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

**Minutes of the 11th meeting
held in Conference Room A of Legislative Council Building
on Wednesday, 7 May 2008, 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, SBS, JP
Hon CHAN Kam-lam, 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 CHOY So-yuk, JP
Hon Andrew CHENG Kar-foo
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Abraham SHEK Lai-him, JP
Hon LI Kwok-ying, MH, JP
Hon Daniel LAM Wai-keung, SBS, JP
Dr Hon KWOK Ka-ki
Prof Hon Patrick LAU Sau-shing, SBS, JP

Members absent:

Hon Bernard CHAN, GBS, JP
Hon SIN Chung-kai, SBS, JP

Dr Hon Philip WONG Yu-hong, GBS
Hon LAU Wong-fat, GBM, GBS, JP
Hon Emily LAU Wai-hing, JP
Hon Albert CHAN Wai-yip
Hon LEE Wing-tat
Hon CHEUNG Hok-ming, SBS, JP
Hon TAM Heung-man

Public officers attending:

Mr Joe C C WONG, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr MAK Chai-kwong, JP	Permanent Secretary for Development (Works)
Dr Michael CHIU Tak-lun, JP	Deputy Director of Environmental Protection (1)
Mr Raymond YOUNG, JP	Permanent Secretary for Development (Planning and Lands)
Miss Sandra LAM	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Peter LAU Ka-keung, JP	Director of Drainage Services
Mr CHAN Kin-kwong	Chief Engineer (Drainage Projects), Drainage Services Department
Mr Damian LEE Kwok-hung	Assistant Secretary (Recreation and Sport) ¹ , Home Affairs Bureau
Mr YUE Chi-hang, JP	Director of Architectural Services
Ms Margaret HSIA Mai-chi, JP	Assistant Director (2), Home Affairs Department
Ms CHU Lan-ying	Assistant Director (Operations) ³ , Food and Environmental Hygiene Department
Mr Eddy YAU Kwok-yin, JP	Assistant Director (Leisure Services) ³ , Leisure and Cultural Services Department
Mr Peter KAN Tat-sing	Chief Executive Officer (Planning) ² , Leisure and Cultural Services Department
Miss Polly KWOK Wai-ling	Principal Assistant Secretary (Culture) ² , Home Affairs Bureau
Mr LEE Yuk-man	Assistant Director (Libraries and Development), Leisure and Cultural Services Department
Mrs Rosa HO LOK So-fun	Chief Architect (2) (Acting), Housing Department
Mr Victor YIU Man-wai	Chief Executive Officer (Planning) ¹ , Leisure and Cultural Services Department
Ms Mable CHAN	Principal Assistant Secretary (Infrastructure and Research Support), Education Bureau

4. The Director of Drainage Services (DDS) acknowledged that there was room for improvement in the consultation on public works projects. For the proposed works in Ma Tso Lung, Ying Pun and Shek Tsai Leng under the current proposal, DDS advised that local residents were kept abreast of the amended works gazetted in June 2007. They were generally satisfied with the proposed works and no further objection was received after the gazettal. As for the concerns of the four objectors who did not withdraw their objections, the Administration had further liaised with them to explain the amended works gazetted and had by and large addressed their concerns. He assured members that the Administration would endeavour to conduct adequate public consultation and provide adequate explanation to residents concerned in project delivery. In response to Mr LI's further enquiry, DDS advised that the objectors' concern about clearance in the proposed works in Ma Tso Lung, Ying Pun and Shek Tsai Leng involved clearance of existing structures, including two freight containers which had been removed by the owners concerned after negotiation.

5. Mr Howard YOUNG noted with concern that upon completion of the proposed works, the drainage system in Ma Tso Lung would be improved to withstand rainstorms with a return period of one in ten years, instead of a longer return period of one in 50 years as in the case of the drainage systems in Ki Lun Tsuen, Ying Pun, Shek Tsai Leng and Sha Ling. He questioned the adequacy of the flood protection level after the proposed works and enquired whether this was the standard adopted for drainage system in the territory.

6. DDS responded that the proposed works would improve the drainage system in Ma Tso Lung up to the prevailing standard for flood protection level for village systems, while the standard of a longer return period of one in 50 years applied to main drainage systems. He advised that in the planning of the proposed works, consideration had been given to making further improvements to the drainage system in Ma Tso Lung for a higher flood protection level. Nevertheless, in light of the possible ecological hazards to the fish ponds near the lower course of the drainage channels, the Administration had proposed the current works with a view to striking a balance between flood control and environmental protection. As a matter of fact, the current design of the drainage channels in Ma Tso Lung provided additional capacity for achieving a higher flood control standard of about a return period of one in 20 years. He noted the Chairman's view that where practicable, drainage improvement works should be designed to provide a level of flood protection in excess of the prevailing standard.

