

**Harbour-front Enhancement Committee (HEC)**

**Kai Tak Development**  
**Implementation Plan and Progress Update on Infrastructure Works under Design**

**Purpose**

This paper provides Members with an overview of the current implementation plan for the Kai Tak Development (KTD) and the design of infrastructure works planned to start in Q3-2009.

**Background**

2. On 15 December 2008, we updated Members about the progress of the KTD. On 20 January 2009, we briefed the Legislative Council Panel on Development about the current implementation plan for the KTD and the scope of the first batch of KTD-related infrastructure projects being planned for funding application in Q2-2009. There are five items of the KTD-related infrastructure involved. Three items are for design of infrastructure works and two for construction of advance works to serve early developments including the Cruise Terminal, public housing and government offices. Then on 21 January 2009, we consulted the EIA Sub-committee of the Advisory Council on the Environment on the findings of the Environmental Impact Assessment (EIA) Report. Our target is to obtain statutory approval to the EIA report in the first quarter of 2009. We also consulted the Kwun Tong District Council, Wong Tai Sin District Council and Kowloon City District Council on 6 January, 6 January and 22 January 2009 respectively about the three items for design of KTD infrastructure works, which the District Councils expressed support and urged for early implementation.

**Implementation Plan**

3. The KTD involves many interrelated projects which have close relations with one another, as shown in the approved Kai Tak Outline Zoning Plan No. S/K22/2 (a copy at **Annex 1**). Given the scale and complexity of KTD, we have grouped the projects into three packages with target completion in 2013, 2016 and 2021.

Package A – Target completion 2013 (Annex 2)

- (a) Developments at North Apron
  - Public Housing Development
  - Two Primary Schools and one Secondary School
  - Kai Tak Government Offices
  
- (b) Developments at Runway
  - Cruise Terminal (first berth)
  - Runway Park
  
- (c) Kwun Tong Public Cargo Working Area
  - Waterfront Promenade (construction of 200m section for completion in 2009)
  
- (d) Supporting Infrastructure
  - District Cooling System (first phase)
  - Roadworks, pedestrian links, water supply, drainage and sewerage systems

Package B – Target completion 2016 (Annex 3)

- (a) Strategic Transport Links
  - Route 6 (Central Kowloon Route, Trunk Road T2, Tseung Kwan O – Lam Tin Tunnel)
  - Shatin-to-Central Link (Tai Wai to Hung Hom section)
  
- (b) Developments at North Apron
  - Sites for residential/commercial developments (part)
  - Underground Streets to Kowloon City/San Po Kong
  - Kai Tak River
  
- (c) Developments at Runway
  - Cruise Terminal building (including second berth)
  - Tourism Node
  - Heliport
  - Bio-remediation of the Kai Tak Approach Channel and the Kwun Tong Typhoon Shelter
  
- (d) Supporting Infrastructure
  - District Cooling System (second phase)
  - Roadworks, pedestrian links, water supply, drainage and sewerage systems

Package C – Target completion 2021 (Annex 4)

- (a) Developments at North Apron
  - Multi-Purpose Stadium Complex
  - Sites for residential/commercial developments (remaining)
- (b) Developments at Runway
  - Metro Park (24 hectares)
  - Sites for residential/commercial developments
- (c) Developments at South Apron
  - Sites for commercial developments
- (d) Transport Links
  - Monorail and Bridge Link (subject to study)
- (e) Supporting Infrastructure
  - District Cooling System (final phase)
  - Roadworks, water supply, drainage and sewerage systems

4. We plan to seek funds in Q2-2009 for design or construction of the following five KTD infrastructure projects<sup>1</sup> -

PWP item	Planned Submissions on Infrastructure Projects
	Package A
<b>7711CL/B</b>	Part-upgrade to Category A for the construction of Infrastructure works to serve early developments at runway area, including the phase 1 berth of the Cruise Terminal and Runway Park.
<b>7469CL/B</b>	Part-upgrade to Category A for the construction of infrastructure works to serve public housing and government offices
	Package B
<b>7785TH/B</b>	Part-upgrade to Category A for design of Trunk Road T2 (part of Route 6)

<sup>1</sup> In addition to CEDD's five PWP Items, EMSD plan to upgrade 5045CG/B to Category A for the design, construction and operation of the district cooling system to serve developments in all packages of KTD. Also, DSD plan to upgrade 4357DS/B to Category A for the construction of a sewerage system, comprising 2 new sewage pumping stations, 1.7 km of sewage mains and associated landscaping works in Kowloon City to intercept sewage in the hinterland areas of KTD.

