

Task Force on Kai Tak Harbourfront Development

For information
on 29 March 2018

TFKT/02/2018

Kai Tak Development Progress Report as of February 2018

PURPOSE

This report updates Members on the general progress of Kai Tak Development (KTD).

BACKGROUND

2. KTD, covering an area of over 320 hectares, is a mega-sized and highly complex development project in the urban area offering a unique opportunity for transforming the ex-airport site for the future growth of Hong Kong, and at the same time providing an impetus for stimulating regeneration of the adjoining older districts. It also forms part of the Energizing Kowloon East initiative of transforming the industrial areas at Kowloon Bay and Kwun Tong together with KTD into another Core Business District (CBD). A master development plan¹ was drawn up in early 2009 for the phased implementation of KTD projects. KTD has already witnessed the completion of various projects starting from 2013.

CURRENT SITUATION

3. Given the scale and complexity of KTD, the project is being implemented in phases. Projects and development includes the Kai Tak Cruise Terminal Building and its two berths, Kai Tak Fire Station cum Ambulance Depot, public rental housing, Trade and Industry Tower, two primary schools, Kai Tak Cruise Terminal Park, Kwun Tong Promenade, Runway Park Phase I, Phase 1 improvement works at Kai Tak Approach Channel and Kwun Tong Typhoon Shelter, early phases of District Cooling System (DCS) and associated infrastructure works, all of which have been

¹ Please refer to Legislative Council paper No. CB(1)570/08-09(03) for discussion at the Panel on Development on 20 January 2009.

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progressively completed since 2013. The building construction of Hong Kong Children's Hospital was also substantially completed in Q3 2017.

4. Major public works items currently under construction include Kowloon East Regional Headquarters and Operational Base cum Ngau Tau Kok Divisional Police Station, a secondary school, portion of the Shatin to Central Link, portion of Central Kowloon Route, reconstruction and upgrading of Kai Tak Nullah in KTD area, further phases of DCS, and various stages of major infrastructure works.

5. Major projects under planning and/or design include Trunk Road T2 forming part of the strategic Route 6, Kai Tak New Acute Hospital, Government Flying Services Kai Tak Division, the Animal Management and Animal Welfare Building Complex, Lung Tsun Stone Bridge Preservation Corridor, remaining package of DCS, waterfront promenade adjacent to the Hong Kong Children Hospital, Station Square, Hoi Sum Park Extension, Sung Wong Toi Park, Runway Park Phase II, Metro Park, Music Fountains at Kwun Tong Promenade, remaining waterfront promenades, Phase 1 improvement works at Kai Tak Approach Channel and Kwun Tong Typhoon Shelter, and other stages of major infrastructure works and open space projects. Avenue Park, Kai Tak Sports Park and Inland Revenue Tower are now in the tender stage.

6. Various studies on KTD are on-going, including the Stage 2 Detailed Feasibility Study of Environmentally Friendly Linkage System, two studies for Kai Tak Fantasy, Urban Design Review Study for Former Runway as well as Study on Design Control and Guidelines for Kai Tak promenade.

7. For the cycle track network, the Task Force on Kai Tak Development, the respective Committees of Kowloon City, Kwun Tong, and Wong Tai Sin District Councils, and the concerned cycling associations were consulted on the recommendations of the cycle track network study and the proposed pilot project at Kwun Tong Promenade in September/October 2017 with general support received. The Pilot Project of Shared-use Pavement for Cyclists and Pedestrians, i.e. the GreenWay, was planned to start in Q2 2018.

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8. Tables together with drawings at Annexes A to F showing the progress and locations of projects and studies, pedestrian connections with hinterlands and public transport services are attached. Members are invited to note the latest progress of KTD. Advice and comments are welcome.

ATTACHMENTS

Tables Summarizing Progress on KTD

Annex A - Major Roadworks and Transportation

Annex B - Major GIC Building / Facilities

Annex C - Open Space Projects

Annex D - Studies on KTD

Annex E - Pedestrian Connections with Hinterlands

Annex F - Public Transport Services

**Kai Tak Office, East Development Office
Civil Engineering and Development Department
March 2018**

Task Force on Kai Tak Harbourfront Development Tables Summarizing Progress on Kai Tak Development (as at **February 2018**)

A. Major Roadworks and Transportation ([Annex A](#))

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date (Status in last report)	Progress/Remarks (Status in last report)
Projects Completed				
1	Stage 1 advance infrastructure works for developments at the southern part of the former runway	CEDD	May 2013	Roads opened for public use
2	Stage 1 infrastructure works at former north apron	CEDD	May 2013	Roads opened for public use
3	Stage 2 infrastructure works at former north apron	CEDD	Jun 2015	Roads opened for public use
4	Stage 3A infrastructure at former north apron	CEDD	Jun 2017	Works substantially completed
Projects under Construction				
5	Stage 4 infrastructure at former north apron	CEDD	Jun 2018 (End 2017)	Construction in progress
6	Stage 2 Infrastructure works for developments at the southern part of former runway	CEDD	2019	Construction in progress

Remark : Latest updates in this report are highlighted in red.

