

Task Force on Kai Tak Harbourfront Development

For information
on 7 June 2017

TFKT/11/2017

Kai Tak Development Progress Report as of May 2017

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, public rental housing, Trade and Industry Tower, two primary schools, Kwun Tong Promenade and 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 progressively completed since 2013.

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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4. Major public works items currently under construction include Hong Kong Children's Hospital, portion of the Shatin to Central Link as well as 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 includes Central Kowloon Route and Trunk Road T2 forming part of the strategic Route 6, Kai Tak Sports Park, Inland Revenue Tower, Kai Tak New Acute Hospital, remaining package of DCS, other stages of major infrastructure works and open space projects.

6. Various studies on KTD are on-going, including the detailed feasibility study of Environmentally Friendly Linkage System, two studies for Kai Tak Fantasy, cycle track network, urban design review for former runway as well as design control and guidelines for Kai Tak promenade.

7. Tables together with drawings at Annexes 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.

**Kai Tak Office, Kowloon Development Office
Civil Engineering and Development Department
May 2017**

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

Task Force on Kai Tak Harbourfront Development
Tables Summarizing Progress on Kai Tak Development
(as at May 2017)

A. Major Roadworks and Transportation (Annex A)

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date	Progress/Remarks
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 at former north apron	CEDD	Jun 2015	Roads opened for public use
Projects under Construction				
4	Stage 3A infrastructure at former north apron	CEDD	Mid 2017	Construction in progress
5	Stage 4 infrastructure at former north apron	CEDD	End 2017	Construction in progress.
6	Stage 2 Infrastructure Works for Developments at the Southern Part of Former Runway	CEDD	2019	Construction in progress

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date	Progress/Remarks
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.
<i>Projects under Planning/Design</i>				
11	Stage 5B infrastructure at former north apron area	CEDD	Under review	Design in progress.
12	Local Roads at former south apron area	CEDD	Under review	Design in progress.
13	Road D3 (Metro Park Section) at former runway	CEDD	Under review	Design in progress.
14	Route 6 (Central Kowloon Route)	HyD	Under review	Subject to funding approval of the Financial Committee (FC) in this legislative year, the CKR project can commence in the third quarter of 2017 for completion in around 2025.
15	Route 6 (Trunk Road T2)	CEDD	Under review	Design in progress. Subject to funding approval, the project implementation is targeted to tie in with the completion date of the CKR.

B. Major GIC Buildings/Facilities (Annex B)

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date	Progress/Remarks
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
Projects under Construction				
7	Hong Kong Children's Hospital (HKCH)	ArchSD	Q3 2017	Construction in progress
8	DCS – Phase III Packages A, B & C	EMSD	Package A: End 2017 Package B: End 2018 Package C: End 2020	Construction in progress
9	Kowloon East Regional Headquarters and Operational Base cum Ngau Tau Kok Divisional Police Station	ArchSD	2019	Construction in progress
10	Secondary School	ArchSD	2019	Construction in progress

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date	Progress/Remarks
<i>Projects under Planning/Design</i>				
11	Inland Revenue Tower	ArchSD	Under review	Tenders for D&B Contract were returned in April 2017. Tender Assessment is in progress
12	Kai Tak Sports Park	HAB	2022-23	<ul style="list-style-type: none"> - The Section 16 application was approved by the Town Planning Board in March 2017 - Invitation of prequalification of tenderers commenced on 28 April 2017 - Seeking funding approval from FC
13	DCS – Remaining Package	EMSD	Under review	Under planning/design
14	Kai Tak New Acute Hospital (KTNAH)	ArchSD/HA	Under review	Under planning/design
15	Improvement works at KTAC and KTTS (Phase II)	CEDD	Under review	Under planning/design

C. Open Space Projects (Annex C)

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date	Progress/Remarks
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	Q3/2019	<ul style="list-style-type: none"> - Detailed design completed. - The Panel on Home Affairs of the Legislative Council 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	Under Review	<ul style="list-style-type: none"> - Preparation of tender drawings is in progress. - Task Force was consulted by circulation of information paper in April 2017. No comment by members has been received.
6	Station Square	LCSD / ArchSD	Under Review	<ul style="list-style-type: none"> - Detailed design in progress. - Consultation to this Task Force was held on 24 February 2017. Outline design was supported by Task Force.
7	Hoi Sham Park Extension, To Kwa Wan	LCSD / ArchSD	Under Review	<ul style="list-style-type: none"> - Design in progress.
8	Sung Wong Toi Park	LCSD / ArchSD	Under Review	<ul style="list-style-type: none"> - Under planning/design

