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30 April 2015

Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong
(Attn: Ms Sharon Chung)

Dear Ms Chung,

**Public Works Sub-committee –
272RS Kai Tak Multi-purpose Sports Complex - Pre-construction Works
Supplementary Information**

At the Public Works Sub-committee meetings on 15 and 22 April 2015, Members requested additional written information on this item, which seeks to upgrade part of 272RS to enable the pre-construction work to begin on the Kai Tak Multi-purpose Sports Complex (MPSC) project at a cost of \$62.7 million in money-of-the-day prices. The information requested by Members and our written responses are presented below in the order set out in the papers entitled: “List of issues requiring follow-up actions to be taken by the Administration” dated 17 April 2015 and 28 April 2015.

1) Issues listed in Legislative Council (LegCo) Secretariat paper dated 17 April 2015

- (a) *The transport arrangements for spectators at major events to be held at the Kai Tak Multi-purpose Sports Complex ("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 MTRCL;*

2. Based on our discussions to date with the MTR Corporation Limited (MTRCL), we understand that two new MTR stations on the Sha Tin to Central Link (SCL) - namely Kai Tak Station and To Kwa Wan Station - will both be within approximately 800 metres' walking distance of the main stadium of the MPSC. On this basis, we have conducted a preliminary study of the likely pattern of crowd dispersal following the conclusion of a "full-house" event at the main stadium of the MPSC, which assumes that around 80% of spectators (about 40 000 people) would take the MTR, and that most of the remaining spectators would use other modes of public transport such as buses, ferries and taxis, or private coaches and cars. According to the study, which is based on computer modelling software, most of the spectators who choose to use the MTR will be able to reach one of the two MTR stations within 30 minutes of the end of the event.

3. The SCL has been designed to operate at an ultimate service headway of 28 trains per hour each way. Our preliminary assessment shows that after leaving a full-house event at the main stadium of MPSC most of the spectators would be able to board a train within a few minutes upon arrival at the station platform. The future operator of the MPSC, the relevant government departments and the MTRCL will jointly prepare detailed crowd management plans for specific major events that will take place at the main stadium of the MPSC in the future.

(b) Examples of problems surrounding the operation of sports facilities in Hong Kong (e.g. the Hong Kong Velodrome and the Hong Kong Stadium) and other cities, and the lessons learnt by the Administration from such problems

4. As with other major new infrastructure projects in Hong Kong and other cities, the operation of major new sports facilities may require fine-tuning based on experience gained during the commissioning stage. For example, in the case of the Hong Kong Velodrome, although the cycling track meets the international standards set by the International Cycling Union (Union Cycliste Internationale), the Leisure and Cultural Services Department (LCSD) has, in response to the Hong Kong Cycling Association's request, carried out further improvement works to the track so as to meet the very high standards set by the elite cycling athletes of Hong Kong. Problems with the operation of the Hong Kong Stadium (HKS) are in part due to the age of the facility and its restricted capacity for dealing with the modern-day requirements of major events, such as the inability to offer multi-purpose uses and provide a full suite of back-up services. To address the problems with the playing surface during periods of high usage and severely adverse weather conditions, we have commenced the reconstruction of the HKS pitch which is scheduled for completion in September this year. Through our contacts with operators of major sports venues in other cities and site visits to some of these venues, we are aware that some new stadia in Europe, Asia and Australia have experienced difficulties in providing a consistently high-quality playing surface after their opening, thus necessitating extensive remedial work.

5. We have taken note of the abovementioned problems experienced by major new sporting venues – in particular those relating to the maintenance of the playing surface. We and the consultants will take into account such experience during the pre-construction and detailed planning phase of the MPSC. We will pay special attention to the design of a viable approach for the provision of a sustainable playing surface at the main stadium of the MPSC to ensure that it will fully meet the standards required by top-level sporting events while at the same time enable the multi-purpose and regular use of the stadium. We will also continue to engage members of the sports sector and other interested parties to ensure that their views are fully taken into account in the planning process, so as to help us identify at an early stage and address any

potential infrastructural or operational difficulties.

