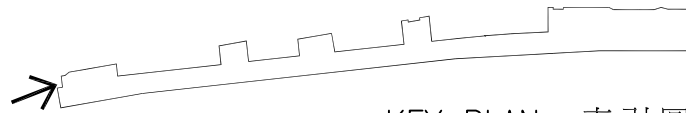
drawing no. 編號
AB/7912/XA003

scale 比例
NOT TO SCALE 不按比例

approved 覆核
V. AU
office 辦事處
建築設計處
ARCHITECTURAL BRANCH



建築處
ARCHITECTURAL SERVICES
DEPARTMENT



KEY PLAN 索引圖



咖啡室及輔助設施 (構思圖)

CAFE AND ANCILLARY FACILITIES (ARTIST'S IMPRESSION)

title 項目
439R0
觀塘海濱花園 (第二期)
KWUN TONG PROMENADE (STAGE 2)

drawn by 繪圖
K.F. SO

date 日期
05/2012

approved 覆核
V. AU

date 日期
05/2012

office 辦事處
建築設計處
ARCHITECTURAL BRANCH

drawing no. 編號
AB/7912/XA004

scale 比例
NOT TO SCALE 不按比例



建築處
ARCHITECTURAL SERVICES
DEPARTMENT

439RO – Kwun Tong promenade (stage 2)

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.

* * *

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 watermains;
 - (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.

*

*

*

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:	Site investigation works and detailed design for – <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.

* * *

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.

* * *

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.

* * *

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.

* * *

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.

* * *

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.

* * *

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.

* * *

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.

* * *

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.

* * *

PWP item no.: **736CL**

Project title: Site formation for Kai Tak Cruise Terminal Development

Date of upgrading to November 2009

Category A:

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.

* * *

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.

* * *

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.

* * *

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.

* * *

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.

* * *

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.

* * *

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.

* * *

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.

* * *