

Public Works Subcommittee

Meeting on 7 January 2009

List of issues requiring follow-up actions by the Administration

Item PWSC (2008-09)55

Issues

Members requested the Administration to consider providing cover for the spectator stands on the East and West sides, and to consider whether the design of the spectator stands could be adjusted to increase the overall number of seats provided at the Mong Kok Stadium; and to provide a written response on these suggestions including an estimate of any additional costs, where applicable, before the relevant meeting of the Finance Committee (FC), or in due course if a funding proposal on any of the above suggestions would be submitted separately for the consideration of FC.

Response

(I) Provision of Additional Covers

1. Under the original proposal, the Mong Kok Stadium would have around 6 600 seats following redevelopment, including around 3 400 covered seats at the South and North spectator stands and around 3 200 seats without cover at the East and West stands. The estimated capital cost of the project is \$275.5 million in money-of-the day (MOD) prices. Based on technical advice provided by the Architectural Services Department, we have reviewed the original design and studied various options for providing additional covered seating. Our findings are set out below.

(A) Provision of covered seating on all four sides

2. The provision of cover for the spectator stands on the East and West sides would have the following implications -

- (a) additional concrete columns would be required to support the steel structures for the covers. This would

involve an estimated additional capital cost of around \$97.2 million (in MOD prices), representing an increase of 35% in the original project cost, as well as estimated additional recurrent expenditure of \$0.13 million per annum;

- (b) The provision of the additional concrete columns and steel cover structures would affect the layout of the spectator stands, and would reduce the total number of seats in the stadium from 6 600 to about 6 000. In addition, the sightline of about 600 seats would also be affected (Enclosure 1);

The Light Emission Diode (LED) screen which will serve as a scoreboard and other purposes is located on top of the East stand. This is the best location for the screen, taking into consideration the very tight site configuration, the direction of sunlight and the sightlines of referees, players and most of the spectators. Relocating the LED screen to a position on top of an additional cover would lead to the East stand cover blocking the view of the screen from the East stand and half of the North and South stands and half of the playing field. Relocation of the LED screen to either of the corners between the East and North stand or West and North would block spectators at the North stand from seeing the screen; furthermore, the structural frames for supporting the LED screen would obstruct the fire exit routes situated at those corners. If an additional cover were to be provided at the East stand, it would have to be installed above the LED screen. The height of the additional cover would be around 28 metres, i.e., nearly 10 storeys high. Such a high cover would not provide effective shelter for spectators against rain and sunshine – at least one third of the East stand would be affected even by light rain and the whole stand would be in sunlight from 3 p.m. in the afternoon onwards (Enclosure 2).

- (c) providing additional cover would lengthen the project programme for the redevelopment of Mong Kok Stadium from the original two years to at least three years, affecting three football seasons instead of two. An additional year would be required for: the preparation of the revised design, detailed drawings and tender documentation (three months); an extended construction period (seven months); and funding application including District Council consultation (two months). Division A football matches would need to be held at other venues for a longer period, which could affect spectators' interest in attending the matches, as they might find those alternative venues less convenient. The prolonged construction period would not only affect the Division A football matches and training, but also cause further inconvenience to nearby residents; and
- (d) nearby residents have raised concerns over the possible visual and air circulation impacts of the original covers. Proposals to provide additional cover are likely to cause further concerns. We would need to consult local residents and the Yau Tsim Mong District Council once again on the redevelopment project, which would further delay the redevelopment of the Mong Kok Stadium. The plans showing the visual impact of additional covers is at Enclosures 3 and 4.

(B) Provision of covers for the north, south and west sides

3. We have also studied the option of providing additional cover for the spectator stand on the West side as well as at the North and South sides. The implications of this option are that-

- (a) there would be an estimated additional capital cost of around \$52 million (in MOD prices), representing an

increase of 19% in the original project cost, as well as estimated additional recurrent expenditure of \$0.08 million per annum;

- (b) the number of seats would be reduced by about 300 to around 6 300 due to the additional concrete columns and steel structures required for the additional cover on the West side (Enclosure 1);
- (c) the additional construction time for providing additional cover only to the West stand would be the same as providing additional cover to both the West and East stands. This is because the site has a very limited working area and the construction work has to be carried out in sequence. The construction of the North and South stands would be conducted in parallel, using the East and West stands as working areas. The construction of the West covered stand could only start upon the completion of the South stand and works on the main entrance plaza could start only when the West covered stand was completed. Hence, the overall delay would be the same whether one or two additional covers were to be provided (Enclosure 5).

