

Kai Tak Development Report

Research Question

Is Kai Tak the best location for a sports complex or is the area better suited for other facilities that meets the needs of hong kong

Introduction

Kai Tak is the only international airport of Hong Kong (1925 - 1998), known as the Hong Kong International Airport in Kowloon Bay. (Cad.gov.hk, N.d.) It was later closed down due to an overcapacity of 5.5 million passengers and relocated to the new Chek Lap Kok Hong Kong International Airport in 1988. (H. Wong, 2013a) There have been many plans for the unclaimed piece of land, with the Kai Tak Cruise Terminal being the most recent development in 2013 and multi purpose sports complex in it's future plans. (H. Wong, 2013b)

Background Information

Due to it's location at the west of Kowloon bay, with skyscrapers to the north of the runway and mountains at the northeast less than 10km away and 2000 ft. tall, blocking the standard landing path, hills to the east 5km away, Victoria Harbor at the south, and only a single 11120 ft and a long runway leading into the sea, (H. Wong, 2013c) The Most Extreme Airports program ranked Kai Tak as the 6th most dangerous airport in the world. (History Channel, N.d.) According to the Civil Engineering and Developmental Department, there are plans for Kai Tak that embraces institution and community facilities, residential and commercial areas and educational facilities that strive to become sustainable issues for Hong Kong's issues. (CEDD, N.d.) **(Appendix 1 & 2 - development plan and map)**

Major Issues Hong Kong Face

The lack of sporting facilities and poor quality. According to the Project of Population Distribution completed by the Planning Department in 2009, there should be 53 according to the project planning standards, but Hong Kong currently only posses 35. (Tsoi, 2013a) **(Appendix 4 - statistics of sports centers distribution)** This has become an international laughing stock in 2013 during the English Premier League Championships as Manchester United called off an open training session due to the appalling state of the Hong Kong Stadium. (SCMP, 2011) Another issue is the lack of employment opportunities, as 3.2% (118400) of Hong Kong's population is unemployed, whilst 1.4% (55500) is underemployed. (Census and Statistics Department, N.d.) Also, evidence of the lack of educational resources became evident in 2012 as 1,500 number of people queued outside of a kindergarten in Sheung Shui competing for 240 places. (Zhao, 2013) Both air and marine pollution is also a major issue in our community. In 2012, there were over 140 days with the API exceeding 100 which was the "very high level". (EPD, N.d.) **(Appendix 3 - statistics of Hong Kong API levels)** Also, liquid waste of raw sewage and industrial waste estimated to be 2,000,000 tones a day. (WWF, 1993) Finally, there where 18700 domestic households living in temporary housing, 145000 on the waiting list for housing authority rental flats and 556000 homeless person in 2010 due to the skyrocketing housing price causing residents to live in coffin homes, subdivided flats and partitioned rooms. (Social Indicators of Hong Kong, N.d.c) According to CNN, 53200 people were living in cage housing in 2007. (Gottlieb, 2011)

Citizen's Perspective

According to my survey, 67.19% of Hong Kong's citizens of different age group feel that the most serious issue in the current society is the skyrocketing housing prices causing citizens to live in unsustainable environments. 46.43% and 42.86% feel that building additional public housing and green space in Kai Tak should be the priorities of the developmental plan. Also, 32.14% feel that it is not relevant and 67.86% of citizens feel that other solutions mentioned in the survey should be prioritized over building a sport complex in the area. **(Appendix 5.1 to 5.5 - survey results)**

Evaluation of Multi Purpose Sporting Facility in Development Plan

Strengths:

It can provide a larger range of facilities and promote the benefit of doing sports. It would also solve the issue of under-qualified sporting facilities to carry out international and large scale competitions, as well as large scale functions such as concerts. It can act as a training locations for the Hong Kong team. This would also benefit the food and retail industry as concerts, functions and international matches often attract tourism.

