

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

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For discussion  
on 14 January 2014

TFKT/03/2014

## **Multi-purpose Sports Complex at Kai Tak**

### **PURPOSE**

This paper briefs Members on progress with the planning of the Multi-purpose Sports Complex (MPSC) at Kai Tak.

### **BACKGROUND**

2. The Government has three overall policy objectives for developing sport in Hong Kong: to promote sport in the community, to support elite sport, and to make Hong Kong a centre for major international sports events. The Government aims to provide sports facilities consistent with these policy objectives.

3. In his 2013 Policy Address, the Chief Executive announced that the planning of the MPSC was a priority for the Government. The MPSC will provide new sports facilities for the community as well as world-class venues that will reinforce Hong Kong's profile as a centre for international sporting events.

4. Hong Kong currently has a shortage of public sports facilities. According to the parameters set out in the Hong Kong Planning Standards and Guidelines (HKPSG), there will be a shortfall of three indoor sports centres and one standard sports ground in East Kowloon (consisting of Kowloon City, Kwun Tong and Wong Tai Sin Districts) by 2021. As regards our capacity for hosting international sports events, our current major venues have insufficient seating capacity, lack appropriate supporting facilities and lack the flexibility to host a wide range of events. The MPSC will include high quality sports facilities that will help alleviate Hong Kong's shortage of venues suitable for hosting major international sports events as well as public sports facilities.

5. Our intention is to develop the MPSC under the Public Works Programme (PWP), and to engage the private sector in the long-term operation and management of the complex through a

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“Design-Build-Operate” (DBO) approach.

## SITE LOCATION

6. The project site of the MPSC is on the North Apron of the Kai Tak Development (KTD) and is bounded by the Shatin-to-Central Link (SCL) to the north; the Central Kowloon Route (CKR) to the south; the planned Road D3 and residential blocks to the east; and waterfront and other planned open space to the west. The site is divided into southern and northern sectors by Road D2, which is currently under construction. We intend to include an open space site to the north east of the site into the MPSC project so as to ensure that this open space can be developed to coincide with the opening of the MPSC.

7. Under the Kai Tak Outline Zoning Plan (OZP), S/K22/4, the major portion of the site (22.1 hectares) is zoned “Other Specified Uses (Stadium)” (“OU(Stadium)”) whilst a portion of the south eastern extent of the site (about 2.8 ha) is zoned as “Open Space (1)” (“O(1)”), and a landscaped walkway above Road D2 connecting the two OU sites is zoned as “Open Space (2)” (“O(2)”). The land to the north east of the site (about 3.3 ha) is zoned as “Open Space”.

8. A site plan showing the location and extent of the MPSC project is attached at **Annex 1**.

## SCOPE OF WORKS

9. The proposed scope of works of the MPSC under Public Works Programme Item No. 272RS-2 comprises -

- (a) A 50,000-seat main stadium with a retractable roof and removable natural turf system to allow the hosting of major international sports and entertainment events under all weather conditions;
- (b) A public sports ground with permanent seating for 5,000 spectators and turf pitch for jogging, athletics training and competition, and football and rugby matches;

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- (c) An indoor sports centre 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;
- (d) Office space of at least 10,000 square metres (m<sup>2</sup>);
- (e) Commercial space of at least 31,500 m<sup>2</sup> to accommodate retail and food and beverage outlets;
- (f) Park features such as children's play areas, tai chi areas and fitness stations;
- (g) A landscaped garden with seating;
- (h) A grass area with shade and seating; and
- (i) A landscaped deck to link up the key components of the MPSC, and to provide vehicle-free access to the SCL Stations and the planned Metro Park.

## PROPOSED MASTER LAYOUT PLAN

10. The MPSC occupies a prime location within the KTD. Its size, its proximity to the harbour front and the nature of the events that will take place there will make it a highly visible venue. Its functional requirements are complex as it will need to meet international standards for various sports, as well as being capable of transformation from, say, a football or rugby pitch to a concert or exhibition venue.

