

# **Task Force on Kai Tak Harbourfront Development**

For discussion  
on 28 Sep 2018

TFKT/13/2018

## **Proposed Temporary Water Sports Centre at Kai Tak Former Fire Station Site**

### **PURPOSE**

Following the presentation made to the Kai Tak Task Force on 3 August 2011 (Paper No. TFKT/17/2011), the Hong Kong Water Sports Council (HKWSC) would like to provide a progress up-date on the Short Term Tenancy (STT) Application to establish a Temporary Water Sports Centre (TWSC), on the Former Fire Station site, adjacent to the public pier on the former Kai Tak runway area, fronting onto the Kwun Tong Typhoon Shelter (KTTS) (**Annex 1**).

### **THE HONG KONG WATER SPORTS COUNCIL**

2. The HKWSC is an umbrella organization established by the National Sports Associations (NSAs), with the goal of furthering the development of community and elite water sports in Hong Kong and to represent the NSAs' common concerns and requirements to Government. It is registered with the Companies Registry as a not-for-profit company limited by guarantee, with the NSAs being its voting members. Because the HKWSC does not enjoy charitable status under Section 88 of the Inland Revenue Ordinance, it has recently made an application to the Inland Revenue Department to establish a separate charitable trust to enable it to raise funds to support the provision of community water sports.

3. At present the members of the Council comprise the Hong Kong China Dragon Boat Association, Hong Kong Canoe Union, Hong Kong, China Rowing Association, Hong Kong Life Saving Society, Hong Kong Sailing Federation, Hong Kong Triathlon Association, Hong Kong Amateur Swimming Association and Hong Kong Water Ski Association, each being the official governing body of sport representing their water sport in Hong Kong.

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4. The HKWSC considers that the TWSC at the former fire station site can be regarded only as an initial step to allow water sports to become established in the Kai Tak Approach Channel (KTAC) and KTTS. As the growing demand for water sports at this location is generated, the site will rapidly prove inadequate, and expansion or additional sites may be needed.

### **POLICY SUPPORT FOR WATER SPORTS IN KAI TAK**

5. There have been government policy initiatives to encourage water sports development in Kai Tak. In 2012, the Town Planning Board had amended the OZP to acknowledge the important role that water sports and recreational activities play in realizing the goal of Kai Tak as a hub for sports. Likewise, Home Affairs Bureau (HAB) have expressed their support in their letter to the HKWSC that stated they see “*clear merits in developing water sports facilities at Kai Tak given the convenient location and the presence of other sports facilities under planning in the area, including the Multi-purpose Sports Complex.*” In 2017, the TPB again amended the OZP to adopt a clause to allow for flexibility of providing water sports and recreational activities in open space zones along the waterfront. These milestones have clearly established the support of the Government in establishing water sports facilities in Kai Tak.

### **SUBMISSION OF SHORT TERM TENANCY APPLICATION**

6. On the 24 October 2013, the HKWSC wrote to the District Lands Office (DLO) to formally apply for the temporary allocation of the site for a period of 5 years. The application was processed as a land allocation under Short Term Tenancy (Ref. No. KX2992). Subsequently, HKWSC has looked in detail at the feasibility of developing the site for use on a temporary basis, and have satisfactorily addressed all of the significant departmental comments received. A feasibility trial day has been held on 7 October 2014 (**Annex 2**), which

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has clearly demonstrated the suitability of the KTAC and KTTS for accommodating water sports activities requiring sheltered water.

7. Currently, HKWSC is finalizing the arrangements to take up the STT of the application site. The HKWSC has also been fortunate in securing funding from the Sir David Trench Fund to cover the cost of providing basic facilities on the site, including boat launching facilities, changing rooms, toilets and showers.

### **THE PROPOSED TEMPORARY WATER SPORTS CENTRE**

8. The TWSC has a site area of about 3,700m<sup>2</sup> and requires a total GFA of about 870m<sup>2</sup> (**Annex 3**). The sheltered water of the KTAC is ideal for canoeing, rowing and dragon boating. Under the overall management and coordination of the HKWSC, the three NSAs for these sports will be responsible for the provision of boats and other equipment required for each water sport, and for organising and providing the staff to run courses, training and coaching of water sports participants and events specific to their sport. This arrangement recognises that each NSA has its own unique expertise and experience related to its sport that has been built up over many years. The HKWSC and the NSAs will all be represented on a Management Committee to be established to oversee the operation, management and maintenance of the TWSC. From time to time, the site will also be used by other member NSAs for holding water sports events. The design layout and accommodation schedule has been confirmed to meet with the operational needs of relevant NSAs.

