

**立法會**  
**Legislative Council**

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

**Minutes of the 11<sup>th</sup> meeting  
held in the Conference Room A of Legislative Council Building  
on Wednesday, 6 June 2007, at 8:30 am**

**Members present:**

Ir Dr Hon Raymond HO Chung-tai, SBS, 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 CHAN Yuen-han, JP  
Hon CHAN Kam-lam, SBS, JP  
Hon Jasper TSANG Yok-sing, GBS, JP  
Hon LAU Kong-wah, JP  
Hon Miriam LAU Kin-yee, GBS, JP  
Hon CHOY So-yuk, JP  
Hon Andrew CHENG Kar-foo  
Hon Abraham SHEK Lai-him, JP  
Hon LEE Wing-tat  
Hon LI Kwok-ying, MH, JP  
Hon CHEUNG Hok-ming, SBS, JP  
Prof Hon Patrick LAU Sau-shing, SBS, JP  
Hon TAM Heung-man

**Members absent:**

Hon CHEUNG Man-kwong  
Hon TAM Yiu-chung, GBS, JP  
Hon Albert CHAN Wai-yip  
Hon Daniel LAM Wai-keung, SBS, JP

**Member attending:**

Hon WONG Kwok-hing, MH

**Public officers attending:**

Mr Joe C C WONG	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Mr MAK Chai-kwong, JP	Permanent Secretary for the Environment, Transport and Works (Works)
Mrs Rita LAU, JP	Permanent Secretary for Housing, Planning and Lands (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment, Transport and Works (Environment)
Mr Davey CHUNG	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mrs Carrie LAM CHENG Yuet-ngor, JP	Permanent Secretary for Home Affairs
Miss Janet WONG Chin-kiu	Principal Assistant Secretary for Home Affairs (Recreation and Sport)
Miss Olivia CHAN Yeuk-oi	Assistant Director (Leisure Services) <sup>2</sup> , Leisure and Cultural Services Department
Mr CHAN Wing-tak	Chief Technical Adviser (Subvented Projects), Architectural Services Department
Mrs Ingrid YEUNG HO Poi-yan, JP	Deputy Secretary for Health, Welfare and Food (Health) <sup>2</sup>
Dr Vivian TAAM WONG, JP	Director (Strategy and Planning), Hospital Authority
Mrs Betty FUNG CHING Suk-ye, JP	Deputy Secretary for Education and Manpower (1)
Ms Karyn CHAN Ching-yuen	Principal Assistant Secretary for Education and Manpower (Manpower Planning and Training)
Dr Carrie WILLIS	Executive Director, Vocational Training Council
Mrs LO LEE Oi-lin	Deputy Executive Director (Development), Vocational Training Council
Dr LEE Kin-wang	Head (Estates, Health and Safety Division), Vocational Training Council
Mr WONG Chee-keung, JP	Director of Drainage Services
Mr IP Wing-cheung	Chief Engineer (Project Management), Drainage Services Department
Mr MAK Ka-wai	Chief Engineer (Consultants Management), Drainage Services Department
Mr John CHAI Sung-veng, JP	Director of Civil Engineering and Development

Mr YEUNG Kwok-kuen	Deputy Head of Civil Engineering Office (Port and Land), Civil Engineering and Development Department
Mr HON Chi-keung	Deputy Head of Civil Engineering Office (Project and Environmental Management), Civil Engineering and Development Department
Mr Kenneth WONG Hung-keung	Chief Civil Engineer, Housing, Planning and Lands Bureau (Housing)
Mr LEUNG Tat-fai	Chief Engineer (Railway Planning)2, Highways Department
Mr YUE Chi-hang, JP	Director of Architectural Services
Mr Daniel SIN Pak-wing	Assistant Secretary for Home Affairs (Recreation and Sport)
Mr Paul CHEUNG Kwok-kee	Assistant Director (Leisure Services)1, Leisure and Cultural Services Department
Mrs Karen YUEN CHAU Oi-wah	Chief Executive Officer (Planning)1, Leisure and Cultural Services Department

**Clerk in attendance:**

Ms Rosalind MA	Senior Council Secretary (1)8
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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

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Action

**Head 708 - Capital Subventions and Major Systems and Equipment**

**PWSC(2007-08)20      15QJ      Redevelopment of the Hong Kong Sports Institute**

The Chairman advised members that the Panel on Home Affairs (HA Panel) had been consulted on the proposal at its meetings on 13 April and 11 May 2007.

2. Miss CHOY So-yuk, Chairman of the HA Panel, said that the Panel had met with deputations at the meeting on 11 May 2007 after receiving briefing on the proposal by the Administration on 13 April 2007. The proposal received support from the majority of the deputations. The Hong Kong Tennis Association stated that it would not object to the proposal if the tennis courts available for their

training activities at the Kowloon Tsai Park and/or other sports centres would be increased accordingly to compensate for the reduced facilities to be provided in the redeveloped Hong Kong Sports Institute (HKSI). Members of the Panel generally expressed support for the Administration to submit funding proposal to the Public Works Subcommittee (PWSC). Some members urged the Administration to ensure that the sports and supporting facilities of the redeveloped HKSI would cater for the needs of people with disabilities. Moreover, the Administration was also urged to take into account the training needs of athletes during the redevelopment works. The Administration had provided written responses to the views and concerns expressed by the deputations and HA Panel members.

