

**立法會**  
**Legislative Council**

LC Paper No. PWSC59/02-03  
(These minutes have been  
seen by the Administration)

Ref : CB1/F/2/2

**Public Works Subcommittee of the Finance Committee**

**Minutes of the 5<sup>th</sup> meeting**  
**held in the Chamber of Legislative Council Building**  
**on Wednesday, 18 December 2002, at 10:45 am**

**Members present :**

Ir Dr Hon Raymond HO Chung-tai, JP (Chairman)  
Hon Albert CHAN Wai-yip (Deputy Chairman)  
Hon Kenneth TING Woo-shou, JP  
Dr Hon David CHU Yu-lin, JP  
Hon Cyd HO Sau-lan  
Hon Fred LI Wah-ming, JP  
Hon James TO Kun-sun  
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 Andrew CHENG Kar-foo  
Dr Hon LAW Chi-kwong, JP  
Hon TAM Yiu-chung, GBS, 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  
Hon LAU Ping-cheung

**Members absent:**

Hon Eric LI Ka-cheung, JP  
Hon Emily LAU Wai-hing, JP  
Hon CHOY So-yuk  
Hon WONG Sing-chi

**Public officers attending:**

Miss Elizabeth TSE, JP	Deputy Secretary for Financial Services and the Treasury (Treasury)3
Miss Janice TSE	Principal Assistant Secretary for Financial Services and the Treasury (Treasury)
Mr Y C LO, JP	Permanent Secretary for the Environment, Transport and Works (Transport and Works)
Mr John TSANG, JP	Permanent Secretary for Housing, Planning and Lands (Planning and Lands)
Mr Mike STOKOE, JP	Deputy Director of Environmental Protection
Mr Daniel CHENG	Principal Assistant Secretary for Housing, Planning and Lands (Planning and Lands) 2
Dr LAU Ching-kwong, JP	Director of Civil Engineering
Mr YIP Sai-chor	Assistant Director (Civil)/Project Management/Civil Engineering Department
Mr Patrick LI	Assistant Director of Education (Infrastructure)
Mr C H YUE, JP	Director of Architectural Services
Ms Lolly CHIU, JP	Deputy Secretary for Home Affairs (3)
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

**Clerk in attendance:**

Ms Anita SIT	Chief Assistant Secretary (1)6
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**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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**Process of consultation on financial proposals for capital works projects**

The Chairman said that before proceeding onto the discussion of the capital works proposals on the agenda, he would like to report on the current position of the review on the "Process of consultation on financial proposals for capital works projects".

2. The Chairman reported that the Public Works Subcommittee (PWSC) conducted a review in December 2001 to examine how far the existing consultation process on capital works projects could be improved. PWSC had examined various options and individual PWSC members had been consulted in this regard. The majority of PWSC members considered that the present consultation process should continue, although improvements ought to be made to improve efficiency and effectiveness. He then outlined the subsequent developments as follows -

- (a) A package of new arrangements was submitted to the Finance Committee (FC) for its consideration on 15 July 2002. FC members supported the proposed arrangements in principle, and considered it appropriate for the proposals to be referred to the Committee on Rules of Procedure (CRoP) to examine the implications of the proposed arrangements on the inter-committee relationship of the Legislative Council.
- (b) At the meeting held on 2 December 2002, members of CRoP noted FC's views and considered that the proposed arrangements were not in conflict with any rules in the Rules of Procedure or current arrangements. As such, CRoP agreed that it was more appropriate for the matter to be considered by FC and PWSC.
- (c) On the advice of the FC Chairman, a paper (LC Paper No. FC32/02-03 dated 3 December 2002) had been circulated to FC members advising that subject to any comments from FC members by 6 December 2002, the matter would be referred back to PWSC for consideration of implementing the proposed arrangements. No comment had been received from FC members in response to the circular paper.
- (d) The Chairman then suggested that as the proposed arrangements had been deliberated in detail at earlier meetings of FC and PWSC, there should be no need to hold further discussion on the arrangements at this meeting. He would ask the Clerk to PWSC to take follow-up actions on the new arrangements. Member agreed.



