

**立法會**  
**Legislative Council**

LC Paper No. PWSC 42/02-03  
(These minutes have been  
seen by the Administration)

Ref : CB1/F/2/2

**Public Works Subcommittee of the Finance Committee**

**Minutes of the 4<sup>th</sup> meeting**  
**held in the Chamber of Legislative Council Building**  
**on Wednesday, 27 November 2002, at 10:45 am**

**Members present :**

Ir Dr Hon Raymond HO Chung-tai, JP (Chairman)  
Hon Albert CHAN Wai-yip (Deputy Chairman)  
Dr Hon David CHU Yu-lin, JP  
Hon Fred LI Wah-ming, JP  
Hon CHAN Yuen-han, JP  
Hon CHAN Kam-lam, JP  
Hon SIN Chung-kai  
Hon Andrew WONG Wang-fat, JP  
Hon WONG Yung-kan  
Hon YEUNG Yiu-chung, BBS  
Hon LAU Kong-wah  
Hon Miriam LAU Kin-yee, JP  
Hon CHOY So-yuk  
Hon Andrew CHENG Kar-foo  
Hon TAM Yiu-chung, GBS, JP  
Hon WONG Sing-chi  
Hon LAU Ping-cheung

**Members absent:**

Hon Kenneth TING Woo-shou, JP  
Hon Cyd HO Sau-lan  
Hon Eric LI Ka-cheung, JP  
Hon James TO Kun-sun  
Hon Emily LAU Wai-hing, JP

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Dr Hon LAW Chi-kwong, JP  
Dr Hon TANG Siu-tong, JP  
Hon Abraham SHEK Lai-him, JP  
Hon Henry WU King-cheong, BBS, JP  
Hon IP Kwok-him, JP

**Public officers attending:**

Miss Elizabeth TSE, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) 3
Mr Thomas TSO, JP	Deputy Secretary for Housing, Planning and Lands (Planning and Lands)
Mr W S CHAN	Deputy Secretary for the Environment, Transport and Works (Transport and Works) (W2)
Mr Rob LAW, JP	Director of Environmental Protection
Mr Andrew TSANG	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr William C G KO, JP	Director of Water Supplies
Mr LEUNG Mang-chiu	Assistant Director/New Works Water Supplies Department
Mr Raymond T K CHEUNG	Director of Drainage Services
Mr K C NG	Chief Engineer/Project Management Drainage Services Department
Mr Martin K K CHEUNG	Chief Civil Engineer Housing Department
Mr David WONG	Deputy Secretary for Security (2)
Mr Robert M K CHAN, JP	Chief Staff Officer Civil Aid Service
Mr J K KWOK, FSDSM, JP	Chief Fire Officer (Headquarters) Fire Services Department
Mr C H YUE, JP	Director of Architectural Services
Mr NG Sek-hon, JP	Deputy Secretary for Home Affairs (3)
Mr K C LAU	District Officer (Southern) Southern District Office Home Affairs Department
Mr Johnny W M WOO, JP	Assistant Director (Leisure Services) 2 Leisure and Cultural Services Department
Mr C P HUNG	Assistant Director (Operations) 1 Food and Environmental Hygiene Department
Mr S K WONG	Deputy Director of Architectural Services
Mr Eddy YAU, JP	Assistant Director (Leisure Services) 3 Leisure and Cultural Services Department
Mrs Loran MAO	Assistant Director (Leisure Services) 1 Leisure and Cultural Services Department

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**Clerk in attendance:**

Ms Anita SIT

Chief Assistant Secretary (1)6

**Staff in attendance:**

Ms Pauline NG

Assistant Secretary General 1

Ms Rosalind MA

Senior Assistant Secretary (1)9

Ms Caris CHAN

Senior Legislative Assistant 1

Mr Frankie WOO

Legislative Assistant 2

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**HEAD 709 – WATERWORKS**

**PWSC(2002-03)68      232WF      Reconstruction of catchwater channels  
and tunnels in Tai Lam Chung**

The item was voted on and endorsed.

**HEAD 704 – DRAINAGE**

**PWSC(2002-03)69      64CD      Rural Drainage Rehabilitation Scheme**

2. Noting that 79 950 square metres of private agricultural land would be resumed for the proposed works, Mr TAM Yiu-chung enquired about the progress of land resumption work. In reply, the Director of Drainage Services said that the land resumption work was in good progress. The Administration did not encounter any difficulty in resuming the private agricultural land as only two households were affected.