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date (Status in last report)	Progress/Remarks (Status in last report)
7	Stage 3 infrastructure works for developments at the southern part of the former runway	CEDD	2019	Construction in progress
8	Stage 5A infrastructure at former north apron area	CEDD	2020	Construction in progress.
9	Stage 3B infrastructure at former north apron area	CEDD	2020	Construction in progress.
10	Shatin-to-Central Link (SCL) (Tai Wai to Hung Hom Section)	HyD	2019	Construction in progress.
11	Route 6 (Central Kowloon Route)	HyD	2025	Construction in progress.
Projects under Planning/Design				
12	Stage 5B infrastructure at former north apron area	CEDD	Under review	Design in progress.
13	Local Roads at former south apron area	CEDD	Under review	Design in progress. (Kowloon City District Council (DC), Wong Tai Sin DC, Kwun Tong DC and the Task Force on Kai Tak Harbourfront Development (KTTF) were consulted in Q2 2017. The gazette notice of part of Road L10, L18, S20, extension of Kai Hing Road and footbridge FB02 was issued on 18 August 2017)

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date (<i>Status in last report</i>)	Progress/Remarks (<i>Status in last report</i>)
14	Road D3 (Metro Park Section)	CEDD	Under review	Design in progress. For the conceptual design of waterfront promenade and open space, KTF and the Kowloon City District Council will be consulted in March and April 2018.(Kowloon City DC, Wong Tai Sin DC and Kwun Tong DC and the KTF were consulted on Road D3 (Metro Park Section) at the former runway in Q2 2017. The gazette notice of Road D3 (Metro Park Section) was issued on 21 July 2017.)
15	Route 6 (Trunk Road T2)	CEDD	Under review	Design in progress. Subject to funding approval, the project is targeted to commence in 2019/20 for completion by 2025/26.

B. Major GIC Buildings/Facilities (Annex B)

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date (Status in last report)	Progress/Remarks (Status in last report)
Projects Completed				
1	Kai Tak Fire Station cum Ambulance Depot	ArchSD	Jun 2013	In use
2	District Cooling System (DCS) – Phases I and II	EMSD	2013 & 2014	In use
3	Kai Tak Cruise Terminal and its two berths	ArchSD & CEDD	Jun 2013 & Sep 2015	In use
4	Improvement works at KTAC and KTTS (Phase I)	CEDD	July 2014	Completed
5	Trade and Industry Tower	ArchSD	Apr 2015	In use
6	2 Primary Schools	ArchSD	Dec 2015	In use
7	Hong Kong Children's Hospital (HKCH)	ArchSD	Sep 2017	Building works completed. Commissioning was scheduled for Q4 2018.
8	DCS – Phase III (Package A)	EMSD	Dec 2017	Completed
Projects under Construction				
9	Reconstruction and upgrading of Kai Tak Nullah	CEDD	Q2 2018	Construction in progress
10	DCS – Phase III Packages B & C	EMSD	Package B: End 2018 Package C: End 2020	Construction in progress
11	Kowloon East Regional Headquarters and Operational Base cum Ngau Tau	ArchSD	2019	Construction in progress

	Kok Divisional Police Station			
12	Secondary School	ArchSD	2019	Construction in progress

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date (Status in last report)	Progress/Remarks (Status in last report)
Projects under Planning/Design				
13	Inland Revenue Tower	ArchSD	2022 (Under review)	Scheduled to consult Public Works Subcommittee (PWSC) and Finance Committee (FC) in the first half of 2018 (Tenders for D&B Contract were returned in April 2017. Tender Assessment is in progress)
14	Kai Tak Sports Park	HAB	2022-23	Prequalified tenderers were being invited for tender submission by Jun 2018 (Applications for prequalification of tenderers closed on 21 July 2017 and assessment is in progress Funding was approved by FC on 23 June 2017.)
15	DCS – Remaining Package	EMSD	2021 (Under review)	Tenders invitation in progress (Under planning/design)
16	New Acute Hospital (NAH)	ArchSD/HA	2024 (Under review)	Foundation works contract was planned to commence in Q3 2018 subject to funding approval (FC approved the funding application for the Preparatory Works of the NAH on 19 July 2017)
17	Improvement works at KTAC and KTTS (Phase II)	CEDD	Under review	Under investigation

18	Government Flying Services Kai Tak Division	CEDD	Under review	Design in Progress
19	AFCD Animal Management & Animal Welfare Building Complex	FHB/ArchSD	Under review	Design in Progress

C. Open Space Projects (Annex C)

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date (Status in last report)	Progress/Remarks (Status in last report)
Projects Completed				
1	Kwun Tong Promenade	LCSD / ArchSD	Jan 2010 & May 2015	In use
2	Kai Tak Cruise Terminal Park	LCSD / ArchSD	Oct 2013	In use
3	Runway Park Phase 1	LCSD / ArchSD	Jun 2014	In use
Projects under Construction				
Nil				
Projects under 5-year plan for Sports and Recreation Facilities				
4	Waterfront Promenade adjacent to the HKCH	LCSD / ArchSD	2020 (Q3 2019)	Funding approval from PWSC and FC to be sought <ul style="list-style-type: none"> - (Detailed design completed. - The Panel on Home Affairs of the LegCo was consulted on 26 April 2017. - We will consult the Public Works Subcommittee and seek funding approval from FC in due course)
5	Avenue Park	LCSD / ArchSD	Q4 2020	Funding approval from PWSC and FC to be sought <ul style="list-style-type: none"> - (The Panel on Home Affairs of the LegCo was consulted on 26 June 2017. - Feasibility on provision of cycle track was being studied in view of comments received recently.)
6	Station Square	LCSD / ArchSD	Under Review	- Detailed design in progress