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- (e) Members sought information on the arrangements for providing a mangrove replanting area to compensate for the loss of mangroves as a result of the construction of the Chek Lap Kok airport and the associated development on the north shore of Lantau Island.

Proposed sheltered boat anchorage area

6. Mr Albert CHAN reiterated his concern about the capability of the proposed SBA area to meet the increase in demand for sheltered anchorage upon the completion of two planned projects in the vicinity, namely, the construction of a bridge linking Hong Kong, Macua and Zhuhai and the development of a container port at the northwest of Lantau. He enquired how such increased demand would be catered for in future, and opined that priority should be accorded to fishing vessels homing in Tai O to use the proposed SBA area.

7. In reply, the Principal Assistant Secretary for Housing, Planning and Lands (Planning and Lands)<sup>2</sup> (PAS(PL)<sup>2</sup>) said that the shallow water in Tai O would be a barrier for entry of larger vessels such as barges, and thus the proposed SBA area could only accommodate small to medium-size vessels. He added that if a decision was taken to construct a container port in the vicinity, there would be separate ancillary facilities provided for the container port. He assured members that if necessary, the Administration would consider taking administrative measures to ensure proper usage of the SBA area by fishing vessels homing in Tai O.

8. Mr TAM Yiu-chung expressed concern about the shallow water in Tai O and sought information on measures to ensure adequate water depth in the SBA area to facilitate usage by larger size fishing vessels. In response, the Director of Civil Engineering (DCE) informed members that the Administration had been monitoring the accumulation of mud in the area and had carried out dredging recently to remove the excessive mud there. DCE assured members that the Administration would continue to monitor the situation of mud accumulation to ensure adequate water depth in the proposed SBA area for fishing vessels.

9. Noting that the number of fishing vessels homing in Tai O was already 103 according to the boat survey conducted in 2001, Mr CHAN Kam-lam doubted whether the provision of a SBA area for 110 vessels would be adequate to cater for future demand. He enquired about the feasibility of enlarging the SBA in future and whether it would be more cost-effective to provide a larger SBA area in the first instance to cater for future increase in number of fishing vessels homing in Tai O. Mr LAW Chi-kwong, however, considered the proposed area of the SBA adequate and expressed reservation about the need to provide a larger SBA area.

10. In reply, the Assistant Director (Civil)/Project Management/Civil Engineering Department (AD(C)/CED) explained that the proposed SBA area had been reduced from the Administration's initial proposal of eight hectares to about

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four hectares after consultation with the Tai O community. He advised that the boat survey conducted in 1997 had recorded about 220 fishing vessels in Tai O and the figure had dropped to 103 in the survey conducted in 2001. Hence, there was inadequate justification to support the provision of a larger SBA area in the first instance. Nevertheless, the proposed SBA area could be enlarged by extending the length of the breakwater towards the direction of Nam Chung Tsuen, should there be a need for such an extension in future.

Design of the seawall and breakwater

Admin 11. Noting that the project would involve the restoration of the historic seawall in Tai O, Mr Albert CHAN urged the Administration to enhance the aesthetical aspects of the design of the seawall and breakwater and ensure that these would match with the environment of Tai O as a traditional fishing village. In response, DCE undertook to examine the feasibility of providing soft landscaping on the proposed seawall and breakwater and to ensure that the overall design, including the colour of stones used for the breakwater, would be in harmony with the surrounding area. In reply to the Chairman, DCE said that the historic seawall to be restored did not have any structural problem.

12. Mr CHAN Kam-lam commented that it might be costly to provide landscaping on the breakwater taken into account the fact that the breakwater would be exposed to strong wind and sea waves. The Administration should not put too much resources in providing landscaping on the breakwater.

