



Task Force on
Kai Tak Harbourfront Development

Update on the Development of
Kai Tak Cruise Terminal

5 February 2013



Project background

- ◆ September 2008
 - ✓ The Government announced to fully fund and develop a new cruise terminal at the end of the former runway of Kai Tak Airport, and to lease the cruise terminal to an operator after completion
- ◆ November 2009
 - ✓ Site formation works commenced (approx. HK\$2.3 billion)
- ◆ May 2010
 - ✓ Cruise terminal building and ancillary works commenced (approx. HK\$5.8 billion)
- ◆ March 2012
 - ✓ Tenancy for operating and managing the new terminal was awarded to Worldwide Cruise Terminals Consortium (WCT)



Kai Tak Cruise Terminal

*Transformation from an
aviation hub into a cruise hub*





Kai Tak Cruise Terminal

- Designed by the renowned architect **Foster and Partners**
- Iconic and multi-purpose building
- Accommodate the largest cruise vessels
- Highly efficient passenger clearance (3000 passenger/hr)
- Completion of first berth and terminal building **in mid-2013**



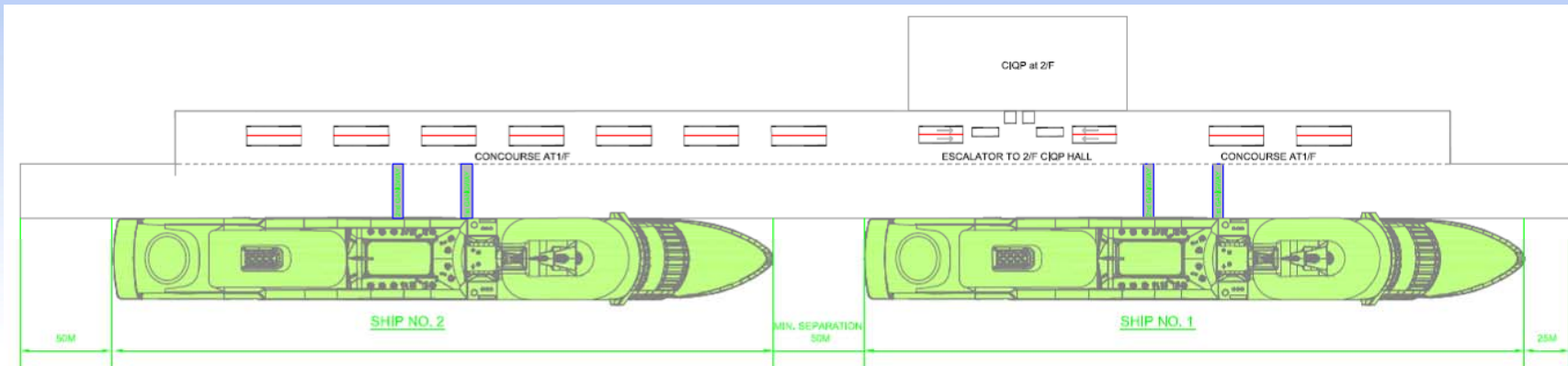


Development Parameters

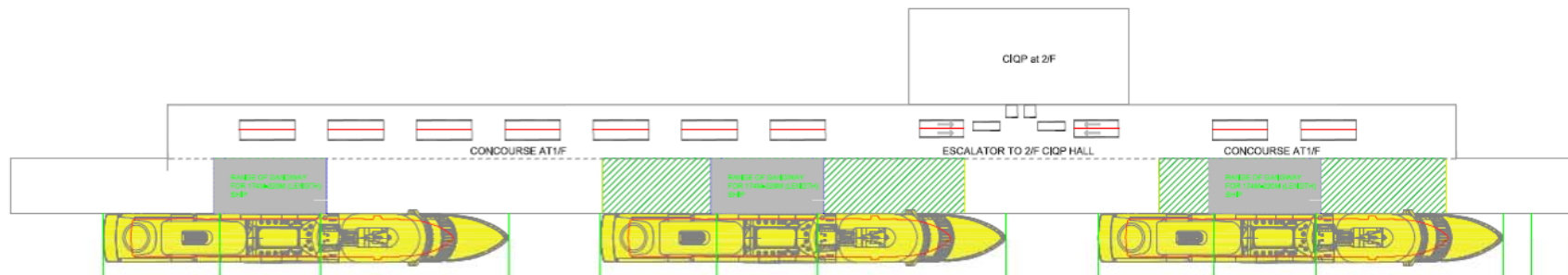
No. of cruise vessels that can be berthed	Up to three cruise vessels
Length of apron area	850 m
Width of apron area	35 m
Gross tonnage	220 000
Displacement tonnage	110 000 tonnes
Depth of water	12 m - 13 m
Air draft restriction	No



