

立法會
Legislative Council

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by the Administration)

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**Subcommittee to follow up
the outstanding capital works projects
of the former municipal councils**

**Minutes of meeting
held on Friday, 10 November 2000 at 10:45 am
in Conference Room A of the Legislative Council Building**

- Members Present** : Dr Hon TANG Siu-tong, JP (Chairman)
Hon Cyd HO Sau-lan
Hon Fred LI Wah-ming, JP
Hon CHAN Yuen-han
Hon LAU Wong-fat, GBS, JP
Hon Albert CHAN Wai-yip
Hon LEUNG Fu-wah, MH, JP
Hon WONG Sing-chi
Hon IP Kwok-him, JP
Hon LAU Ping-cheung
- Members Absent** : Hon Andrew WONG Wang-fat, JP
Hon WONG Yung-kan
- Member Attending** : Hon CHAN Kam-lam
- Public Officers Attending** : Mr Paul TANG
Deputy Secretary for the Environment and Food (A)
- Ms Eva TO
Principal Assistant Secretary for the Environment and Food (A) 3

Mr Jonathan McKinley
Principal Assistant Secretary for Home Affairs
(Recreation and Sport)

Mr WONG Siu-kwan
Project Director 3
Architectural Services Department

Ms Lolly CHIU
Deputy Director of Leisure and Cultural Services
(Administration)

Mr Edward LAW
Assistant Director of Leisure and Cultural Services
(Administration and Planning)

Mr CHEUNG Kwok-kee, Paul
Assistant Director of Leisure and Cultural Services
(Leisure Services) 1

Ms Janet WONG
Deputy Director of Food and Environmental Hygiene
(Administration and Development)

Miss Sarah WU
Deputy Director of Food and Environmental Hygiene
(Environmental Hygiene)

Mr Steve CHAN
Chief Executive Officer (Planning) 1
Food and Environmental Hygiene Department

Mrs Angel CHOI
Chief Executive Officer (Planning) 2
Food and Environmental Hygiene Department

Clerk in Attendance : Mrs Constance LI
Chief Assistant Secretary (2)5

Staff in Attendance : Miss Betty MA
Senior Assistant Secretary (2)1

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I. Election of Chairman

Dr TANG Siu-tong was elected Chairman of the Subcommittee.

II. Meeting with the Administration

[LC Paper Nos. CB(2) 194/00-01(01) and CB(2)216/00-01(01)]

The capital works projects of the two former Provisional Municipal Councils (PMCs) involving leisure and cultural facilities

[Paper No. CB(2) 194/00-01(01)]

2. At the invitation of the Chairman, Deputy Director of Leisure and Cultural Services (Administration) (DD/LCS(Adm)) briefed members on the progress made on the planning of various capital works projects involving leisure and cultural facilities. She said that the Leisure and Cultural Services Department (LCSD) assumed responsibility for the 160 former PMC capital works projects involving leisure and cultural facilities. Of these projects, 11 were priority projects which had received funding approval of the former PMCs, and eight of them were directly injected into the Public Works Programme (PWP) as Category A projects in the last legislative session. The Administration would seek funding to upgrade the other three priority projects, namely the Hammer Hill District Park, Stanley Complex and the Kowloon Bay Recreation Ground, when the technical issues related to these projects had been resolved.

3. Regarding the remaining 149 projects, DD/LCS(Adm) said that the Administration proposed to proceed with 16 priority projects first. Funding had been set aside for upgrading six of these projects to Category B of PWP, and the Administration envisaged that they would be upgraded to Category A in about two years. The Administration would also proceed with the improvement works to the Lok Wah Playground ahead of other projects as a minor works project because of the need for urgent repair. As regards the remaining nine projects, they would be included as Category C items of PWP subject to the findings of the Preliminary Project Feasibility Studies (PPFS).

4. On the other outstanding projects, DD/LCS(Adm) said that the Administration would continue to review the position regularly in the light of justifications for upgrading them to Category C items.

5. Noting that the Administration accorded priority to only 16 projects out of 149 outstanding projects, Mr Fred LI expressed concern that it would take a very long time to include all these projects in PWP. He asked whether the Administration had set a timetable for inclusion of all the 149 projects in PWP. He also asked about the total project costs involved.