(c) Examples of events that could be held at the new main stadium at the proposed MPSC (to ensure a good level of usage) but could not be held at the current Hong Kong Stadium due to insufficient facilities or other limitations of the stadium

6. The frequent use of the HKS is restricted due to the constraints posed by the noise limits and the need to close the venue for regular maintenance in order to provide a good playing surface for football and rugby matches. The main stadium at the MPSC will be able to overcome these two constraints with the provision of a retractable roof that helps contain event noise and protect the playing surface during adverse weather conditions. As noted in our response to point (b) above, we will design a viable approach for providing a multi-purpose playing surface to allow for flexibility for the stadium to host a much wider range of events than is possible at the current HKS.

7. Examples of specific sporting and non-sporting events that have taken place in recent years in overseas stadiums of a similar capacity as the main stadium of MPSC are set out below (these events cannot take place in the current HKS due to venue and noise limitations) –

- Concerts and other performances –including concerts by Jay Chou and Mariah Carey that have taken place at the Singapore Sports Hub
- The “Gumball 3000” supercar event (Amsterdam Arena)
- Sensation white party multi-media event (Amsterdam Arena)
- Speedway Grand Prix World Championships 2015 (Friends Arena Stockholm; Cardiff Millennium Stadium; Melbourne Etihad and others)
- Annual Race of Champions motor sport event (Esprit Arena Dusseldorf)

- Express Eventing International Cup (Cardiff Millennium Stadium)
- Monster Jam Truck Tour (ANZ Stadium Sydney; Mall of Asia Arena, Manila; King Badouin Stadium Brussels)
- 3-day electronic music festival (Commerzbank Arena, Frankfurt)

(d) Sports events held in the Hong Kong Stadium with a full house in the past three years

8. The following sporting events had been held at the HKS in the past three years (2012 to 2014) and had attracted a full house attendance –

- Hong Kong Rugby Sevens 2012, 2013, 2014 (a total of nine event days)
- Kitchee v Arsenal Challenge Cup (2012)
- Barclays Asia Trophy 2013 (two event days)
- Manchester United Asian Tour match (2013)

9. In addition, the following sports events that had been held in HKS had attracted crowds of over 15 000. Other than the HKS, no other venues in Hong Kong are suitable for holding these events –

- British and Irish Lions v Asian Barbarians (2013)
- Kitchee v Paris St. Germain “Meeting of Champions” (2014)
- HKFA Centennial Match: Hong Kong v Argentina (2014)

A full list of the events held over 86 days in the HKS between 2012 and 2014, including the nature of the events and the event organiser is at **Annex A**.

(e) Estimated numbers of days requiring a 50 000-seat stadium in Hong Kong for the hosting of (i) sports events and (ii) non-sports events (e.g. pop concerts) respectively a year after the commissioning of the proposed MPSC

10. In estimating the number of days requiring a 50,000 seat stadium for the hosting of sports events after the commissioning of the MPSC, we have assumed that the major sports events currently held at the HKS will in future take place at the main stadium of the MPSC. We also anticipate that with the growth of international football events in Asia, bigger venues will be needed to host tournaments as the Barclays Asia Trophy and the International Champions Cup, which feature top teams from Europe playing, as well as more matches in Asian football tournaments such as the Asian Football Confederation (AFC) Champions League and AFC Cup, and the Asian Cup and World Cup (Asian region) qualifying matches. As interest in rugby grows worldwide, we expect to see more events in the World and Asian Sevens series and Asian Five Nations taking place in major stadia, as well as one-off matches featuring major international teams such as the British and Irish Lions, Australia, New Zealand and individual rugby clubs from France and England, some of which have already played matches in Hong Kong. As can be seen from the examples quoted in paragraph 7 above, there is also considerable scope for new types of sports events to come to Hong Kong once we have the required facilities, including motor sport and equestrian events.