Weaknesses:

The residential areas surrounding the complex might raise issues about noise level and traffic congestion during large scale events. **(Appendix 2 - location)** It does not solve the issue of inconvenience, as the population distribution of Hong Kong **(appendix 6 - population demographics)** shows that Hong Kong island and areas of New Territories are also quite populated with 10,000 people other than Kowloon. It's single location in the midst of traffic will only put citizens off the idea of traveling such a far distance to the facility. Also, 67.86% of the population feel that the space used to construct the stadium could be used to carry out solutions such as public housing. In addition, 32.14% feel that it is not relevant in the development plan, and could be built elsewhere. **(Appendix 5.4 & 5.5 - data.)**

Evaluation of Public Housing in Development Plan

Strengths:

Public housing is ranked as the issue that is the most critical with 67.19%, and should be prioritized over the sports complex with 67.86%. The building of public housing can provide an affordable shelter for an additional of estimated of 89,800 people. (Chan, 2012) This fits the needs of our population well. The large amount of green space, educational facilities and would provide an excellent living environment for children and families.

Weaknesses:

Majority of the area is designed for green space and the stadium, but not public housing. **(Appendix 2 - development map)** This does not meet the needs of citizens as they feel that public housing should be prioritized over other facilities. The Standard, stated that an additional 30,000 people could be housed if the government relocated the proposed stadium to the nearby metro park is the evidence of this.

Improvement to the plan

From evaluating the two main aspects of the development plan against the needs of Hong Kong, I think that relocating the sports complex elsewhere to provide more space to build additional housing that can house more less financially supported citizens would be more beneficial. Reducing the amount of green space, as it occupies a large portion of the land, yet there does not seem to be much immediate plans or uses, and replace it with more housing.

Conclusion

In conclusion, Kai Tak is not the best location for the sports complex as it can be easily reallocated to other locations that would bring more convenience to its users, at the same time, solving the issue of the lack of sporting facilities. This would also free up the occupied space for more public housing, that is ranked as the top priority of Hong Kong needs through the survey. Public housing is my top priority as a sustainable living environment is much more important than recreational facilities. From my primary and secondary research, there are many other facilities that could be irrelevant to the development plan as well which could be replaced with the solutions of more pending issues such as pollution.

End of Report
Total Word Count: 1,199

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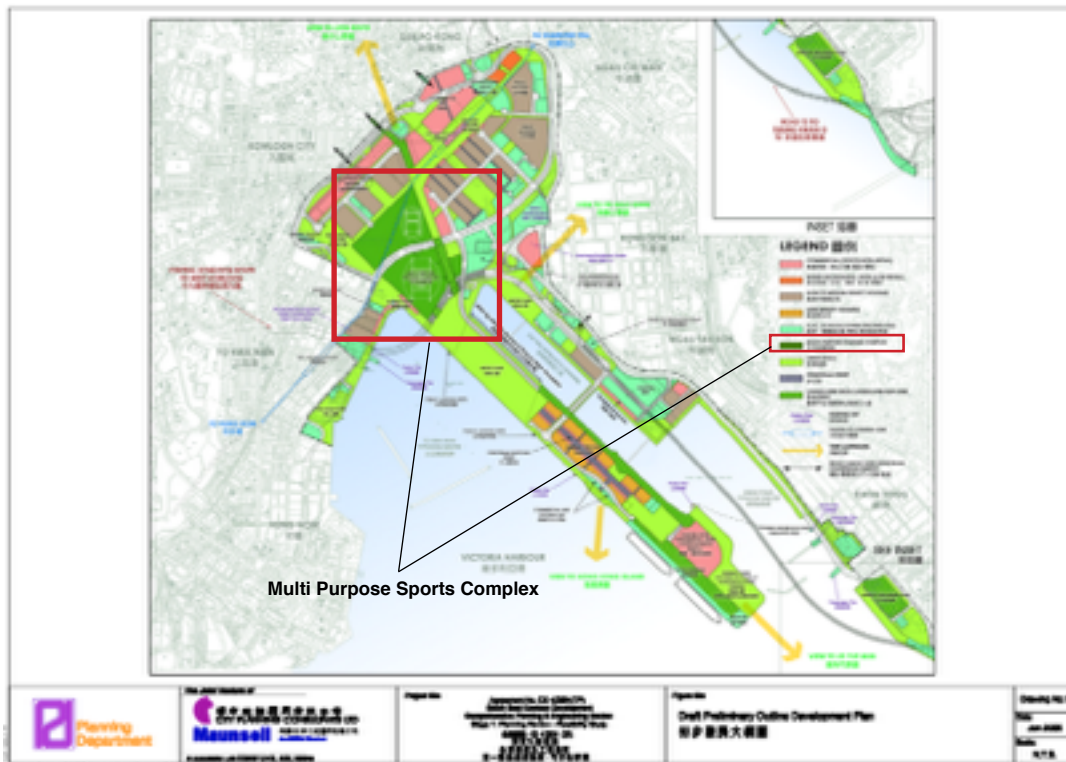
Appendix

