

**立法會**  
***Legislative Council***

LC Paper No. PWSC184/14-15  
(These minutes have been seen  
by the Administration)

Ref : CB1/F/2/1(23)B

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

**Minutes of the 18th meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Wednesday, 22 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 TAM Yiu-chung, GBS, JP  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon WONG Kwok-hing, BBS, MH  
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN  
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 Steven HO Chun-yin  
Hon Frankie YICK Chi-ming

Hon Gary FAN Kwok-wai  
Hon Charles Peter MOK, JP  
Hon CHAN Chi-chuen  
Dr Hon Kenneth CHAN Ka-lok  
Hon CHAN Yuen-han, SBS, 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 Elizabeth QUAT, JP  
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

**Members absent:**

Hon LEE Cheuk-yan  
Hon Emily LAU Wai-hing, JP  
Dr Hon LEUNG Ka-lau  
Hon CHEUNG Kwok-che  
Hon CHAN Han-pan, JP  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Kenneth LEUNG  
Hon Dennis KWOK  
Dr Hon Helena WONG Pik-wan

**Public officers attending:**

|                             |  |
|-----------------------------|--|
| Mr YEUNG Tak-keung, JP      | Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup> |
| 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<br>Architectural Services Department                           |
| Mr Raymond LAU            | Senior Project Manager 332<br>Architectural Services Department                          |

**Clerk in attendance:**

|                 |                              |
|-----------------|------------------------------|
| Ms Sharon CHUNG | Chief Council Secretary (1)2 |
|-----------------|------------------------------|

**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 six funding proposals on the agenda for the meeting. The first three items on the agenda were those carried over from the previous meeting of the Subcommittee on 15 April 2015. 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 (MPSC)**

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 Subcommittee had commenced deliberation on the proposal at the last meeting on 15 April 2015.

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

3.      Mr SIN Chung-kai and Ms Cyd HO questioned whether it would be financially viable and cost-effective to develop and operate the 50 000-seat main stadium in the proposed MPSC ("the main stadium") while there were already two large-scale sports venues in Hong Kong, i.e. the Hong Kong Stadium and the Hong Kong Coliseum, as well as a proposed mega performance venue in the West Kowloon Cultural District. Mr SIN asked how the Administration would position these venues (including the main stadium) in future. Ms Cyd HO said that the number of major sports and entertainment events (such as pop concerts) held in Hong Kong each year were limited. Assuming the main stadium would hold two pop concerts per year with an average attendance of 80% and that 20% of the ticket proceeds would become the income of the Government, that would only make up an annual income of around \$110 million. As such, Ms HO suggested that the Administration should conduct a detailed assessment of the financial viability of developing the main stadium. Mr CHAN Chi-chuen and Dr KWOK Ka-ki also cast doubt on the actual demand in Hong Kong for a 50 000-seat stadium.

4.      The Chairman reminded members that questions about whether a 50 000-seat main stadium should be constructed and whether the development of the stadium would be a value-for-money project had already been asked several times at the previous meeting.

5.      Deputy Secretary for Home Affairs (2) ("DSHA(2)") responded that the facilities in the proposed MPSC would not duplicate with those in the Hong Kong Coliseum and the proposed mega performance venue in the West Kowloon Cultural District as their purposes were very different in nature. For the Hong Kong Stadium, it was the Administration's intention to keep it primarily as a public sports venue. It was anticipated that many sports events currently held at the Hong Kong Stadium would in future take place at the main stadium.

6. On the financial viability of the development of the main stadium, DSHA(2) said that it would be speculative to give a detailed estimate of the amount of revenues that would be generated by the events to be held there at such an early stage. He emphasized the need for building the main stadium in view of the limitations of the existing sports venues, such as insufficient seating capacity and the lack of appropriate supporting facilities for large-scale events.