11. As for non-sporting events, popular music concerts, music festivals and multi-media events take place in major stadia throughout the world, as shown by the examples in paragraph 7 above. Together with the current community-level events held at the HKS - examples of which are listed at Annex A - and potential new events, we anticipate a significant growth in the number of major non-sporting events that could be held in Hong Kong following the commissioning of the MPSC, in particular in the new multi-purpose main stadium.

12. Pending further detailed study at the pre-construction stage, it would be speculative at this stage to attempt to estimate the total number of event days to be accommodated in the main stadium of the MPSC in 2020-2021 (the anticipated commissioning date for the MPSC). Nonetheless, there is no doubt that the current HKS no longer meets the full requirements of major international event organisers and promoters in key areas such as spectator seating, services for athletes, officials and media, and warm-up facilities. Further enhancements in these areas would not be possible due to the site constraints of the Stadium. The MPSC will not only allow us to retain existing major events in Hong Kong, but also help attract a wider range of sporting and other major event options to the Hong Kong for enjoyment by the local public and visitors.

2) **Issues listed in LegCo Secretariat paper dated 28 April 2015**

(f) In respect of the estimated costs of major public works projects, whether there are precedent cases that such costs were not given in the papers on the proposals seeking funds for the pre-construction/preparatory works for the respective projects

13. An example of a precedent case of the main works of a major public works project not included in a paper seeking funding for its pre-construction/preparatory works is paper PWSC (2014-15)8, which sought funding for the upgrading of part of project 70 MM, the Redevelopment of Queen Mary Hospital, phase 1 to allow for preparatory works such as site investigation. It may be noted that we first provided an estimate of the main works of the MPSC project in a paper submitted to the LegCo Panel on Home Affairs (Panel) meeting on 10 January 2014. We then gave an updated estimate at the September 2014 price level to the meeting of the Panel on 6 February 2015 in response to a Member's question.

14. As we have previously explained to Members of the Panel, and at the PWSC meeting on 22 April, our current estimate for the main works of the MPSC project is about \$25 billion at the September 2014 price level. We wish to emphasise that this is an indicative figure based on a broad estimate made in the context of the original technical feasibility study for the project that was conducted five years ago and that we have since adjusted in line with the

fluctuations in the Tender Price Index. As we proceed to develop the detailed functional requirements, update the indicative layout and conduct the technical pre-construction and quantity surveying works of the MPSC that are the subject of the current funding application, we shall be in a better position to provide more detailed and precise cost estimates to LegCo later.

- (g) Sports stadiums with at least 50 000 seats that are located in the urban areas of overseas cities and the dates of completion of these stadia; and*
- (h) of the stadiums in (g), those which were completed after 2000*

15. A list of sports stadia with at least 50 000 seats that are located in the urban areas of overseas cities, together with the dates of completion of these stadia is at **Annex B**. All of the stadia listed at Annex B were completed in or after the year 2000.

- (i) Whether the Administration has invited organizations to host events that are unaffected by the weather at the Hong Kong Stadium over the past 10 years*

16. Under its current mode of operation, we make the HKS available as far as possible for interested parties to apply for use, taking into account the need to maintain a consistent playing surface for top-level football and rugby matches. While the Government has not invited any specific organisations to host events at the Stadium over the past 10 years, we have hosted or co-hosted a number of events at the Stadium, including those set out in **Annex C**.

- (j) The different management approaches to be adopted for the operation of the 50 000-seat multi-purpose main stadium, the public multi-purpose sports ground and the indoor multi-purpose sports centre in the proposed Kai Tak MPSC under the proposed overall "design-build-operate" approach for developing the MPSC*

17. We will develop a detailed management and operation approach for the MPSC for inclusion in the tender documentation for the project during the pre-construction stage, and with the assistance of specialist operation

consultants. At this stage, the mode of operation for the facilities that will primarily be for use by the general public, i.e., the indoor sports centre, the public sports ground and other outdoor facilities to be located within the park, will be similar to that for sports facilities currently managed by the LCSD in terms of public access and fee charging arrangements. The park areas of the MPSC will be open for free public access at all times. For the main stadium, it is our intention that the future operator will be involved not just in the management but also the promotion of the venue, for example, by liaising with major international event promoters and organisers and inviting major events to come to Hong Kong.

