



7GA  
啟德郵輪碼頭發展的郵輪碼頭大樓及附屬設施  
CRUISE TERMINAL BUILDING AND ANCILLARY FACILITIES  
FOR THE KAI TAK CRUISE TERMINAL DEVELOPMENT

從南面望向啟德郵輪碼頭大樓的夜景構思透視圖  
PERSPECTIVE VIEW OF THE NIGHT SCENE OF THE KAI TAK CRUISE TERMINAL BUILDING  
FROM SOUTH DIRECTION (ARTIST'S IMPRESSION)





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從北面望向啟德郵輪碼頭大樓的構思透視圖  
PERSPECTIVE VIEW OF THE KAI TAK CRUISE TERMINAL BUILDING FROM NORTH DIRECTION  
(ARTIST'S IMPRESSION)





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啟德郵輪碼頭大樓的出入境大堂的構思圖  
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(ARTIST'S IMPRESSION)





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CRUISE TERMINAL BUILDING AND ANCILLARY FACILITIES  
FOR THE KAI TAK CRUISE TERMINAL DEVELOPMENT

啟德郵輪碼頭大樓的地面客運候車處的構思圖  
GROUND TRANSPORTATION AREA OF THE KAI TAK CRUISE TERMINAL BUILDING  
(ARTIST'S IMPRESSION)

**7GA – Cruise terminal building and ancillary facilities for the Kai Tak  
cruise terminal development**

**Breakdown of the estimates for consultants' fees and resident site staff costs  
(in September 2009 prices)**

		Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Consultants' fees for –				
	(i) quantity surveying services <sup>(Note 2)</sup>				
	Professional	–	–	–	7.5
	Technical	–	–	–	8.0
				Sub-total	15.5
	(ii) Risk management				
	Professional	7	38	1.6	0.6
	Technical	12	14	1.6	0.4
				Sub-total	1.0
(b)	Resident site staff costs (Note 3)				
	Professional	230	38	1.6	21.1
	Technical	1 235	14	1.6	39.2
				Sub-total	60.3
	Comprising –				
	(i) Consultants' fee for management of resident site staff				8.0
	(ii) Remuneration of resident site staff				52.3
				<b>Total</b>	<b>76.8</b>

\*MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of risk management services and resident site staff supplied by the consultants. (As at now, MPS point 38 = \$57,280 per month and MPS point 14 = \$19,835 per month.)
2. The consultants' staff cost for quantity surveying services is calculated in accordance with the existing consultancy agreement for the provision of quantity surveying services for **7GA**. The consultancy assignment for the construction of the cruise terminal facilities will only be executed subject to Finance Committee's approval to upgrade **7GA** to Category A.

3. The actual man-months and actual costs will only be known after completion of the construction works.

**Kai Tak Development**  
**List of Public Works Programme (PWP) items in Category A**

PWP Item No.	<b>440CL</b>
Project title:	South East Kowloon development – comprehensive feasibility study
Date of upgrading to Category A:	April 1995
Approved project estimate:	\$220.0 million
Project scope:	The project comprises a comprehensive feasibility study for the whole South East Kowloon area, as well as associated laboratory testing and site investigation works.
Brief account of progress:	(a) The feasibility study was completed in December 2003. (b) The project account has been finalized at the sum of \$185.2 million.

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PWP Item No.	<b>494CL</b> (part upgraded from <b>469CL</b> )
Project title:	South East Kowloon development at Kai Tak Airport – decontamination and site preparation
Date of upgrading to Category A:	February 1998
Approved project estimate:	\$316.9 million



Project scope:

- (a) ground decontamination at the north apron of Kai Tak Airport (NAKTA);
- (b) demolition of existing buildings and structures in the northern part of NAKTA; and
- (c) breaking up of the existing apron slab and land formation at NAKTA for housing development.

Brief account of progress:

- (a) The civil engineering contract covering the above works was completed in April 2002.
- (b) Post-decontamination monitoring works were completed in December 2003.
- (c) The project account has been finalized at the sum of \$281.8 million.

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PWP Item No. **694CL** (part upgraded from **469CL**)

Project title: South East Kowloon development at Kai Tak Airport – consultants' fees and site investigation

Date of upgrading to Category A: November 2001

Approved project estimate: \$115.9 million

Project scope: Site investigation works and detailed design for –

- (a) about 6 kilometres box culverts;
- (b) new roads including flyovers and pedestrian streets, and upgrading of existing roads and associated drainage, sewerage and watermains;
- (c) five sewage pumping stations and rising mains to convey sewage to the existing To Kwa Wan sewage treatment plant;

- (d) drainage maintenance depots along with provision of plant and equipment for servicing the drainage culverts in NAKTA;
- (e) open space development and landscaping works;
- (f) demolition of remaining ex-airport facilities, including the passenger terminal building and Kai Tak car-parking building and decontamination of land underneath the buildings; and
- (g) provision of necessary environmental mitigation measures and implementation of an environmental monitoring and audit (EM&A) programme.

