

**Proposed Kai Tak International
Water Sports Centre**

**Land Requirements and Venue Management
Arrangements**

PURPOSE

1. This paper follows up on the previous presentation to the Task Force on 3 August 2011 (TFKT/17/2011) to identify specific land requirements and to further expand on the venue management arrangements to allow consideration to be given to this important concept in initial planning.

BACKGROUND

2. In the period since the previous presentation to the Task Force, the relevant National Sports Associations (NSAs) have taken steps to formally constitute the Hong Kong Water Sports Council. Also, the Town Planning Board (TPB) has amended the Explanatory Statement of the Kai Tak Outline Zoning Plan to specifically include reference to water sports at Kai Tak. Importantly, the Explanatory Statement refers to the interface between the water sports/recreational facilities and the waterfront promenade. These amendments were proposed by the TPB in response to representations by the Provisional Hong Kong Water Sports Council (ProvHKWSC) and other water sports bodies at a hearing on the 17.2.2012. A copy of the relevant paragraphs from the revised Explanatory Statement is at **Annex 1**.

3. The Government has recently raised in public the possibility of the proposed Kai Tak Multi-purpose Stadium Complex giving way to higher density housing. With or without the Stadium, the amenity

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value of the Kai Tak Approach Channel (KTAC) to the surrounding urban population is such that it cannot be replicated in other areas or districts. The fact is that the channel itself already exists, providing a ready-made flat water sports amenity in the heart of the city and the harbour - and it is only a modification project, not a new-build. The land-side facilities are small relative to the water area to be used. This is one of the significant values of water sports to Hong Kong.

4. It is important to view the Kai Tak Water Sports Centre as an integral part of the Kai Tak development and not as an individual series of buildings or facilities. Many of the areas to be utilised at time of events (including open equipment areas, pathways and spectator seating) will be multi-purpose areas, open to and used by the general public outside of specific events and more importantly used by the general public to fulfill their own sport expectations and interests during those events. These facilities are not for private use. They will be community facilities designed to meet a range of objectives:

- (1) to serve the growing expectation of the Hong Kong public for organised sport in a city-centre location;
- (2) to fully utilise the relationship between land and water in this area of the harbour by providing a direct link into water activities for participants;
- (3) to further emphasise the water-land link by facilitating regular and ongoing water-based activities (including daily training and competition in multiple sports) to encourage non-participating members of the public to enjoy the water activities from a multitude of leisure points around the KTAC.

Growing Demand for Sports Participation in Hong Kong

5. In National Sports Association (NSA) circles, it is well-recognized that there is a very fast growing demand for sports participation in Hong Kong. The most obvious examples are: -

- The annual Standard Chartered Hong Kong Marathon

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- (including half-marathon and 10km races) – quota raised to 72,000 runners for 2013 in face of very heavy demand;
- Hong Kong Oxfam Trailwalker – nearly 4,500 runners participated in 2011;
- Vibram 100 Ultra Trail Race (100km) - over 1,000 entries for 2013 with registrations closing in less than 3 days and a long wait-list;
- Cross Harbour Swim – over 1,000 participants this year.

Triathlons and cycling events are other obvious examples, and accompanying this competitive demand from all age groups are a large number of family and friends involved as supporters and spectators. This is what sport will bring to a community and Hong Kong is in the process of developing this mindset, where the value of sports to young and old is becoming well recognised.

6. Water sports are participating in this surging public demand for sport. A harbour-based world-class water sports centre will serve Hong Kong's future high demand for participation in organised sport.

7. We do not intend to repeat the points contained in our previous paper to the Task Force, but emphasise that the principles and proposals made there remain a central part of the proposal.

The Way Forward

A Sports Plan

8. Regardless of what happens to the proposed Stadium at Kai Tak, it is critical that a "Sports Plan" be developed for the whole of Kai Tak. Such a plan will ensure that no opportunities are lost for effective development and provision of sports facilities within the overall development plan. It is important to understand that a Sports Plan will not encroach on competing uses - to the contrary it will ensure that opportunities for multi-purpose public and private uses are not lost at the design stage and it will maximise cost savings for development of facilities and at the same time make best use of all available space.