Appendix 1

Target completion	Some Major Facilities and Developments in KTD
2013	<ul style="list-style-type: none"> 1 - Public Rental Housing Development 2 - Trade and Industry Tower 3 - Kai Tak Cruise Terminal Building cum first berth 4 - Runway Park Phase 1 5 - Kwun Tong Promenade Stage 1 - District Cooling System (early phases) 6 - Bio-remediation of the Kai Tak Approach Channel and the Kwun Tong Typhoon Shelter - Roadworks, pedestrian links, water supplies, drainage and sewerage systems
Post 2013	<ul style="list-style-type: none"> 7 - Multi-purpose Sports Complex 8 - Kai Tak River 9 - Two Primary Schools 10 - Kai Tak Cruise Terminal second berth 11 - Metro Park (24 hectares) 12 - Centre of Excellence in Paediatrics 13 - Kwun Tong Promenade Stage 2 14 - Route 6 in KTD (Central Kowloon Route and Trunk Road T2) 15 - Shatin to Central Link - District Cooling System (remaining) - Roadworks, pedestrian links, water supplies, drainage and sewerage systems

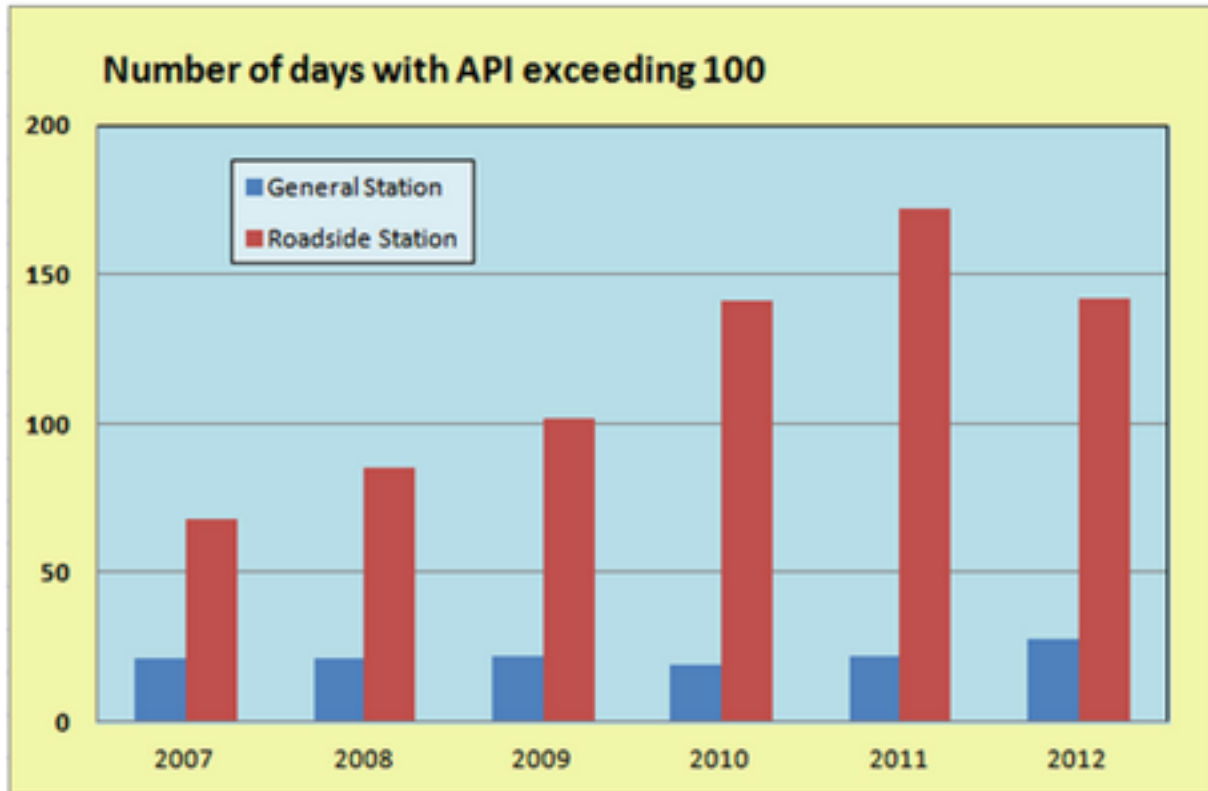
Table of the Kai Tak Development Program (KTD) - (Civil Engineering and Developmental Department, N.d.)

