共建維港委員會
Harbour-front Enhancement Committee

東南九龍發展計劃檢討小組委員會
Sub-committee on South East Kowloon Development Review

Minutes of 8th Meeting

Time: 3:30 pm
Date: 23 August 2005
Venue: Conference Room, 15/F, North Point Government Offices, 333 Java Road, North Point

Present

Dr Chan Wai-kwan	Chairman
Mr Paul Zimmerman	Representing Business Environment Council
Dr Ng Mee-kam	Representing Citizen Envisioning @ Harbour
Mr Andy Leung	Representing Hong Kong Institute of Architects
Mr Kim Chan	Representing Hong Kong Institute of Planners
Mr Mason Hung	Representing Hong Kong Tourism Board
Mr Dennis Li	Representing Society for Protection of Harbour Limited
Mr Charles Nicholas Brooke	
Professor Lam Kin-che	
Ms Lee Wai-king, Starry	
Mrs Ava Ng	Dep Secy (Planning & Lands)1, Housing, Planning and Lands Bureau
Mr Raymond Ho	Prin AS(Transp)7, Environment, Transport and Works Bureau
Mr Anthony Kwan	Asst Dir of Planning/Metro & Urban Renewal, Planning Department
Miss Agnes Wong	Dist Offr/Kowloon City, Home Affairs Department
Mr Talis Wong	Ch Engr/Kln, Civil Engineering and Development Department
Mr K B To	Ch Engr/Transport Planning, Transport Department
Mr Kelvin Chan	Secretary

In Attendance

Miss Christine Chow	Prin AS(Planning & Lands)2, Housing, Planning and Lands Bureau
Ms Lydia Lam	AS(Planning)3, Housing, Planning and Lands Bureau
Mr Bryan Li	SEO (Planning)1, Housing, Planning and Lands Bureau
Mr Raymond Lee	Dist Planning Offr/Kln, Planning Department

Consultants

Ms Iris Tam]	City Planning – Maunsell Joint Venture
Mr Derek Sun]	
Mr Eric Ma]	
Mr Igor Ho]	

For Item No. 4

Ms Lolly Chiu	Dep Secy (Home Affairs)3, Home Affairs Bureau
Mr Daniel Sin	AS (Home Affairs) (Recreation & Sport), Home Affairs Bureau
Mr Charles Chu	Project Advisor (Recreation & Sport), Home Affairs Bureau
Mr Alan Macdonald]	Consultants – Urbis Limited
Mr Adam Walton]	
Ms Michelle Wong]	

Absent with Apologies

Dr Alvin Kwok	Representing Conservancy Association
Professor JIM Chi-yung	
Mr Wu Man-keung, John	

Opening Remarks

The Chairman welcomed Mr Dennis Li of the Society for Protection of Harbour Limited and Miss Agnes Wong of Kowloon City District Office, Home Affairs Department for attending the meeting for the first time.

Item 1 Confirmation of Minutes of 7th Meeting **Action**

1.1 **The Chairman** said that the draft minutes of the 7th meeting were circulated to Members for comments on 13.8.2005. **The Secretary** reported that proposed amendments regarding specific wordings of paragraphs 3.9 and 3.10 of the draft minutes were received and relevant pages incorporating these amendments were tabled for Members' reference at the meeting.

1.2 As there were no further comments, the meeting confirmed the minutes.

Item 2 Matters Arising

2.1 Para 2.12: Regarding Kai Tak's role in Hong Kong, **Mr Paul Zimmerman** said that the level of housing development in Kai Tak should depend on the final conceptual plan as well as territorial requirements. He said that information on housing requirements in Hong Kong, and specifically that for Kai Tak should be provided. **The Chairman** said that the level of housing development to be proposed in the Outline Concept Plans (OCPs) required further discussion. Consultants

2.2 **Mr Nicholas Brooke**, referring to the temporary use issue of Kai Tak, felt that the minutes for the last meeting recorded were too passive and that the Government should be more proactive in exploring temporary uses for the Kai Tak area. **The Chairman** agreed that the relevant Government departments should report to Members their progress and findings more frequently. CEDD Lands D

2.3 In response to **Mr Paul Zimmerman's** question on whether there was a system to follow up actions requested by the Sub-Committee. In particular, he recalled that in the last meeting, the treatment of the Kai Tak Approach Channel (KTAC) was raised and there was suggestion for an engineering review and early action to clean up the water body. Action was, however, not reflected in the minutes. In response, **the Chairman** said that the format for the minutes of meeting was up to the Committee. Action items, where necessary, should be

made more explicit.

[Post Meeting Notes: A summary of the follow-up actions on the action items was reported to the HEC meeting on 22.9.2005.]

2.4 **The Chairman** said that at the last meeting, there was discussion about PlanD's briefing to the Town Planning Board (TPB) on progress of the Kai Tak Planning Review (the Study) on 17.6.2005. An extract of confirmed TPB minutes of meeting of 17.6.2005 was attached at Annex I of the minutes of the 7th meeting for Members' reference.

2.5 **The Chairman** said that the newspaper reports on the TPB briefing had given the public the impression that the public participation process was affecting the Study programme of the Kai Tak Planning Review. He said the progress of the study and the role of the Sub-committee in public participation should be closely monitored.

Item 3 Draft Framework for Stage 2 Public Participation: Outline Concept Plan [SEKD SC Paper No. 7/05]

3.1 At **the Chairman's** invitation, **Mr Anthony Kwan** said that at the last Sub-committee meeting on 21.6.2005, the Consultants presented the broad approach for the next phase of public participation regarding the draft OCPs. Members had provided valuable comments on the ways to strengthen public involvement activities. The consultants had also made reference to overseas experiences in preparing the draft framework for Members' consideration. **Ms Iris Tam**, with the aid of Powerpoint slides, presented the Draft Framework for Stage 2 Public Participation: Outline Concept Plan as set out in the SEKD SC Paper No. 7/05.

3.2 **The Chairman** said that the main purpose of the Stage 2 Public Participation was to gauge public feedback on different options of the OCP prepared by the Consultants and encourage innovative proposals as input to consolidate the OCP and as basis to prepare a Preliminary Outline Development Plan (PODP) for Kai Tak. The public must not be given the perception that the exercise was to choose "one option".

3.3 **Dr Ng Mee-kam** noted from the Key Messages in the Paper that the Consultants in preparing the OCPs had adopted an integrated, balanced and sustainable approach and supported by preliminary technical assessments. She wondered whether there would be some guiding principles to assist the public to discuss the OCPs, like those adopted in the Harbour-front Enhancement Review - Wan Chai, Causeway Bay and Adjoining Areas. She added that these principles would help the public to discuss the issue of sustainability. In response, **Ms Iris Tam** said that a preliminary sustainability assessment on the draft OCPs had been carried out under the Study to assess their performance on the sustainability indicators. **Mr Raymond Lee** said that in the Stage 2 Public Participation, findings of the preliminary sustainability assessment and the criteria/indicators could be made available to facilitate public discussion. **The Chairman** commented that quality public participation should be encouraged in that the public should be made aware of the basis and justifications for the different OCPs.

3.4 **Mr Paul Zimmerman** noted that draft OCPs were currently being examined by the concerned bureaux/departments on policy and technical perspectives. He requested details about the progress towards the launching of Stage 2 Public Participation. In response, **Mr Raymond Lee** said a Working Session with Members on the OCPs was proposed to be held in September to be followed by formal presentation of the OCPs at the next Sub-committee meeting.

3.5 **Professor Lam Kin-che** asked whether the draft OCPs would be examined by Government departments and the Sub-committee in parallel or otherwise. In response, **Mr Raymond Lee** said that the current procedure by bureaux/departments was essential to ensure the consultants' work was in line with technical and policy requirements. **Professor Lam Kin-che**, whilst acknowledging the importance to gather Government's view on the draft OCPs, he said that the Sub-committee should be involved as early as possible before the OCPs were firmed up.

3.6 **Dr Ng Mee-kam** said that given the size of the Kai Tak site, the planning process would last for 10 to 20 years during the process there might be innovative ideas from the public. She

opined that the existing policies might need to change to accommodate innovative ideas/sustainable development. In response, **Mrs Ava Ng** said that planning was an on-going process. New proposals would be assessed under existing mechanism and if found acceptable, amendments would be incorporated into the planning framework.

3.7 **The Chairman** said that although the OCPs to be promulgated for the Stage 2 Public Participation would be formulated by the PlanD's Consultants, the Sub-committee could also be involved in the process. He then asked Members whether the Sub-committee should be involved in the process.

3.8 **Mr Paul Zimmerman** said that as not all comments and proposals from unofficial Members would be taken into account in the OCPs, any public perception that the development concepts were being generated by the HEC should be avoided. He said that the Sub-committee's discussions on the OCPs should take place as soon as possible such that major differences could be identified and addressed.

3.9 Referring to the programme for the Stage 2 Public Participation, **Mr Mason Hung** said that the territory-wide forum should take place earlier in the programme to encourage discussions of different stakeholder groups on issues of common interest. **Mr Nicholas Brooke** said that as there were many consultations involving the public at the moment, there might be a consultation overload. He also sensed that there were already frustrations among the public with the number of consultation exercises that were going on, the Stage 2 exercise therefore, would need to be handled carefully. There might be adverse reactions if a balance between seeking views and shaping the outcome was not achieved.

3.10 **Mr Paul Zimmerman** then raised the following questions:

(a) whether the public would be provided with the public comments and alternative concepts received previously;

(b) there was a lack of an integrated plan to demonstrate how Kai Tak would fit in the overall harbour plan; and

(c) whether the OCPs put forward was based on an integrated, balanced and sustainable approach for Kai

Tak and the harbour as a whole.

3.11 In response, **Ms Iris Tam** said that a Working Session was being proposed to discuss with Members the proposals to be incorporated in the OCPs to enable the public to shape the future development plan for Kai Tak. She noted that in terms of consultations on the district level, the three District Councils had expressed concerns on the slow progress of the Study. As regards the topical forums, which were targeted towards groups with sectoral interests, they would depend on the number of groups interested.

3.12 **Mr Raymond Lee** supplemented that the type of background information to be provided would allow a more in depth discussion to encourage participation. He said that all comments received during the Stage 1 Public Participation were available for viewing at PlanD's public enquiry counters. He suggested that Members could approach PlanD if they were aware of any missing comments such that the information would be made available for public viewing. **The Chairman** suggested to arrange a separate working session to discuss details of the Stage 2 Public Participation. Plan D

[Post Meeting Notes: The working session was convened in the evening of 12.9.2005. A list of the concerns raised by Members attended the session is at **Annex A**.]

3.13 **Mr Paul Zimmerman**, echoing **Mr Nicholas Brooke's** earlier comment on "shaping the outcome", said that the community when consulted should be able to visualise the OCPs by using 3-D models. In addition, there should also be proposals to enhance the Kai Tak site, for example, to grass over the Kai Tak area and allow the public to get access to the place. He further suggested that early involvement with the media should be arranged as the process of planning Kai Tak would make good footage and help the community to visualise the proposals. He also commented that more resources could be spent on improving the website. He said that by injecting more resources on communication aspects as the items suggested, could help shape the outcome and take the community along at the same time.

Item 4 Proposed Multi-purpose Stadium in Kai Tak Development [SEKD SC Paper No. 8/05]

4.1 **The Chairman** said that as revealed from the Stage 1 Public Participation there was general support from the community on the proposed stadium in Kai Tak. However, there was also general concern on the scale and location of this development in the Kai Tak area from some members of the public. The paper provided the necessary information to address to public concerns.

4.2 **The Chairman** then invited **Ms Lolly Chiu** and **Mr Daniel Sin** of the Home Affairs Bureau (HAB) to brief Members on the concept of a multi-purpose stadium in Kai Tak. **Ms Lolly Chiu** said that the sporting events in recent years had demonstrated that the Hong Kong community had shown greater interest in sports activities. The Government was committed to promote and develop a strong sports culture in the community as well as raising Hong Kong's international profile in sports. The Sports Commission was set up January 2005 as a new administrative structure to promote sports development in Hong Kong. Being a world-class city, Hong Kong was in need of a multi-purpose stadium. She cited examples of other cities such as Macau, Singapore and London, which were also planning to develop new stadiums.

4.3 **Mr Daniel Sin**, in briefing Members on the proposal, said that the new stadium would be an icon for Hong Kong to attract international sports events and encourage local and overseas visitors to Kai Tak. It was expected to provide modern facility for the local athletes to enhance sports performance. It would also provide the venue to host major international sports events and large-scale exhibitions and international conferences to contribute to the tourism industries and the business sector. A modern stadium architecture that complemented the neighbouring developments could help to improve the urban landscape in particular to the East Kowloon area and capitalise on the waterfront. An anchor project would also help to rejuvenate the old districts in the vicinity.

