

**立法會**  
**Legislative Council**

LC Paper No. CB(2)2041/04-05  
(These minutes have been  
by the Administration)

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**Panel on Home Affairs**

**Subcommittee to Follow Up the Outstanding Leisure and  
Cultural Services Projects of the Former Municipal Councils**

**Minutes of meeting  
held on Monday, 9 May 2005 at 8:30 am  
in Conference Room A of the Legislative Council Building**

**Members present** : Hon Emily LAU Wai-hing, JP (Chairman)  
Hon WONG Yung-kan, JP  
Hon Timothy FOK Tsun-ting, GBS, JP  
Hon Albert CHAN Wai-yip  
Hon Daniel LAM Wai-keung, BBS, JP  
Hon Patrick LAU Sau-shing, SBS, JP

**Members attending** : Hon Fred LI Wah-ming, JP  
Hon WONG Kwok-hing, MH

**Members absent** : Hon LAU Wong-fat, GBS, JP  
Hon CHOY So-yuk  
Hon CHEUNG Hok-ming, SBS, JP  
Hon TAM Heung-man

**Public Officers attending** : Items III and IV  
Home Affairs Bureau  
Mr Daniel SIN  
Assistant Secretary (Recreation and Sport)

Leisure and Cultural Services Department

Ms Kitty CHOI, JP  
Deputy Director of Leisure & Cultural Services  
(Administration)

Mr Eddy YAU, JP  
Assistant Director (Leisure Services) 3

Mrs Karen YUEN  
Chief Executive Officer (Planning) 1

Mr Peter KAN  
Chief Executive Officer (Planning) 2

Architectural Services Department

Mr Wilson LEE  
Project Director 3

Mrs Celina KWOK  
Chief Project Manager 302

**Clerk in attendance** : Miss Flora TAI  
Chief Council Secretary (2)2

**Staff in attendance** : Ms Joanne MAK  
Senior Council Secretary (2)2

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**I. Election of Chairman**

Ms Emily LAU was elected Chairman of the Subcommittee.

**II. Application for late membership**

2. Mr Daniel LAM's application for late membership was accepted without objection.

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### III. Meeting with the Administration

[LC Paper Nos. CB(2)1436/04-05(01), CB(2)1436/04-05(02)]

#### Overview of leisure and cultural services projects

3. At the Chairman's invitation, Deputy Director of Leisure and Cultural Services (Administration) (DDLCS(A)) briefed members on the salient points of the Administration's paper. She invited members' attention to the progress of the 139 outstanding ex-Municipal Council (ex-MC) leisure and cultural services (LCS) projects, as detailed in paragraph 4 of the Administration's paper. She said that apart from taking over the 139 ex-MC projects which were under planning when the two MCs were dissolved in late 1999, the Leisure and Cultural Services Department (LCSD) had, at the same time, taken on those ex-MC projects which were under construction and had also initiated various new projects to meet the needs of the community. Referring to paragraph 2 of the Administration's paper which set out an overview of these projects (as at the end of March 2005), DDLCS(A) supplemented the following information –

<u>Category</u>	<u>Number of LCS projects outside the 139 ex-MCs projects</u>
(a) 47 projects completed since the establishment of LCSD in January 2000	36
(b) 17 projects under construction	7
(c) 25 projects under active planning, with construction works scheduled to start within the next two years	2
(d) 25 priority projects recommended in the 2005 Policy Address	4

DDLCS(A) said that the total number of the above projects amounted to 114 involving a total capital cost of \$16.416 billion(as at the end of March 2005).

4. DDLCS(A) said that the Home Affairs Bureau (HAB) was reviewing the implementation schedules of the 25 priority projects with the relevant bureaux/departments. She undertook that the Administration would make every effort to compress the implementation timetable and would report on the updated implementation schedules of the 25 projects after completion of the review. She added that the Administration would also review the 70 ex-MC projects put under further review, on a regular basis, in consultation with the respective District Councils (DCs).

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5. The Chairman said that the Audit Commission, in its latest report, had criticised the Architectural Services Department (ArchSD) for not implementing public works projects for which some \$1 billion funding had already been allocated by the Government. In reply to the Chairman, Project Director 3 (PD3) of ArchSD said that these were not ex-MC capital works projects. He explained that the Government a few years ago had allocated about \$1.5 billion for the implementation of works projects in order to create jobs in the public sector. However, it was subsequently decided that some of the works projects should be deleted after review of actual needs.