Brief account of progress:

- (a) Consultancy started in January 2002.
- (b) Detailed design for demolition of the passenger terminal building and associated structures remaining in NAKTA has been completed.
- (c) Detailed design of the stage 1 infrastructure works at the north apron has been completed.
- (d) Detailed design of the remaining infrastructure works at the north apron is in progress.

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PWP Item No. **693CL** (part upgraded from **465CL**)

Project title: South East Kowloon development – consultants' fees and site investigation for Kai Tak Approach Channel reclamation

Date of upgrading to November 2001  
Category A:

Approved project \$63.8 million  
estimate:



- Project scope:                      Site investigation works and detailed design for –
- (a) treatment of the contaminated sediments (including pilot tests and post-treatment monitoring) in Kai Tak Approach Channel (KTAC);
  - (b) reclamation works in KTAC;
  - (c) new drainage systems (including widening and extension of Kai Tak Nullah and Jordan Valley box culvert, advance work for future road tunnels underneath the box culverts) and improvements to existing drainage systems necessitated by the proposed reclamation in KTAC;
  - (d) demolition of the existing airport taxiway bridge across KTAC;
  - (e) provision of necessary environmental mitigation measures and implementation of an EM&A programme; and
  - (f) field surveys and environmental studies for different scenarios of Kai Tak development.
- Brief account of progress:
- (a) Consultancy started in January 2002.
  - (b) In the light of the Court of Final Appeal's ruling on harbour reclamation under the Protection of the Harbour Ordinance, the consultancy had been suspended since December 2003 and was terminated in July 2006.
  - (c) The project account has been finalized at the sum of \$50.2 million.

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PWP Item No.	<b>699CL</b> (part upgraded from <b>482CL</b> )
Project title:	South East Kowloon development – consultants’ fees and site investigation for Kowloon Bay reclamation and engineering works
Date of upgrading to Category A:	July 2002
Approved project estimate:	\$105.7 million
Project scope:	<p>Site investigation works and detailed design for –</p> <ul style="list-style-type: none"><li>(a) treatment of contaminated sediments (including post-treatment monitoring) at the seabed of Kowloon Bay;</li><li>(b) reclamation for about 61 hectares of land in Kowloon Bay;</li><li>(c) construction of a new seawall, breakwater, and marine facilities including public landing steps;</li><li>(d) demolition of existing breakwaters and marine facilities including Kowloon City vehicular ferry pier, passenger ferry pier and public pier;</li><li>(e) construction of new drainage culverts and improvements to existing hinterland drainage systems necessitated by the proposed reclamation in Kowloon Bay;</li><li>(f) upgrading of existing roads and construction of new roads, a road tunnel, pedestrian streets, footbridges and pedestrian subways with associated drainage, sewerage and water works;</li><li>(g) construction of public transport facilities;</li><li>(h) construction of sewage holding facilities adjacent to the existing To Kwa Wan sewage treatment works and sewage pumping stations;</li></ul>



- (i) relocation of the existing Eastern Quarantine and Immigration Anchorage and mooring buoys within Kowloon Bay;
- (j) provision of landscaping works at the proposed reclamation area;
- (k) provision of environmental protection measures; and
- (l) implementation of an EM&A programme.

Brief account of progress:

- (a) Consultancy started in December 2002.
- (b) In the light of the Court of Final Appeal's ruling on harbour reclamation under the Protection of the Harbour Ordinance, the consultancy had been suspended since December 2003 and was terminated in July 2006.
- (c) The project account has been finalized at the sum of \$6.1 million.

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PWP Item No.	<b>708CL</b> (part upgraded from <b>469CL</b> )
Project title:	South East Kowloon development – site preparation and drainage works at north apron area of Kai Tak Airport
Date of upgrading to Category A:	February 2004
Approved project estimated:	\$131.6 million

Project scope:

- (a) construction of about 600 metres of a twin-cell box culvert and decommissioning of an existing culvert;
- (b) demolition of the passenger terminal building, the Kai Tak car-parking building and associated structures, along with related land decontamination; and
- (c) implementation of an EM&A programme for the works mentioned in items (a) to (b) above.

