

LCQ20: Kai Tak sports complex

Following is a question by the Hon Ma Fung-kwok and a written reply by the Secretary for Home Affairs, Mr Tsang Tak-sing, in the Legislative Council today (October 24):

Question:

It is learnt that the Kai Tak Development project involves the construction of a multi-purpose main stadium with a capacity for 50 000 spectators, a secondary stadium and an indoor sports arena. The Financial Secretary and the Secretary for Home Affairs (SHA) said respectively in August and July this year that the Government had commissioned a consultancy study on the construction and financing arrangements for the above venues. On the other hand, after the Government's funding bid for hosting the 2023 Asian Games was voted down by this Council last year, SHA had indicated that the authorities would actively pursue the construction of those venues under planning while enhancing the existing venues in districts. In this connection, will the Government inform this Council of:

(a) the progress of the aforesaid consultancy study and its conclusion so far; of the timetable for the planning and construction of the sports venues concerned according to the present progress, and whether the works will commence in 2014 and be completed in 2019 as scheduled; if not, the reasons for that;

(b) the measures that the Government will implement to consult the sports sector and other stakeholders in the process of planning and designing the sports venues in Kai Tak, so as to ensure that the facilities will meet the needs of the sports sector and the community; and

(c) the locations of the new venues planned to be built and the existing venues planned to be renovated in districts; the details of related plans and progress and the timetable for submitting the relevant projects to the Legislative Council for discussion?

Reply:

President,

After several years of study and public consultation regarding building of major

new sports facilities at Kai Tak in East Kowloon, the HKSAR Government selected a site and proposed the construction of a multi-purpose sports complex at Kai Tak.

The Kai Tak sports complex will be a major sports park for Hong Kong people, with a mixture of high quality public sports facilities, open space, park features and retail and dining outlets, which will be open to the public throughout the day, seven days a week. Apart from providing sports venues and open space for the community, the high quality sports facilities at the Kai Tak sports complex will also alleviate the shortage of local venues for hosting major international sports events.

The proposed facilities for the Kai Tak sports complex include:

- * a 50 000 seat-stadium with a retractable roof to allow the hosting of major international sports and cultural events to be held under all weather conditions, and to contain possible noise nuisance from events such as large-scale concerts;
- * a public sports ground with permanent seating for 5 000 spectators. The ground will be a venue for public jogging, athletics training and matches, and football and rugby matches as well as a warm-up venue for major sports events at the stadium;
- * 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;
- * park features suitable for use by people of all ages, such as children's play areas, tai chi areas and fitness stations;
- * office space of at least 10 000 square metres; and
- * commercial space of at least 31 500 square metres that can accommodate retail and food and beverage outlets.

My reply to the different parts of the question is as follows:

(a) In taking forward this project, in 2011 we commissioned a consultancy study on the construction and financing options for the sports complex, which included reference to recent experience with the procurement and financing of major local and overseas projects. The consultant has affirmed that the most effective approach is to

build a comprehensive sports complex on the selected site instead of dividing it into separate elements. The consultant's initial findings suggest that a "Design-Build-Operate" (DBO) approach to the project would help to ensure the most effective delivery of the project from the design stage through to its long-term operation. The consultant has also pointed out that as social infrastructure projects sports facilities are different from economic infrastructure projects in that a relatively higher debt-to-equity ratio can be allowed at early stage. The consultant has also recommended a combination of government and private financing for the project. We are now considering the findings of the consultancy in consultation with the Sports Commission.

We shall study in detail the recommendations of the consultant when taking forward the comprehensive planning of the project. In view of the scale and complexity of the Kai Tak sports complex as well as the substantial investment involved, we will need to co-ordinate this project with other infrastructural projects within the Kai Tak Development to work out the relevant project timetable.

(b) As this will be Hong Kong's largest ever sports project, the sports complex at Kai Tak will require careful planning. Since its establishment in 2005, the Sports Commission has commented regularly on the proposed facilities, financing arrangements and other aspects of the project. During the design and planning stage, we will consult the sports sector, various stakeholders and members of the public to ensure that the sports complex meets the needs of the sports sector and the community.

(c) The Government is committed to providing sports facilities in line with our policy objectives for sports development in Hong Kong and to address the needs of residents of individual districts. Since 2010, we have completed a large number of new sports facilities and upgraded existing facilities, including the conversion of the secondary pool of Lai Chi Kok Park Swimming Pool into an indoor heated pool (already open to the public); a sports centre in Area 101, Tin Shui Wai; and swimming pools in Lam Tin North and at the Swimming Pool Complex in Area 1 (San Wai Court), Tuen Mun (to open to the public shortly). Details of these projects are at Annex I.

Nine sports facilities are under construction or will soon begin construction, with a total investment of over \$7.3 billion (see Annex II). Major projects include an indoor velodrome-cum-sports centre in Area 45, Tseung Kwan O; the redevelopment of Victoria Park Swimming Pool Complex; an indoor recreation centre in Area 3, Yuen Long; a sports centre between Tsuen Wan Park and Tsuen Wan Road, Tsuen Wan;

and a sports centre in Area 14B, Sha Tin.

As regards new sports venues under planning, we propose to build a new sports complex with an indoor heated pool in Area 4, Tsing Yi, and we will consult the Legislative Council on this project in the 2012-13 legislative session. Subject to funding approval, construction is tentatively scheduled to start in the third quarter of 2013 for completion in the fourth quarter of 2016. We will continue to plan and build new sports venues, and convert and upgrade existing facilities in line with our strategic policy objectives for sports development in Hong Kong.

Ends/Wednesday, October 24, 2012

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