Flexible Use of Berths



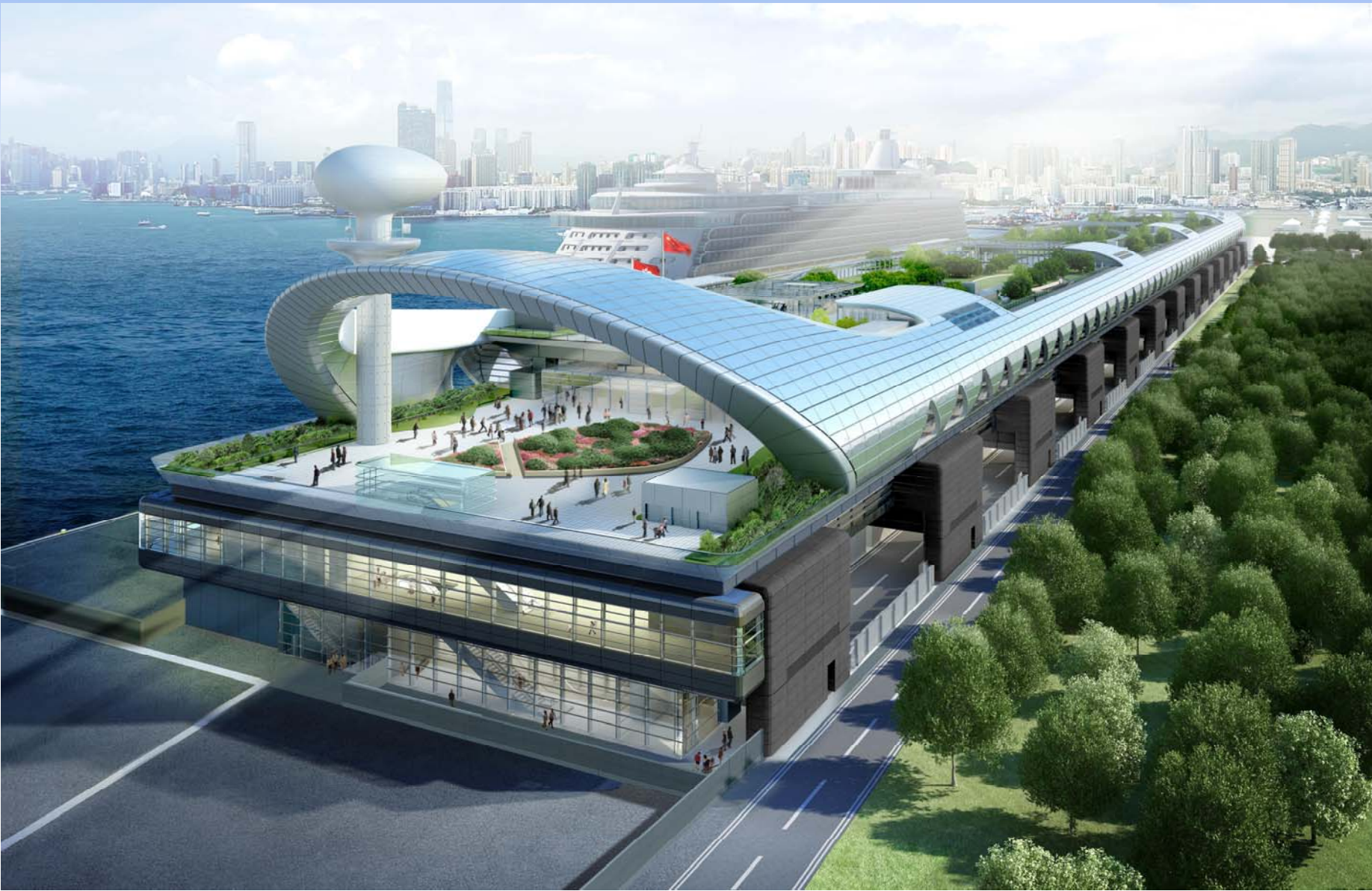
Berth for two largest Cruise Vessels
(362m long and 225,000 tonnes each)



Berth for three medium size Cruise Vessels
(170m – 220m long and 30,000-50,000 tonnes, 800 – 1700 passengers)



