

立法會
Legislative Council

LC Paper No. PWSC 92/05-06
(These minutes have been
seen by the Administration)

Ref : CB1/F/2/2

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

**Minutes of the 11th meeting
held in Conference Room A of Legislative Council Building
on Wednesday, 7 June 2006, at 8:30 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 Jasper TSANG Yok-sing, GBS, JP
Hon LAU Kong-wah, JP
Hon Miriam LAU Kin-yee, GBS, JP
Hon CHOY So-yuk
Hon Andrew CHENG Kar-foo
Hon TAM Yiu-chung, GBS, JP
Hon Albert CHAN Wai-yip
Hon LI Kwok-ying, MH
Hon CHEUNG Hok-ming, SBS, JP
Hon Patrick LAU Sau-shing, SBS, JP

Members absent:

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, SBS, JP
Hon Abraham SHEK Lai-him, JP
Hon LEE Wing-tat
Hon Daniel LAM Wai-keung, BBS, JP
Hon TAM Heung-man

Public officers attending:

Mr Joe C C WONG	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr Y C LO, JP	Permanent Secretary for the Environment, Transport and Works (Works)
Mr Robin IP, JP	Permanent Secretary for Housing, Planning and Lands (Planning and Lands) (Acting)
Dr Mike CHIU, JP	Permanent Secretary for the Environment, Transport and Works (Environment) (Acting)
Mrs Elina CHAN	Principal Assistant Secretary for Financial Services and the Treasury (Works) (Acting)
Mr C K WONG, JP	Director of Drainage Services
Mr P K CHAN	Chief Engineer/Sewerage Projects Drainage Services Department
Dr M J BROOM	Assistant Director (Water Policy) Environmental Protection Department
Mr CHAN Chi-chiu, JP	Director of Water Supplies
Mr NG Chi-ho	Assistant Director (New Works) (Acting) Water Supplies Department
Miss Janet WONG	Principal Assistant Secretary for Home Affairs (Recreation and Sport)
Mr C H YUE, JP	Director of Architectural Services
Mr Eddy YAU, JP	Assistant Director (Leisure Services) ³ Leisure and Cultural Services Department
Ms Carol YUEN	Deputy Secretary for Security (2)
Mr Charles WONG	Principal Assistant Secretary for Security (B)
Mr KWOK Leung-ming	Deputy Commissioner of Correctional Services
Mr YING Kwok-ching	Assistant Commissioner (Operations) Correctional Services Department

Clerk in attendance:

Mr Paul WOO	Senior Council Secretary (1) ³
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Staff in attendance:

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

HEAD 704 – DRAINAGE**PWSC(2006-07)24 235DS Yuen Long and Kam Tin sewerage and sewage disposal**

The Chairman advised members that the Panel on Environmental Affairs (EA Panel) was consulted on the proposal at its meeting on 22 May 2006. The Panel did not object to the proposal but considered that the Administration should expedite the implementation of the sewerage project. The Administration had also been requested to provide information on the levels of *E Coli* and other pollutants at the discharge location of the Sham Tseng Sewage Treatment Works and the surrounding beaches.

2. Mr CHEUNG Hok-ming stated support for the project. Noting that the unsewered rural areas in Yuen Long would be provided with trunk sewer systems upon the completion of the various phases of the sewerage improvement works, he enquired about the timetable for the completion of the whole sewerage project. He further remarked that given that the administration had included **215DS** in Category B in 1998 for the provision and upgrading of sewerage facilities in Northwest New Territories (NWNT), which was subsequently split into two projects including the present **235DS** in February 2004, the consultancy services work for **235DS** should have commenced earlier. He asked whether the proposed consultancy, which was the subject of the present funding proposal, could be completed ahead of the target date of December 2010.

3. The Director of Drainage Services (DDS) said that the consultancy services as stated in paragraph 4 of the Administration's paper would need four years to complete in view of the large areas covered by **235DS**, including Ngau Tam Mei, San Tin, Pat Heung, Kam Tin, Lau Fau Shan and Yuen Long South in NWNT. The Administration planned to undertake the sewerage works in phases, taking into account factors such as land availability and the location and geographical features of the sites. On the timeframe for completion of the sewerage works under **235DS**, he advised that under the phased approach, works in areas near Fairview Park, Ngau Tam Mei and San Tin were planned to commence in 2009, while works in the subsequent phases would commence later and be completed by 2013. Works in the later stages included the expansion of the existing Ha Tsuen Sewage pumping station and San Wai sewage treatment works.