4.4 **Mr Daniel Sin** continued to say that the HAB had commissioned a study in 2001 to evaluate the need of new sports venues in Hong Kong and to identify suitable location for such a facility. The TPB had at the time reserved a site

on the Kai Tak Outline Zoning Plans (OZPs) for such purpose. In view of the comments received in the Stage 1 Public Participation and recent development in Kai Tak, consultants were engaged to review the findings of the 2001 study. The consultant's preliminary findings were that the stadium would need a retractable roof and a removable pitch and supporting facilities such as warm-up tracks in a secondary stadium. Also, it should be within a range of 45,000 to 50,000 seating capacity. Other facilities such as shopping centres and hotels would be required but the detailed design would be worked out at a later stage. In terms of the location of the stadium, Kai Tak was considered a suitable location given the transport network and land availability. **Mr Alan Macdonald** of Urbis Consultants was then invited, with the aid of the Powerpoint slides as attached at **Annex B**, to present Members on overseas experience, their views on the need for a new stadium and the main features proposed to be included, and the location and size of the stadium required.

4.5 **The Chairman** pointed out that a stadium would have an important bearing on the planning of Kai Tak as it would take up a large area. More information on the proposed stadium would help the public to understand the proposal for discussion in the Stage 2 Public Participation.

4.6 In response to the questions of **the Chairman**, **Mr Daniel Sin** said that the proposed stadium would not be completed in time for the 2009 East Asian Game. He also said that whether the proposed stadium would replace the Hong Kong Coliseum and Hong Kong Stadium was one of the various options being considered by the HAB.

4.7 **Mr Andy Leung** asked about the role of the proposed stadium and whether the existing sports facilities were adequate, and whether the existing sports venue would be phased out when the stadium was completed. He also raised concern on the utilization rate of the proposed stadium, in terms of local sports as well as international events so as to sustain a stadium with a capacity of 50,000 seats.

4.8 **Mr Paul Zimmerman** commented that concerned departments should address the issue of accessibility to Government sports facilities to enhance utilization; the examples shown by the Consultants were not relevant to Hong

Kong situation; the Sports Institute was mainly concerned about the provision and care of elite sports; and the stadium in So Kon Po was under-utilized. Given the size of the proposed stadium project and in an urban setting, he asked the Consultants to justify the site requirements, the supporting facilities, and how would all the sports components integrated and justified within a single "sports city" concept.

4.9 **Mr Nicholas Brooke** said that there were potential benefits of such facilities to Hong Kong and the community. He agreed that the public should be provided with information so that they could understand why such facilities were needed and the benefits of siting them in Kai Tak. He was however concerned about the economic issues related to the size of the site which could amount to $40 billion in land value. There should be analysis on the loss in land sale revenue in addition to the stadium construction cost. One of the challenges facing the HAB was to convince the public of the economic viability of the project.

4.10 In response to Members' questions, **Mr Alan Macdonald** stressed that it was at the early stage of the stadium project, that many issues needed to be examined and addressed in the implementation process. This would include the specific sports to be located in and around the stadium as well as supporting facilities required to create a vibrant sports venue. Under the current study, they had examined different sizes of stadium in various locations, which revealed that stadia located in urban locations were in general between 15 to 19 ha (not including other sports facilities) and 4 ha for means of evacuation on all sides. The stadium needed to be highly accessible to ensure optimisation of spectatorship. A critical mass of sports facilities had been developed adjacent to stadia in many countries. This combination of sports facilities generally operated very successfully, and enhanced utilisation. The new stadium could incorporate a removable grass pitch and other state of the art technologies to provide multi-modal configurations that would also help to promote utilisation. The new stadium campus was not intended to be designed to compete with existing venues such as the Hong Kong Coliseum.

4.11 **Mr Daniel Sin** added that the proposal also included a secondary stadium and an indoor sports arena to provide

additional venues for community sports events and to complement the stadium and attract the public to participate in other types of sports activities (especially during non-event days). The arena might comprise various sporting venues such as swimming pools, basket/volley ball courts and other popular sport facilities geared towards the longer-term development of Hong Kong. Although there might not be many large-scale activities at present, Hong Kong had the potential to hold more such events in the future.

4.12 In response to **the Chairman's** query on the background of HAB's consultancy on the stadium, **Mr Daniel Sin** said that in 2001, HAB carried out a study on the requirement for sports venues in Hong Kong. According to the study, Hong Kong needed a major multi-purpose stadium in the long term. In 2002, a comprehensive review on the sports policy was conducted, and a feasibility study on the proposed multi-purpose stadium was carried out by the Architectural Services Department in 2003, which recommended a sports complex with a multi-purpose stadium, a secondary stadium and water sports centre. In 2005, HAB commissioned the Consultants to update the findings of the 2001 study, including the location of the stadium, site area requirement and the supporting sports facilities. The Consultants were expected to report their findings in September 2005 and HAB would then undertake public consultations on the proposal. They welcomed the views of the Sub-committee and prepared to participate in the Stage 2 Public Participation programme.

4.13 In response to **the Chairman's** query on the inputs of the Consultants, **Mr Daniel Sin** said that they in considering the Kai Tak site for the stadium had examined other locations. The study would substantiate their recommendations as to why Kai Tak was a suitable location for the stadium. **The Chairman** reminded that one of the key questions the public would be asking in Stage 2 Public Participation was whether the stadium needed to be located in Kai Tak.

4.14 In response to **Mr Kim Chan's** questions on sports development in Hong Kong, **Ms Lolly Chiu** said that:

(a) a review of the sports policy was conducted in 2002/3 and the public was widely consulted. Some of the recommendations had already been implemented

including restructuring the administrative framework e.g. abolishing the Sports Development Board and reorganising the Sports Institute. A Sports Commission and three sports committees were established last year in shaping the sports policy for Hong Kong. It was hoped that by early next year, HAB could put together a consultation document on the relevant proposals;

(b) the Government had provided subsidies and subvention to various national sports associations;

(c) there were up to 200 full time athletes awarded scholarships and receiving training;

(d) the relevant sports organisations were taking their own initiatives to promote sports activities; and

(e) HAB was following the global trend to open up the stadium for other activities as diversity of functions could help to support sports development. In terms of commercialisation and training of athletes, a balance had to be strike. At present, the 80 plus sports halls were all subvented by the Government and were already heavy burden on taxpayers. The viability of the new stadium was a key issue. A feasibility study would be undertaken prior to proceed with the construction of such large stadium. Notwithstanding this, everything was still in conceptual stage and further discussions would be required to be held within Government .

4.15 **The Chairman** said that the Sub-committee was not an advisory body to debate on sports policy but it would review the proposal from the land use planning perspective with consideration to harbour-front development.

4.16 **Dr Ng Mee-kam** said that while a stadium project in Kai Tak might help rejuvenating the surrounding old districts, there could also be other development options without a stadium that could achieve similar results. She urged that public consensus should be established on the proposal in that a concept should be embraced by everyone in the community before a final option could be determined.

4.17 **Mr Paul Zimmerman** made the following points:

(a) the multi-purpose stadium would come into competition with other similar projects in the waterfront area such as the Hong Kong Convention and Exhibition Centre (HKCEC) extension and also the planned multi-purpose facilities in the West Kowloon Cultural District. He was not sure whether a multi-purpose stadium was the right solution given the proposals for other similar facilities;

(b) he considered that only when Hong Kong started participating in international sporting events in a more active way, then would there be a demand for a large multi-purpose stadium;

(c) the harbour-front might not necessarily be the right venue for the stadium as the sports activities were mostly inward looking rather than optimising views from the harbour-front;

(d) there was no urban renewal issue involved as the stadium was proposed to be built in an existing vacant site; and

(e) he doubted reserving a 24 ha-site in Kai Tak had optimised the existing land resources and whether it would adversely affect the planning scheme. He hoped the whole process could be reviewed and an integrated planning approach be adopted to ensure appropriate use of land resources.

4.18 **Mr Kim Chan** made the following comments:

(a) there was a miss-match in timing, as a 24 ha-stadium was proposed now and a sports policy would only be available in a few years' time. It would send a confusing message to the public;

(b) from a planning perspective, the relation of the stadium with other exhibition facilities would need to be addressed. There was also the interface issue for locating a stadium in the midst of office or residential developments; and

(c) the Government should review the utilization of existing sports venues in deciding on the facilities proposed in the new stadium project.

4.19 **Mr Daniel Sin** replied that:

(a) the multi-purpose stadium was expected to have the flexibility to hold exhibitions and conferences, and sports events were the main purpose of the proposed project;

(b) sustainability and funding issues had to be addressed;

(c) a retractable roof in the stadium would allow the venue to be used under all weather as well as to address noise issue;

(d) Government funding/subvention had been allocated to the national sports associations for training programme;

(e) the private sector would be encouraged to undertake the stadium project to relief the burden on public resources;

(f) the stadium would need at least 18 to 19 ha of land and other areas would be needed for the sports arena and buffer areas for safety reasons such as crowd control and circulation etc.; and

(g) the sports committees were in the process of formulating sports policy.

4.20 **Mr Alan Macdonald** reiterated that:

(a) 24 ha for the stadium was the absolute maximum for planning purposes at this time. They would ascertain the specific areas for the proposed sports facilities that would be required;

(b) although the design of the stadium could be made to fit different site areas, the prime consideration was that basic evacuation/safety criterion needed to be met. International Stadia had been designed with extreme caution since the Hillsborough disaster which happened some twenty years ago. The disaster prompted the subsequent Taylor Report to recommend that all stadia should have completely seated configurations;

(c) overseas examples such as the 2012 London Olympic proposal indicated that the economic spin offs could occur well beyond the Olympic site and that some 12,000 jobs were currently estimated to be created and the same could happen in Kai Tak;

(d) the majority of the case studies of overseas cities involved prime sites in the urban area. Moreover, stadia were generally deliberate iconic elements within the urban environment. The same could occur at Kai Tak;

(e) the types of events in a modern stadium would not akin to those normally held in existing venues. The stadium would be multi-modal and would be able to host a wide variety of events including concerts, motor-cycling events, car rallies, etc.;

(f) recent studies had indicated that visitors to various international venues patronize local venues after the event was finished. In the same way, a stadium at Kai Tak could also help develop the local economy at Kai Tak e.g. by enhancing the patronage of local shops and restaurants etc.

4.21 Referring to **Mr Andy Leung** and **Mr Kim Chan's** comments on the timing of the stadium proposal, **Mr Anthony Kwan** said that the Kai Tak OZP had reserved a 24 ha for the subject stadium and in Stage 1 Public Participation, the general public also indicated support to the idea of a multi-purpose stadium in Kai Tak. The HAB study served to update the previous findings and relevant development parameters. The proposed site reservation would be fine-tuned during the Stage 2 and Stage 3 Public Participation, if required.

4.22 **The Chairman** reminded Members that as the original reclamation proposal would no longer be available, the planning framework for Kai Tak would need to be adjusted accordingly. In this regard, the concept of a multi-purpose stadium might also need to be revised and perhaps downsized. He said that at this point, the Sub-committee should seek more information and also a dialogue with the sports sector before coming to any conclusion. In this regard, HAB should address Members' comments in forthcoming meeting. HAB

Item 5 Any Other Business

5.1 **The Chairman** said that the Sub-committee should not rule out any proposals/comments expressed in the Stage 1 Public Participation, even those not accepted e.g. the proposed airfield. In Stage 2, the proponents could still come back to put forward

their case with further justifications. In this connection, he said that recent media coverage on the future location of the Central Government Complex (CGC) had indicated that some members of the public had voiced their preference of the Kai Tak site rather than Tamar for the relocation of the CGC. The Sub-committee might need to examine this idea in Stage 2 should members of the public put forward such proposal again.

5.2 **The Chairman** thanked **Miss Christine Chow** of Housing, Planning and Lands Bureau for her support to the Sub-committee, as she would be transferred to a new posting shortly.

5.3 There being no other business, the meeting closed at 6:20pm.

5.4 The next meeting was scheduled to be held on 25.10.2005.

HEC Sub-committee on
South East Kowloon Development Review
November 2005

Annex A

List of Concerns on Preliminary Draft Outline Concept Plans

1. Kai Tak Approach Channel: the approach in tackling the environmental problems, and the need for an early answer as to whether reclamation can be ruled out;

2. the need to reserve a railway depot site for the Shatin to Central Link;

3. the facilities to enhance connectivity with surrounding districts;

4. the questions on need, scale and location ("why Kai Tak") of the proposed multi-purpose stadium;

5. the justification for including stadium and cruise terminal in all OCP options, or if one or both of them could be excluded in some of the options;

6. the lack of planned marine facilities to enhance the living harbour concept; and

7. illustrative materials, including physical models, on the proposals in the draft OCPs.

Consultancy Study on the Need for a

Multi-Purpose Stadium

Urbis Limited

1. PURPOSE OF STUDY

- RE-ASSESS THE CASE FOR A NEW MULTI-PURPOSE STADIUM IN HONG KONG AS RECOMMENDED IN THE 2001 H.A.B. STUDY ON STUDY ON REQUIREMENTS FOR MAJOR NEW SPORTS AND RECREATION FACILITIES.

- IDENTIFY POSSIBLE LOCATIONS.

- ADVISE ON APPROPIATE SIZE FOR STADIUM AND ANCILLARY FACILITIES.