Development strategy for the Tai O area

Admin 13. Mr TAM Yiu-chung opined that Tai O was a popular tourist spot and deserved careful planning for preservation of its cultural heritage, and urged the Administration to draw up a comprehensive development plan for the Tai O area. In response, the Permanent Secretary for Housing, Planning and Lands (Planning and Lands) undertook to provide an information paper on the development strategy and any associated capital works planned for the Tai O area before the project proposal would be considered by FC.

Disposal of contaminated mud

14. Responding to Mr CHAN Kam-lam's enquiry, AD(C)/CED referred members to paragraph 18 of the information paper and advised that out of the 1.3 million cubic metres of dredged mud, it was estimated that about 0.3 million cubic metres would be contaminated materials. These contaminated materials would be disposed of at the contaminated mud pit at East Sha Chau, which was currently the only site for disposal of contaminated mud in the territory.

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Provision of mangrove replanting area

15. Referring to paragraph 5 of the paper, Mr LAW Chi-kwong sought information on the detailed arrangements for the mangrove replanting work at the Tai O salt pan. Whilst there were already some mangroves at the existing salt pan, he doubted whether the proposed works would bring about substantial increase in mangroves to compensate for the loss resulting from the construction of the Chek Lap Kok airport and the associated development on the north shore of Lantau.

16. In reply, AD(C)/CED said that there were only a few mangroves at the existing salt pan. The proposed works would involve converting the existing salt pan to a created habitat for mangrove planting. While preserving the existing mangroves, young mangroves would be planted in the extended inter-tidal area to provide for a much larger mangrove area of seven hectares.

17. The item was voted on and endorsed.

**HEAD 703 – BUILDINGS**

**PWSC(2002-03)75            96ET            Special school in Area 3, Yuen Long, for moderately mentally handicapped children**

Impact of the reprovisioning on students and staff

18. Noting that the Hong Chi Morninglight School at Wah Fu would be reprovisioned to the proposed special school in Yuen Long, Mr IP Kwok-him expressed concern about the arrangements for the existing students of the school. In reply, the Assistant Director of Education (Infrastructure) (AD/E(I)) said that while the provision of special school places for moderately mentally handicapped (MoMH) children were planned and monitored on a territory-wide basis, shortfall of places in respective regions would still be met as far as practicable. Based on the latest population statistics, the Administration forecasted an increase in the shortfall of MoMH places in the New Territories Northwest Region in the 2006/07 school year while there was a surplus of such school places in the Hong Kong Region. Hence, the reprovisioning of the Wah Fu school to Yuen Long would alleviate the shortfall in the New Territories Northwest Region, while the estimated demand in the Hong Kong Region could still be fully met by the other MoMH schools in the same region. He advised that there were 47 students in the Wah Fu school. Parents of these students would have the choice of transferring their children to other MoMH schools in the Hong Kong Region or taking up the places in the new school in Yuen Long.

19. Mr Henry WU sought information on the arrangements for the existing teachers of the Wah Fu school and the planned usage of the school site upon the reprovisioning. AD/E(I) advised that the Administration had been in close liaison

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with the school authority for all necessary arrangements relating to the reprovisioning, including the design of the school, arrangements for teachers etc. He assured members that the Administration would make appropriate arrangements to minimize the impact of the reprovisioning on the teachers. As to the future usage of the school site at Wah Fu, AD/E(I) said that the current plan was to release the site to the Housing Department upon the reprovisioning.

Design of the school and provision of facilities

20. The Chairman commended the Administration's effort in providing photos of the school model at enclosure 2 of the information paper to facilitate members' understanding of the project proposal. Mr Henry WU shared the Chairman's view. However, Mr WU opined that the location of the green corner at the southeast corner of the school site was inappropriate and the area of the green corner was too small. He urged the Administration to provide a larger green corner in the school at a proper location.