4. The Permanent Secretary for the Environment, Transport and Works (Works) (PS(W)) explained that in view of the wide scope of the project which covered large scattered areas, sewerage works in certain areas would in practice commence before the completion of the overall consultancy services in 2010. In other words, the construction of sewerage works in one particular area would start soon after the consultancy services (i.e. site investigations and surveys and civil engineering design etc.) undertaken for that area had been completed. At the same time, consultancy services for other areas would proceed separately.

5. The Chairman expressed the view that for projects involving phased implementation, a bar chart presenting the work flow at different stages would be helpful. He suggested that the Administration should include such information in future submissions.

6. While stating support for the project, Mr Albert CHAN urged that the Administration should ensure that the sewerage works would be effective to abate the water pollution problems. He pointed out that in spite of the provision of improved sewerage facilities, many small individual households in remote villages were still reluctant to connect up to the public sewer, with sewage continued to be discharged to the watercourses, causing serious pollution to the environment. He considered that such situation should not be tolerated and the Administration should tighten enforcement action to guard against it. In his view, the Administration should require mandatory connection to the sewerage system and impose penalty for failure to do so.

7. The Assistant Director of Environmental Protection/Water Policy (AD/WP, EPD) responded that under existing policy, where sewerage facilities were made available to the private lot, individual private households were responsible for constructing connection sewers to connect their properties to the public sewer. Where considered necessary, the Administration might serve notice on the households to require for the connection work to be undertaken. In this regard, he said that the Administration could provide a paper to the relevant Panel of the Legislative Council to explain the Government's policy on the matter.

8. Mr Albert CHAN said that as the scope of works under **235DS** covered a wide area and the problem of illegal discharge of sewage by village households was serious, policy and actual measures to ensure that private households would fully utilize the sewerage facilities were important considerations for members to examine the project. He requested the Administration to provide, before the relevant Finance Committee (FC) meeting, supplementary information on measures to guard against private village households causing pollution by disposing untreated sewage, particularly in situations where public sewerage facilities were available, and to ensure rectification when non-compliance cases were detected.

(Post-meeting note: The information provided by the Administration was circulated to Members vide LC paper No. PWSC 90/05-06 on 3 July 2006.)

9. In response to Mr Patrick LAU's enquiries, DDS said that the project cost estimate for **235DS** was around \$865 million. AD/WP, EPD supplemented that the current population in the target areas was estimated to be slightly more than 100 000, spread roughly evenly between villages and the larger scale developments in the areas.

10. The item was voted on and endorsed.

HEAD 709– WATERWORKS

PWSC(2006-07)21 186WC Replacement and rehabilitation of water mains, stage 3

11. The Chairman advised members that a paper on the project had been circulated to the Panel on Planning, Lands and Works (PLW Panel) on 15 May 2006.

12. Mr TAM Yiu-chung noted from paragraph 9 of the paper that because of insufficient in-house staffing resources to carry out all the proposed works under **186WC** in view of its scale and complexity, the Administration proposed to engage consultants to carry out the proposed investigation, assessments and detailed design so as to enable the construction works to proceed as scheduled. He asked whether the cost for engaging the consultants' services could be saved if the scale of the project was reduced. He also enquired about the possible impact of the compressed programme of replacement and rehabilitation of the water mains on the residents.

13. The Director of Water Supplies (DWS) explained that ageing fresh and salt water mains throughout the territory were prone to frequent bursts and leaks, disrupting water supplies and traffic flow and causing inconvenience to the public. To bring about earlier improvement to the water supply system and minimize inconvenience to the public caused by frequent main busts, the Administration aimed at advancing the completion of the entire replacement and rehabilitation programme from 2020 to 2015. It was considered justifiable to engage consultants to provide the necessary services so as to enable the construction works to proceed as early as possible. To reduce the scale of the project would leave the existing problems unresolved. He further advised that the Administration would carefully assess the impact of the works on the public. In so doing, the Administration would strike a right balance between achieving good progress of the works and minimizing inconvenience to the public.

