

立法會
Legislative Council

LC Paper No. PWSC31/07-08

(These minutes have been
seen by the Administration)

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

**Minutes of the 3rd meeting
held in the Conference Room A of Legislative Council Building
on Wednesday, 22 November 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 CHAN Yuen-han, SBS, JP
Hon Bernard CHAN, GBS, JP
Hon CHAN Kam-lam, SBS, JP
Hon SIN Chung-kai, SBS, JP
Hon Jasper TSANG Yok-sing, GBS, JP
Hon Howard YOUNG, SBS, JP
Hon LAU Kong-wah, JP
Hon Miriam LAU Kin-yee, GBS, JP
Hon Emily LAU Wai-hing, JP
Hon CHOY So-yuk, JP
Hon Andrew CHENG Kar-foo
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Albert CHAN Wai-yip
Hon LEE Wing-tat
Hon LI Kwok-ying, MH, JP
Dr Hon KWOK Ka-ki
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon TAM Heung-man

Members absent:

Hon James TO Kun-sun
Dr Hon Philip WONG Yu-hong, GBS
Hon LAU Wong-fat, GBM, GBS, JP
Hon Abraham SHEK Lai-him, JP
Hon Daniel LAM Wai-keung, SBS, JP
Hon CHEUNG Hok-ming, SBS, JP

Public officers attending:

Mr Joe C C WONG	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr MAK Chai-kwong, JP	Permanent Secretary for Development (Works)
Mr Raymond YOUNG, JP	Permanent Secretary for Development (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment
Mr Davey CHUNG	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Michael WONG Wai-lun, JP	Deputy Secretary for Education (1)
Mrs Dorothy MA CHOW Pui-fun	Deputy Secretary-General (1), University Grants Committee
Mr CHAN Wing-tak	Chief Technical Adviser (Subvented Projects), Architectural Services Department
Professor Richard HO Yan-ki	President (Acting), City University of Hong Kong
Dr Ellen KO LAW Yin-lan	Vice-President (Administration), City University of Hong Kong
Professor James MOY	Dean, School of Creative Media, City University of Hong Kong
Mr FUNG Siu-man	Director of Campus Planning (Acting), City University of Hong Kong
Mr WONG Chee-keung, JP	Director of Drainage Services
Mr IP Wing-cheung	Chief Engineer (Project Management), Drainage Services Department
Mr LAW Hin-wing	Chief Estate Surveyor (Acquisition), Lands Department
Mr CHEUNG Chun-kee	District Lands Officer (Yuen Long), Lands Department (Acting)
Mr CHAN Chi-chiu, JP	Director of Water Supplies
Mr NG Chi-ho	Assistant Director (New Works), Water Supplies Department
Mr Martin CHEUNG Kin-keung	Assistant Director (Project) ¹ , Transport and Housing Bureau (Housing)
Mr Kenneth WONG Hung-keung	Chief Civil Engineer, Transport and Housing Bureau (Housing)

Mr John CHAI Sung-veng, JP	Director of Civil Engineering and Development
Mr HON Chi-keung	Deputy Head (Project and Environmental Management), Civil Engineering and Development Department
Mr CHAN Chi-ming	Chief Engineer (Special Duties) (Works), Civil Engineering and Development Department
Mrs LAI FAN Siu-wah	Chief Planning Officer, Housing 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

Action

Head 708 – Capital Subventions and Major Systems and Equipment

PWSC(2007-08)60 20EJ Multi-media Building - stage 2, City University of Hong Kong

The Chairman drew members' attention that the funding proposal was submitted under **PWSC(2007-08)44** to the Public Works Subcommittee (PWSC) on 20 June 2007. The supplementary information required by members at the aforesaid meeting was set out in Enclosure 7 to the Administration's paper.

Design and floor area of the Multi-media Building

2. Noting that the City University of Hong Kong (CityU) would support the cost of the special building element of the Multi-media Building (the Building) design with its own source of funding, Dr KWOK Ka-ki enquired whether this was a standard practice for all University Grant Committee (UGC)-funded institutions if they wished to incorporate special elements in their building design. Ms Emily LAU expressed similar concern. Expressing her appreciation of the aesthetic design of the building with a spectacular outlook, Ms LAU opined that creativity and uniqueness in building design should be encouraged. In this connection, Ms LAU was concerned whether and how, in assessing funding proposals of institutions in the higher education, UGC would balance the need for cost control on the one hand and facilitation of creative design on the other.

3. In reply, the Deputy Secretary-General (1), UGC (DS-G(1), UGC) advised that UGC would assess every building proposal in accordance with the basic principle of meeting justifiable space shortfall at reasonable cost. In this connection, UGC would assess the space requirements for teaching and research activities of the institution concerned against the standard space and accommodation requirements, taking into consideration factors such as the project design and financial implications to ensure that support would only be given to proposals with real need and at reasonable cost. The Deputy Secretary for Education (1) (DS(1), EDB) advised that while adhering to the basic principle of providing standard facilities to meet the needs for teaching and research activities, the existing practice already allowed for the possibility of incorporation of special elements of design if the institutions so wished and had the financial ability to do so. He pointed out that the current proposal was a good example of CityU's efforts to incorporate some special elements of design within the existing practice.

4. Dr KWOK Ka-ki remained concerned that consideration of project proposals by UGC on a case-by-case basis might give rise to inconsistency and queries from institutions on the fairness of fund allocation.