11. Planning constraints on the proposed site under the current OZP include a maximum building height restriction of +55mPD, which may not offer sufficient space for the retractable roof structure unless a minor relaxation is allowed, and a non-building area at the north eastern edge of the site for the view corridor towards the Lion Rock. As required by the Planning, Landscape and Urban Design Study (PLUD), the site should achieve at least a 30% greening ratio. The layout is further

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affected by Road D2, which bi-sects the site and the existing Kai Tak Tunnel running underground through the site.

12. Having taken the above constraints into consideration, it is proposed that the main stadium and the ancillary office and commercial block be situated in the southern sector whilst the sports ground and the indoor sports centre occupy part of the northern sector. We propose that a vehicle-free, landscaped deck connect all these facilities. An initial outline master layout plan is at **Annex 2**, for reference. A plan showing the location of the MPSC at the relevant OZP is at **Annex 3**.

13. The following Harbour Planning Principles<sup>1</sup> have been considered in drawing up the proposed master layout plan:

- (a) **Stakeholder Engagement** – We have consulted the Kowloon City District Council (DC), the sports sector as well as the Legislative Council (LegCo) Panel on Home Affairs on the proposed project scope of the MPSC, most recently in December 2013 and January 2014. These organisations have expressed support for the project and have requested its early implementation. We will consult the Kwun Tong and Wong Tai Sin DCs on the project in the latter half of January 2014. We report regularly to the Sports Commission on the project, and the commission has established a task force to monitor progress and advise on the planning of the MPSC.
- (b) **Integrated Planning** – Located at the heart of the KTD, the MPSC will be a major feature of the neighbourhood and will link up with access to the MTR stations and the open space framework of KTD.
- (c) **Accessible Harbour** – Whilst the MPSC site will not be directly on the waterfront, the MPSC deck will bring a visual connection to the harbour and provide a large viewing platform. We will coordinate with the Leisure and Cultural Services Department on the access from the

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<sup>1</sup> The eight principles are on preserving Victoria Harbour, stakeholder engagement, sustainable development, integrated planning, proactive harbour enhancement, vibrant harbour, accessible harbour and public enjoyment.

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site through to the harbour itself and explore potential for appropriate design integration.

- (d) **Vibrant Harbour** – The major sports facilities and the recreational facilities in the park area of the complex will cater for all sectors of society and are expected to be popular with local residents and visitors to Hong Kong. The commercial retail and F&B areas will complement two sites zoned as “Other Specified Uses (Waterfront Related Commercial, Cultural and Leisure Uses)” to the southwest of the MPSC site and will add to the vibrancy of the site.
- (e) **Public Enjoyment** – The MPSC will provide high-quality sports facilities 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.
- (f) **Proactive Harbour Enhancement** – The MPSC is anticipated to be built as a state-of-the-art sports complex and the structure of the main stadium is expected to provide a distinctive landmark on the harbour front.
- (g) **Sustainable Development** – It is envisioned that MPSC will be a popular place for local residents and visitors, for special events and for everyday leisure. The multi-functional nature of the MPSC will allow the complex to host many types of event, and we expect that the MPSC will provide further impetus to the regeneration of East Kowloon, upgrade the quality of life of Hong Kong people and maintain Hong Kong’s position as one of the world’s leading cities.

## WAY FORWARD

14. We will conduct an Environmental Impact Assessment and submit a Town Planning Ordinance (TPO) s.16 application for relaxation of the height limit. We will continue to liaise with stakeholders to seek their views on the project and we will start pre-construction work such as the preparation of tender

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documents, ground investigation works, topographic and tree surveys, utility mapping and research on technical issues.

15. We plan to seek the support of the LegCo Public Works Sub-committee and funding approval from the Finance Committee (FC) for the pre-construction work in 2014. We plan to issue formal tenders in 2015. Subject to FC's further approval for funding construction works, we aim to have work started in 2016 for completion in 2019/20.