Admin

21. The Director of Architectural Services (D Arch S) responded that the location of the green corner was planned in consultation with the Director of Education taking into account the operational need of the school. He took note of Mr WU's comment and undertook to examine the feasibility of providing a green corner of a larger size at an alternative location that could take in adequate natural light.

22. Mr Albert CHAN opined that the overall site area and the open space within the site provided for the proposed special school was not adequate taking into consideration the provision of a boarding section for 60 students. He sought information on the standard of provision in this regard.

23. In reply, AD/E(I) said that the site area for the proposed school was about 5 000 square metres and the school would only take in 100 students, of which 60 would be accommodated in the boarding section. This provision compared favourably against the regular site area provision of a standard school, which was about 6 200 square metres for 1 000 students. The provision would also far exceed the planning target of providing two square metres of open space per student. D Arch S added that in addition to the open areas, there would be a covered playground at the ground level for students' activities during rainy days.

24. Mr Albert CHAN considered that a boarding school should require more space for students' activities. He maintained that such provision was inadequate for the proposed school. To provide additional space for students' activities, he suggested that the Administration should consider enlarging the school site to include the temporary carpark adjacent to the site.

25. Mr TAM Yiu-chung, however, considered that in view of the scarcity of land in the territory, the provision of open space in the current proposal was acceptable. Dr TANG Siu-tong commented that the provision of additional open

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space for the special school might increase the difficulties of program workers/teachers in taking care of the students. He remarked that students of the school could also make use of the leisure/recreational facilities in the local community.

26. Mr Andrew WONG supported Mr Albert CHAN's suggestion and urged the Administration to provide additional space for the special school. Mr WONG added that as MoMH students might face discrimination and expose to danger of strangers if they had to make use of common leisure/recreational facilities in the local community, the provision of adequate space and facilities within the school boundary would be crucial to the healthy development of these students.

Admin

27. Noting members' concern, AD/E(I) undertook to follow up with relevant departments on the feasibility of including the temporary carpark adjacent to the school site for provision of more space for students' activities. In case the long-term incorporation of the carpark into the school site would not be feasible, the feasibility of using the carpark for school activities through a short-term tenancy lease would be explored.

Effectiveness of special education

28. Mr TAM Yiu-chung sought information on the effectiveness of special education and the target achievements made by students who had completed their studies in special schools. AD/E(I) responded that the main objective of special education was to help children of special needs to develop their potential to the full, to achieve as much independence as they were capable of, and become well-adjusted individuals in the community. Hence, special schools would be provided with workshops to prepare the students for their future work in sheltered workshops.

Application of renewable energy

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29. D Arch S took note of Mr LAW Chi-kwong's view that application of renewable energy should be actively considered in capital works projects, in particular school projects. D Arch S said that the Architectural Services Department was actively exploring the feasibility of the technique and would apply that in Government's capital works projects as far as practicable.

Public consultation

30. Noting that public consultation of the project proposal conducted by the Administration only involved the Yuen Long District Council (YLDC) and parents of the existing school at Wah Fu, Ms Cyd HO opined that this would be inadequate considering the nature of the project. Quoting the example of the opposition of Richland Gardens residents against the provision of an Integrated Treatment Centre in the Kowloon Bay Health Centre at Kai Yan Street, Ms HO cautioned that more thorough consultation and extensive communication with the local community would be necessary.

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31. AD/E(I) took note of Ms HO's concern and undertook to further explain to the local community the need for special education through the relevant Regional Education Office before the school commenced operation. He pointed out that from the past experience of establishing special schools in other districts, the local community usually would appreciate the demand for special education in the territory and the responsibility of the Government to cater for such demand so that children with special needs would be provided fair opportunity for education.

32. Mr TAM Yiu-chung opined that the incident of Richland Gardens residents' opposition to the Integrated Treatment Centre should not be compared to the proposed project as the facilities involved were different in nature. He said that MoMH children, who would be the future students of the proposed school, should not be discriminated against or labeled as a special category which would arouse prejudice of local residents.

