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8 July 2019

Clerk to Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road, Central
Hong Kong
(Attn: Ms Doris LO)

Dear Ms Lo,

Public Works Subcommittee
Follow-up Actions to Meeting on 25 May 2019

At the Public Works Subcommittee meeting on 25 May 2019, Members requested supplementary information in relation to the agenda item on “469CL – Kai Tak development – infrastructure at north apron area of Kai Tak Airport”. The Government’s responses are at **Enclosure**.

Yours sincerely,



(Victor F Y CHAN)

for Secretary for Development

c.c.

Project Manager (East), Civil Engineering and Development Department

**Public Works Subcommittee
Follow-up to meeting on 25 May 2019 and
PWSC Paper No. PWSC(2019-20)6**

At the meeting on 25 May 2019, the Public Works Subcommittee discussed the PWSC Paper No. PWSC(2019-20)6. Members requested the Government to provide supplementary information on various issues. Our reply is set out below.

A. At the request of Dr Hon Helena WONG Pik-wan, the Government shall provide the following supplementary information:

- (a) a plan showing the extent, number and location of entrance/exit of the proposed Underground Shopping Street (USS), and advise whether connection points with the USS have been made in the Sung Wong Toi Station of MTR Shatin to Central Link (SCL); and**
- (b) the development mode for the USS, commercial floor area and opening hours to the public of the entrance/exit.**

Our reply to the questions (a) and (b) is as follows:

According to the approved Kai Tak Outline Zoning Plan No. S/K22/6, two USS are planned in the Kai Tak Development (KTD) to connect a number of development sites therein with Kowloon City and San Po Kong as well as the future Sung Wong Toi Station and Kai Tak Station of the SCL (see **Annex 1**). The Sung Wong Toi Station and Kai Tak Station of the SCL have both made provision for connection to the USS in the underground area of the stations.

The main sections of these two sections of USS will adjoin or pass through various development sites in the KTD. The Government has planned to develop the USS together with their adjacent development sites and would request the concerned developers to connect part of their retail floor areas with the USS to achieve synergy effect, and provide a comfortable and attractive shopping and walking environment.

Taking the sold development Sites 1 and 2 in Area 1F in KTD as an example, the land sale conditions of both sites have specified that the developers need to provide USS with connections and linkage to the at-grade footpath at Concorde

Road and an open space adjoining Kai Tak River respectively (see **Annex 1**). The relevant land sale conditions also require the developers to provide a minimum of 4,000 square metres of commercial gross floor area at the floor levels of the USS for each site. The Government plans to include similar requirements in the land sale conditions of the remaining development sites to be developed together with the USS.

Besides, to bring convenience to the public in using the USS, the relevant land sale conditions would require the developers to provide 24-hour barrier free pedestrian passages and entrances/exits connecting the ground level (except those entrances/exits connecting the Sung Wong Toi Station and Kai Tak Station of the SCL, the opening hours of which need to suit the station operation) (see **Annex 1**). The Government plans to implement the USS in KTD in stages to tie in with the land sale programmes of the relevant development sites and to impose suitable land sale conditions requiring the developers to build, manage and operate the USS connected with their sites.

- B. At the request of Hon Gary FAN Kwok-wai, the Government shall provide supplementary information on the specific comments provided by the Project Cost Management Office (PCMO) on the design and cost estimate of the proposed works, including but not limited to the pedestrian subway works.**

The views of the Development Bureau's PCMO on the proposed works was sought before submission to the Legislative Council for funding approval. The PCMO suggested the Civil Engineering and Development Department to refine the design of the proposed pedestrian subway. The PCMO also provided views on other aspects including pre-construction underground utilities investigation to enhance risk management, greening work at the proposed elevated walkway as well as referring construction costs of similar projects as benchmarks for comparison. On the whole, the PCMO was of the view that the design and cost estimate of the project were reasonable.

- C. At the request of Hon AU Nok-hin, the Government shall provide supplementary information on the design of entrance/exit and barrier free facilities of proposed modification/renovation of the proposed and existing subways included under the proposed works project.**