Adoption of the “Private Sector Finance” approach for implementation of two pilot projects

6. Referring to paragraph 4(c) of the Administration’s paper, Mr WONG Kwok-hing requested the Administration to brief members on its plan of trying out two pilot LCS projects under the “Private Sector Finance” (PSF) approach.

7. DDLCS(A) responded that the Administration had all along kept the Panel on Hone Affairs posted on the developments in the adoption of the PSF approach to implement LCS projects. She then briefed members on the main features of the PSF approach and the progress made, i.e. the Administration had identified the following two pilot PSF projects and had formed a task force to take them forward –

- (a) a leisure and cultural centre in Kwun Tong; and
- (b) an ice sports centre, a tenpin bowling centre and a town park in Tseung Kwan O.

8. DDLCS(A) further briefed members on the difficulties that the Administration had encountered in taking forward the above projects. She said that no implementation timetable for the projects could be provided at the present stage. The Chairman suggested that the Administration should report to the Panel the difficulties encountered and seek Panel members’ advice in due course. DDLCS(A) undertook that the Administration would first report to the Panel on these two pilot projects before deciding on their way forward.

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9. Mr WONG Kwok-hing said that he was not in support of these two pilot projects as he was concerned that the two projects might be a recurrence of the “Eastern Harbour Crossing incident”. He further requested to put on record that the Administration would have to brief the Panel on any new developments of these pilot projects before deciding on their way forward.

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“Indoor Recreation Centre (Type C) cum Library in Area 17 Tung Chung Lantau” [Item No. 29 in Annex 1 to LC Paper No. CB(2)1436/04-05(01)]

10. Mr WONG Kwok-hing asked whether the Administration would make available any temporary facilities for residents’ use before completion of this project in January 2009, and whether the completion date could be advanced.

11. Assistant Director (Leisure Services) 3 (AD(LS)3) responded that the following initiatives had been taken by LCSD to meet demands for recreation and sports facilities in Tung Chung—

- (a) co-organising sports activities with National Sports Associations for students in Tung Chung using facilities of schools there; and
- (b) organising sports training programmes at schools in Tung Chung, during weekends and public holidays, for the participation of members of the public.

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Mr Daniel LAM expressed appreciation of the efforts made by LCSD in organising many sports training programmes in Islands District each year. At the request of the Chairman, the Administration would provide detailed information on the above sports activities and training programmes organised/to be organised, including their types, number of participants and dates of events, etc.

12. Mr WONG Kwok-hing further asked whether construction works for this project could really start in May 2006, as set out in the Administration’s paper. Chief Project Manager 302 (CPM302) of ArchSD said that the “works start date”, i.e. May 2006, had been set at the preliminary stage. She explained that in order to maximise the use of land resources, the Government Property Agency had consulted with other Government departments to see whether any of them would like to develop the project jointly with LCSD. However, no departments had indicated interest due to their lack of resources. CPM302 said that finally, the Social Welfare Department had expressed interest in developing the project together with LCSD. She explained that as such process had used a lot of time before the project scope could be finalised, the preparation of the feasibility study report had just started. She informed members that currently the expected commencement date for the project would be deferred to late 2007. She said that the Administration would try its best to compress the programme with a view to expediting the implementation of the project.

13. Mr WONG Kwok-hing expressed strong dissatisfaction with the Administration’s response. He considered that the new commencement date, i.e. end of 2007, was unacceptable and requested the Administration to stick to the original one, i.e. May 2006. The Chairman said that although she

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understood that the Administration was trying to maximise the plot ratio through identifying another Government department to jointly develop the project, it was unacceptable that the information provided by the Administration for this meeting was inaccurate.

14. DDLCS(A) expressed regret for the discrepancy in the information provided and undertook that the Administration would make improvements. She reiterated that the Administration was determined to expedite the implementation of the 25 priority projects and HAB had assumed overall coordination for their early implementation.

15. Mr WONG Kwok-hing pointed out that the Director of Home Affairs, on another occasion, had undertaken that the construction of this project would commence in May 2006. He reiterated that the new commencement date, i.e. end of 2007, was unacceptable. PD3 said that a senior level interdepartmental meeting had been held on 28 April 2005, which had agreed that the implementation of the 25 priority projects had to be expedited. As regards plot ratio issues, he explained that the Administration would consider relaxing the plot ratio requirements if adequate justifications were given. In response to the Chairman, CPM302 estimated that if the planning lead time could be further compressed, the commencement date for this project would likely be mid-2007. Mr WONG Kwok-hing considered that “mid-2007” was still unacceptable. The Chairman and Mr Daniel LAM both urged the Administration to further expedite the implementation of this project. DDLCS(A) undertook that the Administration would follow up and revert to this Subcommittee at the next meeting.