We have considered using the grass pitch as the works site so that the construction work on all stands could proceed in parallel. However, the heavy construction plant and materials would damage the grass and the existing underground drainage and irrigation systems. Restoring the condition of the underground drainage and irrigation systems would take more than three months. Re-turfing, which has to be done within the growing season from April to September, would take a further three months. To ensure the turf grass can withstand the heavy usage of league matches, a complete growing season should be allowed for the healthy growth of the root system, which implies an establishment period of 14 months. The time saved

from using the grass pitch as a works area would be nullified by the time required to repair the damage. Additional costs would also be incurred;

- (d) more rows of seats are provided on the West stand; therefore the overall height of the West cover would be higher than the North and South cover. This would be undesirable from an aesthetic point of view (Enclosure 2); and
- (e) any additional cover on the West side would be likely to cause further visual and air circulation concerns. We would need to consult local residents and the Yau Tsim Mong District Council again on the revised redevelopment proposal, which would lead to further delay in the redevelopment of the stadium.

(C) Provision of covers for north and south sides (i.e., the original design in PWSC (2008-09)55)

4. We consider that the following should be taken into account when considering whether to proceed with this option -

- (a) the main venue user, the Hong Kong Football Association has strongly reiterated its request for early redevelopment of the Mong Kok Stadium based on the original design (Enclosure 6).
- (b) this option would be the quickest and most economical to implement. It would cause the least visual and air circulation concerns to nearby residents, and the shorter construction period would also reduce the inconvenience brought to the nearby residents.

5. In view of the above assessment, we recommend to proceed with the original design of the redevelopment of Mong Kok Stadium with covered spectator stands on the North and South sides. Subject to the FC's approval of **263RS** at an

estimated cost of \$275.5 million (in MOD prices), we plan to start the demolition and construction works in September 2009 for completion in September 2011.

(II) Increase in Number of Seats

6. We have studied the possibility of increasing the overall number of seats in the Mong Kok Stadium. Due to site configuration constraints, the maximum total width of the fire exit routes provided for the Mong Kok Stadium is very restricted. Under such circumstances, the maximum number of people that can be accommodated in the stadium is around 7 000 (Enclosure 7). Under the original proposal to provide covered stands on the North and South sides, the number of permanent seats that we can provide is about 6 600. It is not feasible to add rows of seats to the North and South stands because the building is already planned right up to the site boundary. As regards the East and West stands, the last rows of seats on these stands are now at around 11.5 metres above the ground level. Adding rows of seats higher up would result in the height of the stands exceeding 12 metres above the ground level. Statutory regulations would then require the total width of the fire exit routes to be increased by 25%. This cannot be achieved within this restricted site (Enclosure 7). Although we cannot provide more permanent seats, we can provide 400 temporary seats at the four corners of the warm up grass area for major events, bringing the total number of seats to a maximum limit of around 7 000 under the original proposal covers at North and South stands only.

