

立法會
Legislative Council

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**Public Works Subcommittee of the Finance Committee
of the Legislative Council**

**Minutes of the 5th meeting
held in the Chamber of Legislative Council Building
on Wednesday, 26 January 2005, at 10:45 am**

Members present:

Ir Dr Hon Raymond HO Chung-tai, S.B.St.J., JP (Chairman)
Hon Alan LEONG Kah-kit, SC (Deputy Chairman)
Hon Fred LI Wah-ming, JP
Hon Mrs Selina CHOW LIANG Shuk-yee, GBS, JP
Hon James TO Kun-sun
Hon CHEUNG Man-kwong
Hon CHAN Yuen-han, JP
Hon CHAN Kam-lam, JP
Hon Jasper TSANG Yok-sing, GBS, JP
Hon LAU Kong-wah, JP
Hon Miriam LAU Kin-yee, JP
Hon CHOY So-yuk
Hon Andrew CHENG Kar-foo
Hon TAM Yiu-chung, GBS, JP
Hon Albert CHAN Wai-yip
Hon LEE Wing-tat
Hon LI Kwok-ying, MH
Hon CHEUNG Hok-ming, SBS, JP
Hon Patrick LAU Sau-shing, SBS, JP
Hon TAM Heung-man

Members absent:

Hon Margaret NG
Hon Abraham SHEK Lai-him, JP
Hon LEUNG Kwok-hung

Other Member attending:

Hon Timonthy FOK Tsun-ting, GBS, JP

Public officers attending:

Miss Amy TSE, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr Y C LO	Permanent Secretary for the Environment, Transport and Works (Works)
Mrs Rita LAU	Permanent Secretary for Housing, Planning and Lands (Planning and Lands)
Mr Elvis AU	Deputy Director of Environmental Protection
Miss Janice TSE	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Ms Lolly CHIU	Deputy Secretary for Home Affairs (3)
Ms Kitty CHOI	Deputy Director of Leisure and Cultural Services (Administration)
Miss Olivia CHAN	Assistant Director of Leisure and Cultural Services (Leisure Services) ² (Acting)
Mr Eddy YAU	Assistant Director of Leisure and Cultural Services (Leisure Services) ³
Mr C H YUE, JP	Director of Architectural Services
Mr Vincent LIU	Principal Assistant Secretary for Health, Welfare and Food (Food and Environmental Hygiene) ²
Mr Donald TONG	Deputy Director of Food and Environmental Hygiene (Administration and Development)
Ms Rhonda LO	Assistant Director of Food and Environmental Hygiene (Operations) ³
Mr Raistlin LAU	Principal Assistant Secretary for the Environment, Transport and Works (Environment) ¹
Mr Raymond CHEUNG	Director of Drainage Services
Mr P K CHAN	Chief Engineer/Sewerage Projects Drainage Services Department
Mr David WONG	Principal Environmental Protection Officer (Sewage Infrastructure Planning) Environmental Protection Department

Mr K W MAK	Chief Engineer/Consultants Management Drainage Services Department
Mr Martin K K CHEUNG	Chief Civil Engineer Housing, Planning and Lands Bureau
Mr William KO	Director of Water Supplies
Mr M C LEUNG	Assistant Director of Water Supplies/New Works

Clerk in attendance:

Ms Alice AU	Senior Council Secretary (1)5
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Staff in attendance:

Ms Pauline NG	Assistant Secretary General 1
Mr Anthony CHU	Council Secretary (1)2
Ms Caris CHAN	Senior Legislative Assistant (1)1
Mr Frankie WOO	Legislative Assistant (1)2

Action

Head 703 - Buildings

PWSC(2004-05)54 242RS Tseung Kwan O Sports Ground

The Chairman advised that the item was discussed by the Panel on Home Affairs (HA Panel) on 14 January 2005. He drew members' attention to the supplementary paper provided by the Administration on the overall venue arrangements for hosting the 2009 East Asian Games (EAG), and the letter from the Chairman of the Sai Kung District Council (SKDC) stating SKDC's support for the proposed project.