3. The item was voted on and endorsed.

**HEAD 711 – HOUSING**

**PWSC(2002-03)70      68KA      Reprovisioning of Civil Aid Service and  
Fire Services Department facilities to Site  
17, West Kowloon Reclamation, Yau Ma  
Tei**

4. Members noted that an information paper on the project had been circulated to the Panel on Housing and the Panel on Security on 28 May 2002.

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Design of the proposed facilities

5. Mr Albert CHAN sought information on the exterior design of the proposed Civil Aid Service (CAS) and Fire Services Department (FSD) facilities, and opined that the Administration should ensure that the design should be both practical, aesthetically appealing and in harmony with the surrounding environment. The Chairman concurred and added that as requested at the last meeting of the Public Works Subcommittee held on 13 November 2002, the Administration should provide more detailed information in the form of sketch drawings, sectional plans and maps etc to facilitate members' understanding of the design and other details of project proposals.

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6. The Director of Architectural Services (DArchS) responded that while it was necessary for the design of government facilities to meet the requirements of user departments, the Architectural Services Department (ArchSD) would encourage architects to incorporate creative features into the design as far as possible. He agreed with Mr CHAN and the Chairman that the design of government facilities should be both practical and aesthetically appealing and in harmony with the surrounding environment, and would bear this in mind in considering future designs. At members' request, DArchS agreed to provide three-dimensional perspective drawings/plans of the proposed facilities for members' information before the proposal was put forward to the Finance Committee for funding approval.

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7. Mr LAU Ping-cheung suggested that the Administration might consider following the practice in Mainland China of appointing an independent body to advise and monitor the design of government facilities. DArchS said that currently a comprehensive and effective mechanism was in place within ArchSD to monitor the vetting of project designs to ensure that the designs were up to the required standard. In cases where consultants were engaged for the design of a project, ArchSD was also responsible for overseeing the quality of design. He took note of Mr LAU's suggestion and would consider this where necessary. The Chairman remarked that for the design of highways and footbridges, the Administration would consult the Advisory Committee on Appearance of Bridges and Associated Structures.

Optimal site utilization

8. Mr TAM Yiu-chung supported the principle of achieving optimal site utilization and cost-effectiveness in the co-location of government offices for shared use of facilities as in the case of this project. He also urged the Administration to achieve cost-effectiveness in the design of public works projects so that resources and public funds could be utilized to the best advantage of the community. Excessive building works and costly building materials should be avoided. The Chairman concurred and urged the Administration to strengthen the monitoring of foundation design of large scale capital works projects to avoid

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wastage. The Deputy Secretary for the Environment, Transport and Works (Transport and Works) said that cost-effectiveness had all along been a main consideration for the design of government facilities. He assured members that the Administration would exercise vigilance in this regard.

9. Mr LAU Ping-cheung expressed support for re-provisioning the CAS and FSD facilities to release the existing sites for housing and other developments to achieve optimal site utilization. He sought information on the planned usage of the released sites. The Chief Civil Engineer, Housing Department replied that at the time when this proposal was drawn up, the plan was to release the land for private development through the Land Disposal System. In view of the Housing Policy announced by the Secretary for Housing, Planning and Lands on 13 November 2002 to stop all scheduled land auctions and to suspend the Application List until 2003, the plan for these sites might be reviewed nearer the time of their release in 2005/2006.

Landscaping works

10. Noting that the proposed parade ground was in close proximity to roads, Mr LAU Ping-cheung expressed concern about the noise nuisance and the unfavorable air quality at the site and the suitability of the site for parade and physical training. He suggested that more trees be planted along the periphery of the parade ground to serve as a buffer zone between the parade ground and the roads.

11. DArchS responded that the Preliminary Environmental Review completed in November 1998 concluded that the site was suitable for the provision of outdoor exercise facilities such as a parade ground. He advised that the CAS Headquarters Building would serve as an effective barrier between the major road nearby and the parade ground. Nevertheless, he would take into account Mr LAU's suggestion of providing more trees and vegetation at the periphery of the parade ground in finalising the project design. He also took note of Mr LAU's comment about the choice of fast-growing or mature trees for transplanting at the site rather than slow-growing species which would take some years to become fully grown.

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12. The item was voted on and endorsed.

**HEAD 703 – BUILDINGS**

**PWSC(2002-03)71      46RG      Stanley Complex**

13. Members noted that this project had been discussed by the "Subcommittee to follow up the outstanding capital works projects of the former municipal councils" (the Subcommittee) on 14 November 2002.