(III) Adjust the orientation of the pitch

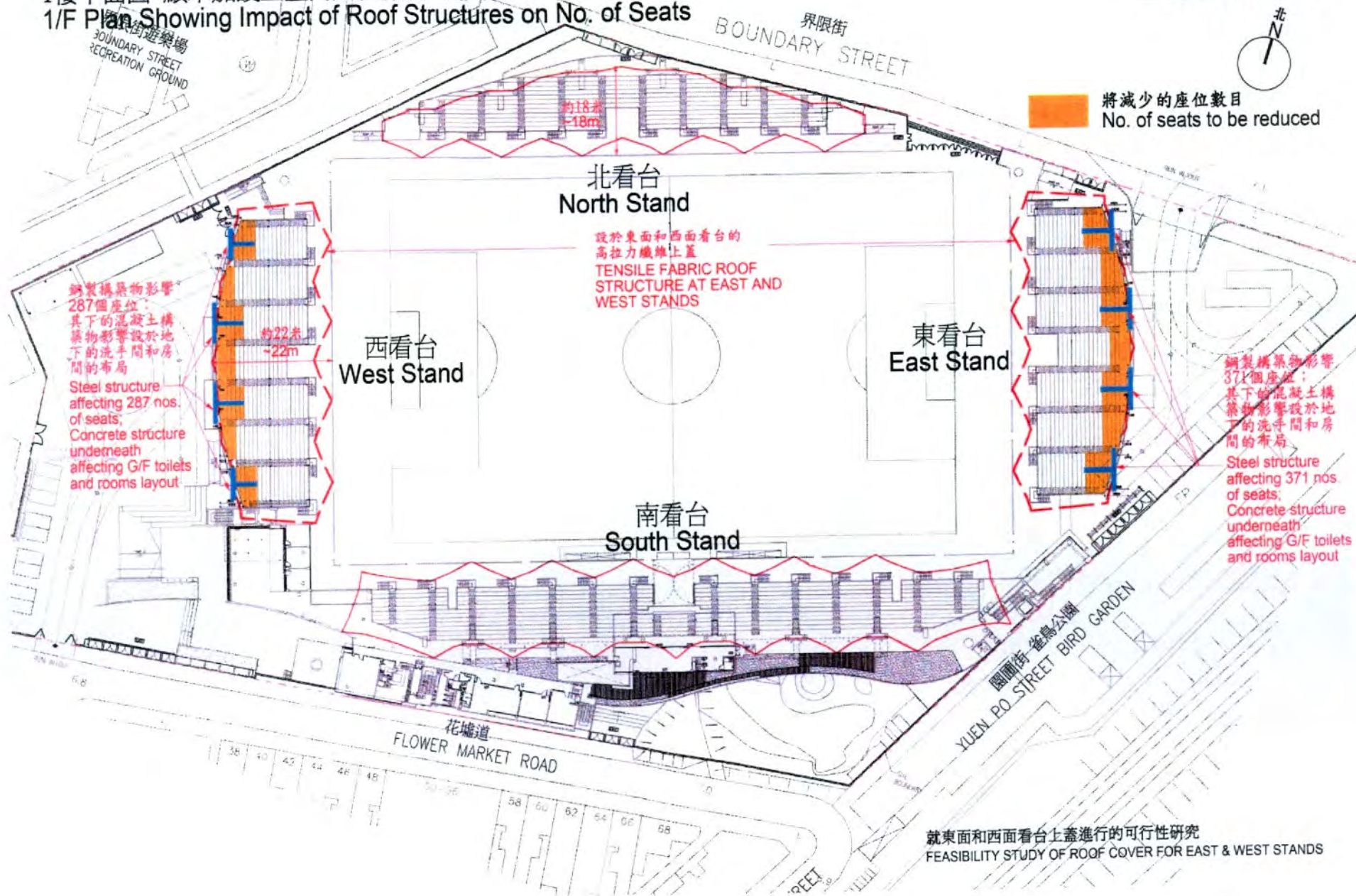
7. In response to concerns that the current orientation of the pitch should be changed from East-West to North-South, we have studied the possibility of making some adjustments. However, as illustrated by Enclosure 8, adjusting the orientation of the pitch is not feasible due to site configuration constraints.