Item	Project Title	Responsible Party	Actual / Anticipated Completion Date	Progress/Remarks
<i>Other Open Space Projects under planning/Design</i>				
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	ArchSD	Under Review	Under planning/design

D. Studies on KTD (Annex D)

Item	Study Subject	Responsible Party	Project Progress	Date(s) of Discussion at the KTTF
1	Environmental Friendly Linkage System (EFLS)	CEDD	- A 2-month Interim public consultation on the Stage 1 of the Detailed Feasibility Study (DFS) for EFLS for Kowloon East commenced on 2 May 2017.	27 th Meeting on 7 June 2017
2	Kai Tak Fantasy (KTF)	EKEO	- EKEO is taking forward the KTF initiative under two detailed studies, namely the Planning and Urban Design Review for Developments at Kai Tak Runway Tip and the Planning and Engineering Study on Kwun Tong Action Area (KTAA). - EKEO will consult the public this year on the design plan of the runway tip and the preliminary proposals for KTAA.	
3	Cycle Track Network in KTD	CEDD	- In response to public aspirations for wider coverage of the cycle track network in KTD for leisure and recreation purposes, CEDD reviewed the cycle track network and proposed extension of the network from about 6 kilometres (km) to about 13 km to be incorporated mainly in public open spaces. - With general public support received, a feasibility study is ongoing for substantial completion in mid 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 due course.	14 th Meeting on 14 January 2014

Item	Study Subject	Responsible Party	Project Progress	Date(s) of Discussion at the KTTF
4	Urban Design Review Study for Former Runway	CEDD	<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	<ul style="list-style-type: none"> - Ridding on the enhanced proposal under urban design review study for former runway, CEDD in collaboration with other relevant departments engaged a consultant to carry out the study on design control and guidelines for Kai Tak Promenades in late February 2017. - A workshop was held on 23 March 2017 with members of KTTF for exchanging views on the preliminary conceptual proposal of the promenade. 	

