

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Sports facilities

272RS – Kai Tak Multi-purpose Sports Complex (MPSC)

Members are invited to recommend to Finance Committee –

- (a) the upgrading of part of **272RS**, entitled “Kai Tak Multi-purpose Sports Complex – pre-construction works”, to Category A at an estimated cost of \$62.7 million in money-of-the-day prices; and
- (b) the retention of the remainder of **272RS** in Category B.

PROBLEM

We need to carry out pre-construction works for the Kai Tak Multi-purpose Sports Complex (MPSC) in order to take the project forward.

PROPOSAL

2. The Secretary for Home Affairs proposes to upgrade part of **272RS** to Category A at an estimated cost of \$62.7 million in money-of-the-day (MOD) prices to undertake pre-construction works for the proposed MPSC at Kai Tak.

/PROJECT

PROJECT SCOPE AND NATURE

3. The part of the project that we propose to upgrade to Category A comprises—

- (a) a technical services consultancy to prepare technical specifications and conceptual drawings for the main works;
- (b) a quantity surveying consultancy to review the cost of the main works, prepare tender documents and assess tenders for the main works;
- (c) ground investigation to prepare an underground geological profile report for inclusion in the tender documents for the main works;
- (d) utility mapping to prepare an underground services report for inclusion in the tender documents for the main works; and
- (e) topographic and tree surveys to prepare survey plans showing existing ground levels at the site and a tree survey report for inclusion in the tender documents for the main works.

Subject to the approval of the Finance Committee, we plan to commence the pre-construction works in the second quarter of 2015 for completion by March 2017.

4. We will retain the remainder of the project in Category B which includes the construction of the following –

- (a) a 50 000-seat multi-purpose main stadium with a retractable roof;
- (b) a public multi-purpose sports ground with seating for at least 5 000 spectators, suitable for jogging, athletics training and competitions, and football and rugby matches;

/(c)

- (c) an indoor multi-purpose sports centre with a main arena with seating for at least 4 000 spectators and a secondary arena with seating for 400 spectators to accommodate indoor sports such as basketball, volleyball, badminton, table tennis, judo, karate and wushu;
- (d) office space of at least 10 000 square metres (m²);
- (e) commercial space of at least 31 500 m² to accommodate retail and food and beverage outlets;
- (f) park features such as children's play areas, tai chi areas, fitness stations and jogging trails;
- (g) a cycling trail connecting with the wider cycling network in the Kai Tak Development;
- (h) a landscaped garden with covered seating;
- (i) a grass area with shade and seating; and
- (j) ancillary facilities such as lavatories, baby care rooms and store rooms.

————— A site plan and indicative master layout plan for the project are at Enclosures 1
————— and 2 respectively.

JUSTIFICATION

5. Government's policy for developing sport in Hong Kong has three broad objectives: to promote sport in the community, to support elite sport, and to make Hong Kong a centre for major international sports events. The provision of suitable sports facilities is essential for meeting these objectives.

6. The MPSC will be the first major sports park for Hong Kong, with an array of high-quality international sports venues, sports facilities and open space for the community, park features, office accommodation and retail and dining outlets. The complex will be open to the public seven days a week.

7. With reference to the parameters set out in the Hong Kong Planning Standards and Guidelines (HKPSG), there is a shortage of public sports grounds and indoor sports centres in Hong Kong. These facilities are heavily used by local residents. In 2013 and 2014, the usage rate for public sports grounds was nearly 100%, and the peak time usage rate for the main arenas in indoor sports centres exceeded 90%. In East Kowloon specifically, based on the parameters set out in the HKPSG and the population projections for Kowloon City, Kwun Tong and Wong Tai Sin, by 2021 there will be a shortfall of three indoor sports centres and one standard public sports ground. The MPSC will help to relieve the shortfall of public sports facilities in East Kowloon and Hong Kong at large.

8. As regards the provision of facilities for training and competition for elite athletes, the recent redevelopment of the Hong Kong Sports Institute campus at Fo Tan has improved the level of training facilities available to our top athletes. The sports facilities at the MPSC will complement existing training facilities for high-level athletes and also allow for the hosting of international competitions, thereby creating more opportunities for our athletes to compete at the world level.