				<ul style="list-style-type: none"> - Funding approval from PWSC and FC to be sought. - (Consultation to KTTF was held on 24 February 2017. Outline design was supported by KTTF.)
Item	Project Title	Responsible Party	Actual / Anticipated Completion Date (Status in last report)	Progress/Remarks (Status in last report)
7	Hoi Sham Park Extension, To Kwa Wan	LCSD / ArchSD	Under Review	Design in progress
8	Sung Wong Toi Park	LCSD / ArchSD	Under Review	Under planning/design
Other Open Space Projects under Planning/Design				
9	Lung Tsun Stone Bridge Preservation Corridor (LTSBPC)	LCSD / ArchSD	Under Review	Design in progress
10	Remaining Waterfront Promenade	LCSD / ArchSD	Under Review	Under planning/design.
11	Runway Park Phase II	LCSD / ArchSD	Under Review	Under planning/design
12	Metro Park	LCSD / ArchSD	Under Review	Under planning/design
13	Signature Project Scheme – Music Fountains at Kwun Tong Promenade	HAB	Under Review	<ul style="list-style-type: none"> - Supported by Panel of Home Affairs in Dec 2017. - Targeted to consult PWSC/FC in current LegCo session. <p>Under planning/design Target for phased completion in 2020-2022 subject to funding approval in 2018.</p>

D. Studies on KTD (Annex D)

Item	Study Subject	Responsible Party	Project Progress (Status in last report)	Date(s) of Discussion at the KTF (Status in last report)
1	Environmental Friendly Linkage System (EFLS)	CEDD	<p>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.</p> <p><i>(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)</i></p>	<p>Scheduled for mid-2018 tentatively</p> <p><i>(27th Meeting on 7 June 2017)</i></p>
2	Kai Tak Fantasy (KTF)	EKEO	<p>EKEO consulted the KTF on 8 September 2017, as well as Kwun Tong and Kowloon City District Councils on 1 August and 14 September 2017 respectively on the Preliminary Outline Development Plan for Kwun Tong Action Area and the water body co-use proposals. The public will be consulted on the design of the Runway Tip in 2018.</p> <p><i>(EKEO is taking forward the KTF initiative under two studies, namely the Planning and Urban Design Review for Developments at Kai Tak Runway Tip and the Planning and Engineering Study on KTAA - Feasibility Study.)</i></p>	<p>28th Meeting on 8 September 2017</p>

Item	Study Subject	Responsible Party	Project Progress (Status in last report)	Date(s) of Discussion at the KTTF (Status in last report)
3	Cycle Track Network in KTD	CEDD	<p>The feasibility study to examine in detail the proposed cycle track network, its ancillary facilities including rental and parking provision, operation and management framework and implementation strategy was substantially completed. <i>KTTF, the respective Committees of Kowloon City, Kwun Tong, and Wong Tai Sin DCs, and the concerned cycling associations were consulted on the study recommendations and the proposed pilot project at Kwun Tong Promenade in September/October 2017 with general support received. The Pilot Project of Shared-use Pavement for Cyclists and Pedestrians, i.e. the GreenWay, was planned to start in Q2 2018.</i></p> <p><i>(A feasibility study is ongoing for substantial completion in end 2017 to examine in more detail the proposed cycle track network, its ancillary facilities including rental and parking provision, operation and management framework and implementation strategy. Public consultation on the findings will be conducted in September 2017.)</i></p>	27 th Meeting on 8 September 2017

Item	Study Subject	Responsible Party	Project Progress (Status in last report)	Date(s) of Discussion at the KTTF (Status in last report)
4	Urban Design Review Study for Former Runway	CEDD	<p>Refinements to Urban Design Control Measures were being made for incorporation into the Conditions of Sale of development sites.</p> <ul style="list-style-type: none"> - (Taking into account comments received during the consultation on the proposed amendment of Kai Tak OZP in end 2016, CEDD undertook an urban design review study for former runway. - The enhanced urban design proposal in former runway was discussed in the Harbourfront Commission meeting on 13 December 2016 and a workshop with members of KTTF on 18 January 2017. Taking into account members' comments, it was proposed that the pedestrian connectivity in former runway should be further improved. The proposal of connectivity improvement together with matters in relation to OZP amendment were discussed in the Kai Tak Task Force meeting of April 2017.) 	26 th Meeting on 5 April 2017
5	Study on Design Control and Guidelines for Kai Tak Promenade	CEDD	<p>A Value Management workshop was held on 17th November 2017 with participation of members of KTTF, Kowloon City District Council, Kwun Tong District Council and representatives of government departments and bureaux for exchanging views on the conceptual promenade proposal along Road D3 (Metro Park Section).</p> <p>The draft design guideline of Kai Tak promenade was scheduled</p>	30 th Meeting on 29 March 2018

			<p>to consult members of KTTF on 29 March 2018.</p> <p><i>(Workshops were held on 23 March 2017 and 16 June 2017 with members of KTTF for exchanging views on the preliminary conceptual proposal of the promenade.)</i></p>	
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E. Pedestrian Connections with Hinterlands (Annex E)

