

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDING

Recreation, Culture and Amenities – Open spaces

467RO – Station Square at Kai Tak

Members are invited to recommend to the Finance Committee the upgrading of **467RO** to Category A at an estimated cost of \$1,651.5 million in money-of-the-day prices.

PROBLEM

There is a need to provide public open space and leisure and recreational facilities for the residents at Kai Tak.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **467RO** to Category A at an estimated cost of \$1,651.5 million in money-of-the-day (MOD) prices for the development of the Station Square at Kai Tak.

PROJECT SCOPE AND NATURE

3. The project site occupies an area of about 12 hectares at the north apron of the former Kai Tak Airport. The scope of works under **467RO** comprises –

- (a) an open plaza with a landmark feature;

/(b)

- (b) a Tai Chi plaza;
- (c) two lawn bowling greens;
- (d) a children's play area;
- (e) fitness stations (including fitness equipment for the elderly);
- (f) cycling grounds;
- (g) a cycle track connected to the Kai Tak cycle track network;
- (h) a jogging track;
- (i) a pet garden;
- (j) a large lawn for casual leisure use;
- (k) shaded seating areas;
- (l) soft landscaping and artwork;
- (m) a covered pedestrian passage to facilitate visitors walking between the future Kai Tak Station of Shatin-Central Link (SCL) and the Kai Tak Sports Park; and covered pedestrian pathways to facilitate movement between the two public housing estates (i.e. Kai Ching and Tak Long Estates) and the future SCL Kai Tak Station respectively; and
- (n) ancillary facilities including a park management office, toilets, changing rooms, a refuse collection chamber, a service yard, pavilions and store rooms.

————— A location and site plan, three layout plans, one artist's impression and a barrier-free access plan for the project are at Enclosures 1 to 6. Subject to the funding approval of the Finance Committee, we plan to commence construction in the fourth quarter of 2018 for completion of phase 1 in the fourth quarter of 2020 and
————— phase 2 in the fourth quarter of 2022. The phasing plan is shown in Enclosure 4.

/JUSTIFICATION

JUSTIFICATION

4. Kowloon City district is a densely populated area, with a projected population of 417 000 in 2018 and 454 200 in 2024. Population around the Kai Tak City Centre has increased with the intake of residents to Kai Ching and Tak Long Estates at the northeast of the site and will increase further upon the gradual completion of residential developments at the Grid Neighbourhood at the southeast of the site. There are also a number of planned commercial developments abutting the northwest and northeast boundaries of the site. Locating at the heart of Kai Tak City Centre, the proposed Station Square will provide spacious and quality open space with a mixture of leisure and recreational facilities for the nearby residents and working population. These facilities include three cycling grounds catering for different age groups and skill levels, a cycle track connected to the Kai Tak cycle track network and the first public bowling greens in Kowloon region.

5. Enclosing the SCL Kai Tak Station, the proposed Station Square serves as a gateway to Kai Tak and provides vital pedestrian connections, open space and landscaping areas linking up adjacent developments such as the Avenue Park, the future SCL Kai Tak Station and the Kai Tak Sports Park. Pending the completion of the project, arrangements will also be made for transitional pedestrian access to the SCL Kai Tak Station which is expected to be commissioned in mid-2019.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$1,651.5 million in MOD prices, broken down as follows –

	\$ million (in MOD prices)
(a) Site works	48.8
(b) Building ¹	233.6
(c) Building services ²	182.0
	/(d)

¹ Building works cover construction of substructure and superstructure of the building.

² Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation and other specialist installations.

		\$ million (in MOD prices)
(d)	Drainage ³	129.3
(e)	External works ⁴	880.1
(f)	Additional energy conservation, green and recycled features	14.0
(g)	Furniture and equipment ⁵	0.4
(h)	Consultants' fees for	11.5
	(i) contract administration	10.9
	(ii) management of resident site staff (RSS)	0.6
(i)	Remuneration of RSS	1.7
(j)	Contingencies	150.1
	Total	1,651.5

We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees and resident site staff costs by man-months is at Enclosure 7. We consider the estimated project cost comparable to that of similar projects built by the Government.

7. Subject to approval, we plan to phase the expenditure as follows –

Year	\$ million (MOD)
2018 – 2019	26.3

/2019 – 2020

³ Drainage works cover construction of underground drainage system.

⁴ External works cover construction of lawn bowling greens, cycling grounds, covered walkways, footpaths, paving, pavilions, seating, water features, soft landscaping, children's play area and other external installations.

⁵ The estimated cost is based on an indicative list of furniture and equipment.

Year	\$ million (MOD)
2019 – 2020	296.1
2020 – 2021	332.3
2021 – 2022	350.6
2022 – 2023	373.3
2023 – 2024	208.8
2024 – 2025	48.2
2025 – 2026	15.9
	<hr/> 1,651.5 <hr/>

8. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2018 to 2026. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

9. We estimate the annual recurrent expenditure arising from this project to be \$43.5 million. The capital and recurrent costs of the project would be taken into consideration when determining the affected fees and charges as appropriate in future.

PUBLIC CONSULTATION

10. We consulted the Leisure and District Facilities Management Committee of the Kowloon City District Council on the scope and conceptual layout of the proposed project on 8 May 2008, 28 April and 10 November 2016. Members supported the project and raised no objection to the design.