7. Mr James TO queried whether the Administration had a pre-determined position on the seating capacity of the main stadium, i.e. that the capacity should be 50 000. He enquired whether the proposal, i.e. the pre-construction works of the proposed MPSC, included a study on: (a) the optimal seating capacity of the main stadium; and (b) the impact of the seating capacity of the main stadium on the usage rate of the existing major sports venues. The Chairman asked if the pre-construction works included a study on whether there was a need to develop a 50 000-seat stadium at the proposed MPSC.

8. DSHA(2) advised that after taking into account factors such as the unmet public demand for seats for popular sports events over the years, which was a developing trend, the scale of multi-purpose stadia in other cities, as well as the Administration's intention of providing new venues suitable for hosting more large-scale sports events with greater public access, the seating capacity of the main stadium was proposed to be 50 000. That said, 50 000 was an indicative figure and could be adjusted after the commencement of the pre-construction works. He supplemented that further studies on the seating capacity of the main stadium would be conducted, and factors such as the availability of and impact on complementary sports facilities in Hong Kong would be taken into account in the studies.

#### Location of the proposed sports complex

9. Mr Albert CHAN opined that it was a planning blunder to develop a mega sports venue in the Kai Tak Development Area ("Kai Tak"), taking into account that the area was the last large-scale site in the urban area available for development. He opined that the site should be used for housing development to alleviate the acute housing shortage in Hong Kong. He considered that the proposed venues and facilities to be developed in the MPSC failed to meet the aspirations of members of the sports sector, who

would expect that, in a mega sports complex, facilities like swimming pools, diving pools, cycling trails, hostels and training facilities should be provided.

10. Dr KWOK Ka-ki shared Mr CHAN's concern on the use of the site. He questioned whether the proposed pre-construction works would cover a study on the suitability of developing a mega sports complex in Kai Tak. He held the view that the mega sports complex could be developed in other areas, such as Sunny Bay, which was unsuitable for developing housing. Mr LEUNG Kwok-hung also queried if the Administration had considered developing the sports complex in other areas, such as the sites currently used as racecourses in Happy Valley and Sha Tin, and the golf course in Fanling. The Chairman reminded members that the question on whether the site of the proposed MPSC should be used for housing development had been discussed in the previous meeting. He invited DSHA(2) to give a brief reply and said that he would stop further discussions on the same question.

11. DSHA(2) replied that the Administration had been planning the development of a multi-purpose sports complex in Kai Tak since 2007 as a result of the overwhelming support received during an extensive public consultation exercise conducted in the same year. He stressed that the construction of the proposed MPSC would address the shortage of public sports facilities in East Kowloon given that a large part of the MPSC project was about developing sports facilities for community use.

#### Security risk assessment

12. Mr Albert CHAN said that it was not uncommon in other cities that riots would take place after major sports events. He queried why no information about security risk assessment on the proposed MPSC was given in the discussion paper. Considering that it was inappropriate to develop large-scale sports venues in a city centre, he requested the Administration to provide information on sports venues with at least 50 000 seats which were completed after 2000 and located in the urban areas of overseas cities. Mr CHAN further queried why the proposal on the development of the MPSC, without any information on security risk analysis, could have the endorsement of the Town Planning Board ("TPB").

13. DSHA(2) replied that the Administration would take into serious consideration the security arrangements for the proposed MPSC during the detailed planning process. He drew members' attention to the fact that the main stadium was not surrounded by residential areas but was situated inside

a large park with open spaces surrounding it. DSHA(2) added that the sports stadia in Melbourne and Singapore were also located in the city centre. Permanent Secretary for Development (Planning and Lands) advised that, the draft development plan for the MPSC was submitted to TPB for consideration years ago, and various bureaux/departments had been invited by the Planning Department for comments on the draft plan and their views had been incorporated into the TPB paper.