9. The former fire station building has been repaired by Government and is planned for supporting facilities, such as a gym, training area, boat storage and possibly a kiosk (**Annex 4**). The site will have a few portable containers converted into storage, shower and changing room facilities. The site area would be largely taken up by boat storage, and the crew assembly and boat preparation area will be located closer to the water body.

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10. The design of the proposed TWSC has taken into account the Harbour Planning Principles:

- a. **Preserving Victoria Harbour** – The TWSC will preserve, protect and enhance the Victoria Harbour by establishing water sports activities and vibrancy on the waterfront and water bodies, creating economic and social values to the local community.
- b. **Sustainable Development** – The HKWSC will manage the TWSC through a sustainable model and activate the use of the waterfront and (currently unused) water body at the KTAC in an environmentally friendly manner since the sports concerned rely on manpower alone for movement without the need for combustion engines.
- c. **Vibrant and Accessible Harbour** – TWSC is envisaged to become a major activity node for public enjoyment, a focal point for community-based recreational water sports activities and elite-athlete training; and to support festivities and events along the waterfront. It would provide the basis to activate and create vibrancy in the KTAC and surrounding water bodies through boating activities. The former fire station is a two-storey high building, and its unique red and white color façade and history would become a visual landmark. Please refer to **Annex 4** and **Annex 5**.
- d. **Proactive Harbour Enhancement** – The site was previously in a dilapidated state, where the former fire station building was vacant and unused. The HKWSC will properly manage and operate the site for public enjoyment and revitalize the former fire station building for leisure and recreational purposes for users of the site.
- e. **Integrated Planning** – the TWSC has considered both

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land and water access. It will be accessible by vehicles via a road link to the road network on the former Kai Tak runway. Marine access for water sports boats will be provided at the site by means of a floating pontoon connected to the site by hinged ramp bridges (to cater for tidal movement). In planning for development of the TWSC care has been paid not to allow the water sports activities to impact adversely on the operation of the public pier to the north of the site.

- f. **Public Enjoyment** – The TWSC would be available and opened for use by specific groups and the general public, such as schools and youth groups. It will encourage new participants in East Kowloon and provide a unique opportunity for water sports facilities, which is currently lacking in the district.
  
- g. **Stakeholder Engagement** – The HKWSC has consulted the relevant NSAs on their operational requirements for the design of the TWSC. Trial-events have been successfully held at the KTTS for water sports events, in collaboration with NSAs, District Councils, community groups and government departments.

### MAJOR DEPARTMENTAL COMMENTS AND RESPONSES

11. The major concerns from departmental comments and the clarifications and remediation made in response are provided in the following paragraphs:

#### The Original and (Amended) Current Site Allocation

12. The original site allocation provided at the beginning of the application process; did not fit well with Government plans for open space development at the original site. The site allocation was

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amended to the current site that included the former fire station building and Hong Kong Observatory weather tower (**Annexes 1 and 5**). Although the site area had been significantly reduced, this offer was accepted and considered an improvement by the HKWSC as the former fire station building provided a unique and landmark venue for boat storage and ancillary facilities.

### Buffer Requirement of the Hong Kong Observatory Weather Tower

13. The existing HKO Weather Tower would remain intact and a 3m buffer area surrounding the tower, have been complied with government requests (**Annex 3**). The HKO facilities on the roof of the building will not be accessible to users of the TWSC.

### Tree Preservation and Removal Proposal

14. A Tree Preservation and Removal Proposal (TPRP) was completed in Feb 2018 and then forwarded to DLO for information. The TPRP is to ensure that the proposed scheme is designed and implemented with minimal disturbance to the existing trees and the quality of the landscape setting. The TPRP outlines the approach and findings of the tree survey, identifies the trees to be found in conflict with the proposed layout and makes recommendations and detailed compensatory planting proposals.