11. We also consulted the Harbourfront Commission's Task Force on Kai Tak Harbourfront Development on the proposed design of the project on 24 February 2017 and the Task Force had no objection to the proposal.

12. Furthermore, we consulted the Legislative Council Panel on Home Affairs on 26 March 2018. Members supported the project and had no objection to the submission of the funding proposal to the Public Works Subcommittee (PWSC).

ENVIRONMENTAL IMPLICATIONS

13. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed the Preliminary Environmental Review (PER) for the project in April 2018. The PER has concluded and the Director of Environmental Protection agreed that the project would not have any long-term environmental impacts.

14. We will incorporate into the works contract the mitigation measures recommended in the PER to control the environmental impacts arising from the construction works to within established standards and guidelines. These measures include the use of quality powered mechanical equipment and movable noise barrier for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel washing facilities. We have included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

15. 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 backfilling) 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 facilities⁶. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste.

16. At the construction stage, we will 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

⁶ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

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 and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

17. We estimate that the project will generate in total about 94 722 tonnes of construction waste. Of these, we will reuse about 24 138 tonnes (25.5 %) of inert construction waste on site and deliver 65 825 tonnes (69.5 %) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of the remaining 4 759 tonnes (5.0 %) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be \$5.7 million for this project (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

18. 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

19. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

20. This project has adopted various forms of energy efficient features and renewable energy technologies, including -

- (a) light-emitting diode (LED) type light fittings;
- (b) solar powered light fittings; and
- (c) photovoltaic system.

21. For greening features, we will provide green roof at the covered walkways connecting Kai Tak Sports Park.

22. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation.

23. The total estimated additional cost for adoption of the above energy conservation measures, greening features and recycled features is \$14.0 million (including \$0.3 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

BACKGROUND INFORMATION

24. We upgraded **467RO** to Category B in September 2015. We engaged consultants to undertake various services including value management services in November 2015, a micro-climate study in January 2016, ground investigation in August 2016, a preliminary environmental review in August 2016 and utility mapping in April 2018. We are going to engage consultants to undertake remaining pre-construction activities, including quantity surveying and a topographical survey in May 2018 and New Engineering Contract (NEC) advisory services in July 2018. The above-mentioned services and works by the consultants are estimated to cost a total of about \$9.0 million and 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”. Except the utility mapping, quantity surveying, the topographical survey and NEC advisory services, all other pre-construction activities have been completed.

25. Of the two trees within the project boundary, the proposed works will involve the felling of these two trees. All trees to be removed are not important trees⁷. We will incorporate planting proposals as part of the project, including the planting of about 600 trees, 176 000 shrubs, 665 000 groundcovers, and 22 920 m² of grassed area.

/26.

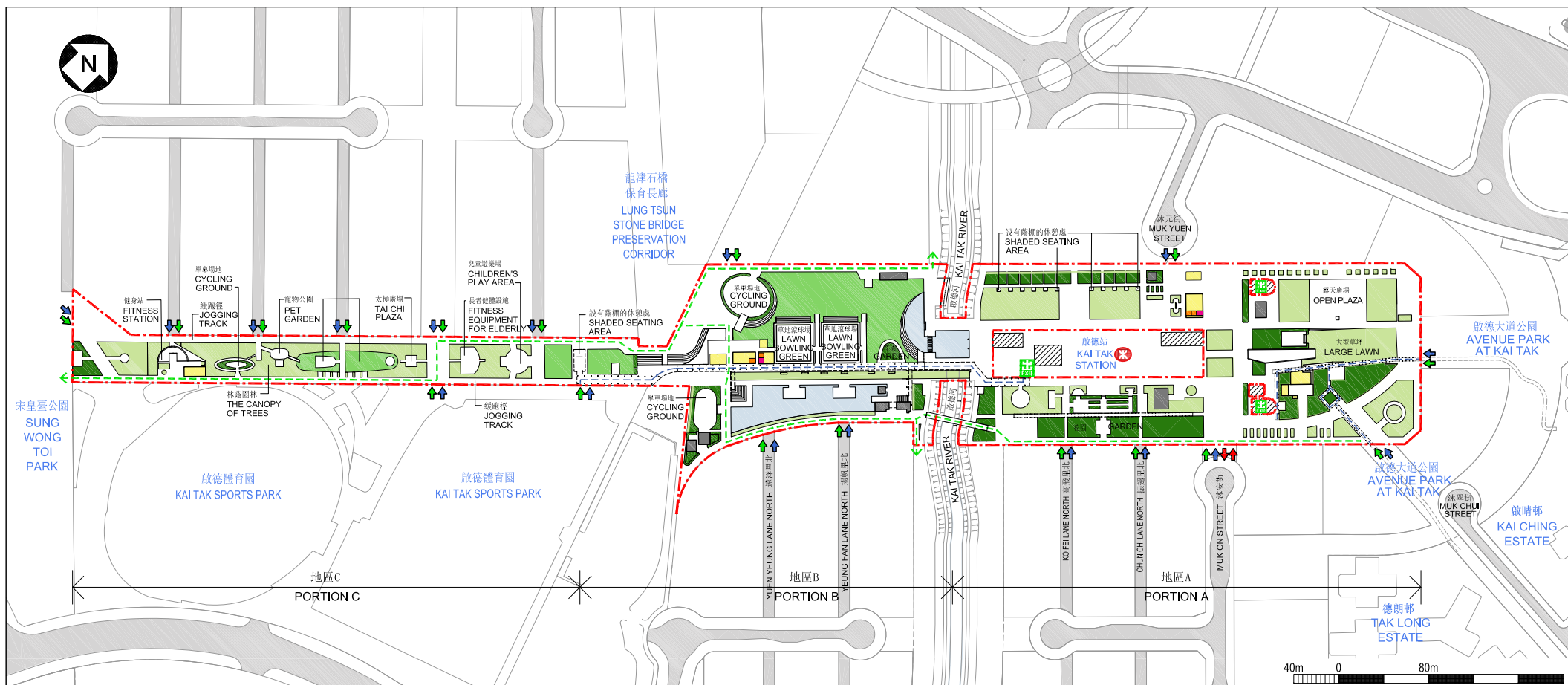
⁷ “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (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 curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