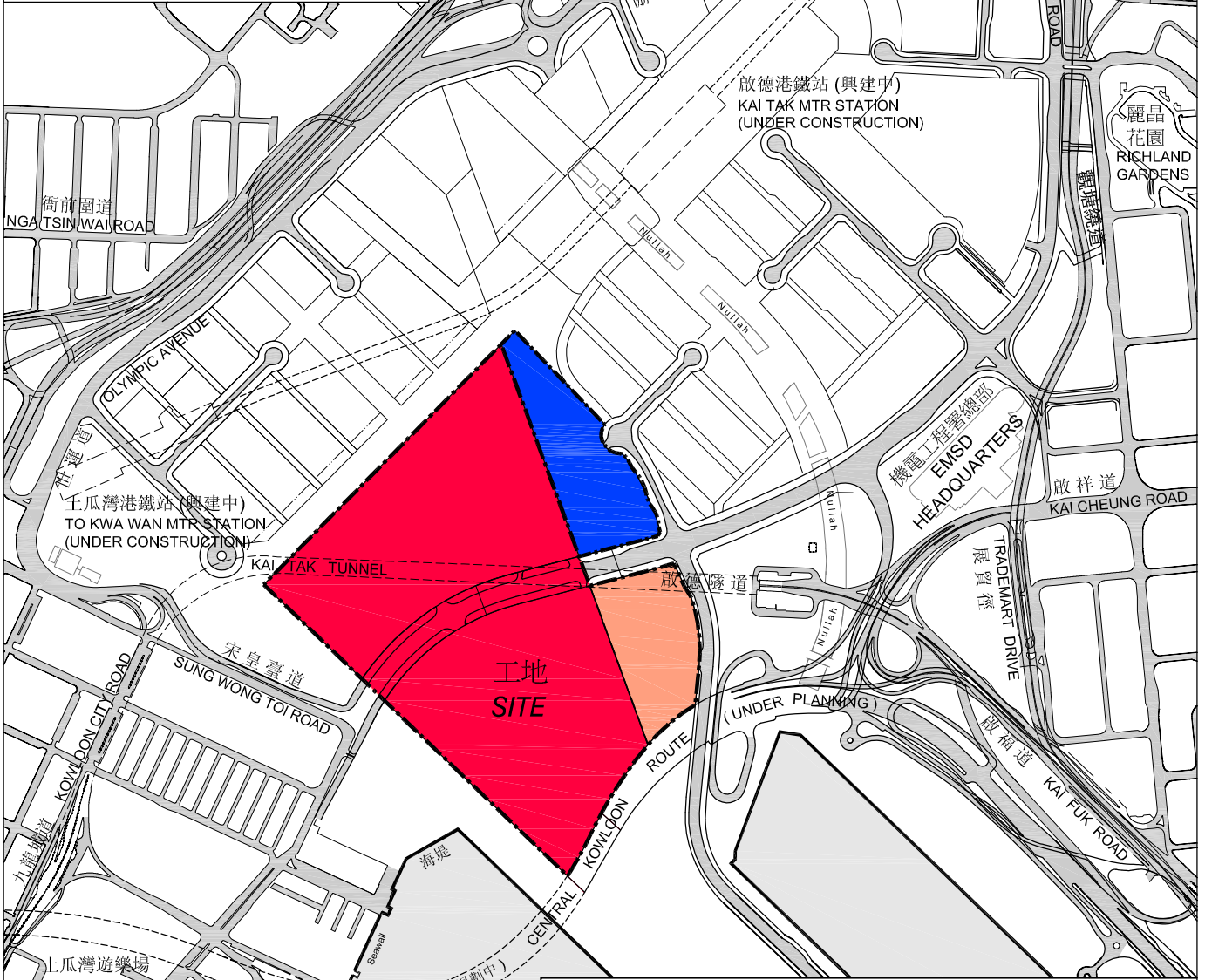