1.1 CHANGES SINCE 2001 H.A.B. REPORT

- Sports Policy Changes
- Judicial review on reclamation
- Awarding of the 2009 East Asian Games
- International Trends
  - Multi-use stadia
  - Retractable Roofs
  - Removable pitches
  - Commercial Development

2. HONG KONG SPORTS POLICY

2.1 PRINCIPAL CHANGES AFFECTING SPORT SINCE 2001 HAB STUDY

- Unsuccessful bid for 2006 Asian Games but HK awarded 2009 East Asian Games.

- Sports Development Board (SDB) Disbanded. Sports Institute now run by HK Sports Institute Ltd to conform with revised sports policy.

- Increased attendance at HK Stadium with increased numbers of Exhibition Soccer matches.

2.2 SPORTS COMMISSION

• Sports Commission established (SC) in January 2005.

Sports Commission

• Consists of three committees and is responsible for advising Government on Hong Kong's Sports Policy.

THREE COMMITTEES, THREE NEW POLICIES

1. Community Sports Committee
2. Major Sports Events Committee
3. Elite Sports Committee

2.3 COMMUNITY SPORTS COMMITTEE

RESPONSIBLE FOR:

- Developing strategies to promote sport in Hong Kong for all.

- Fostering partnerships with different sectors throughout Hong Kong's territory in order to promote community sport.

2.4 MAJOR SPORTS EVENTS COMMITTEE

RESPONSIBLE FOR:

- Promoting and hosting major sports events in Hong Kong.

- Advising on the funding and administrative dimensions of major events.

2.5 ELITE SPORTS COMMITTEE

RESPONSIBLE FOR:

• Developing and promoting drivers for the advancement of Hong Kong's elite athletes and Hong Kong's international sporting profile.

2.6 HONG KONG SPORTS POLICY

How a New Stadium Could Help Realise Hong Kong's Sports Policy

POLICY	MEANS BY WHICH POLICY CAN BE REALISED	JUSTIFICATION
1. Sport for all	• Sporting Hub that secures a focus for sport activity • Provide a Community Park that promotes a community connection with sport • Enhance access to a quality sports venue • Provide a sports hub that is integrated with surrounding communities enhancing accessibility and providing a sense of "ownership" • More Sports Events	• Promotes community participation in sports • Enhances physical health and welfare • Enhances greater interest in sport • Promotes community involvement with sport and the station

2.6

POLICY	MEANS BY WHICH POLICY CAN BE REALISED	JUSTIFICATION
2. Major Events Multiple-purpose Venues	• These are divers and require the Latest stadium technology (retractable roof, removable pitch, sound and lighting technologies etc) • Suitable location and concentrated venues planned around the stadium	• Increase attractiveness to a wider range of major event organisers • Allow for a multiple events including sports, concerts, motor sports, games, etc) • Enhance spectator satisfaction by providing diversity of sports and other events within a quality environment

2.6

POLICY	MEANS BY WHICH POLICY CAN BE REALISED	JUSTIFICATION
3. Elite Performance	• Access to World Class sports facilities and a focus for HK sports • Increased exposure to international athletes to help enhance athlete performance and increased participation in competitive events	• Raise International sporting profile • Increase numbers participating at an elite level

3. THE CASE FOR A NEW STADIUM

3. THE CASE?

CURRENT STADIUM CHARACTERISTICS

- *NOT MULTI-USE* – limits events held and revenues gained

  - Underutilised because of this, not because there is not a demand. There is a demand but no supply.

- *LACKS FLEXIBILITY*

  - May lose out to alternative venues in other cities

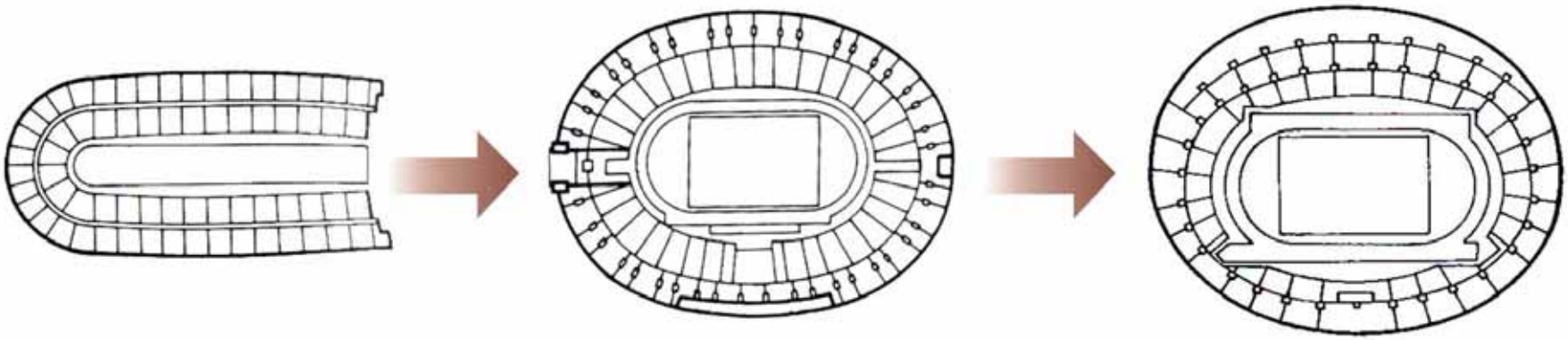
  - Doesn't live up to Hong Kong's 'World City' image & does not provide an iconic reflection of sport in Hong Kong

- *LOCATIONAL ISSUES*

  - lack of space for ancillary facilities

  - poor access

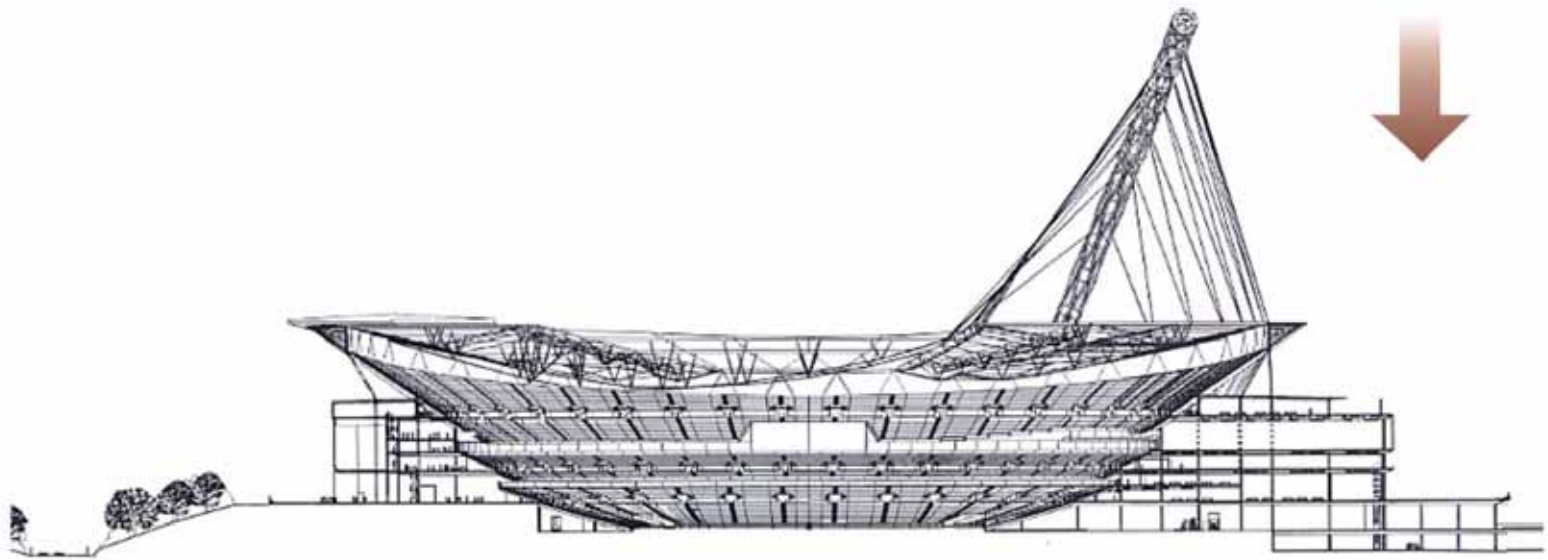
4. STADIUM EVOLUTION



The 'Olympic Stadium', Greece

The Berlin Stadium, 1936

The Tokyo Olympic Stadium of 1964



The New Wembley Stadium

4. Evolution of the Stadium

5. INTERNATIONAL TRENDS

5. INTERNATIONAL TRENDS

Total crowds and average crowds per match in selected domestic 'football' competitions around the world (2004/2005)

Country	Competition and Sport	Total Crowd	Average Crowd/Match	% Full	Average Stadium Size
England	Premier League soccer	12,888,278	33,916	93	35,961
Netherlands	Eredivisie soccer	4,953,885	16,188	84	19,626
Italy	Serie A	9,800,000	25,800	56	46,500
USA	Major League Soccer	2,048,550	15,303	35	56,558
Japan		3,048,035	18,797	56	36,220

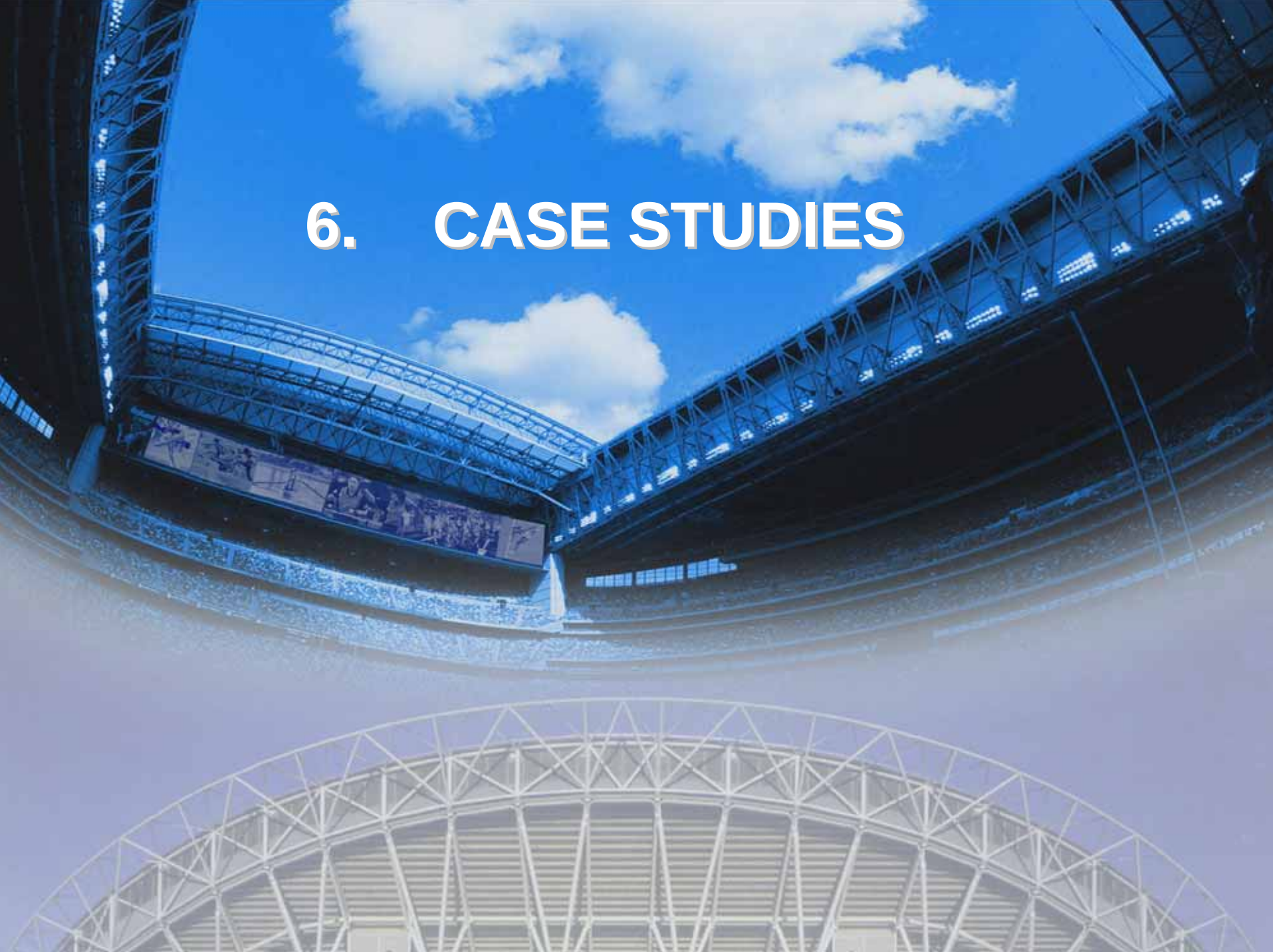
5. INTERNATIONAL TRENDS

STADIUM CAPACITIES

English Premier league stadium capacities (2004)