9. At present, major sports events are held primarily in the Hong Kong Stadium, the Hong Kong Coliseum and the Queen Elizabeth Stadium. As these facilities were built (or redeveloped) in the 1980s to 1990s, they are falling behind the standards expected by international athletes and event organisers in areas such as: spectator capacity and services; back-up services for athletes, officials, media and corporate entertainment; and flexibility in terms of the types of event that the venues can host. The development of the MPSC will improve our competitiveness when seeking to host major sports events, particularly in the light of developments in neighbouring cities which have developed or are developing modern sports venues.

10. As well as helping to alleviate the shortage of public sports facilities, support elite athletes' needs and provide new venues for hosting major sports events, on a broader front, the MPSC will also provide further impetus to the Kai Tak development and regeneration of East Kowloon, as well as emphasise Hong Kong's image as a dynamic city with a diverse range of attractions for local residents and visitors alike.

11. As with other major works projects, we need to carry out pre-construction works in order to ensure that the key technical and planning considerations related to the project are clearly identified and resolved prior to proceeding to the tendering and construction stages.

FINANCIAL IMPLICATIONS

12. We estimate the cost of the proposed pre-construction works under the project to be \$62.7 million in MOD prices, broken down as follows –

		\$ million	
(a)	Consultants' fees for	33.8	
	(i) technical services	24.0	
	(ii) quantity surveying services	9.8	
(b)	Ground investigation	17.4	
(c)	Utility mapping	1.0	
(d)	Topographical and tree survey	0.9	
(e)	Contingencies	5.3	
	Sub-total	58.4	(in September 2014 prices)
(f)	Provision for price adjustment	4.3	
	Total	62.7	(in MOD prices)

_____ A detailed breakdown of the estimate for consultants' fees by man-months is at Enclosure 3.

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

Year	\$ million (Sept 2014)	Price adjustment factor	\$ million (MOD)
2015 – 16	42.7	1.05725	45.1
2016 – 17	15.7	1.12069	17.6
	58.4		62.7

14. 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 from 2015 to 2017.

/Subject

Subject to the funding approval, we will engage consultants and contractors to undertake the proposed consultancies and surveying on a lump-sum basis as we can clearly define the scope of the works in advance. We will deliver the ground investigation works under a re-measurement contract because the quantity for works involved may vary depending on actual ground conditions. The estimates for consultancies will provide for price adjustments.

15. The proposed pre-construction works will not give rise to any recurrent consequences.

PUBLIC CONSULTATION

16. We consulted the Leisure and District Facilities Management Committees of the Kowloon City District Council (DC), the Kwun Tong DC and the Wong Tai Sin DC on the scope and planning of the MPSC in December 2013 and January 2014. We addressed DC Members' questions with regard to the management of the MPSC, the traffic impact, crowd dispersal and design issues. DC members expressed support for the project and requested its early implementation.

17. We consulted the Task Force on Kai Tak Harbourfront Development under the Harbourfront Commission in January 2014. Members expressed support for the MPSC project, noting that it was important to ensure integration and good connectivity between the MPSC and the surrounding areas to facilitate public enjoyment of the complex.

18. We report regularly to the Sports Commission¹ on the MPSC, and in January 2014 we briefed the sports sector on the progress of the project. Members of the Commission and the sports sector have regularly asked for the early implementation of the MPSC.

19. At the meetings of the Legislative Council Panel on Home Affairs on 10 January and 17 February 2014, we briefed Members on the proposed pre-construction works for the MPSC and the establishment of a dedicated unit in the

/Home

¹ The Sports Commission advises the Government on sports development policy. It has three Committees, which advise on measures to promote sports in the community, support elite sports and develop major sports events in Hong Kong. It has also set up a Task Force on the MPSC Project to ensure that Commission Members are briefed in detail and can give views on aspects of the project.

Home Affairs Bureau to steer the project. Members supported proceeding with the project. We provided the Panel with supplementary information on the project on 9 May 2014. We also updated the Panel on the progress of the MPSC project on 6 February 2015 where Members reiterated their support for proceeding with the project.