14. Ms Miriam LAU noted that the replacement and rehabilitation of water mains was necessary because of the ageing of the water mains, which were approaching the end of their service life span. She commented that many of the water mains had been laid for more than 30 years and bursts and leaks already started to occur 10 years ago. In her view, the Administration should formulate comprehensive replacement and rehabilitation plans to deal with ageing water mains before problems occurred and deteriorated. The Chairman advised Ms Miriam LAU that the matter had already been discussed in the relevant Panel.

15. DWS took note of the views. He said that water mains had different service lives which varied with the materials of which they were made and the conditions under which they were used. Road traffic conditions also affected the service live of underground water mains. He admitted that many underground water mains in Hong Kong had been in use for as long as 40 and 50 years and problems of wear and tear existed. The problems were being dealt with in the

context of an Underground Asset Management Study, under which a comprehensive and cost-effective management plan for the water supply network was developed. As explained in the paper, the Study recommended the replacement and rehabilitation of some 3 000 km of aged water mains in stages to prevent further deterioration of the water supply network. The paper covered stage 3 of such replacement and rehabilitation work. PS(W) supplemented that in devising the priorities for replacement and rehabilitation, the Water Supplies Department had taken into account factors including the different service lives and the existing conditions of the water mains, the frequency of main bursts and the seriousness of their impact on the location etc. The Administration would review the programme with a view to completing the works within a shorter time frame before 2015.

16. The item was voted on and endorsed.

PWSC(2006-07)22 325WF Integration of Mount Davis fresh water primary service reservoir with Central and Western low level fresh water supply system

17. The Chairman advised members that a paper on the proposal had been circulated to the PLW Panel on 15 May 2006.

18. The item was voted on and endorsed.

HEAD 703– BUILDINGS

PWSC(2006-07)25 397RO Local open space in Area 16 (Yau Oi South), Tuen Mun

19. The Chairman advised members that the Panel on Home Affairs (HA Panel) was consulted on the proposal at its meeting on 12 May 2006. While the HA Panel supported the proposal, some Panel members considered that the Administration should expedite the project to better meet the demands of residents. The Chairman also drew members' attention to a letter from Mrs Selina CHOW tabled at the meeting (issued to members vide PWSC78/05-06 after the meeting) which stated the Liberal Party's support for the project and urged for the project's early implementation.

20. Ms Miriam LAU noted that the project was an outstanding projects planned by the former Municipal Councils. She asked whether the project could be speeded up. The Principal Assistant Secretary for Home Affairs (Recreation and Sport), Home Affairs Bureau replied that in a letter dated 2 June 2006 to the HA Panel responding to the enquiry raised at its meeting on 12 May 2006 to expedite the implementation of the project, the Administration advised that the Architectural Services Department (Arch SD) had proposed to advance the commencement of the works of Sites A, B and D of the project from February

2007 to January 2007. Therefore, the completion of most of the works of the sites could be advanced correspondingly. As Site C was not available in January 2007 due to the short-term tenancy of the site, the commencement of works of the site could not be advanced.

21. Mr Albert CHAN said that he was dissatisfied at the slow progress of the outstanding projects of the former Municipal Councils, in particular those in Tung Chung and Tin Shui Wai. He urged the Administration to expedite the implementation of the projects. He further commented that the design of the open space as presented in the paper was artificial and unnatural. Referring to parks elsewhere, he said that a design which was simple but with unique characteristics would suffice for the present project. An overly complicated design was unnecessary and would merely add to the construction and maintenance cost. Mr CHAN further referred to enclosure 2 to the paper and queried the justifications for providing two separate basketball courts at Sites C and D. In his view, putting the two courts together would be preferable as this would allow the space to be fully utilized for holding sports and other activities for the enjoyment of local residents.

22. The Director of Architectural Services (D Arch S) said that the design of the open space was devised having taken into consideration the demands of users and the local community. On the location of the facilities, he said that the local residents had also been consulted. The Assistant Director of Leisure and Cultural Services (Leisure Services)³ added that apart from the two basketball courts, a football pitch and other ancillary facilities such as changing rooms and toilets would also have to be provided. Due to site constraints, it was difficult to put the two basketball courts together at one place.