26. We estimate that the proposed works will create about 300 jobs (280 for labourers and another 20 for professional/technical staff) providing a total employment of 12 900 man-months.

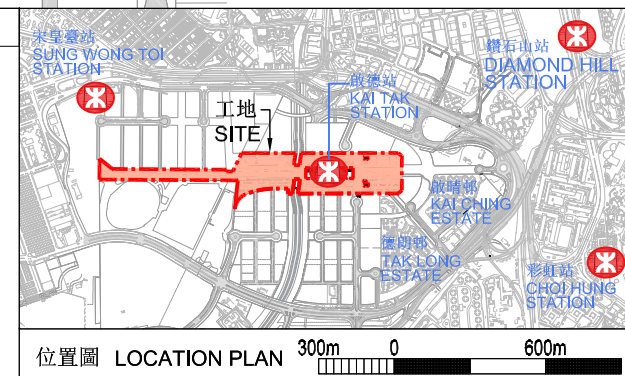
27. At the PWSC meeting on 31 October 2001, some Members suggested and the Government agreed to include information on the scope, approved project estimate and progress of all items under the Kai Tak Development (KTD) (formerly known as the “South East Kowloon Development”) Public Works Programme in the future PWSC submissions relating to the KTD. The information is at Enclosure 8.

Home Affairs Bureau
April 2018



圖例 LEGEND

--- 工地界線 SITE BOUNDARY	機房 PLANT ROOMS
- - - 有蓋行人通道 COVERED PEDESTRIAN PATHWAY / PASSAGE	附屬設施 ANCILLARY FACILITIES
- - - 單車徑 CYCLE TRACK	花槽 PLANTER
↑ 行人出入口 PEDESTRIAN ENTRANCE / EXIT	草地 LAWN
↑ 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT	樹木 TREES
↓ 車輛出入口 VEHICULAR INGRESS / EGRESS	水景 WATER FEATURE
	暢通易達洗手間 ACCESSIBLE TOILET
	通用洗手間 UNIVERSAL TOILET