Brief account of progress:

- (a) Works contract commenced in April 2004.
- (b) The works were substantially completed in September 2006.
- (c) The project account has been finalized at the sum of \$131.3 million.

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PWP Item No. **719CL**

Project title: Kai Tak development – engineering review

Date of upgrading to Category A: December 2006

Approved project estimate: \$87.5 million

Project scope:

- (a) a study to confirm the detailed engineering feasibility of the revised Preliminary Outline Development Plan of Kai Tak development;
- (b) preliminary preparatory work for the early development of the cruise terminal in Kai Tak; and
- (c) associated site investigation and supervision.



Brief account of progress:

- (a) Consultancy commenced in January 2007.
- (b) Engineering review is in progress.

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PWP Item No. **724CL** (part upgraded from **711CL**)

Project title: Kai Tak development – investigation and detailed design for advance infrastructure works for developments at the southern part of the former runway

Date of upgrading to Category A: December 2006

Approved project estimate: \$38.0 million

- Project scope:
- (a) detailed design of the works described below including the associated Schedule 2 environmental impact assessments:
    - construction of approximately 2 kilometres of a dual 2-lane district distributor including associated pedestrian deck;
    - provision of a sewage pumping station and rising mains;
    - improvements to related existing bridge, roads and junctions;
    - construction of associated local roads, transport facilities, drainage, sewerage, watermains and landscaping works;
    - relocation and reprovisioning of existing facilities including the Marine Vessel Traffic Services (MVTs) radar and fireboat berthing facilities; and
    - an EM&A programme for works mentioned above,

all for serving the proposed developments at the southern part of the former runway in Kai Tak;

	(b) associated site investigation and supervision; and
	(c) preparation of tender documents and assessment of tenders.
Brief account of progress:	(a) Consultancy commenced in January 2007.
	(b) Detailed design of the decommissioning and decontamination works at the south apron and installation of supplementary radar at North Point Government Offices (NPGO) has been completed.
	(c) Detailed design of the stage 1 advance infrastructure works has been completed.
	(d) Detailed design of the remaining infrastructure works is in progress.
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PWP Item No.	<b>734CL</b> (part upgraded from <b>711CL</b> )
Project title:	Kai Tak development – decommissioning and decontamination works at the south apron of the former Kai Tak Airport and installation of supplementary radar at NPGO.
Date of upgrading to Category A:	February 2008
Approved project estimate:	\$120.1 million
Project scope:	(a) decommissioning and decontamination of about 12 600 square metres of land at the south apron of the former Kai Tak Airport;
	(b) procurement and installation of a supplementary radar and associated signal processing and relaying equipment on the rooftop of NPGO, including integration into the existing MVTTS system of Marine Department;

	<ul style="list-style-type: none"> <li>(c) construction of a radar support and an equipment room on the rooftop of NPGO, provision of building services and other associated works; and</li> <li>(d) implementation of necessary environmental mitigation measures, monitoring and auditing work.</li> </ul>
Brief account of progress:	<ul style="list-style-type: none"> <li>(a) Works contract commenced in May 2008.</li> <li>(b) Construction works are in progress for completion in early 2010.</li> </ul>
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PWP Item No.	<b>738CL</b> (part upgraded from <b>465CL</b> )
Project title:	Kai Tak development – detailed design and site investigation for Kai Tak approach channel (KTAC) and Kwun Tong typhoon shelter (KTTS) improvement works
Date of upgrading to Category A:	May 2009
Approved project estimate:	\$50.0 million
Project scope:	<p>Site investigation works, environmental mitigation trial and monitoring, and detailed design for –</p> <ul style="list-style-type: none"> <li>(a) treatment of the contaminated sediments at KTAC and KTTS;</li> <li>(b) forming of a 600-metre opening at the former runway and construction of a piled deck for support of Metro Park on top of the opening;</li> <li>(c) improvement works to the embankments of the associated waterways;</li> <li>(d) demolition of existing dolphin connecting to the former runway; and</li> <li>(e) implementation of necessary environmental mitigation measures, monitoring and auditing work.</li> </ul>