5. Referring to the comparison of the construction floor area (CFA) and net operational floor area (NOFA) of the Building and the Creative/Visual Arts Building of the Hong Kong Baptist University (HKBU) in Enclosure 7 to the Administration's paper, Dr KWOK Ka-ki and Ms Emily LAU were concerned whether the CFA/NOFA ratio of the Building was comparable to campus buildings of other institutions built for similar purposes. In reply, DS(1), EDB advised that the 55% CFA/NOFA ratio for the Building was considered reasonable and comparable to those of other campus buildings for similar purposes. The President of the City University of Hong Kong (Acting) (President (Acting), CityU) added that the ratio was on the high side among campus buildings as the space requirement for circulation and building services was generally higher for these buildings. President (Acting), CityU also pointed out that notwithstanding the irregular crystalline shape of the Building, special attention had been given to the internal layout design to achieve optimum utilization of space, e.g. using small and irregular space for small group discussions, etc.

6. Mrs Selina CHOW supported the funding proposal and opined that as talents for the creative industries of Hong Kong were in great demand, investment in the training of these talents was necessary. Mrs CHOW was of the view that uniqueness and creativity in building design should be encouraged. She called on the Administration to exercise flexibility in considering project design by giving merits to creative design instead of utilization of space in terms of CFA/NOFA ratio. Prof Patrick LAU opined that measures such as recognition through design competitions and engagement of talents in the architectural profession would contribute to the facilitation of creativity and diversity in project design.

7. Mr Albert CHAN appreciated the creative design of the Building. He opined that creativity should be encouraged in the design of projects through

suitable facilitation measures by the Administration in the long run. Ms Emily LAU shared his view and enquired whether the Administration would give recognition to creative designs through giving merits to the consultants concerned in tender assessment. In reply, the Permanent Secretary for Development (Works) (PS(W), DEVB) advised that members' suggestion would be taken into consideration in drawing up the marking schemes for assessment of consultancy tenders.

8. Noting that \$16.4 million would be funded by CityU's own source of funding to support the cost of special building element, Mr Albert CHAN was concerned whether the source of funding would involve private donations of which the donor's contribution would be recognized by the Building being named after him/her. Mr CHAN strongly believed that naming of campus buildings simply in recognition of the amount of private donations from tycoons was improper and not conducive to upholding the academic dignity of the institutions concerned.

9. In response, President (Acting), CityU assured members that given the significance of the Building to CityU, it would not be named after any donor simply on consideration of the amount of donations made. President (Acting), CityU further advised that CityU had an established mechanism for the naming of campus buildings under which relevant factors such as the background and prestige of the donor, as well as his/her relation with the School in question, would be taken into consideration.

10. Referring to the precedent case of naming a faculty of the University of Hong Kong after the name of a donor, Dr KWOK Ka-ki pointed out that the undesirable arrangement had aroused dissatisfaction among students. In this connection, Dr KWOK enquired whether UGC had put in place any guidelines on the naming of campus buildings and the use of donations by UGC-funded institutions.

11. In reply, DS-G(1), UGC advised that institutions were accountable to the Administration and UGC for the use of public funds but had the autonomy in the use of funds coming from other funding sources secured by the institutions. DS-G(1), UGC said that it was a common practice for local and overseas universities to identify other funding sources for their development, and the issue of institutional autonomy had to be taken into account before considering the possibility of imposing restrictions on the use of funds coming from the institutions' own sources of funding.

12. Dr KWOK Ka-ki disagreed that the use of donations by UGC-funded institutions was a matter of their autonomy given that private donations secured by these institutions could be matched by a corresponding amount of public funds allocated under the Matching Grant Schemes. He therefore considered that the Administration should also devise guidelines on the use of private donations by UGC-funded institutions.

Facilities and specialist equipment

13. Referring to the estimated cost of the project, Prof Patrick LAU was concerned about the possible impact of the rising prices of electrical facilities and specialist equipment required for the Building. He called on CityU to expedite contract tendering and conduct more researches on the supply of the required equipment so as to get the best bargains before further price increase. Prof LAU also suggested that CityU could introduce more environmental friendly concepts in the Building project, such as the use of renewable energy. In response, President (Acting), CityU advised that environmental friendly measures would be introduced in the Building project and reference would be drawn to the innovative designs by the CityU's Faculty of Science and Engineering where practicable.

14. Noting that the list of specialist equipment for the Building would bring the provision in line with other overseas institutions with creative media programmes and those in use by top animation houses, Dr KWOK Ka-ki enquired about CityU's plans and policy, if any, to facilitate shared use and/or rental of the equipment by students of other universities and other organizations of the creative industries.

15. In reply, President (Acting), CityU advised that CityU had an exchange arrangement with HKBU under which students taking the creative media programmes could select courses offered by both universities to optimize the use of specialist equipment. As regards Ms Miriam LAU's view about exchange programmes with overseas institutions, President, (Acting) CityU advised that the School of Creative Media (the School) had established agreements of co-operation with other tertiary education institutions with creative media programmes, such as the Beijing Film Academy and the University of Southern California. It was anticipated that the co-operation network could be extended with the provision of higher standard accommodation and equipment in the Building.

16. As to the rental of specialist equipment by relevant organizations, President (Acting), CityU said that this would be arranged having regard to the priority of teaching and research needs of the students of CityU as well as the background and nature of the organizations concerned. He said that the rental income generated would be used for the School operation and development for the benefit of the students. Moreover, CityU would organize outreach programmes to provide opportunities for students to reach out to and interact with the community, for example, through joint programmes with other arts and cultural organizations.