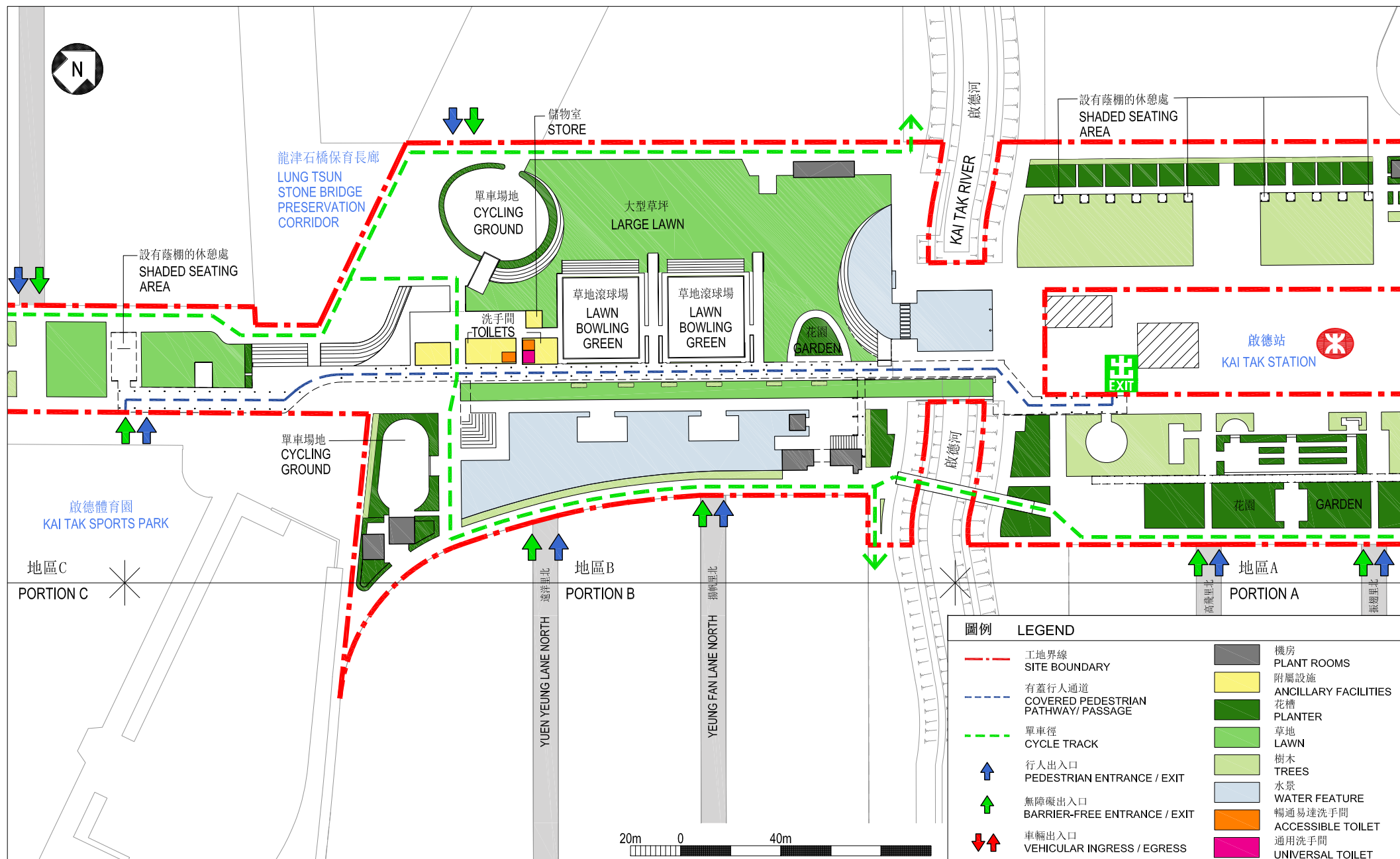
工地平面圖
SITE PLAN

467R0
啟德車站廣場
STATION SQUARE AT KAI TAK



