

Multi-purpose Sports Complex at Kai Tak

Presentation to Task Force on
Kai Tak Harbourfront Development

14 January 2014

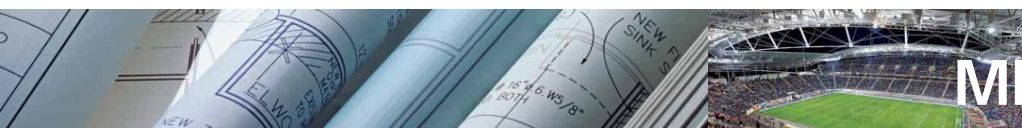


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Architectural Services Department

Scope of Works

- One 50,000-seat main stadium with retractable roof
- One 5,000-seat public sports ground
- One indoor sports centre with a 4,000-seat main arena and a 400-seat ancillary arena
- Office space of minimum 10,000m²
- Commercial space of minimum 31,500m²
- One landscape deck to link up key components of the MPSC
- Park features such as children's play area, tai chi area and fitness station
- Landscape garden and grass area with shade and seating



Location

Lung Tsun Stone Bridge Preservation Corridor

Station Square

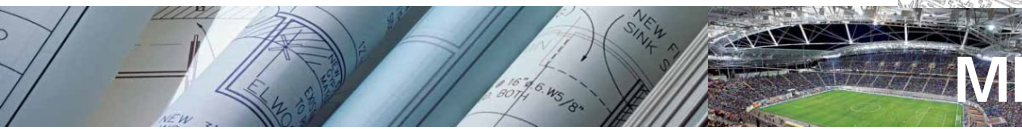
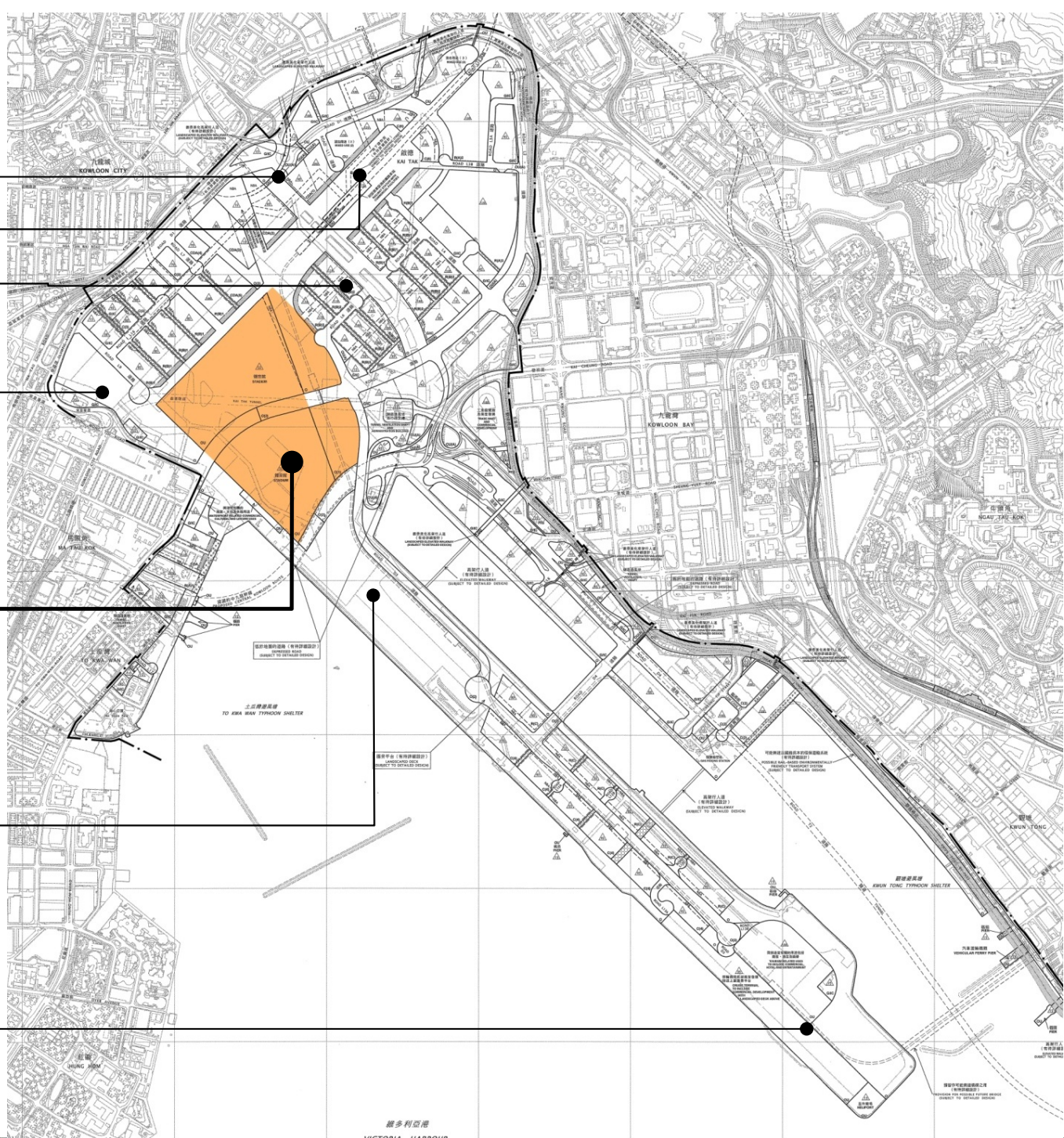
Grid Neighbourhood

