

For Discussion

Legislative Council Panel on Home Affairs

Development of the Multi-purpose Sports Complex at Kai Tak

Introduction

This paper briefs Members on the background and the latest position regarding the Multi-purpose Sports Complex (MPSC) at Kai Tak.

Background

2. The Government's strategy for developing sport in Hong Kong is threefold: to promote sport in the community, to support elite sport, and to make Hong Kong a centre for major international sports events. The Government provides sports facilities in accordance with our policy objectives for sports development and to address the needs of residents in individual districts. The South East Kowloon Development Plan includes an MPSC that will be suitable for hosting major international events and that will have facilities for regular public use.

3. Hong Kong has a shortage of public sports facilities. According to the standards set out in the Hong Kong Planning Standards and Guidelines, for East Kowloon (including Kowloon City, Kwun Tong and Wong Tai Sin Districts) alone there is a shortfall of two sports grounds and four sports centres. As regards our venues for staging international sports events, these have insufficient seating capacity and lack appropriate supporting facilities.

4. The planning vision for the Kai Tak Development (KTD) is to for Kai Tak to be a "distinguished, vibrant, attractive and people-oriented community" fronting Victoria Harbour. The planning area of KTD is over 320 hectares comprising six main sub-areas: Kai Tak City Centre, Sports Hub, Metro Park, Runway Precinct, Tourism and Leisure Hub and South Apron Corner. The MPSC will be a significant new feature on this part of the harbour, and will be developed with a view to integrating

with the Metro Park. A map showing the location of the MPSC is at **Annex I**.

Project Objectives and Scope

5. According to the project plan, the MPSC will include high quality sports facilities that will alleviate Hong Kong's shortage of venues suitable for hosting major international sports events, as well as sports venues and open space for the community. With a mixture of sports facilities, open space, park features and retail and dining outlets, the MPSC will be open to the public throughout the day, seven days a week.

6. The proposed facilities for the MPSC include -

- a 50 000-seat stadium with a retractable roof to allow the hosting of major international sports and entertainment events under all weather conditions;
- a public sports ground with permanent seating for 5 000 spectators. The ground will be a venue for jogging, athletics training and competition, and football and rugby matches;
- an indoor sports arena with a main arena with permanent seating for 4 000 spectators and a secondary arena with seating for 400 spectators to accommodate sports such as basketball, volleyball, badminton, table tennis and wushu;
- park features suitable for use by people of all ages, such as children's play areas, tai chi areas and fitness stations;
- office space of at least 10 000 square metres; and
- commercial space of at least 31 500 square metres to accommodate retail and food and beverage outlets.

A preliminary layout plan of the proposed MPSC is enclosed at **Annex II**. We will further consult the sports sector, District Councils and members of the public on the detailed layout and design of the facilities as we take this project forward.

7. Hong Kong is not alone in the region in seeking to upgrade its sports infrastructure with a view to promoting sport at all levels.

Developing the Kai Tak MPSC will help to ensure that we keep pace with neighbouring cities, particularly in attracting major international sports events. As well as providing much-needed sports facilities, the MPSC will provide further impetus to the development of East Kowloon, similar to the way in which the London Olympic Park is the focus of regenerating part of East London. The MPSC will therefore make a significant contribution to upgrading the quality of life for Hong Kong people, as well as helping to maintain Hong Kong's position as one of the world's leading cities.

Implementation

8. We have completed an initial Technical Feasibility Study on the Kai Tak MPSC and we are now considering the procurement and financing options for the project. In this regard, in 2011 we commissioned a consultancy study on the construction and financing options for the complex, which included reference to recent experience with the procurement and financing of major local and overseas projects. The study has confirmed that the most effective approach is to build a single, comprehensive sports complex on the selected site rather than to divide it into separate projects. The study further suggests that a "Design-Build-Operate" (DBO) approach to the project would help ensure the most effective delivery from the design stage through to the long-term operation of the MPSC. This is a common approach both locally and worldwide for delivering large infrastructure projects. The study took account of a previous financial feasibility study that concluded that the MPSC project would not be financially viable without government funding, and recommended that in order to maximise efficiency and innovation, a combination of government and private financing would be appropriate for this project.

9. We will continue to consult the sports sector, District Councils and the general public on the procurement, detailed planning and design, and management of the MPSC. Subject to reaching a decision on the procurement and financing plan and the progress of works, we expect the project to be completed by 2019/20. We will review the project schedule to expedite implementation as far as practicable.