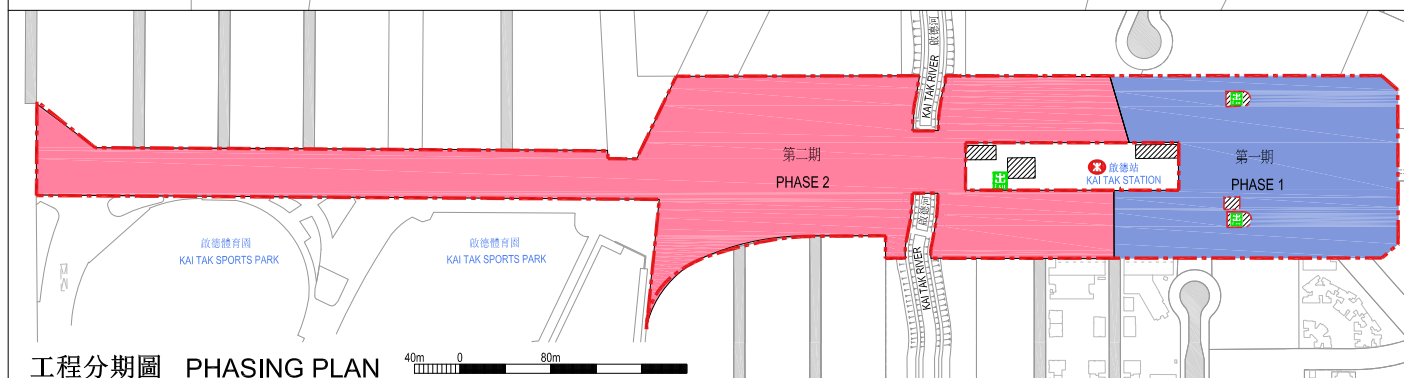
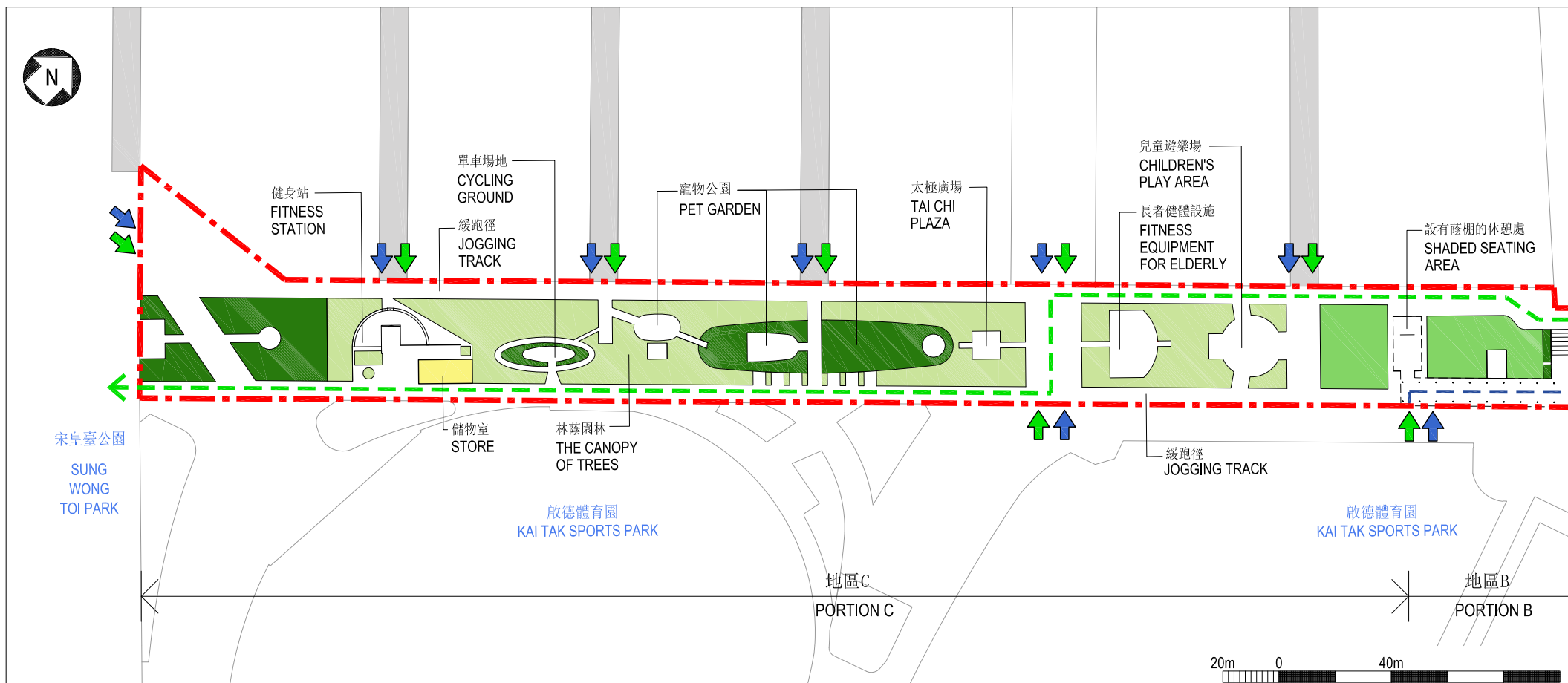
地區A平面圖
PORTION A FLOOR PLAN