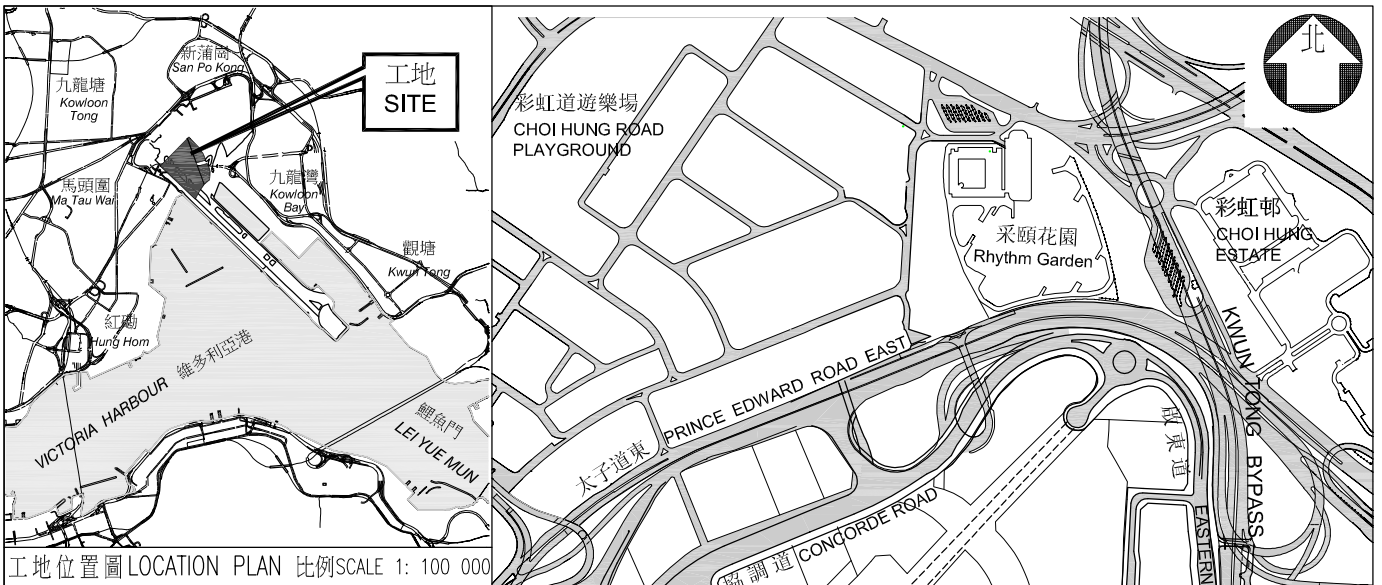
## **ADVICE SOUGHT**