3. The item was voted on and endorsed.

**PWSC(2007-08)16      49MM      Development of Chinese medicine clinics  
in the public sector**

4. The Chairman advised members that the Panel on Health Services had been consulted on the proposal at its meeting on 14 May 2007. He said that members expressed support in general for the early provision of more Chinese medicine clinics (CMCs) in the public sector. Some members hoped that the Administration could allocate funds for the provision of fee waiver to all Comprehensive Social Security Assistance (CSSA) recipients using CMCs services, instead of the current practice of allocating 20% of the consultation quotas to these recipients. Moreover, the members also hoped that fee concessions could be provided to low-income elderly who were not receiving CSSA.

5. The item was voted on and endorsed.

**PWSC(2007-08)24      19EM      Construction of new campus at Tiu  
Keng Leng for Vocational Training  
Council**

6. The Chairman advised members that the Panel on Manpower had been consulted on the proposal at its meeting on 19 April 2007. Members of the Panel supported the proposal and noted the Administration's advice that the space vacated from the design-related departments in the five campuses of the Hong Kong Institute of Vocational Education (IVE) would be re-allocated to relieve overcrowding and improve the quality of the learning environment for students.

Pedestrian flow after commissioning of the new campus

7. Referring to a joint submission from five Sai Kung District Council (SKDC) members tabled at the meeting, Mr LEE Wing-tat noted the strong request of local residents and SKDC members for the construction of a footbridge to provide a direct link between the new campus of the Vocational Training Council (VTC) and the Metro Town shopping mall. Mr LEE enquired whether the request

would be acceded to and if not, the reasons for not providing the footbridge to facilitate pedestrian flow. Mr Andrew CHENG expressed similar concern. Mr CHENG pointed out that while SKDC members indicated support for the proposal, they had certain concerns about the details of the project, i.e. the provision of a footbridge to cope with the increased pedestrian flow.

8. In reply, the Deputy Secretary for Education and Manpower 1 (DS(1), EMB) advised that the suggestion of providing a footbridge had been examined in detail having regard to projections of the pedestrian flow upon commissioning of the new campus made by the VTC's traffic consultant. Based on the projected increase in pedestrian flow, the demand for pedestrian crossing facilities up to 2011 could be met through improvements to existing road crossings under the current proposal and there was no imminent need for constructing a footbridge. Transport Department (TD) had endorsed the recommendations of the VTC's consultant and SKDC had been briefed on the proposed arrangements. DS(1), EMB said that VTC and TD would monitor closely changes in pedestrian flow, if any, and consider further the proposed construction of a footbridge when the need arose. In response to Mr LEE Wing-tat's further enquiry, DS(1), EMB advised that the estimated capital cost for construction of the footbridge was about \$20 million. She further pointed out that it would be technically feasible to construct the footbridge separately after the commissioning of the VTC new campus and the Administration could seek funding support for the project when the need for the footbridge was confirmed.

9. Prof Patrick LAU pointed out that the provision of a footbridge to link up the new VTC campus with the adjacent shopping mall was proposed in the winning design of the international contest for the design of the Hong Kong Design Institute (HKDI). In this connection, Prof LAU enquired whether the construction of a footbridge was also proposed in the relevant Outline Zoning Plan.

10. DS(1), EMB advised that under the original "commercial/residential" land use zoning of the site, the construction of a footbridge to facilitate pedestrian flow between commercial/residential developments had been proposed. Nevertheless, given the change in land use with the current proposal of building HKDI and the IVE (Lee Wai Lee) (IVE(LWL)) campuses on the site, pedestrian flow was expected to be much smaller compared with that of commercial/residential developments. As explained earlier on at the meeting, the projected increase in pedestrian flow upon commissioning of HKDI and IVE(LWL) would not justify the construction of a footbridge. As regards Prof Patrick LAU's enquiry about the land use zoning for lot 86 adjacent to IVE(LWL), DS(1), EMB advised that the site was to provide a district open space under the purview of the Leisure and Cultural Services Department (LCSD).

11. Noting that the new campus of VTC would accommodate full-time equivalent student places of about 6 500, Mr LEE Wing-tat was concerned whether the existing pedestrian crossings could cope with the increased pedestrian flow during school peak hours. He sought information on the volume of

pedestrian flow per hour during peak periods.

12. In reply, the Executive Director, VTC (ED, VTC) explained that students taking different courses would be attending school at different time. From the operational experience of other existing IVE campuses, the student traffic would not bring about any significant impact on the pedestrian flow in the areas where the campuses were located. The Head (Estates, Health and Safety Division), VTC supplemented that the consultant engaged by VTC had conducted field surveys at the road crossings in the vicinity of the new campuses and other existing IVE campuses. Having considered the projected pedestrian flow computed on the basis of the field survey data, the consultant advised that the demand for road crossings in 2011 upon full commissioning of the new campuses could be met through widening of two existing pedestrian crossings.