2. Ms TAM Heung-man, Deputy Chairman of HA Panel, reported that the Panel had no objection to providing sports facility for the local residents in Tseung Kwan O (TKO). But some members were concerned about the need to incur an additional \$70 million for providing the ancillary facilities to meet the standard required for holding the 2009 EAG. The Panel had therefore requested the Administration to provide additional information on the overall venue arrangement for the 2009 EAG so as to allow members to consider the justifications for the present proposal in the wider context. As the Administration indicated at the Panel meeting that the competition events for the 2009 EAG would only be finalized by the East Asian Games Association at a later stage and the Administration could only report to HA Panel the overall venue arrangement in mid-2005, some members suggested that the present item should be deferred until the overall venue arrangement could be finalized. The Administration however advised that there was urgency with the funding proposal as construction works

would need to commence by December 2005 so that the new sports ground would be completed in time for the 2009 EAG by December 2008.

3. Mr CHENG Kar-foo stated that while members of the Democratic Party (DP) were in support of the construction of the sports ground, they were not entirely convinced that it was justified to spend an additional \$70 million to build a secondary sports ground simply to conform with the International Association of Athletics Federations standards for holding international/regional track and field competitions. The main concern of HA Panel was that as the Government did not have a long-term sports policy with specific requirements on the need of sports facilities in Hong Kong, the provision of sports facilities was planned in a piecemeal fashion just to cope with ad hoc demands without due consideration of the long-term utilization of such facilities. He recalled that the Administration's proposal to construct a secondary sports ground for the Ma On Shan Sports Ground was aborted after Hong Kong failed in its bid for the 2006 Asian Games. In order to ensure the prudent use of public expenditure, he considered that resources for new sports facilities could only be justified if the Government was committed to a sports policy which aimed at encouraging public participation in sports at all levels, especially school children. The Administration should critically review the utilization of existing sports venues for hosting the 2009 EAG as well as other international sports events in future.

4. Regarding venue preparation for the 2009 EAG, the Deputy Director of Leisure and Cultural Services (Administration) (DD(A), LCSD) said that although the competition events for the 2009 EAG would only be finalized at a later stage, the Administration considered that the planning of venues should start early. The Administration's preliminary study of the sports events which were included in previous EAGs was that most of those events could be accommodated in the existing venues with appropriate upgrading works. The Administration had also taken the opportunity to review the scope of new sports projects coming on stream to cater for the needs of international events including the 2009 EAG. The present proposal was a project under the latter category. The list of possible sports events to be included in the 2009 EAG and the possible venues for holding these events along with the tentative works identified were given at the Annex to the supplementary information paper. She said that the Administration would report to HA Panel in mid-2005 with an update on the detailed works required and the capital costs involved. The Administration would bid funding for those works in accordance with the prevailing procedures for capital works projects.

5. Regarding the Government's sports policy, the Deputy Secretary for Home Affairs (3) (DS(HA)) stated that the Government's overall strategy on sports development was aimed at promoting a sustainable and community-wide sporting culture, nurturing a cadre of high performance athletes and developing Hong Kong as a sports capital. As regards the promotion of student sports, DS(HA) advised that a working group was formed under the Community Sports Committee of the Sports Commission to study the existing student sports activities

in Hong Kong. The findings of the study were being analyzed with a view to developing a strategic plan for promoting student sport.

6. While encouraging the Government to enhance co-operation with schools in promoting student sport, Mr CHENG Kar-foo cautioned that the Government should not seek to over-provide sports facilities in the absence of widespread public participation and interest in sports. He reiterated his concern about possible under-utilization of the secondary sports ground under the present proposal.

7. In response, the Assistant Director of Leisure and Cultural Services (Leisure Services)³ said that while the secondary sports ground would provide warm-up track and other facilities up to international specifications for holding large scale international athletics competitions, it could also serve as a running track and a 7-a-side natural turf football pitch on its own. With the installation of temporary seating, the secondary sports ground could be used by local schools and other groups for holding small-scale sports events as a separate venue from the main sports ground.