(IV) Conclusion

8. In view of the above, we will submit the original proposal of 263 RS to FC on 24 April 2009 for approval.

附件 1 ENCLOSURE 1

1樓平面圖 顯示加設上蓋對座位數目的影響
1/F Plan Showing Impact of Roof Structures on No. of Seats



附件 2 ENCLOSURE 2

剖面圖(東面,南面和西面看台) SECTION (East, South & West Stand)

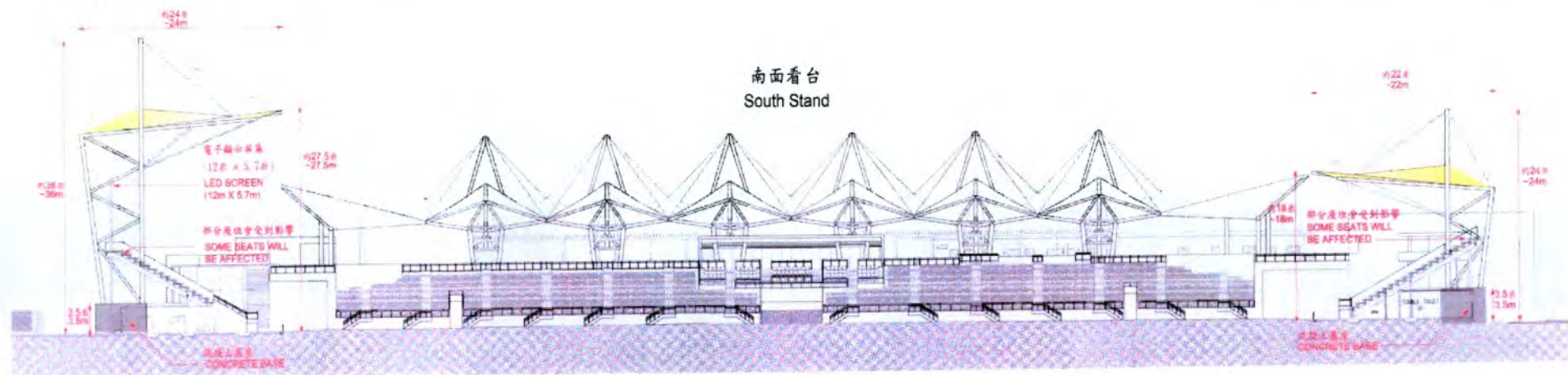
在東面加設的上蓋須豎設於電子顯示屏幕之上。這做法會令上蓋不能有效地為觀眾遮擋風雨和午間的陽光
Additional cover on the east side will have to be erected above the LED screen which cannot provide shelter for spectators against rain and sunshine in the afternoon effectively

西面看台上蓋的整體高度會超逾北面 and 南面看台上蓋的高度。這在外觀上並不理想，並會進一步引發附近居民對景觀和空氣流通的關注

Overall height of the west cover will be higher than the north and south covers. It is not desirable from aesthetic point of view and cause further visual and air circulation concern to the nearby residents