13. On the volume of pedestrian flow, DS(1), EMB advised that according to the information provided by the VTC's traffic consultant, the projected pedestrian flow at the crossing in question during peak hours in 2011 would be about 5 700 persons per hour, representing a volume to capacity (v/c) ratio of 1.02. As the v/c ratio would be slightly above the full capacity of 1, the consultant recommended that the existing pedestrian crossing be widened to cope with the increase so as to reduce the v/c ratio to 0.89. DS(1), EMB reiterated that while the projected figures did not justify the construction of a footbridge at the present stage, VTC and TD would monitor closely possible increase in pedestrian flow and funding for the construction of the footbridge would be sought where necessary.

14. Mr LEE Wing-tat was of the view that a v/c ratio of 0.89 was close to full capacity and allowed little room for further increase in pedestrian flow. He opined that the Administration was conservative and unreasonable in deciding not to construct a footbridge under the current project. Mr LEE said that Members of the Democratic Party would not support the current proposal if the Administration would not plan ahead and consider the construction of a footbridge to cope with further expansion in the student places offered by IVE.

15. In reply, DS(1), EMB explained that the new VTC campus would accommodate students from the various design-related departments currently scattered in five campuses of IVE and those from the IVE(LWL), totaling about 6 500 full-time equivalent student places. The number of places to be offered in the new campus was not expected to increase by a large extent in the near future. Moreover, flexibility for the construction of a footbridge linking the new campus to the Metro Town shopping mall when need arose in the future was allowed in the current project design. Responding to Mr LEE Wing-tat's further enquiry on the estimated increase in student places in the next five years, ED, VTC advised that while VTC did not have the required information beyond 2010-11 given its current practice of a three-year planning for places offered, it had no plan at the present stage for large scale increase of student places.

16. Mr LEE Wing-tat and Mr Andrew CHENG shared the view that the cost for construction of the footbridge was minimal compared with the substantial

estimated costs of the current project, which was over \$1 billion. They questioned why the Administration would not accede to the request of SKDC to include the footbridge in the current proposal. Mr CHENG further pointed out that the cycle time for traffic lights at pedestrian crossings in Tiu Keng Leng had been a subject of complaint by local residents, given the relatively long waiting time for pedestrians to cross the road despite the light traffic flow. As such, the provision of footbridge would effectively relieve the problem of at-grade road crossings and would be welcomed by local residents. Mr CHENG therefore urged the Administration to re-consider the construction of a footbridge under the current proposal.

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17. DS(1), EMB advised that the footbridge proposal could be examined in a separate context instead of under the current proposal. While she was not in a position to give an undertaking for the construction of the footbridge at the meeting, DS(1), EMB agreed to convey members' request to the relevant bureaux/departments for further consideration. As to Mr Andrew CHENG's concern about the cycle time of the traffic lights, DS(1), EMB agreed to relay the concern to TD for follow up actions.

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18. Mr Andrew CHENG reiterated his request for the Administration to further examine the feasibility of constructing the proposed footbridge with SKDC and expressed concern about the timeframe for reaching a decision in this regard. The Deputy Secretary for Financial Services and the Treasury<sup>3</sup> advised that the Administration could consider further the merits or otherwise of the funding requirements for construction of a footbridge linking HKDI and Metro Town shopping mall. At the request of Mr Andrew CHENG, the Administration agreed to examine further the footbridge proposal and its justifications, and report to SKDC in due course. Members also agreed that PWSC should inform SKDC of the arrangement in writing.

#### Design and facilities of the new campus

19. Prof Patrick LAU declared interest as a contestant of the international design contest for the campus design of HKDI. While expressing appreciation of the winning design adopted in the current proposal, Prof LAU was concerned that the design of IVE(LWL) adjacent to HKDI was not coherent with the spectacular design of the latter. He doubted why VTC had not invited participants to provide the design for the whole project site so that both HKDI and IVE(LWL) would be designed in one go. He enquired whether VTC would engage the winner of the contest to participate in the design of IVE(LWL) as well.

20. Mr Abraham SHEK expressed similar concern about the design of the two campus buildings. He called on the Administration/VTC to make improvement to the aesthetic design of IVE(LWL) so that it could measure up to the standard of the stylish design of HKDI.

21. In reply, ED, VTC explained that as the proposal of re-provisioning IVE(LWL) adjacent to HKDI had not been finalized when the design contest was

held, contestants had not been required to incorporate the reprovisioning in their designs. She advised that putting HKDI and IVE(LWL) campuses on adjacent sites would help achieve better synergy among the various academic disciplines and departments in IVE. Noting members' concern about coherence in the aesthetic designs of HKDI and IVE(LWL), ED, VTC said that the design of HKDI being the winning design of an international contest was of a higher standard compared with that of IVE(LWL) which was a reprovisioning project. As the winner of the design contest was a French firm, it had worked in collaboration with a local firm in the project design and the same team of staff in the local firm would be working on the designs for both campuses. She said that VTC would examine the project design further with the architects with a view to achieving a coherent overall design of the new campus site as far as practicable.