Brief account of progress:	<p>(a) Consultancy commenced in August 2009.</p> <p>(b) Detailed design of the environmental improvement works is in progress.</p> <p style="text-align: center;">*                      *                      *</p>
PWP Item No.	<b>740CL</b> (part upgraded from <b>702CL</b> )
Project title:	Kai Tak development – detailed design and site investigation for remaining infrastructure works for developments at the former runway.
Date of upgrading to Category A:	May 2009
Approved project estimate:	\$32.0 million
Project scope:	<p>Site investigation works and detailed design for –</p> <p>(a) construction of approximately 1 kilometre of a dual 2-lane district distributor;</p> <p>(b) construction of three footbridges;</p> <p>(c) construction of a piled deck for support of the district distributor on top of the 600-metre opening;</p> <p>(d) construction of local roads, footbridges and subway extensions, junction improvement, drainage, sewerage, water mains and landscaping works at the former runaway and south apron, and other associated works; and</p> <p>(e) implementation of necessary environmental mitigation measures, monitoring and auditing work.</p>
Brief account of progress:	<p>(a) Consultancy commenced in July 2009.</p> <p>(b) Detailed design of the infrastructure works is in progress.</p> <p style="text-align: center;">*                      *                      *</p>

PWP Item No.	<b>739CL</b> (part upgraded from <b>469CL</b> )
Project title:	Kai Tak development – stage 1 infrastructure works at north apron area of Kai Tak Airport.
Date of upgrading to Category A:	May 2009
Approved project estimate:	\$566.5 million
Project scope:	<ul style="list-style-type: none"> <li>(a) construction of about 2.6 kilometres of new roads, realignment of Concorde Road, extension and widening of Kai Wah Street, temporary and permanent closure of existing roads within the north apron, and associated drainage, sewerage and water mains;</li> <li>(b) construction of two footbridges (FB1 and FB4) of total length of about 260 metres and improvement works to three existing subways (SW1, SW3 and SW5) across Prince Edward Road East;</li> <li>(c) construction of two drainage box culverts (3.0 metres by 2.8 metres and 2.5 metres by 2.5 metres respectively) of total length of about 600 metres;</li> <li>(d) associated landscaping works; and</li> <li>(e) provision of necessary environmental mitigation measures, and implementation of an EM&amp;A programme for the works mentioned in sub-paragraphs (a) to (d) above.</li> </ul>
Brief account of progress:	Works contract commenced in July 2009 for completion by December 2013.

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PWP Item No.	<b>741CL</b> (part upgraded from <b>711CL</b> )
Project title:	Kai Tak development – stage 1 advance infrastructure works for developments at the southern part of the former runway
Date of upgrading to Category A:	May 2009
Approved project estimate:	\$539.6 million
Project scope:	<ul style="list-style-type: none"><li>(a) construction of approximately 1.8 kilometres long single 2-lane carriageway and associated footpaths and landscaping works;</li><li>(b) improvements to the former taxiway bridge, existing roads and junctions;</li><li>(c) construction of a fireboat berth cum public landing steps together with access roads;</li><li>(d) construction of storm drains, sewers and water mains of length of about 3 kilometres; 7.5 kilometres and 8.6 kilometres respectively;</li><li>(e) construction of a sewage pumping station; and</li><li>(f) provision of necessary environmental mitigation measures, and implementation of an EM&amp;A programme for the works mentioned in sub-paragraphs (a) to (e) above.</li></ul>
Brief account of progress:	Works contract commenced in September 2009 for completion by December 2013.

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PWP Item No.	<b>841TH</b> (part upgraded from <b>785TH</b> )
Project title:	Trunk Road T2 – investigation and design
Date of upgrading to Category A:	June 2009
Approved project estimate:	\$133.6 million
Project scope:	<ul style="list-style-type: none"> <li>(a) impact assessments on environment, traffic, marine, heritage and other related aspects;</li> <li>(b) detailed design of the works; and</li> <li>(c) associated site investigations and supervision.</li> </ul>
Brief account of progress:	<p>Consultancy commenced in July 2009.</p> <p style="text-align: center;">*            *            *</p>
PWP Item No.	<b>736CL</b>
Project title:	Site formation for Kai Tak cruise terminal development
Date of upgrading to Category A:	November 2009
Approved project estimate:	\$2,303.9 million
Project scope:	<ul style="list-style-type: none"> <li>(a) construction of about 1 100 metres long seawall;</li> <li>(b) construction of a 35 metres wide and 850 metres long apron area, including piled structures for two alongside berths, mooring and fender systems, and interfacing provisions for installation of apron facilities, for berthing of cruise vessels;</li> <li>(c) construction of about 150 metres long associated piled transition structures at two ends of the berths;</li> </ul>

- (d) dredging of about 86 hectares of adjoining seabed to allow manoeuvring and berthing of cruise vessels with deep drafts; and
- (e) provision of necessary environmental mitigation measures, including monitoring and auditing for the works mentioned in sub-paragraphs (a) to (d) above.

Brief account of progress:

The site formation works commenced in end 2009 for completion by end 2015, with the target of commissioning the first berth around mid-2013.

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