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“Swimming Pool Complex Area 2, Tung Chung, Lantau” [Item No. 21 in Annex 2 to LC Paper No. CB(2)1436/04-05(01)]

16. Mr WONG Kwok-hing urged the Administration to advance the commencement and completion dates of this project, as Tung Chung residents currently had to travel to Tsing Yi or Mui Wo for use of public swimming pools, which was very inconvenient to them.

17. DDLCS(A) responded that the Administration was going to provide a revised implementation programme for the 25 projects within one to two months’ time, and the Administration was confident that the implementation of this project could be expedited.

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“District Open Space Area 107 Tin Shui Wai” & “Tin Shui Wai Public Library cum Indoor Recreation Centre” [Item Nos. 12 & 13 respectively in Annex 2 to LC Paper No. CB(2)1436/04-05(01)]

18. Mr Albert CHAN considered it unacceptable that there were already about 150 000 residents in Tin Shui Wai north and yet no sports facilities were

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provided there. He pointed out that there was also an urgent need for the development of the Tin Shui Wai Public Library in order to meet residents' needs and save the \$7 million being spent by the Government each year to rent private premises in Tin Shui Wai to serve as a temporary library. He expressed strong dissatisfaction with the Administration's failure to prioritise the relevant LCS projects in accordance with the pressing needs of local residents. He was also dissatisfied that the Administration had given priority to implementing the "Local Open Space in Areas 25, 25A and 25B, Tin Shui Wai" project while Area 25, Tin Shui Wai, was already provided with well developed passive leisure facilities.

19. Mr Albert CHAN urged the Administration to expedite the provision of recreation and sports facilities in Tin Shui Wai north as a matter of priority, and not to start with the construction of the basketball courts being planned for there in as late as 2007. He also pointed out that the implementation of the "District Open Space Area 107 Tin Shui Wai" project actually did not require LCSD to find another department to jointly develop the project. He considered that it was entirely the administrative blunder of LCSD in delaying the implementation of this project and the "Tin Shui Wai Public Library cum Indoor Recreation Centre" project.

20. DDLCS(A) responded that LCSD had not neglected the needs of Tin Shui Wai residents. She pointed out that a few years ago when LCSD was constrained by the fiscal position of the Government in taking forward the capital works projects, it had already exercised flexibility and had provided a sizable temporary library for Tin Shui Wai residents' use by renting private premises in Tin Shui Wai. She added that the Administration would continue to expedite the implementation of the "Tin Shui Wai Public Library cum Indoor Recreation Centre" project. Mr Albert CHAN pointed out that the temporary library was one of the public libraries with the highest usage rate in Hong Kong. He did not accept that the construction of the Tin Shui Wai Public Library to be scheduled for commencement in as late as mid-2009. The Chairman requested the Administration to provide information on the usage rate of the temporary library and explain the initiatives to be taken to meet high service demands. DDLCS(A) agreed to provide the requisite information and study how the implementation of this project could be further expedited.

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21. As regards the "District Open Space Area 107 Tin Shui Wai" project, AD(LS)3 said that while LCSD would strive to expedite the implementation of this project, LCSD was going to first develop a 7-a-side soccer pitch and four basketball courts in Area 107, which would all be funded by resources to be allocated under the minor works programmes to meet the needs of local residents. He explained that as the four basketball courts involved a capital cost of less than \$15 million, LCSD would apply for funds under the minor works programme in the current year, and the construction works would be

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completed within 18 months after approval of funding.

22. DDLCS(A) added that to address the shortfall in LCS facilities in Tin Shui Wai north, LCSD had organised sports activities and training programmes at the dozen of schools there for local residents. AD(LS)3 supplemented that in 2004, 171 sports activities had been held under the School Sports Programme at 11 schools in Tin Shui Wai north, which had been participated by some 6 000 students. He said that more activities would be held under the Programme this year in Tin Shui Wai north. In addition, following the recent visit made by the Secretary for Home Affairs together with Mr Albert CHAN to Tin Shui Wai north, nine schools there had agreed to open up their school premises and facilities for LCSD to organise sports activities/training programmes for participation by members of the public during weekends. The first sports training course would be held at the end of May 2005. The Administration would provide information on these sports activities and training programmes organised/to be organised in Tin Shui Wai north for members' reference.