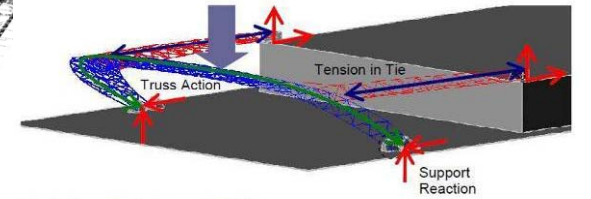
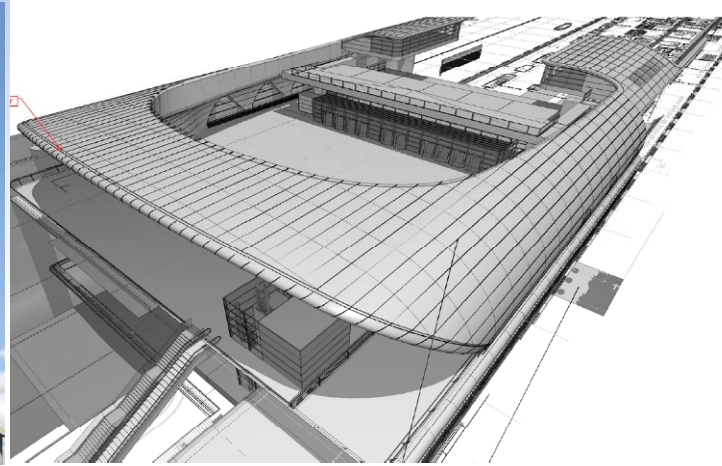
Design Features of Terminal Building



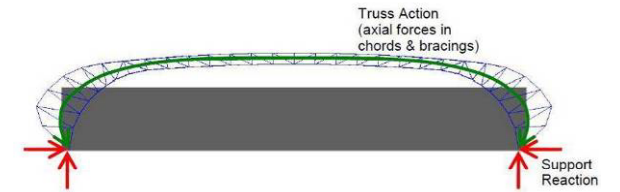




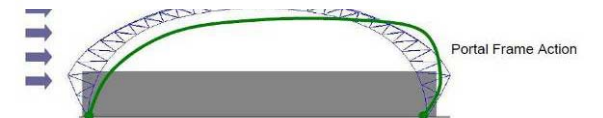
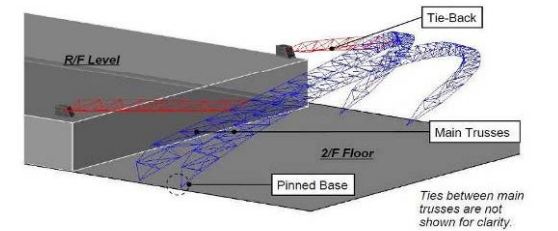
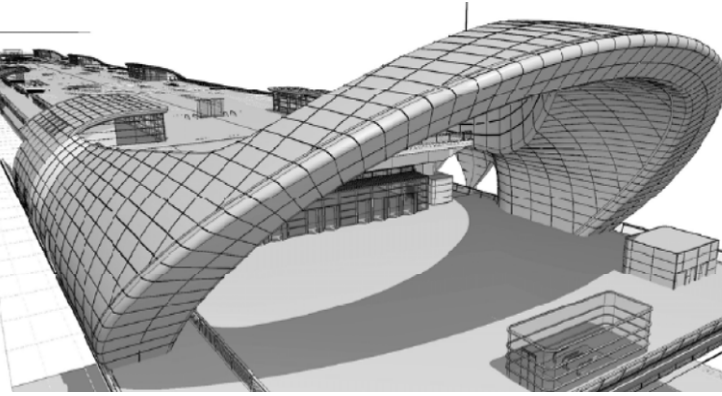
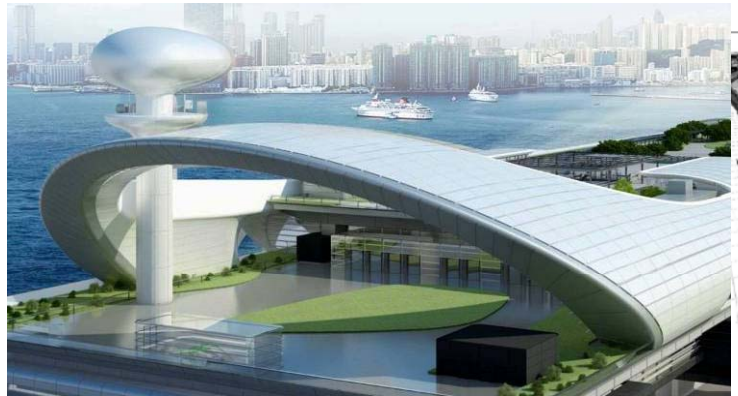
Structural Steel Roof Feature With Aluminium Cladding