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

Facilities to be provided in the proposed sports complex

14. Dr Fernando CHEUNG said that according to a research conducted by the University of Hong Kong and the 1st Step Association on the development of sports for people with disabilities, less than 20% of the interviewees were satisfied with the sports facilities for people with disabilities in Hong Kong. Noting that the Administration would engage a consultant to study the development of sports for people with disabilities, Dr CHEUNG enquired whether the design of the proposed MPSC would incorporate the recommendations of the consultancy study. Dr CHEUNG showed special concern on whether the Administration would take into account the special needs of people with disabilities when designing the facilities and venues in the proposed MPSC. He said that such needs were not limited to barrier-free access facilities. He further questioned if the Administration would provide a formal channel for people with disabilities to express their views regularly on the facilities in the proposed MPSC before and after its operation.

15. DSHA(2) responded that the Administration would take into account the needs of people with disabilities, including disabled athletes, and would consult the relevant organizations during the detailed planning stage for the proposed MPSC. The Administration would also ensure that the design of the proposed MPSC could follow the recommendations of the consultancy study on the development of sports for people with disabilities as appropriate.

16. Indicating support for the development of the proposed MPSC and the 50 000-seat main stadium, Dr CHIANG Lai-wan asked about the positions of the Sports Commission and the sports sector on the MPSC project, and

whether consideration would be given to providing a variety of venues in the proposed MPSC to support a wider range of sports, such as cricket and golf. DSHA(2) replied that continuous and high-level support had been received from the Sports Commission and stakeholders in the sports community for the development of the proposed MPSC. He added that the three main facilities in the proposed MPSC, i.e. the main stadium, the public sports ground and the indoor sports centre, were all multi-purpose in nature and together with the large areas of open space, the MPSC would be able to accommodate a wide variety of sports, including cricket and, possibly, golf in the form of driving range.

17. Ir Dr LO Wai-kyok said he was supportive of the development of the proposed MPSC and the funding proposal, taking into consideration that the MPSC project would meet the Administration's three-fold objectives for sports development, i.e. to promote sport in the community, to support elite sport, and to make Hong Kong a centre for major international sports events. Ir Dr LO held the view that members would have lots of opportunities to discuss the detailed design of the proposed MPSC at a later stage when the Administration put forward proposals on the main works of the project.

#### Project implementation

18. Mr WU Chi-wai noted that the Architectural Services Department ("ArchSD") had been responsible for the construction of the Tseung Kwan O Sports Ground and the Tseung Kwan O Sports Centre. He enquired why ArchSD would not take up the construction of the public sports ground and the indoor sports centre in the proposed MPSC, given that the department had the relevant expertise and experience. He also asked whether these two venues would be operated by the Leisure and Cultural Services Department.

19. DSHA(2) explained that, to achieve cost-effectiveness and economy of scale, it was desirable to design, develop and manage the proposed MPSC as one single project. He further advised that it was currently proposed that the MPSC would be developed and managed by one single entity under a Design-Build-Operate ("DBO") approach. That said, different management approaches would be adopted for the operation of the main stadium, the public sports ground and the indoor sports centre respectively in view of their different operational needs.



20. Referring to DSHA(2)'s remarks on the management of different venues in the proposed MPSC, Mr WU Chi-wai requested the Administration to provide further information on the different approaches to be adopted for the operation of the main stadium, the public multi-purpose sports ground and the indoor multi-purpose sports centre respectively under the proposed overall DOB approach for developing the MPSC.

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

21. Dr KWOK Ka-ki held the view that the DBO approach might place more emphasis on profit making than on providing sports facilities to the community at affordable charges. He asked whether the DBO approach had been taken for developing and operating other sports facilities in Hong Kong. Mr Tony TSE said he was opposed to the adoption of the DBO approach for the development of the proposed MPSC.

22. DSHA(2) advised that whilst similar modes of operation had been adopted in overseas sports facilities, at present no public sports venues in Hong Kong were operating under the DBO approach. The Administration would further study the viability of the DBO approach for developing the MPSC.

