

政府總部
民政事務局
香港添馬添美道二號
政府總部西翼十二樓



**GOVERNMENT SECRETARIAT
HOME AFFAIRS BUREAU**

12TH FLOOR, WEST WING,
CENTRAL GOVERNMENT OFFICES,
2 TIM MEI AVENUE,
TAMAR,
HONG KONG.

本函檔號 Our Ref: L/M 95(14)
來函檔號 Your Ref :

電話號碼 Tel. No.: 3509 8127
傳真號碼 Fax No.: 2519 7404

By Fax: 2509 9055

9 May 2014

Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong
(Attn: Ms Emma Cheung)

Dear Ms Cheung,

**Panel on Home Affairs
Additional Information on Kai Tak Multi-purpose Sports Complex**

At the Panel meetings on 10 January and 17 February, Members discussed the planning of the Kai Tak Multi-purpose Sports Complex (MPSC). Noting the keen interest in this project, I write to provide additional information for Members' reference.

Commercial and office space within the MPSC site

Some Members suggested increasing the amount of commercial and office space to be provided at the MPSC in order to enhance the commercial viability of the project. The current plan is for the complex to have a gross floor area of about 40,000 square metres. We agree that the site of the complex should be put to the best possible use, and we will review the scale and tenant mix of the commercial and office space before finalising the project scope.

Transportation and crowd management

There will be two MTR stations within walking distance of the sports complex: To Kwa Wan Station and Kai Tak Station on the Sha Tin to Central Link will be approximately 650m and 750m respectively from the main stadium. This section of the Sha Tin to Central Link is scheduled for completion in 2018.

We recognise the importance of planning for effective crowd management and transportation arrangements at the MPSC, particularly on days when major events will take place at the main stadium. We have engaged a specialist consultant to undertake a preliminary study on crowd dispersal immediately following events when the main stadium attracts an attendance of 50 000 spectators. The study assumed that around 80% of spectators would take the MTR to and from the MPSC, with most of the remaining spectators using other modes of public transport such as bus, coach, ferry and taxis, and a small percentage using private buses and cars. The study used a computer-based simulation to map crowd dispersal paths on different variations of the MPSC's layout scheme, and analysed the flow rate and pattern of crowd dispersal under each scheme.

The study showed that based on the current draft layout scheme, following the completion of an event in the main stadium attracting 50,000 spectators, most spectators will have dispersed from the MPSC and arrive at the two MTR stations within 30 minutes. We shall work with the future designer and operator of the MPSC, the Police, the MTRC and other major public transport operators to ensure that the final design and future operation of the MPSC ensure safe and effective crowd management and transportation arrangements at the sports complex, particularly during major events.

Height restriction and stadium design

Members asked for information on current planning restrictions and their potential impact on the design of the main stadium at the MPSC. The Outline Zoning Plan (OZP) for Kai Tak designates the main part of the site of the MPSC as "Other Uses" annotated "Stadium", and stipulates that:

“developments within this zone are subject to a maximum building height of 55mPD.” We have studied overseas examples of stadia of similar scale to the proposed main stadium that have retractable roofs. Based on these examples, we have concluded that the highest point of the main stadium including the roof structure could reach around 70mPD. An indicative diagram is at **Annex A**. In this connection, we shall apply to the Town Planning Board to relax the height restriction accordingly to allow for flexibility at the design stage.

Monitoring the delivery of the MPSC

We share Members’ concern that the design and operation of the MPSC should as far as practicable meet the aspiration of the sports sector and the wider community. The Sports Commission has set up a Task Force to monitor the progress of the project, and to give advice on issues such as: the scope and design of facilities to be provided; the types of events to be held at the MPSC, especially in the main stadium and the main arena; the use of facilities by “national sports associations” and affiliated organisations, the general public, and community-based organisations; and the management of MPSC in support of sports programmes, events and community use. The Membership of the Task Force is at **Annex B**.