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Design of the Stanley Complex

14. Mr Albert CHAN was concerned about the design of the Stanley Complex, which would be a major government structure in Stanley. He requested the Administration to provide additional illustrative drawings/plans to facilitate members' consideration of the project design. In response, DArchS provided photographs of the design model of the Stanley Complex and these were passed around for members' information. Responding to Mr CHAN's further enquiry about the landscaping design of the complex, DArchS referred members to the sectional views at enclosure 2 of the paper. He explained that the complex would be a three-storey multi-purpose structure with sports and community facilities. In view of space constraints, the provision of open space outside the complex was not feasible. To create a spacious and airy feeling, the complex was designed with a double-height open-air courtyard on top of the integrated hall, with natural sunlight available. He advised that plants and soft landscaping would be provided in the open-air courtyard to create a relaxing and leisure environment, which could match with the environment of Stanley as a popular tourist spot. The courtyard would also accommodate a tourist information centre.

15. Referring to the photographs showing the exterior design of the complex, Mr Albert CHAN commented that more landscaping should be provided on the periphery of the complex to enhance its outlook. The Chairman shared Mr CHAN's view and added that the Administration should avoid constructing government facilities with mundane and monotonous designs. He urged the Administration to enhance the aesthetical aspects of the design of public works projects and work towards creative designs with special characteristics for individual projects.

Retention of the Temporary Stanley Market

16. Mr Fred LI pointed out that the Subcommittee had reluctantly accepted the revised project scope of the Stanley Complex, which had excluded the original market facilities. In view of the strong demand for a public market by local residents, Mr LI urged the Administration to retain the Stanley Temporary Market on a permanent basis. In reply, the Assistant Director (Operations)<sup>1</sup>, Food and Environmental Hygiene Department said that the Stanley Temporary Market would be retained to satisfy the need of local residents for a wet-goods market and improvement works would be carried out to enhance its business environment.

17. The item was voted on and endorsed.

**PWSC(2002-03)72      381RO      Local open space in Ping Shan, Yuen Long**

18. Members noted that this project had been considered by the "Subcommittee to follow up the outstanding capital works projects of the former

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municipal councils" on 7 March 2002.

19. The item was voted on and endorsed.

**PWSC(2002-03)73      370RO      Hammer Hill Road Park, Diamond Hill**

20. Members noted that this project had been considered by the "Subcommittee to follow up the outstanding capital works projects of the former municipal councils" on 2 May 2002.

Financial arrangements

21. Mr YEUNG Yiu-chung expressed support for the project, which would be a new park developed into a classical Chinese garden according to the unique Tang Dynasty style of architecture and landscaping. Noting that the Administration would entrust the project to Chi Lin Nunnery (Chi Lin), he sought clarification on the financial arrangement in this regard.

22. The Deputy Secretary for Home Affairs (3) (DS(HA)3) informed members that a provision of \$177 million had been earmarked for the project based on the original plan for a district park approved by the former Provisional Urban Council. The revised cost estimate of the project based on Chi Lin's present design was \$245 million, comprising Government's estimated budget of \$177 million and Chi Lin's estimated contribution of \$68 million. The Government's total commitment was capped at \$177 million, which was the estimated cost for portion 1 works of the project, comprising design and basic infrastructure works. Chi Lin was committed to finance portion 2 works of the project, comprising mainly the add-on features like the Tang Dynasty style buildings and pavilions, mature old trees and featured rocks etc.

23. In reply to Mr YEUNG's further enquiry, DS(HA)3 said that the entrustment arrangement had been adopted for other amenity projects in the past. He advised that the Administration would make reference to previous cases and consult Chi Lin in drawing up the entrustment agreement for this project, and the responsibilities and roles of the parties involved would be clearly laid down in the entrustment agreement.

Design of the park

24. Mr Albert CHAN said that while he would not object to the present project proposal, he was not in favour of the design concept of the park, which he considered, was designed with too many artificial structures. He also considered the project cost exceptionally high. He opined that a park should be designed with adequate open space, natural scenery and soft landscaping for the enjoyment of the public. Artificial rock features and concrete structures should be avoided as far as possible.

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25. DArchS appreciated Mr CHAN's view and explained that the provision of facilities for parks in different districts of the territory would be designed taking into account the characteristics of the district and the demands of the local community. He pointed out that the construction cost of a park would differ depending on a number of factors, including the site condition and the different kinds of facilities to be provided to suit users' requirements. He said that the estimated cost for the project was reasonable compared with other previous park projects undertaken by the Government.

