

立法會
Legislative Council

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**Public Works Subcommittee of the Finance Committee
of the Legislative Council**

**Minutes of the 17th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 15 April 2015, at 8:30 am**

Members present:

Hon Alan LEONG Kah-kit, SC (Chairman)
Hon WU Chi-wai, MH (Deputy Chairman)
Hon Albert HO Chun-yan
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon LEUNG Yiu-chung
Hon Emily LAU Wai-hing, JP
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, GBS, JP
Hon WONG Kwok-hing, BBS, MH
Hon Ronny TONG Ka-wah, SC
Hon Cyd HO Sau-lan, JP
Hon CHAN Hak-kan, JP
Hon CHAN Kin-por, BBS, JP
Hon IP Kwok-him, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Claudia MO
Hon Michael TIEN Puk-sun, BBS, JP
Hon Frankie YICK Chi-ming
Hon Gary FAN Kwok-wai
Hon CHAN Chi-chuen

Hon CHAN Han-pan, JP
Dr Hon Kenneth CHAN Ka-lok
Hon CHAN Yuen-han, SBS, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Alice MAK Mei-kuen, JP
Dr Hon KWOK Ka-ki
Hon Christopher CHEUNG Wah-fung, SBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon SIN Chung-kai, SBS, JP
Hon IP Kin-yuen
Dr Hon CHIANG Lai-wan, JP
Ir Dr Hon LO Wai-kwok, BBS, MH, JP
Hon Christopher CHUNG Shu-kun, BBS, MH, JP
Hon Tony TSE Wai-chuen, BBS

Member attending:

Hon MA Fung-kwok, SBS, JP

Members absent:

Hon LEE Cheuk-yan
Hon Frederick FUNG Kin-kee, SBS, JP
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Dr Hon LEUNG Ka-lau
Hon CHEUNG Kwok-che
Hon Steven HO Chun-yin
Hon Charles Peter MOK, JP
Hon Kenneth LEUNG
Hon Dennis KWOK
Dr Hon Helena WONG Pik-wan
Dr Hon Elizabeth QUAT, JP

Public officers attending:

Mr YEUNG Tak-keung, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr HON Chi-keung, JP	Permanent Secretary for Development (Works)

Mr Thomas CHOW Tat-ming, JP	Permanent Secretary for Development (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment
Ms Jasmine CHOI Suet-yung	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Jonathan MCKINLEY	Deputy Secretary for Home Affairs (2)
Ms Linda LAW Lai-tan	Principal Assistant Secretary for Home Affairs (Recreation and Sport)2
Mr WONG Lop-fai	Chief Project Manager 303 Architectural Services Department
Mr Raymond LAU	Senior Project Manager 332 Architectural Services Department

Clerk in attendance:

Ms Sharon CHUNG	Chief Council Secretary (1)2
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Staff in attendance:

Ms Anita SIT	Assistant Secretary General 1
Mr Hugo CHIU	Senior Council Secretary (1)6
Miss Sharon LO	Senior Council Secretary (1)9
Mr Raymond CHOW	Council Secretary (1)2
Ms Christina SHIU	Legislative Assistant (1)2
Ms Christy YAU	Legislative Assistant (1)7
Ms Haley CHEUNG	Legislative Assistant (1)9

Action

The Chairman advised that there were three funding proposals on the agenda for the meeting. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council ("LegCo") they should disclose the nature of any direct or indirect pecuniary interests relating to the funding proposals under discussion at the meeting

before they spoke on the item. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

Head 703 – Buildings**PWSC(2015-16)3 272RS Kai Tak Multi-purpose Sports Complex**

2. The Chairman advised that the proposal, i.e. PWSC(2015-16)3, was to upgrade part of 272RS to Category A at an estimated cost of \$62.7 million in money-of-the-day prices to undertake pre-construction works for the proposed Kai Tak Multi-purpose Sports Complex ("MPSC"). The Panel on Home Affairs had been consulted on the proposal on 10 January and 17 February 2014. The Administration had provided supplementary information on the proposal to Panel members on 9 May 2014. Panel members raised no objection to the Administration's submission of the proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

3. At the invitation of the Chairman, Deputy Secretary for Home Affairs (2) ("DSHA(2)") briefed members on the proposal.

The need for the proposed sports complex and the anticipated usage rate

4. Mr WONG Kwok-hing and Mr CHAN Kam-lam expressed support for the development of the proposed MPSC as the project would meet the needs and aspirations of the sports sector and the wider community for a sports venue to host major sports events. Mr CHAN considered that the proposed MPSC would help support elite sport and make Hong Kong a centre for major international sports events.