E. Pedestrian Connections with Hinterlands (Annex E)

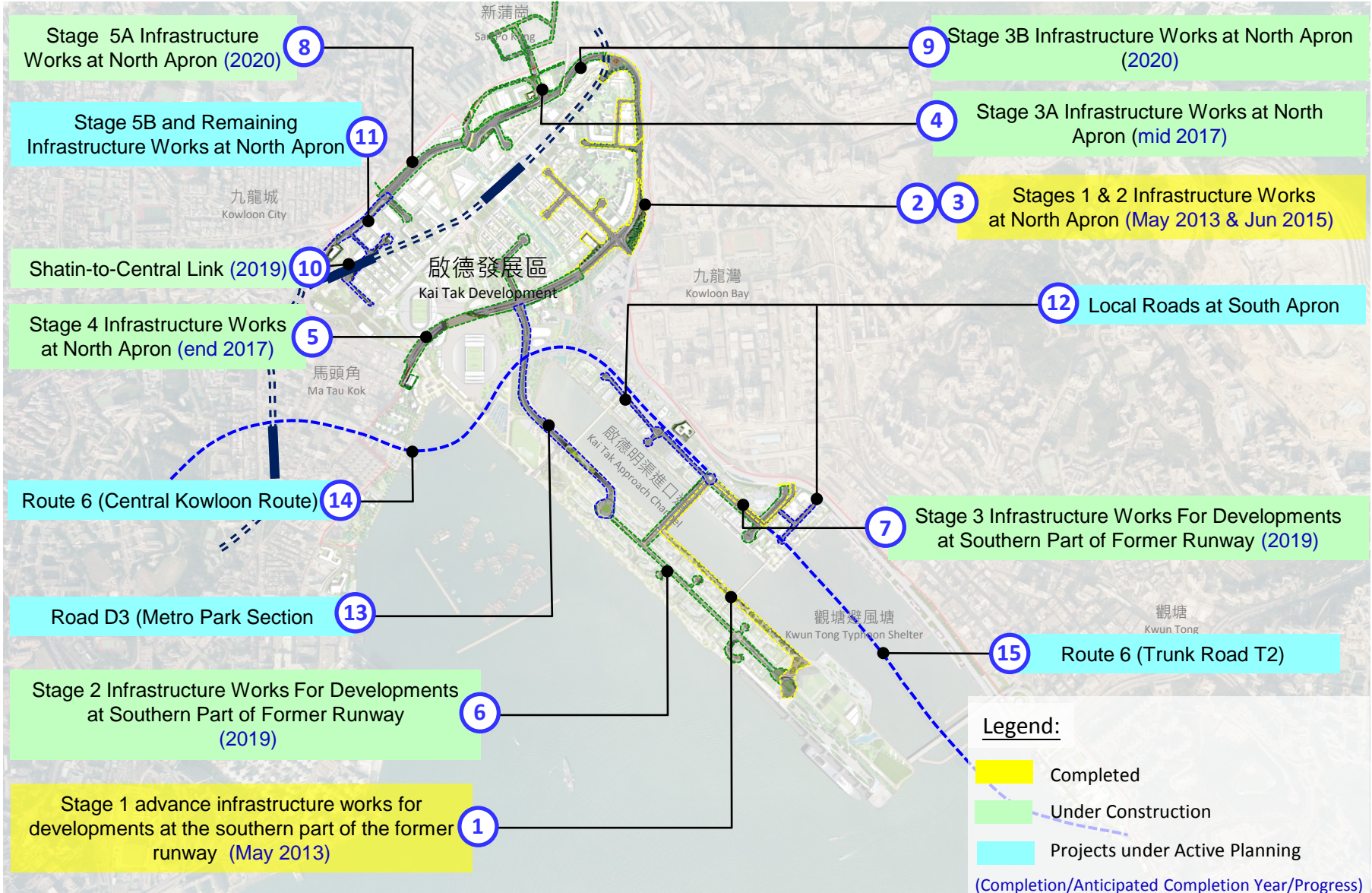
Item	Project Title	Responsible Party	Actual / Anticipated Completion Date	Progress/Remarks
Connecting KTD and To Kwa Wan				
A1	At-grade crossing at To Kwa Wan Road/Sung Wong Toi Road	CEDD	Mid 2017	Construction in progress
A2	At-grade crossing/footbridge crossing over Sung Wong Toi Road	CEDD	Under review	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	Mid 2017	Construction in progress
C4	Enhance existing subway underneath Prince Edward Road East and extend to connect to open space adjoining Rhythm Garden	CEDD	Mid 2017	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
Item	Project Title	Responsible Party	Actual / Anticipated Completion Date	Progress/Remarks
<i>Connecting KTD and Choi Hung</i>				
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
<i>Connecting KTD and Kowloon Bay</i>				
E1	Several at-grade crossings via Eastern Road and Kai Wah Street	CEDD	Under Review	Under planning/design
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	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
<i>Connecting KTD and Kwun Tong</i>				
F1	Enhance several at-grade crossing along Hoi Bun Road	HyD	Under Review	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 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 starting from 2018, the Transport Department(TD)'s Bus Route Planning Programmes 2017-2018 have included the introduction of 3 franchised bus routes to strengthen the transport link of Kai Tak with Island East and Kowloon. The 3 proposed bus routes are:
 - (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.
- The TD is currently consulting the District Councils concerned on the proposals with a view to finalising details of the proposed routes as soon as possible. The development progress of the KTD will be closely monitored and different public transport services will be adjusted and strengthened at appropriate junctures to meet public demand for transport services in the area.