15. The total number of trees surveyed in the site is 66, where 6 of them are dead trees. With respect to the 60 live trees on site, the recommended treatment is to retain 50 trees, fell 10 trees, with no tree transplanting needed. The proposals have sought to minimize the disturbance to the existing landscape and hence the retention of as many trees in-situ as possible. Despite the careful design of the proposed scheme to avoid existing trees, it is inevitable that there will be some conflict, and as a consequence, 10 trees will need to be felled. However, it should be noted that these trees are previously transplanted species, which have poor form and condition. A total number of 10 standard sized trees will be planted at the boundary of the

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site, which will meet the compensatory planting ratio (**Annex 6**).

### Car Parking Provision

16. There is a need to balance the provision of space for water sports activities and storage and provision of parking spaces within the site to meet minimal operational requirements of the Transport Department. The current layout balances these requirements and provides the majority of the site for water sports related activities. There would be sufficient traffic facilities to cater to the normal operational needs of the water sports centre, with a provision of 18 car-parking spaces, and 2 mini-bus (14-seater) parking spaces. The car park layout will be further refined and confirmed with Transport Department. The main access to the site by users will be by public transport.

### Vehicular Access and Marine Access

17. The vehicular access can be seen as the gate at points XYZ in the layout (**Annex 3**), which adheres to the demarcation in the proposed tenancy agreement plan by DLO. The proposed scheme will have a car park right next to the vehicular access with a gate.

18. The boat access for water and land interface is to the northern part of the site fronting the KTTS, provided by a floating pontoon connected to the site by ramp bridges.

### Marine Traffic Impact Assessment

19. A Marine Traffic Impact Assessment (MTIA) was submitted to the Marine Department, mainly to demonstrate that there will be no adverse impact on the existing and future marine operations within the Kwun Tong typhoon shelter. Several rounds of further clarification and revisions were then required to address the comments of the Marine Department. Further liaison will be carried out with the various user groups of the water area through the usual liaison

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committee.

### Protection of the Harbour Ordinance (Cap. 531)

20. In terms of the water access and land-water interface, HKWSC has considered the implications of the Protection of the Harbour Ordinance (PHO), and has proposed a floating pontoon and connecting ramp bridges to provide convenient and safe access for boats and their users to and from the water body. The proposed nature and scale, duration and use of the pontoon facilities are appropriate. There would not be any physical connections or construction required at the seabed that would contravene the PHO. For reference, an existing and similar design for pontoons has been used at the Shing Mun and Shek Mun Rowing Centres. It is essential to have a pontoon for safe access from the land to the water for boats and water sports participants.

### Water Quality Improvement

21. The water quality of the KTAC has gradually improved through the remediation measures of the Government. As of 2016, CEDD has predicted that the water quality at southern portions of the Kai Tak Approach Channel and Kwun Tong Typhoon Shelter have reached stable levels that will be suitable for water sports activities. The Environmental Protection Department has provided advice that participants should avoid contact with the water as far as possible, and to provide showering facilities. In this context it may be noted that the participants will be sitting in boats on the water and not immersed in the water, so the actual degree of contact will be minimal.

### Policy Support from Home Affairs Bureau

22. In response to the STT application, the Home Affairs Bureau provided initial policy support and requested the HKWSC to provide an operational, management and financial plan for the TWSC to enable formal policy support to be given to the temporary site allocation.