467RO
啟德車站廣場
STATION SQUARE AT KAI TAK



地區B平面圖
PORTION B FLOOR PLAN

467RO
啟德車站廣場
STATION SQUARE AT KAI TAK



圖例	LEGEND
---	工地界線 SITE BOUNDARY
---	有蓋行人通道 COVERED PEDESTRIAN PATHWAY / PASSAGE
---	單車徑 CYCLE TRACK
↑	行人出入口 PEDESTRIAN ENTRANCE / EXIT
↑	無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
↓	車輛出入口 VEHICULAR INGRESS / EGRESS
	附屬設施 ANCILLARY FACILITIES
	花槽 PLANTER
	草地 LAWN
	樹木 TREES

工程分期圖 PHASING PLAN

地區C平面圖
PORTION C FLOOR PLAN

467RO
啟德車站廣場
STATION SQUARE AT KAI TAK



於草地滾球場與水池一帶的景觀透視圖

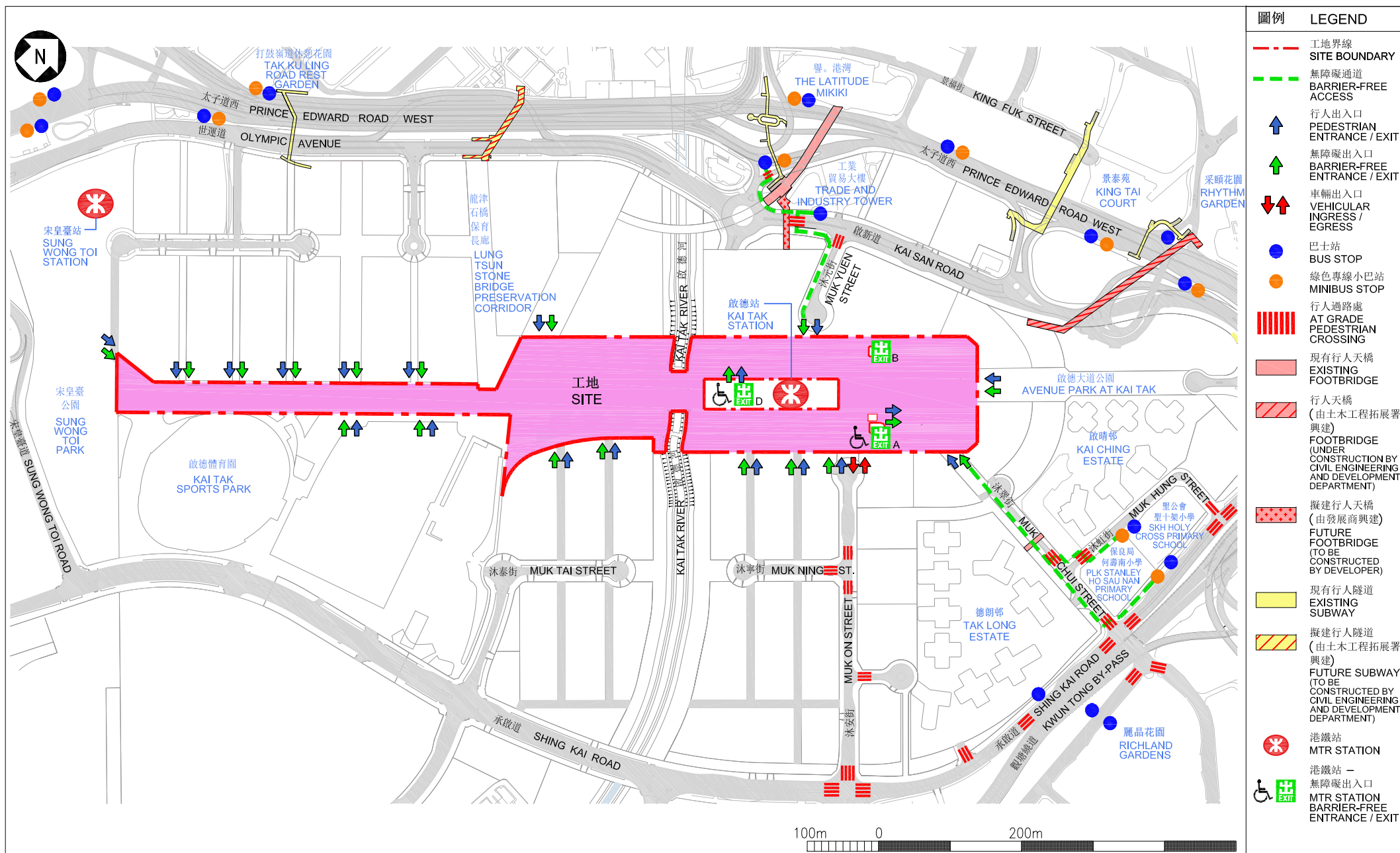
PERSPECTIVE VIEW ON LAWN BOWLING GREENS AND WATER FEATURE

構思圖
ARTIST'S IMPRESSION

467RO
啟德車站廣場
STATION SQUARE AT KAI TAK



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF
BARRIER FREE ACCESS

467RO
啟德車站廣場
STATION SQUARE AT KAI TAK

467RO – Station Square at Kai Tak**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2017 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	3.8
	Technical	—	—	—	5.1
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				Sub-total	8.9#
(b) Resident site staff (RSS) costs (Note 3)	Professional	—	—	—	—
	Technical	43	14	1.6	1.9
					<hr/>
				Sub-total	1.9
Comprising –					
(i) Consultants' fees for management of RSS				0.5#	
(ii) Remuneration of RSS				1.4#	
				Total	10.8
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* 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 = \$27,485 per month).
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for **467RO**. The assignment will only be executed subject to Finance Committee's approval to upgrade **467RO** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

Remarks

The figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 6 of the main paper.

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

(Note: For details on the project scope of the PWP items listed below, please refer to the corresponding PWSC papers.)

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.

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PWP item no.:	494CL (part upgraded 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:	Ground decontamination, demolition of existing buildings and structures and site preparation at the north apron of Kai Tak Airport.

- Brief account of progress:
- (a) The civil engineering works and the post-decontamination monitoring works were completed in April 2002 and December 2003 respectively.
 - (b) The project account has been finalised at the sum of \$281.8 million.

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PWP item no.: **694CL** (part upgraded 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 6 kilometres (km) drainage box culverts, five sewage pumping stations, flyovers, roads, sewerage, drainage and demolition of the passenger terminal building for the planned developments in the north apron area of Kai Tak Airport.

- Brief account of progress:
- (a) Consultancy started in January 2002.
 - (b) Detailed design for demolition of the passenger terminal building and associated structures has been completed.
 - (c) Detailed design of the stages 1, 2, 3A, 3B, 4 and 5A infrastructure works and the reconstruction and upgrading of Kai Tak Nullah 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 upgraded from **465CL**)

Project title: South East Kowloon development – consultants’ fees and site investigation for Kai Tak Approach Channel (KTAC) reclamation

Date of upgrading to Category A: November 2001

Approved project estimate: \$63.8 million

Project scope: Site investigation works and detailed design for treatment of contaminated sediments and reclamation of KTAC, drainage and demolition of the existing airport taxiway bridge in KTAC.

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 upgraded 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 treatment of contaminated sediments and reclamation

of Kowloon Bay, marine structures and facilities, roads, drainage and sewerage works.

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 upgraded 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:

Construction of a twin-cell box culvert of about 600 m long, decommissioning of an existing culvert, demolition of the passenger terminal building and car-parking building at north apron area of Kai Tak Airport.

Brief account of progress:

- (a) Works contract commenced in April 2004 and was completed in September 2006.
- (b) 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 study to confirm the detailed engineering feasibility of the revised Preliminary Outline Development Plan of Kai Tak development, preliminary preparatory work for the early development of the cruise terminal in Kai Tak.

Brief account of progress: Consultancy commenced in January 2007 and completed in April 2010. The project account has been finalised at the sum of \$76.4 million.

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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: Investigation and detailed design for roads, drainage, sewerage, watermains, relocation and reprovisioning of existing radar facilities for the proposed developments at the southern part of the former runway.

Brief account of progress: (a) Consultancy commenced in January 2007.
(b) Design of the decommissioning and decontamination works at the south apron and relocation and reprovision of Marine Vessel Traffic Services radar was completed.

- (c) Design of the stage 1 advance infrastructure works was completed.
- (d) Design of the remaining infrastructure works was completed.

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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 North Point Government Office (NPGO)

Date of upgrading to Category A: February 2008

Approved project estimate: \$120.1 million

Project scope: Decommissioning and decontamination of about 12 600 square metres of land at the south apron of the former Kai Tak Airport, installation of a supplementary radar at NPGO and associated works.

Brief account of progress:

- (a) Works contract commenced in May 2008 and was completed in January 2010.
- (b) The project account has been finalised 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 and Kwun Tong typhoon shelter 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 treatment of the contaminated sediments, forming of a 600 m opening at the former runway with a piled deck on the top and associated works.