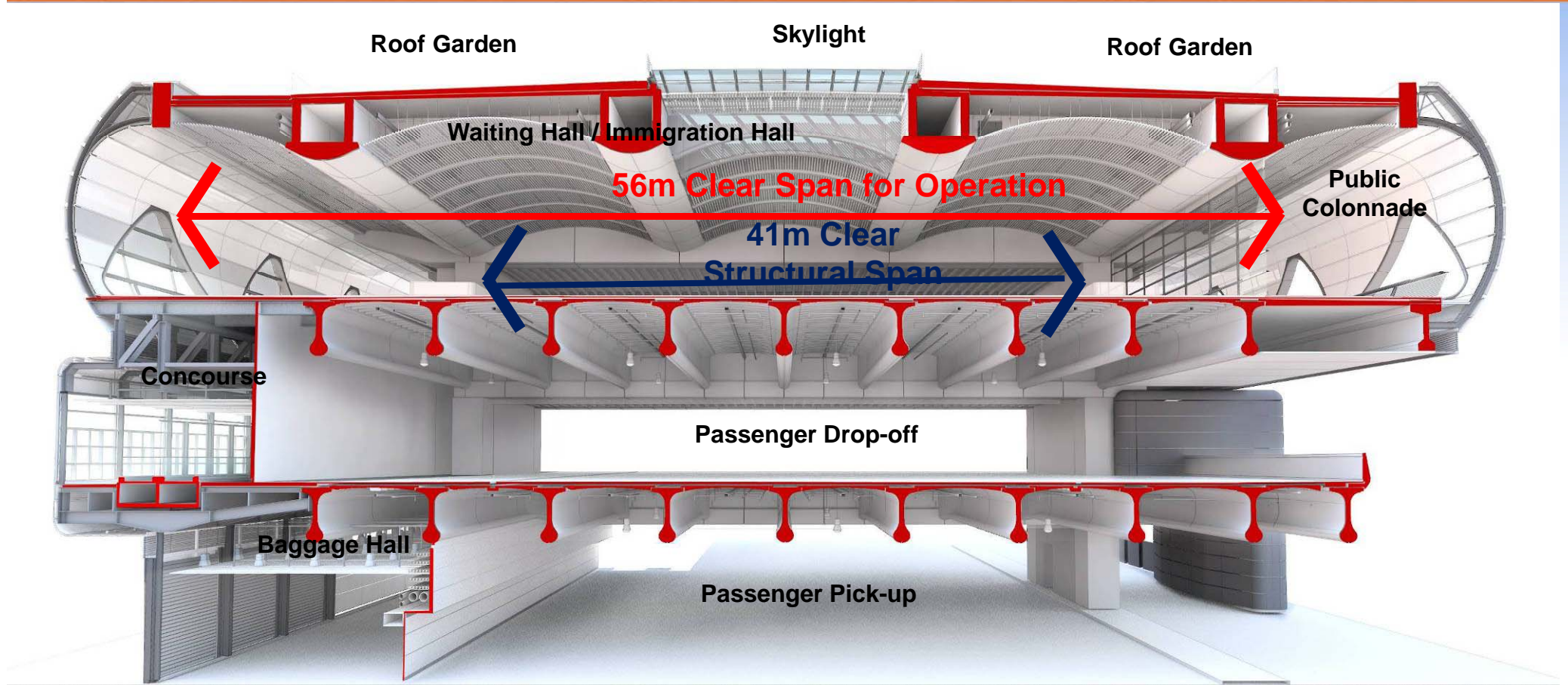


Vertical Load Path (Isometric View)