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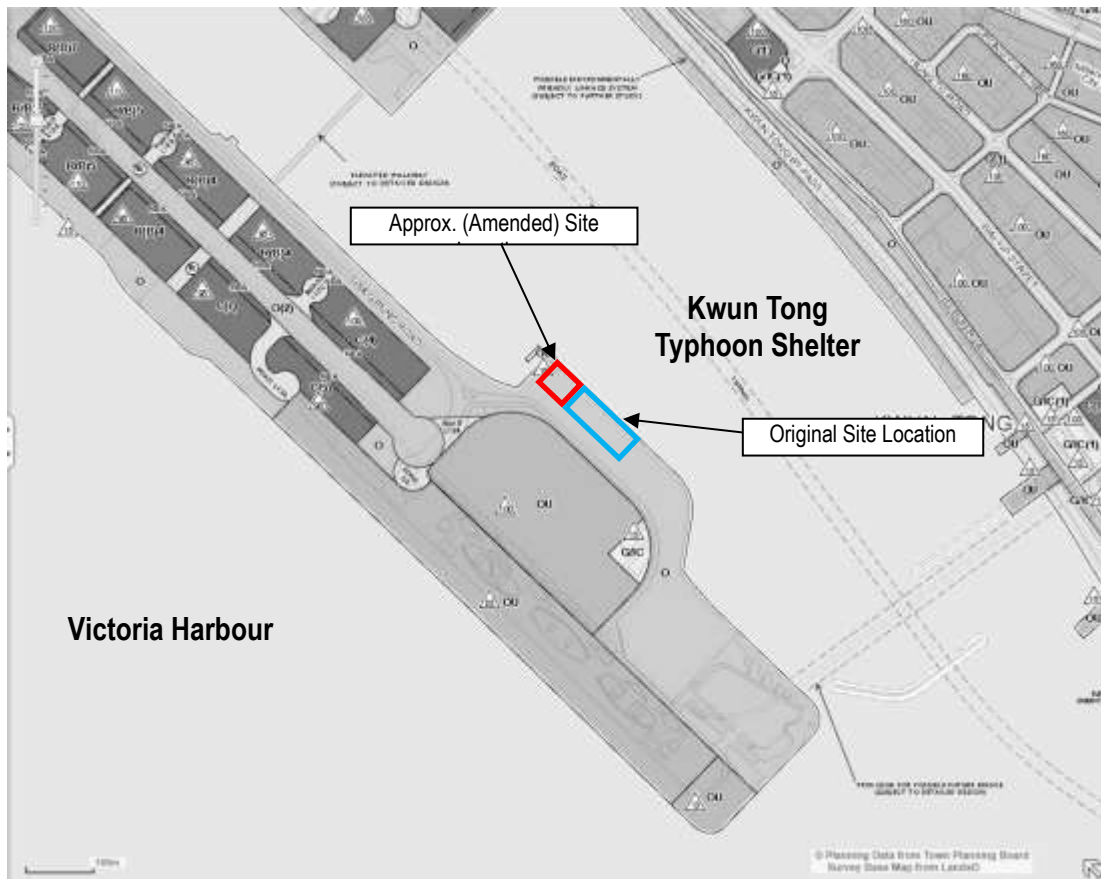
This plan was prepared based on the original site and submitted to HAB in 2015. Since 2015, HKWSC has met with the HAB to discuss and clarify the earlier projections based on the revised Fire Station site. A revised operational, management and financial plan was submitted to HAB on 11 September 2018 to clear the way for formal policy support to be given.

### **ADVICE SOUGHT**

23. The application for the site was made in 2013 and the STT allocation process has continued for 5 years. It is hopeful that the site can be allocated in 2018.

24. The Task Force is invited to note the progress made regarding the TWSC and that the intention is to have water sports active in Kai Tak Approach Channel and KTTS in early 2019. Water sports activities will then become a permanent part of Kai Tak and Kwun Tong and additional facilities will be required in due course to optimise use of the water bodies.