ENVIRONMENTAL IMPLICATIONS

20. The development of the main stadium at the MPSC is a designated project under Schedule 2 of the Environmental Impact Assessment (EIA) Ordinance (Cap. 499) and an environmental permit is therefore required for the construction and operation of the complex. The environmental impact of the MPSC has been broadly addressed in the Schedule 3 Kai Tak Development (KTD) EIA report approved under the EIA Ordinance in March 2009. The KTD EIA report recommended a further EIA study to address the environmental impact of the MPSC in detail and the Architectural Services Department (ArchSD) has employed consultants to carry out this study, which is scheduled for completion by the end of 2015.

21. The proposed pre-construction works are not a designated project under the EIA Ordinance and will not cause adverse environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control any short-term environmental impacts arising from site investigations.

22. The site investigation works will generate very little construction waste. We will require the contractors to fully consider measures to minimize the generation of construction waste and to reuse or recycle construction waste as much as possible in the future implementation of the construction project.

HERITAGE IMPLICATIONS

23. The proposed pre-construction works will not affect any heritage site, i.e., any declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest or government historic sites identified by the Antiquities and Monuments Office (AMO). Given that the MPSC site is situated on the reclaimed land, archaeological investigation is not required to be conducted at the MPSC site. AMO will be informed of the discoveries of antiquities or supposed antiquities in the course of works.