(k) Regarding the estimated project cost of \$25 billion for the proposed MPSC, a detailed breakdown of the cost, i.e. the costs of the construction of the main stadium, the public sports ground, the indoor sports centre and other facilities, etc.

18. Our current estimate for the full cost of the MPSC project is about \$25 billion at the September 2014 price level, based on the rough estimation during the technical feasibility study for the project completed and adjusted in line with the fluctuations in the Tender Price Index. An indicative cost breakdown is at **Annex D**. The estimated construction cost for the 4,000-seat indoor sports centre will be higher than that for the indoors sports centre managed by LCSD (see **Annex E**) because the former will provide a higher seating capacity and a larger playing area within a main and secondary arenas, which will accommodate a total of 20 or more badminton courts. A standard indoor sports centre arena of LCSD can normally be used for eight badminton courts and provides around 1 000 spectator seats.

(l) The construction costs and seating capacities of the indoor sports centres and public sports grounds built in Hong Kong in the past five years

19. The construction costs and seating capacities of the indoor sports centres built or under construction in Hong Kong in the past five years are listed at **Annex E**. The differences between the indoor sports centre in MPSC and a standard LCSD indoor sports centre have been explained in paragraph 18 above.

20. There have been no new public sports grounds completed in the past five years. The most recently built public sports ground was the Tseung Kwan O Sports Ground, which was completed in 2009 at a cost of about \$393 million at that time, which is equivalent to about \$790 million if adjusted in accordance with the Building Works Tender Price Index to the September 2014 price level. The public sports ground at the MPSC will have a higher seating capacity (5,000 seats) than the Tseung Kwan O Sports Ground (3,500 seats), and will be suitable for multi-purpose use, for example, conversion to a larger playing field suitable for hosting events such as cricket at international competition level.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Linda Law', with a stylized flourish at the end.

(Ms Linda Law)

for Secretary for Home Affairs

Events held in the Hong Kong Stadium from 2012 to 2014

2012 Sports Events (28 days)

Event	Organizer	Days
First Division League	HKFA	9
Senior Shield	HKFA	3
FA Cup	HKFA	2
Lunar New Year Cup 2012	HKFA	2
International football friendly match (Hong Kong vs Singapore)	HKFA	1
HK Jockey Club Charities Trust Challenge Cup (Kitchee vs Arsenal FC)	HKFA	1
EAFF East Asian Cup 2013	HKFA	3
Hong Kong Sevens 2012	HKRFU	3
15-a-side Rugby exhibition match	Carinat Limited	1
Sports training	Public	3

2012 Non-sports Events (5 days)

Event	Organizer	Days
Hong Kong and Kowloon Walk for Millions 2012	The Community Chest of Hong Kong	1
Celebratory Gala for the 15th Reunification Anniversary	Hong Kong Celebrations Association Limited	1
Mainland Olympic Gold Medalists Extravaganza	Home Affairs Bureau	1
Scout Rally 2012	Scout Association of Hong Kong	1
24th Anniversary of EL SHADDAI	DWXI (EL SHADDAI) Prayer Partners Foundation International Limited	1

2013 Sports Events (25 days)

Event	Organizer	Days
First Division League	HKFA	8
Senior Shield	HKFA	1
FA Cup	HKFA	4
Lunar New Year Cup 2013	HKFA	2
EAFF Cup 2013 Preliminary Competition	HKFA	2
Barclays Asia Trophy 2013	HKFA	3
Man U Asia Tour 2013	HKFA	1
Hong Kong Sevens 2013	HKRFU	3
Lions Hong Kong 2013	HKRFU	1