7. Noting the amendments to the design of the proposed works in Sha Ling, Dr KWOK Ka-ki asked about the difference between the original and the amended designs, if any, and whether the same flood protection level would be achieved under the amended design. Dr KWOK also expressed concern about the design of the railings along the proposed drainage channels, and stressed that this should be commensurate with the natural environment.

8. DDS responded that the drainage pipe proposed under the amended design would provide the same flood protection level as the original design of

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drainage channel. The amendment was proposed having regard to the feasibility of constructing a drainage pipe under the existing road in Sha Ling for drainage of rainwater to a nearby streamcourse. As to Dr KWOK's concern about the design of the railings along the proposed drainage channels, DDS advised that consideration would be given to providing suitable greening works in the project design and that railings designed to mimic natural materials would be used. At the request of Dr KWOK, the Administration agreed to provide information on the design of railings for members' reference before the relevant meeting of the Finance Committee (FC).

9. Prof Patrick LAU asked about the estimated cost for greening works in the current proposal. He opined that the Administration should engage landscape architects for professional input in the design of greening works. DDS responded that of the \$7.8 million estimated cost for ancillary works, about 50% would be spent on greening and environmental improvement works. The Administration would take into account advice from the landscape architect of the Drainage Services Department in the design and planning of the greening works.

10. The item was voted on and endorsed.

Head 703 – Buildings

PWSC(2008-09)4 190SC Tseung Kwan O Complex in Area 44, Tseung Kwan O

11. The Chairman advised members that an information paper on the project was circulated to the Panel on Home Affairs in March 2008.

12. Mr LAU Kong-wah was concerned about the provision of community hall instead of a civic centre in the proposed Tseung Kwan O Complex (the proposed Complex). Prof Patrick LAU expressed similar concern. Mr LAU doubted whether the Administration simply adopted the standard provisions in previous projects for facilities in the proposed Complex, thus failing to respond to the changing needs and demand of the public for community facilities.

13. The Assistant Director (Leisure Services)3, Leisure and Cultural Services Department (AD(LS)3, LCSD) responded that the site for the development of a civic centre had been separately reserved in Area 66, Tseung Kwan O (TKO). The current proposal did not include the provision of a civic centre due to the site constraints, and the likely increased pedestrian and vehicular flow exceeding the capacity of the access to the proposed Complex. Responding to Mr LAU Kong-wah's further enquiry, AD(LS)3, LCSD responded that Area 66 was located near the waterfront in the southern part of TKO, and the relevant supporting infrastructure in the area had yet to be provided.

14. Mr LAU Kong-wah remained concerned that no civic centre was included under the current proposal. He doubted whether the Administration had

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seriously considered such feasibility during the initial planning of the project and asked about the reasons for not providing such a facility to meet the demand of local residents. To address Mr LAU's concern, the Administration agreed to provide further information, before the relevant FC meeting, on the consideration given to the provision of a civic centre in Area 44, TKO, as well as the progress and timetable for providing a civic centre in Area 66, TKO.

15. Mr LAU Kong-wah also called on the Administration to take into consideration views of the local community in the design of the community hall. The Assistant Director(2), Home Affairs Department (AD2,HAD) advised that new community halls would be equipped with enhanced facilities and design features as far as practicable, to meet the needs of the local community. She assured members that the Administration attached great importance to local views and had consulted the Sai Kung District Council (SKDC) on the project.

16. Mr LAU Kong-wah enquired about the number of car parking spaces to be provided at the proposed Complex. AD(LS)3, LCSD responded that under the existing design, some 30 car parking spaces would be provided on the ground level of the proposed Complex to cater for the needs of the government offices and SKDC. Responding to Mr LAU's concern about the adequacy of the car parking spaces, AD(LS)3, LCSD said that the car parking spaces to be provided in the Complex were considered adequate, taking into account the some 1 000 public car parking spaces already provided in the two shopping centres within short walking distance of the proposed Complex.

17. Mr LAU Kong-wah referred to the insufficient provision of car parking spaces in some newly built government buildings such as the one in Tai Po. He considered the provision of only 30 car parking spaces in the proposed Complex far from sufficient in meeting the needs of driving visitors. He suggested the Administration to consider constructing a car park in the basement of the proposed Complex so as to provide additional car parking spaces.

18. AD(LS)3, LCSD explained that the some 30 car parking spaces would cater for the demand of the government offices and the SKDC. In addition to using the parking spaces available in the two shopping centres nearby, visitors could access the proposed Complex by different means of public transport such as MTR, buses and public light buses, as the proposed Complex was located conveniently near the MTR station and a bus terminal. The design of the proposed Complex had been considered and supported by the SKDC, which was one of the major users of the future Complex. As to the suggestion of constructing a car park in the basement to provide more parking spaces, AD(LS)3, LCSD advised that this would involve time and cost implications.