#### Office space and commercial space

23. Mr LEUNG Kwok-hung requested the Administration to provide details about the use of the office space and the commercial space in the proposed MPSC. Noting that the commercial space would be used to accommodate, among others, retail and food/beverage outlets, he expressed concern on whether junk food would be allowed to be provided in the proposed MPSC.

24. DSHA(2) explained that a large part of the office space would be used to accommodate Hong Kong's sports associations. The remaining office space would be used as venue management offices and possibly offices for international sports associations. With regard to the commercial space, DSHA(2) advised that it was premature to speculate on the kinds of retail and food and beverage outlets that would operate at the proposed MPSC. He assured members that the Administration would take into consideration members' concerns when planning the use of the commercial space.

Estimated cost for the development of the sports complex

25. Mr Albert CHAN and Mr James TO questioned why the amount of the estimated cost for developing the proposed MPSC was not given in the discussion paper. Mr CHAN requested the Administration to provide information on whether there were precedent cases that, in the papers on funding proposals on pre-construction/preparatory works for capital works projects, the estimated project costs were not given.

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

26. The Chairman said that the Administration had informed members at the previous meeting that the estimated cost for developing the proposed MPSC was \$25 billion. He asked the Administration to confirm the figure. DSHA(2) confirmed that the construction cost of the proposed MPSC was estimated to be around \$25 billion in September 2014 price level based on the technical feasibility statement prepared in 2009 and the project scope as set out in that statement.

27. Mr WU Chi-wai said that, in working out the estimated construction cost of a public works project, it was the general practice of the Administration to make reference to the tender price of similar public works projects. However, in the present funding proposal, it was shown that quantity surveying services would be hired and the consultants' fees for the services were estimated to be \$9.8 million. He asked under what circumstances the Administration would adopt the aforesaid general practice, and under what other circumstances an estimation of project cost would be worked out based on the results of quantity surveying.

28. Chief Project Manager 303, Architectural Services Department ("CPM303/ASD") replied that in general, the consultant would make reference to both the past tender prices and the prevailing market price when making an estimation on the project cost. In view of the fair amount of consultants' fees required for the quantity surveying services of the pre-construction works, the Administration had listed out the relevant cost item in the funding proposal for members' information.

29. Dr KWOK Ka-ki enquired if the pre-construction works would cover a study on the implications of the construction costs of the main stadium under different seating capacities (e.g. less than 20 000 seats, 20 000 to 40 000 seats and 50 000 seats). Expressing concern on the huge construction cost required for building the main stadium and possible cost overrun, Dr KWOK requested the Administration to provide information on the detailed breakdown of the \$25 billion project cost for the proposed MPSC, i.e. the costs of the construction of the main stadium, the public sports ground, the indoor sports centre and other facilities, etc., as well as the construction costs and seating capacities of the indoor sports centres and public sports grounds built in Hong Kong in the past five years for comparison.

30. DSHA(2) responded that a precise projection on the costs of construction of different facilities and venues in the proposed MPSC would be submitted to the Subcommittee when the Administration sought funding for the construction of the main works of the proposed MPSC after the completion of the pre-construction works in around 18 to 24 months' time. CPM303/ASD added that according to a preliminary estimate prepared in 2009, the construction cost of the main stadium would be around \$7 billion, while that of the indoor sports centre would be around \$2 billion.

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

### Sports policy

31. Anticipating that the usage rate of the main stadium would be low, Mr WU Chi-wai queried how the development of the proposed MPSC would meet the policy objective of promoting sports in the community. Mr Wu asked if the Administration would undertake to proceed with the proposed pre-construction works for the MPSC in parallel with formulating strategies to promote sports in the community. Mr WU suggested that the Administration should revisit its charging policy for public sports facilities, in particular, it should consider providing some facilities free of charge to the general public. Mr CHAN Chi-chuen held the view that the Administration should conduct a comprehensive review on sports policy before taking forward the MPSC project. The Chairman reminded members that the relationship between the development of the proposed MPSC and the Administration's sports policy had been discussed at the previous meeting.