22. Miss TAM Heung-man referred to views received from some teaching staff and/or students of various IVE campuses about the insufficient space of workshops for design-related courses. She was concerned whether the views of teaching staff and students had been taken into account in the design of HKDI. In reply, the Deputy Executive Director (Development), VTC (DED(D), VTC) advised that the requirements for different facilities (including studios, special rooms, laboratories and workshops) set out in the Competition Document of the International Architectural Design Competition had been formulated with the participation of teaching staff and students. She pointed out that the total workshop space in HKDI would increase by over 30% compared with that of supporting the design-related courses in various IVE campuses.

23. Mrs Selina CHOW said that Members of the Liberal Party welcomed the current proposal, which would enhance the facilities of IVE for training of the necessary manpower required by the design-related industries for the development of Hong Kong. She enquired whether the current project could provide adequate student places to meet the demand in the coming three years. In reply, ED, VTC answered in the affirmative.

24. Noting that HKDI and IVE(LWL) would be designed as an open campus and landscaped areas on the podium would be accessible to the general public, Mrs Selina CHOW questioned the rationale behind the arrangement. Mrs CHOW was of the view that the campus site should be reserved for the exclusive use of students rather than open to the public, given the large number of students attending school at HKDI and IVE(LWL).

25. ED, VTC explained that it was the general policy of VTC to have open IVE campuses so that students would be encouraged to integrate with the community where their campuses were located. Integration with the community through organizing design-related activities in collaboration with local bodies or inviting participation of local residents in the activities would inspire the creativity of students. She said that with the presence of the HKDI, the VTC would also wish to help develop Tseung Kwan O into a hub of design activities through different design and cultural related activities which the local community could participate. The idea of an open campus could also allow the public to enjoy the campus

environment and facilities during non-school hours.

26. Mrs Selina CHOW supported the idea of integration with the community through public participation in design and cultural related activities held in HKDI campus. She nevertheless did not agree with the proposed arrangement to allow public access to the campus area and considered that students would be deprived of an exclusive campus environment for learning. Mrs CHOW was also concerned about the possible difficulties in campus management. In reply, ED, VTC advised that in allowing public access to the campus podium, priority would be given to students' needs and the opening hours would be determined having regard to the various student activities during different periods of the school year.

27. The item was voted on and endorsed. Mr LEE Wing-tat requested that the item be voted on separately at the relevant meeting of the Finance Committee (FC).

#### **Head 704 - Drainage**

**PWSC(2007-08)17      103CD      Drainage improvement in Northern Hong Kong Island - Hong Kong West drainage tunnel**

28. The Chairman advised members that an information paper on the project had been circulated to the Panel on Planning, Lands and Works (PLW Panel) on 12 March 2007.

29. The item was voted on and endorsed.

**PWSC(2007-08)18      111CD      Drainage improvement in Tsuen Wan, Kwai Chung and Tsing Yi - Tsuen Wan drainage tunnel**

30. The Chairman advised members that an information paper on the project had been circulated to the PLW Panel on 12 March 2007.

31. The item was voted on and endorsed.

#### **Head 705 - Civil Engineering**

**PWSC(2007-08)21      35CG      Greening master plan for Kowloon West - studies and works**  
**36CG      Greening master plan for Hong Kong Island - studies and works**  
**40CG      Greening master plan for Kowloon East - studies and works**

32. The Chairman advised members that the PLW Panel had been consulted on the proposal at its meeting on 27 March 2007.

33. Prof Patrick LAU, Deputy Chairman of the PLW Panel, reported briefly the deliberation of the PLW Panel on the proposal. He said that in response to members' concern about implementation of greening master plans (GMPs) for areas in the New Territories (NT), the Administration advised that the current plan was to develop GMPs for urbanized areas in NT after completing the implementation of GMPs for selected urban areas by end of 2011. The Administration had to develop and implement GMPs for various areas by phases due to resource and manpower constraints in both the Government and the market. The supplementary information provided by the Administration on its plan to develop and implement GMPs for areas in NT was issued to members on 22 May 2007. As regards members' view of enhancing greening for infrastructures such as footbridges, the Administration advised that permanent planters with irrigation systems would be installed on new footbridges and flyovers in built-up areas where practicable. For existing footbridges, annual programmes for enhanced greening works would be implemented where appropriate.

34. Referring to the photographs showing the impact of some completed greening works under GMPs at Enclosure 4 to the discussion paper, Mrs Selina CHOW was of the view that there was room for improvement in the greening and landscaping designs, particularly on reducing the use of concrete to enhance the appearance of the greening works as a whole. In reply, the Director of Civil Engineering and Development (DCED) appreciated Mrs CHOW's view and explained that where practicable, greening works would be undertaken to achieve the best visual effect, for example, using climbers to cover up concrete surfaces on highways and noise barriers.

35. Mrs Selina CHOW expressed support for the more widely implementation of GMPs in the territory. She however shared the view of some members of the PLW Panel about the slow progress of the development and implementation of GMPs for areas in NT. While the Administration had explained that greened space in the NT districts was generally more abundant than urban areas in Kowloon and on Hong Kong Island, Mrs CHOW considered that priority should also be accorded to the built-up and densely populated areas in NT.