Sung Wong Toi Park

Multi-Purpose Sports Complex

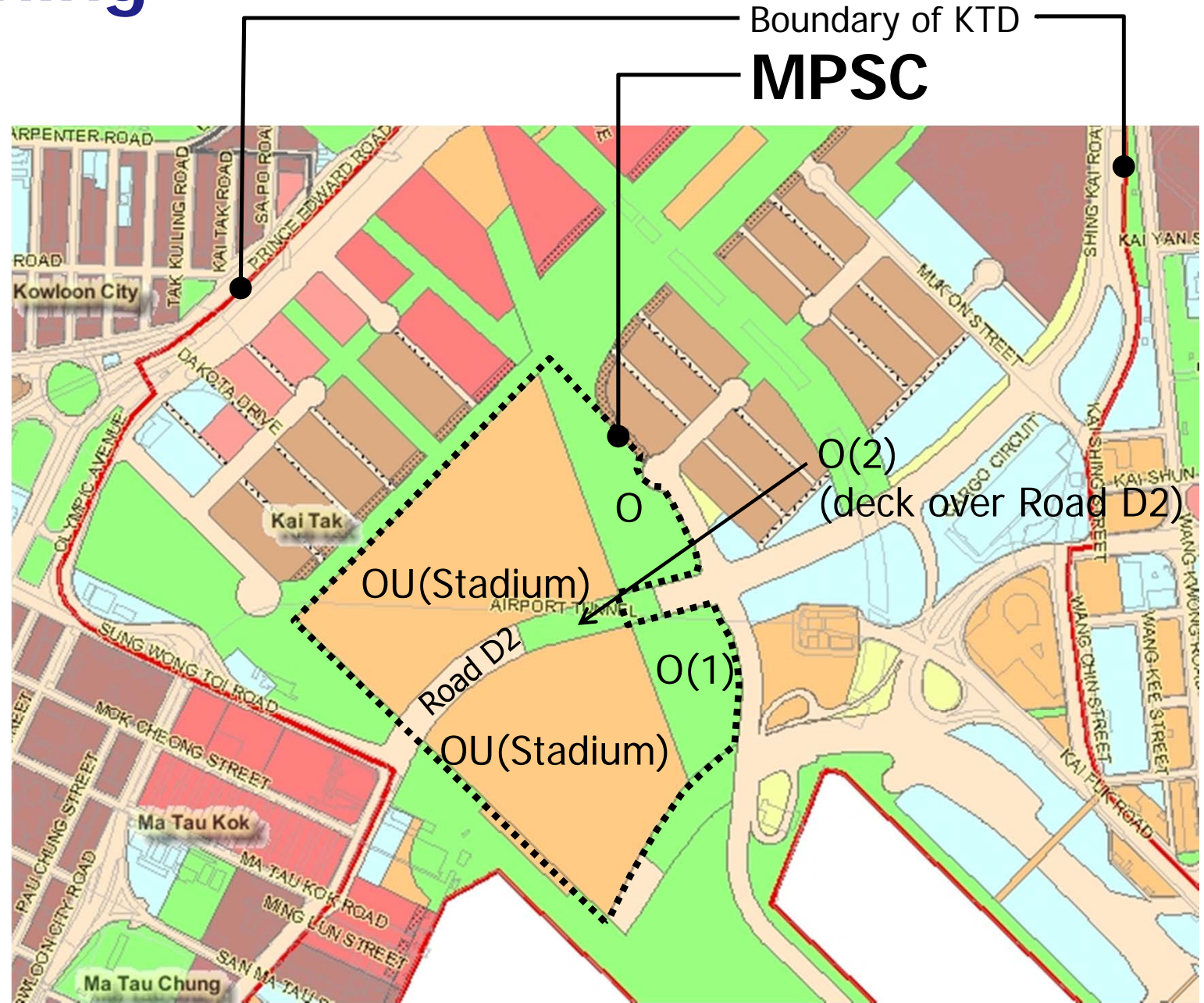
Metro Park

Cruise Terminal Building

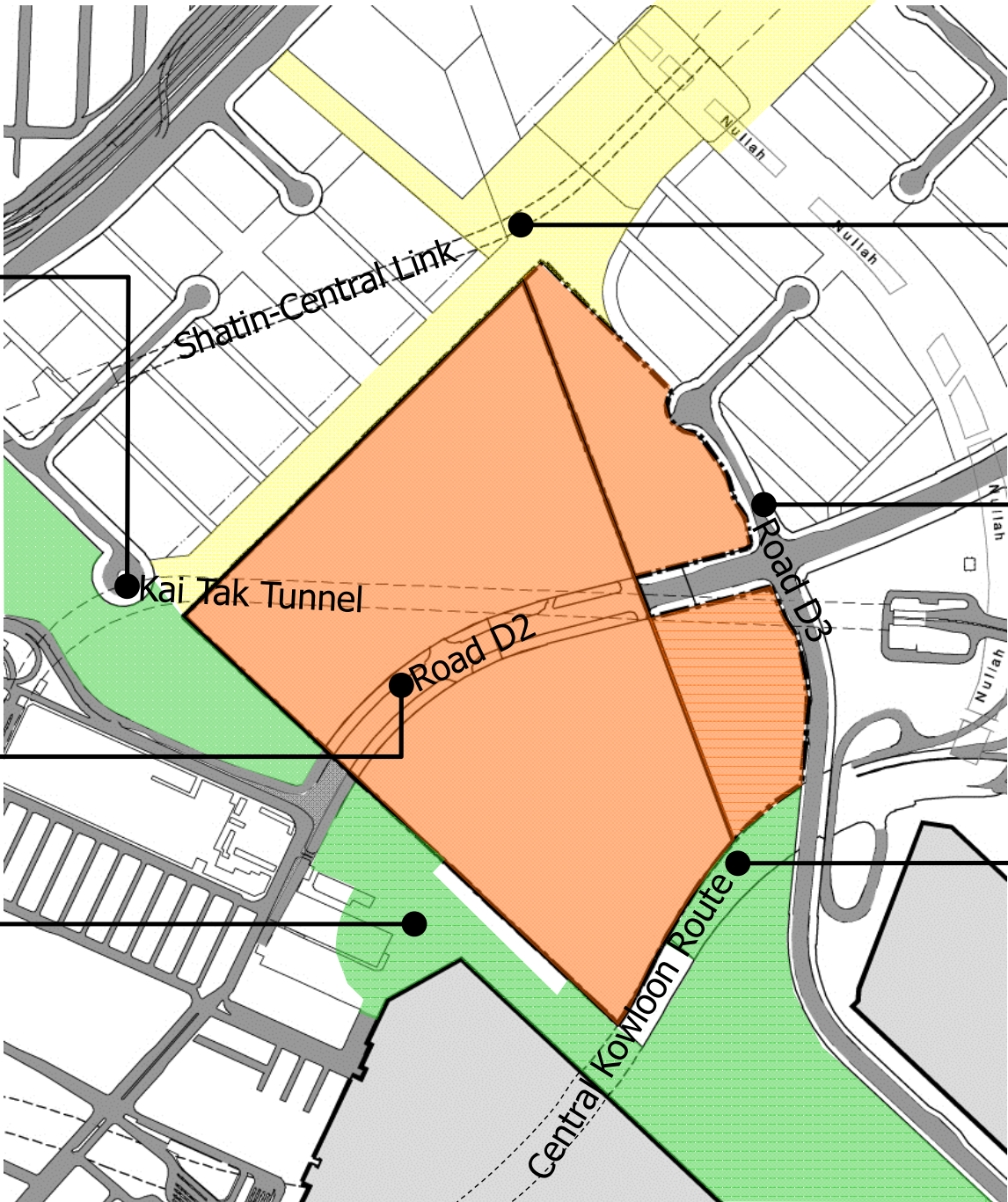


Land Use Zoning

- C** Commercial
- CDA** Comprehensive Development Area
- G/IC** Government / Institution / Community
- GB** Green Belt
- O** Open Space
- OU** Other Specified Uses
- OU(A)** Other Specified Uses (Amenity Area)
- R(A)** Residential (Group A)
- R(B)** Residential (Group B)
- R(C)** Residential (Group C)
- R(E)** Residential (Group E)
- U** Undetermined
- Amendment Item under S.6 (7)/S.6(9)/S.6C(2)/S.6F (8)/S.6G of the TPO



Context



Kai Tak Tunnel runs through the site underground

Road D2 dissects MPSC site into north and south sectors; currently under construction.