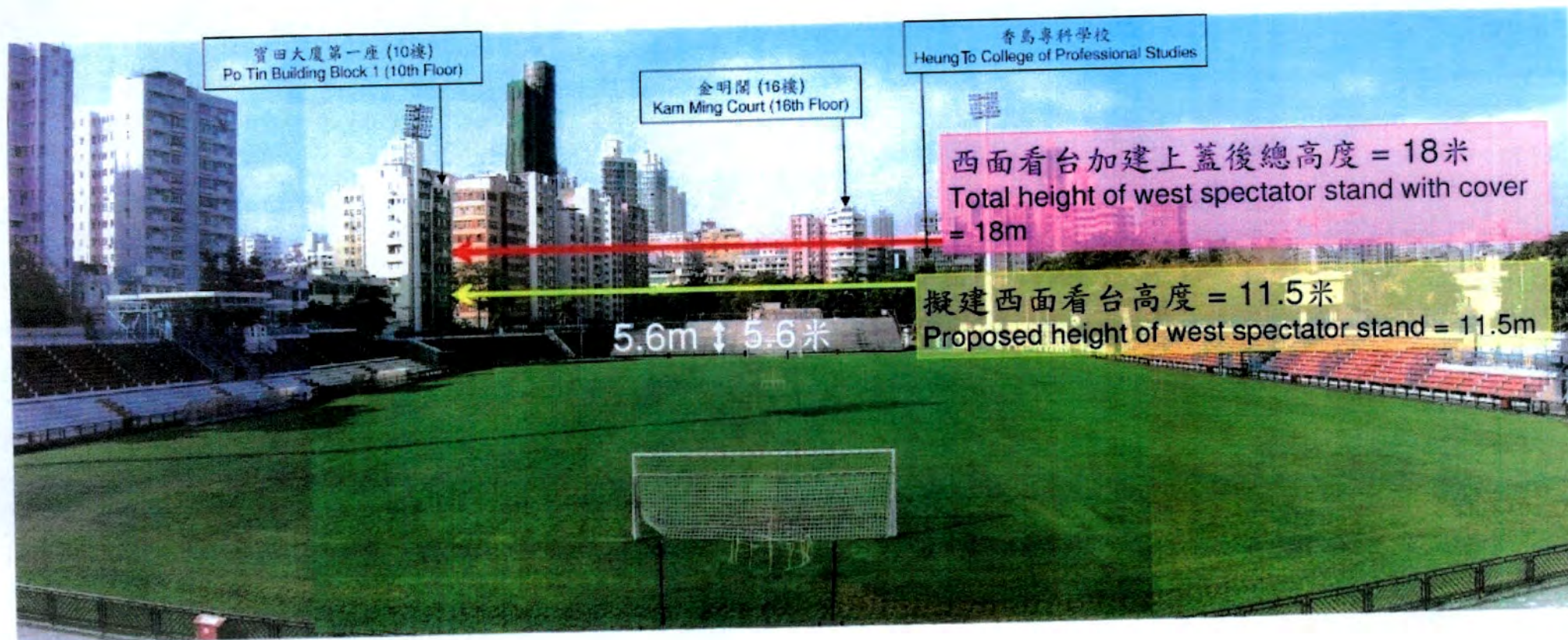
設於東面看台的高拉力纖維上蓋(電子顯示屏幕)
Tensile fabric cover at East Stand
(LED screen)