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Adjustments made to the implementation dates initially drawn up by ex-MCs

23. Taking the "Leisure Centre Area 33 Tai Po" project [item no. 10 in Annex 2 to LC Paper No. CB(2)1436/04-05(01)] as an example, Mr Patrick LAU asked why the construction works was scheduled for commencement in as late as 2011 since the project had already been upgraded to Category II by the former Regional Council (RC), i.e. its sketch design and rough estimation of costs had been approved already. He added that the plot ratio issue should not have posed any serious problems, as problems relating to plot ratio could be resolved simply by making adjustments to the architectural design of relevant projects.

24. DDLCS(A) said that among the 139 outstanding ex-MC projects, there were altogether six ex-RC projects which had been upgraded to Category II by ex-RC. The position of these projects was as follows –

- (a) the development of the Ma On Shan Sports Ground – Phase 2 [item no. 4 in Annex 1 to LC Paper No. CB(2)1436/04-05(01)] had been completed;
- (b) the "Leisure Centre Area 33 Tai Po" and the "Indoor Recreation Centre Area 28A Fanling/Sheung Shui" projects [item nos. 10 and 17 in Annex 2 to LC Paper No. CB(2)1436/04-05(01)] had been included on the list of the 25 priority projects;
- (c) the Civic Centre for North District [item no. 51 in Annex 4 to LC Paper No. CB(2)1436/04-05(01)] had been put under further review. It would be considered in the light of further



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developments of two pilot projects using the PSF approach for implementation; and

- (d) the “Recreation Ground Area 33, Tai Po” and the “Indoor Recreation Centre Area 24D, Shatin” projects [item nos. 19 & 55 respectively in Annex 4 to LC Paper No. CB(2)1436/04-05(01)] had also been put under further review due to the availability of similar LCS facilities in the districts concerned.

25. DDLCS(A) pointed out that the Administration had researched into past records and had found that during 1997-98 to 1999-2000, the progress made by ex-RC in taking forward its LCS projects had also varied from time to time. She said that, for examples, the snapshots taken by RC in respect of the “Indoor Recreation Centre Area 28A Fanling/Sheung Shui” and the “Tin Shui Wai Public Library cum Indoor Recreation Centre” projects were as follows –

- (a) Indoor Recreation Centre Area 28A Fanling/Sheung Shui [Item No. 17 in Annex 2 to LC Paper No. CB(2)1436/04-05(01)]: in December 1997, the construction of the project had been scheduled for commencement in 2000-01. In December 1998, the construction had been scheduled for commencement in 2001-02;
- (b) Tin Shui Wai Public Library cum Indoor Recreation Centre: in 1997, the construction of the project had been scheduled for commencement in 2000-01. In 1998, the construction had been scheduled for commencement in 2001-02. In December 1999, the construction had been scheduled for commencement in 2004-05.

26. The Chairman said that the above information was useful to members in gaining better understanding of the background to the delay in the implementation of the outstanding ex-MC projects. She suggested that the Administration should provide more such information on delays encountered, before and after the setting up of LCSD, in the implementation of the outstanding ex-MC projects. DDLCS(A) responded that she could only trace back to the relevant past records in as early as 1997-98. She said that since the Subcommittee’s primary concern was to expedite the implementation of the outstanding ex-MC project and, particularly, the 25 priority projects, it was advisable for the Subcommittee to first look at the revised implementation schedules of the 25 projects which would be submitted for discussion at the next meeting.

27. DDLCS(A) further said that since its establishment, LCSD had initiated various new projects to meet the needs of the community. She added that the Administration had consulted respective DCs each year and they had agreed to

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accord certain LCS projects planned for their districts lower priorities than other projects having regard to resources constraints. Mr WONG Yung-kan suggested that the Administration should provide detailed information on those projects which were not among the 139 projects left behind by ex-MCs and were initiated by LCSD. DDLCS(A) agreed.

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Implementation schedule of the 25 priority projects [Annex 2 to LC Paper No. CB(2)1436/04-05(01)]

28. Mr Patrick LAU considered it unacceptable that the 25 projects which were recommended for priority implementation would commence works in years between 2008 and 2012. Mr WONG Yung-kan said that the current implementation schedules of the 25 priority projects were even later than those submitted to the former subcommittees set up by the Legislative Council, during the first and the second terms, to follow up the outstanding ex-MC projects. Mr WONG considered that LCSD should expedite, in particular, the implementation of nine projects which involved local/district open space as such facility was much needed by residents. He pointed out that the implementation schedules of these 25 projects would not be accepted by DCs. He added that apart from the Tai Po Civic Centre which was the only one that the relevant DC had accepted the Administration implementing it later, DCs had not consented to the implementation schedules as currently proposed.