Part of Metro Park

Pedestrian zone leading to Lung Tsun Stone Bridge and Station Square

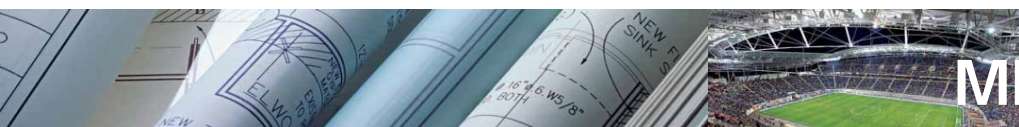
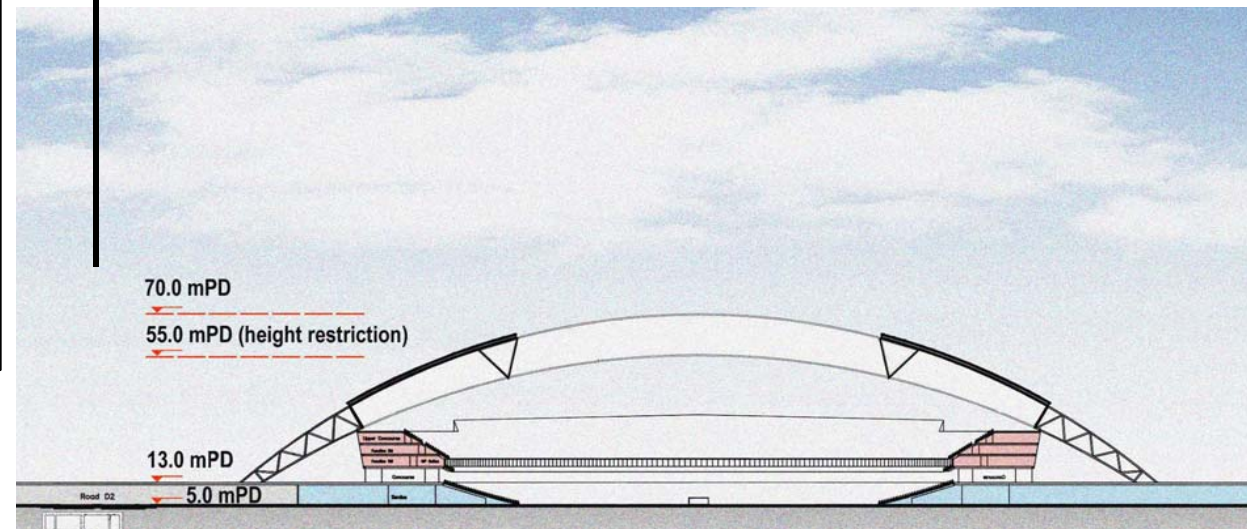
Road D3 under planning by CEDD

Central Kowloon Route inclining from the harbour-front; to be partly decked over to link up MPSC with Metro Park