設於西面看台的高拉力纖維上蓋
Tensile fabric cover at West Stand

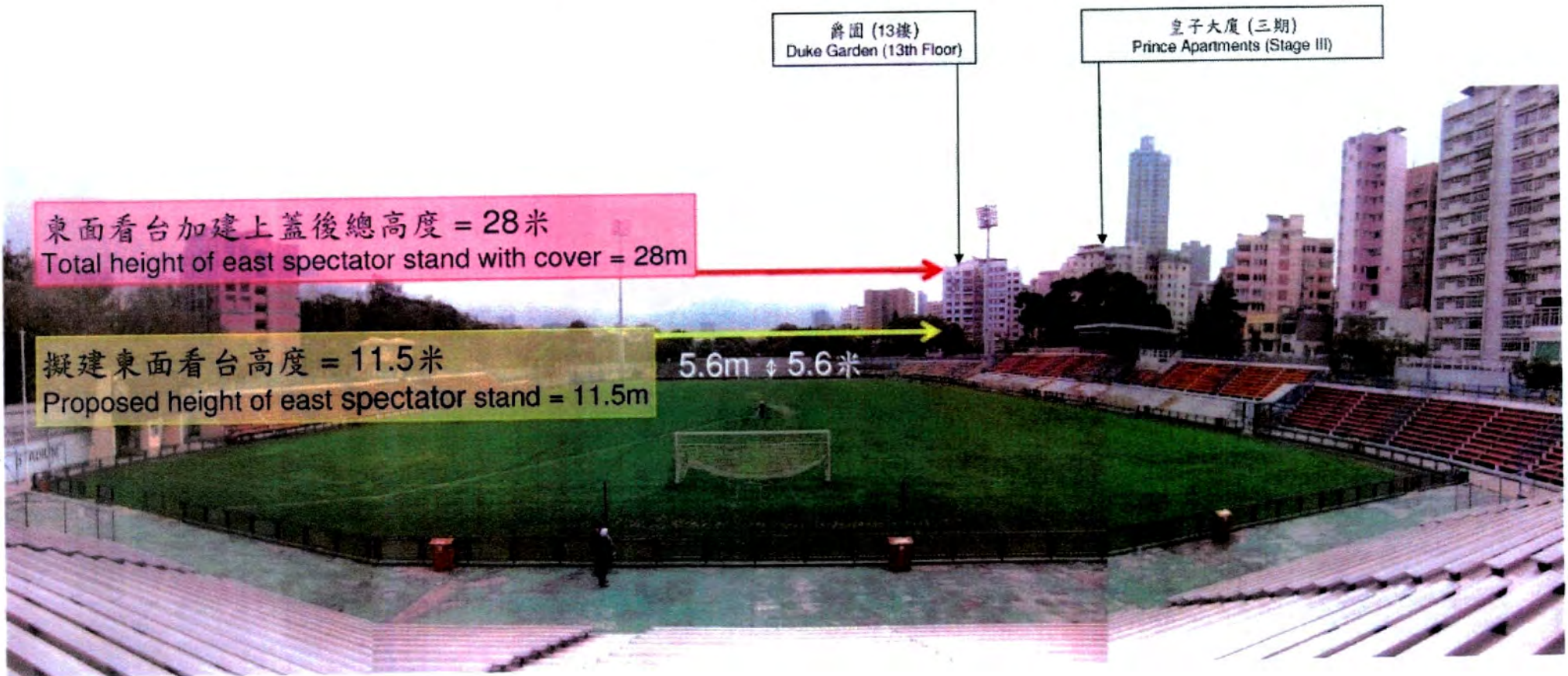


就東面和西面看台上蓋進行的可行性研究
FEASIBILITY STUDY OF ROOF COVER FOR EAST & WEST STANDS

擬建西面看台的高度 Height of Proposed West Spectator Stand



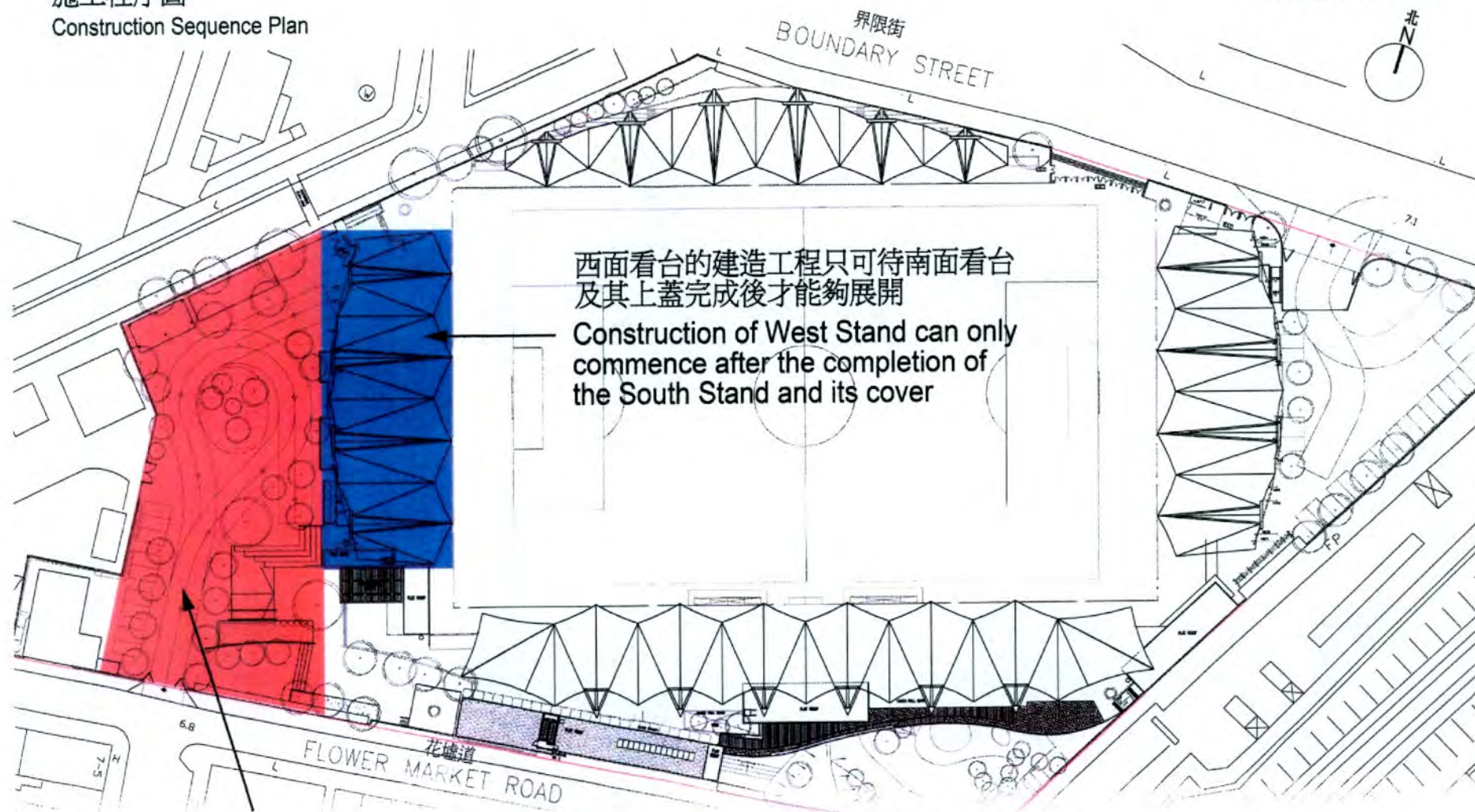
擬建東面看台的高度 Height of Proposed East Spectator Stand