36. DCED advised that the Administration was fully aware of members' concern about advancing the timeframe for development and implementation of GMPs for areas in NT. After reviewing the latest position in the implementation of greening works for urban areas, the Administration anticipated that these could be completed smoothly ahead of schedule and the development of GMPs for NT could commence earlier, hopefully around mid-2009. As to Mrs Selina CHOW's concern about greening works for densely-populated areas in NT, DCED advised that greening measures would be implemented in some focal areas in advance of the implementation of GMPs to expedite greening. The Administration had already identified focal points for some NT districts and the design of the proposed greening measures for these areas was underway.

37. Mr WONG Kwok-hing recapped his strong views expressed at the PLW Panel meeting on 27 March 2007 that the priority accorded to urban areas in implementing GMPs was in a way discriminating residents in NT areas. Pointing out that a number of new towns in NT such as Tsuen Wan, Kwai Chung and Yuen Long were undergoing rapid development in recent years with high population density, Mr WONG was of the view that the Administration should expedite greening for NT areas and create more employment opportunities through this initiative. He requested the Administration to give a clear undertaking for advancing the development of GMPs for NT to 2009.

38. In reply, DCED said that residents in the NT areas had not been subject to any discrimination in the implementation of greening measures. He pointed out that Landscape Master Plans were prepared for some new towns to facilitate provision of greening measures and greening provisions in areas in NT, which were better than the urban areas due to the well-planned new town developments. DCED confirmed that it was Government's intention to develop GMP for the NT districts in around mid 2009 ahead of the original schedule of commencement in end 2011.

39. The item was voted on and endorsed.

**PWSC(2007-08)29      657CL      Demolition of buildings, structures and chimneys at Kwai Chung Incineration Plant**

40. The Chairman advised members that the PLW Panel was consulted on this project at its meeting on 22 May 2007. He declared interests that he had been involved in the project for construction of the Kwai Chung Incineration Plant (KCIP).

41. Prof Patrick LAU, Deputy Chairman of the PLW Panel, said that on some Panel members' enquiry on the treatment of the dioxin-containing materials (DCM), the Administration said that DCM would be mixed with concrete under negative pressure and infiltration tests would be conducted. The immobilized mixture would then be disposed of at landfills. In response to enquiry about the method for demolition of the chimney, the Administration said that given its proximity to Tsing Kwai Highway and Kwai Chung Preliminary Treatment Plant, demolition by blasting would not be feasible and it would be demolished by cutting. As to concerns about costs estimates for the demolition works and the long project duration, the Administration explained that higher consultancy fee was incurred as on-site professional staff were required to supervise the works. Due to the presence of asbestos-containing materials (ACM) and DCM, as well as the contamination of underground soil by heavy metal and hydrocarbon, a longer project duration was required for the necessary decontamination and demolition works.

42. While relaying Kwai Tsing District Council (K&TDC)'s request to expedite the project, Mr WONG Kwok-hing expressed concern about the removal, treatment and disposal of harmful substances in the chimney such as dioxin and asbestos under the project. Pointing out the importance of environmental monitoring, Mr WONG enquired about the monitoring and mitigation measures on air quality during the works period. In this connection, Mr WONG was concerned whether baseline data would be compiled before work commencement and suggested that relevant information such as air pollution index be uploaded onto the website on the Internet to increase transparency as well as to address the concerns of the local residents.

43. Mr LEE Wing-tat expressed similar concern, in particular whether the residents of nearby estates, such as Grand Horizon and Greenfield Garden, would be exposed to health hazards from asbestos released during the removal works. He sought information on the monitoring of air quality during the works period, including the frequency of air sampling.

44. DCED said that monitoring of the air quality and other environmental indicators would be conducted in accordance with the requirements stipulated in the Environmental Permit. The Deputy Head of Civil Engineering and Development (Project and Environmental Management), Civil Engineering and Development Department (DH(P&EM), CEDD) added that assessment of the environmental baseline condition and the environmental impact arising from the proposed works had been carried out under the Environmental Impact Assessment (EIA) Study conducted in 2001-02. The contractor would be required to compile a set of baseline data before the commencement of works and to formulate mitigation measures and contingency plan as well as an environmental monitoring and audit programme for the proposed works. DH(P&EM), CEDD advised that air samples would be collected on a weekly basis and the relevant monitoring data would be uploaded onto the website on the Internet to facilitate public perusal. The Administration would also be ready to discuss with any local residents who were concerned about the environmental impact of the works.

45. Responding to the concern of Mr LEE Wing-tat and Miss CHAN Yuen-han about the impact on residents in nearby estates and the engagement of independent party in the environmental monitoring work, DH(P&EM), CEDD said that monitoring stations would be set up at close vicinity of the project site and independent professionals would be retained in auditing the compliance with the requirements in the Environmental Permit.

46. Noting that KCIP had ceased operation since 1997, Mrs Selina CHOW queried why the funding support for the proposed demolition works had not been sought earlier. While local residents had longed for the early demolition of the structures, Mrs CHOW pointed out that they were also gravely concerned about the health risks posed by the removal, treatment and disposal of toxic materials such as DCM. She enquired about measures to minimize the impact of noise, dust and waste generated from the proposed works.