17. Mrs Selina CHOW was concerned about the mechanism in place for CityU to ensure close liaison with private enterprises in the creative industries, in particular those small-scale enterprises. She opined that the high-end specialist equipment to be provided for the Building should be fully utilized to facilitate the development of the creative industries through close co-operation with private enterprises.

18. In response, President (Acting), CityU said that CityU had a built-in mechanism for liaison with the private sector through recruitment of practicing professionals and experts (such as film directors and sound mixing experts) in the creative industries as professors and lecturers. As such, students of the creative media programmes already had the opportunity to participate in the production of films or worked for the creative industries during their course of study through these teaching staff. Mrs Selina CHOW appreciated the approach of CityU in establishing close ties with the creative industries. She called on CityU to make further efforts in facilitating co-operation between the academic and the commercial sectors with reference to the successful experience of educational institutions in the United States so that students could test out the knowledge gained in their studies through application.

19. Ms Miriam LAU supported the current proposal. She noted that while \$30.8 million would be allocated for the provision of specialist equipment of high standard and even those being used by top animation houses and movie editing shops in Hollywood, CityU might encounter difficulties in securing adequate funds for future upgrading of the equipment in the light of rapid advancement in technology. Ms Emily LAU expressed similar concern and called on the Administration to take into consideration the resources requirements for future upgrading of equipment.

20. In reply, President (Acting), CityU agreed that the requirements for future upgrading of equipment would be a challenge for CityU. He pointed out that the School had established international reputation in the short history of less than ten years with the high standard of works by their students and staff. With the provision of proper accommodation and equipment upon the completion of the Building, it was anticipated that the School could advance its achievements in the creative industries and possibly be in a better position to solicit sponsorships from the creative industries and the software companies for future upgrading of the equipment. As to Ms Emily LAU's concern about storage and maintenance of the specialist equipment having regard to factors such as the humidity control in storage, President (Acting), CityU said that CityU would take good care of the specialist equipment for the Building with reference to relevant experience in existing laboratories, such as laboratories of the Faculty of Science and Engineering.

21. Noting that a sound dubbing theatre would be provided in the Building, Ms Emily LAU enquired about the purpose and capacity of the theatre. She was concerned whether this theatre could be open for use by other organizations or universities. In reply, President (Acting), CityU said that the theatre could accommodate a maximum of 150 persons and was designed mainly for teaching purpose. It would be equipped with high efficiency sound dubbing system to allow demonstration and real time sound dubbing during the lessons.

22. Pointing out that the School had been offering very popular programmes and had attracted large number of applications in the past years, Ms Miriam LAU sought information on CityU's plan for expansion of the popular programmes with

the provision of additional accommodation and equipment in the Building. In response, President (Acting), CityU advised that the Building would accommodate the School and other related departments such as the Department of English and Communications and the Department of Computer Science. He said that CityU had plans to increase the number of places offered by the School and the two aforesaid departments from the total of about 700 to 980 by 2010 and opportunities for further increase were anticipated with the implementation of the four-year undergraduate university programmes under the "3+3+4" academic structure in 2012.

Stage 1 of the Building project and cost control

23. Mr Fred LI was of the view that the cost comparison provided in Enclosure 7 to the Administration's paper could address concerns expressed by Members of the Democratic Party (DP) about the higher project costs incurred for the special design element of the Building at the PWSC meeting on 20 June 2007. Nevertheless, Mr LI pointed out that DP Members remained concerned about the delay in the delivery of the pre-contract consultancy for the design and site formation of the Building under stage 1 (the stage 1 project), in particular whether there was wastage of public money and management irregularities involved.

24. President (Acting), CityU advised that the works under the stage 1 project had been delayed as a result of a number of factors including the outbreak of the Severe Acute Respiratory Syndrome and amendments of the layout plan. As a result, additional costs were incurred in excess of the original estimate for the stage 1 project. He assured members that CityU had learned from the experience of the stage 1 project and had strengthened the monitoring mechanism for control of project progress and cost. The Chairman of the Council of CityU and the President of CityU would lead the Council and the Senior Management Team respectively in overseeing the progress and expenditure of the stage 2 works. He also pointed out that CityU had demonstrated its prudence in cost control in previous building projects including student hostels and the Academic Building. CityU would keep the current project under prudent supervision with the strengthened monitoring mechanism.

25. Mr Fred LI said that DP Members supported the proposal and stressed that CityU should attach importance to prudent cost control in taking forward the stage 2 works to keep the expenditure within the project estimate. Ms Emily LAU shared his view and pointed out that UGC-funded institutions should take heed of the undesirable precedent of the Hong Kong University of Science and Technology's over-spending and exercise strict control of their project costs. Prof Patrick LAU also called on CityU to exercise prudent cost control for the project.

26. Mr LEE Wing-tat said that he would support the proposal for the provision of accommodation and facilities to meet the demand of teachers and students of CityU. He nevertheless recalled that during a visit to CityU, he was given the impression that about \$30 million had been spent for amendments to the layout plan under the stage 1 project which was mainly attributable to the

disagreement between the then CityU President and the then Chairman of the Council of CityU. Mr LEE was gravely concerned whether the additional cost incurred due to disagreement between decision makers should be paid by the taxpayers from the public pocket and sought clarification on the facts in this regard. Ms Emily LAU shared his concern and enquired about the amount of additional cost so incurred.