The design of entrance/exit and barrier free facilities of proposed

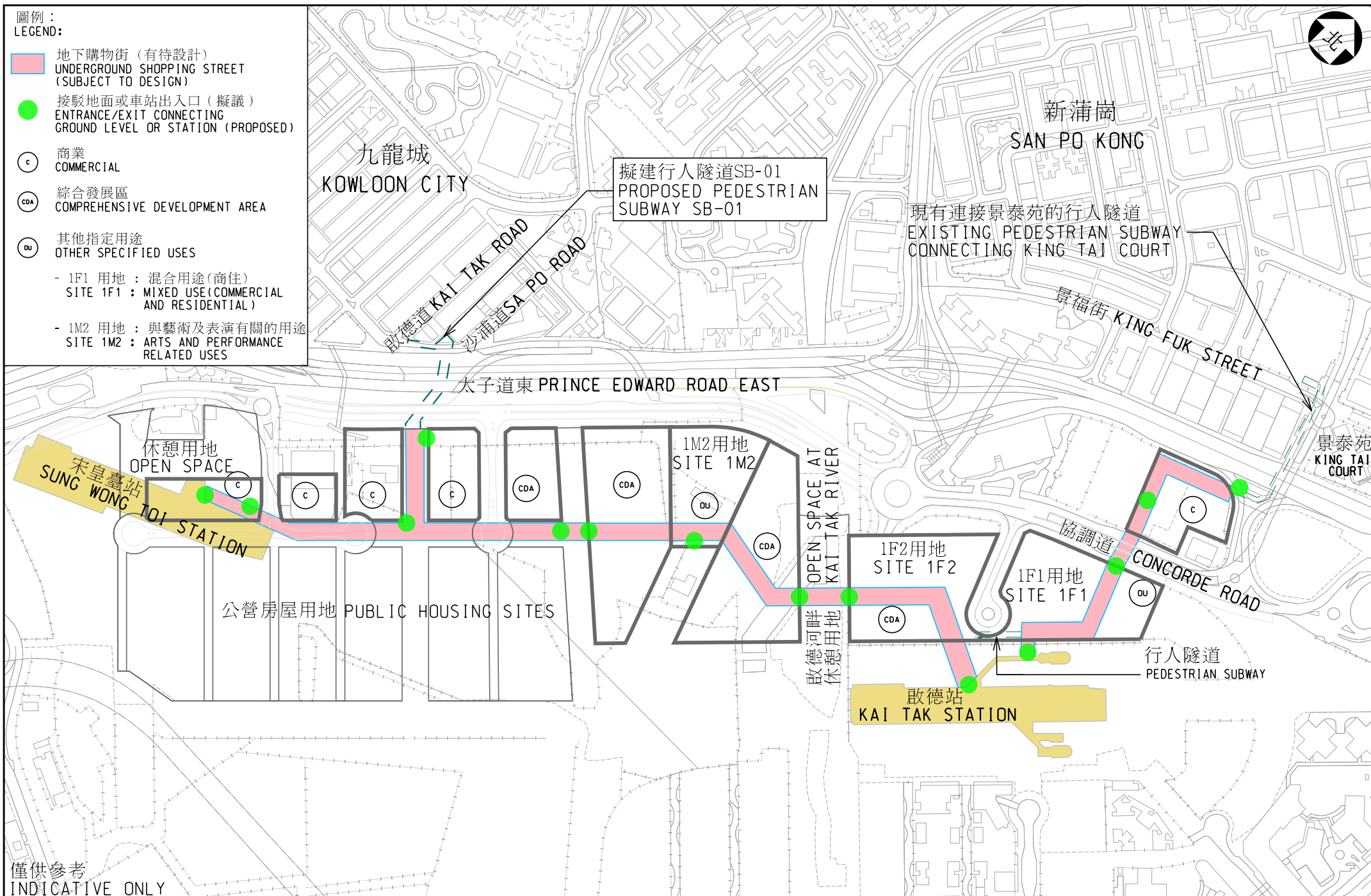
modification/renovation of the proposed and existing subways included under the proposed works project is at **Annex 2**.