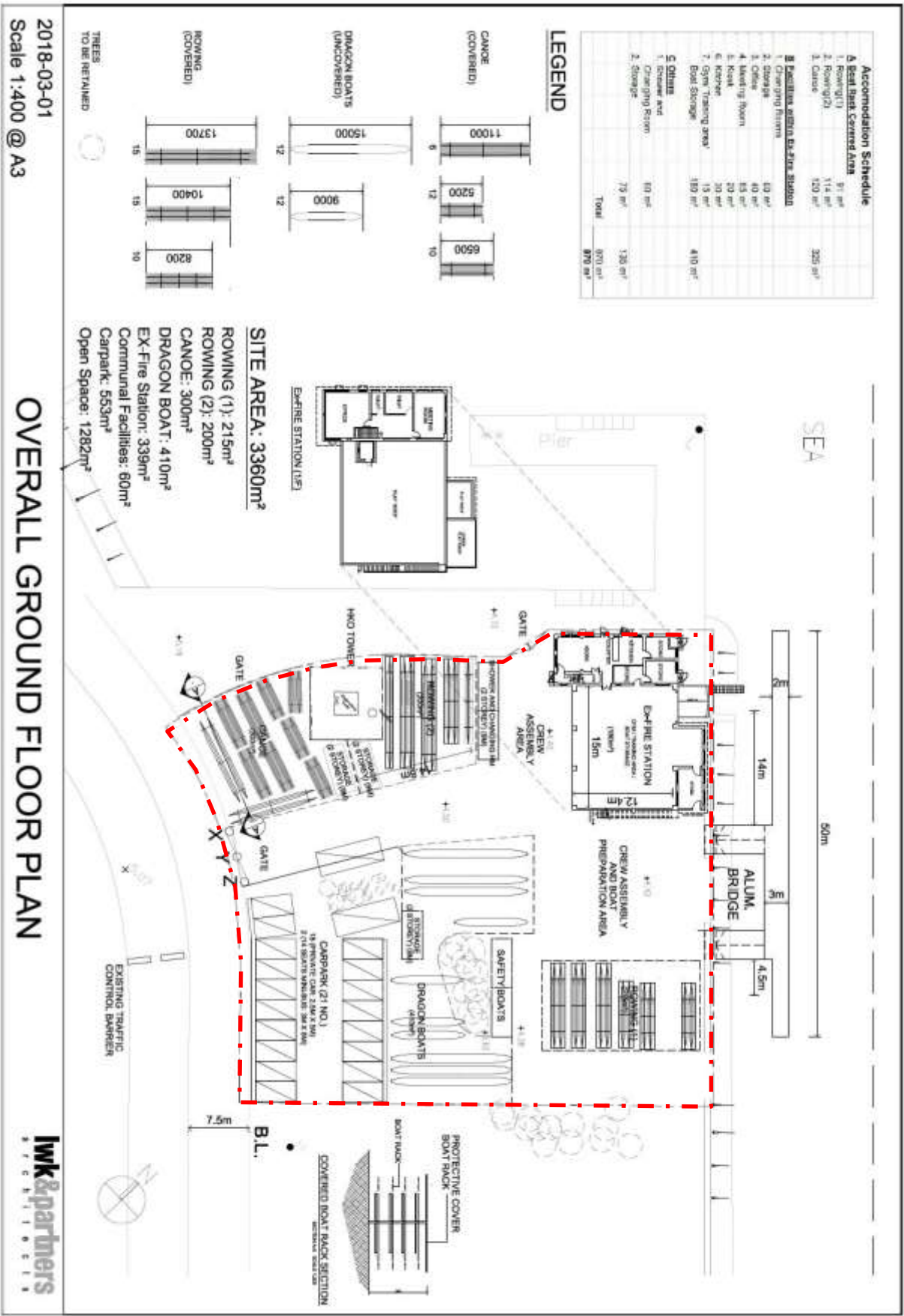
**Masterplan Limited on behalf of  
The Hong Kong Water Sports Council  
September 2018**