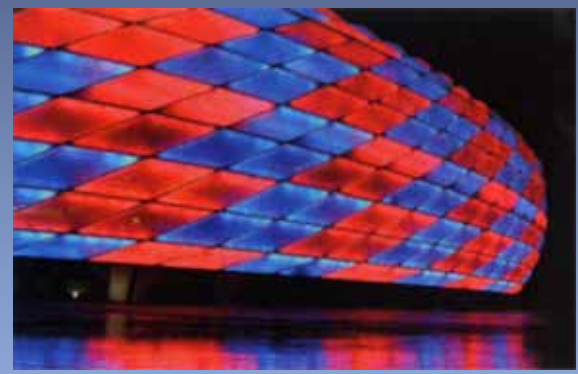
Team	Stadium Capacity
Arsenal (1)	38500 (60,000)*
Aston Villa (2)	42584
Birmingham City (3)	30009
Blackburn Rovers (4)	31367
Bolton Wanderers (5)	27879
Charlton Athletic (6)	26500
Chelsea (7)	42420
Everton (8)	40260
Fulham (9)	22000
Liverpool (10)	45362
Manchester City (11)	48000
Manchester United (12)	68174
Middlesbrough (13)	35049
Newcastle United (14)	52218
Portsmouth (15)	20200
Sunderland (16)	48300
Tottenham Hotspur (17)	36236
West Bromwich Albion (18)	28003
West Ham United (19)	35647
Wigan Athletic (20)	25000
Average	37185.4

- Average English premiership size is 37,000
- New and proposed stadia size average is 35,000
- Case study average is 53,000
- Overall average is 42,000



6. CASE STUDIES

CASE STUDY 1: ALLIANZ ARENA, GERMANY



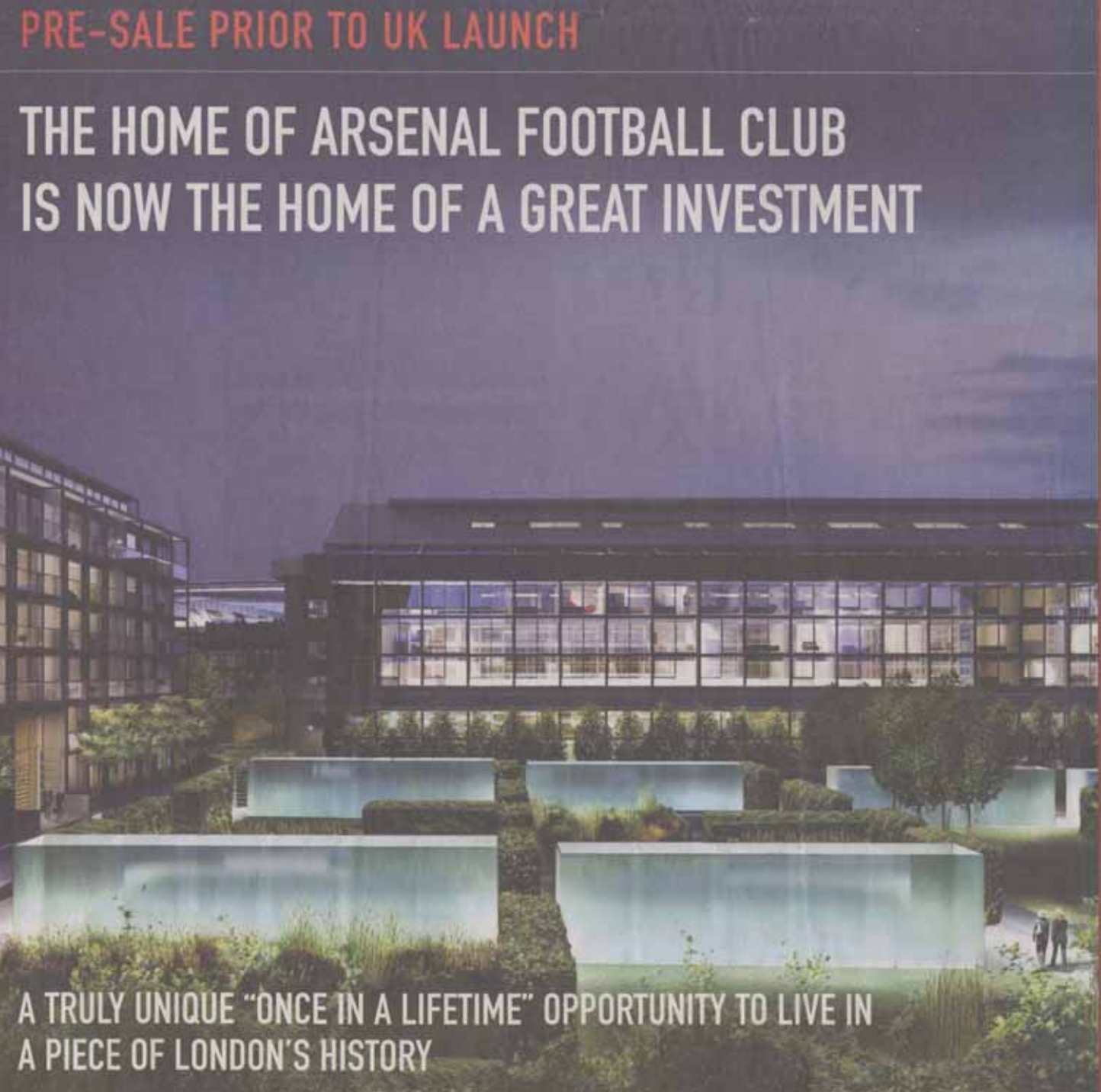
LOCATION	Munich, Germany
DATE OF CONSTRUCTION	2005
DESIGNER	Herzog/Meuron
CAPACITY	66,000
EVENTS HELD	Principally soccer. To host opening of World Cup on 9 June 2006.
DESIGN CHARACTERISTICS/ COMMENTARY	Deliberately designed as a landmark development. Clad in an opaque shell. The shell changes colour to reflect colour strip of the teams that are playing. Turf consisted of rolled sod and laid in two days.

CASE STUDY 5: EMIRATES STADIUM, U.K.

LOCATION	London, England
DATE OF CONSTRUCTION	2004 - 2006 estimated
DESIGNER	HOK Sport + Event
CAPACITY	60,000
EVENTS HELD	Football. To be the home ground of Arsenal FC
DESIGN CHARACTERISTICS/ COMMENTARY	Designed like a flattened oval with environmentally sustainable aspects in mind, such as a passive and mixed mode ventilation system to minimise the use of air conditioning and 12,000m² of green roofs, increasing thermal insulation and biodiversity benefits. Daylight will be maximised through the use of skylights and photovoltaic solar power will be used throughout. There will be housing development around the stadium and the former ground will be converted into private and affordable housing.

PRE-SALE PRIOR TO UK LAUNCH

THE HOME OF ARSENAL FOOTBALL CLUB IS NOW THE HOME OF A GREAT INVESTMENT



A TRULY UNIQUE "ONCE IN A LIFETIME" OPPORTUNITY TO LIVE IN A PIECE OF LONDON'S HISTORY

THE STADIUM
HIGHBURY SQUARE

LONDON

- Contemporary designed studios, 1, 2 and 3 bedroom apartments and penthouses
- Set behind the listed Art Deco facade of Arsenal Stadium, Highbury, home of Arsenal Football Club 1913-2006
- 2 acre landscaped garden
- 24 hour concierge and fitness centre with pool
- COMPLETION DATE MID 2008 - 2010

Prices from £230,000

6 minutes to King's Cross (Eurostar from 2007)

20 minutes to Knightsbridge

30 minutes to Canary wharf

Direct link to Heathrow airport

EXHIBITION

2/F, Victoria Room, Mandarin Oriental Hong Kong, 5 Connaught Road, Central Hong Kong

11am – 7pm Friday 23rd to Sunday 25th September 2005

savills 第一太平戴維斯

AGS Anthony Green & Spencer

contact: **Tina Ting**
t: **(852) 2842 4351**
e: **tting@savills.com.hk**

Arsenal

Travel times indicated obtained from www.tfl.gov.uk and AA Route Planner
Computer generated image.

CASE STUDY 8: SAFECO FIELD STADIUM, U.S.A.

LOCATION	Seattle, Washington, U.S.A
DATE OF CONSTRUCTION	Completed in 1999
DESIGNER	NBBJ Sports and Entertainment, Seattle
CAPACITY	47,000, including 966 club seats and 76 private suites
EVENTS HELD	baseball
DESIGN CHARACTERISTICS/ COMMENTARY	Modelled on the ball-parks of the past. It is designed to fit into the surrounding neighbourhood and therefore takes on the style of warehouses and industrial structures. The retractable roof, which takes 20 minutes to open or close, provides shelter during periods of bad weather.

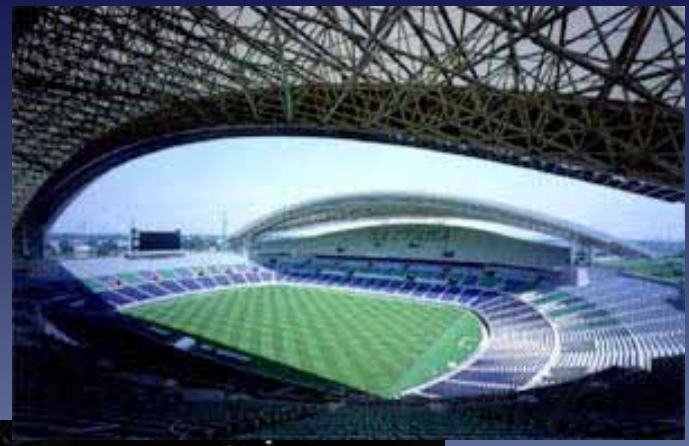
CASE STUDY 14: WALKER STADIUM, U.K.

LOCATION	Leicester, UK
DATE OF CONSTRUCTION	2001-2002
DESIGNER	The Miller Partnership
CAPACITY	32,500
EVENTS HELD	Football, weddings, conferences, exhibitions
DESIGN CHARACTERISTICS/ COMMENTARY	The stadium is a flagship development among stadia in the UK. Its double duel-purpose concourses can be used to host exhibitions on non-match days. This has opened revenue streams outside of football, as has the inclusion of a 110 suite hotel.The stadium is helping to regenerate a Brownfield site in the centre of the city.

CASE STUDY 4: MILLENNIUM STADIUM, CARDIFF, U.K.

LOCATION	Cardiff, Wales, United Kingdom
DATE OF CONSTRUCTION	1996-1999 (opened June 1999)
DESIGNER	HOK Lobb
CAPACITY	72,500 seat stadium
EVENTS HELD	Rugby, Soccer and Concerts venue.
DESIGN CHARACTERISTICS/ COMMENTARY	Designed to be the Venue for the Rugby World Cup in 1999 and to be the home of Welsh Rugby. The venue has however temporarily replaced Wembley as the venue for Ruby, Soccer and major concerts (e.g. Band Aid) whilst it is being redeveloped with a new state of the art venue. The stadium was constructed near existing sports facilities (Cardiff Athletics Club) forming a sports hub. It is located adjacent to the River Taff and has contributed to rejuvenating a degraded area of Cardiff. An estimated 8,000 jobs have been created in the vicinity of the stadium as a result of its opening.

CASE STUDY 12: SAITAMA STADIUM, JAPAN



LOCATION	Saitama Prefecture, Tokyo, Japan.
DATE OF CONSTRUCTION	Circa 2001/2002
DESIGNER	A Design Team led by Nikken Sekkie Ltd et al
CAPACITY	Designed as a multi modal facility that can adapt from a 37,000-seat stadium, to a 20,000-seat basketball area to a 5,000 seat concert hall.
EVENTS HELD	The adaptability of the stadium allow it to accommodate all major sports, cultural and entertainment events that host a spectatorship of 37,000 persons and under.
DESIGN CHARACTERISTICS/ COMMENTARY	The stadium is designed on a 'smart area' concept. It has a series of movable walls and partitions that can adjust the stadium space to multiple configurations. Seating arrangements can also be adjusted. Additional seats can be brought into place by a series of rolling mechanisms. The stadium can utilise natural or artificial turf modes. Natural turf was put in place for the 2002 World Cup Soccer games. The Stadium also has an iconic architectural design albeit that it blends in well with the architecture of the adjacent urban area. The preceding features have come at a cost of US$ 19,178 per seat. Contemporary stadia normally have a capital cost of around US$5,000-7,000 per seat.

CASE STUDY 11: TELSTRA DOME, AUSTRALIA

LOCATION	Melbourne, Australia
DATE OF CONSTRUCTION	Completed in 2000
DESIGNER	Daryl Jackson Architects and Bligh Lobb Sports Architecture Pty Ltd.
CAPACITY	54,000
EVENTS HELD	Australian football, cricket, rugby league, rugby union, football
DESIGN CHARACTERISTICS/ COMMENTARY	Pioneering technology has been adopted throughout the stadium, including one of the largest retractable roofs in the world and a computerised turf management system. The stadium is a key element of the city's rejuvenated docklands precinct.

CASE STUDY 13: SINGAPORES PROPOSED NATIONAL STADIUM

LOCATION	Singapore
DATE OF CONSTRUCTION	2005-2010
DESIGNER	To be appointed
CAPACITY	55,000
EVENTS HELD	Multi-use
DESIGN CHARACTERISTICS/ COMMENTARY	To be the key element in a project to redevelop an area of the city (Kallang) into a 'Sports and Leisure Hub. The intention is for the stadium to utilise latest stadia technologies, enabling it to be used as a multi-functional stadium. The stadium is envisioned to be a national icon and global attraction. The existing national stadium, built in 1973, is believed to be inadequate. It will be demolished and replaced with the new stadium.