Front Elevation





Wide Span Structure & Spatial Flexibility



Foster + Partners



AECOM



graphia | BRANDS

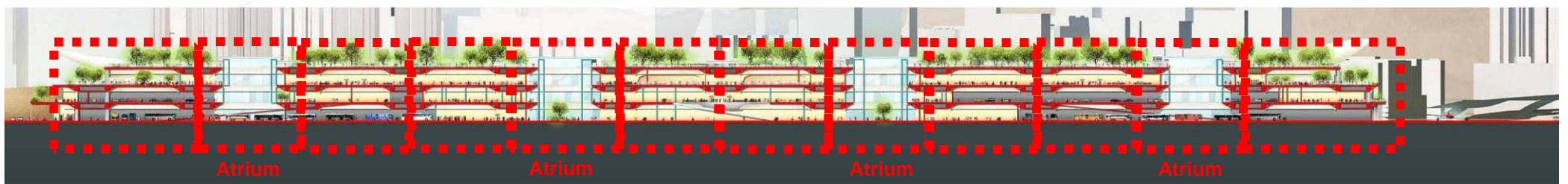
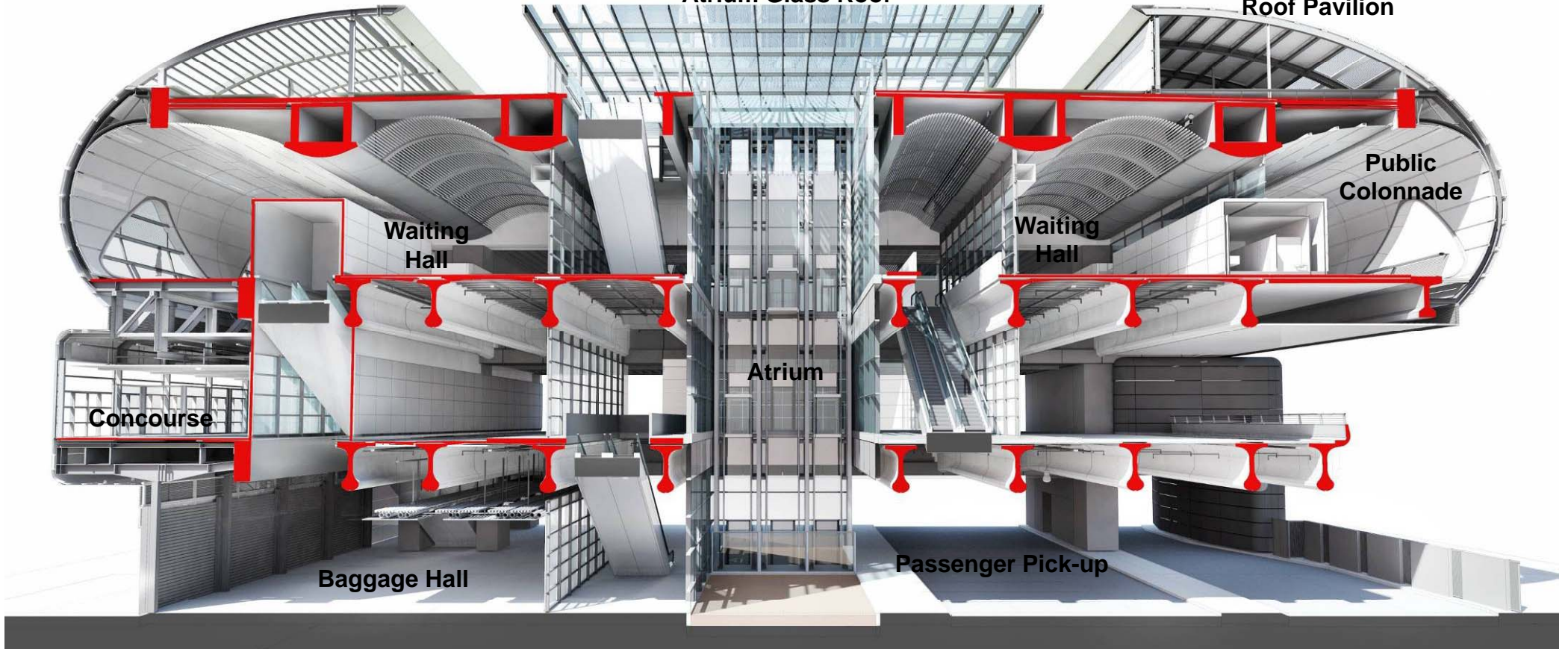


Roof Canopy

Atrium Glass Roof

Atria & Vertical Transportation

Roof Pavilion





Level 01 – Passenger Drop-off Area





Level 02 – Atrium Lobby





Level 01 – Concourse





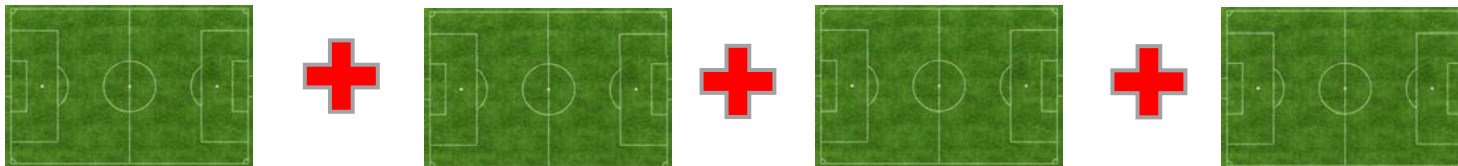
Landscaped Deck and Ancillary Commercial Area



The Largest Roof Garden in Hong Kong



Area of the Landscaped Deck is about the area of 4 football pitches





Kai Tak Cruise Terminal Park

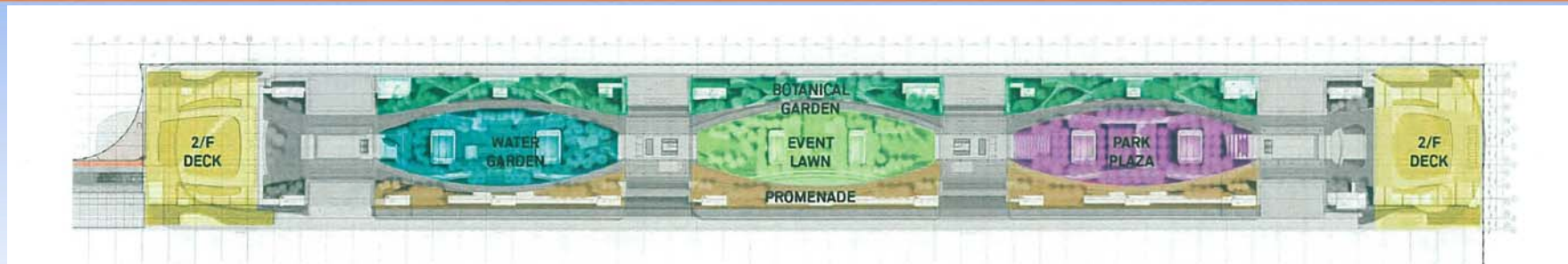
(啟德郵輪碼頭公園)