5. Mr MA Fung-kwok stated support for the development of the proposed MPSC. He said that the sports, cultural and entertainment sectors had long requested for the development of a large-scale venue in Hong Kong to host sports and other events. The 50 000-seat main stadium at the proposed MPSC ("main stadium") would meet the aspiration of members of these sectors.

6. Miss CHAN Yuen-han said that the communities in the vicinity of Kai Tak supported the development of the proposed MPSC as there was a lack of large-scale sports venue in the area. Besides, the development of a sports complex in Kai Tak was the outcome of rounds of discussion between the Administration and stakeholders, including the local community and the sports sector, over many years.

7. Noting that the Hong Kong Coliseum had been mainly used as an entertainment venue while the Hong Kong Stadium only had 20 to 30 major sports event days a year, Mr Michael TIEN expressed concern about the usage rate of the main stadium after its commissioning. In this regard, he enquired how the Administration could ensure a high usage of the main stadium. Meanwhile, Mr WU Chi-wai enquired about the future event profile for the main stadium and Mr CHAN Chi-chuen sought information on the sports events held in the Hong Kong Stadium with a full house in the past three years.

8. DSHA(2) said given that it was not likely that the proposed MPSC would commence operation before 2021, it was premature to discuss the event profile for the main stadium for the time being. That said, a consultancy study commissioned by the Administration had shown that 41 types of events could be held in the three main venues in the proposed MPSC, i.e. the main stadium, the indoor multi-purpose sports centre and the public multi-purpose sports ground. He added that the low usage rate of the Hong Kong Stadium was due to its limitations in supporting a variety of events. By contrast, the design of the main stadium would enable it to stage a wide range of events, from sports events, pop concerts, cultural events to exhibitions, that could not be held at the Hong Kong Stadium. DSHA(2) said that while the proposed MPSC would be used for other non-sporting activities, it would be primarily used for hosting sports events.

9. Principal Assistant Secretary for Home Affairs (Recreation and Sport)2 ("PASHA(RS)2") supplemented that a preliminary consultancy study had been conducted to estimate the event profile and usage of the three main sports venues at the proposed MPSC. The findings of the study indicated that most of the sports events currently held at the 40 000-seat Hong Kong Stadium would in future be channeled to the 50 000-seat stadium at MPSC.

10. Reiterating his concern about the usage rate of the main stadium, Mr Michael TIEN requested the Administration to provide examples of events that could be held at the main stadium but could not be held at the Hong Kong Stadium due to the limitations of the latter.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. PWSC165/14-15(01) on 30 April 2015.)

11. Dr KWOK Ka-ki held the view that rather than developing a mega venue, public funds should be spent on improving the training and career development support for elite athletes and developing more community-based sports facilities for the public. Given that there were not

many local sports events which could attract 50 000 spectators, he was concerned that eventually the main stadium would only be used for pop concerts and other non-sporting events. If so, the development of the proposed MPSC would not help solve the problem of lack of sports facilities.

12. Mr LEUNG Kwok-hung was worried that the project might turn out to be a "white elephant" if the Administration failed to maximize the use of the facilities in the proposed MPSC. Mr James TO expressed a similar concern and opined that what the community needed was many small-scale sports facilities rather than a single 50 000-seat stadium. As such, he enquired about the estimated numbers of days a year requiring a 50 000-seat stadium in Hong Kong for hosting: (a) sports events and (b) non-sporting events (e.g. pop concerts) respectively after the commissioning of the proposed MPSC.

13. DSHA(2) advised that as the Hong Kong Stadium was the only venue in Hong Kong that could meet the international requirements for hosting certain major sports events, event organizers had no choice but host the events in the stadium despite its limitations, such as lack of support facilities. In addition, the Hong Kong Stadium was unable to meet the demand for tickets for major events such as international rugby and football matches. The development of the new main stadium in the proposed MPSC would provide more seats and additional features to host a wider range of events. Moreover, as with other public infrastructure, spectator capacity of the main stadium should give due regard to peak time demand. He further advised that the MPSC project was not only about the development of a single main stadium; in fact, a variety of sports facilities, including a public multi-purpose sports ground, an indoor multi-purpose sports centre and a park with a range of different outdoor sports and recreational facilities would also be provided and open to the public seven days a week year-round.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. PWSC165/14-15(01) on 30 April 2015.)