2013 Non-sports Events (6 days)

Event	Organizer	Days
Hong Kong and Kowloon Walk for Millions 2013	The Community Chest of Hong Kong	1
English Alliance 2012/13 – “Create Our Own Reading Records!”	Education Bureau	1
Scout Rally 2013	Scout Association of Hong Kong	1
Closing Ceremony for the Year of Faith	Catholic Diocese of HK Bishop’s Office	1
Drill exercise	Hong Kong Stadium	1
25th Anniversary of EL SHADDAI	DWXI (EL SHADDAI) Prayer Partners Foundation International Limited	1

2014 Sports Events (19 days)

Event	Organizer	Days
First Division League / Premier League	HKFA	9
Senior Shield	HKFA	1
Lunar New Year Cup 2014	HKFA	2
AFC Cup 2014	HKFA	1
Football exhibition match (Kitchee vs Paris Saint-Germain)	HKFA	1
HKFA Centennial Celebration Match (Hong Kong vs Argentina)	HKFA	1
Hong Kong-Shanghai Inter Club Championship	HKFA	1
Hong Kong Sevens 2014	HKRFU	3

2014 Non-sports Events (3 days)

Event	Organizer	Days
Hong Kong and Kowloon Walk for Millions 2014	The Community Chest of Hong Kong	1
Scout Rally 2014	Scout Association of Hong Kong	1
26th Anniversary of EL SHADDAI	DWXI (EL SHADDAI) Prayer Partners Foundation International Limited	1

New Stadia Located in Urban Areas

Note: Stadiums marked with * are newly built stadia and others are in-situ redevelopment

	Name and location of the Stadium	Spectator Capacity	Year Completed
1	National Stadium Singapore	55,000	2014
2	Arena Fonte Nova Salvador, Brazil	56,500	2013
3	Estadio San Mamés Bilbao, Spain	53,332	2013
4	Olympic Stadium* London, United Kingdom	80,000	2012
5	Arena do Gremio* Porto Alegre, Brazil	55,538	2012
6	Stade Pierre-Mauroy Villeneuve d'Ascq, France	50,185	2012
7	National Stadium Warsaw, Poland	58,145	2011
8	BC Place Vancouver, Canada	54,320	2011
9	National Arena Bucharest, Romania	55,634	2011
10	Aviva Stadium Dublin, Ireland	50,000	2010
11	Cape Town Stadium Cape Town, South Africa	55,000	2009
12	Donbass Arena Donetsk, Ukraine	52,187	2009

	Name and location of the Stadium	Spectator Capacity	Year Completed
13	Moses Mabhida Stadium Durban, South Africa	54,000	2009
14	Tianjin Olympic Center Stadium* Tianjin, China	54,696	2007
15	Emirates Stadium* London, United Kingdom	60,272	2006
16	Esprit Arena Dusseldorf, Germany	54,600	2004
17	Estádio de Dragão Porto, Portugal	50,431	2003
18	Estadio Ciudad de La Plata La Plata, Argentina	53,000	2003
19	Estádio de Luz Lisbon, Portugal	65,647	2003
20	Aoti Main Stadium Guangzhou, China	80,012	2001
21	Busan Asiad Main Stadium Busan, South Korea	53,864	2001
22	Seoul World Cup Stadium* Seoul, South Korea	66,806	2001
23	Estadio Benito Villamarin Sevilla, Spain	56,432	2001
24	St. James' Park Newcastle, United Kingdom	52,387	2000
25	Etihad Docklands Stadium* Melbourne, Australia	55,000	2000

Photos captured from the internet of the six recently built stadia mentioned in the table above are as follows –