Opening Hours : 7:00 am – 11:00 pm daily

Managed by: Leisure and Cultural Services Department

- ✓ Match with the overall design of the terminal building
- ✓ Take into account site environment (such as humidity, salinity of the sea water, strength of the wind, etc)





Theme: “Hill, City and Water”

- **Hill** : A series of botanical gardens along the side facing Kwun Tong
- **City** : A central spine of activity zones (including Viewing Lawn, Water Garden, Event Lawn, Park Plaza, Rain Plaza, Gathering Place and Flagpole Platform)
- **Water** : Viewing decks facing Victoria Harbour for the enjoyment of harbour view

Ancillary Commercial Area (on Landscaped deck and 2/F)

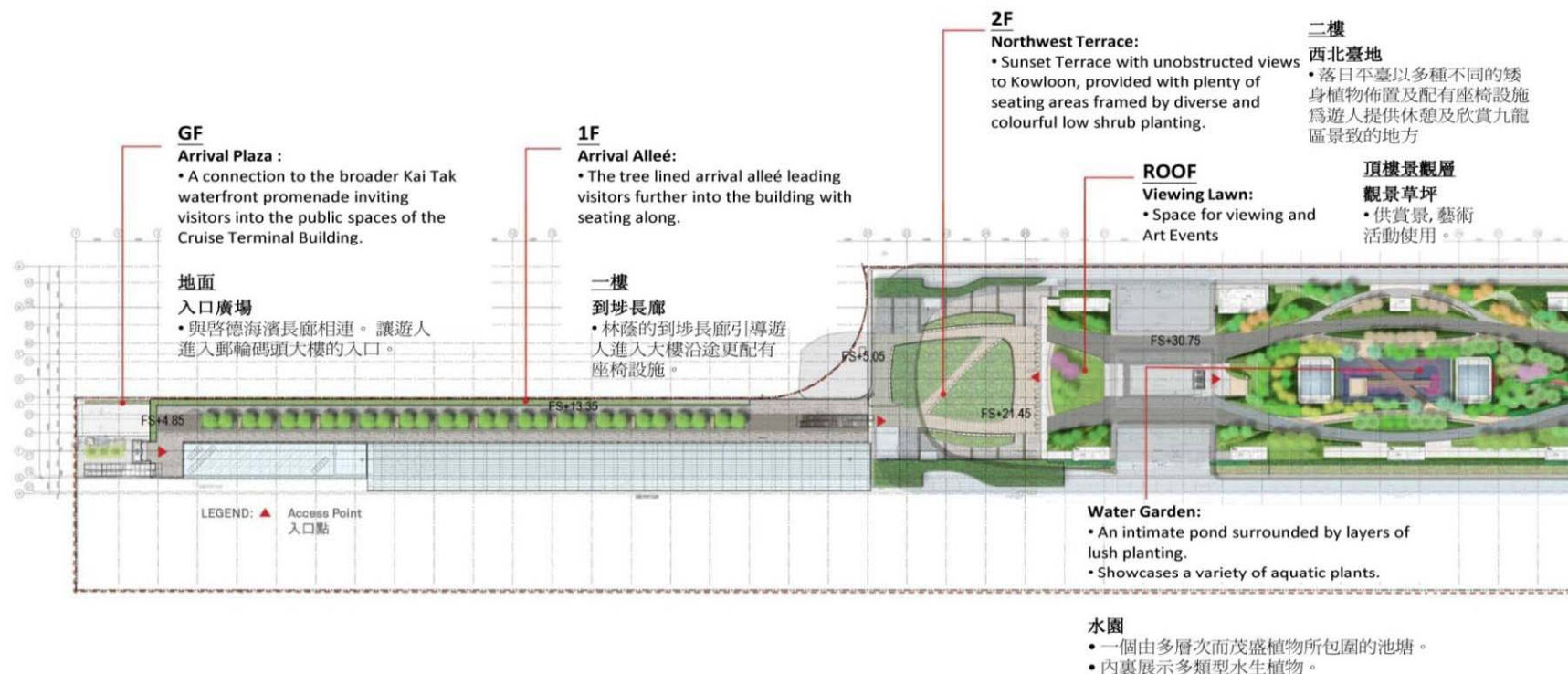
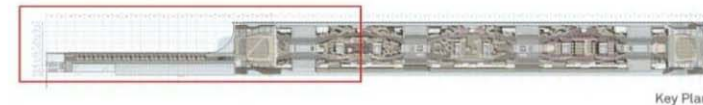
- ✓ Managed by the terminal operator (Worwide Cruise Terminals Consortium)
- ✓ Plan to provide a range of restaurants, outdoor cafes, shops, etc.