CASE STUDY 3: OLYMPIC STADIUM, U.K.

LOCATION	Lea Valley, London, United Kingdom
DATE OF CONSTRUCTION	2009-2112 estimated
DESIGNER	To be appointed
CAPACITY	80,000 seat stadium
EVENTS HELD	Track and field, Olympic opening events. Subsequently to be converted to a multi purpose venue.
DESIGN CHARACTERISTICS/ COMMENTARY	The Olympic stadium will be designed to be convertible to a 25,000-seat multi purpose stadium with athletics at its core after the Olympics. Stadium and sports campus are to be a legacy facilities with the ambition to create jobs (12,000 new jobs are estimated), to provide new housing (up to 3,500 units, and to promote the regeneration of a degraded area of London.

6.1 CASE STUDY OVERVIEW

CAPACITY RANGE	32,000-80,000
AVERAGE COST/SEAT	US$ 6,690
# ASSOCIATED WITH REGENERATION/RENEWAL	10 (70%)
# IN URBAN LOCATION	14 (100%)

7. THE GULF

- Vast financial resources.

- Buying itself into the international sports arena.

- Investing heavily in areas outside of oil.

- Plans for Dubai to become a multifaceted destination.

7. SINGAPORE

- Sporting Singapore.

  - ‘An aspiration to have the best sports facilities in Asia’.

- US$ 500,000,000 for sport over 5 years.

- Multi-Use Sports Hub.

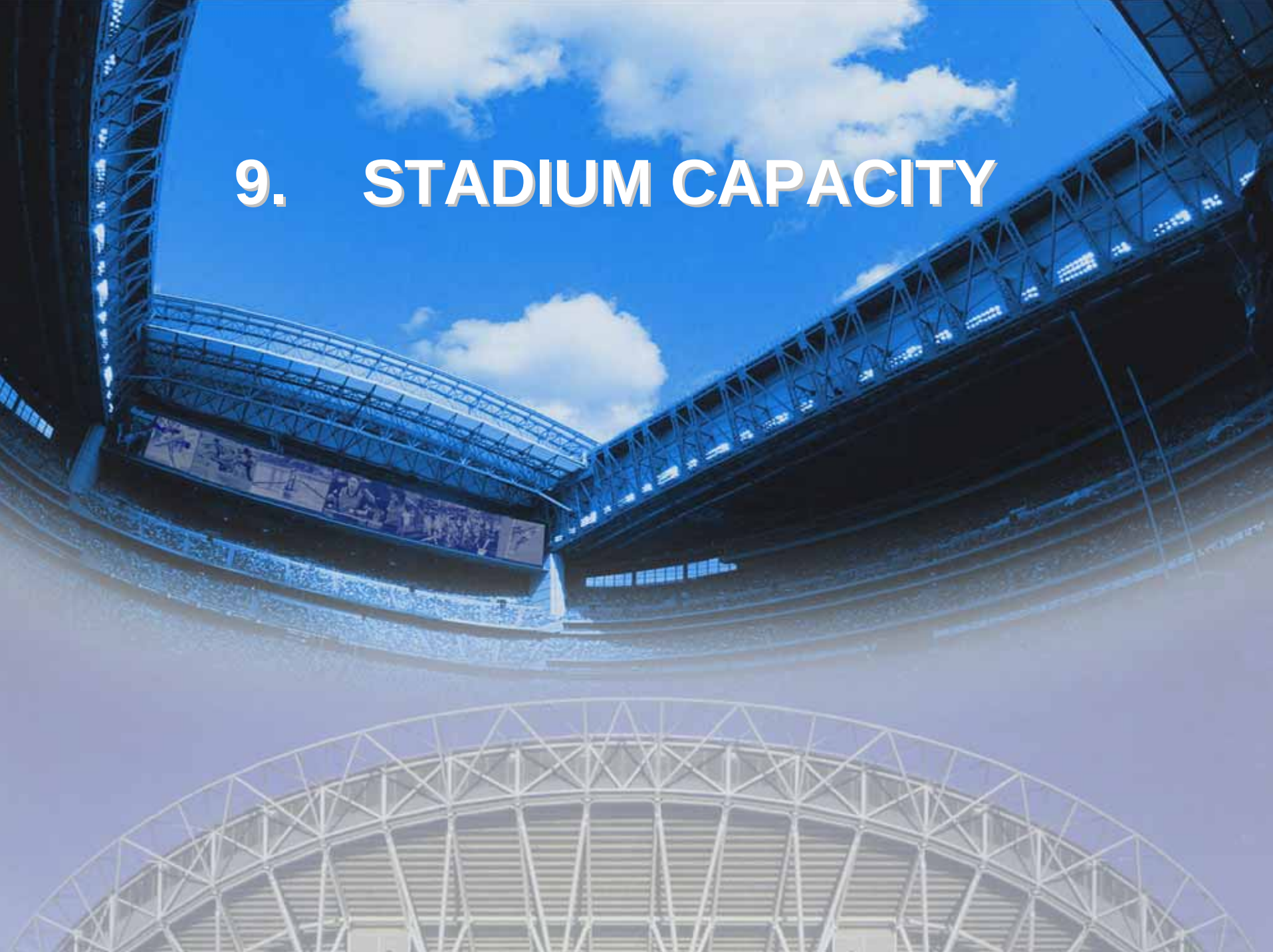
  - Kallang Stadium (Stadium of Singapore) to be demolished and replaced with ‘multi-use’ stadium (55,000, retractable roof, removable floor).

  - ‘Sports City Strategy'

8. CURRENT HK STADIUM: PERFORMANCE TRENDS

8.1 USAGE PATTERN OF THE HONG KONG STADIUM

Preparation for event (hired out)	34 days
Event days	35 days
Ground Preparation	110 days
Training session	2 days
Film shooting	6 days
Visit	12 days
Use of rooms	21 days
Facilities Maintenance	100 days
Total	**320 days**



9. STADIUM CAPACITY

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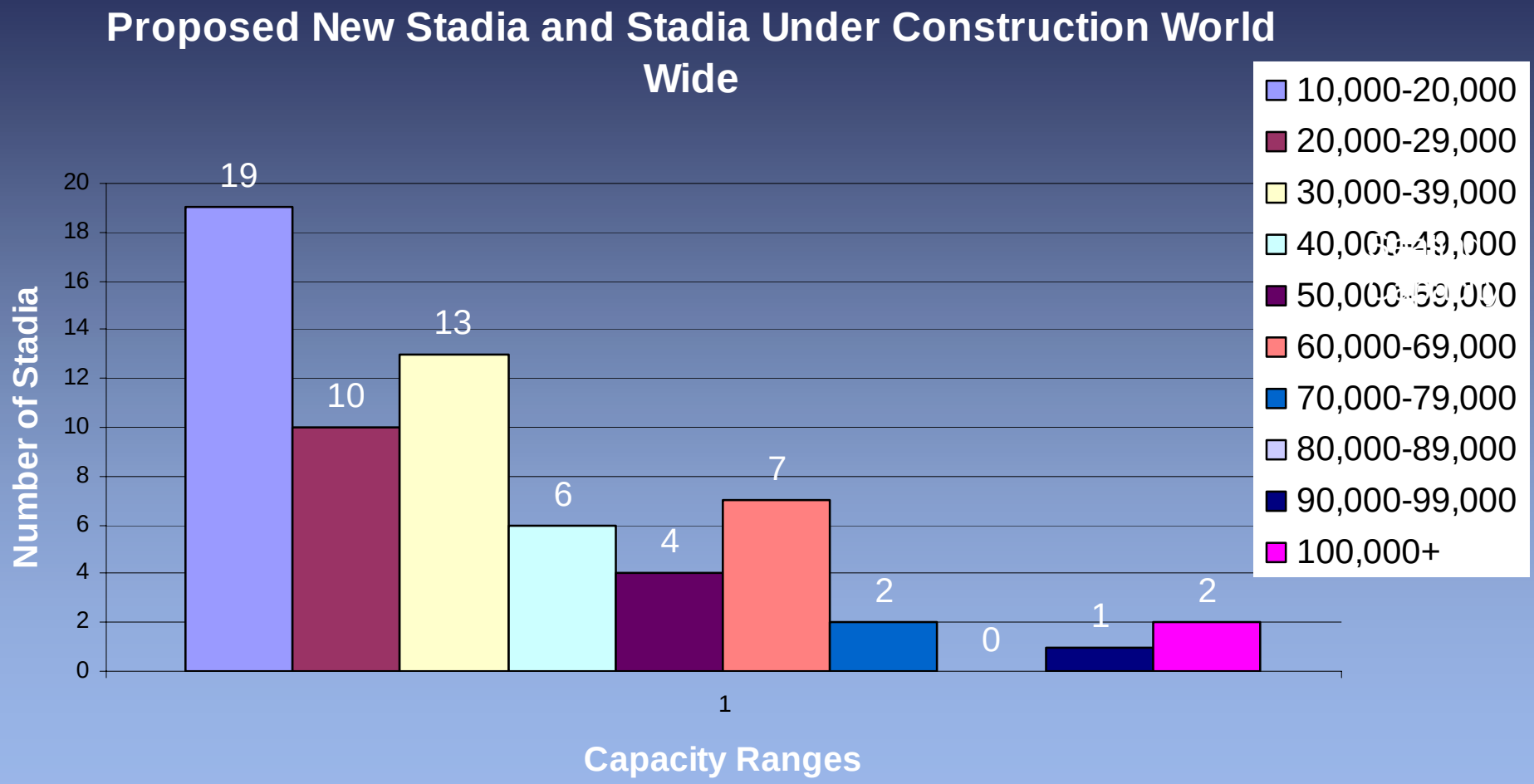


9. STADIUM CAPACITY

- Average English premiership size is 37,000
- New and proposed stadia size average is 35,000
- Case study average is 53,000
- Overall average is 42,000

10. INDOOR ARENAS

CASE STUDY 1a: SINGAPORE INDOOR STADIUM

LOCATION	Kallang, Singapore
DATE OF CONSTRUCTION	1989
DESIGNER	Kenzo Tange
CAPACITY	12,000
EVENTS HELD	Music concerts, sporting events, conventions, seminars, product launches .
DESIGN CHARACTERISTICS/ COMMENTARY	The diamond styled roof reflects an appreciation for traditional Asian culture. The two sides of the futuristic roof intersect at the top to form a structure similar to the number eight written in Chinese. With a clear height of 25 metres at the sides, the roof towers to a maximum height of 40 metres at the centre. 1,200 portable seats and 2,660 retractable seats make the SIS extremely versatile. There is also space to accommodate 20 wheel chairs.

CASE STUDY 2a: OLYMPIC HALL

LOCATION	Munich, Germany
DATE OF CONSTRUCTION	1972
DESIGNER	
CAPACITY	12,150 seating, 14,000 standing
EVENTS HELD	Music concerts, sporting events, conventions, seminars, product launches .
DESIGN CHARACTERISTICS/ COMMENTARY	Originally built for the 1972 Olympic games as a secondary stadium. Although over 30 years old, its architecture does not appear outdated; in fact, thousands of visitors are attracted by the architecture in the park each year. The seating configuration can be arranged to host many events. Since its opening the hall has hosted approximately 2,000 events and is sold out on more than 200 days a year.

CASE STUDY 3a: NATIONAL INDOOR ARENA (NIA)

LOCATION	Birmingham, UK
DATE OF CONSTRUCTION	1991 (opened)
DESIGNER	
CAPACITY	Can be expanded from 8,000 to 13,000
EVENTS HELD	athletics, tennis (30 different sports), concerts, conferences, exhibitions, comedy shows, etc. international, national, regional, club and schools events.

.