33. Dr TANG Siu-tong said the proposed project was supported by YLDC, although some local residents had expressed concern about possible impact of the project on the community in their letters to YLDC. He considered that with more communication with local residents, there should not be any problem of opposition to the project from local residents.

34. While supporting the view that the community should be encouraged to be more accepting to minority groups such as the mentally handicapped, Mr IP Kwok-him opined that consultation with local community on Government projects should be conducted through the District Councils, which were the proper forums for discussion of local affairs as well as the proper channels for collecting local views on the projects.

35. Mr LAW Chi-kwong pointed out that it would not be realistic to expect that public education could entirely eliminate discrimination against and/or misunderstanding of the mentally handicapped in the community. He urged the Administration to take this into consideration in the planning of and public consultation on facilities for the mentally handicapped. Miss CHAN Yuen-han shared Mr LAW's view.

36. The Chairman requested the Administration to take note of members' views on the need to undertake thorough consultation and extensive communication with the local community on this project to avoid misunderstandings or rectify possible prejudice held by local residents against mentally handicapped children, who would be the future students of the proposed special school.

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37. The item was voted on and endorsed.

**PWSC(2002-03)76            373RO            District open space in Area 7, Tung Chung**

38. Members noted that this project had been considered by the "Subcommittee to follow up the outstanding capital works projects of the former municipal councils" (the Subcommittee) on 2 May 2002. Dr TANG Siu-tong, Chairman of the Subcommittee, said that the project proposal was supported by the Subcommittee and members of the Subcommittee considered that the project should be implemented as soon as possible.

39. While expressing support for this project proposal, Mr TAM Yiu-chung sought information on the progress of another planned sports centre cum library project in Area 17, Tung Chung. He commented that the delay in the provision of local recreational and sports facilities was unfair to residents of Tung Chung. He urged the Administration to speed up implementation of this proposed building project in Area 17. In response, the Assistant Director (Leisure Services)<sup>3</sup>, Leisure and Cultural Services Department (AD(LS)<sup>3</sup>) said that the Administration had completed consultation with the Islands District Council on the proposed project in Area 17, Tung Chung and this would be submitted to PWSC for consideration in 2003.

40. Mr WONG Yung-kan also expressed support for the project proposal. In reply to his enquiry, AD(LS)<sup>3</sup> confirmed that a pebble foot message path, which was suitable for use by the elderly, would be provided in the proposed open space.

41. Mr Albert CHAN said that residents of Tung Chung would have waited for about 10 years, since they first moved into the new town, for the provision of public open space and recreational facilities by the time the proposed project was completed in 2005. He considered this unfair to the residents. He also considered the scheduled construction period of 26 months unduly long and urged the Administration to shorten the construction period so that the proposed facilities could be completed at an earlier date for public use.

42. D Arch S explained that the current construction schedule had taken into account possible delays in construction works due to rainy seasons. Moreover, since part of the project site was being used for concrete mixing at present, the construction works would have to be done in two stages. The first stage involved the removal of the concrete surface and the concrete batching plant, which was estimated to take about four months to complete.

43. The Chairman commented that in future, the Administration should provide explanation for any unusually long construction period in the relevant PWSC paper. He further opined that the Administration should avoid allowing excessive construction period for public works projects so as to achieve prompt completion of the projects.

Action

44. The Permanent Secretary for the Environment, Transport and Works (Transport and Works) said that the Administration would aim at achieving cost-effectiveness in determining the construction period for individual projects. He concurred with members that the construction period of the project in question could be shortened and undertook to further discuss with D Arch S the feasibility of shortening the construction period to 21 months.

Admin

45. Mr LAU Ping-cheung commented that as the proposed project was a large area of open space, the construction works would be more prone to the impact of adverse weather and thus simply shortening the construction period substantially in the construction contract might result in a much higher contract price. He suggested that apart from a price in respect of the contract period set by the Government, tenderers might be asked to propose an alternative contract period and quote another price correspondingly in their tender bid. Then it would be up to the Government to decide on which contract period should be taken for the construction contract. D Arch S undertook to consider the suggestion.