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6. DD/LCS(Adm) responded that the majority of the remaining projects were previously classified as Category IV projects by the former PMCs. She said that the former PMCs also had an annual review system to review the priority of various projects with regard to the readiness of the project and site availability, etc. In selecting projects for inclusion in PWP, the Administration adopted the criteria set out in paragraph 5 of the Administration's paper. These included the need for upgrading the facilities for safety reasons, speed of population intake in new residential developments, local demand for the facilities, readiness of the site and views of District Councils, etc. LCSD would review these projects jointly with the Architectural Services Department on a regular basis. As regards the project cost, DD/LCS(Adm) said that the cost for individual projects would vary depending on their design and recommendations of PPFS.

7. Mr Fred LI commented that it would be meaningless for the Administration to make reference to the former categorization of these ex-PMC projects. He urged the Administration to provide a concrete time-table for inclusion of the remaining 149 projects in PWP. DD/LCS(Adm) responded that subject to PPFS, the Administration planned to upgrade these projects to Category C by phases. The Administration had also consulted and made periodic reports to 18 District Councils on the progress of those projects under planning.

8. The Chairman asked whether the 16 priority projects were selected based on the views of the District Councils. DD/LCS(Adm) said that the Administration had taken into account the views of the relevant District Councils, the availability of resources and other factors as described in paragraph 5 of the Administration's paper. Details of issues discussed with the District Councils concerned were given in Appendix D of the Administration's paper.

9. Mr Fred LI sought assurance from the Administration that it would not cancel any of the 149 outstanding projects. DD/LCS(Adm) assured members that the Administration would follow up the remaining capital works projects of the former PMCs, and would recommend new priority items following regular reviews and in consultation with the District Councils.

Territory-wide review of leisure and cultural facilities

10. Ms Cyd HO said that in the last legislative session, the Administration had informed members that a territory-wide review of leisure and cultural facilities would be conducted. She wanted to know the scope and direction of the review, the criteria for the review and the expected completion date. She also asked whether District Councils had been consulted on the review.

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11. Principal Assistant Secretary for Home Affairs (PAS(HA)) responded that the Administration had no intention to revamp the existing planning standards. He said that the review was sort of a stock-taking exercise for the Administration to take a broader look at the current facilities being provided or managed by the public and private sectors, as well as the extent of their utilisation. He agreed that there might be a need for wider consultation on the territory-wide review. PAS(HA) stressed that there was no change in the policy governing the provision of leisure and cultural facilities, and that the territory-wide review would not impede the implementation of the ex-PMC projects.

12. Ms Cyd HO expressed concern that the former PMCs projects had been dragged on for an unduly long period of time pending completion of the Administration's various reviews. She urged the Administration to provide a concrete time-table for implementation of these outstanding capital works projects. PAS(HA) responded that the Administration was committed to carrying out these projects and would continue to work on them. He said that it was not feasible to provide a concrete time-table for the implementation of all outstanding ex-PMC capital works projects, as many of them were still in the initial planning stages and the sites or the conceptual layout plans were not yet ready.

13. The Chairman advised that the Administration should provide information on the scope and the time-table of the various territory-wide reviews undertaken by the Administration, as it would have a bearing on the implementation of the outstanding capital works projects. Mr IP Kwok-him expressed support for the Chairman's suggestion. He said that while he had no objection to the Administration conducting reviews for better utilization of the facilities, he was strongly of the view that the Administration should not use the reviews as an excuse to delay the implementation of the ex-PMC projects. He reminded the Administration that these projects had been thoroughly discussed by District Councils and approved by the former PMCs. PAS(HA) agreed to provide the information.

Admin

Civic Centres

14. Noting that the Administration would review the policy of providing new civic centres in Hong Kong with regard to the high capital and maintenance costs of civic centres and the utilization of existing facilities, Ms Cyd HO said that she had doubts about the Administration's commitment to carry out the ex-PMC projects. She cited Tai Po Civic Centre as an example and said that the project was still not implemented despite the strong demand of Tai Po District Council.

15. PAS(HA) responded that the Administration was committed to implementing the ex-PMC capital works projects, but it also had to balance the

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local needs for leisure and cultural facilities with the utilization of existing facilities. He said that the Administration was now reviewing the levels of provision of civic centres and might have to adjust the implementation time-table with regard to the review findings.