/LAND

LAND ACQUISITION

24. The proposed pre-construction works do not require any land acquisition.

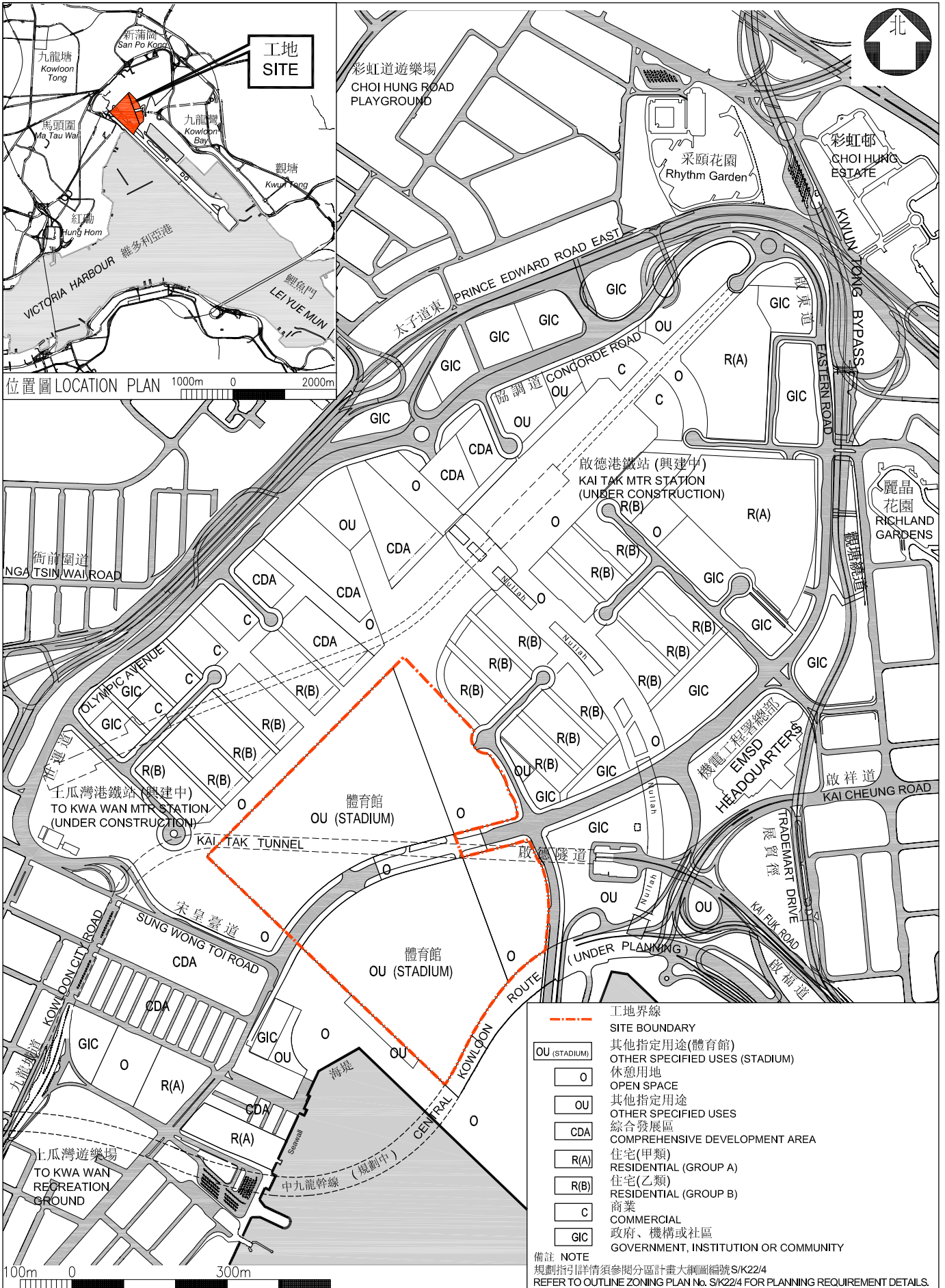
BACKGROUND INFORMATION

25. We upgraded the project to Category B in May 2010. The ArchSD has engaged consultants between 2009 and 2014 to undertake preliminary technical studies for the MPSC. All preliminary technical studies have been completed except for the EIA, which is expected to complete by the end of 2015. The services of the consultants 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". The total cost of the consultancy services was about \$18.08 million.

26. The proposed pre-construction works will not involve tree removal or planting works. We will require the consultants to take into consideration the need for tree preservation and formulate tree removal proposals during the design stage of the project. We will also include tree planting proposals, where possible, during the construction stage.

27. We estimate that the proposed works will create about 26 jobs (10 for labourers and another 16 for professional/technical staff) providing a total employment of 421 man-months.

28. 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 KTD (formerly known as the South East Kowloon development) Public Works Programme items in future PWSC submissions relating to KTD. Please refer to Enclosure 4 in this regard.



	工地界線
	SITE BOUNDARY
	其他指定用途(體育館)
	OTHER SPECIFIED USES (STADIUM)
	休憩用地
	OPEN SPACE
	其他指定用途
	OTHER SPECIFIED USES
	綜合發展區
	COMPREHENSIVE DEVELOPMENT AREA
	住宅(甲類)
	RESIDENTIAL (GROUP A)
	住宅(乙類)
	RESIDENTIAL (GROUP B)
	商業
	COMMERCIAL
	政府、機構或社區
	GOVERNMENT, INSTITUTION OR COMMUNITY
備註 NOTE	
規劃指引詳情須參閱分區計畫大綱圖編號 S/K22/4	
REFER TO OUTLINE ZONING PLAN No. S/K22/4 FOR PLANNING REQUIREMENT DETAILS.	

272RS

MULTI-PURPOSE SPORTS COMPLEX (MPSC) AT KAI TAK
啟德體育園區

SITE PLAN 工地平面圖



SITE BOUNDARY 園區界線	HARD PAVED AREA AT GROUND LEVEL 地面 (硬地)	CYCLE TRACK 單車徑	RESIDENTIAL 住宅	OPEN SPACE 休憩用地
VEHICULAR ACCESS 行車通道	HARD PAVED AREA AT PODIUM DECK 平台 (硬地)	OUTDOOR SPORTS & RECREATION FACILITIES eg. FITNESS AREA, BASKETBALL, TENNIS, BEACH VOLLEYBALL 戶外康體設施	COMMERCIAL 商業	OTHER USES 其他用途
PEDESTRIAN ACCESS 行人通道	JOGGING TRAILS AND TRACKS 緩跑徑及跑道	EMERGENCY VEHICLE ACCESS 緊急車輛通道	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
GREEN AREA 綠化園區				