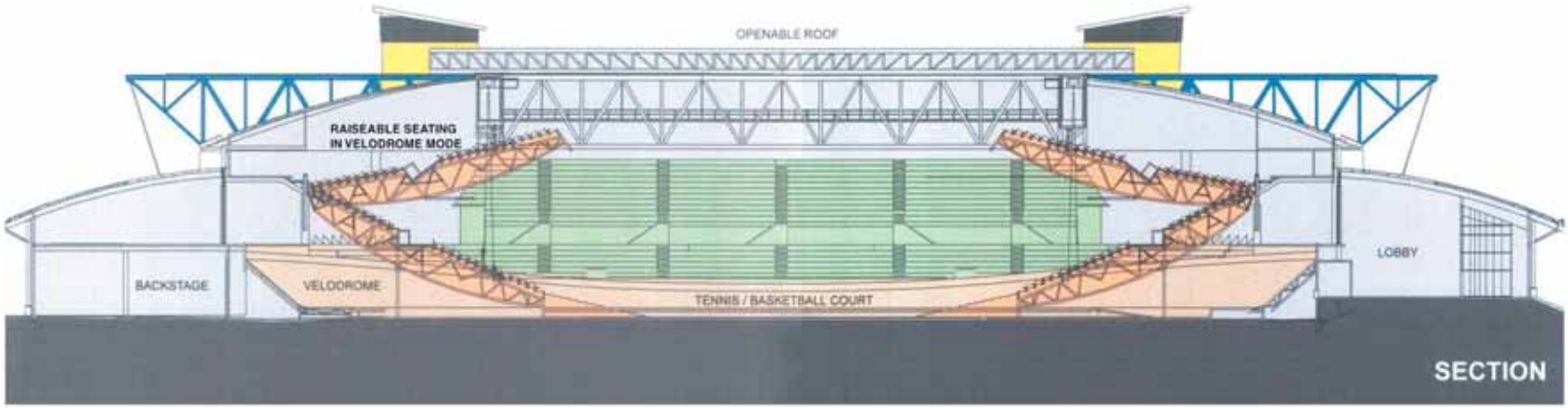
DESIGN CHARACTERISTICS/ COMMENTARY

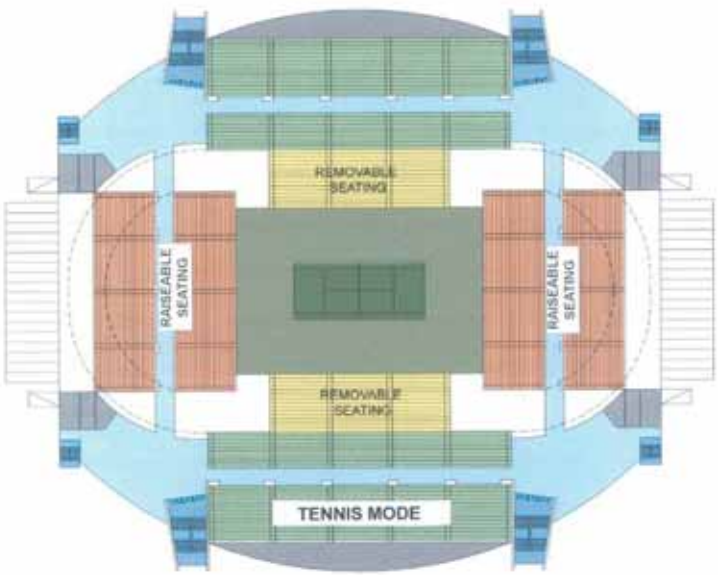
Since opening in 1991 over 4 million visitors have enjoyed over 30 different sports and an extensive variety of entertainment and music. It is the busiest arena of its kind in Europe. The NIA Academy makes use of the arena's built-in flexibility, creating a more intimate theatre-style auditorium for up to 4,500. The flexible format of The NIA Academy allows the audience seating area to be adapted to accommodate concerts, intimate ballet as well as comedy and theatre spectacle.

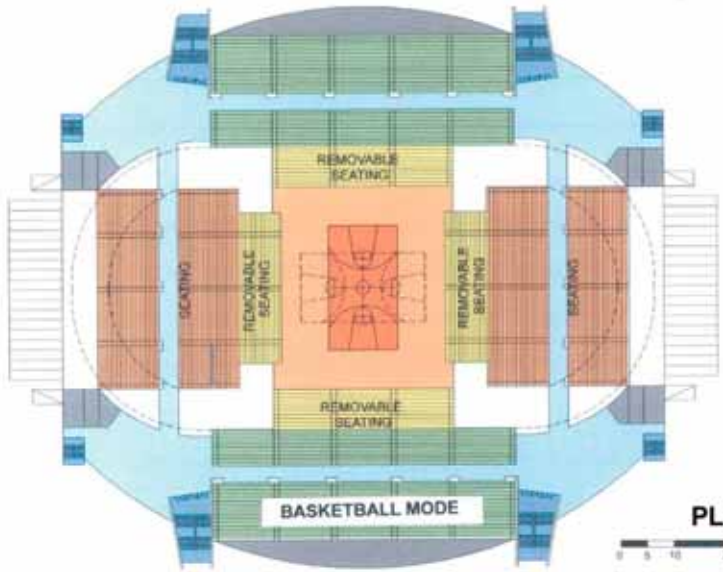
CASE STUDY 4a: VODAPHONE ARENA, MELBOURNE

- Seating is raiseable, retractable and removable
- Retractable roof takes only 10 minutes to fully open or close
- Optic fibre cabling
- Broadcast facilities
- Media/Publicity facilities
- 16 channel mixer
- Modular, acoustically-treated stage
- Heating/air-conditioning
- Master Antenna TV System
- Computer aided drafting to tailor room plans
- Private parking for performers

Intelligent Seating (Vodaphone Arena)

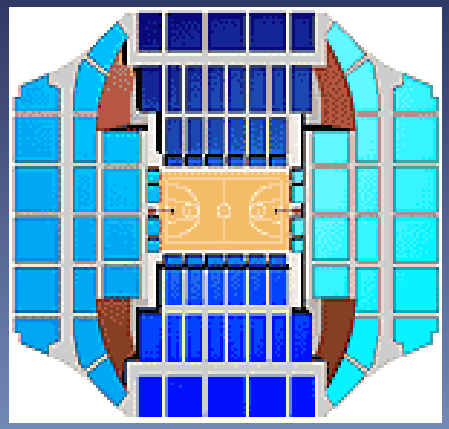






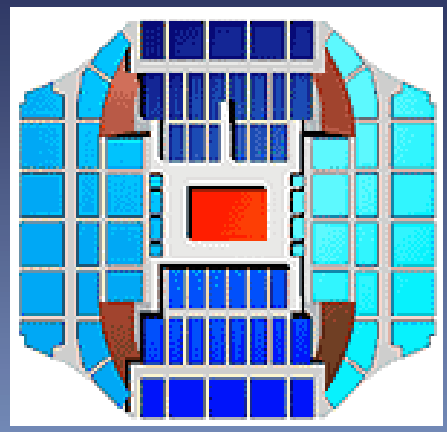
SEATING CONFIGURATIONS (Vodaphone Arena)