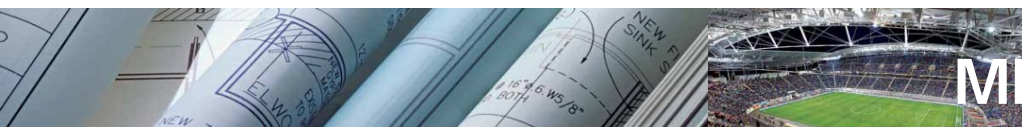


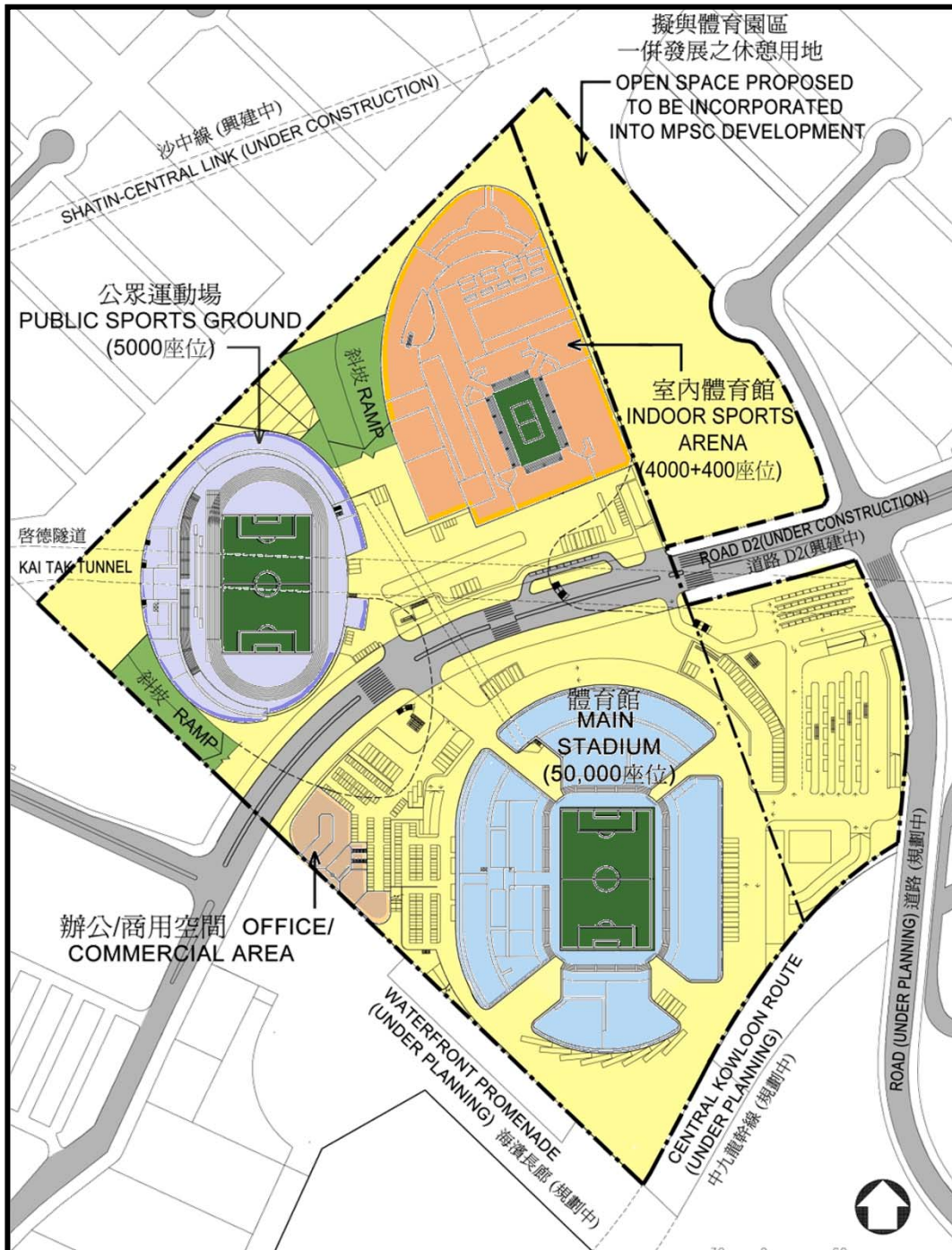
Planning Considerations

- Minimum 30% greening ratio
- Non-building Area to preserve view corridor to the Lion Rock from the Victoria Harbour
- Routing of EFLS as indicated on current Outline Zoning Plan
- Height limit at +55mPD; application for relaxation required.



Conceptual Plans

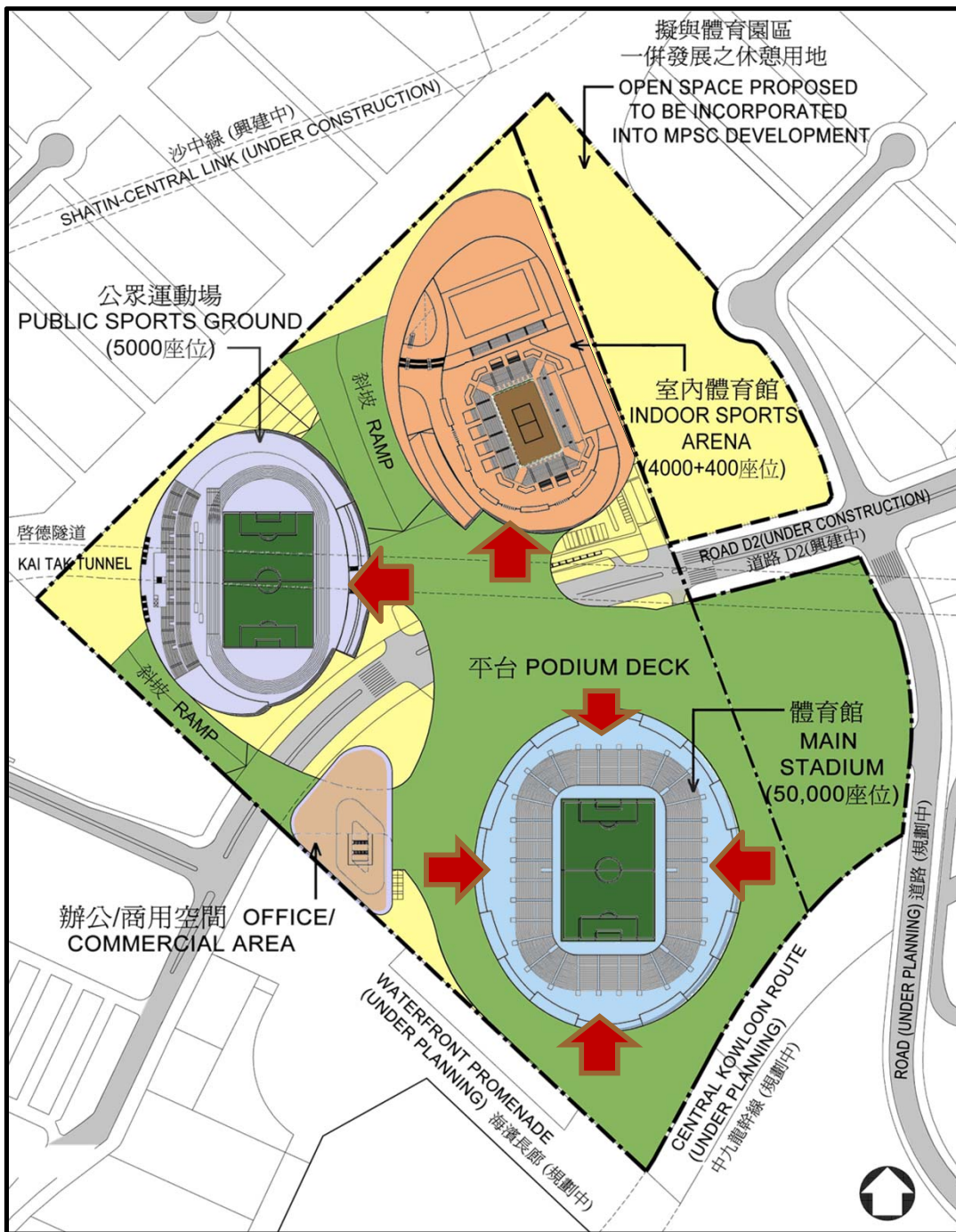




Common Areas at Ground Level (+5mPD)