16. DD/LCS(Adm) added that the Administration had fully explained the current position of the proposed Tai Po Civic Centre to the Tai Po District Council. She pointed out that as a new Tai Po Complex with recreational facilities was under construction, the needs for such facilities in the district would be generally satisfied.

17. Ms Cyd HO opined that the provision of a complex could not substitute the need for a civic centre in Tai Po as the latter would also include a library and cultural facilities. DD/LCS(Adm) clarified that the Administration had no intention to abandon the Tai Po Civic Centre although it was currently not listed as one of the 16 priority projects for inclusion in PWP. She said that implementation of the project was pending the review on the provision of civic centres.

18. Mr Fred LI pointed out that the policy review of civic centres was started by the PMCs and was nothing new. He asked about the implication of the policy review on the implementation of the ex-PMC projects. PAS(HA) responded that the Administration would continue to work on the outstanding ex-PMC projects while the policy reviews were being carried out. The Administration would revert to the Subcommittee as soon as practicable.

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Library service

19. Mr Fred LI said that the Administration should accord priority to the provision of library service in new towns such as Tin Shui Wan, Ma On Shan and Tseung Kwan O which had a younger population and strong demand for libraries. He considered that the Administration need not wait for the population in these new towns to reach the prescribed planning standard for the provision of library services.

20. DD/LCS(Adm) said that the Administration recognised the demand for library service in these new towns. She advised that the new district library in Ma On Shan was under construction, and a library was being planned for Tin Shui Wai in leased premises. The Chairman enquired whether it was possible to expedite the provision of libraries in these areas. DD/LCS(Adm) responded that as no provision had been made for these libraries in the current financial year, the Administration was now identifying resources to meet the rental costs of the proposed library in Tin Shui Wai which was expected to be leased and renovated next year. She also confirmed that there was no intention to abandon the proposed

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district library in Tin Shui Wai. Regarding the library service in Tai Po, DD/LCS(Adm) said that there was one small library in the district and a larger library would be provided in the proposed Tai Po Complex.

Aldrich Bay Complex

21. Ms Cyd HO said that she had the impression that the Administration had reduced the number and scope of the ex-PMC projects despite the Administration's undertaking at the time of the dissolution of the PMCs that the same level of service would be maintained. She cited the Aldrich Bay Complex as an example and said that the Administration had been reluctant to proceed with the project despite repeated requests of the Eastern District Council.

22. Assistant Director of Leisure and Cultural Services (Leisure Services)1 (AD(LS)1) responded that the Administration would have to consider the utilization of existing facilities and the proposed complex before proceeding with the proposed project. He said that there was already an indoor games hall in Sai Wan Ho Complex and a new sports centre would soon be opened in Lei King Wan Road. He pointed out that the utilization of indoor games hall was on the decline, possibly due to competition of similar facilities being provided in private housing estates. The Administration therefore considered that there was no imminent need to provide an additional indoor games hall in Aldrich Bay. The Administration would review the need for the Aldrich Bay Complex after the opening of the new sports centre in Lei King Wan Road.

23. Ms Cyd HO was of the view that the low utilization of indoor games hall was possibly due to the economic recession in the past two years rather than the provision of similar services by private clubhouses. To facilitate further consideration by members, she requested the Administration to provide information on the criteria adopted by the former PMCs in approving the Aldrich Bay Complex. AD(LS)1 agreed to provide the information.

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Tseung Kwan O Complex

24. Mr Fred LI said that an indoor games hall should be provided for Hang Hau as it had quite a large population. He also asked about the existing and proposed indoor games hall facilities in Tseung Kwan O.

25. AD(LS)1 advised that there were two indoor games halls in the district and the third one would be completed shortly. In considering whether any new indoor games hall should be provided for the area, the Administration would have to take into account the population distribution and the utilization of these three indoor

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games halls. In response to Mr Fred LI, AD(LS)1 undertook to provide information on the existing indoor games halls facilities in Tseung Kwan O, including their location and distance apart.

(Post-meeting note : The information was circulated to members vide LC Paper No. CB(2) 601/00-01(01) dated 4 January 2001.)

26. Ms Cyd HO pointed out that, to her knowledge, the two existing indoor games halls in Tseung Kwan O were quite far apart and were not within walkable distance from Hang Hau. She agreed with Mr LI that Hang Hau should be provided with its own indoor games hall. Mr WONG Sing-chi added that the Administration should have regard to the population forecast for the area in assessing the need for recreational and cultural facilities.