16. Members are invited to note the latest progress on the planning of the MPSC and to offer comments on the project.

**Home Affairs Bureau  
January 2014**

## **Attachments**

- Annex 1 - Site Plan
- Annex 2 - Master Layout Plan
- Annex 3 - Scope of Project in Kai Tak Development



- 工地 (現規劃為"其他指定用途(體育館)")  
SITE (NOW ZONED AS "OU (STADIUM)")
- 工地 (現規劃為"休憩用地(1)")  
SITE (NOW ZONED AS "OPEN SPACE (1)")
- 擬與體育園區一併發展之休憩用地  
OPEN SPACE PROPOSED TO BE INCORPORATED INTO MPSC DEVELOPMENT

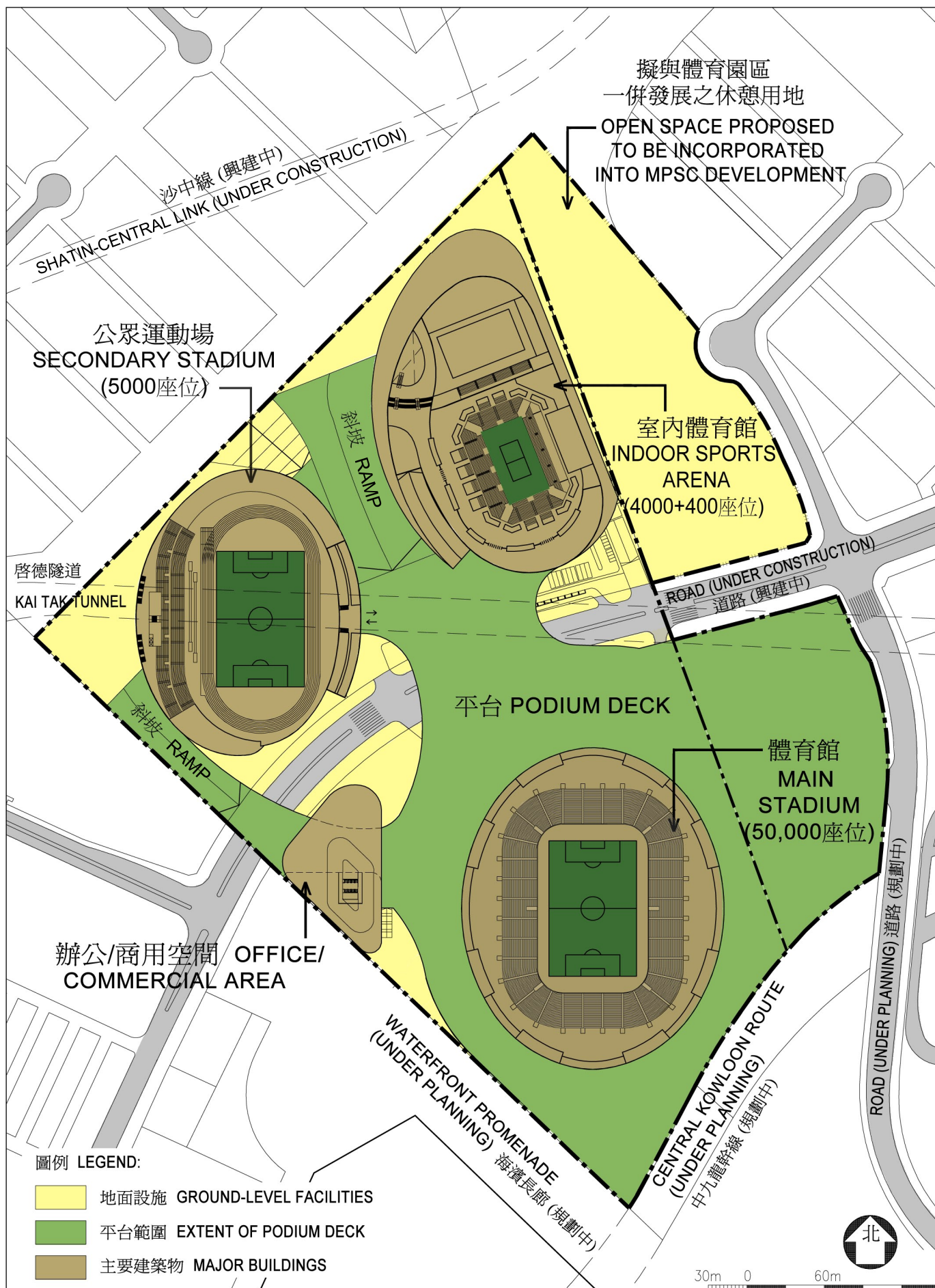
PROJECT TITLE 項目名稱  
272RS

MULTI-PURPOSE SPORTS COMPLEX (MPSC) AT KAI TAK  
啟德體育園區

SITE PLAN 工地平面圖







PROJECT TITLE 項目名稱  
272RS

MULTI-PURPOSE SPORTS COMPLEX (MPSC) AT KAI TAK  
啟德體育園區

MASTER LAYOUT PLAN  
總綱發展圖



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





MULTI-PURPOSE  
SPORTS COMPLEX



NOT TO SCALE

維多利亞港  
VICTORIA HARBOUR

PROJECT TITLE 項目名稱  
272RS

MULTI-PURPOSE SPORTS COMPLEX (MPSC) AT KAI TAK  
啟德體育園區

LOCATION PLAN 位置圖



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