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9. We propose that as an integral part of the development process, a Sports Plan for Kai Tak be developed by Government at a very early stage, in close consultation with NSAs.

Concept and Facility Design

10. As noted at paragraph 4 above, the Water Sports Centre is not just the water and a group of buildings. If the opportunity is to be taken to eventually attract world class events to Kai Tak there must be an encompassing vision for the concept and design. This vision will be captured in the Sports Plan but there is a continuing role for the advisory services of the concerned NSAs, supported by the expertise of the respective International Sports Federations.

11. We request that NSAs be formally involved in the design and development of the Kai Tak district in respect of the water sports and all related supporting facilities.

Reservation of Land

12. In the previous presentation to the Task Force we proposed that the boat houses and supporting facilities for the Water Sports Centre could be located in the park area on the former runway. This was also presented to the TPB. Concerns had been expressed about the intrusion of the facilities into the park and compromising the future park design. Planning Department indicated that the proposed facilities could be permitted within the "G/IC" zone on the opposite side of the water channel. Upon subsequent review, and in accordance with the options discussed by the FISA expert during her visit, it is now proposed that these facilities be incorporated on the G/IC site as delineated at **Annex 2**. An application has been made to the Lands Department to allocate this land for the Water Sports Centre. Two drawings are attached as **Annex 3A** and **Annex 3B**, one of a Conceptual Layout of the whole facility and another of a more detailed indication of

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how this could be provided in the G/IC zone.

Activities on Water

13. In order to demonstrate the high suitability for water sports, the constituent NSAs of the HKWSC have proposed the organisation of a range of water sports activities in the area of the Kwun Tong Promenade and on the harbour side of the old runway over the coming two years. We will cooperate with relevant authorities and other bodies in seeking opportunities to conduct such activities. In planning to bring these events to Kai Tak and its surrounding districts, there needs to be some certainty on the Government's commitment to utilising the uniqueness of the KTAC for water sports.

14. The HKWSC will seek full policy support for the Kai Tak Water Sports Centre.

Implementation Process – Facility Development and Management

Provision of Facilities

15. As a multi-sport community facility, it is anticipated that Government would provide the facilities for the Kai Tak Water Sports Centre, including design and construction. This is a similar model to existing district and regional sports centres currently provided and managed by Leisure and Cultural Services Department. This commitment by Government would extend to ongoing maintenance as a public facility.

Management of Facilities

16. However, the management of the facility should be such that it will maximise both utilisation and outcomes for the community. As an International Water Sports Centre, and meeting the requirements of the respective international federations for competition, the facilities can play a central role in the promotion and development of water sports in

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Hong Kong. Active coaching, regular training to improve technique, high standards of organisation and support to participants, well-organised competitions – all are essential to developing sport and motivating participants – and to developing a sport culture in the community.

17. As noted above, this is a time when demand for organised sport is growing very rapidly among Hong Kong people of all ages. The management policy for the Kai Tak Water Sports Centre must reflect and make full use of these opportunities through a professional sports-based approach. Direct management by individual NSAs would achieve some of the required objectives but would have the disadvantage of overlapping responsibilities in the shared use of resources and facilities.

18. Management by an umbrella organisation which utilises the expertise of the concerned NSAs and incorporating the needs of each of them is a model which will meet all the needs of a progressive sports policy. In the capacity as an NGO incorporated under the Companies Ordinance, the not-for-profit HKWSC will bring the requirements of experience, objectives and success to the management.

19. Further development of the management structure and funding model is underway but agreement in principle to this approach will support its further development.