Project implementation

14. Mr MA Fung-kwok asked when the main works would commence and if the main works could be expedited so that the MPSC could be completed earlier than scheduled.

15. Chief Project Manager 303, Architectural Services Department ("CPM303/ASD") advised that subject to funding approval of the Finance Committee ("FC"), the pre-construction works would be commenced in 2015 for completion by 2017, whereas the main works were scheduled for

commencement in 2017 and completion in 2021. Due to the complexity of the project, it would be difficult to speed up the works schedule.

16. Referring to the problems surrounding the construction and operation of sports facilities in Hong Kong (e.g. the Hong Kong Velodrome and the Hong Kong Stadium) at present and in the past, Dr Kenneth CHAN enquired if the Administration had the expertise and knowledge to manage these facilities, and whether the Administration and the consultants/contractors would take into account the unsuccessful experience when carrying out the proposed pre-construction works. He requested the Administration to provide local and overseas examples of problems surrounding the construction and operation of sports facilities and the lessons learnt from these problems.

17. DSHA(2) concurred with Dr Kenneth CHAN's view that there could be difficulties with running large-scale sports venues, whether in Hong Kong or overseas places (e.g. the Wembley Stadium in the United Kingdom and the Sports Hub in Singapore). He assured members that the Administration would learn from these cases. As regards the Administration's capability to manage large-scale sports facilities, DSHA(2) said that while a fairly wide range of expertise had been developed among government departments in terms of architectural services and management of leisure facilities, the Administration would engage an expert operations consultant with a view to bringing in the best international practice when planning the proposed MPSC. The expert concerned would be responsible for overseeing both the technical issues and operation mode of the proposed MPSC in the design, construction and early operation phases.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. PWSC165/14-15(01) on 30 April 2015.)

Site area and project cost

18. In response to Mr LEUNG Kwok-hung's enquiry about the size of the proposed MPSC, DSHA(2) said that the site area of the sports complex was about 28 hectares. Mr Albert CHAN opined that the 28-hectare MPSC site could be used to construct 45 000 residential units (assuming a plot ratio of 9) to meet the target set by the Administration for supply of housing units in two years. He stressed that Kai Tak was the last piece of land available for large-scale development in the urban area. Considering it a planning blunder to develop a mega sports venue in Kai Tak, Mr CHAN said he objected to the proposal.

19. Mr CHAN Chi-chuen opined that the Administration had not responded to the various concerns raised by members of the Panel on Home Affairs on the proposed MPSC project (e.g. procurement and financing options for the project) at the meetings of the Panel. Citing the recent cases of cost overrun in some major public works projects, Mr CHAN was worried that the proposed MPSC would encounter the same problem. In this regard, he asked about the estimated construction cost for the sports complex. He also enquired about the operating cost of the proposed MPSC and whether the Administration would set any benchmarks to assess the cost-effectiveness of operation of the 50 000-seat stadium.

20. DSHA(2) replied that based on a preliminary estimate made in 2009, the cost of the proposed MPSC project was estimated to be about \$25 billion in September 2014 price level. However, a more accurate cost estimate would only be available upon the completion of the proposed pre-construction works, which included a technical services consultancy to prepare technical specifications and conceptual drawings for the main works, and a quantity surveying consultancy to review the cost of the main works. The Administration would report to LegCo with a firmer cost estimate of construction after completing the necessary pre-construction works and other planning work. He also advised that the "design-build-operate" approach would be the preferred development option for the proposed MPSC. Under this approach, the future operator of MPSC would bear the full responsibility of profit and loss, hence the Administration would not be required to shoulder any operating cost of MPSC.

21. Mr Albert CHAN expressed grave concern on the final cost of the project, which, in his opinion, might escalate to at least \$50 billion when the project was completed.

Facilities to be provided in the proposed sports complex

22. Indicating support for the development of the proposed MPSC, Mr Christopher CHUNG opined that the project should be so planned that the sports complex could integrate with the surrounding recreational facilities such as the Sung Wong Toi Park, the proposed Metro Park and the Kai Tak waterfront. Besides, the design of sports complex should be flexible enough to accommodate different types of sports events.