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date (Status in last report)	Progress/Remarks (Status in last report)
Connecting KTD and To Kwa Wan				
A1	At-grade crossing at To Kwa Wan Road/Sung Wong Toi Road	CEDD	Mid 2018 (Mid 2017)	Construction in progress
A2	At-grade crossing/footbridge crossing over Sung Wong Toi Road	CEDD	Under review	Under planning/design
A3	At-grade crossing at Olympic Avenue	CEDD	Under review	Under planning/design
Connecting KTD and Kowloon City				
B1	Enhance and extend existing subways at Olympic Garden (B1)	CEDD	Under review	Under planning/design
B2	Enhance existing subway underneath Prince Edward Road East	CEDD	Under Review	Under planning/design
B3	Subway to connect Nga Tsin Wai Road to USS	CEDD	Under review	Under planning/design
B4	Subway to connect Lung Tsun Stone Bridge Preservation Corridor with Shek Ku Lung Road Playground	CEDD	2020	Construction in progress
B5	Subway adjacent to Kai Tak River	CEDD	Under review	Under planning/design
Connecting KTD and San Po Kong				
C1	Enhance existing subway at the interchange between Prince Edward Road East and Choi Hung Road	CEDD	May 2013	In use
C2	Curvilinear landscaped elevated walkway connecting the Latitude	CEDD	May 2013	In use
C3	Subway to connect King Tai Court and Underground Shopping Street	CEDD	Nov 2017 (Mid 2017)	In use (Construction in progress)

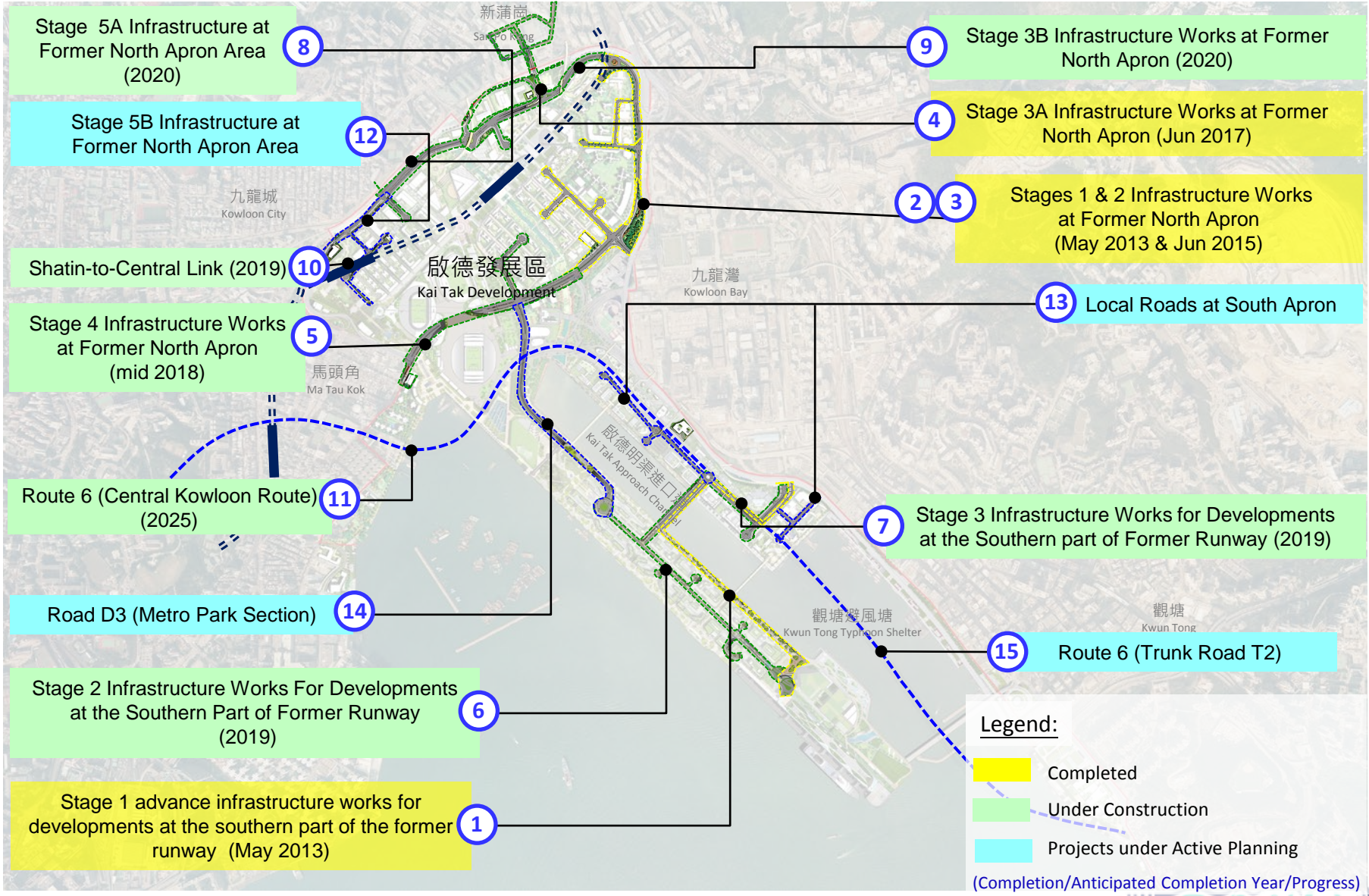
Item	Project Title	Responsible Party	Actual / Anticipated Completion Date (Status in last report)	Progress/Remarks (Status in last report)
C4	Enhance existing subway underneath Prince Edward Road East and extend to connect to open space adjoining Rhythm Garden	CEDD	Nov 2017 (Mid 2017)	In use (Construction in progress)
C5	Landscaped elevated walkway to connect to open space	CEDD	2020	Construction in progress
C6	Footbridge to connect Rhythm Garden	CEDD	May 2013	In use
Connecting KTD and Choi Hung				
D1	Subway to connect to Choi Hung Estate	CEDD	2020	Construction in progress
D2	Enhance existing subway near Ping Shek Estate/ Choi Hung Estate	CEDD	May 2013	In use
D3	Enhance at-grade crossing near Richland Gardens	CEDD	May 2013	In use
Connecting KTD and Kowloon Bay				
E1	Several at-grade crossings via Eastern Road and Kai Wah Street	CEDD	May 2013	In use
E2	Elevated walkway from Kowloon Bay International Trade & Exhibition Centre across Kai Fuk Road through north of South Apron area to Metro Park	CEDD	Under Review	Under planning/design
E3	Extension/modification of existing footbridge above Kai Fuk Road	CEDD	Under Review	Under planning/design
E4	Landscape elevated walkway to connect Kai Tak New Acute Hospital	HA/CEDD (CEDD)	Under Review	Under planning/design
E5	Existing underpass underneath Kwun Tong Bypass	-	-	In use
E6	Enhance existing at-grade crossing at Cheung Yip Street/Hoi Bun Road	CEDD	Under Review	Under planning/design
E7	Existing at-grade crossings across Hoi Bun Road	-	-	In use
Connecting KTD and Kwun Tong				