27. In reply, President (Acting), CityU said that he was unable to give a first hand account of the details involved for the amendments to the layout plan as he was not part of the Senior Management Team at that time. He noted from the paper record that amendments had been made to the layout plan in 2004 with changes made to the foundation of the Building. He advised that about \$6.5 million was incurred for the amendments and the additional cost would be borne by CityU from its own source of funding. He reiterated that CityU would spare no pain in achieving the smooth and expeditious delivery of the Building project and reiterated that a joint monitoring mechanism by the Senior Management Team and the Council of CityU had been established in this regard.

28. Mr LEE Wing-tat stated his view that the decision makers concerned should be held responsible for the over-spending and wastage of public funds, if any, which was caused by the disagreement among themselves. He considered that UGC should also have a role of overseeing the expenditure of capital subvention projects undertaken by UGC-funded institutions. Ms Emily LAU questioned whether the Administration was aware of any irregularities in the delivery of the stage 1 project that had given rise to additional cost and the exact amount of the cost incurred.

29. DS(1), EDB advised that the Administration was aware that additional costs would likely be involved but understood that CityU had yet to ascertain the exact amount involved as the stage 1 project had yet to be completed. He stressed that CityU had undertaken to bear any such additional costs and would not seek further allocation of public funds for this purpose. Pointing out that CityU had exercised good cost control for previous construction projects such as those related to student hostels, DS(1), EDB said that the Administration remained confident that CityU would monitor the costs for the Building project under stage 2 in a prudent manner with supervision jointly exercised by the Senior Management Team and the Council of CityU. At the request of Ms Emily LAU, the Administration agreed to provide information on the total cost for the pre-contract consultancy under stage 1, when such information was finalized, with breakdown on the cost borne by CityU.

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30. Dr KWOK Ka-ki called on the Administration to engage UGC-funded institutions in discussion on the importance of prudent cost control and measures to prevent recurrence of over-spending in capital subvention projects in the future.

31. The item was voted on and endorsed.

Head 704 – Drainage**PWSC(2007-08)52 92CD Yuen Long, Kam Tin, Ngau Tam Mei and Tin Shui Wai drainage improvements, stage 1, phase 2B – remaining works**

32. The Chairman advised members that an information paper provided by the Administration on the project had been circulated to the then Panel on Planning, Lands and Works on 18 July 2007. The Chairman drew members' attention to the supplementary information provided by the Administration on the estimated land clearance cost for the project pursuant to Ms Emily LAU's request, which was tabled at the meeting. Ms Emily LAU welcomed the supplementary information and called on the Administration to include detailed costs and other information relevant to the proposed works in its future submissions.

(Post-meeting note: The supplementary information was circulated to members vide LC Paper No. PWSC28/07-08 on 23 November 2007.)

33. Referring to Enclosure 1 to the Administration's paper, Mr Albert CHAN was of the view that while the design of the drainage channel had been improved by using gabion instead of concrete, the artificial appearance of this design still could not blend well with the natural surrounding. In this connection, Mr CHAN recalled that innovative design of drainage channels in the form of streams had been adopted in previous projects and called on the Administration to consider revising the design of drainage channels under the current proposal to enhance the compatibility of the design with the natural environment.

34. The Director of Drainage Services (DDS) said that the use of gabion for the drainage channel could project a natural ambience for the project design as a whole. He advised that the Administration had consulted green groups on the design of the drainage channel and had received positive feedback from them in terms of the visual impact of the use of gabion on the natural environment.

35. Mr Albert CHAN did not subscribe to the Administration's explanation and opined that the uniform design of drainage channels failed to match the diversity that existed in river courses in the natural environment. He urged the Administration to improve the design of drainage channels to minimize the artificial element without undermining the objective of drainage improvement. In this connection, Mr CHAN suggested that design competitions could be held to invite public ideas on creative designs. Prof Patrick LAU and Ms Emily LAU shared Mr CHAN's view. Prof LAU opined that the Administration should make more efforts to bring in more compatible designs for the drainage projects with a view to beautifying the natural environment.

36. DDS stressed that the Administration had worked out the design of the drainage channel under the current project having regard to compatibility with the natural environment. To this end, the channel alignment was designed with a bypass at Ma On Kong to preserve a natural river. He explained that gabion could

provide habitats for fishes and aquatic organisms. The Administration had also incorporated greening measures in the drainage projects to enhance and beautify the environment.

37. Noting that railings would be provided along the drainage channel, Mr Albert CHAN opined that consideration should be given to the compatibility of the design of and material for the railings with the natural environment, e.g. using wooden instead of metal railings. DDS took note of Mr CHAN's suggestion for further consideration.

38. Noting that a provision of \$16.1 million had been made for the consultants' fee for site supervision within the total project cost of \$202.4 million, Prof Patrick LAU was concerned whether the provision was commensurate with the nature and complexity of the project. In this connection, Prof LAU referred to the provision of \$6.5 million for site supervision under **PWSC(2007-08)60**, i.e. the Multimedia Building – stage 2 project, which was a more complicated project with a higher estimated cost of \$437 million. He questioned whether the provision for consultants' fees for site supervision for the present project was justified. Ms Emily LAU shared Prof LAU's concern.

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39. In response, DDS said that the current proposal was a civil engineering project which involved works of a different nature from that of the building project under **PWSC(2007-08)60**. Moreover, the manpower required for site supervision for this project would be greater given the large and scattered site areas. To address members' concern, the Administration agreed to review the estimated provision for site supervision for this project with reference to that of **PWSC(2007-08)60** and provide its findings to PWSC before the relevant Finance Committee (FC) meeting.

40. Ms Emily LAU noted with concern that changes in land use in the areas over the years had resulted in tracts of natural ground being replaced by impermeable pavings, which had aggravated the flooding problem. She asked whether the Administration had made any necessary modifications to the control mechanism for change in land use to prevent further aggravation of flooding problems in the New Territories.