70 outstanding ex-MC projects put under further review [Annex 4 to LC Paper No. CB(2)1436/04-05(01)]

29. Mr Patrick LAU requested the Administration to explain the basis on which the above review would be conducted. He pointed out that many of these 70 projects had already been upgraded to Category III by ex-RC.

30. DDLCS(A) explained that ex-RC projects which had been upgraded to Categories III and IV were those for which only the planning briefs and preliminary plans had been approved respectively. She clarified that only those upgraded to Category I had been approved of funding by ex-RC. Moreover, given the lapse of time between planning of those projects and the present day, many aspects of the projects (e.g. the project scope) would need to be reviewed. She said that these 70 projects would be reviewed each year in consultation with DCs.

31. Mr WONG Yung-kan suggested that LCSD should consult with the DCs concerned to see if it was possible to delete any projects from this long list so that LCSD could concentrate its resources on expediting the implementation of the remaining projects on the list. Mr Daniel LAM expressed concurrence with Mr WONG's suggestion. He added that the Administration should fully consult DCs in setting the priorities of these 70 projects.

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Way forward

Clerk

32. The Chairman said that the Administration's paper for this meeting should also be provided to DCs to seek their comments. She further suggested that the Subcommittee should write to the 18 DCs to seek their views on the implementation programme of the ex-MC LCS projects as well as those projects which were deferred, deleted or put under review. She said that it was necessary for the Subcommittee to confirm with the DCs concerned as to whether or not they had accepted to accord certain projects in their districts low priorities and to implement certain projects on such late dates as set out in the implementation schedules. She added that DCs' views on the 70 projects put under review would help the Administration decide on their priorities. Members agreed to the Chairman's suggestion. The Chairman further suggested that members of this Subcommittee who were also DC members and, especially Mr LAU Wong-fat, should assist to draw the attention of DCs to this consultation exercise conducted by the Subcommittee.

Members

Admin

33. Mr WONG Kwok-hing suggested that the Administration should provide annual implementation programmes for the outstanding ex-MC projects in order to facilitate the Subcommittee's monitoring of their implementation and to see whether or not there were any slippages of the schedules.

34. Mr Albert CHAN pointed out that there were many other on-going works projects implemented by LCSD and which were not left behind by ex-MCs, such as projects relating to the 2009 East Asian Games. He expressed concern that such projects would compete with the outstanding ex-MC projects for the limited resources available, and the former might cause further delays to the implementation of the latter. He suggested that LCSD should list out projects planned/implemented by the department each year so that the Subcommittee could monitor whether the implementation of any ex-MC projects had been deferred due to re-allocation of resources to implement other LCSD projects. Mr CHAN further suggested that the Administration should draw up a five-year rollover programme for the implementation of the outstanding ex-MC projects to facilitate the Subcommittee's monitoring of progresses of their implementation. DDLCS(A) said that the Administration would take into consideration Mr CHAN's suggestion.

Admin

35. The Chairman agreed with Mr Albert CHAN that this Subcommittee should be given a full picture of all the LCS projects implemented by LCSD. In response to the Chairman, DDLCS(A) said that the Administration had no objection to such an approach to be adopted by the Subcommittee.

Admin

36. At the Chairman's request, DDLCS(A) undertook that the Administration would provide detailed implementation programmes, with up-to-date commencement and completion dates of construction works, in respect of –

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- (a) 17 projects under construction;
- (b) 25 projects under active planning, with construction works scheduled to start within the next two years;
- (c) the 25 priority projects recommended in 2005 Policy Address; and
- (d) other projects which were not among the 139 projects left behind by ex-MCs and were initiated by LCSD after its establishment.

**IV. Proposed terms of reference**

37. As the Subcommittee considered that it should monitor the implementation of ex-MC LCS projects and other LCS projects implemented by LCSD, members agreed that the terms of reference of the Subcommittee should include monitoring the Government in following up the outstanding ex-MC LCS projects as well as in implementing other relevant projects.

38. In accordance with the established procedure, the proposed terms of reference of the Subcommittee would be submitted to the Panel on Home Affairs for endorsement at the next regular meeting of the Panel to be held on 13 May 2005.

**V. Date of next meeting**

39. Members agreed that the next meeting of the Subcommittee be held at 10:45 am on Tuesday, 28 June 2005 to continue discussion with the Administration.

40. There being no other business, the meeting ended at 10:25 am.

*[Post-meeting note: On the instruction of the Chairman, the Subcommittee issued a letter to the Administration on 19 May 2005 requesting additional information on the provision of LCS facilities and the population in each district to be provided for discussion at the next meeting.]*