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date (Status in last report)	Progress/Remarks (Status in last report)
F1	Enhance several at-grade crossing along Hoi Bun Road	HyD	Dec 2017 (Under Review)	In use (Under planning/design)
F2	Bridge link to connect Kwun Tong waterfront with Kai Tak Point	CEDD	Under Review	Under planning/design

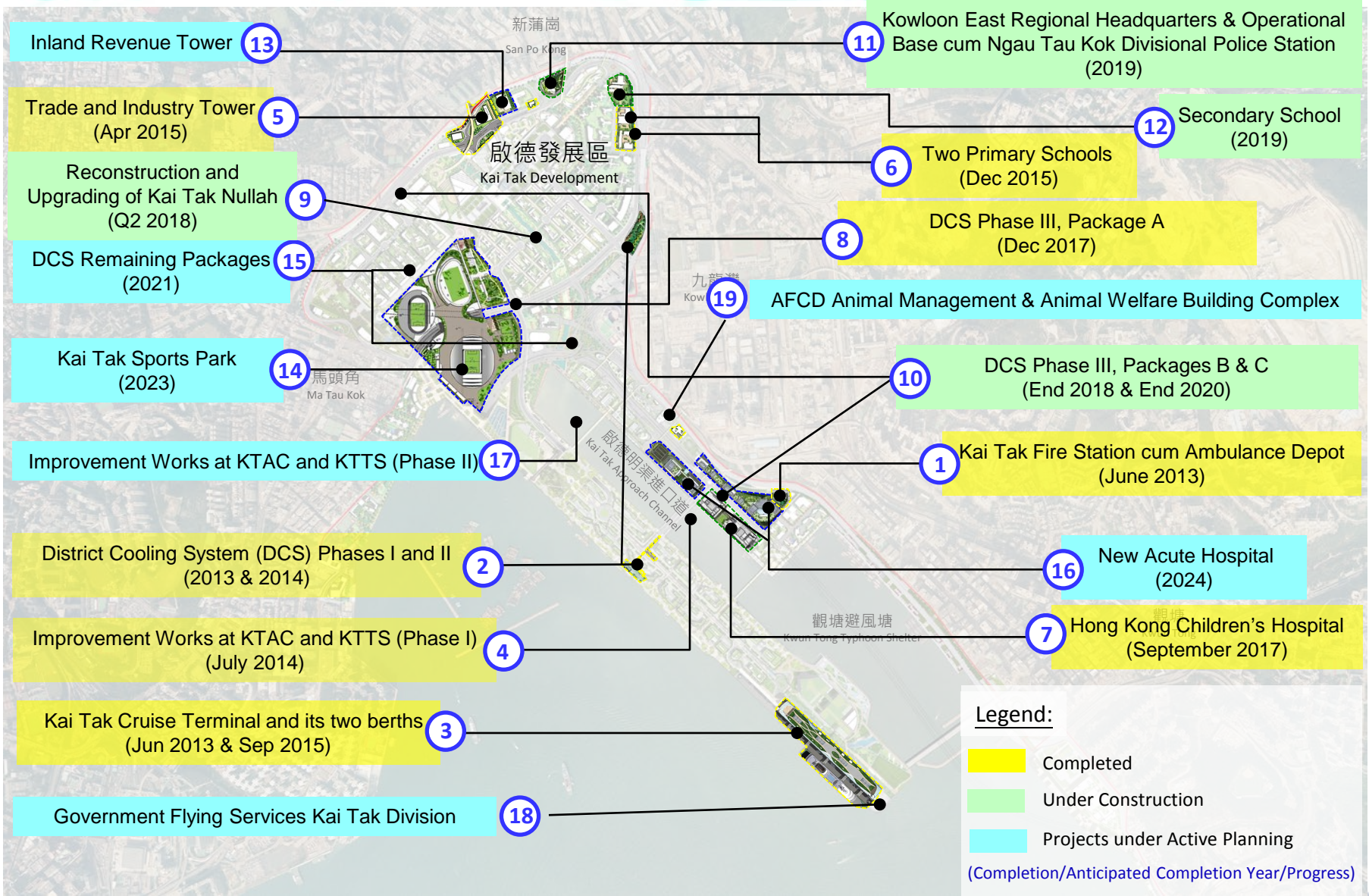
F. Public Transport Network/Services in KTD (Annex F)