附件 5
ENCLOSURE 5

施工程序圖

Construction Sequence Plan



Construction of the West Stand and the main entrance plaza is critical activity

建造西面看台和入口廣場是施工程序上的關鍵項目

就東面和西面看台上蓋進行的可行性研究
FEASIBILITY STUDY OF ROOF COVER FOR EAST & WEST STANDS



HKFA
AFFILIATED TO FIFA & AFC IN 1954

THE HONG KONG FOOTBALL ASSOCIATION LIMITED
香港足球總會有限公司

檔案編號: BL-220/09

敬啟者:

旺角大球場改善工程

多謝 貴署及建築署於二月十三日會議上向本會介紹旺角大球場改善工程的籌劃進展及工程設計。就立法會工務小組委員會在一月七日審議撥款時建議政府考慮在東西兩個觀眾席加設上蓋及增加球場觀眾座位數目，本會意見如下。

本會非常關注東西兩個觀眾席加設上蓋後對草地的影響。經建築署介紹工程設計及技術分析後，本會認為東面觀眾席無需加設上蓋。由於東面觀眾席頂部為最佳放置電子計分屏幕位置，上蓋高度最低達二十七米，遮風擋雨功能欠佳，加上大部份賽事於下午進行，上蓋不能有效遮擋西斜陽光，故此作用不大。再者，建議中的巨型上蓋會遮擋日照時間，影響草地健康生長，難以應付每週四至五場頻密的高水平足球賽事。至於西面觀眾席增加上蓋，本會認為效果雖然並非顯著，但亦算是進一步改善了觀眾觀賞足球賽事的設施。可是，由於此項工程需延長施工期十個月而影響達三個球季，將會嚴重影響香港足球的運作及發展。

此外，本會認為新球場提供約六千個獨立座位的觀眾席已符合舉行甲組足球賽事的需要。由於設計已全面照顧觀眾欣賞賽事的視角享受及配套设施，又符合公眾安全法例規定，本會認為無需再增加觀眾席數目。