A. Major Roadworks and Transportation



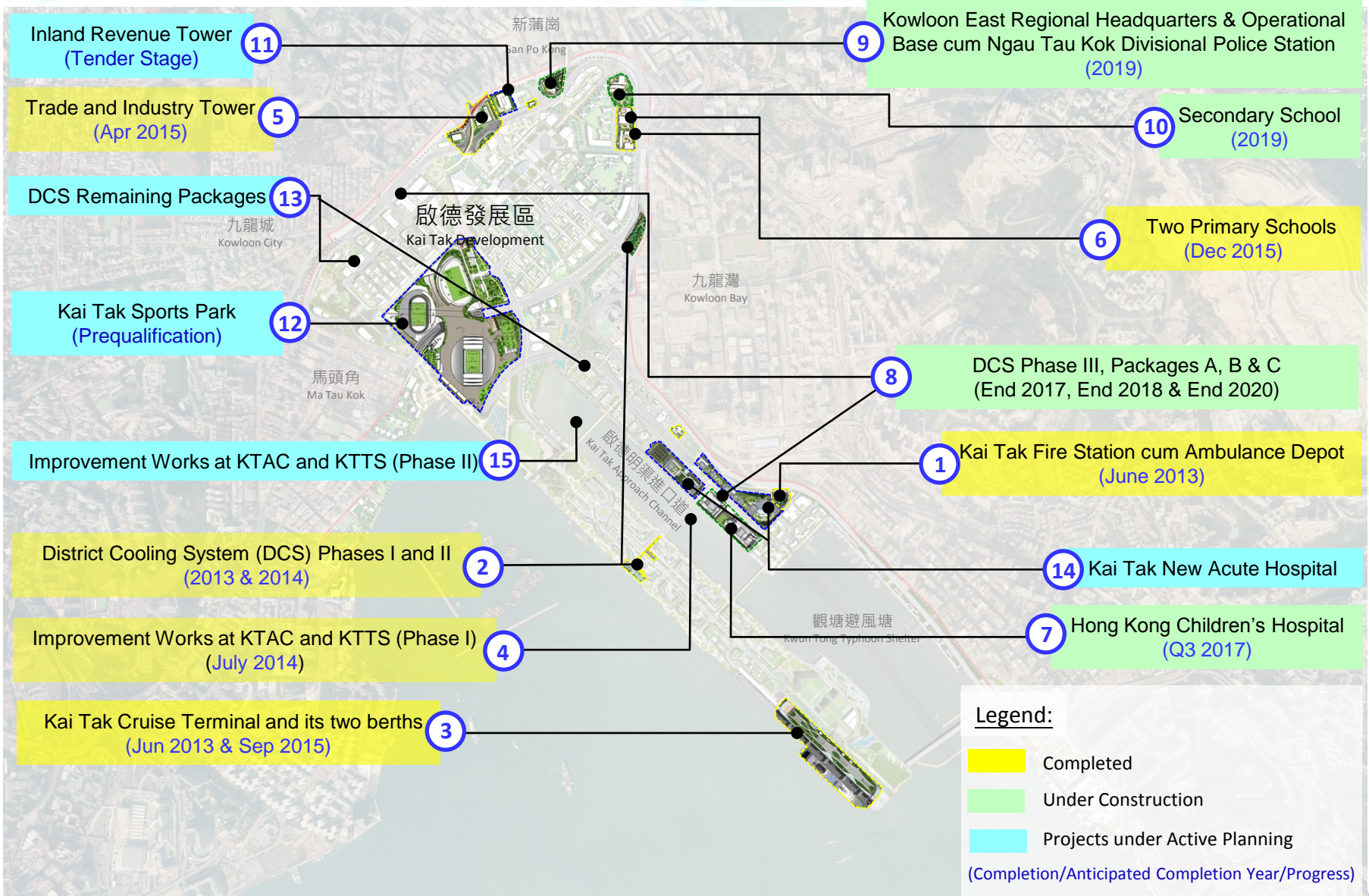
Legend:

- Completed
- Under Construction
- Projects under Active Planning

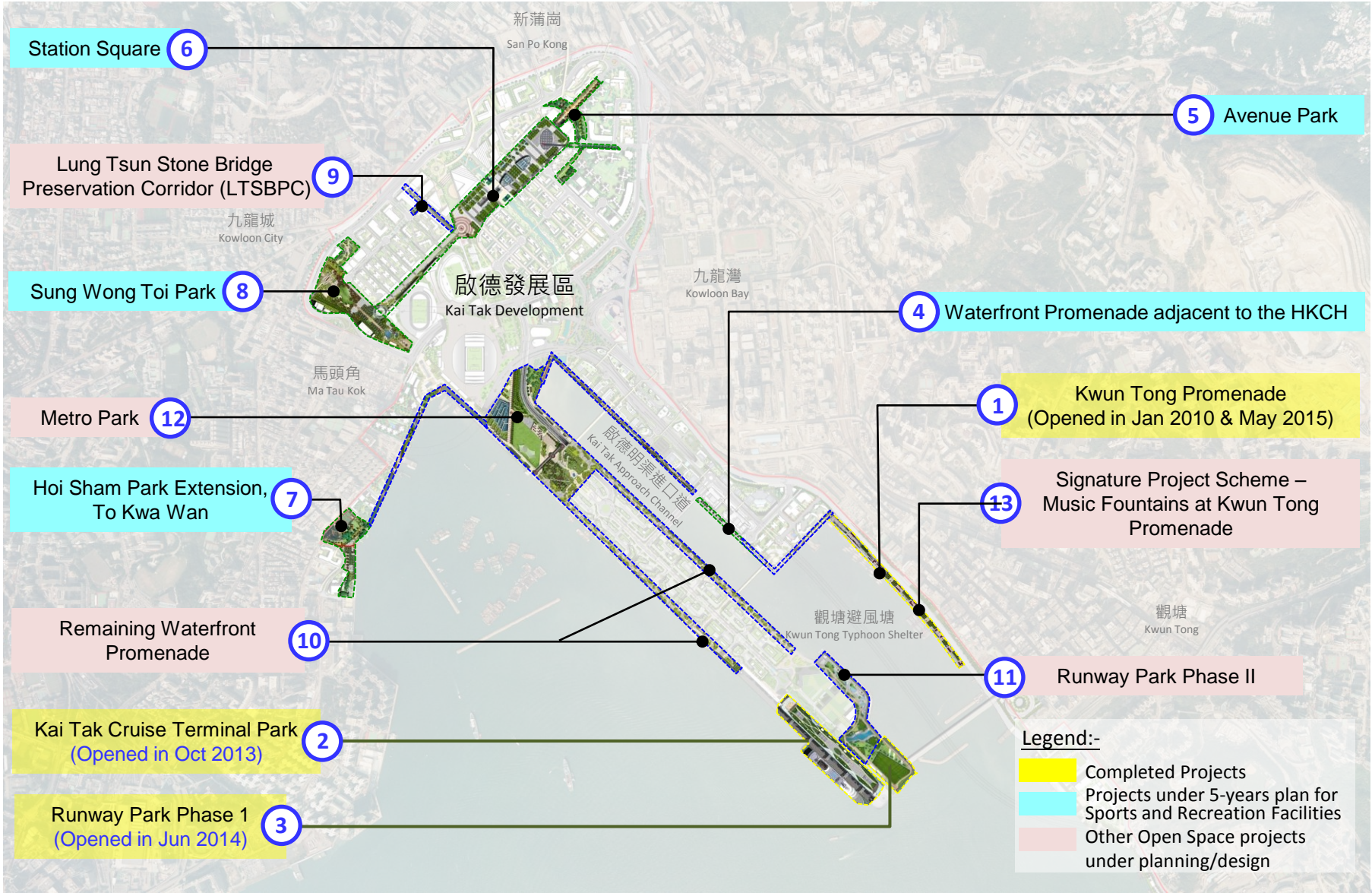
(Completion/Anticipated Completion Year/Progress)