- Ramp up to podium at +13mPD
- Taxi stand
- Coach drop-off/pick up
- VIP/athlete/staff entry (Main Stadium)
- Media/VIP carparking
- Emergency/ police carparking
- Loading/ unloading bays
- Services areas, plant rooms



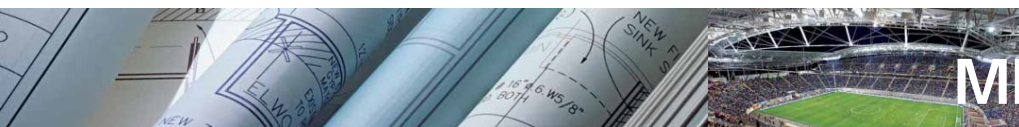


Common areas at Podium Level (+13mPD)

- Landscaped deck
- Venue entrances/exits for public →
- Outdoor sitting
- Kiosks for ticketing, snacks, souvenirs



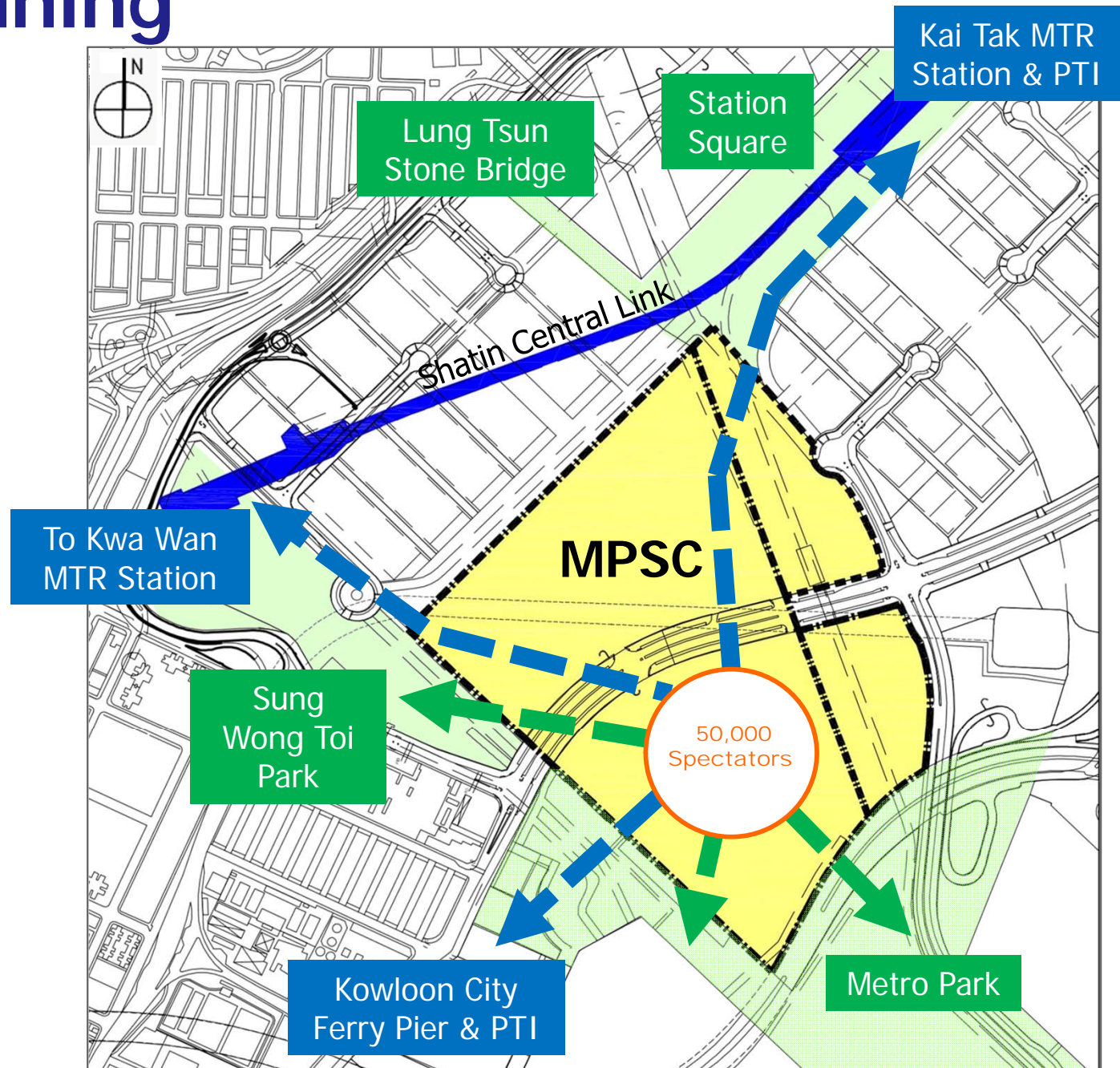
Harbour Planning Principles



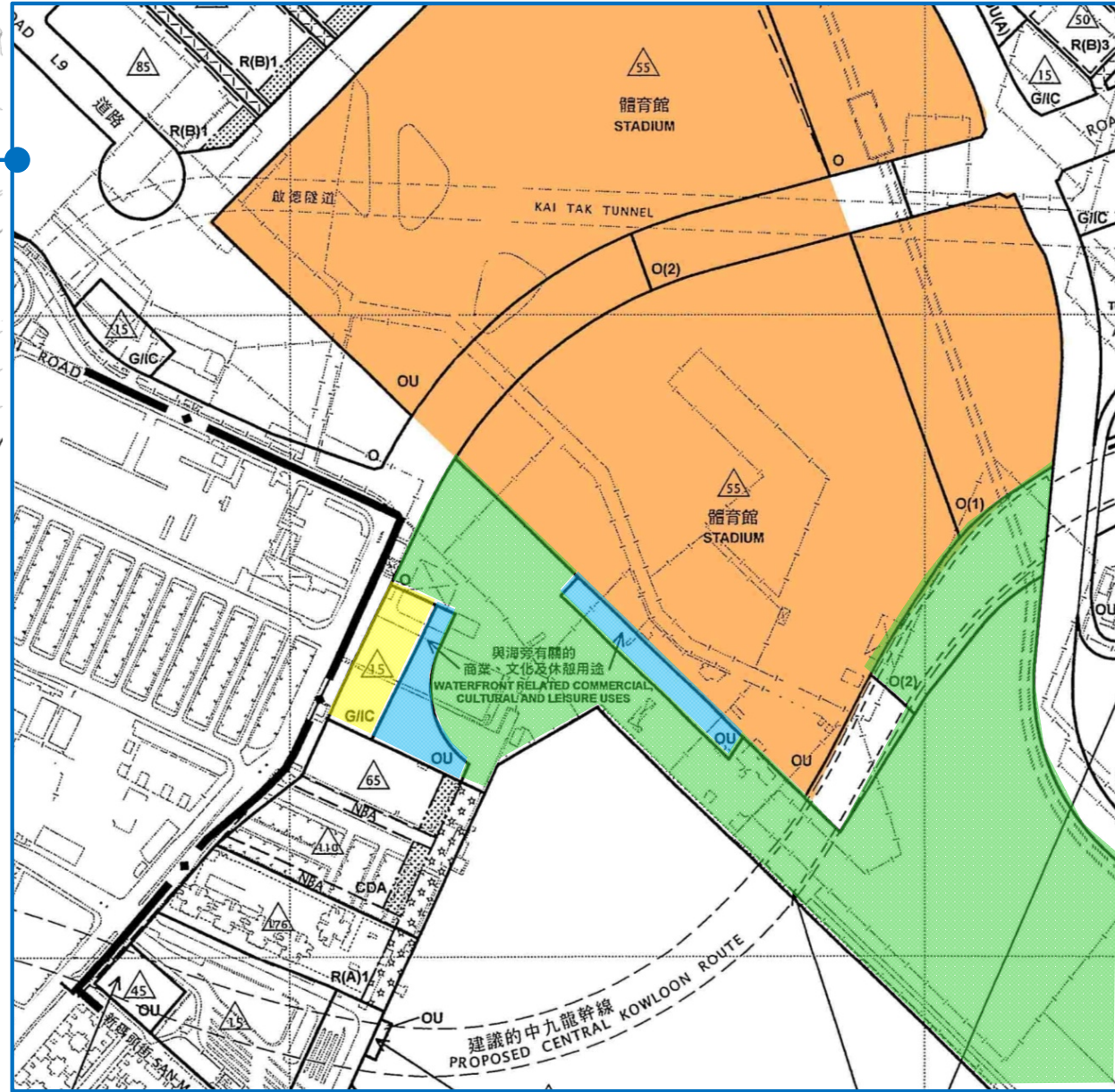
Integrated Planning

Link up MPSC and the adjacent public transport facilities by an integrated pedestrian network.