Appendix 2



Map extract of Kai Tak Development Project profile - (Civil Engineering and Developmental Department, 2006)

Appendix 3



Statistics of Hong Kong API levels exceeding 100 - (EPD., N.d.)

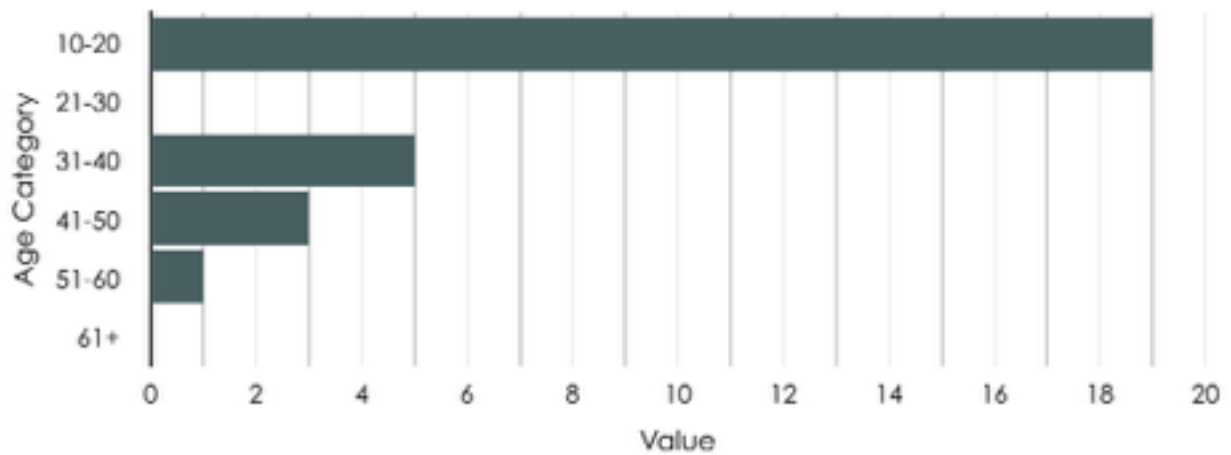
Appendix 4

District	Projected Population in 2010	No. of Sports Centers that need to be built	No. of existing Sports Centers
Eastern Sham Shui Po	597,700	9	5
Kowloon City	375,400	6	5
Kwun Tong	371,600	6	5
Yuen Long	611,500	9	8
Sha Tin	564,900	6	4
Sai Kung	627,700	10	5
	426,800	7	3

Project of Population Distribution by the Planning Department in 2009 - (Tsoi, 2013a)