8. Mr Patrick LAU expressed support for the early implementation of the proposed project as requested by the local DC. Highlighting the positive impact the hosting of the 2009 EAG would have on lifting Hong Kong's image and promoting tourism development, he called on the Administration to make better venue preparation so that the event could become a showcase of Hong Kong's achievement. Considering that interests in sports would best be encouraged through family participation, he said that the provision of a secondary sports ground might limit the types of facilities to be provided in the TKO Sports Ground for the use of the whole family. The Administration should consider whether a bigger Sports Ground could be provided to accommodate additional sports facilities for the family.

9. Mr LAU Kong-wah stressed the need to meet the pressing demand for local sports facilities for TKO, which was one of the purposes of the proposed project. He therefore expressed support for the early implementation of the TKO Sports Ground which also served as a venue for international competitions in future. Noting that some overseas venues were left idle after hosting international athletics events, he supported the provision of a secondary sports ground in the present design to add flexibility in usage. Citing the standard design and provision of facilities for the Ma On Shan (MOS) Sports Ground, Mr LAU asked whether the proposed design-and-build (DB) approach for this project would bring about any improvements.

10. The Director of Architectural Services (D Arch S) replied that unlike the MOS Sports Ground which was designed by in-house staff, the TKO Sports Ground would be implemented as a DB project. While the DB approach had been widely adopted in other public works projects with satisfactory results, it was being tried out for this type of projects. Under the DB approach, the Administration could tap into the private sector's expertise and ideas and thereby,

injecting more innovation and diversity into the project. In this connection, Mr LAU Kong-wah requested and the Administration agreed that it would consult the Sai Kung District Council on the detailed design of the TKO Sports Ground when available.

11. Mr LAU Kong-wah asked whether the contractor would also be required to implement the necessary measures to mitigate the impact of operational noise from the public address system on the nearby housing developments and schools. D Arch S replied that stringent requirements on noise mitigation would be specified in the contract for compliance by the contractor.

12. Miss CHOY So-yuk said that members of the Democratic Alliance for Betterment of Hong Kong were in support of the project, which was long awaited by local residents. As the venues for EAG could only be confirmed in mid-2005, she enquired if it was appropriate to decide on upgrading the TKO Sports Ground at this moment and whether the upgraded facilities were suitable for public use after the 2009 EAG. DD(A), LCSD replied that subject to the final decision of the EAG Association, the TKO Sports Ground would be used to hold athletics events for the 2009 EAG. Athletics events had been held in the past three EAGs and would also be held at the coming EAG in Macau. The Administration was confident that TKO Sports Ground would be put to full use for the 2009 EAG. Given the great local demand for sports facilities, the provision of the main and secondary sports grounds under the proposed project would also allow different parties to use the facilities at the same time.

13. Mr Albert CHAN said that while he was not against the provision of additional sports and recreational facilities in Hong Kong, he was gravely dissatisfied with the Government's lack of overall planning in respect of venue preparation for the 2009 EAG. Citing the Administration's intention to hold weightlifting events in the Kwai Tsing Theatre, he considered it an ill-conceived idea, which could bring a bad name to Hong Kong. Under the circumstances, he could not support the present funding proposal.

14. Regarding the Administration's poor planning in sports facilities, Mr CHENG Kar-foo further cited the limited seating capacity of the TKO Sports Ground and the lack of provision of a running track in the Hong Kong Stadium. He said that HA Panel had enquired at its meeting on 14 January 2005 about the progress of the construction of a multi-purpose stadium at South East Kowloon as preparation for Hong Kong's bid to host large-scale international sports events such as the Asian Games in future. He was disappointed that the Administration had not responded to the request of HA Panel for additional information on this matter.

15. DS(HA) advised that part of the Kai Tak Planning (formerly South East Kowloon Development) had been designated as a multi-purpose stadium. But in light of the judgement of the Court of Final Appeal on reclamation in the Victoria Harbour, the proposed reclamation had to be reviewed. As the draft outline zoning

plan would need to undergo public consultation as well as the necessary statutory procedures, it would take a few years for the whole review and planning process to complete before planning for the construction of the multi-purpose stadium could commence. She undertook that the Administration would revert to HA Panel on the matter in due course. The Permanent Secretary for Housing, Planning and Lands (Planning and Lands) supplemented that the inception phase of the Kai Tak Planning Review had just been completed. After considering the public views collected, the Administration would formulate options of the Outline Concept Plan for further public consultation. The progress of the whole planning process would largely depend on whether a consensus view would emerge during public consultation.