Development Bureau

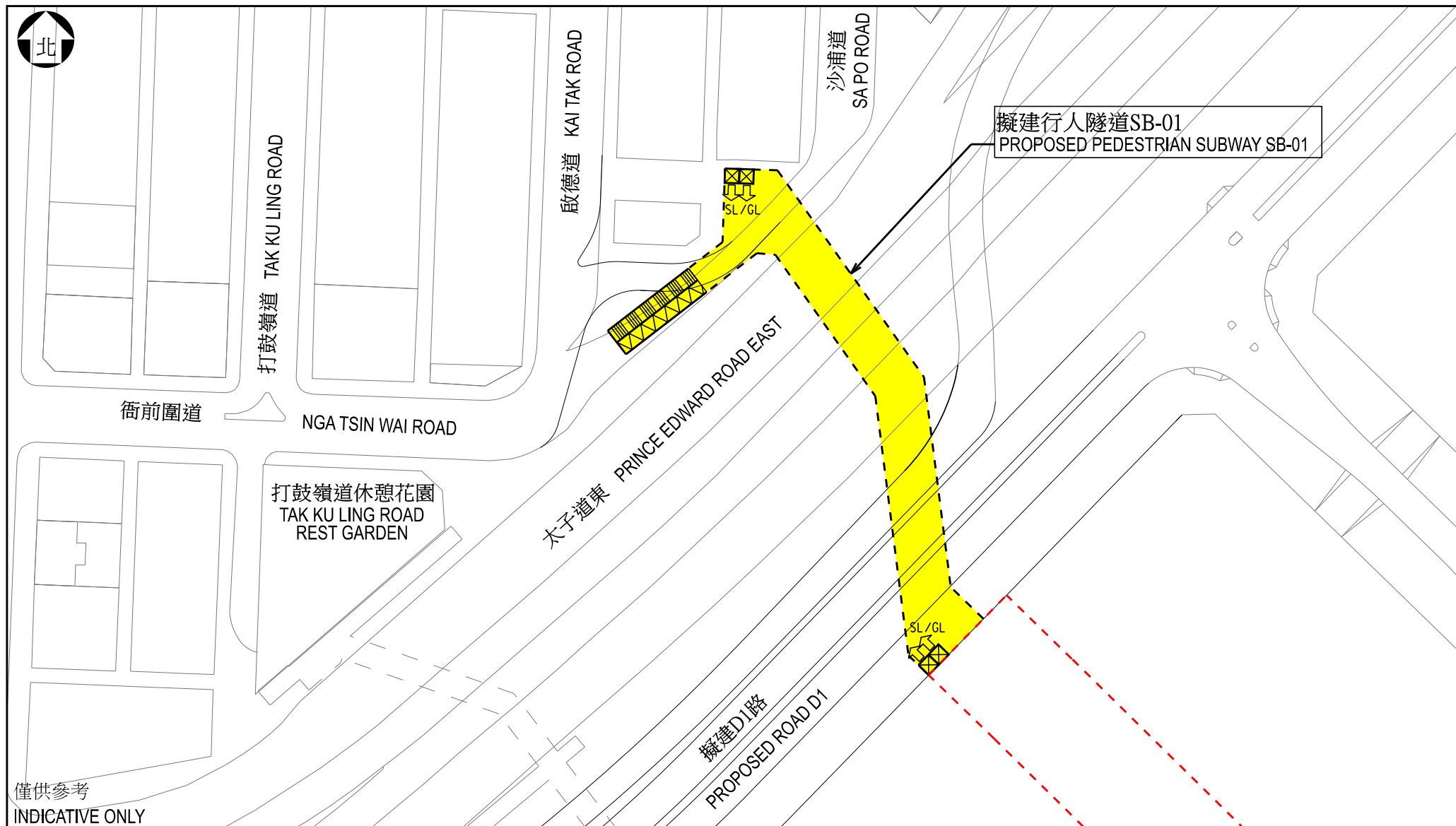
July 2019

圖例：
LEGEND:

- 地下購物街（有待設計）
UNDERGROUND SHOPPING STREET
(SUBJECT TO DESIGN)
- 接駁地面或車站出入口（擬議）
ENTRANCE/EXIT CONNECTING
GROUND LEVEL OR STATION (PROPOSED)
- 商業
COMMERCIAL
- 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- 其他指定用途
OTHER SPECIFIED USES
- 1F1 用地：混合用途(商住)
SITE 1F1: MIXED USE (COMMERCIAL
AND RESIDENTIAL)
- 1M2 用地：與藝術及表演有關的用途
SITE 1M2: ARTS AND PERFORMANCE
RELATED USES



啟德發展區 - 地下購物街及其出入口
KAI TAK DEVELOPMENT - UNDERGROUND SHOPPING STREETS AND THEIR ENTRANCES/EXITS



圖例 LEGEND:

- | | | | |
|--|---|--|---|
| | 擬建行人隧道
PROPOSED PEDESTRIAN SUBWAY | | 擬建升降機
PROPOSED LIFT |
| | 擬建有蓋樓梯
PROPOSED STAIRCASE WITH COVER | | 擬建有蓋自動扶梯
PROPOSED ESCALATOR WITH COVER |