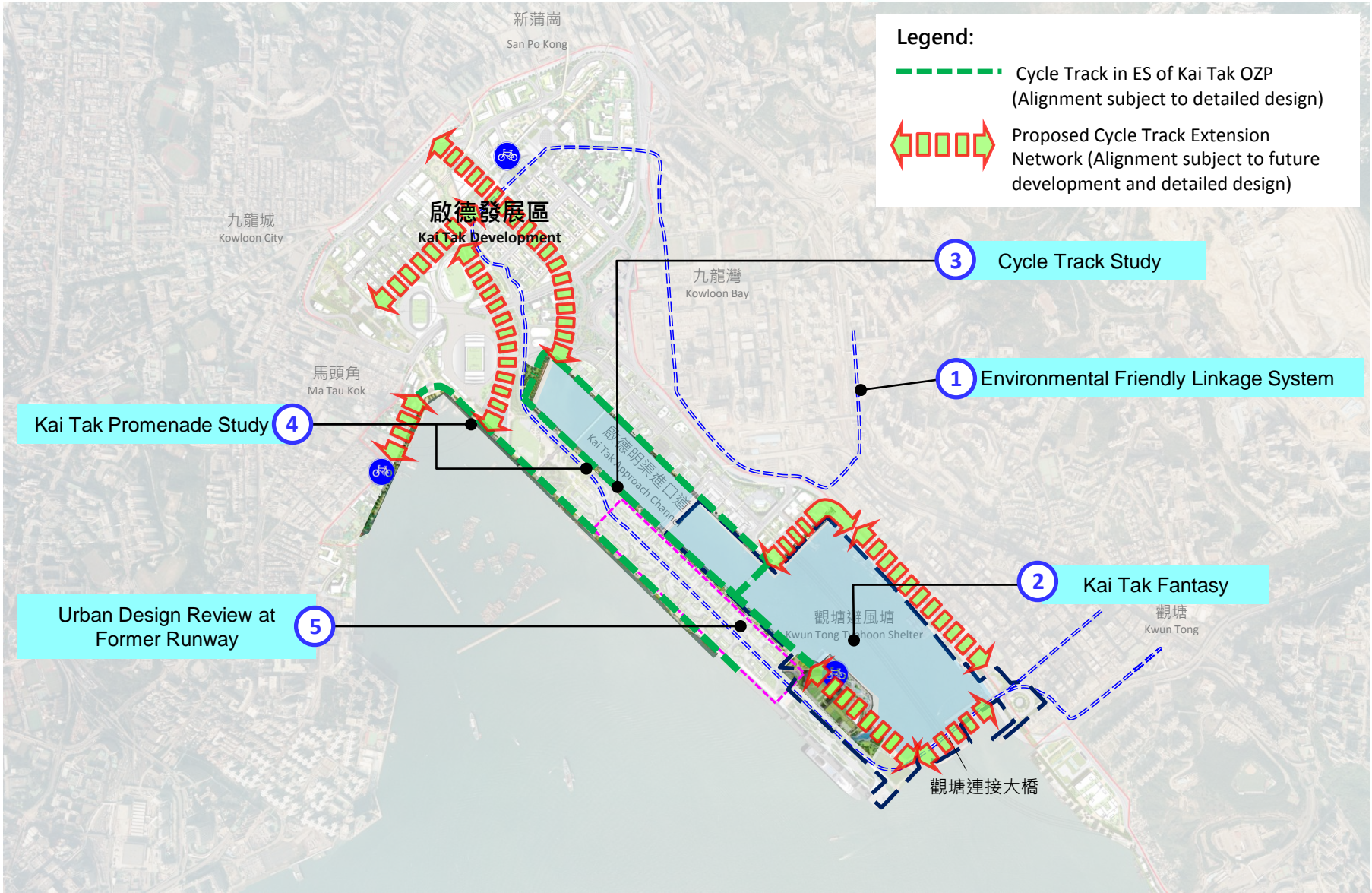
B. Major GIC Buildings / Facilities



C. Open Space Projects



D. Studies on KTD



Legend:

- Cycle Track in ES of Kai Tak OZP (Alignment subject to detailed design)
- Proposed Cycle Track Extension Network (Alignment subject to future development and detailed design)

- 3** Cycle Track Study
- 1** Environmental Friendly Linkage System
- 4** Kai Tak Promenade Study
- 2** Kai Tak Fantasy
- 5** Urban Design Review at Former Runway



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 KTNAH
- 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

Proposed Bus Route 3: Between Kai Tak Cruise Terminal and Kowloon Tong (Festival Walk) via the Hong Kong Children's Hospital

Existing Public Transport in KTD:
- 8 Franchised bus routes
- 2 GMB routes
- 1 licensed ferry route

Proposed Bus Route 2: Between Kai Tak (Muk Ning Street) and Tai Kok Tsui (Island Harbourview)

Proposed Bus Route 1: Kowloon City (Shing Tak Street) to Sai Wan Ho (Grand Promenade) via the KTD (morning peak only service)

Existing Licensed Ferry Service (Kwun Tong to North Point via Kai Tak)