<b>7702CL/B</b>	Part-upgrade to Category A for design of infrastructure to serve developments at the south apron and runway.
<b>7465CL/B</b>	Part-upgrade to Category A for design of bio-remediation treatment of contaminated sediments and creation of a 600-m wide decked opening in the ex-runway.

### **Advance Infrastructure Works under Design**

5. To expedite the KTD, we have already undertaken design of two advance packages of infrastructure works, which are planned for commencement on site in Q3-2009, programmed to serve early developments at Kai Tak as below.

#### Infrastructure works to serve public housing, schools and government offices

6. The works in this package comprise realignment of the existing Concord Road and construction of local roads L2 and L3 to serve the two public housing sites (population about 33,000, first intake early 2013), schools and Kai Tak Government Offices (occupation early 2014).

7. Following provisions made in the approved Kai Tak OZP to overcome the barrier of Prince Edward Road East, a 12m wide landscaped walkway to link San Po Kong and a landscaped footbridge to link with the existing Rhythm Garden will be built. Three existing subways connecting Kai Tak across Prince Edward Road East will be enhanced to improve its attractiveness to pedestrians. Please see **Annex 5**.

#### Infrastructure works to serve early developments at runway area

8. The works in this package comprise a 2-lane road and associated services in the runway area to serve the early developments, including the phase 1 berth of the Cruise Terminal (commissioning mid 2013) and the Runway Park (completion 2012/13). Included in the works are construction of public landing steps cum fire boat berth, modification of the existing Taxiway Bridge, and a sewage pumping station (SPS).

9. The SPS has been designed to create an aesthetic pleasing appearance in harmony with the surrounding environment. In general, the design of the SPS is contemporary with a touch of an “Aviation” image reflected in the use of metallic cladding as wall finishing material. Landscape screening trees will be provided along the boundary wall of the SPS and green roof will also be adopted for better integration with the proposed surrounding greenery of the Runway Park.

10. The road will be constructed with wide footpath ranging from 5m to 6.75m plus planting strip to screen the pedestrian from the traffic. For the section of road along the northern shore of the runway, the planting strip will be located along the waterfront to create a green edge with a line of trees. To shield the unsightly construction activities from passing traffic and pedestrians, a hoarding is proposed along the road edge, beyond which will be a construction site. Also, the existing Taxiway Bridge will be enhanced for carrying pedestrians, vehicles and services. The proposals are as shown at **Annex 6** and **Annex 7**.

### **Next Step**

11. Apart from the above, we plan to start in the second half of 2009 design of Trunk Road T2, infrastructure at the south apron and runway and bio-remediation treatment of contaminated sediments and creation of a 600-m wide decked opening in the runway. Please see **Annex 8**. We will further consult the public, including the HEC and associated district councils, on the design of these works at appropriate time during the design stage.

### **Attachments**

**Annex 1** – Kai Tak Outline Zoning Plan No. S/K22/2

**Annex 2** – Package A – Target completion 2013

**Annex 3** – Package B – Target completion 2016

**Annex 4** – Package C – Target completion 2021

**Annex 5** – Infrastructure works to serve public housing and government offices

**Annex 6** – Infrastructure works to serve early developments at runway area (1 of 2)

**Annex 7** – Infrastructure works to serve early developments at runway area (2 of 2)

**Annex 8** – Design items to start in the second half of 2009

**Civil Engineering and Development Department**  
**February 2009**