Admin

46. The item was voted on and endorsed.

**PWSC(2002-03)77                      384RO                      Improvement to Lok Wah Playground,  
Kwun Tong**

47. Members noted that the item had been considered by the "Subcommittee to follow up the outstanding capital works projects of the former municipal councils" (the Subcommittee) on 7 March 2002. Dr TANG Siu-tong, Chairman of the Subcommittee, said that members of the Subcommittee supported the early implementation of the project.

Environmental impact of the project

48. Mr Fred LI said that the Administration had advised the local community that the construction vehicles for the project would make use of Kung Lok Road and the Kung Lok Road Playground for access to the project site. Local residents were concerned about the environmental impact and noise nuisance of the construction vehicles to the residential developments on Kung Lok Road and users of the Kung Lok Road Playground. To address local concerns, a monitoring group comprising representatives from the Kwun Tong District Council (KTDC) and the relevant Area Committee had been formed to monitor the implementation of precautionary measures during the construction period. In this connection, he urged the Administration to carefully plan the operation of the construction vehicles such that the impact of these vehicles on local residents would be minimized. Besides, other aspects of the construction works should also be carefully monitored to minimize disturbance and environmental nuisance to local residents during the construction period. He then sought information on the overall duration and daily schedule of operation of the construction vehicles.

Action

49. In response, D Arch S explained that details on the operation of the construction vehicles would be included in the contract as far as practicable after consultation with the monitoring group and local residents.

Provision of a seven-a-side artificial turf football pitch

50. Mr Fred LI said that there was a strong demand for seven-a-side football pitches in the territory and seven-a-side football pitches were preferred to five-a-side football pitches for competition purposes. Mr LI thus suggested providing a seven-a-side artificial turf football pitch in place of the proposed two five-a-side hard-surfaced football pitches. The Assistant Director (Leisure Services)1, Leisure and Cultural Services Department (AD(LS)1) agreed to explore the feasibility of the suggestion with the Architectural Services Department. Nevertheless, she advised that the Administration might have to consult KTDC again on this matter and this might cause delay in the commencement of the construction works.

51. Mr CHAN Kam-lam opined that while exploring the feasibility of the alternative as suggested by Mr Fred LI, the Administration should at the same time ensure the timely commencement of the project in February 2003. Mr IP Kwok-him also stated his view that any changes to the proposed facilities should not cause delay to the implementation of the project.

52. Mr Fred LI further elaborated his view that the provision of sports facilities should be designed according to local demand. While proposing the alternative of a seven-a-side artificial turf football pitch, he would have no objection to the original proposal of providing two five-a-side hard-surfaced football pitches if these were preferred to by the local community. He considered that the commencement of the project should not be delayed in any event. Mr SIN Chung-kai expressed concurrence with Mr LI.

53. AD(LS)1 said that whilst artificial turf football pitches were popular among some football players, hard-surfaced football pitches managed by the Leisure and Cultural Services Department had also recorded high usage rate of 70% to 80%. She undertook to examine the alternative suggestion in consultation with KTDC and in this regard would take heed of members' concern about timely commencement of the project. The Administration also took note of Mr Fred LI's remark that if the preference of the local community for a seven-a-side artificial turf football pitch was confirmed but funds were not readily available for such a provision, the Administration might then consider providing a seven-a-side hard surfaced football pitch.

Admin

54. In reply to Mr CHAN Kam-lam's enquiry, AD(LS)1 informed members that the Administration had provided information on the proposed minor improvement works for the Kung Lok Road Playground to KTDC.

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55. The item was voted on and endorsed.
56. The meeting ended at 12:15 pm.

Council Business Division 1  
Legislative Council Secretariat  
21 January 2003