41. DDS advised that project developer would be required to conduct a Drainage Impact Assessment study before taking forward any development project in the New Territories. This requirement would minimize the impact of new developments on drainage in the areas resulting from changes in land use. He further advised that the current proposal comprised drainage improvement works in the low-lying areas in Yuen Long, which would reduce the risk of flooding during heavy rainstorm in the areas concerned and enhance the drainage systems to withstand rainstorms with a return period of one in 50 years (instead of one in ten years at present).

42. Ms Emily LAU noted with concern the lengthy negotiation process involved in handling objections to the proposed scheme. She sought information

on details of the objections received and possible ways for the Administration to shorten the negotiation process for the expeditious delivery of drainage improvement projects.

43. In reply, the Chief Engineer (Project Management), Drainage Services Department advised that after the gazettal of the proposed scheme and the amendment scheme for the project on 17 November 2005 and 21 July 2006 respectively, the Administration received three objections to the proposed scheme. After clarifications, two of the objectors withdrew their objections unconditionally. The remaining objector requested resumption of some of the residual portions of his lots as well as the provision of a vehicular access to these lots which would require revision of the channel alignment as a result. As such revision in the channel alignment would require acquisition of more land from other owners and would give rise to technical feasibility in connecting the channel alignment with sections in the upstream and downstream, lengthy discussions had been held with the remaining objector on the basis of the alignment in the proposed scheme. The objector subsequently sold his lots but declined to indicate whether he would withdraw his objection or not. The objection was therefore considered not resolved. He further advised that two months would be allowed for the public to raise objections after gazettal of the project schemes and the Administration would strive to negotiate with the objectors with a view to resolving the objections within a reasonable timeframe of about a few months, where possible. Objections which remained unresolved after negotiations would be submitted to the Chief Executive in Council for consideration.

44. The item was voted on and endorsed.

Head 709 – Waterworks

PWSC(2007-08)55 46WS Uprating of Sha Tin salt water supply system

45. The Chairman advised members that an information paper provided by the Administration on the project had been circulated to the Panel on Development on 16 October 2007.

46. While stating support for the project, Dr KWOK Ka-ki enquired about the service life of the new pumps which would replace the existing ones of the Sha Tin salt water booster pumping station. In reply, the Director of Water Supplies (DWS) said that the replacement of existing pumps in the Sha Tin salt water booster pumping station by high-head pumps aimed to increase the pumping pressure to meet the increasing flushing water demand in Sha Tin town centre area. The proposed uprating was expected to meet the projected shortfall beyond 2011 and no further uprating was expected in the near future. The new pumps would have a long service life of around 12 to 13 years.

47. Noting that salt water service reservoirs would be constructed and/or reconstructed under the project, Dr KWOK Ka-ki enquired whether the

Administration would utilize the roof-tops of the service reservoirs to provide leisure and cultural facilities for public enjoyment and to meet the shortfall of such facilities in the areas. He also urged the Administration to enhance the exterior design of the service reservoirs by greening works.

48. In response, DWS said that the provision of leisure and community facilities on roof-tops of service reservoirs would be arranged having regard to views of the Leisure and Cultural Services Department (LCSD) on the demand and supply of such facilities in the areas in the vicinity. He advised that such facilities had been provided through conducting modification works to existing service reservoirs in response to the views of LCSD and local District Councils (DCs). At Dr KWOK Ka-ki's request, the Administration agreed to take the following actions before the relevant FC meeting –

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- (a) to liaise with LCSD on the possibility of developing leisure and community facilities on the roof-tops of the salt water service reservoirs under this project; and
- (b) to review and enhance the design of the project with a view to providing more greening works and provide a plan showing the design of the salt water service reservoirs for members' perusal.

49. Ms Emily LAU sought clarification on the figures related to the existing capacity of the Sha Tin seafront salt water pumping station (SWPS), the capacity after the uprating works under the current proposal and the existing and anticipated demand for flushing water in Sha Tin and Ma On Shan areas. In reply, DWS advised that in December 2006, the Administration carried out advance works at a cost of \$9.85 million to replace the four aged pumps of the Sha Tin seafront SWPS of output capacity of 86 000 cubic metres per day (m³/day) by those of 95 000 m³/day. DWS pointed out that while the total mean daily water demand was expected to increase gradually to 84 000 m³ beyond 2011, the output capacity would be further uprated under the current proposal to a total capacity of 112 000 m³/day for provision of sufficient and reliable supply to cover the daily and seasonal fluctuation in demand and contingency. At the request of Ms Emily LAU, the Administration agreed to provide details on the existing and anticipated supply and demand of flushing water of Sha Tin and Ma On Shan areas, with breakdown by the existing capacity of the Sha Tin seafront SWPS and the additional capacity provided under this project or other advance works projects.

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50. Noting the estimated costs of \$40.6 million and \$43.9 million for mainlaying and main rehabilitation respectively under this proposal, Ms Emily LAU sought information on the length of the mains involved and reasons for the higher cost for main rehabilitation. In response, DWS advised that the proposed works included the laying of about 3.5 kilometres (km) and rehabilitation of about 2.9 km of salt water mains. The unit cost of rehabilitation of mains was higher as special technology was employed for carrying out the works underground, e.g. by using the trenchless method, so as to minimize road opening works and the possible impact on traffic. Responding to Ms Emily LAU's further enquiry, DWS

confirmed that the performance of rehabilitated mains would be comparable to that of new mains and the Administration would undertake rehabilitation works where technically feasible to minimize the road opening works required for mainlaying.