Admin

27. In summing up the discussion of leisure and cultural facilities, the Chairman requested the Administration to provide a position report on the various reviews on leisure and cultural facilities as soon as possible.

The capital works projects of the two former PMCs involving food and environmental hygiene facilities

[Paper No. CB(2) 216/00-01(01)]

28. At the invitation of the Chairman, Deputy Secretary for the Environment and Food (DS(EF)) advised that the Administration had consulted the District Councils on the ex-PMC capital works projects involving food and environmental hygiene (FEH) facilities, and their responses were summarized in the Administration's paper. He then highlighted the proposed way forward for the 33 ex-PMC capital works projects which were under the purview of the Food and Environmental Hygiene Department (FEHD), as follows -

- (a) Funding had been set aside for three FEH projects, namely, Tai Kok Tsui Complex, conversion of Centre Street Market and Stanley Complex. The first two projects had been injected into Category A of PWP, while the scope of the Stanley Complex was under review;
- (b) The Administration was conducting a review on the cost-effectiveness of the 10 FEH projects relating to retro-fitting of air-conditioning to existing markets/cooked food centres. The review was expected to be completed by the end of 2000;
- (c) The Administration would review the need for the proposed Tung Chau Street Complex, Hung Shui Kiu Complex and Siu Sai Wan Complex in the light of the facilities and development in the vicinity;

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- (d) The Administration considered that there was no real need to proceed with nine projects including the proposed Tseung Kwan O Complex, the reprovisioning of Kam Tin Market and Lai Wan Market extension as they were found not viable for reasons given in paragraph 13 of the Administration's paper; and
- (e) With regard to the four proposed projects for cooked food centres, the Administration considered that there was no longer a need to provide such eating outlets with public money due to declining demand for these facilities. The Administration planned to review the buy-back package for licensed cooked food hawkers to facilitate the phasing-out of cooked food hawkers.

29. Mr Fred LI noted from Annex A of the Administration's paper that some District Councils held different views from the Administration regarding the need for certain ex-PMC projects. He stressed that the Administration should seriously re-consider the views expressed by District Councils before taking a decision on these projects.

Stanley Complex

30. Noting that the Administration was re-assessing the need for a new market in the Stanley Complex, Mr IP Kwok-him asked about the time-table for the re-assessment and further consultation with the Southern District Council. Assistant Director of Leisure and Cultural Services (Administration and Planning) (AD/LCS(A&P)) responded that the initial assessment of FEHD was that the Stanley Complex should not include a market. Depending on the final decision on whether a market would be excluded from the project, the Administration would work on a revised design of the Complex to provide more leisure and cultural facilities in order to optimize utilization of the site. He added that the Administration aimed to put forward a final proposal on the Stanley Complex to the Southern District Council in about six months.

31. The Chairman asked about the reasons for not providing a market in the Stanley Complex. DS(EF) said that the Administration had conducted a second survey in August 2000 to assess the impact of the newly opened super-store on the business of the existing temporary market and the need for providing a new market in the Complex. The findings of the second survey revealed a marked change in the shopping habits of the Stanley residents and substantial reduction of patronage of the existing temporary market. The Administration therefore had serious doubts on the future viability of providing a new market in the Complex. The Administration therefore proposed to retain the existing temporary market,

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and to provide other leisure, cultural and community facilities such as a community hall in the Complex instead.

32. The Chairman asked whether the Administration would consider changing the present approach and design of public markets in order to improve their viability. DS(EF) responded that this could be considered in the long term. He explained that given the small size of the proposed market in the Complex and the competition of the private super-store which existed before the opening of the proposed market, the Administration was not optimistic about the viability of the proposed market in the Complex.

Retro-fitting of air-conditioning to existing cooked food markets

33. Mr Fred LI said that the policy on retro-fitting of air-conditioning to existing markets/cooked food centres was approved by the former PMCs. As there was a pressing need to provide air-conditioning in existing markets as reflected by some District Councils, he urged the Administration to expedite implementation of these projects. Mr WONG Sing-chi shared similar views and urged the Administration to provide a time-table on the proposed review and implementation of the projects.