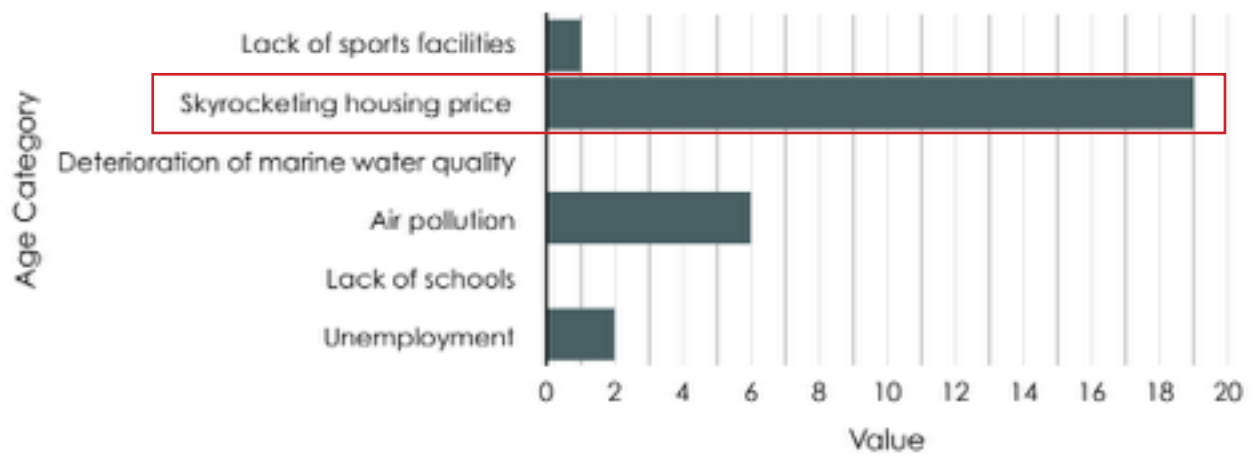
Appendix 5.1

Question: What is your age category?