47. DH(P&EM), CEDD said that following the decommissioning of KCIP in 1997, an EIA Study was conducted in accordance with the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499) and an Environmental Permit was issued in 2002. The Administration had planned to take forward the demolition works at that time but priority consideration of public works projects put the works in abeyance in 2003 and 2004. The Administration was fully aware of the expectations of local residents for early completion of the project. Subject to funding approval, the Administration would endeavour to complete the project as soon as practicable. On measures to mitigate environmental impacts especially noise, DH(P&EM), CEDD advised that according to the findings of the EIA Study, even under the worst case scenario with all construction plants in full operation simultaneously (which was unlikely to happen during the works period), the noise level was assessed to be not more than 75 dB. All environmental indicators would be kept under constant monitoring by the Administration, its contractor and independent professionals. The Administration would also respond to concerns of the K&TDC and local residents for implementation of additional mitigation measures, where necessary.

48. Mrs Selina CHOW recalled that in the early 2000s, the Administration had explained the slow progress of public works projects on grounds of insufficient provisions in the proponent departments to cover the recurrent expenditure. Nevertheless, Mrs CHOW pointed out that current proposal would not incur any recurrent expenditure and hence should not have been delayed for the same reason. Pointing out that the Administration had not fully utilized the \$29 billion set aside for public works projects in the past years, she considered that the Administration should examine further the setting of priority for public works projects.

49. The Permanent Secretary for the Environment, Transport and Works (Works) said that in 2002 and 2003, funding for a number of major public works project had been approved, such as the Shenzhen Western Corridor. The Administration had to prioritize the public works projects having regard to the merits of individual projects and the resources constraints. The Chairman advised that as far as he could remember, the Administration had spent an average of about \$31 billion per year in 2003-04 and 2004-05 on public works projects.

50. In response to Miss TAM Heung-man's enquiry about the environmental mitigation measures during the removal, treatment and disposal of ACM and DCM, DH(P&EM), CEDD said that ACM and DCM were present in the superstructures and the chimneys of KCIP respectively. Removal of ACM would be done in an enclosed environment by qualified contractor. Removal of DCM in the chimneys would be done under negative pressure and workers would be provided with personal protective equipment (PPE) and shower facilities in a three-chamber decontamination unit. ACM and DCM would be mixed with cement and go through toxicity characteristic leachate procedure (TCLP) test before placing into steel containers with plastic lining for disposal at landfills. In response to Miss TAM's further enquiry on environmental hazard from leakage of ACM and DCM mixture from the steel containers disposed at landfills,

DH(P&EM), CEDD advised that the mixture would not pose any environmental threat as it had been stabilised and verified to be so by the TCLP test before disposal.

51. Miss CHOY So-yuk supported the current proposal for the demolition of KCIP, which was long expected by local residents. She was however concerned about the measures for protection of workers from the health hazards during the removal, treatment and disposal works, in particular whether the Administration would require the contractor to provide additional insurance coverage in the longer term for their workers' exposure to harmful substances. In response, DCED and DH(P&EM), CEDD said that the Administration attached importance to providing a safe and contamination-free working environment for the workers through providing them with the necessary training and PPE. The contractor would be required to provide insurance coverage for its workers in accordance with the labour-related legislation.

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52. Miss CHOY So-yuk did not subscribe to the Administration's explanation. She said that apart from safety precautionary measures, workers should be provided with additional insurance coverage given the risks of their exposure to contaminated materials at work. At the request of Miss CHOY, the Administration agreed to consider the suggestion of incorporating relevant provision in the works contract requiring the contractor to provide additional insurance coverage for its workers in respect of the health hazards caused by exposure to contaminated materials (such as ACM and DCM) during the works period of the project, and provide further information in this regard before the relevant FC meeting.

53. Miss CHAN Yuen-han also expressed concern about the environmental impact of the proposed works, in particular the protection of workers from exposure to contaminated materials during works. Pointing out the practice of the local construction industry of sub-contracting, Miss CHAN was gravely concerned whether and how the precautionary measures for protection of works at the work site could be effectively implemented to the benefit of the workers. Referring to environmental hazards in the United States caused by the disposal of contaminated materials, Miss CHAN also expressed concern about the environmental impact of the disposal of ACM and DCM mixture at the landfill.

54. In response, DCED appreciated Miss CHAN's concern and advised that experienced site supervision staff employed by the consultant would oversee the implementation of measures for environmental mitigation and protection of workers by the contractor at the work site. At the request of Miss CHAN Yuen-han, the Administration undertook to provide before the relevant FC meeting supplementary information on details of the environmental mitigation and monitoring measures for the proposed works, including:

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- (a) protective measures for workers during the removal, treatment and disposal of ACM and DCM;
- (b) measures to safeguard the health of local residents in the nearby

estates; and

- (c) measures to control the environmental impact of the disposal of ACM and DCM at the landfill.

55. The item was voted on and endorsed. Noting the concerns of Miss CHOY So-yuk and Miss CHAN Yuen-han, the Chairman said that this item should be voted on separately at the relevant FC meeting.

**PWSC(2007-08)30      570CL      Demolition of buildings, structures and chimneys at Kennedy Town Comprehensive Development Area**

56. The Chairman advised members that the Panel on Housing was consulted on this project at its meeting on 7 May 2007. He declared interests that he had been involved in the construction project of the Kennedy Town Incineration Plant (KTIP).