**Annex 1:** The Amended and Original (previous) location of the proposed Temporary Water Sports Centre.



**Annex 2:** Feasibility Trial day at KTTS 7 October 2014



**Annex 3:** The proposed layout plan of the Temporary Water Sports Centre.

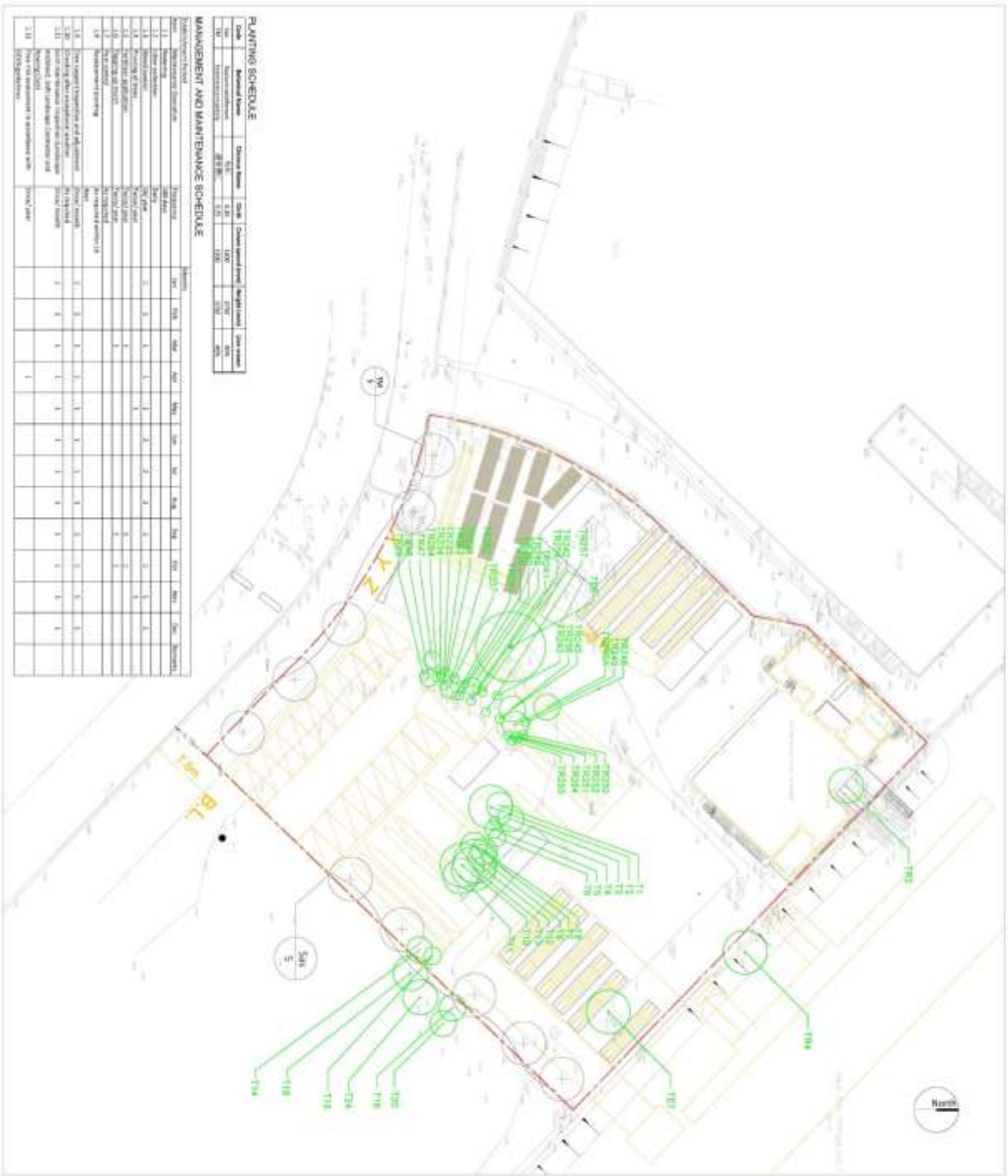




**Annex 4:** Former fire station building under maintenance and repair by Government in March 2017.



**Annex 5:** The Hong Kong Observatory Tower next to the Former fire station building in January 2018. The tower will be retained within the site.



**PLANTING SCHEDULE**

Code	Botanical Name	Common Name	Size	Chosen seed bank (Height/Spread)	Area (sqm)
T01	SPERMATOPHYTES	20-30cm	1.20	1.20	2700
T02	SPERMATOPHYTES	20-30cm	1.20	1.20	2700

**MANAGEMENT AND MAINTENANCE SCHEDULE**

Code	Task	Frequency	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)
M01	Watering	2000 times	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700
M02	Pruning	2000 times	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700
M03	Fertiliser	2000 times	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700
M04	Pest control	2000 times	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700
M05	Soil maintenance	2000 times	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700
M06	Plant replacement	2000 times	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700

**SCENIC landscape studio limited**  
 5th Floor, 400, Queen's Road Central, Hong Kong  
 Telephone: +852 2522 2288 Fax: +852 2522 2289  
 Email: scenic@scenicstudio.com

- PROPOSED
- EXISTING
- REMOVED
- REMOVED TO BE RETAINED
- REMOVED AND NOT PLANTED

**GENERAL NOTES**

1. All planting shall be carried out in accordance with the specifications and standards set out in the contract documents.
2. All planting shall be carried out in accordance with the specifications and standards set out in the contract documents.
3. All planting shall be carried out in accordance with the specifications and standards set out in the contract documents.
4. All planting shall be carried out in accordance with the specifications and standards set out in the contract documents.
5. All planting shall be carried out in accordance with the specifications and standards set out in the contract documents.

**REVISIONS**

No.	DATE	DESCRIPTION	BY	CHKD
1				
2				
3				

**PROJECT DATA**

Project Name	East West Sports Centre
Project No.	EWSP012
Project Date	1.2008(AM) 14/02/2018

**FOR THE EAST WEST SPORTS CENTRE**

**COMPLEMENTARY PLANTING PLAN**

**APPROVALS**

Project Manager	Signature
Project Engineer	Signature