Consultation

10. The Government conducted three comprehensive public engagement exercises on the KTD plan between 2004 and 2006. Provision of the MPSC in Kai Tak area was included in the final KTD

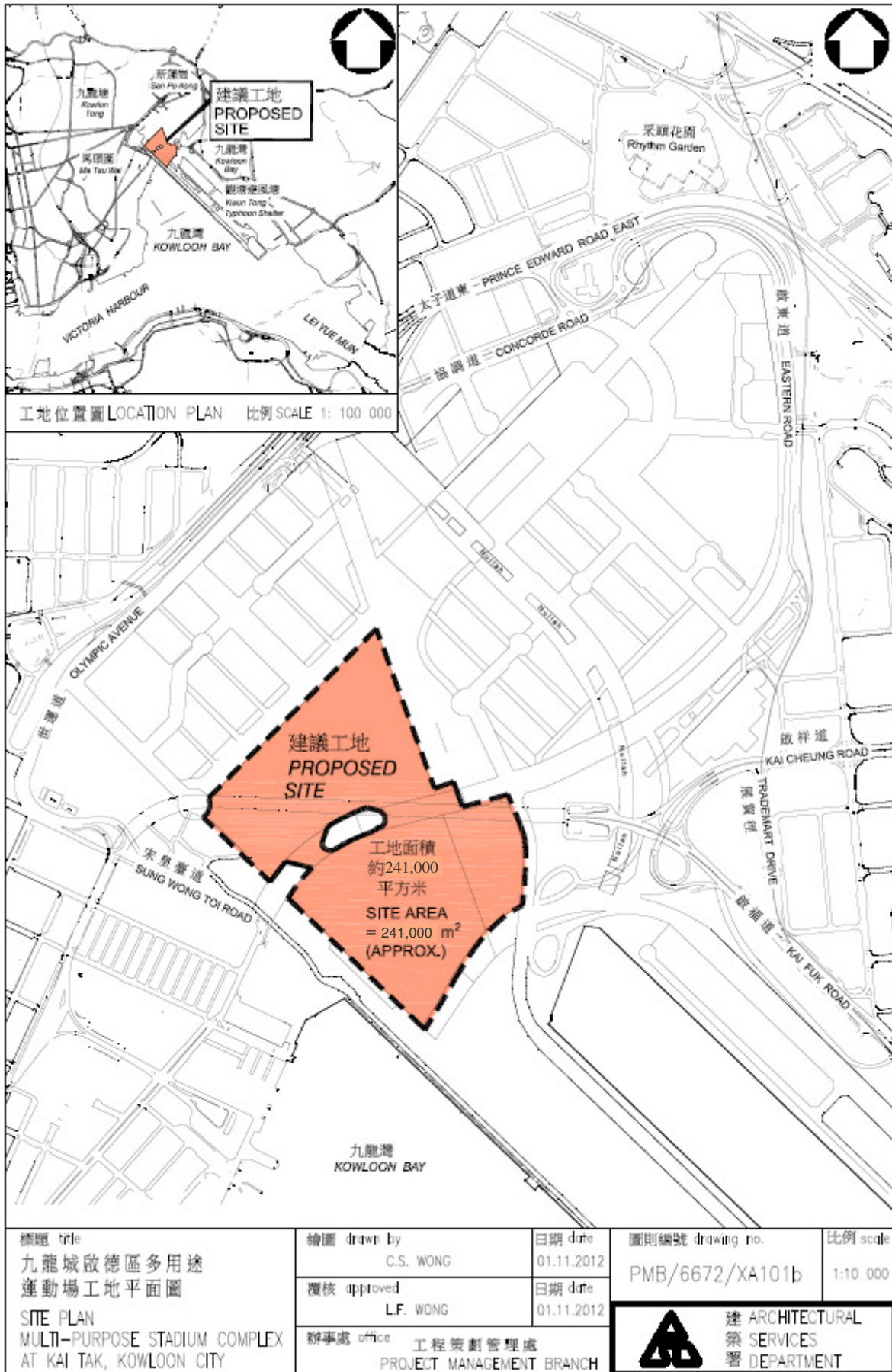
Blueprint, reflecting the public's aspirations. The Sports Commission has commented regularly on various aspects of the project, and has consistently argued that the Government should move forward with the project as a matter of priority to promote the further development of sport in Hong Kong.