57. Mr LEE Wing-tat, Chairman of the Panel on Housing said that members who expressed views at the Panel meeting did not raise objection to the proposal and two of them had expressed support for the proposal. However, some members expressed concern about the environmental impact of the project and called on the Administration to exercise great care in the removal, treatment and disposal of ACM and DCM in the buildings, structures and chimneys. Some members expressed concern about the Administration's proposal to undertake the demolition and the ground decontamination works in two stages.

58. Noting that the KTIP had ceased operation since 1993, Miss CHOY So-yuk queried why the funding proposal for the demolition works had not been submitted earlier.

59. DCED said that while KTIP had ceased operation in 1993, the adjacent Kennedy Town Abattoir (KTA) was only decommissioned in 1999. The two facilities were closely associated and were planned for demolition at the same time. That explained the reason for not proceeding with the demolition works in the 1990s. Miss CHOY So-yuk was not convinced by the Administration's explanation and considered it unreasonable for the demolition of KTIP to be delayed as a result of the later decommissioning of KTA.

60. Noting that the KTIP and KTA site would be provided for the temporary use by the Mass Transit Railway Corporation Limited (MTRCL) after completion of the demolition works, Miss CHOY So-yuk expressed concern about the safety of the works by MTRCL given the ground contamination of the site.

61. In reply, DCED said that the site would be provided to MTRCL as a temporary works area for the construction of the MTR West Island Line (WIL). DH(P&EM), CEDD and the Chief Engineer (Railway Planning)2, Highways

Department (CE(RP)2, HyD) supplemented that MTRCL would use the site for storage and setting up of temporary offices for the WIL project but not for construction of WIL. Hence, no underground works would be involved. Moreover, protective measures of covering the ground surface of the site with 200 mm thick concrete paving to prevent infiltration of contaminants underground would be implemented before MTRCL started using the site. CE(RP)2, HyD said that as WIL was a designated project under EIAO, an EIA Study would be conducted for the project. The environmental mitigation requirements would apply to the KTIP and KTA site as the works area of the WIL project.

62. Miss CHOY So-yuk noted that upon completion of WIL, the site would be returned to the Administration for development. She requested to put on record that before deciding on the land use zoning for the site, the Administration must ensure that the ground contamination would not have any adverse impact on the health of future users. DCED noted Miss CHOY's concern and advised that the Administration had planned to undertake ground decontamination works shortly after MTRCL returned the site to the Government.

63. In response to Miss TAM Heung-man's enquiry on the differences between the measures for handling ACM and DCM under the current proposal and the previous one, i.e. **PWSC(2007-08)29, DH(P&EM), CEDD** said that the EIA Studies for the two projects were undertaken by the same consultant. Similar technologies and precautionary measures would be employed for the removal, treatment and disposal of the ACM and DCM for the two projects. As to Miss TAM's enquiry about the timeframe of the WIL project, CE(RP)2, HyD advised that it was expected that the WIL project would be gazetted in the second half of 2007. Subject to the public views received, the project might commence in 2008-09 for completion in 2013.

64. Referring to the measures to monitor air quality under **PWSC(2007-08)29, Mr WONG Kwok-hing** asked whether the Administration would use the same approach for environmental monitoring in the current proposal, i.e. compiling baseline data on the air quality as future monitoring, uploading air pollution index onto the website and formulating contingency plan to reduce the level of contaminants in the air, if any. In response, DH(P&EM), CEDD replied in the affirmative and said that similar environmental monitoring measures would be implemented for this project.

65. The item was voted on and endorsed.

### **Head 703 - Buildings**

**PWSC(2007-08)22      408RO      Recreational development at North Ap  
Lei Chau Reclamation**

66. The Chairman advised members that an information paper on the project had been circulated to the HA Panel on 12 March 2007.

67. Referring to Enclosure 1 to the Administration's proposal, Prof Patrick LAU noted that the Shui Yuet Temple (the Temple) was in close proximity to the proposed works and enquired about the impacts of the works on the Temple.

68. The Director of Architectural Services (D Arch S) said that while the Temple was outside the project site, the Administration would be mindful of any adverse impact on the structures of the Temple in taking forward the proposed works given the proximity of the Temple to the project site. As to Prof Patrick LAU's view about renovation works of the Temple required after completion of the proposed works, D Arch S said that this would be outside the scope of the current proposal. He advised that the visual impact of the proposed works on the Temple had been taken into account in the project design, so that the structure of the multi-purpose piazza would not stand in obstruction of the Temple from the waterfront. Responding to Prof Patrick LAU's further enquiry about the slope work, D Arch S said that this was part of the present project requiring an estimated provision of \$4 million.

69. Ms Miriam LAU noted that while the main pedestrian entrances were located on one side of the open space near Marina Habitat, residents of Ap Lei Chau Estate had no direct access to the open space despite the location of their residence adjacent to the facilities. She enquired whether the Administration would consider providing additional entrances to facilitate the access of residents of Ap Lei Chau Estate to the open space.

70. In response, D Arch S said that the Administration had been examining the feasibility of additional access to the open space in consultation with the relevant DC. In this connection, he advised that the Administration would consider under a separate project the provision of stairway connecting the Ap Lei Chau Estate and the tower with viewing platforms in the open space. Ms Miriam LAU opined that in the event that the construction of stairway to the tower was found not feasible, the Administration should consider other alternatives of providing more convenient access to the open space for residents of Ap Lei Chau Estate.