51. Prof Patrick LAU expressed concern about the quality of the salt water for flushing. He asked whether and how the salt water would be treated before provided for flushing. In reply, DWS said that while salt water for flushing would not be treated to the same standard as potable water, sizeable particles would be screened out by strainers at the pumping stations and disinfection with chlorine or hypochlorite would be done before supplying to households for flushing.

52. The item was voted on and endorsed.

Head 711 – Housing

PWSC(2007-08)57 566CL Development at Anderson Road

53. The Chairman advised members that the Panel on Housing was consulted on this proposal and the next item on the agenda, i.e. **PWSC(2007-08)56**, on 5 November 2007. Mr LEE Wing-tat, Chairman of the Panel on Housing said that Panel members had no objection to the proposals but they expressed concern on the following –

- (a) As the development at Anderson Road would provide public housing of around 16 000 flats, Panel members were concerned that the population increase after intake would exert pressure on the road network and traffic in its nearby areas and urged the Administration to formulate mitigation measures in this regard in a timely manner. In this connection, the Administration had provided a summary of the findings of the Traffic Impact Assessment Study (TIA Study) on the traffic impact of the proposed housing development and the recommended mitigation measures;
- (b) nuisances to the nearby residents during the construction works, including noise and dust caused by the blasting works and the environmental impact of the haulage of construction waste. The Administration was requested to minimize the generation of construction waste during the works and implement appropriate mitigation measures; and
- (c) increase in public housing population in the district concerned as a result of the housing development at Anderson Road could possibly give rise to over-concentration of public housing in the district.

Provision of public rental housing

54. Dr KWOK Ka-ki said that he supported the current proposal and the related one that followed on the agenda, i.e. **PWSC(2007-08)56** for water supply to housing development at Anderson Road. Noting that the proposed housing development would provide public housing flats in phases between 2015 and 2016, Dr KWOK asked whether the Administration could expedite delivery of the two projects so that public rental housing (PRH) could be provided timely to reduce the waiting time for PRH applicants.

55. In reply, the Assistant Director (Project)1, Transport and Housing Bureau (Housing) (AD(P)1, THB(H)) said that efforts had been made to compress the timeframe for delivery of the proposed projects and further shortening of the duration of works might not be practicable given the large size of the project site and the complexity of the site formation works. He advised that to expedite project implementation, arrangements had been made to facilitate the timely handing over of completed land platforms for piling and construction works. As regard the supply of PRH flats, AD(P)1, THB(H) said that the Housing Authority had strived to identify suitable sites for public housing developments in the coming years to maintain the average waiting time for PRH at around three years. The process of site identification was however not always smooth or within control given the factors to be taken into account, including the views of relevant DCs and local residents.

Environmental impact

56. While supporting the project, Miss CHAN Yuen-han conveyed the concerns of local residents about the long project duration of about seven years (from 2008 to 2015/2016) and the environmental impact of the construction works, in particular mitigation measures to contain the impact of rock blastings on the housing estates in the vicinity. Noting that a liaison group would be set up to monitor the progress of the project, Miss CHAN sought confirmation from the Administration on the operation of the group to ensure close liaison with the residents and local organizations concerned throughout the duration of the project.

57. The Chief Engineer (Special Duties) (Works), Civil Engineering and Development Department (CE(SD)(W), CEDD) said that during the planning stage of the project, the Administration had briefed the concerned DCs, local organizations, such as area committees and schools, about details of the project and the proposed mitigation measures to minimize the impact of the construction works. The liaison group to be set up in 2008 before commencement of works would comprise representatives of the local residents associations, schools and concerned DC members. The liaison group would meet regularly to review the impact of the construction works and effectiveness of the mitigation measures. Moreover, a 24-hour hotline would be set up to receive complaints from the public and the public could make direct enquiries at the site office. Relevant information on the project such as the environmental monitoring data would also be uploaded onto CEDD's website for public inspection.

Admin

58. PS(W), DEVB advised members that subject to funding approval for the current proposal, the site formation works for the housing development would commence in January 2008 and land platforms would be handed over for the construction of the public housing flats starting in end 2011. Hence, the site formation works which would likely cause more environmental nuisances over the whole project site would be undertaken for about four years from early 2008 to end 2011 while the environmental impact caused by works such as piling from end 2011 onwards would be confined to smaller regions of the project site as well as for shorter durations. The Director of Civil Engineering and Development (DCED) added that to ensure effective monitoring of the impact of the construction works, the liaison group would continue operation until all relevant works had been completed. At Miss CHAN Yuen-han's request, the Administration agreed to provide reports on the project, on a regular basis, to keep Members of the Legislative Council (LegCo) abreast of the project progress, in particular the impact of the construction works on the nearby residents and the effectiveness of the mitigation measures.

59. Noting from the Administration's paper that members of the Kwun Tong District Council (KTDC) had no adverse comment on the proposed arrangement for disposal of the surplus excavated materials, Miss CHAN Yuen-han sought details on the views expressed by KTDC members in this regard, if any. In reply, CE(SD)(W), CEDD advised that the Administration had consulted the Traffic and Transport Committee of KTDC on the proposed haulage routes for disposal of surplus excavated materials. KTDC members agreed to the proposed arrangement noting that the routes were designed with a view to minimizing the environmental impact through shortening the travelling distance of the dump trucks. The liaison group to be convened would also oversee and give views on the implementation and effectiveness of the disposal arrangement.