ADVICE SOUGHT

20. The Task Force is invited to:
- (a) recognize that the proposed Kai Tak Water Sports Centre should be an integral part of the Kai Tak development and not just a series of individual buildings or facilities and to support the development of a "Sports Plan" for Kai Tak by Government, to ensure that opportunities are not lost at any stage of design

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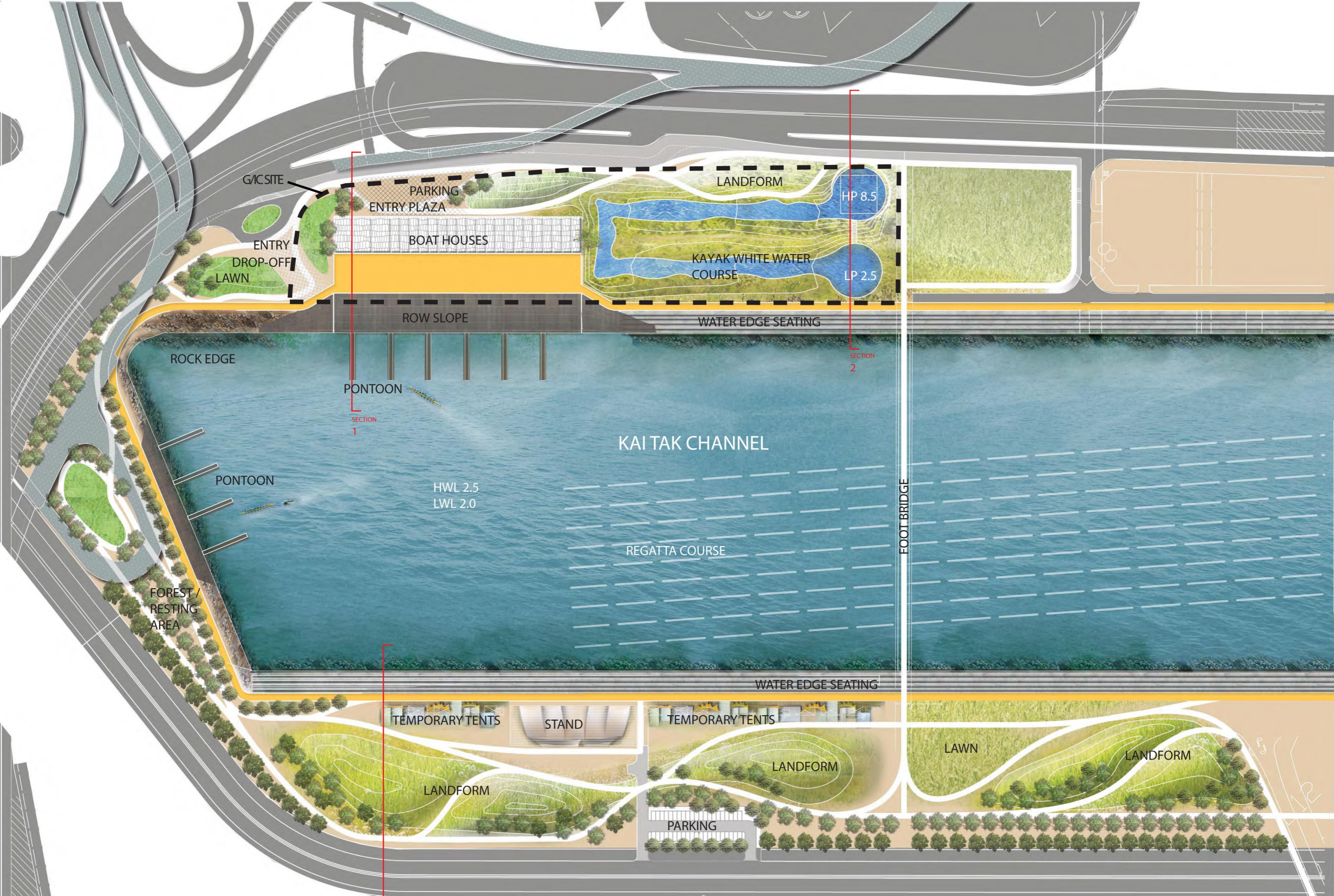
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- and development;
- (b) accept in principle that relevant NSA's (whether through the HKWSC or otherwise) be invited to participate as partners in the design and development of the Kai Tak Water Sports Centre and related facilities;
 - (c) support in principle the identification and allocation of suitable land to the HKWSC for the purpose of the Kai Tak Water Sports Centre;
 - (d) support in principle a management model of Government owned / NGO managed with the proviso that management be placed in the hands of a not-for-profit organisation with demonstrated expertise in sports development and management;
 - (f) note that the HKWSC will shortly initiate events and activities in suitable areas of Kai Tak in cooperation with relevant authorities and other bodies;