- To improve the transportation network to the former runway of KTD, the disused pier adjacent to the ex-fire station at the Kai Tak Runway was upgraded and re-opened in March 2016. Scheduled ferry service between North Point and Kwun Tong via the Runway Park Pier is in operation.
- To tie in with the development progress and population growth of the KTD, facilities such as taxi stands, minibus and bus stops have been provided. Also, planning for the timely provision of road-based public transport services for the KTD, such as introducing new franchised bus/green minibus (GMB) routes and adjusting existing services, have been underway.
- There are currently 8 franchised bus routes and 2 GMB routes serving the completed developments such as Kai Ching Estate, Tak Long Estate and Kai Tak Cruise Terminal in the KTD. Such routes mainly provide access to Hong Kong Island, Kowloon East and Yau Tsim Mong. To tie in with the development of Kai Tak, including the phased commissioning of the Hong Kong Children's Hospital (HKCH) tentatively in late 2018, the Transport Department(TD)'s Bus Route Planning Programmes 2018-2019 have included the introduction of 3 franchised bus routes as listed below to strengthen the transport link of Kai Tak with Island East and Kowloon. An additional GMB route between Yau Tong and HKCH was also planned.
 - (i) Kowloon City (Shing Tak Street) to Sai Wan Ho (Grand Promenade) via the KTD (morning peak only service);
 - (ii) Between Kai Tak (Muk Ning Street) and Tai Kok Tsui (Island Harbourview); and
 - (iii) Between Kai Tak Cruise Terminal and Kowloon Tong (Festival Walk) via the Hong Kong Children's Hospital.