71. The item was voted on and endorsed.

**PWSC(2007-08)27      406RO      District open space at Po Kong Village  
Road, Wong Tai Sin**

72. The Chairman advised members that an information paper on the project had been circulated to the HA Panel on 16 April 2007.

73. Mr Fred LI said that local residents had been longing for leisure and recreational facilities under the project. While expressing support to facilities such as the provision of soccer cum rugby pitches and cycling areas to meet the needs of the local residents, Mr LI noted with concern about the inadequate facilities for the

elderly. Given the ageing population in the nearby housing estates, such as Fung Tak Estate, he urged the Administration to consider providing more facilities for the elderly in addition to the fitness corner for the elderly and the landscaped garden/area. Mr LEE Wing-tat shared Mr LI's concern. Mr LEE Wing-tat also considered the provision of a landscaped garden/area adjacent to the soccer cum rugby pitches inappropriate as the elderly might not feel safe in using the area. He therefore suggested that the area could be used to provide a seven-a-side soccer pitch instead.

74. The Assistant Director (Leisure Services)1, LCSD (AD(LS)1, LCSD) said that the proposed open space had a large site area of 9.5 hectares with part of the area on a slope. Majority of the facilities were planned on the limited flat land of the site in the preliminary design, including facilities for the elderly, such as Tai Chi area and pebble path in the fitness corner for the elderly. The Administration would take into account members' views on the facilities to be provided in preparing the detailed design.

75. Responding to Mr Fred LI's enquiry on the reason for the provision of cycling area and cycling track, AD(LS)1, LCSD advised that cycling areas/tracks had been provided in other districts in Kowloon except for the Wong Tai Sin district. Noting the high utilization rate of cycling areas in Lai Chi Kok and Kwun Tong, the Administration considered it appropriate to provide cycling areas/tracks in the proposed district open space to meet the needs of the local residents. As to Mr LI's concern about the need for an advanced cycling area, AD(LS)1, LCSD said that the Administration had included that in the project design having regard to the views of the Hong Kong Cycling Association. The area being marked for advanced cycling area would be mainly used as a training venue for BMX cyclists.

76. Mr Fred LI expressed concern about the late commencement of the construction works in February 2008 and the completion of the project by two phases in February 2010 and December 2010. In reply, D Arch S said that the Administration had examined ways to expedite project delivery having regard to the geographical constraints of the project site (which included a slope and a valley). The portion of works scheduled for earlier completion in February 2010 included the two soccer cum rugby pitches and the landscaped garden/area. The remaining portion of works could only commence after completion of preparatory works such as supporting structures for the cycling areas/track situated at the valley area. In addition, progress of works on the western part of the project site was subject to limitations of vehicular access, in which construction vehicles could only gain access through the eastern entrance. In the light of the aforesaid preparatory works and access limitations, the remaining portion of works would be completed in December 2010.

77. Miss TAM Heung-man expressed concern about public uses of the soccer cum rugby artificial turf pitches in the proposed open space and queried whether these pitches would be reserved for the use of schools and voluntary organizations only.

78. AD(LS)1, LCSD advised that the artificial turf pitches in the proposed open space would be opened for hire by members of the public, schools and other organizations according to the prevailing arrangements for other pitches managed by LCSD. He further explained that each artificial turf pitch would have a total of about 270 available sessions per month. Among these 270 sessions, two thirds would be allocated for rental by the general public and the remaining one third for schools and other organizations.

79. Miss CHAN Yuen-han said that the proposed project was supported by the respective DC as this could alleviate the problem of insufficient leisure and sports facilities in the Wong Tai Sin district. While stating support for the provision of facilities for the youth under the project, Miss CHAN said that she would give further views to the Administration on the project design and the facilities to be provided before the relevant FC meeting, in particular, access to the proposed open space from Fung Tak Estate and general environmental improvement in the periphery of the open space. Noting that tree depot and nursery practical ground would be provided at the open space, Miss CHAN was concerned that the quality of the soil might not be very suitable for planting.

80. AD(LS)1, LCSD explained that pedestrians could access the open space through the entrances at Po Kong Village Road and Fung Tak Estate. The open space was also accessible to the public from other districts by public transport such as buses and MTR. The Administration had also taken into consideration access by different groups of users in deciding the location of different facilities in the open space. For example, the soccer cum rugby pitches were located on the flat land and children play areas were located near the main entrances near Po Kong Village Road. On the provision of tree depot and nursery practical ground, AD(LS)1, LCSD said that the Administration planned to enhance the greening areas in the open space. Noting the increasing interests of local residents in community planting, the Administration had included nursery practical ground as a pilot scheme in the proposed open space to meet their needs.

81. As the meeting had overrun and the Council meeting would commence shortly, the Chairman proposed and members agreed that the discussion of the item and the remaining two items on the agenda, i.e. PWSC(2007-08)25 and 26 would be deferred to the next PWSC meeting scheduled for 15 June 2007.

82. The meeting ended at 10:45 am.