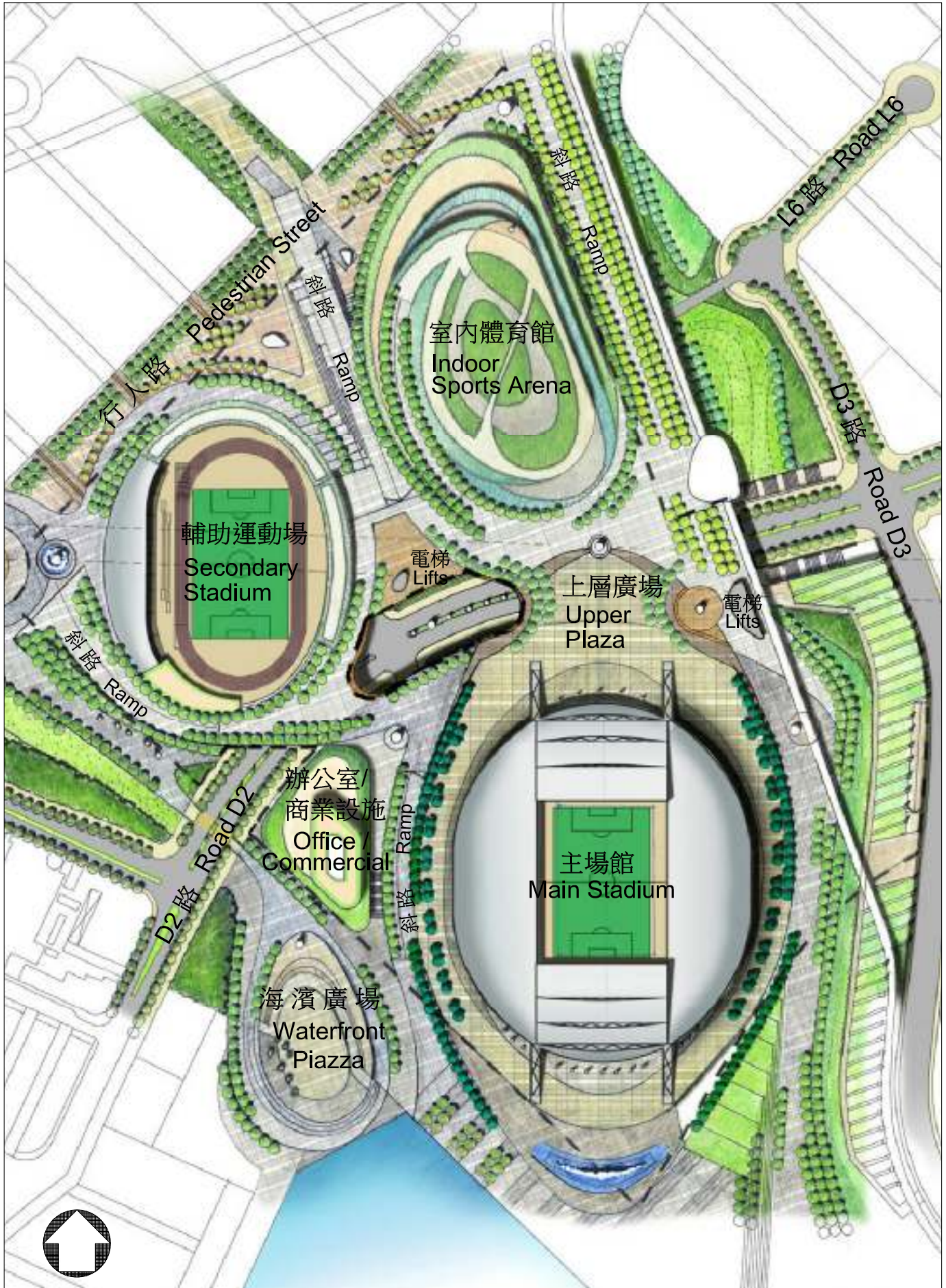
11. The MPSC will be the largest sports facility in Hong Kong and it will require careful planning. During the design and planning stage, we will consult the sports sector, District Councils and the general public to ensure that the MPSC meets as far as possible the needs of the sports sector and the wider community.

Advice Sought

12. Members are invited to note the content of this paper and to comment on issues related to the development of the MPSC at Kai Tak.

**Home Affairs Bureau
November 2012**





標題 title 九龍城啟德區多用途 運動場總發展計劃圖 MASTER PLAN MULTI-PURPOSE STADIUM COMPLEX AT KAI TAK, KOWLOON CITY	繪圖 drawn by C.S. WONG	日期 date 01.11.2012	圖則編號 drawing no. PMB/6672/XA102b	比例 scale N.T.S.
	覆核 approved L.F. WONG	日期 date 01.11.2012	 建 ARCHITECTURAL 築 SERVICES 署 DEPARTMENT	
	辦事處 office 工程策劃管理處 PROJECT MANAGEMENT BRANCH			