We will also continue to engage the local community, in particular the Kowloon City, Wong Tai Sin and Kwun Tong District Councils as we take forward the planning of the project. We will also continue to post up-to-date information on the planning of the sports complex on the following dedicated website to keep the public informed of progress: www.hab.gov.hk/mpsc

Financial Projection for Operation of MPSC

At the Panel meeting, Members asked for further information on our procurement consultant’s projections regarding the potential financial performance of the MPSC upon commissioning. The consultant’s projections were based on very preliminary assumptions taking account of the current scope of the project, and were made for the purpose of comparing different procurement options, rather than to provide a robust financial profile. The projections should therefore be seen as only broadly indicative. A number of further developments – such as a potential increase in the scale of the commercial and office space in the project and an updated cost profile for the

use of the District Cooling System – are likely to have a significant impact on the actual operating income and expenditure of the MPSC and we will review and update the projections in the coming 12 months. Against this background, the consultant's study projected the operating revenue and expenditure of the MPSC during its first year of full operation under the Public Works Programme procurement option to be roughly \$900 million and \$670 million respectively.

We understand that apart from the information provided above, Members may wish to have further clarification on other aspects of the planning of the MPSC. We will be happy to provide Members with more information on the proposed pre-construction work when making submissions to the Public Works Sub-committee and Finance Committee to seek approval for funding for this work later this year.

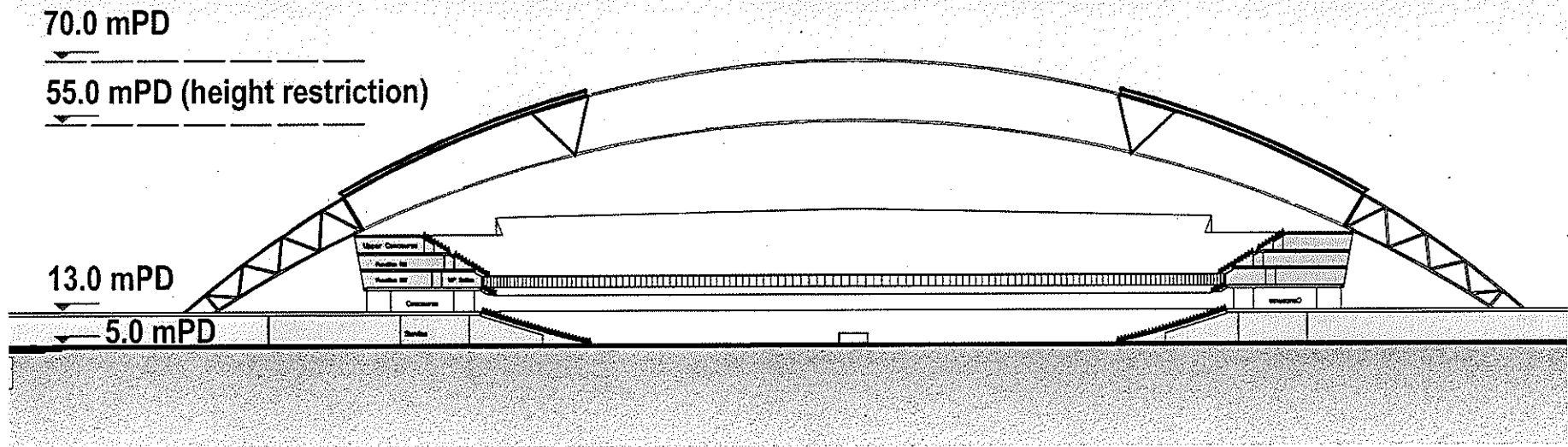
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Linda Law', written in a cursive style.

(Ms. Linda Law)

for Secretary for Home Affairs

Height of Main Stadium with Retractable Roof



Sports Commission
Multi-Purpose Sports Complex Task Force

Membership

Chair

Mr Raymond YOUNG, Permanent Secretary for Home Affairs

Members

Miss Amy CHAN Lim-chee, JP

Mr CHAU How-chen, GBS, JP

Professor Frank FU Hoo-kin, MH, JP

Mrs Jenny FUNG MA Kit-han, BBS, JP

Mr Herman HU Shao-ming, BBS, JP

Mr Victor HUI Chun-fui, GBS, JP

Mr William KO Wai-lam, BBS, MH

Mr Wilfred NG Sau-kei, SBS, MH, JP

Ms Malina NGAI Man-lin, JP

Mr Terry Smith

Mr William TONG Wai-lun, MH, JP

Mr Tony YUE Kwok-leung, MH, JP

Mr Kenneth FOK Kai-kong (*ex officio* representative of SF&OC)

Secretary

Miss Petty LAI, Principal Assistant Secretary for Home Affairs (Recreation and Sport)