MASTER LANDSCAPE PLAN 總體景觀圖

Master Landscape Plan - Partial Plan

總體景觀圖 - 局部平面圖





MASTER LANDSCAPE PLAN

總體景觀圖

ROOF

Botanical Garden:

- Spans across the entire roof deck, with a quiet meandering path with trees and shrubs highlighting the diversity of Hong Kong flora.
- Planted extensively with native and exotic species to achieve seasonal interest.

頂樓景觀層

植物花園

- 橫跨整個樓頂景觀層，安靜蜿蜒的小徑中標誌著香港植物多樣性的喬木和灌木。
- 種植了大量本土及外來的品種，提供了季節性效果。

Event Lawn:

- Large multi-purpose open space with grassy hills
- Amphitheatre steps for panoramic view of the Harbour.

中央草坪

- 多用途的大型綠茵開放空間。
- 備有露天舞臺的臺階以觀賞維港風景。

Park Plaza:

- An urban plaza with a formal landscape character catering for flexible events
- Seating under tree shading

公園廣場

- 一個以公整的布局適合舉行不同活動的公園廣場。
- 樹蔭下設有置座椅。

Flagpole Platform:

- For display of flags.
- Holds special events.

升旗平臺

- 展示旗幟。
- 供特殊活動使用。

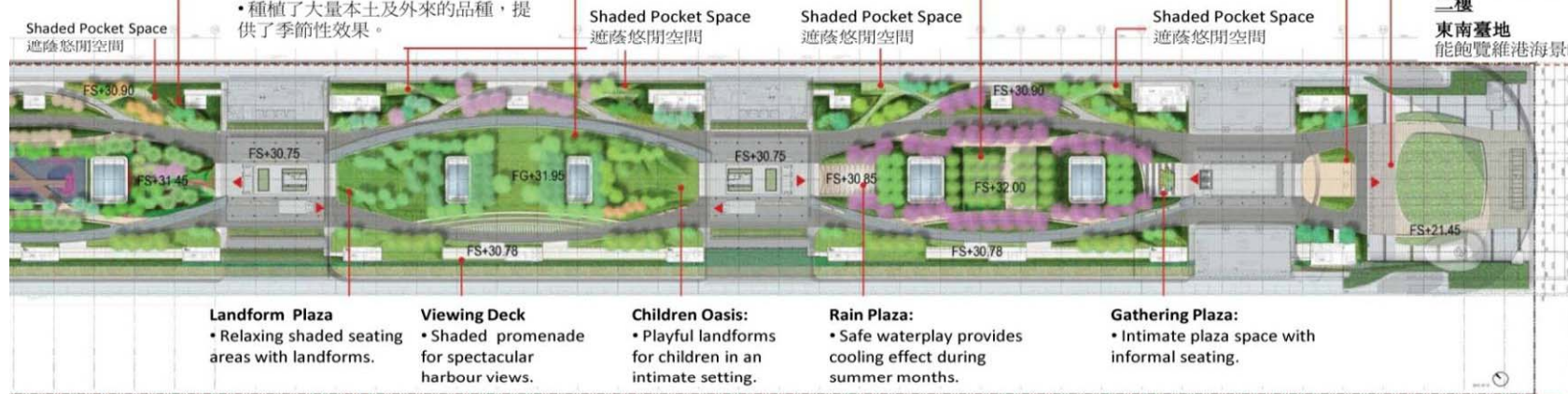
2F

Southeast Terrace:

- Unobstructed harbour view.

二樓

- 東南臺地能飽覽維港海景的台階。



Landform Plaza

- Relaxing shaded seating areas with landforms.

地景廣場

- 在抬階式的地景上供遊人在林蔭下乘涼及休息。

Viewing Deck

- Shaded promenade for spectacular harbour views.

觀景平臺

- 林蔭下的長廊設有座椅供觀賞海景用。

Children Oasis:

- Playful landforms for children in an intimate setting.

兒童綠洲

- 綠洲內地形奇趣給兒童玩過痛快。

Rain Plaza:

- Safe waterplay provides cooling effect during summer months.

嬉水廣場

- 於炎夏季節安全戲水及提供降溫效果。

Gathering Plaza:

- Intimate plaza space with informal seating.