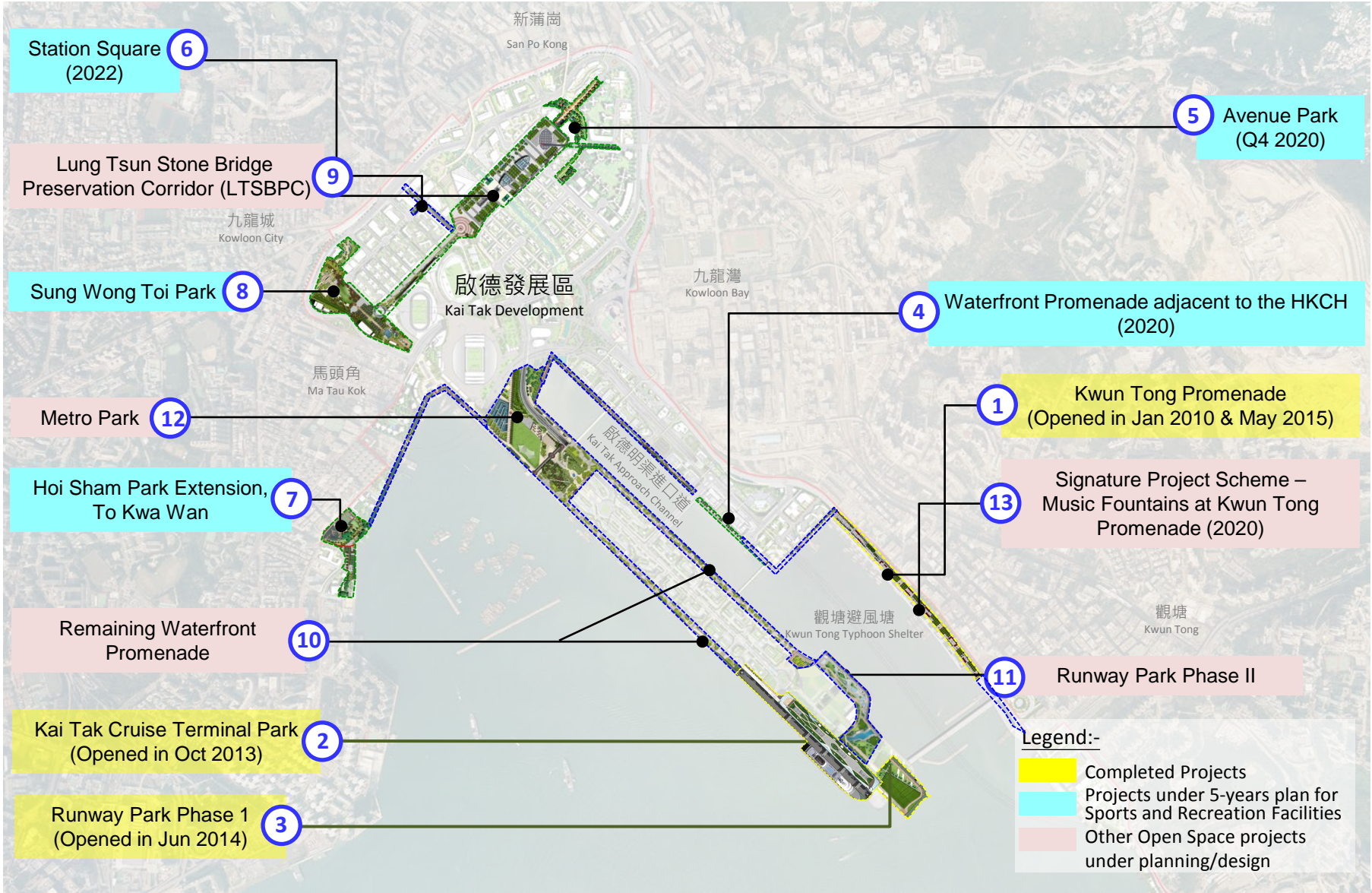
A. Major Roadworks and Transportation

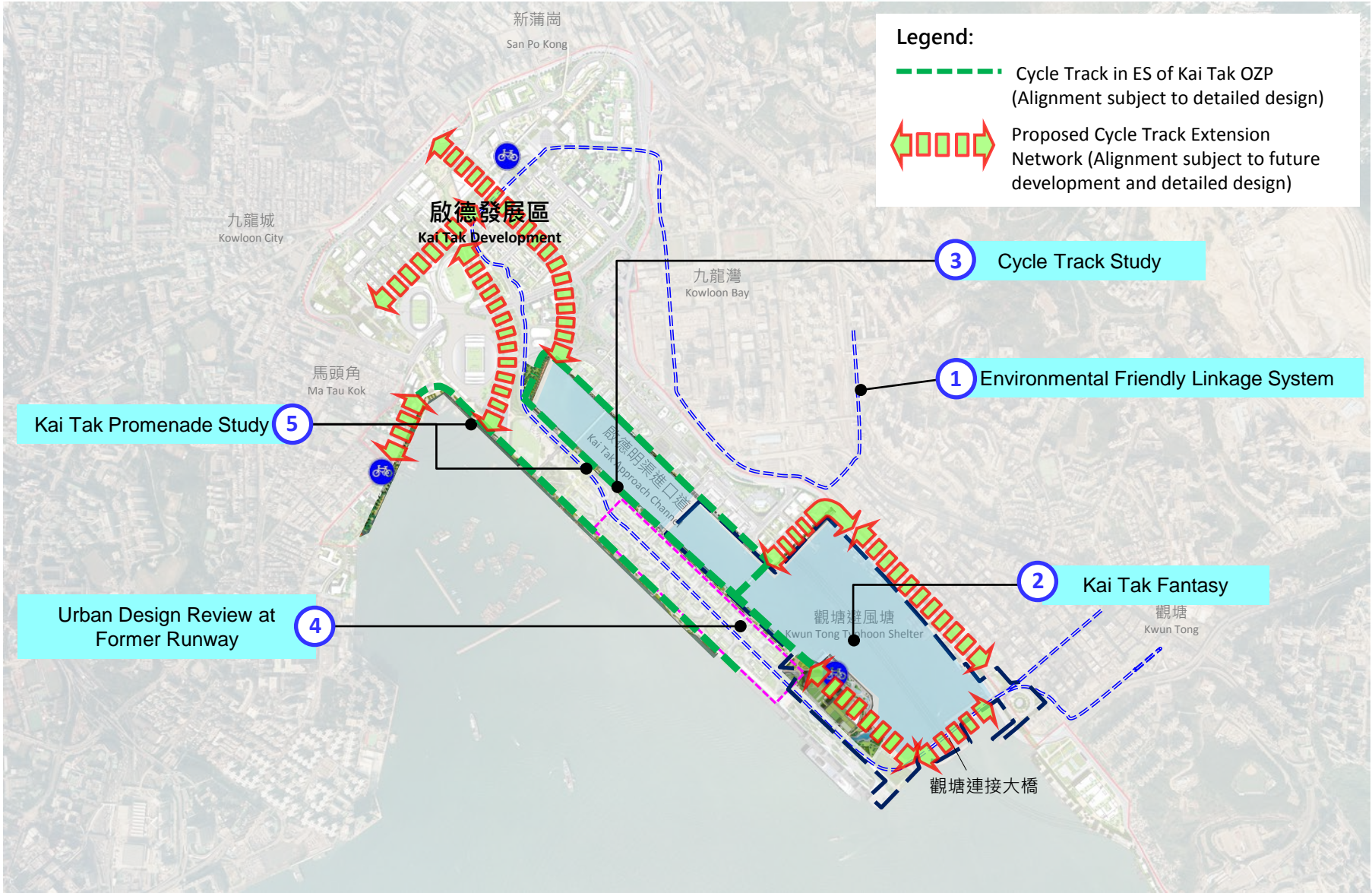


B. Major GIC Buildings / Facilities

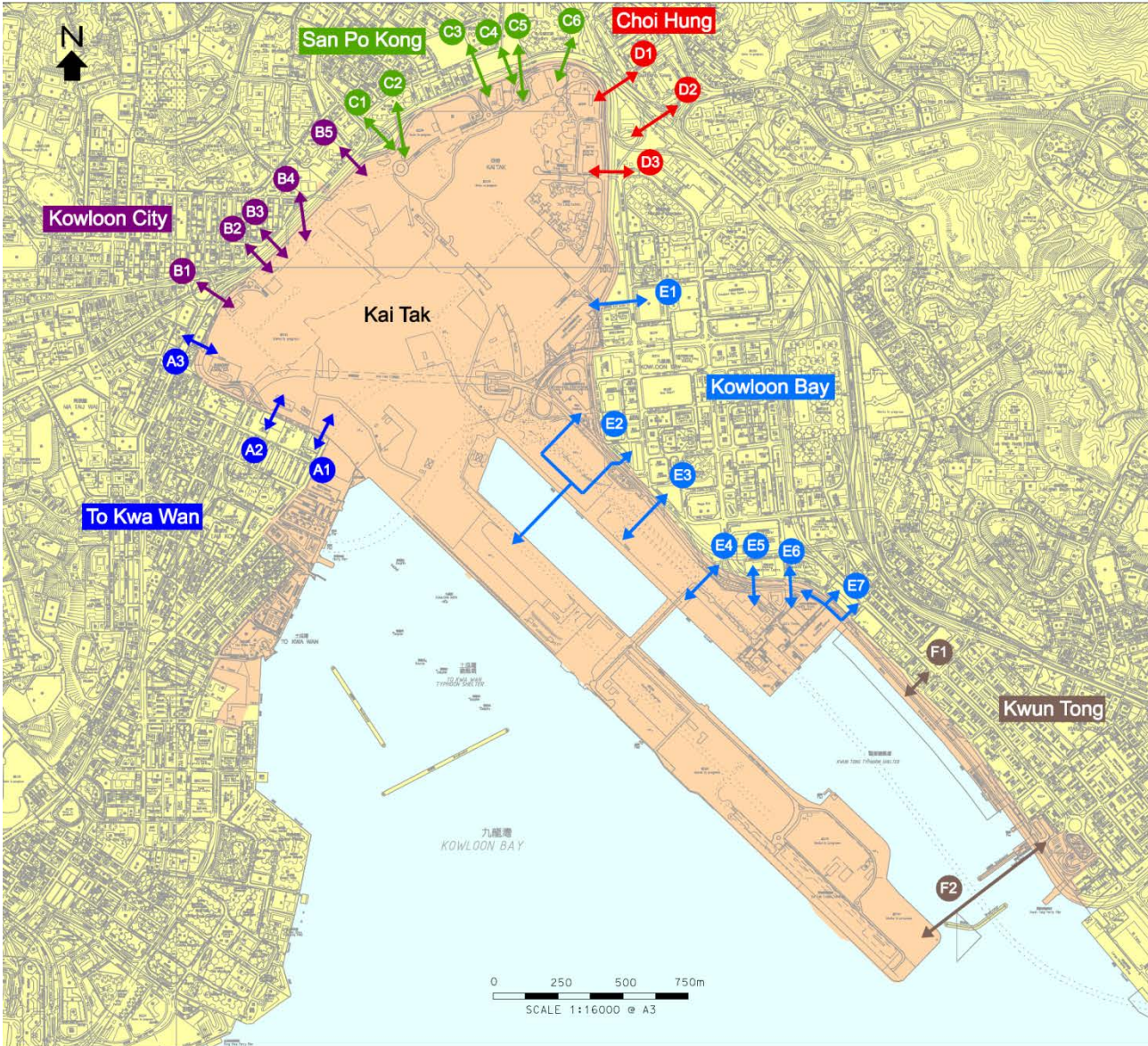


C. Open Space Projects





E. Pedestrian Connections with Hinterlands



Legend: (Pedestrian Connection)

- A1** At-grade crossing at To Kwa Wan Road/Sung Wong Toi Road
- A2** At-grade crossing/footbridge crossing over Sung Wong Toi Road
- A3** At-grade crossing at Olympic Ave
- B1** Enhance and extend existing subways at Olympic Garden
- B2** Enhance existing subway underneath PERE
- B3** Subway to connect Nga Tsin Wai Road to Underground Shopping Street (USS)
- B4** Subway to connect Lung Tsun Stone Bridge Preservation Corridor with Shek Ku Lung Road Playground
- B5** Subway adjacent to Kai Tak River
- C1** Enhance existing subway at the interchange between PERE and Choi Hung Road
- C2** Curvilinear landscaped elevated walkway connecting the Latitude
- C3** Subway to connect King Tai Court and USS
- C4** Enhance existing subway underneath PERE and extend to connect to open space adjoining Rhythm Garden
- C5** Landscaped elevated walkway to connect to open space
- C6** Footbridge to connect Rhythm Garden
- D1** Subway to connect to Choi Hung Estate
- D2** Enhance existing subway near Ping Shek Estate/Choi Hung Estate
- D3** Enhance at-grade crossing near Richland Gardens
- E1** Several at-grade crossings via Eastern Road and Kai Wah Street
- E2** Elevated walkway from KITEC across Kai Fuk Road through north of South Apron area to Metro Park
- E3** Extension/modification of existing footbridge above Kai Fuk Road
- E4** Landscape elevated walkway to connect KTN/AH
- E5** Existing underpass underneath Kwun Tong Bypass
- E6** Enhance existing at-grade crossing at Cheung Yip Street/Hoi Bun Road
- E7** Existing at-grade crossings across Hoi Bun Road
- F1** Enhance several at-grade crossing along Hoi Bun Road
- F2** Bridge link to connect Kwun Tong waterfront with Kai Tak Point



F. Public Transport Services