Olympic Stadium, London, United Kingdom



Arena do Gremio, Porto Alegre, Brazil



Tianjin Olympic Center Stadium, Tianjin, China



Emirates Stadium, London, United Kingdom



Seoul World Cup Stadium, Seoul, South Korea



Etihad Docklands Stadium, Melbourne, Australia

**Events initiated by the Government
at the Hong Kong Stadium since 2005**

Name of Event	Date	Nature
四海同心送關懷	1 January 2005	Funding event
Hong Kong Welcomes the Delegation of Shenzhou-6 Manned Space Mission Variety Show	27 November 2005	Variety Show
FC Bayern Munich versus Sao Paulo FC and China National Team versus FIFA World Stars HKSAR 10th Anniversary Reunification Cup	1 July 2007	Soccer event
Disciplined Services Grand Parade	15 July 2007	Carnival event
Hearts United Olympic Gala Event	4 May 2008	Variety Show
Mainland Olympic Gold Medallists Extravaganza	30 August 2008	Variety Show
Hong Kong Welcomes the Delegation of Shenzhou-7 Manned Space Mission Variety Show	7 December 2008	Variety Show
Mainland Olympic Gold Medallists Extravaganza	25 August 2012	Variety Show
English Alliance 2012/13 - "Create Our Own Reading Records!"	23 April 2013	Educational event

Breakdown of the rough cost estimate of the
Kai Tak Multi-purpose Sports Complex

Item / major facilities	Cost estimate \$ million (in September 2014 price level)
Site development (e.g. foundation, basement and podium, etc)	5,200
Main stadium	7,600
Public sports ground	800
Indoor sports centre	2,300
Commercial and office space	2,400
Open space and external works	1,700
Energy conservation, green and recycled features	1,100
Furniture & equipment	400
Contract administration and site supervision	400
Sub-total:	21,900
Project contingencies	3,300
Total:	25,200

Indoor Sports Centres Completed and under Construction

(I) Indoor Sports Centres completed since 2010

Item No.	PWP No.	District	Project Title	Seating Capacity	Size of Arena	Approved Project Estimate (\$M)	Works Completion Date
1	3047RG	Eastern	Siu Sai Wan Complex*	401	1 main arena which can be used as 8 badminton courts	463.70 (approved in November 2008)	March 2011
2	3261RS	North	Sports Centre in Area 28A, Fanling/ Sheung Shui	1 200	- ditto -	360.00 (approved in November 2008)	April 2011
3	3190SC	Sai Kung	Tseung Kwan O Complex in Area 44, Tseung Kwan O*	1 200	- ditto -	530.90 (approved in May 2008)	May 2011
4	3048RG	Yuen Long	Tin Shui Wai Public Library cum Indoor Recreation Centre*	70	- ditto -	625.40 (approved in July 2007)	May 2011
5	3053RG	Yuen Long	Sports Centre and Community Hall in Area 101 Tin Shui Wai*	745	- ditto -	629.80 (approved in June 2009)	June 2012

Item No.	PWP No.	District	Project Title	Seating Capacity	Size of Arena	Approved Project Estimate (\$M)	Works Completion Date
6	3054RG	Sai Kung	Town Park, indoor velodrome-cum-sports centre in Area 45, Tseung Kwan O	3 000	- ditto -	1144.20 (approved in February 2014)	December 2013
7	3050RG	Sai Kung	District open space, sports centre and library in Area 74, Tseung Kwan O*	1 200	- ditto -	749.20 (approved in June 2011)	August 2014

*Other facilities such as community hall, library etc are included in the project.

(II) Indoor Sports Centres currently under construction

Item No.	PWP No.	District	Project Title	Seating Capacity	Arena	Approved Project Estimate (\$M)	Tentative Works Completion Date
1	3269RS	Kwai Tsing	Sports centre in Area 4, Tsing Yi	800	1 main arena which can be used as 8 badminton courts	774.80 (approved in June 2013)	January 2017
2	3277RS	Tsuen Wan	Sports centre between Tsuen Wan Park and Tsuen Wan Road, Tsuen Wan	1 900 (main arena) 220 (secondary hall)	1 main arena and 1 secondary hall which can be separately used as 4 badminton courts each	765.60 (approved in July 2012)	Late 2017
3	3273RS	Sha Tin	Sports centre in Area 24D, Sha Tin	1 000	1 main arena which can be used as 8 badminton courts	639.70 (approved in March 2015)	Late 2018