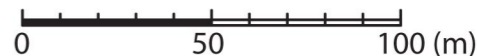
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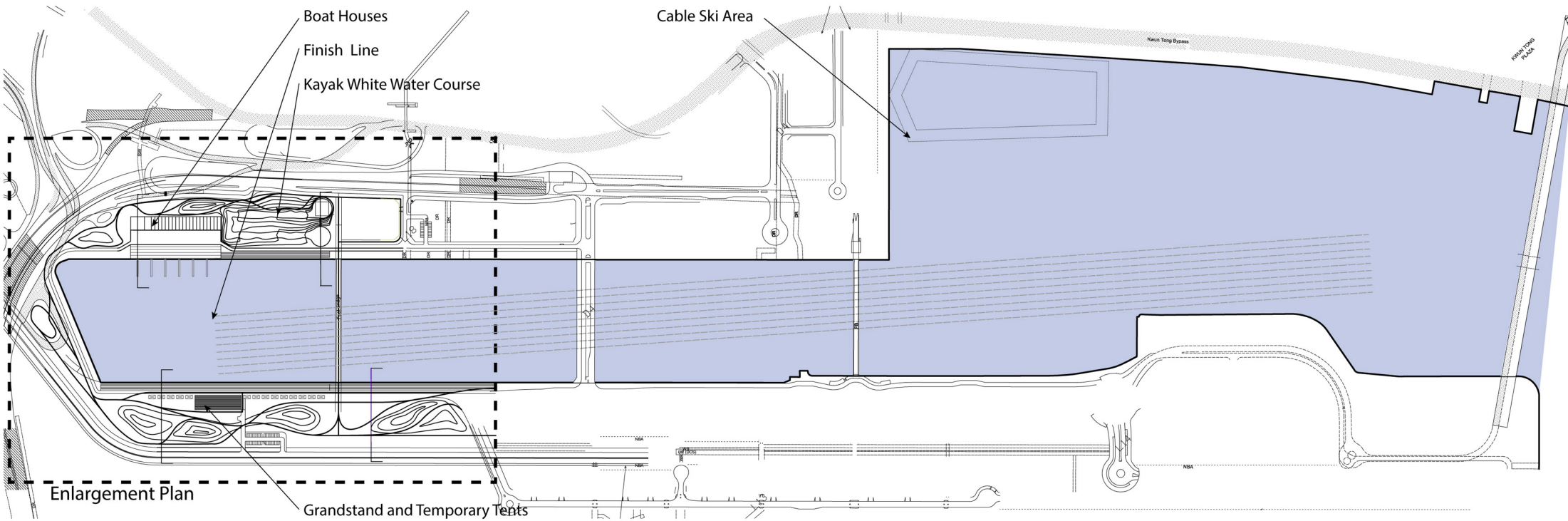
Annex 1: Extract from the Explanatory Statement of the OZP on water sports provision

7.1.1 Sports-oriented – Kai Tak will be a hub for sports and leisure activities. A modern Multi-purpose Stadium Complex (the Stadium) will be its anchor, complemented by a comprehensive network of open spaces including a Metro Park, indoor recreational centres and extensive cycle tracks and jogging trails along the waterfront promenade. Subject to resolving technical and operation issues in particular the water quality issue, there is also the opportunity to accommodate a variety of water sports/recreational activities in the KTAC and the adjoining water bodies to further strengthen the role of Kai Tak as a hub for sports and leisure activities. The type and spatial requirements of the water sports/recreational uses and their land based facilities as well as their interface with the waterfront promenade would be further explored.



Annex 3A: Conceptual Layout Kai Tak Water Sports Centre





Annex 3B: Conceptual Layout of Kai Tak Water Sports Park