26. Mr CHAN Kam-lam expressed support for the project proposal and the proposed design of the park. He said that the proposed design was presented to the Subcommittee at its meeting on 2 May 2002 and commended that the design was very impressive with high creativity and uniqueness. He pointed out that as the project site was adjacent to the Chi Lin Nunnery Monastic Complex (the Chi Lin Complex), the design of the park should be compatible with the Complex so that the entire area would become a tourist attraction. He considered the estimated cost value-for-money as he envisaged that the park would become an important tourist spot, attracting overseas visitors, residents from all parts of the territory, in addition to local residents of the East Kowloon region.

27. Mr Fred LI expressed support for the proposal. As the Administration had envisaged that the park would become a territory-wide tourist attraction, he urged the Administration to incorporate relevant ancillary facilities for tourists in the design and future management of the park. He opined that the Leisure and Cultural Services Department (LCSD), ArchSD and the Hong Kong Tourism Board should collaborate in this regard.

Entrustment arrangement and supervision of the project

28. Responding to Mr CHAN Kam-lam's concern about supervision of the project, DS(HA)3 advised that Chi Lin would be required to comply with Government tendering rules in undertaking the tendering exercise for the construction works. A committee comprising representatives of the Government, Chi Lin, and an impartial third party would be set up to oversee the project.

29. Pointing out that the present arrangement for the Administration to entrust the project to Chi Lin was achieved after lengthy discussions and enormous efforts of the parties concerned, Miss CHAN Yuen-han stressed that the smooth implementation of the project would hinge on the co-operation between the Administration and Chi Lin. In this connection, Miss CHAN urged the Administration to respect Chi Lin's expertise and experience in Tang Dynasty architectural works and give Chi Lin an adequate degree of autonomy in the project delivery process, while rendering necessary assistance to ensure the smooth implementation of the project.



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30. DS(HA)3 explained that the Administration would entrust the design, construction and supervision of works of the park to Chi Lin to ensure the compatibility of the park with the Chi Lin Complex. He reiterated that the project would be implemented with close co-operation between the Government and Chi Lin.

Traffic management measures and parking facilities

31. Mr TAM Yiu-chung expressed concern about the adequacy of parking spaces, in particular, parking spaces for coaches conveying park visitors. He commented that many visitors would be attracted by the special features and uniqueness of the park and it was expected to become a popular spot for group tours. The provision of only 16 parking spaces for coaches would fall far short of the demand. In addition, Mr TAM urged the Administration to assess the traffic impact on the area due to the increase in traffic generated by park visitors and to consider suitable traffic management measures to cope with the increase.

32. In response, DS(HA)3 said that as the park was accessible by the Mass Transit Railway (MTR) and buses, it was anticipated that many visitors would go to the park by public transport and thus the demand for coach parking could be alleviated. As regards traffic management measures, DS(HA)3 advised that LCSD would liaise with the Transport Department (TD) to work out the needed traffic management measures before completion of the project. He took note of the Chairman's comment that liaison with TD on traffic management measures should commence as soon as possible to ensure proper road diversions or traffic flow arrangements for the anticipated increase in traffic.

Admin

33. Mr TAM Yiu-chung pointed out that given the trend of aging population and the fact that elderly people preferred to join group tours rather than taking public transport on their own, the demand for coach parking spaces would be great notwithstanding the park's proximity to an MTR station. He urged the Administration to explore measures to meet the demand. Moreover, he commented that the provision of only five parking spaces for private cars was insufficient as well. Mr Fred LI shared Mr TAM's concern about the need to provide more parking spaces for coaches. He however pointed out that there were car parks for private cars in the vicinity and it would not be necessary for more private car parking spaces to be provided in the project.

34. Mr Andrew WONG suggested that instead of providing additional parking spaces for coaches, the Administration could consider the provision of more loading/unloading bays for coaches so that a larger number of group tours could still be accommodated if it was not feasible to provide more coach parking spaces at the park. The Chairman concurred that management of loading/unloading activities would be important for the smooth operation of the park.

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Renaming of the park

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35. Mr Fred LI considered that the park should be renamed and urged the Administration to give some thought in this regard. Mr Andrew WONG shared his view and commented that the existing name "Hammer Hill Road Park" was inappropriate. He suggested that the historical name of "上元嶺" which had been forgotten by most people might be used.
36. The item was voted on and endorsed.
37. The meeting ended at 11:35 am.

Council Business Division 1  
Legislative Council Secretariat  
18 December 2002