Basketball mode

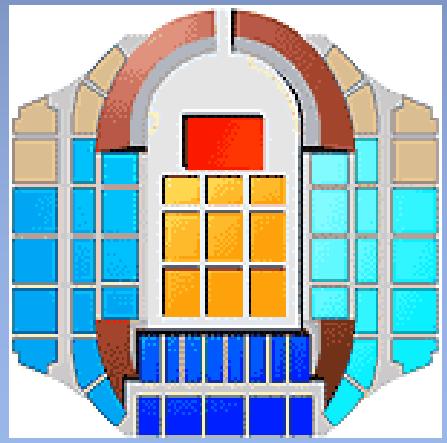


End stage mode

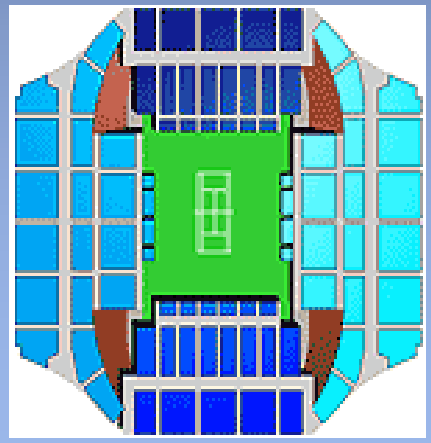
In the round



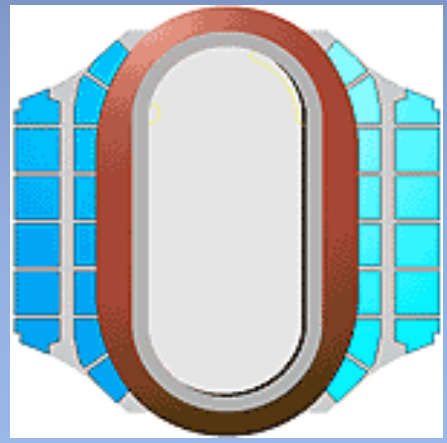
End stage reduced



End stage - reduced



Cycling mode

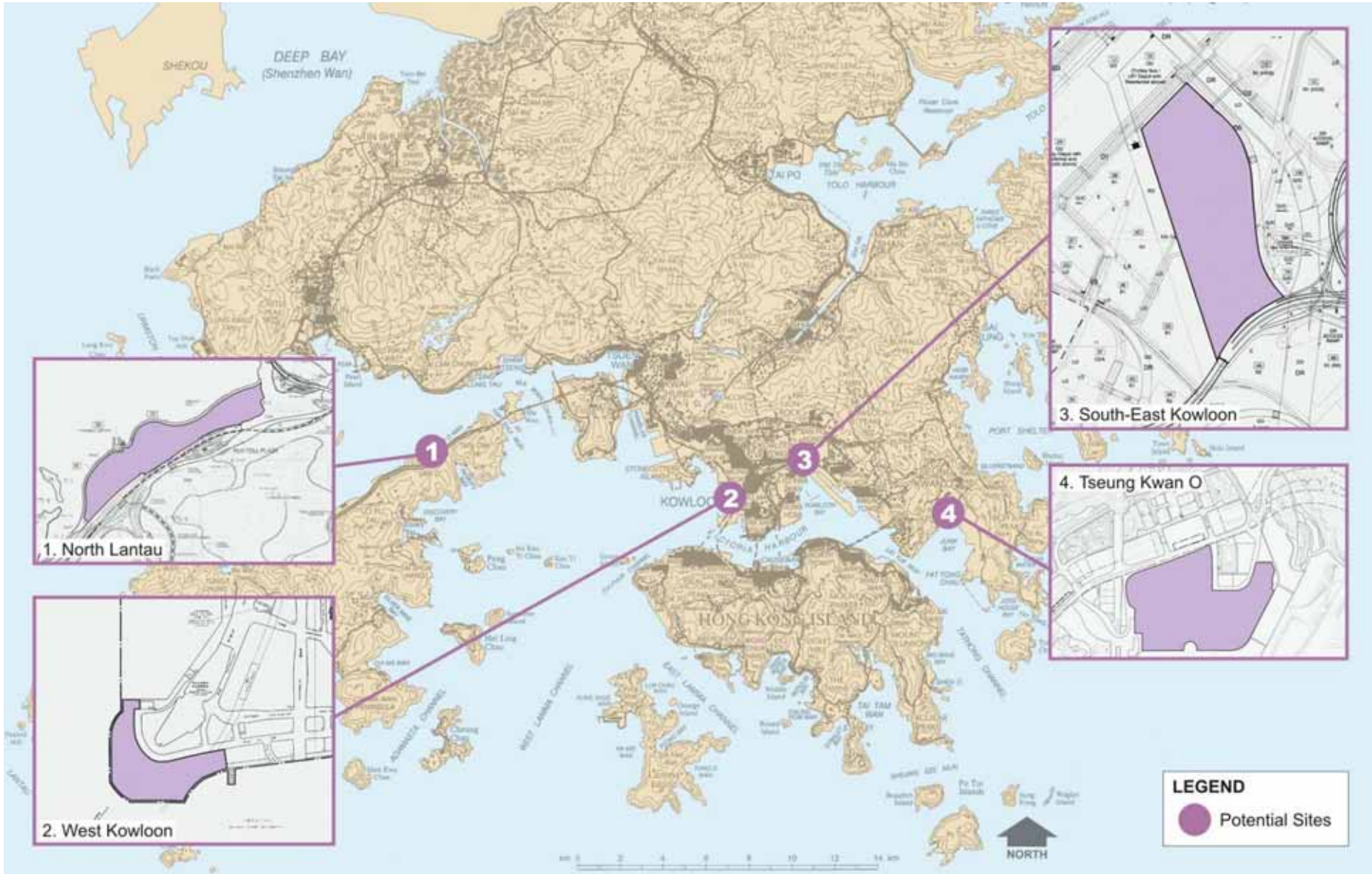


TYPICAL ARENA SEATING CAPACITIES OF VODAPHONE ARENA

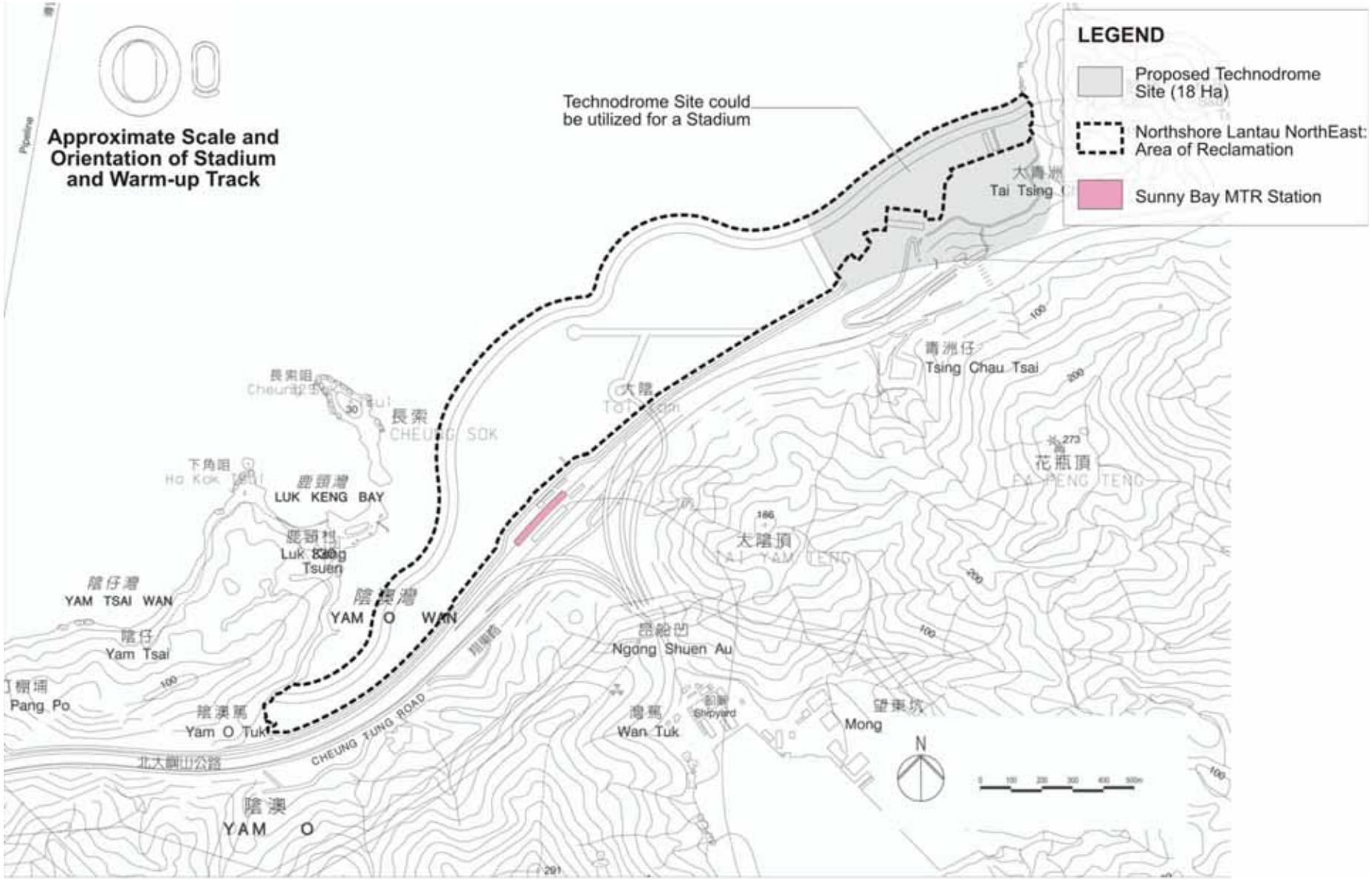
Typical Arena Seating Capacities

MODE	SEATS
Concert in The Round	**10,335**
End Stage Mode	**9,652**
Reduced End Stage Mode	**8,390**
Tennis Mode	**10,210**
Cycling Mode	**4,380**
Basketball Mode	**10,401**

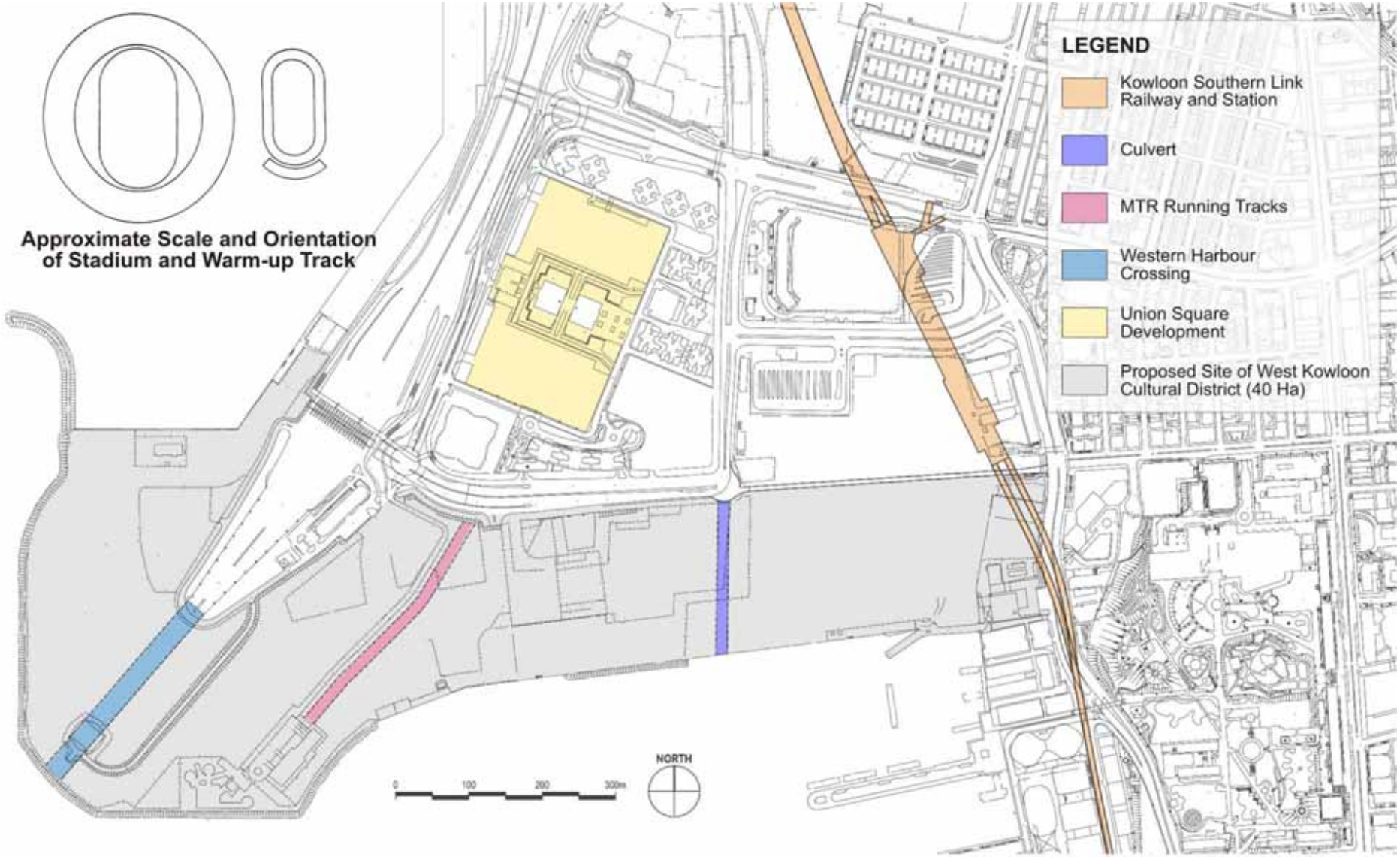
11. POSSIBLE STADIUM LOCATIONS & PLANNING PARAMETERS



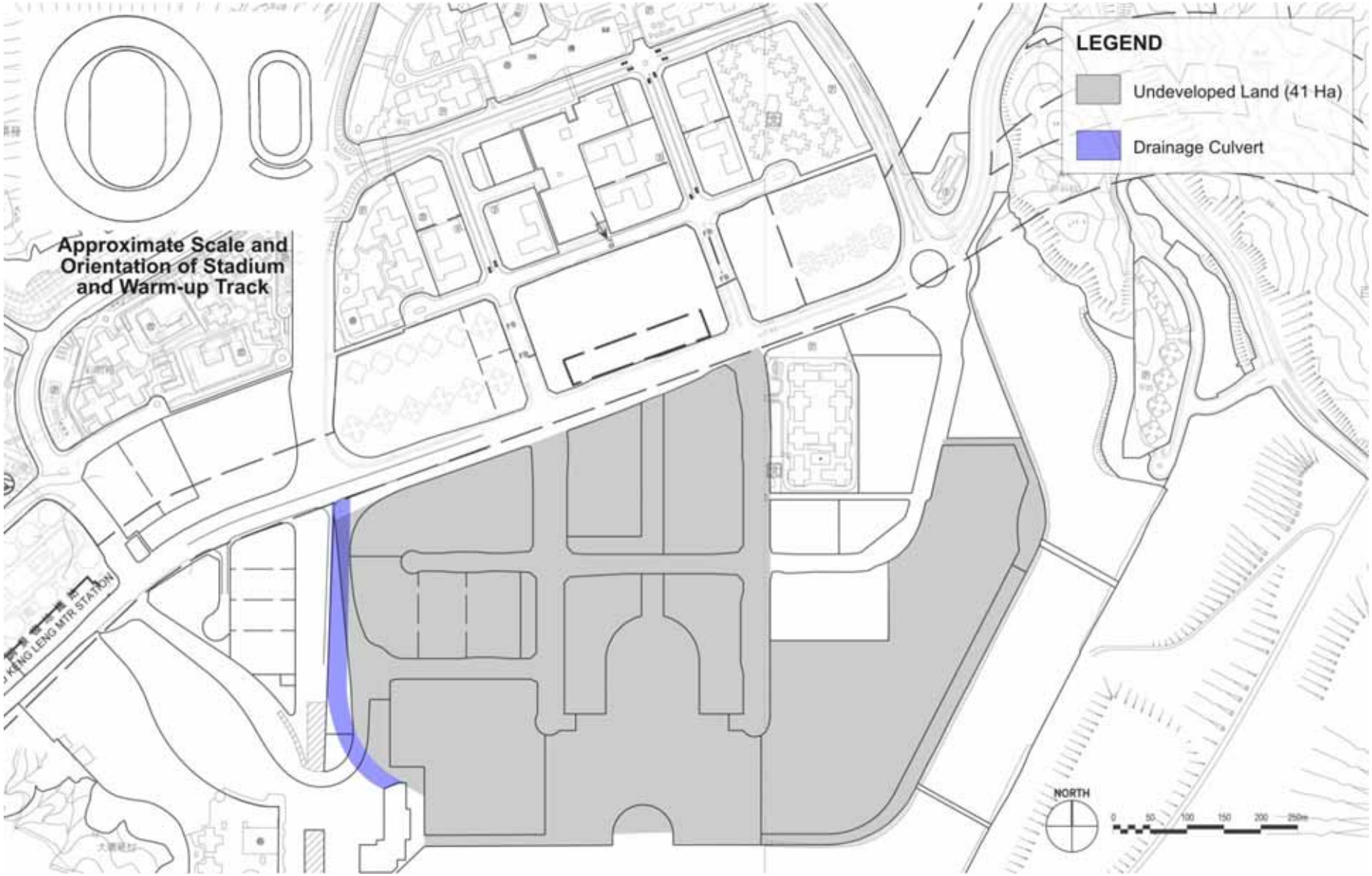
11.1 Potential Sites for an International Standard Multi-purpose Stadium



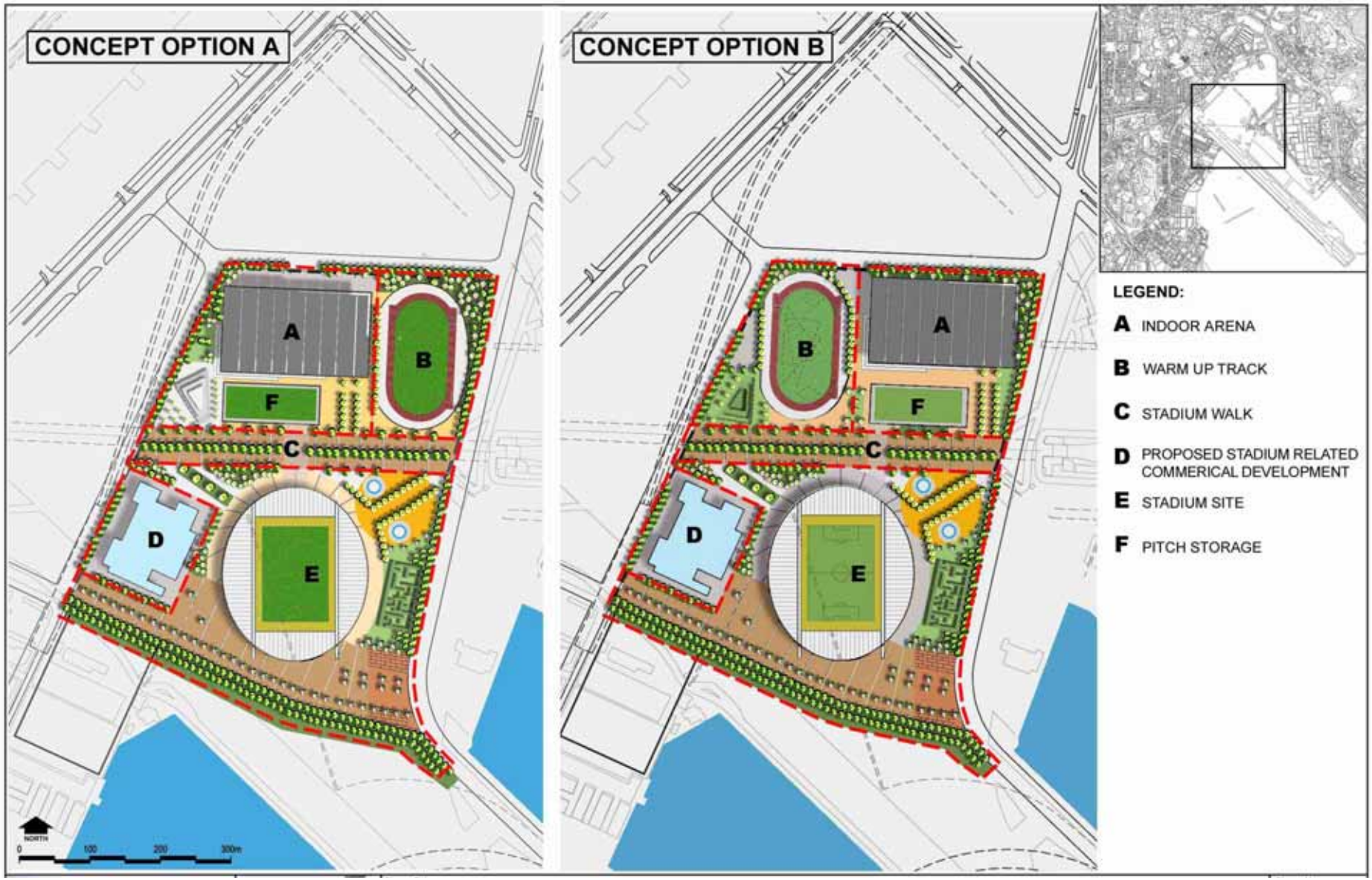
11.2 New Development Area Defined by Northshore Lantau Development Feasibility Study: Possible Stadium Site