60. Mr LEE Wing-tat commended the efforts and proactive attitude of the relevant Government departments in addressing concerns about the environmental impact of the proposed works. In this connection, Mr LEE expressed concern about measures to monitor the level of dust emission during the construction works and suggested that representatives of green groups be invited to the liaison group. Noting that planting proposal with estimated quantities of 50 000 trees and 20 000 shrubs would be incorporated under this project, Mr LEE suggested that tree trails could be provided in the housing development.

61. DCED took note of Mr LEE's suggestions for further consideration. As to the monitoring of environmental data, DCED said that the contractor and the consultant would be required to monitor the ambient air quality, including the dust level, around the project site to ensure compliance with the environmental standards. Responding to Mr LEE Wing-tat's further enquiry on the frequency of updating the environmental monitoring data on the website for public inspection, CE(SD)(W), CEDD said that laboratory tests had to be conducted on the air samples collected before data could be uploaded onto the website. He advised that the Administration would strive to achieve frequent updating of information

within a couple of days or on a weekly basis. Mr LEE Wing-tat urged the Administration to make every effort for more frequent updating, say within one or two days.

62. Mr Fred LI stated support for this project. Referring to the blasting works in the public housing development near Jordan Valley in which residents at the Choi Wan Estate and other nearby estates had been suffering from adverse impact of flying debris, dust and noise, Mr LI called on the Administration to learn from past experience and put in place necessary measures to minimize the impact on residents of nearby estates. Mr LI also expressed concern about the plan for future operation of the quarry at Anderson Road adjacent to the project site. In reply, DCED and AD(P)1, THB(H) said that the quarry would continue to be in operation until early 2012, followed by rehabilitation and beautification works at the quarry site until end 2013. Mr LI was concerned that operation of the quarry in concurrence with the blasting works under this project might aggravate the problem of dust. He urged the Administration to put in place a mechanism to handle compensation claims from residents on damages arising from blasting works.

Extension of meeting time

63. At around 10:25 am, the Chairman advised members that pursuant to the amendments made to the PWSC Procedure at the FC meeting on 2 November 2007, a new paragraph 11A had been added to the Procedure which stipulated that the Chairman might announce during the appointed time that the meeting be extended for not more than 15 minutes beyond the appointed ending time of the meeting. As the appointed ending time of the meeting was 10:30 am, the Chairman announced that the meeting would be extended to 10:45 am. In response to members' concern about the arrangements for further extension of meeting time, the Clerk said that the Subcommittee might further extend a meeting for a specified period of time where the meeting venue was available and the extended meeting time would not clash with the meeting time of the Council if that Council's meeting was going to be held on the same day. Given that the present meeting venue was available and there was no Council meeting on that day, the Clerk advised that the Subcommittee could consider the need for further extension of the meeting time. After discussion and consultation with the Administration, members agreed to extend the meeting to 11:00 am to continue the discussion of the current proposal (**PWSC(2007-08)57**) and the next item on the agenda (**PWSC(2007-08)56**). The remaining four items (**PWSC(2007-08)53**, **PWSC(2007-08)54**, **PWSC(2007-08)58** and **PWSC(2007-08)59**) would be deferred to a special meeting to be held later.

(Post-meeting note: A special meeting was scheduled for 30 November 2007 to discuss the four deferred items. Notice of meeting was issued to members vide LC Paper No. PWSC29/07-08 on 23 November 2007.)

Re-location of temples and traffic safety

64. Referring to the four temples within the project site which had to be re-located, Mr Fred LI said that they were popular among the local residents and called on the Administration to render necessary assistance to operators in the re-location. In response, AD(P)1, THB(H) expressed gratitude towards the valuable assistance of some LegCo Members in working out the re-location arrangements with the temple operators and assured members that the Administration would try its best to facilitate the smooth implementation of the agreed arrangements.

65. Noting that findings of the TIA Study on the proposed housing development indicated that the capacity of the existing road network could cope with the growth in traffic volume with improvement works to several road junctions, Mr Howard YOUNG was however concerned about the safety problem at the junction of Clear Water Bay Road and Anderson Road. Pointing out that traffic would have to turn right from Clear Water Bay Road onto Anderson Road to access the proposed housing development, Mr YOUNG was concerned whether appropriate traffic management measures would be implemented at the road junction for road safety purpose given the high speed of traffic along Clear Water Bay Road. In reply, DCED said that road safety issues had been considered and therefore the junction of Clear Water Bay Road and Anderson Road would be a signalised one.

Traffic noise mitigation measures

66. Ms Emily LAU opined that the liaison group would play an important role in monitoring the various mitigation measures to minimize nuisance to nearby residents and urged the Administration to facilitate the work of the liaison group in this regard. Noting from Enclosure 1 to the Administration's paper that there would be "reprovisioning of noise barrier" under the project, Ms LAU was concerned about the Administration's plan on traffic noise mitigation measures for the proposed housing development. In this connection, Ms LAU was of the view that instead of erecting noise barriers, mitigation of traffic noise could be achieved through more desirable measures such as constructing submerged roads or designing the housing development with housing blocks away from the roads.

67. CE(SD)(W), CEDD said that existing noise barriers at Po Lam Road would have to be re-provisioned after the road widening works under the current proposal. He advised that with the extensive area of slope within the project site, land platforms had to be formed for the construction of housing blocks and provision of submerged roads would not be preferable as additional excavation works would have to be done and the problem of ventilation would have to be resolved. CE(SD)(W), CEDD further advised that in designing new housing development projects, measures to minimize traffic noise impact on the residential blocks would first be worked out through suitable arrangement and orientation of the blocks away from the source of traffic noise as far as practicable. The need or otherwise for noise barriers would be considered at a later stage when the design

and layout of the proposed housing development was available.