Brief account of
progress:

- (a) Consultancy commenced in August 2009.
- (b) Detailed design of Phase 1 works has been completed.
- (c) Design of Phase 2 works (IP Scheme) is underway.

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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:

Site investigation works and detailed design for a road including a piled deck on the former runway; roads, footbridges, drainage, sewerage and water mains in south apron; and associated works.

Brief account of
progress:

Consultancy commenced in July 2009 and 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: Construction of about 2.6 km of new roads and other roadworks within the north apron area; two footbridges, two drainage box culverts, improvement to three existing subways across Prince Edward Road East, drainage, sewerage, water mains and associated works.

Brief account of progress: Works commenced in July 2009 and were 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: Construction of about 1.8 km carriageway, a fireboat berth cum landing steps, drainage, a sewage pumping station, sewerage, water mains and associated works for developments at the southern part of the former runway.

Brief account of progress: Works contract commenced in September 2009 and was completed in 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: Impact assessments on environment, traffic, marine, heritage and other related aspects; detailed design of the works and associated site investigations and supervision for Trunk Road T2.

Brief account of progress:

- (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.: **45CG**

Project title: District Cooling System at the Kai Tak Development

Date of upgrading to Category A: June 2009

Approved project estimate: \$3,905.7 million (approved by the Finance Committee on 29 April 2016) for Phase I, Phase II and Phase III (Package A, B & C) of the project

Project scope: The scope of the project comprises (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 at user buildings at Kai Tak Development (KTD).

Brief account of progress:

- (a) Construction for Phase I commenced in February 2011 and was completed in January 2013.
- (b) Construction for Phase II commenced in March 2011 and was completed in September 2014.
- (c) Construction for Phase III (Package A) commenced in July 2013 and was completed in December 2017.
- (d) Construction for Phase III (Package B) commenced in September 2015 for completion by December 2018.
- (e) Construction for Phase III (Package C) commenced in September 2016 for completion by March 2020.

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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:

Construction of about 1.1 km long seawall, piled structures, marine facilities and structures, and dredging works for Kai Tak Cruise Terminal.

Brief account of progress:

The site formation for Kai Tak cruise terminal development has been completed, with the first berth and the second berth commenced operations in June 2013 and September 2014 respectively. Remaining dredging was also completed in December 2015.

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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:	Development of new cruise terminal facilities at the southern end of the former runway at the Kai Tak development; and provisions of building services to the apron area.
Brief account of progress:	Works contract commenced in May 2010 and was completed in May 2013.
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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:	Bioremediation treatment of the contaminated sediments over an area of about 90 hectares of seabed at KTAC and Kwun Tong typhoon shelter, dredging of seabed at KTAC, and demolition of a disused dolphin and associated improvement works in the vicinity of To Kwa Wan typhoon shelter.
Brief account of progress:	Works commenced in July 2011 and were 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:	Construction of about 590 m roads, about 2 110 m footpaths, drainage box culverts, sewage pumping station and associated works.
Brief account of progress:	Works contract commenced in July 2011 and was substantially completed in June 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:	Reprovisioning of a radar and associated signal processing and relaying equipment and construction of a radome, a radome base support and associated works.
Brief account of progress:	(a) The works contract commenced in August 2011 and was completed in June 2013. (b) The project account has been finalised at the sum of \$87.7 million.
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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

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: Works contract commenced in July 2011 and was completed in June 2013.

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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

Approved project estimate: \$2,645.1 million

Project scope: Construction of government offices and ancillary property management facilities providing a net operational floor area (NOFA) of around 32 400 m², and a community hall of about 600 m² in NOFA.

Brief account of progress: Works contract commenced in January 2012 and was completed 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: Construction of a 270 m long waterfront promenade at the runway tip facing Lei Yue Mun and along the waterfront facing Kwun Tong, a large lawn with seating and extensive soft landscape planting, and ancillary facilities.

Brief account of progress: Works contract commenced in August 2012 and was completed in April 2014.

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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: Construction of a 750 m long waterfront promenade at the former Kwun Tong Public Cargo Working Area with a boardwalk, and 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 was 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: Reconstruction and upgrading of Kai Tak Nullah from Prince Edward Road East to KTAC, construction of two enclosed desilting compounds with vehicular access and ancillary 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: Establishment of the Centre of Excellence in Paediatrics with 468 beds in the south apron of the Kai Tak development.

Brief account of progress: Works contract commenced in August 2013 and was completed in September 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: \$2,255.3 million

Project scope: Stage 3A –
Construction of roads, a vehicular underpass, a pedestrian subway, extension of an existing subway, reconstruction of existing roads, associated drainage, sewerage, water mains, roadworks and other ancillary works.

Stage 4 –
Construction of roads, reconstruction and widening of existing footpaths, two sewage pumping stations, twin rising mains, associated drainage and sewerage works and other ancillary works.

Brief account of progress: Works contracts commenced in stages starting from July 2013 Stage 3A Contract was substantially completed in June 2017 whereas Stage 4 works are anticipated to be substantially completed in mid 2018.

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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: \$312.4 million

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 and was completed in December 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: \$317.5 million

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 and was completed in December 2015.