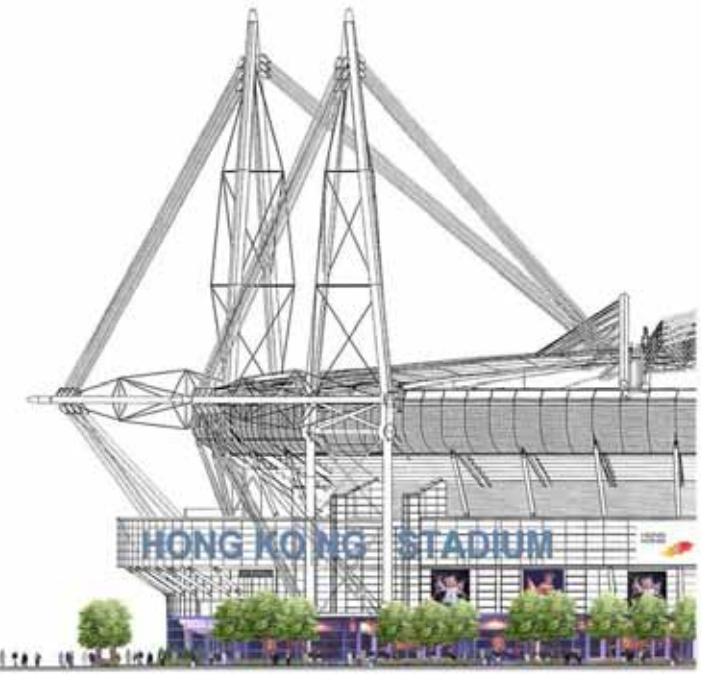
11.3 West Kowloon Reclamation (WKR): Site Configuration Constraints Affecting Stadium and Warm-up Facilities on Southern WKD

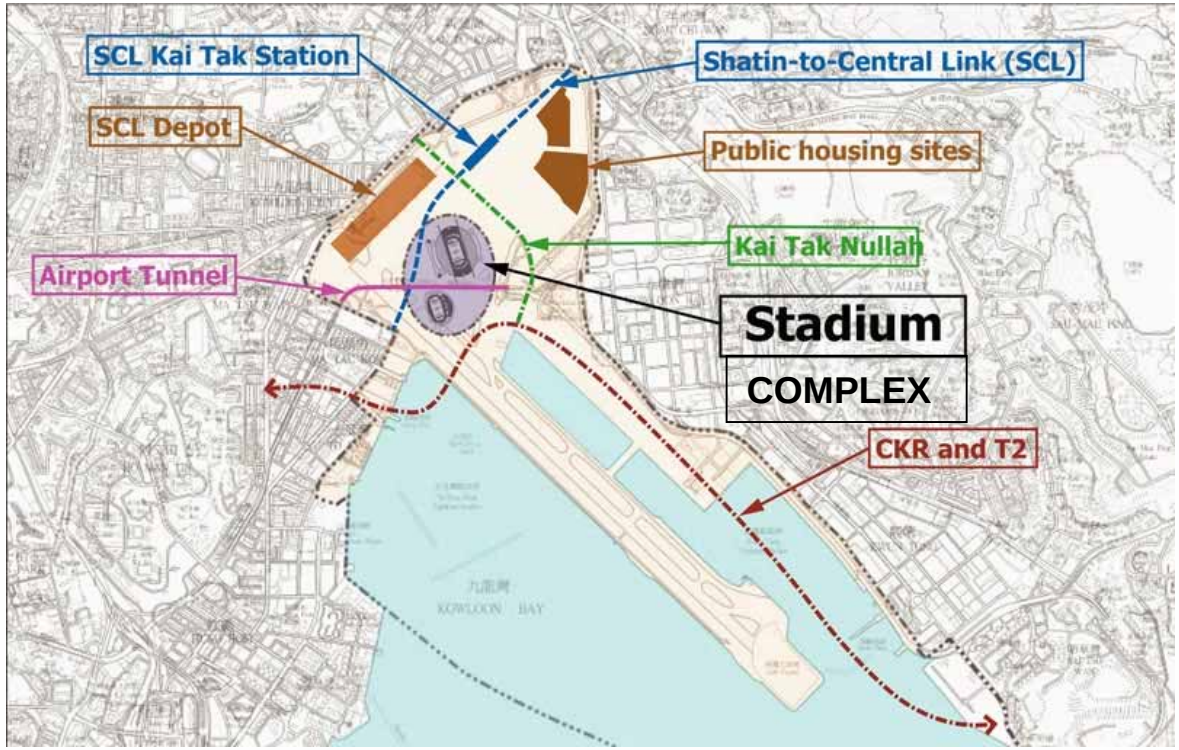


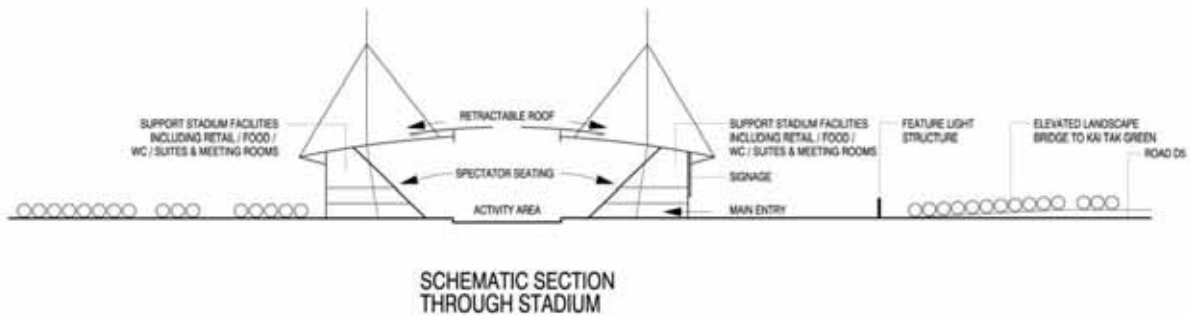
11.4 Tseung Kwan O: Site Configuration Constraints Affecting Stadium and Warm-up Facilities in Tseung Kwan O



11.5 South East Kowloon: Site Configuration Constraints Affecting Stadium and Warm-up Facilities in South East Kowloon

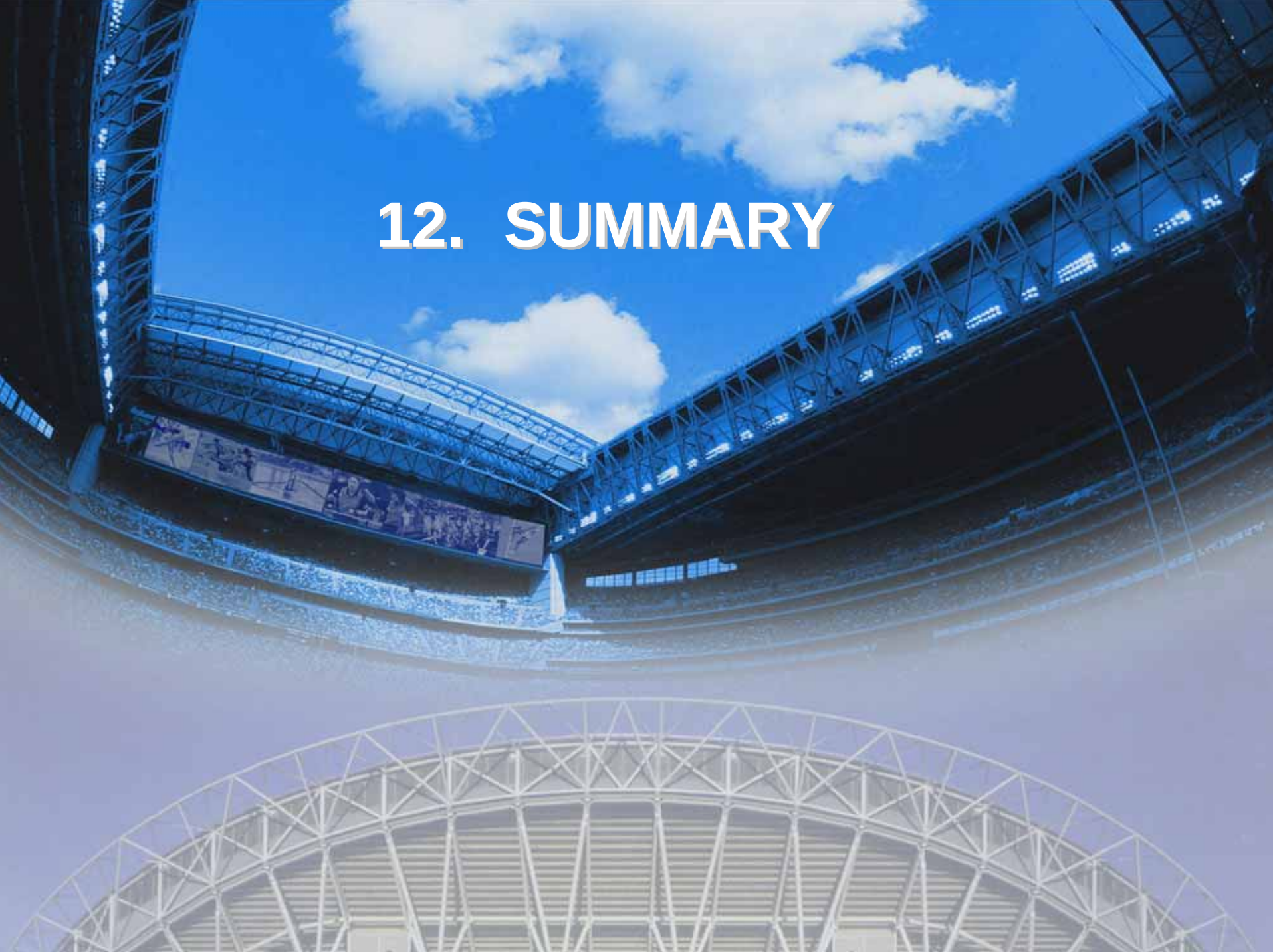






SCHEMATIC SECTION THROUGH STADIUM

11.6 Possible Stadium Characteristics at Kai Tak



12. SUMMARY

12. SUMMARY

- PERFORMANCE
- MULTIPLE USE FACILITIES
- PROMOTERS OF URBAN RENEWAL
- FLEXIBLE DESIGN
- LOCATION
- SIZE
- NEED & PUBLIC VIEWS

13. RECOMMENDATIONS

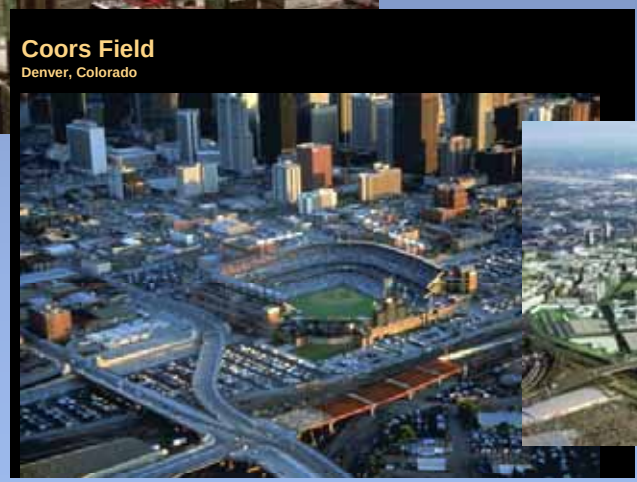
13. RECOMMENDATIONS

- SITE AREA OF UP TO 24 HA.
- STADIUM WITH REMOVEABLE PITCH AND RETRACTABLE ROOF
- INCLUSION OF COMMERCIAL DEVELOPMENT TO SUPPORT STADIUM VIABILITY
- INCLUSION OF COMPLIMENTARY SPORTS VENUES TO CREATE A WORLD-CLASS SPORTS DESTINATION.

Consultancy Study on the Need for a

Multi-Purpose Stadium

Urbis Limited



Consultancy Study on the Need for a Multi-Purpose Stadium