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16. Mr CHENG Kar-foo however maintained that the Administration should provide members with more information to facilitate their consideration on the present funding proposal. He requested the Administration to provide additional information on the following before the relevant Finance Committee (FC) meeting:

- (a) proposed capital works items and project costs in relation to venue preparation for hosting the 2009 EAG;
- (b) Administration's policy, resource allocations and implementation measures for the development of sports in Hong Kong, including the promotion of a sporting culture, encouraging public participation, sports training, etc., particularly in anticipation of Hong Kong's hosting of the 2009 EAG; and
- (c) latest development and implementation timeframe for the construction of a multi-purpose stadium in the Kai Tak Planning.

17. In response, DD(A), LCSD said that the Administration had tried to provide the most updated information in the Administration's supplementary paper. Nonetheless, she agreed that the Administration would provide the requested information as far as possible before the relevant FC meeting.

18. The item was voted on and endorsed.

PWSC(2004-05)53 26NM Retro-fitting of air-conditioning and general improvement works at San Hui Market, Tuen Mun

19. Members noted that the Administration had consulted the Panel on Food Safety and Environmental Hygiene (FSEH Panel) at its meeting in March 2004 on a range of market improvement works including the proposed project. Mr Fred LI, Chairman of FSEH Panel, indicated the Panel's support for the project.

20. Ms TAM Heung-man was concerned that as the recurrent operating and maintenance costs for the air-conditioning system would be borne by the stall lessees, the lessees might have to charge a higher price to recoup the additional costs and this could adversely affect their businesses. She asked whether the stall lessees had been consulted on the project, and whether the Administration had conducted any business impact assessment for the proposal.

21. The Deputy Director of Food and Environmental Hygiene (Administration and Development) advised that the stall lessees had been consulted on the proposed works from February 2002 to March 2003. More than 85% of the stall lessees had expressed support for the project and they were aware that they had to bear the recurrent operating and maintenance costs for the air-conditioning system. He added that the stall lessees and the Tuen Mun District Council had also expressed support for the detailed arrangements of the project.

22. While stating support for the funding proposal, Mr LEE Wing-tat stressed that in view of the likely disturbance caused by the construction works and relocation arrangements on the stall lessees, the Administration should ensure that the affected stall lessees and the local District Council were consulted thoroughly so that a co-ordinated work schedule could be formulated.

23. Mr Fred LI asked whether the design of the poultry stalls would be modified to provide for segregation between customers and live poultry. Citing the new Yue Wan Market, Miss CHOY So-yuk asked whether similar stall layout for segregation of customers and live poultry would be adopted for new markets or existing markets when undergoing improvement works.

24. The Principal Secretary for Health, Welfare and Food (Food and Environmental Hygiene)² (PAS(FEH)², HWFB) said that segregation of live poultry from customers was a proposed measure to minimize the risk of avian influenza infection. The new layout for poultry stalls would provide for segregation between customers and live poultry so that slaughtering, storage and selling of poultry would be carried out in three separate compartments in the stalls. He confirmed that such layout would also be adopted for the market improvement project involving retro-fitting of air-conditioning works to be submitted to PWSC for endorsement in the current LegCo session.

25. Miss CHOY So-yuk opined that while extra protection was offered to the customers through segregation from live poultry, the Administration should avoid undue influence on employment and consider measures to maintain the number of existing poultry stalls in the market after completion of the project as far as possible.

26. PAS(FEH)², HWFB stated that due to space requirement, the number of poultry stalls would be reduced from eight to five. While noting Miss CHOY's concern, he said that the Administration had already tried to accommodate as many poultry stalls as possible under the new layout.

27. Mr CHEUNG Hok-ming stated support for the proposal. Referring to complaints about inadequate air circulation inside air-conditioned markets in autumn and winter when the air-conditioning systems were turned off, he asked whether consideration would be given to retaining some windows and louvers at the San Hui Market.