34. DS(EF) responded that the 169 outstanding projects had not received all necessary approvals from the former PMCs, and the majority was still at a relatively early planning stage. He said that the Administration was currently reviewing the priority and scope of these projects and would proceed with those projects which were found necessary. The Administration had carefully considered the views of the District Councils and noted that some of them had strong views about certain projects such as the provision of public markets. He stressed that the Administration also had to consider the future viability of new markets in view of the comments in the Director of Audit's reports. As regards the retro-fitting of air-conditioning to existing markets/cooked food centres, DS(EF) said that retro-fitting works had been carried out in three existing markets. The Administration would review the cost-effectiveness of these projects and provide a separate paper to the Subcommittee at the next meeting.

Admin

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35. Miss CHAN Yuen-han expressed dissatisfaction with the Administration's response. She said that this was not a new problem and the Administration should already have the necessary information, such as the retro-fitting costs, for the review. She also expressed disappointment that the Administration had delayed the implementation of these projects and had not taken the views of the District Councils seriously.

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36. The Chairman asked whether the Administration's review was on the cost-effectiveness of the completed retro-fitting projects or on the need for the remaining 10 projects.

37. Deputy Director of Food and Environmental Hygiene (Administration and Development) (DD/FEH(A&D)) clarified that as retro-fitting works had been completed in three existing markets, namely, Sha Tin Market, Yan Oi Market and Tai Kiu Market, the Administration would first assess whether the retro-fitting of air-conditioning had brought about noticeable improvements to these markets or given rise to any technical problems. It was the Administration's intention to review the cost-effectiveness of these completed projects in the light of operational experience, before taking a decision on the need and feasibility of the 10 remaining projects. She said that Architectural Services Department had already completed its evaluation on the technical aspects such as the temperature of the markets. The Administration would provide the review findings to the Subcommittee at the next meeting.

38. Miss CHAN Yuen-han said that if it was the policy intention to carry out retro-fitting works to public markets/cooked food centres, the Administration should not delay the implementation of retro-fitting works because of technical difficulties. The Chairman advised that the Administration would have to explain to the public if the Administration sought to scrap or revise a policy previously approved by the former PMCs.

39. Ms Cyd HO said that apart from cost-effectiveness, the Administration should also look at the problem from the environmental hygiene angle. She commented that as the review was conducted outside the hot months, it might not give the true picture. Mr Albert CHAN also urged the Administration to formulate objective criteria for the review. He considered that improving the hygiene standard in public markets/cooked food centres should be the most important consideration.

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40. DS(EF) said that the Administration would take into account members' comments and strike a balance in conducting the review.

Other projects

41. On the Tseung Kwan O Complex, Mr Fred LI and Ms Cyd HO said that they had no strong views on the Administrations' proposal of not proceeding with the market project in the Complex in view of the Administration's explanation in the paper. DS(EF) said that the recommendation not to proceed with the market project was made having regard to the projected utilization of the market and the fact that there was no hawker resiting commitment for the project.

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42. On the overall position of the former PMCs projects, Mr Albert CHAN requested the Administration to provide a composite position report showing the progress of all the 169 outstanding projects together with their previous categorization by the two former PMCs. DD/FEH(A&D) said that the Administration had previously provided information on the 169 outstanding projects to the former Subcommittee to follow up the outstanding capital works of the two former PMCs in the last legislative session. In response to Mr CHAN, DD/FEH(Environmental Hygiene) clarified that the 169 capital works projects did not include minor works projects.

Admin

43. To facilitate members' further deliberations, the Chairman requested the Administration to provide a composite position report on the 169 outstanding capital works projects of the former PMCs. The Administration agreed.

(Post-meeting note : The Secretariat circulated previous LegCo papers FCRI(1999-2000)17 and PWSC(1999-2000)76 on background information concerning arrangements of ex-PMC projects to members vide LC Paper No. CB(2) 411/00-01 on 5 December 2000.)

III. Any other business

Clerk

44. Ms Cyd HO suggested and Members agreed that the Subcommittee should meet regularly every month. The Chairman instructed the Clerk to issue a tentative meeting schedule for members' reference.

(Post-meeting note : With the concurrence of the Subcommittee Chairman, the meeting schedule in 2000-01 was issued to members vide LC Paper No. CB(2)256/00-01 on 14 November 2000.)

45. Members agreed to hold the next meeting on Thursday, 7 December 2000 at 10:45 am.

46. There being no other business, the meeting ended at 12:10 pm.

Legislative Council Secretariat

28 February 2001