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PWP item no.: **287RS** (part upgraded from **272RS**)

Project title: Kai Tak Multi-purpose Sports Complex – pre-construction works

Date of upgrading to Category A: July 2015

Approved project estimate: \$62.7 million

Project scope: Preparation of technical specifications, cost estimate, tender documents (including information in ground

investigation, utility mapping, topographic and tree surveys) and tender assessment for the main works

Brief account of progress: The pre-construction works commenced in phases since December 2015. The ground investigation, utility mapping, topographic and tree surveys, were completed.

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PWP item no.: **711CL**

Project title: Kai Tak development – infrastructure works for developments at the southern part of the former runway

Date of upgrading to Category A: July 2015

Approved project estimate: \$5,757.1 million

Project scope: Construction of roads, an elevated landscaped deck with lifts and staircases, roadside noise barriers, a supporting underground structure as enabling works to facilitate future construction of Trunk Road T2, improvement to three existing road junctions in Kowloon Bay, associated drainage, sewerage, water mains, roadworks, landscaping and other ancillary works.

Brief account of progress: Works contracts commenced in November 2015 for phased completion by 2019.

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PWP item no.: **65TR**

Project title: Detailed Feasibility Study for Environmentally Friendly Linkage System (EFLS) for Kowloon East

Date of upgrading to Category A: July 2015

Approved project
estimate:

\$92.3 million

Project scope:

- (a) evaluation of the most suitable green transport mode(s) for EFLS and formulation of a well-planned integrated multi-modal linkage system to enhance the connectivity of Kowloon East;
- (b) examination of financial viability and environmental acceptability as well as technical feasibility for EFLS;
- (c) examination of the impact of the proposed Kwun Tong Transportation Link on the use of the water body at the Kwun Tong Typhoon Shelter and Kai Tak Approach Channel and formulation of mitigation measures;
- (d) review and examination on the network development for EFLS; and
- (e) assessment on innovative designs, and arrangements for enhancing attractiveness and cost-effectiveness for EFLS.

Brief account of
progress:

A 2-month Interim public consultation on the Stage 1 of the Detailed Feasibility Study for EFLS for Kowloon East was completed on 2 July 2017. Comments so received are being consolidated. The second stage of the Detailed Feasibility Study for EFLS for formulation of its alignment, coverage and implementation programme was in progress. Public consultation on the outcome of the Study was planned for mid-2018.

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PWP item no.:

797CL (part upgraded from **469CL**)

Project title:

Kai Tak development – Stage 3B and 5A infrastructure works at former north apron area

Date of upgrading to Category A:	May 2016
Approved project estimate:	\$2,152.8 million
Project scope:	<p>Stage 3B – Construction of roads, an elevated landscaped walkway, a pedestrian subway, demolition of an existing flyover, road modification works, associated drainage, sewerage, watermains, landscaping and other ancillary works.</p> <p>Stage 5A – Construction of roads, a pedestrian subway, associated drainage including box culverts, sewerage, watermains, landscaping and other ancillary works.</p>
Brief account of progress:	Works contracts commenced in stages starting from September 2016 for substantial completion by phases by end 2020.
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PWP item no.:	237LP
Project title:	Kowloon East Regional Headquarters and Operational Base-cum-Ngau Tau Kok Divisional Police Station
Date of upgrading to Category A:	May 2016
Approved project estimate:	\$3,186 million
Project scope:	Demolition of existing vacated Kai Tak Operational Base (KTOB), construction of an integrated complex and demolition of building and facilities upon commissioning of the integrated complex
Brief account of progress:	Construction of the integrated complex commenced in July 2016 for completion in 2019.

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PWP item no.: **271ES**

Project title: A 30-classroom secondary school at Site 1A-2, Kai Tak development

Date of upgrading to Category A: June 2016

Approved project estimate: \$446.7 million

Project scope: Construction of a 30-classrooms secondary school and ancillary facilities

Brief account of progress: Construction commenced in December 2016 for completion in 2019.

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PWP item no.: **272RS**

Project title: Kai Tak Sports Park– construction works

Date of upgrading to Category A: June 2017

Approved project estimate: \$31,898 million

Project scope: Design, construction and operation of the Kai Tak Sports Park which occupied a site of around 28 hectare in the north apron of the former Hong Kong International Airport in Kai Tak comprising a multi-purpose Main Stadium, a Public Sports Ground, an Indoor Sports Centre, retail outlets and dining facilities and public open space.

Brief account of progress: Prequalification of tenderers completed in September 2017. Tender was invited.

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PWP item no.:	92MM (part upgraded from 87MM)
Project title:	New Acute Hospital at Kai Tak Development Area – preparatory works
Date of upgrading to Category A:	July 2017
Approved project estimate:	\$769.3 million
Project scope:	<p>(a) consultancy services for outline the sketch design and detailed design, as well as preparation of tender documentation and tender assessment for the proposed NAH and the adjoining section of the waterfront promenade; and</p> <p>(b) site investigations and minor studies (such as preliminary environmental review, tree and topographical surveys, utilities survey and survey for impact assessment studies, etc.).</p>
Brief account of progress:	<p>(a) Project has been entrusted to the Hospital Authority (HA). Consultants were engaged by HA in September 2017.</p> <p>(b) Tender for Foundation, Excavation & Lateral Support, and Basement Excavation Works was issued in March 2018.</p> <p>(c) Outline design of Main Building Works is in progress.</p>