He asked the Administration to make its reply brief and make new points only.

32. DSHA(2) responded that the Administration would consult the sports community and other stakeholders during the detailed planning stage for the proposed MPSC to ensure that the project would contribute to meeting the policy objective of promoting sports in the community. Regarding the provision of free sports facilities, he advised that certain sports venues, such as outdoor basketball and volleyball grounds, would be provided at the MPSC free of charge. DSHA(2) added that at present, schools were allowed to use public sports facilities during non-peak hours free of charge.

33. Referring to the Administration's policy objective of supporting elite sport, Mr LEUNG Kwok-hung opined that the subsidies and assistance provided by the Administration to elite athletes were far from sufficient. He said that individual athletes could only receive subsidies as an incentive when they had won medals in international competitions. DSHA(2) clarified that winning medals in major competitions was not a condition for the Administration's subsidies for an athlete.

34. Mr Michael TIEN said that the staging of international sports events would not only help promote sports in the community, attract local and overseas spectators, but also generate income for the advertising and tourism industries. He enquired how the Administration could ensure that the main stadium would attract event organizers to host such events in Hong Kong, and whether the scarcity of international sports events in Hong Kong was due to the limitations of the facilities in the Hong Kong Stadium but not other reasons.

35. DSHA(2) responded that, with the improved facilities, the increased seating capacity, and the flexibility in terms of the variety of sports events that could be hosted, the Administration was confident that the main stadium would attract more international sports events to be hosted in Hong Kong in future. Unlike the Hong Kong Stadium, which was operated by the Administration through a relatively passive management approach, the proposed MPSC would likely be operated by a company which should have good business connection with international sports organizers.

Environmental impact assessment

36. Mr CHAN Chi-chuen noted that ArchSD had engaged consultants to carry out an environmental impact assessment ("EIA") for the proposed MPSC, which was scheduled for completion around end-2015. He enquired why the Administration would not commence the proposed pre-construction works after the results of the EIA were available. CPM303/ASD responded that the pre-construction works, subject to funding approval, would start before the EIA was completed and the Administration would follow up the recommendations of the EIA report on environmental mitigation measures.

Other issues

37. The Chairman asked whether the works items appended under paragraph 4 of the discussion paper were the main works envisaged under paragraph 3. DSHA(2) advised in the affirmative.

38. Mr WU Chi-wai requested the Administration to provide information on whether the Administration had proactively invited organizations to host events that were unaffected by the weather at the Hong Kong Stadium over the past 10 years. Principal Assistant Secretary for Home Affairs (Recreation and Sport)2 ("PASHA(RS)2") explained that in addition to weather conditions, the Hong Kong Stadium had other constraints which limited its use for non-sporting events. These constraints included its close proximity to residential areas and hence the noise problem, and the need to close the venue for regular maintenance in order to provide a good playing surface for football and rugby matches. That said, a number of non-sporting events had been held in the Hong Kong Stadium in the past, such as the kick-off ceremony of Walk for Millions and the Hong Kong Scout Rally. With regard to invitations of the Administration for events to be hosted at the Hong Kong Stadium in the past 10 years, PASHA(RS)2 undertook to provide the relevant information after the meeting.

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

39. The Chairman commented that the information provided in the discussion paper (PWSC2015-16)3) was seriously insufficient. He requested that the Administration should provide the supplementary information requested by members on the MPSC project to the Subcommittee

soonest possible to facilitate members' continued deliberation on the funding proposal.

40. The Chairman advised that discussion on the proposal would continue at the next meeting scheduled for 6 May 2015.

41. There being no other business, the meeting ended at 10:30 am.

Council Business Division 1  
Legislative Council Secretariat  
21 May 2015