23. Mr Patrick LAU considered that more greenery should be incorporated into the design of the open space and more trees and shrubs should be planted. D Arch S said that Arch SD would further discuss with the Leisure and Cultural Services Department and the Tuen Mun District Council on their requirements and if necessary, would revise the design, including providing more greening works at the open space.

24. Referring to the references to the facilities at the open space, Mr LAU Kong-wah pointed out that while the English term “pebble foot massage path” depicted the special effect of foot massage, the Chinese term “卵石路步行徑” did not. He considered that “足健徑” would be a better substitute for “卵石路步行徑”. The Administration took note of the view.

25. The item was voted on and endorsed.

PWSC(2006-07)23 74LC Redevelopment of Lo Wu Correctional Institution

26. The Chairman advised that the Panel on Security was consulted on the proposal at its meeting on 4 April 2006. Panel members expressed concern about the need to increase penal places to cater for future increase in penal population, the justification for redevelopment of correctional institutions, the impact of the redevelopment on traffic and the environment and the inclusion of environmentally friendly measures in the design. The Administration had provided supplementary information at the request of the Panel. While some Panel members supported the proposal in principle, other members had expressed reservation.

27. Mr LAU Kong-wah said that the redevelopment project was in essence the construction of a new correctional institution, which had aroused a few concerns from the local residents, such as concern about the impact on local fung shui, road traffic, drainage and other environmental impact. He asked about how such concerns had been addressed.

28. The Assistant Commissioner (Operations), Correctional Services Department (AC(Ops), CSD) responded that the Administration had consulted the North District Council, representatives from the Sheung Shui Rural Committee and local villages including Ho Sheung Heung and Kwu Tung. The parties were generally supportive of the proposal, but had raised concerns about the impact of the project on the traffic flow at Ho Sheung Heung Road and local fung shui. In view of the issues raised, the Administration had carried out assessments, including a Traffic Impact Assessment which concluded that some widening at bends on Ho Sheung Heung Road were necessary to ensure smooth and safe operation of large vehicles. The relevant departments would continue to liaise with local representatives to see how improvement works at other sections of the road could be carried out. Regarding the concern about the impact on local fung shui, the Administration would try to resolve the issue in accordance with the established policy.

29. In response to Mr CHEUNG Hok-ming's enquiry, AC(Ops), CSD advised that there was an existing policy on provision of an allowance to compensate village locals for impact on local fung shui. The policy and the application procedure had been explained to the rural representatives.

30. Mr LAU Kong-wah requested the Administration to provide before the relevant FC meeting a written update on the measures which it had undertaken or was currently exploring to address the concerns expressed by the North District Council and the local community in relation to the redevelopment project.

(Post-meeting note: The information provided by the Administration was circulated to Members vide LC paper No. PWSC 88/05-06 on 30 June 2006.)

31. Mr LAU Kong-wah noted from paragraph 9 of the paper that the estimated construction unit cost, represented by the building and building services costs, was \$9,970 per square metre of construction floor area in September 2005 prices. Citing the construction unit cost of a police staff quarters at about \$7,000 per square metre, he asked how the cost of the present redevelopment project compared with other correctional services projects.

32. In response, D Arch S said that this project would be delivered using the Design and Build approach. As the design had yet to be finalized, the actual cost of the project would be subject to adjustment. He further advised that in working out the estimates, the Administration had made reference to two recent projects, namely, the Tai Lam Correctional Institution, which was completed in April 2002, and the Victoria Prison completed in February 2006. The actual construction unit cost of the former was \$10,400 per square metre, while that of the latter was \$9,800 per square metre. The cost of the two projects had been suitably adjusted at September 2005 price level to facilitate meaningful comparison with the present project. He further explained that given that the construction floor area of the proposed project (77 000 square metres) was much larger than the Tai Lam Correctional Institution (10 000 square metres), the construction unit cost of the project would be lower due to economy of scale.

33. The item was voted on and endorsed.

34. The meeting ended at 9:28 am.