INDICATIVE MASTER LAYOUT PLAN OF MPSC AT KAI TAK 啟德體育園區總綱發展示意圖

Enclosure 3 to PWSC(2015-16)3

272RS (Part) – Kai Tak Multi-purpose Sports Complex

Breakdown of the estimates for consultants' fees (in September 2014 prices)

Consultants' staff costs ^(Note 2)		Estimated man- months	Average MPS ^(Note 3) salary point	Multiplier <small>(Note 1)</small>	Estimated fee (\$ million)
(a) Quantity surveying services for review of the cost of main works, preparation of tender documents and assessment of tenders for the main works	Professional	50	38	2.0	7.1
	Technical	56	14	2.0	2.7
				Sub-total	9.8
(b) Technical services for preparation of technical specifications and conceptual drawings for the main works					
(i) Architectural/ Structural/ Landscaping	Professional	113	38	2.0	16.1
	Technical	22	14	2.0	1.1
(ii) Building services	Professional	44	38	2.0	6.3
	Technical	11	14	2.0	0.5
				Sub-total	24.0
				Total	33.8

* MPS = Master Pay Scale

Notes

1. A multiplier of 2.0 is applied to the average MPS salary point to estimate the full staff cost including the consultants' overheads and profit as the staff will be employed in the consultants' offices. (As at now, MPS salary point 38 = \$71,385 per month and MPS salary point 14 = \$24,380 per month.)
2. The actual man-months and actual costs will only be known after completion of the pre-construction works.

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

- Brief account of progress:
- (c) breaking up of the existing apron slab and land formation at NAKTA for housing development.
 - (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 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 stages 1, 2, 3A and 4 infrastructure works at the north apron has been completed.
- (d) Detailed design for the reconstruction and upgrading of Kai Tak Nullah at the north apron has been completed.
- (e) 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: Site investigation works and detailed design for –
- (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:
- (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 – <ul style="list-style-type: none">(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;

- Brief account of progress:
- (j) provision of landscaping works at the proposed reclamation area;
 - (k) provision of environmental protection measures; and
 - (l) implementation of an EM&A programme.
- (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:
- (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 relocation and reprovisioning of MVTs radar 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:

- (a) Decommissioning and decontamination of about 12 600 square metres of land at the south apron of the former Kai Tak Airport;
- (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 MVTs system of the Marine Department;
- (c) construction of a radar support and an equipment room on the rooftop of NPGO, provision of building services and other associated works; and
- (d) implementation of necessary environmental mitigation measures, monitoring and auditing works.

Brief account of progress: (a) Works contract commenced in May 2008.

(b) The works were substantially completed in January 2010.

- (c) The project account has been finalized at the sum of \$82.5 million.

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PWP item no.:	738CL (part upgraded from 465CL)
Project title:	Kai Tak development – detailed design and site investigation for Kai Tak Approach Channel (KTAC) and Kwun Tong typhoon shelter (KTTS) improvement works
Date of upgrading to Category A:	May 2009
Approved project estimate:	\$50 million
Project scope:	Site investigation works, environmental mitigation trial and monitoring, and detailed design for – <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.

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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:	<ul style="list-style-type: none"> (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 north apron area of Kai Tak Airport
Date of upgrading to Category A:	May 2009
Approved project estimate:	\$566.5 million
Project scope:	<p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(d) associated landscaping works; and</p> <p>(e) provision of necessary environmental mitigation measures, and implementation of an EM&A programme for the works mentioned in sub-paragraphs (a) to (d) above.</p>
Brief account of progress:	Works contract commenced in July 2009 and was completed in 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:	<ul style="list-style-type: none"> (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 sub-paragraphs (a) to (e) above.
Brief account of progress:	<p>Works contract commenced in September 2009 and was completed in December 2013.</p> <p style="text-align: center;">* * *</p>
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:	<ul style="list-style-type: none"> (a) Impact assessments on environment, traffic, marine, heritage and other related aspects; (b) detailed design of the works; and

- Brief account of progress:
- (c) associated site investigations and supervision.
 - (a) Consultancy commenced in July 2009.
 - (b) The environmental impact assessment report was approved in September 2013.
 - (c) Detailed design is 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 subparagraphs (a) to (d) above.