68. Expressing doubts on the efficacy of noise barriers, the high cost incurred for their provision and the adverse visual impact on the neighbouring areas, Ms Emily LAU called on the Administration to employ other measures to mitigate traffic noise impact on the housing development. The Chairman shared Ms LAU's view. In reply, AD(P)1, THB(H) assured members that the Administration would give due consideration to minimizing traffic noise impact through proper arrangements and layout of residential blocks in the design of the housing development. He advised that the Administration would further consult the concerned DCs and local residents in 2009 on the design, including the provision of noise barriers and/or other traffic noise mitigation measures, when the proposed design layout plan was ready.

Pedestrian and vehicular access to the proposed housing development

69. Mr CHAN Kam-lam stated support for the project. Noting that the scope of the current proposal would include road bridges, footbridges and pedestrian subway, Mr CHAN recapped KTDC members' concern that the proposed provision of only three footbridges might be inadequate to cope with the pedestrian flow arising from the proposed housing development, which would have a population of about 48 000. Miss CHAN Yuen-han shared his view. Mr CHAN suggested that more footbridges should be provided for the housing development and the location of the footbridges should be determined having regard to the need of providing convenient pedestrian access link between the housing development and the neighbouring facilities, such as public transport interchange and shopping centres. In this connection, Mr CHAN opined that the proposed locations of the three footbridges in Enclosure 1 to the Administration's paper should be subject to further consideration in consultation with the local DCs.

70. In reply, CE(SD)(W), CEDD advised that the locations of the proposed footbridges were determined having regard to views collected through the consultation conducted in 2002 in accordance with the Roads (Works, Use and Compensation) Ordinance (Cap. 370). The Administration was keenly aware of the views of KTDC members about the provision of adequate pedestrian access at suitable locations to facilitate access of residents of the new housing development to the neighbouring areas. He pointed out that when the layout and design of the housing development was ready in 2008-2009, the Housing Department would conduct a pedestrian flow study (the Study) to examine the provision of pedestrian access for the housing development and the number of footbridges and their locations could be re-considered taking into account the findings of the Study. The Administration would further consult the relevant DCs on the provision of footbridges after completion of the Study.

71. Pointing out that the proposed housing development was situated on the slope, Miss CHAN Yuen-han urged the Administration to provide barrier free access for the residents, in particular the elderly, to travel between the housing development and areas downhill. In this connection, she considered that lifts or

escalators should be provided for pedestrian facilities such as footbridges. DCED noted Miss CHAN's views and advised that lifts would be provided for the pedestrian facilities where practicable.

Traffic impact

72. Referring to Enclosure 2 to the Administration's paper on the proposed road junction improvement works, Mr CHAN Kam-lam expressed concern about the traffic impact of the housing development on the existing road junctions, in particular the busy road junctions between New Clear Water Bay Road and Lung Cheung Road with heavy traffic congestion during morning peak hours. He called on the Administration to consider mitigation measures to cope with the increase in traffic volume at these road junctions upon the population intake of the housing development.

73. DCED said that according to the findings of the junction capacity analysis of the TIA Study, the junctions at the Ping Shek Estate, New Clear Water Bay Road and Lung Cheung Road would be operating satisfactorily with reasonable capacities to cope with the increase in traffic volume generated from the housing development. CEDD would work in collaboration with the Transport Department to consider the feasibility and effectiveness of appropriate traffic management measures to facilitate the traffic flow, e.g. improving the layout of the green minibus stops on the New Clear Water Bay Road near Lung Cheung Road. Responding to Mr CHAN Kam-lam's further enquiry, CE(SD)(W), CEDD advised that supplementary information on the TIA Study, including the projected traffic volume at the junction of Lung Cheung Road and Clear Water Bay Road up to 2021, had been provided to the Panel on Housing on 13 November 2007.

74. The item was voted on and endorsed.

PWSC(2007-08)56 126WC Water supply to housing development at Anderson Road

75. Miss CHAN Yuen-han expressed concern about the timeframe for the construction of the remainder of **126WC** and enquired whether the aim of completing the works by 2014 as set out in the Administration's paper was still subject to confirmation. In reply, DWS said that the commencement of the remaining works would hinge on the completion of the site formation works. While the Administration was unable to confirm the commencement and completion dates for the remaining works of **126WC** at the present stage, it planned to start the construction in 2012 for completion in 2014 to tie in with the housing development. He advised that the proposed timeframe for the remainder of **126WC** would be provided for members' information in the funding submission of the works to PWSC.

76. Noting that the proposed mainlaying works would be incorporated into the site formation and associated infrastructure contract to be awarded by CEDD

under **566CL**, Ms Emily LAU asked whether this was a common arrangement for awarding contracts of public works projects and expressed concern about the possible impact on the job opportunities available to the relevant industries under this arrangement. In reply, DWS said that as the proposed mainlaying works fell within the project boundary of **566CL**, the proposed works would be incorporated into the contract to be awarded under **566CL** to avoid interface problems arising from having two contractors working on the same site. He advised that this was an established practice for the award of contracts in public works projects, which was well received by the industries and would not affect the number of jobs available to the industries.

77. The item was voted on and endorsed.

78. The meeting ended at 11:00 am.

Council Business Division 1
Legislative Council Secretariat
11 December 2007