28. D Arch S said that in order to maintain the efficiency of the air-conditioning system, the louvers would be removed upon installation of the air-conditioning system. In order to comply with the relevant fire safety standards, a number of openable windows would be provided. He agreed that Mr CHEUNG's concern would be taken into account during detailed design of the project.

29. Mr CHEUNG Hok-ming asked whether there was any safety risks involved as the existing fire services installation was not up to standard. D Arch S explained that the San Hui Market was commissioned in 1982 with fire services installation conforming to the then fire safety standards. As new statutory standards were promulgated in the 1990's, it was necessary to upgrade the fire services installation in the San Hui Market to bring it up to the latest requirements, such as the provision of fire exits, widening of fire escape staircase, installation of fire shutters to contain fire and smoke from spreading to other parts of the market, etc.

30. Mr LEE Wing-tat suggested that the Administration should consider ways to enhance the commercial value of the external walls and communal areas of public markets, such as letting out the space for advertisements. Miss CHOY So-yuk shared Mr LEE's view and suggested that solar panels could also be installed as an energy-saving measure. The Administration took note of these suggestions.

31. The item was voted on and endorsed.

Head 704 – Drainage

PWSC(2004-05)50 222DS Tai Po sewage treatment works, stage 5 phase 1

32. Members noted that the item was discussed by the Panel on Environmental Affairs (EA Panel) on 22 November 2004.

33. Miss CHOY So-yuk, Chairman of EA Panel, reported that the Panel supported the proposal in principle. Some members noted that many rural villages in Tai Po were not connected to the main sewerage system. They requested the Administration to take the opportunity to synchronize the connection with the proposed extension of Tai Po sewage treatment works (TPSTW) with a view to improving the sewerage infrastructure in Tai Po.

34. The Principal Assistant Secretary for the Environment, Transport and Works (Environment) explained that there were on-going works to expand the sewerage network in rural areas. However, in view of resource constraints, the Administration had adopted a phased approach in taking forward village sewerage projects according to priorities. The Administration would continue to bid for the necessary resources to take forward the village sewerage project in future.

35. In response to Miss CHOY So-yuk's enquiry about efficiency savings if the village sewerage and TPSTW projects were undertaken concurrently, the Director of Drainage Services (DDS) explained that the upgrading of TPSTW and expansion of the sewerage network in the rural areas of Tai Po involved entirely different works programmes and required completely different expertise. There would not be any savings to combine the two.

36. The item was voted on and endorsed.

PWSC(2004-05)51 109CD Drainage improvement in Sha Tin and Tai Po

37. The Chairman advised that an information paper on the item was circulated to the Panel on Planning, Lands and Works (PLW Panel) on 2 December 2004.

38. While stating support for the present proposal to upgrade the drainage improvement works in Sha Tin to Category A, Mr CHENG kar-foo sought explanation as to why the drainage improvement works in Tai Po were not taken forward at the same time. DDS explained that the Sha Tin improvement works could be implemented earlier as no acquisition of land was involved. As currently planned, the Administration would submit the relevant proposal for the Tai Po drainage improvement works for funding approval in 2005. Construction for the project was scheduled to commence in late 2005 for completion in late 2008.

39. Ms Miriam LAU noted that a traffic management liaison group (TMLG) would be established for the present project. She asked whether TMLGs would be set up for all drainage improvement works as a standard practice. DDS replied that TMLGs would be set up for drainage works which would have an impact on traffic flow and hence, require temporary traffic management measures. The Permanent Secretary for the Environment, Transport and Works (Works) supplemented that all works carried out by the works departments would require the establishment of TMLGs under the contract if temporary traffic management measures were necessary so as to ensure that impact on public transport operators, shop operators and the public would be kept to the minimum.

40. The item was voted on and endorsed.

Head 711 – Housing

PWSC(2004-05)52 126WC Water supply to housing developments at Anderson Road, near Choi Wan Road and Jordan Valley

41. Members noted that an information paper on the item was circulated to PLW Panel on 7 January 2005.
42. The item was voted on and endorsed.
43. The meeting ended at 12:00 noon.

Council Business Division 1
Legislative Council Secretariat
15 February 2005