

Task Force on Kai Tak Harbourfront Development

For discussion
on 5 February 2013

TFKT/03/2013

Update on the Development of Kai Tak Cruise Terminal

PURPOSE

This paper updates Members on the development of the Kai Tak Cruise Terminal project.

BACKGROUND

2. The Kai Tak Cruise Terminal project is taken forward through two major contracts. The site formation works contract commenced in November 2009, while the Design and Build contract for the terminal building commenced in May 2010. We submitted an information paper to the Task Force on Kai Tak Harbourfront Development in November 2010 on the progress of the construction of the Terminal then.

LATEST PROGRESS OF THE PROJECT

Design Features of the Terminal Building

3. The “Design and Build” contract of the Kai Tak Cruise Terminal building was awarded to Dragages Hong Kong Limited, with world-renowned architectural firm Foster + Partners as the lead design consultant and Wong Tung and Partners Limited as architectural designer. The terminal building has an iconic design which will make it a landmark in the Victoria Harbour upon completion. There are a few one-of-a-kind architectural features, such as an oval-shaped radome, huge arches on both ends of the building, special façade design to absorb the maximum amount of view yet balancing the sustainability of the terminal, 42-metre wide

Task Force on Kai Tak Harbourfront Development

For discussion
on 5 February 2013

TFKT/03/2013

span layout, etc. The world-class design makes the terminal building on par with the best of international cruise terminal facilities.

4. Besides facilities for cruise passengers (including the passenger check-in and waiting halls as well as customs, immigration, quarantine and police facilities), the terminal building features a landscaped deck of about 23,000 m², which will be one of the largest public roof gardens in Hong Kong, as well as an ancillary commercial area of 5,600 m². They will be accessible to members of the public.

Landscaped Deck and Ancillary Commercial Area

5. The landscaped deck is part of the Design and Build contract. The landscape design has already taken into account the site environment (such as humidity, salinity of the sea water, strength of the wind, etc) and the overall design of the terminal building. The theme of the landscape design is “Hill, City and Water”, comprising a series of botanical gardens along the side facing Kwun Tong (“Hill”), a central spine of activity zones (including Viewing Lawn, Water Garden, Event Lawn, Park Plaza, Rain Plaza, Gathering Place and Flagpole Platform) (“City”), and viewing decks facing Victoria Harbour for the enjoyment of harbour view (“Water”). The landscaped deck will be provided with adequate seating, shading and other auxiliary facilities such as benches, drinking fountains and vending machine for the convenience of the visitors. It will be a great spot for cruise passengers as well as local residents to meet and enjoy the spectacular view of the Victoria Harbour.

6. The landscaped deck will be managed by the Leisure and Cultural Services Department, while the ancillary commercial area (both on the second floor and the landscaped deck) will be managed by the terminal operator (Worldwide Cruise Terminals Consortium (WCT)). The landscaped deck will be open from 7am to 11pm daily

Task Force on Kai Tak Harbourfront Development

For discussion
on 5 February 2013

TFKT/03/2013

during the initial period of operation. WCT is currently considering a leasing plan for the ancillary commercial area with a view to providing a range of restaurants, outdoor cafés, shops, etc at the terminal for the enjoyment of the visitors.

Waiting Halls

7. As mentioned in paragraph 3 above, the building has adopted a wide span design, which enables the conversion of the passenger waiting hall into other uses (such as meetings, conferences, exhibitions and banquets) during off-peak cruise periods to achieve maximum potential from this prime location. Organisations may contact the terminal operator (WCT) if they are interested in organising activities inside the waiting hall.

Environmental Features

8. Besides providing state-of-the-art facilities with high levels of comfort and efficiency, the terminal building will also adhere to the highest levels of environmental awareness and incorporate the latest energy saving technologies, such as installation of photovoltaic system and solar hot water system; use of District Cooling System, LED and photovoltaic lighting; service-on-demand escalators and passenger conveyors, and automatic on/off switching of lighting and ventilation fan inside the lifts. The project has won the Merit Award in New Building Category (Building under Construction) of the Green Building Award 2012 organised by Hong Kong Green Building Council (HKGBC), and is also given Provisional Platinum Rating in HK BEAM Plus by the HKGBC.

9. In addition, as announced by the Chief Executive in his Policy Address on 16 January 2013, the Government will install on-shore power supply facilities at the Kai Tak Cruise Terminal for use by cruise vessels with such facilities. This will enable cruise vessels to switch to electric power while berthing and hence

Task Force on Kai Tak Harbourfront Development

For discussion
on 5 February 2013

TFKT/03/2013

minimise their impact on air quality.

Progress of Construction Works

10. The construction of the Kai Tak Cruise Terminal is forging well ahead. The concrete platform of the first berth and the main structure of the terminal building have been completed. The contractor is now erecting the façade for the terminal building as well as carrying out the works for building services, electrical and mechanical equipment and the internal finishing inside the building. The terminal building and the first berth will be commissioned in mid-2013. To tie in with the commissioning of the terminal, the Government will provide an access road to connect the terminal with Cheung Yip Street at Kowloon Bay. The Transport Department is also planning for the provision of public transport services to the Kai Tak Cruise Terminal. We plan to announce the commissioning date and related arrangements in the second quarter of this year.

Future Operation of the Terminal

11. The day-to-day operation and berthing arrangements of the Kai Tak Cruise Terminal will be undertaken by the terminal operator (WCT), which was awarded the tenancy of operating and managing the terminal in March 2012 after an open tender exercise. WCT has already embarked on the preparations for the operation upon its possession of the cruise terminal, with a view to providing high quality services to arriving cruise ships and visitors.

12. Members are invited to note the latest progress of the Kai Tak Cruise Terminal project.

Tourism Commission
Commerce and Economic Development Bureau
February 2013