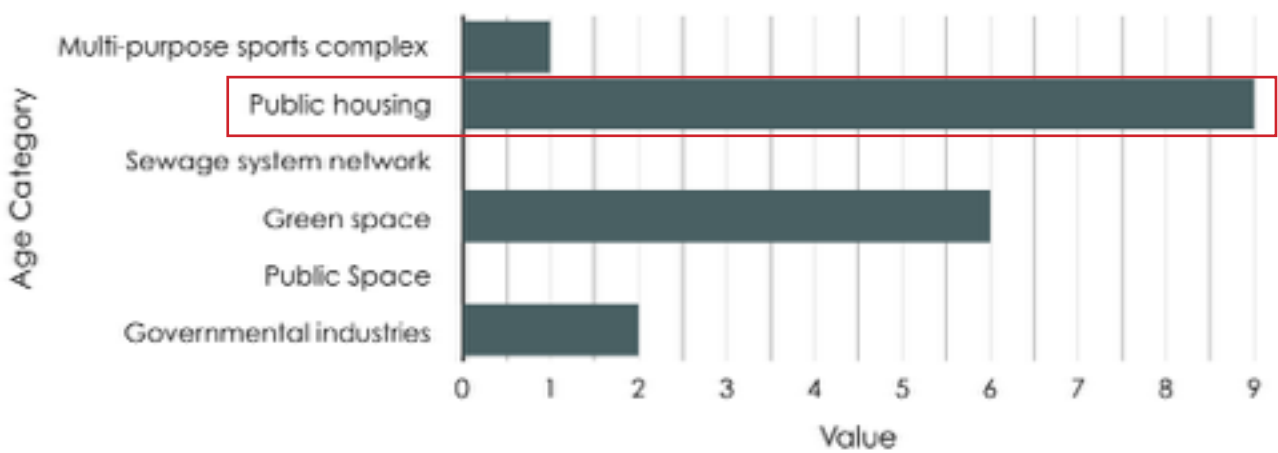
Appendix 5.2

Question: Your perception of the most serious issues of Hong Kong



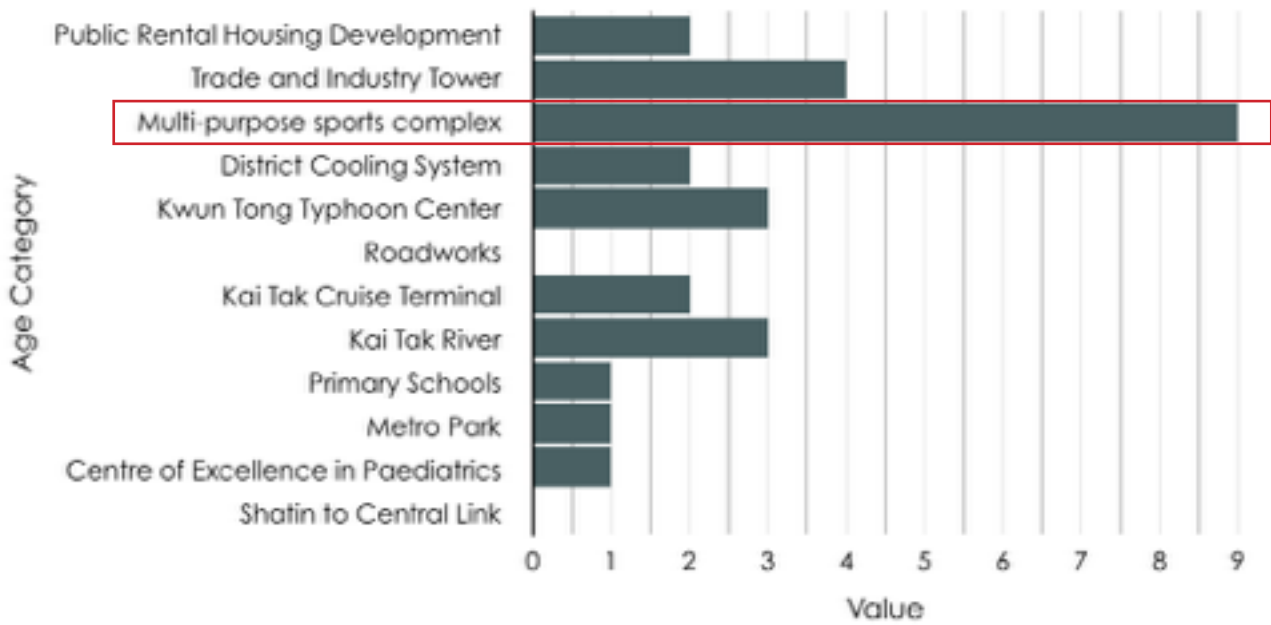
Appendix 5.3

Question: Your perception to the priorities of the Kai Tak redevelopment plan



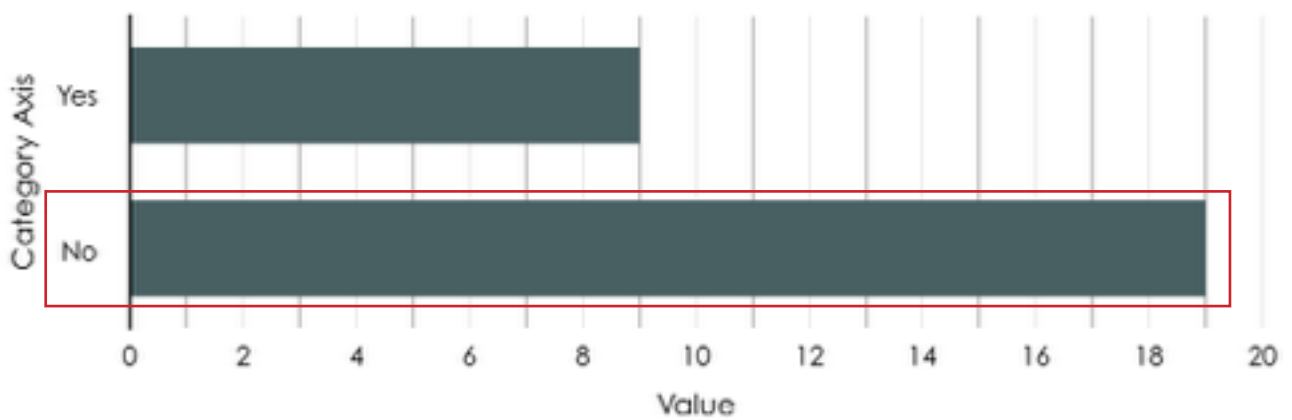
Appendix 5.4

Question: Which of the existing solutions is not relevant to improve the society in the developmental plan?