本會強烈重申旺角大球場改善工程應按照原本計劃從速進行，這對本會推動足球運動非常重要，與旺經濟之餘亦可配合足運長遠發展。

此致

康樂及文化事務署助理署長
陳若鵷女士

主席

梁孔德

梁孔德
二零零九年三月三日

副本分送：
民政事務局局长
建築署署長

All correspondence to be addressed to the General Secretary

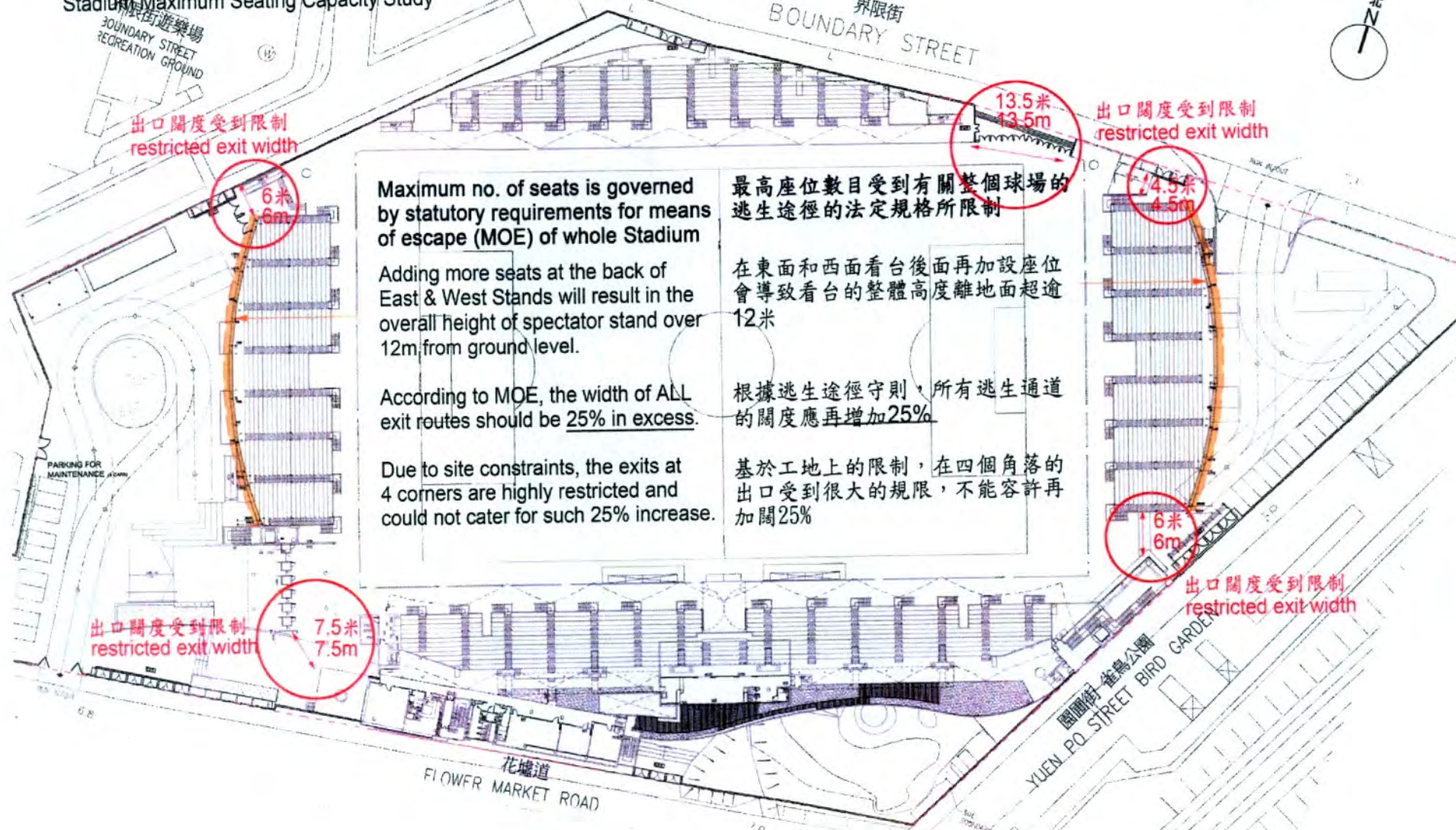
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附件 7 ENCLOSURE 7



球場容納最高座位數目研究 Stadium Maximum Seating Capacity Study



就東面和西面看台上蓋進行的可行性研究
FEASIBILITY STUDY OF ROOF COVER FOR EAST & WEST STANDS

附件 8

ENCLOSURE 8

基於工地上的限制，將球場草地的座向調較並不可行

Due to site constraint, adjustment of orientation of the turf pitch is not feasible



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