Brief account of progress: Save some remaining seabed dredging works to be carried out after the diversion of existing submarine

gas mains, the site formation for Kai Tak cruise terminal development has been completed, with the first berth commenced operations in June 2013 and the second berth commissioned in September 2014.

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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:	<p>(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</p> <p>(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.</p>
Brief account of progress:	Works contract commenced in May 2010 and was substantially completed in May 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
Approved project estimate:	\$3,145.9 million (approved by the Finance Committee on 21 June 2013) for Phase I, Phase II and Phase III (Package A) of the project

- 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.

- Brief account of progress:
- (a) Works contract for Phase I commenced in February 2011 and completed in December 2012. Contract for Phase II commenced in March 2011 and was completed in September 2014.
 - (b) Works contract for Phase III (Package A) commenced in July 2013 for completion by December 2016.

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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

Approved project estimate: \$717.7 million

- 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.

Brief account of progress: Works contract commenced in July 2011 and was substantially completed in July 2014.

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

Project title: Kai Tak development – stage 2 infrastructure at north apron area of Kai Tak Airport

Date of upgrading to Category A: June 2011

Approved project estimate: \$355.8 million

- 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.

Brief account of progress: Works contract commenced in 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
Approved project estimate:	\$88.4 million
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>
Brief account of progress:	<p>The works commenced in August 2011 and was substantially completed in June 2013.</p> <p style="text-align: center;">* * *</p>
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
Approved project estimate:	\$210 million
Project scope:	Construction of a new six-storey fire station with ambulance facility-cum-an urban search and rescue equipment store in Kowloon Bay.
Brief account of progress:	<p>Works contract commenced in July 2011 and was completed in June 2013.</p> <p style="text-align: center;">* * *</p>

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
Approved project estimate:	\$2,645.1 million
Project scope:	<p>(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</p> <p>(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.</p>
Brief account of progress:	Works contract commenced in January 2012 for completion in April 2015.
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PWP item no.:	443RO (part upgraded from 425RO)
Project title:	Runway Park at Kai Tak, Kowloon City District – Phase 1
Date of upgrading to Category A:	July 2012

Approved project estimate:	\$169.7 million
Project scope:	<ul style="list-style-type: none"> (a) a 270m 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.
Brief account of progress:	Works contract commenced in August 2012 and was completed in April 2014.
	* * *
PWP item no.:	439RO
Project title:	Kwun Tong promenade (stage 2)
Date of upgrading to Category A:	July 2012
Approved project estimate:	\$250.7 million
Project scope:	<ul style="list-style-type: none"> (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 area including a mist feature with animated lighting and sound effects; (f) models of waste paper bundles and mechanical cranes to evoke the historical context of the

area as a former cargo handling area for waste paper;

- (g) a sensory garden;
- (h) ancillary facilities including a café, toilet blocks, a baby care 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, close-circuit television and a public address system.

Brief account of progress:

Works contract commenced in February 2013 and completed in December 2014.

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PWP item no.:

167CD (part upgraded from **469CL**)

Project title:

Kai Tak development – reconstruction and upgrading of Kai Tak Nullah

Date of upgrading to Category A:

January 2013

Approved project estimate:

\$2,488.2 million

Project scope:

- (a) reconstruction and upgrading of Kai Tak Nullah of about 1 300 m long at the north apron area of the former Kai Tak Airport from Prince Edward Road East to KTAC into a combination of a drainage channel and multi-cell box culverts with a total width varying from about 40 m at the upstream to about 70 m at the downstream;
- (b) construction of two enclosed desilting compounds with vehicular access; and
- (c) ancillary works including landscaping works, environmental mitigation measures and related monitoring and audit works.

Brief account of progress: Works contract commenced in January 2013 for completion in April 2018.