23. DSHA(2) replied that apart from the main stadium, which was designed to serve multiple purposes, a considerable amount of open space would be available at the proposed MPSC that could be used for temporary venues for sports, entertainment or cultural events. The Administration had also planned the Sung Wong Toi Park and the Kai Tak Station Square, which

were in close proximity to the sports complex, in such a way that the recreational facilities in these places would complement one another and blend in with the features of the proposed MPSC.

24. Casting doubt on whether Hong Kong would need three large-scale sports venues (i.e. the Hong Kong Stadium, the Hong Kong Coliseum and the new main stadium), Mr WU Chi-wai enquired if the pre-construction works under the present proposal included a study on the roles and positioning of these three sports venues, as well as the future uses of the sites of the Hong Kong Stadium and the Hong Kong Coliseum. In his view, after the commissioning of the MPSC, it might be possible to release the two sites for other purposes.

25. DSHA(2) replied that at the proposed MPSC there would not be a venue that was comparable with the Hong Kong Coliseum, i.e. an indoor venue with about 12 500 seats. Therefore, the Hong Kong Coliseum would still be needed after the completion of the proposed MPSC. As regards the Hong Kong Stadium, the Administration's preliminary view was that it was unlikely to be maintained at its current scale once the proposed MPSC was commissioned. The Administration intended to transform the Hong Kong Stadium from a major sports venue to a sports facility that suited the needs of schools, sports associations and the local community.

Transportation arrangements

26. Taking in view the large number of population to be accommodated in the housing estates in Kai Tak, Mr LEUNG Kwok-hung enquired how the transport facilities in the area would meet the traffic needs of local residents and the large number of spectators going to and from the main stadium when there were major events.

27. DSHA(2) replied that the proposed MPSC would be linked up with the MTR's Shatin to Central Link and there would be two MTR stations within walking distance of the sports complex, i.e. To Kwa Wan Station and Kai Tak Station. The Administration had engaged a consultant to undertake a preliminary study on crowd dispersal immediately following events when the proposed main stadium attracted an attendance of 50 000 spectators. Based on the current layout scheme for the proposed MPSC and the assumption that around 80% of spectators would take MTR to and from the main stadium, the preliminary results of the study indicated that following an event in the main stadium attracting 50 000 spectators, most spectators leaving MPSC would reach the two MTR stations within 30 minutes. The Administration's planning intention was to make the proposed MPSC

accessible to people by public transport and there would not be a huge parking area for private cars and coaches.

28. Referring to the Administration's remarks that most spectators would disperse from the proposed MPSC and arrive at the two MTR stations within 30 minutes, Mr Frankie YICK considered such an estimation vague, as a spectator might still have to wait for a long time at the station before he/she could board a train. He asked about the transportation arrangements for spectators of major events to be held at the MPSC, including the details about provision of train services (e.g. train frequency, train capacity and the estimated time to be taken by a spectator to board a train after departing from the main stadium) as discussed with the MTR Corporation Limited ("MTRCL"). Mr YICK also asked if the Administration had planned to develop a public transport interchange at the proposed MPSC to provide spectators with other modes of public transport such as buses and minibuses. Mr Christopher CHUNG suggested that the Administration should consider the construction of an underground public transport interchange/carpark beneath the proposed MPSC to facilitate crowd dispersal.

29. PASHA(RS)2 advised that the Administration would collaborate with MTRCL to work out the train service arrangement (e.g. the frequency of the train service, the number of compartments per train, etc.) for major event days. The Administration had planned to develop a public transport interchange, which was about 50 metres away from the MTR Kai Tak station. DSHA(2) said that the Administration would provide further information on crowd dispersal arrangements once the final results of the consultancy study with regard to the transport impact were available.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. PWSC165/14-15(01) on 30 April 2015.)

30. Taking in view that the vast site of the proposed MPSC was currently used for the parking of over 1 000 vehicles including coaches, Mr Frankie YICK urged the Administration to address the problem of shortage of parking spaces for coaches arising from land development.

Sports policy

31. Mr WU Chi-wai said he was disappointed that the public sports facilities in Hong Kong (excluding public swimming pools) were used by less than 6 million people in a year. He expressed concern on how the development of the proposed MPSC would meet the policy objective of promoting sports in the community.

32. DSHA(2) advised that with a shortage of public sports venues in East Kowloon, the construction of an indoor sports centre and a public sports ground at the proposed MPSC would help promote sport in the community. He considered that the relatively small number of people using public sports venues was more a problem of shortage of sports facilities than low participation rate. He said that in fact the usage rate of public sports facilities was high, with around 100% for sports grounds and football pitches, and above 90% for indoor sports centres.