相聚廣場

- 供遊人相聚或隨意休息的空間。





Water Garden

- ① Sitting area
- ② Raised water feature with aquatic planting
- ③ Seat wall



Event Lawn

- ① Amphitheatre steps lawn
- ② Landform lawn
- ③ Primary pathway



Waiting Halls



Level 02 – Waiting Hall





Flexibility — Exhibition Mode in Waiting hall during Non-Cruise Seasons

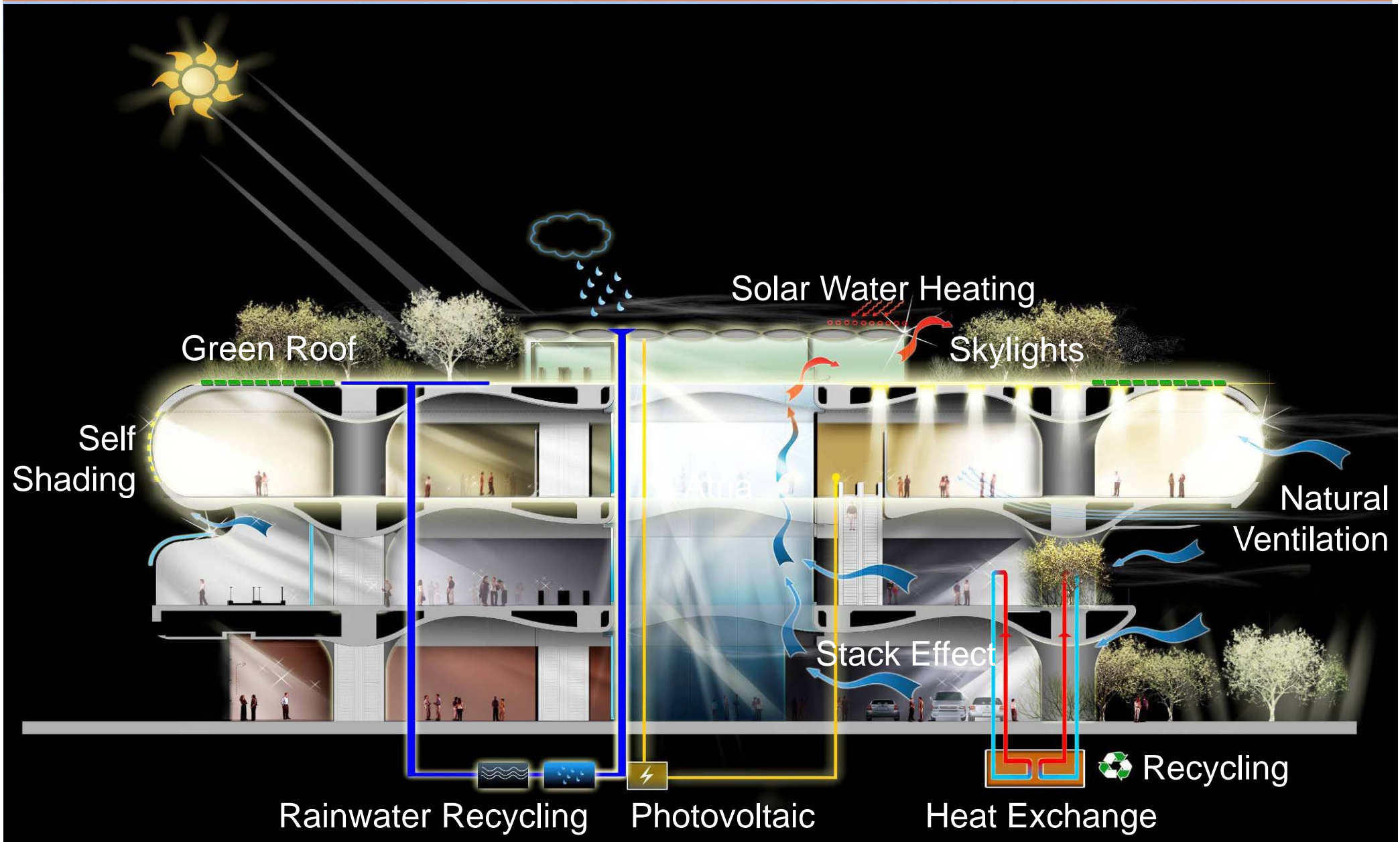
Waiting Hall 1 - Exhibition area of 2000m², Capacity of 1000 persons

Waiting Hall 2 - Exhibition area of 2500m², Capacity of 1250 persons





Environmental Features





Progress of Construction Works



Construction Progress

- First berth completed.
- Main structure of terminal building completed.
- Façade erection, internal finishing, building services, and E&M works in progress.
- Seaboard Passengers Boarding Bridges being fabricated and will be installed in April 2013.
- Access roads connecting Kowloon Bay with the terminal completed.
- Target to commission the building and the first berth in mid 2013, and second berth in 2014.





Future Operation



Day-to-day operation

- Operation and management tenancy awarded to **Worldwide Cruise Terminals Consortium (WCT)** through an open bidding process.
- A joint venture of Worldwide Flight Services, Royal Caribbean Cruises Ltd., and Neo Crown Ltd.
- 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.



Thank You

