Contents

			Page
1	INTRODUCTION		1
	1.1	Project Background	1
	1.2	Purpose of this Report	1
	1.3	Approach	2
	1.4	Limitations	3
	1.5	Structure of this Report	3
	1.6	Nomenclature and Abbreviations	4
2	PROJECT DESCRIPTION		5
	2.1	Site Location	5
	2.2	Existing Conditions	5
	2.3	The Preferred Option	5
	2.4	The Project Site Boundary	6
	2.5	Land Use Budget	6
	2.6	Proposed Development of the PH Site	7
	2.7	Proposed Development of the YLIEE Site	10
	2.8	Tentative Implementation Programme	11
3	Financial Viability Analysis for YLIEE		13
	3.1	Introduction	13
	3.2	Overview of Approach	13
	3.3	Key Assumptions	13
	3.4	Broad Cost Estimates	14
	3.5	Revenue Determinants	16
	3.6	Broad Financial Analysis Results for YLIEE	18
	3.7	Summary	21
4	Financial Viability Analysis For PH Site		22
	4.1	Introduction	22
	4.2	Overview of Approach	22
	4.3	Broad Cost Estimates	25
	4.4	Broad Revenues	30
	4.5	Broad Financial Analysis Results for PH Site	36
	4.6	Summary	37
5	Conclusion		38