Link up with Metro Park and the KTD open space framework



Accessible Harbour




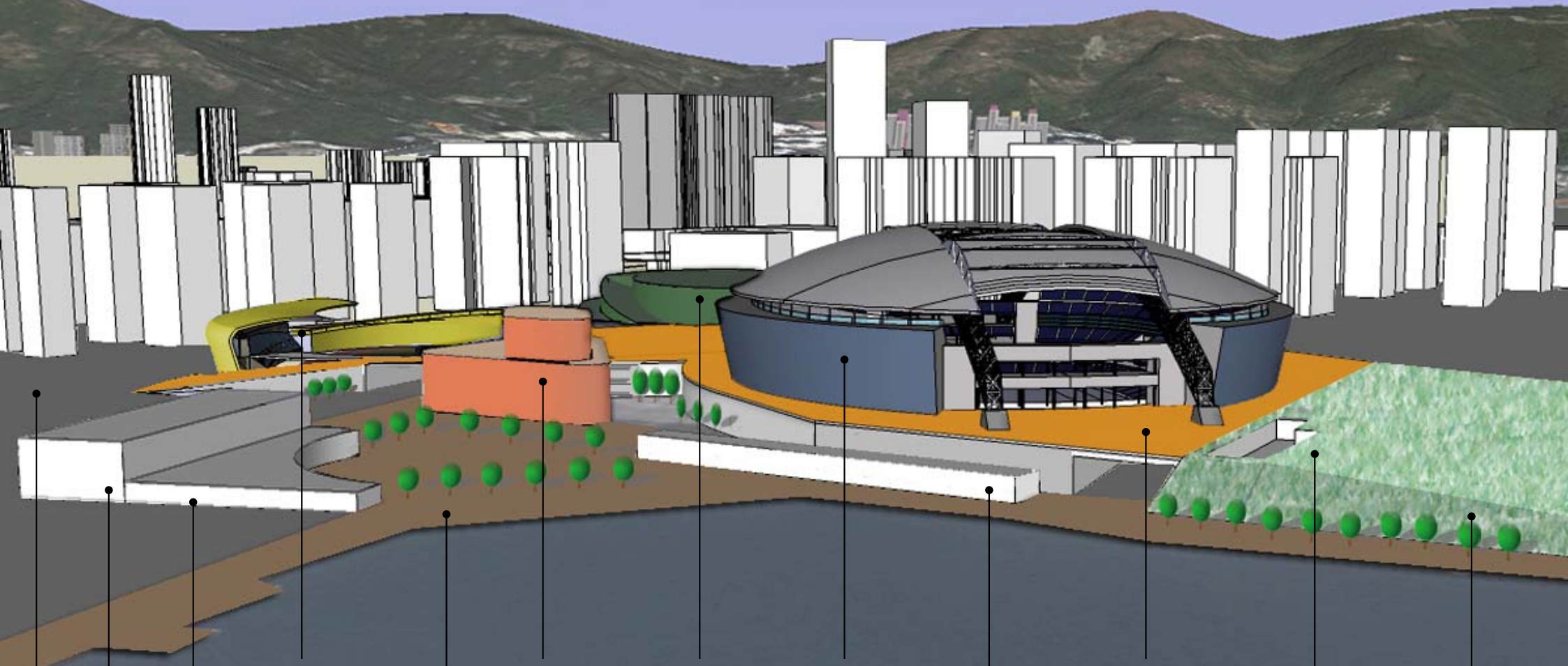
-  Open Space (Metro Park)
-  GI/C Site
-  Sites zoned as "OU (Waterfront Related Commercial, Cultural and Leisure Uses)"



Image shown is indicative only and subject to changes in future design development

Harbour Enhancement



Public Sports Ground

Office, commercial Spaces

Indoor Sports Centre

Main Stadium

Landscape Deck

Sung Wong Toi Park

GI/C Site

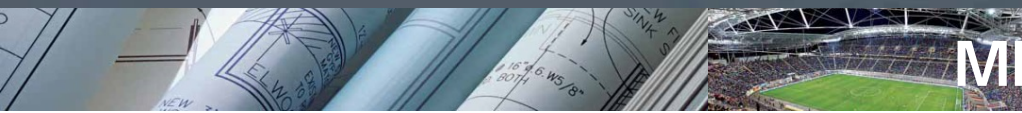
Sites zoned as "OU (Waterfront Related Commercial, Cultural and Leisure Uses)"

Waterfront Promenade

Sites zoned as "OU (Waterfront Related Commercial, Cultural and Leisure Uses)"

Central Kowloon Route Tunnel

Metro Park



MPSC

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Retail Shops...

Sports ...

Street Performance...

Alfresco dining ...

concerts ...

cafe ...

Vibrancy . Public Enjoyment ...



MPSC

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Building Sustainability

- MPSC shall be Eco-Friendly
- Design will be *Green in Look & Green in Heart*
- Minimum greening ratio of **30%** of site area
- Innovation & Creativity in energy and waste management integrated with architectural design and its waterfront context



Way Forward

- Environmental Impact Assessment
- Town Planning s.16 Application
- Liaison with stakeholders to seek their views
- Funding application and arrangement for pre-construction works such as ground investigation, topographic and tree surveys, preparation of tender documents
- Consult Wong Tai Sin DC and Kwun Tong DC in Jan 2014 (Kowloon City DC consulted in Dec 2013)