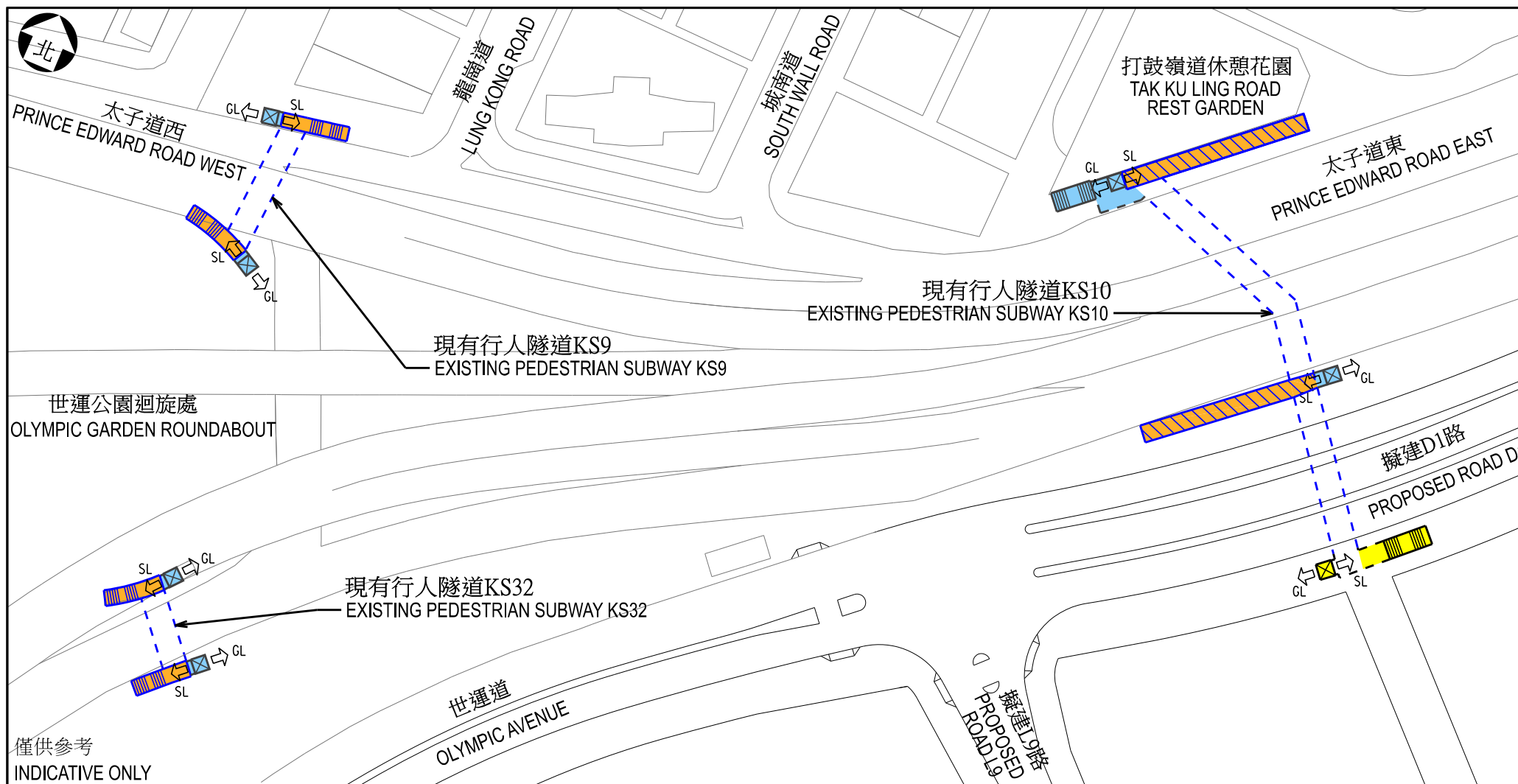
⇨ SL/GL 升降機行人隧道出口/地面出口
LIFT DOOR OPENING AT SUBWAY LEVEL/GROUND LEVEL

由私人發展商興建的地下購物街
UNDERGROUND SHOPPING STREET
TO BE CONSTRUCTED BY PRIVATE DEVELOPER




圖則名稱 Drawing Title



擬建行人隧道SB01出入口的設計及無障礙設施

DESIGN OF ENTRANCE/EXIT AND BARRIER FREE FACILITIES OF PROPOSED PEDESTRIAN SUBWAY SB-01



圖例 LEGEND :

-  翻新現有行人隧道
EXISTING PEDESTRIAN SUBWAY TO BE RENOVATED
-  /  擬建有蓋樓梯 / 升降機
PROPOSED STAIRCASE WITH COVER / LIFT
-  /  現有樓梯 / 斜道加建上蓋
PROPOSED COVER AT EXISTING STAIRCASE / RAMP

 /  在另一項工程項目推展中的樓梯 / 升降機
(在KS10的上蓋由469CL工程計劃下提供)
STAIRCASE / LIFT BEING IMPLEMENTED BY OTHER PROJECT
(COVER AT KS10 TO BE PROVIDED UNDER 469CL)

-  SL 升降機行人隧道出口
LIFT DOOR OPENING AT SUBWAY LEVEL
-  GL 升降機地面出口
LIFT DOOR OPENING AT GROUND LEVEL

圖則名稱 Drawing Title

擬改建／翻新現有行人隧道KS9,KS10及KS32出入口的設計及無障礙設施

DESIGN OF ENTRANCE/EXIT AND BARRIER FREE FACILITIES OF PROPOSED MODIFICATION/RENOVATION OF EXISTING PEDESTRIAN SUBWAY KS9, KS10 AND KS32