33. Mr WU Chi-wai further enquired about the overall strategy of the Administration to address the shortage of sports facilities in the community and to encourage young people to participate in sports activities so as to improve their physical fitness. DSHA(2) replied that the indoor sports centre and the public sports ground to be provided at the proposed MPSC would be available for daily use by the community. To promote the physical fitness of young people, the Administration organized sports programmes and developed community sports facilities. The Administration had provided information on how the proposed MPSC could align with the policy of promoting sport in the community when the Administration briefed the Panel on Home Affairs on the progress of the project in February 2014.

34. Mr CHAN Chi-chuen enquired about the objectives to be met by developing the proposed MPSC. Mr Albert CHAN made a similar enquiry and commented that the professional standards of football teams in Hong Kong had significantly deteriorated. In his opinion, the governance of the Hong Kong Football Association should be revamped in order to improve the standards of local football teams. Pointing out that the Hong Kong Velodrome in Tseung Kwan O was constructed for the training of elite athletes but not for the use of the community, Mr Gary FAN cast doubt on how the proposed MPSC could achieve the Administration's three-fold objectives for sports development, i.e. to promote sports in the community, to support elite sport, and to make Hong Kong a centre for major international sports events.

35. DSHA(2) said that the provision of suitable sports facilities was essential for meeting the Administration's three-fold policy objectives for developing sports. The development of the MPSC would improve the competitiveness of Hong Kong when seeking to host major sports events, particularly in the light of developments in neighbouring cities which had built or were building modern sports venues. The existing sports facilities in Hong Kong were falling far behind the international standards, and therefore there was a pressing need to upgrade the local sports infrastructure

to enhance its appeal to major sports event organizers. The provision of an indoor sports centre and a public sports ground at the MPSC could address the shortage of sports facilities in Hong Kong as well as in Kowloon East, thereby helping meet the policy objective of promoting sports in the community. In terms of support for elite sport, the provision of high quality facilities at the sports complex would provide both training and competition venues for elite athletes.

Environmental impact assessment

36. Dr Kenneth CHAN noted that the Kai Tak Development Environmental Impact Assessment ("EIA") report had recommended that an EIA study be conducted to address the environmental impact of the proposed MPSC in detail, and the Administration had engaged consultants to carry out the EIA study, which was scheduled for completion by end-2015. He enquired if the commencement of proposed pre-construction works would have any impact on the EIA study.

37. CPM303/ASD explained that the results of the EIA study would be processed by the Environmental Protection Department ("EPD"). Upon the approval of EPD, environmental mitigation measures would be set out in the Environmental Permit of the project.

Other issues

38. Miss CHAN Yuen-han expressed concern about the connection of the cycle track in the sports complex with the wider cycle track network in East Kowloon and whether parking facilities would be provided for the bicycles.

39. DSHA(2) assured members that the East Kowloon cycle track network would be connected to the proposed MPSC. There would be seamless access of bicycles and pedestrians from the wider cycle track network to the cycle track within the sports complex. Moreover, in the sports complex, there would be enough space for the parking of bicycles.

40. In the light of the discovery of the Lung Tsun stone bridge at Kai Tak and the relics at To Kwa Wan station of the MTR's Shatin to Central Link, Miss CHAN Yuen-han considered it important for the Administration to conduct an archaeological study at the MPSC site before commencement of the main works to ensure that the works would not cause damage to any historical remnants.

41. DSHA(2) advised that while a large number of relics had been discovered in other areas of Kai Tak, the Administration was confident that the proposed pre-construction works for MPSC would not affect any heritage sites, given that the MPSC site was situated on reclaimed land. The Antiquities and Monuments Office would be informed of the discoveries of antiquities or supposed antiquities in the course of works.

42. At 10:26 am, the Chairman consulted members on whether to extend the meeting for 15 minutes to allow sufficient time for deliberating the item. Most members expressed disagreement. The Chairman then proposed and members agreed that the meeting should end at 10:30 am as scheduled.

43. The Chairman advised that discussion on the proposal would continue at the next meeting scheduled for 22 April 2015.

44. There being no other business, the meeting ended at 10:29 am.

Council Business Division 1
Legislative Council Secretariat
21 May 2015