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PWP item no.: **76MM**

Project title: Establishment of the Centre of Excellence in Paediatrics (Hong Kong Children's Hospital)

Date of upgrading to Category A: June 2013

Approved project estimate: \$12,985.5 million

Project scope: The major services and facilities to be provided include –

- (a) in-patient and day-patient services with 468 beds, including general wards, neo-natal intensive care unit, paediatric intensive care unit, special care baby unit, day beds for general surgeries/procedures, and a private ward;
- (b) ambulatory care services including specialist outpatient clinics, ambulatory surgery/day procedure centre, integrated rehabilitation centre and child development assessment services;
- (c) community care services, including patient education and resource centre, community health education, and medical social services;
- (d) supporting diagnostic and treatment facilities, including radiology (with magnetic resonance imaging, computed tomography scanner, angiography, interventional radiology and ultrasonography), electro-diagnostic studies laboratories, operating theatres, cardiac catheterisation laboratory and clinical pathology laboratories;

- (e) medical research, teaching and training facilities to provide specific support for basic and translational research in paediatrics as well as teaching and research activities, including clinical research centre, simulation skill laboratory, lecture theatre, meeting and conference facilities;
- (f) support facilities and services to cater for the special needs of children and their families such as children recreation and play therapy areas, classrooms, family rest area, parent's support and spiritual support facilities; and
- (g) other general support and administrative services and facilities including admission, medical records, theatre sterile supplies unit, pharmacy, linen, mortuary, procurement and supplies, housekeeping, hospital data centre, food services, cafeteria / restaurant, transportation, and staff accommodation.

Brief account of progress:

Works contract commenced in August 2013 for completion in June 2017.

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PWP item no.:

761CL (part upgraded from **469CL**)

Project title:

Kai Tak development – stages 3A and 4 infrastructure at north apron area of Kai Tak Airport

Date of upgrading to Category A:

June 2013

Approved project estimate:

\$2,255.3M

Project scope:

Stage 3A –

- (a) Construction of new roads about 890 m in total length covering Road L1, Road L11 and a slip road linking Prince Edward Road East (PERE) and Road D1;

- (b) Construction of a vehicular underpass about 225 m long across PERE forming part of Road L1;
- (c) Construction of a new pedestrian subway about 205 m long, and extension of an existing subway about 60 m in total length, across PERE;
- (d) Modification, widening and closure of existing roads in San Po Kong area;
- (e) Modification and widening of part of existing Concorde Road to form part of Road D1;
- (f) Construction of associated footpaths, street lighting, traffic aids, drainage, sewerage, water mains, landscaping, electrical and mechanical works; and
- (g) Ancillary works, including environmental mitigation measures and implementation of an EM&A programme for the above works.

Stage 4 –

- (a) Construction of new roads about 1 630 m in total length covering part of Road D2, Road L6 and Road L19;
- (b) Reconstruction and widening of sections of existing footpaths at Sung Wong Toi Road and To Kwa Wan Road;
- (c) Construction of two sewage pumping stations, twin rising mains about 2 000 m long and gravity sewer about 2 300 m long;
- (d) Construction of stormwater drains, including about 3 600 m long road drains and about 430 m long box culverts;
- (e) Construction of associated footpaths, street lighting, traffic aids, water mains and landscaping works; and

(f) Ancillary works, including environmental mitigation measures and implementation of an EM&A programme for the above works.

Brief account of progress: Works contract commenced in stages starting from July 2013 for phased completion by June 2017.

PWP item no.: **349EP**

Project title: A 30-classroom primary school at site 1A-3, Kai Tak development, Kowloon

Date of upgrading to Category A: July 2013

Approved project estimate: \$312.4M

Project scope: Construction of a 30-classroom primary school at site 1A-3, Kai Tak development

Brief account of progress: Works contract commenced in November 2013 for completion in September 2015.

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PWP item no.: **350EP**

Project title: A 30-classroom primary school at site 1A-4, Kai Tak development, Kowloon

Date of upgrading to Category A: July 2013

Approved project estimate: \$317.5M

Project scope: Construction of a 30-classroom primary school at site 1A-4, Kai Tak development

Brief account of progress: Works contract commenced in November 2013 for completion in September 2015.

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