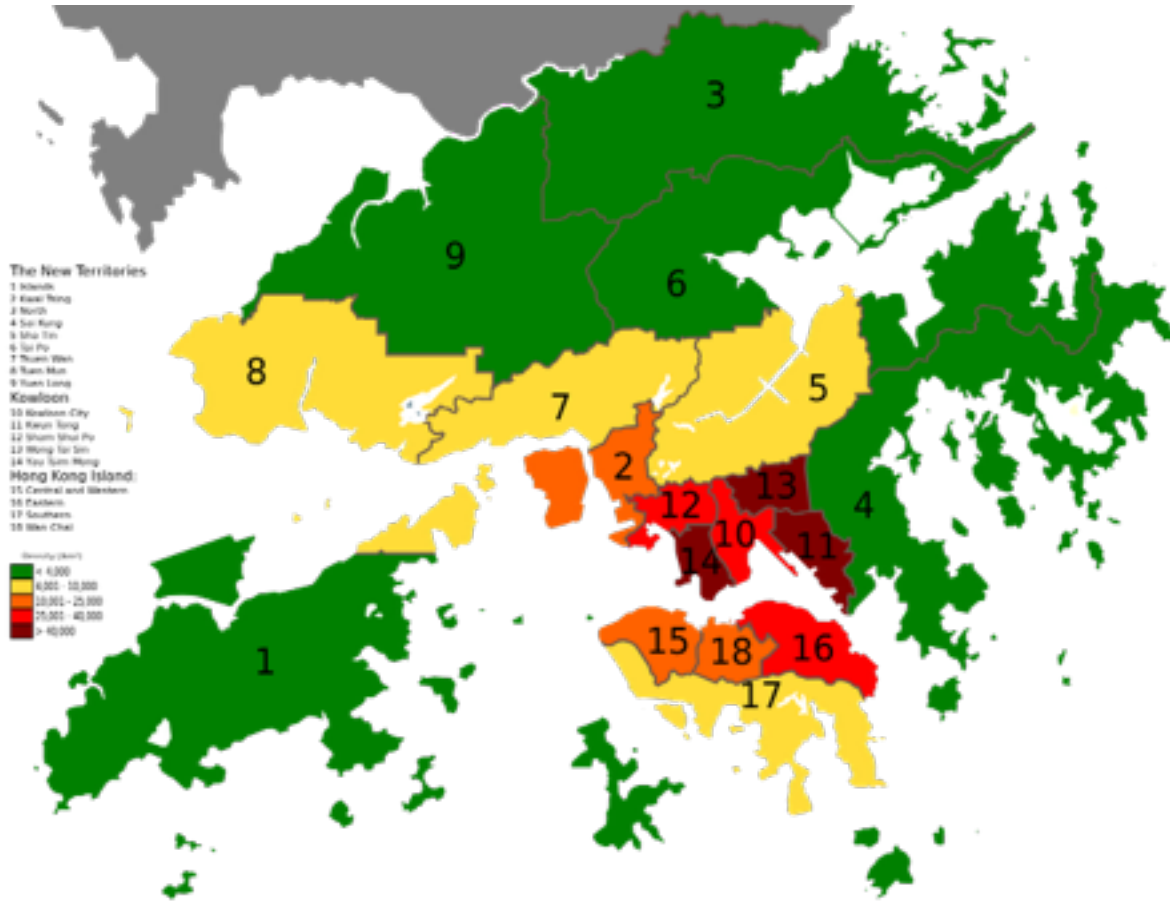


Appendix 5.5

Question: Should the construction of the multi-purpose sport complex be prioritized in comparison to your selection in question 3?



Appendix 6



Administrative map - Population Demographics Map (HKSAR)