19. Mr LAU Kong-wah did not subscribe to the Administration's explanation and maintained his view that the provision of only 30 car parking spaces for the proposed Complex was insufficient. He was of the view that notwithstanding the endorsement of SKDC to the proposed design, it was his responsibility as a PWSC member to examine the Administration's funding proposal in a prudent manner,

pointing out inadequacies and suggesting amendments to improve the project design.

20. The Director of Architectural Services (D Arch S) advised that to facilitate timely project delivery, the Architectural Services Department had already prepared tender documents for the proposed Complex on the basis of the current design. Amendment to the proposed design for the construction of a car park in the proposed Complex could be examined, but this would take time and might therefore affect the schedule for seeking funding approval from FC. AD(LS)3, LCSD added that amendment to the design of the proposed Complex would likely have to incur additional project cost.

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21. At the request of Mr LAU Kong-wah, the Administration agreed to examine the feasibility of amending the design of the proposed Complex to provide additional car parking spaces, including the suggestion of constructing a car park in the basement, and also provide information on the additional costs and the impact on the schedule of project delivery if amendments were to be made to the design.

22. The item was voted on and endorsed.

PWSC(2008-09)5 58RE Reprovisioning of Pak Tin Public Library

23. The Chairman advised members that an information paper on the project was circulated to the Panel on Home Affairs in March 2008.

24. The item was voted on and endorsed.

PWSC(2008-09)6 345EP An 18-classroom primary school at Pak Fuk Road, North Point

25. Prof Patrick LAU queried whether the estimated cost of \$131.6 million for the current proposal was appropriate for the construction of a small school with only 18 classrooms. D Arch S responded that in working out estimates for school projects, the reference cost of a primary school based on an uncomplicated site with no unusual environmental or geotechnical constraints with the same number of classrooms was included for comparison purpose. For the current proposal, the construction unit cost was \$8,690 per square metre (m²), while the reference cost of an 18-classroom primary school (in September 2007 prices) was \$7,739 per m². The higher unit construction cost was attributable to the need to provide insulated windows and air-conditioning as noise mitigation measures, the demolition of vacant premises on site and the anticipated increase in tender prices.

26. The item was voted on and endorsed.

PWSC(2008-09)8 265ES Extension of Lai Chack Middle School at Scout Path, Kowloon

27. Mr Jasper TSANG noted with concern the objection of residents of the Victoria Towers to the site chosen for construction of the extension block of Lai Chack Middle School. Mr TSANG referred to residents' concern about the inconsistent information previously provided by Government officials on the height of the extension block. He sought clarification as to whether the height of the extension block would only be up to the podium level of the Victoria Towers at the third floor, or up to the eighth floor of the residential development.

28. The Principal Assistant Secretary (Infrastructure and Research Support) Education Bureau (PAS(I&RS), EDB) explained that the height of the five-storey extension block would be about 26 metres (m), which was lower than the lowest residential units of the Victoria Towers located at the tenth floor at about 35 m above ground level. As such, the extension block would not obstruct the view of the residential units of the Victoria Towers. At the earlier meetings of the Yau Tsim Mong District Council (YTMDC), the Government officials had referred to the lowest residential units of the Victoria Towers as the podium. This might have caused the misunderstanding.

29. Mr Jasper TSANG said that residents of the Victoria Towers considered the proposed site undesirable, given the busy traffic at Scout Path with a number of cross-boundary coaches and the resultant impact on the air quality and on students health. Mr TSANG also sought the Administration's response to residents' concern that the narrow covered walkway connecting the existing school premises and the new extension block could not cope with the volume of pedestrian flow, especially during inclement weather.

30. PAS(I&RS), EDB responded that the project design had taken into consideration the traffic and environmental impacts. In view of the busy traffic at Scout Path, the vehicular and pedestrian access to the school extension at Scout Path was meant for use as an emergency access only. Teachers and students would use the covered walkway for access between the existing school premises and the extension block and vehicles would use the main entrance to the existing school premises at Canton Road. To minimize the environmental impact of the project, the extension block was designed as a five-storey building with visual and environmental measures such as a green roof garden.

31. Mrs Selina CHOW expressed concern that residents of the Victoria Towers were consulted on the proposal only in January 2008. Despite their strong objection, the Administration still proceeded to consult YTMDC in February 2008 and subsequently drew up the detailed design of the proposal in March 2008. While appreciating the need to improve the facilities of Lai Chack Middle School, Mrs CHOW doubted whether the site chosen for the construction of the extension block was an appropriate one, since the students would have to go to the opposite side of the road to the extension block and it might cause environmental nuisance to residents of the Victoria Towers. Mrs CHOW noted that the school sponsoring

body (SSB) had suggested in 2005 constructing an extension block at the site of the Canton Road Playground. She enquired whether this alternative site, which was adjacent to the existing school premises, had been given full consideration, and the reasons for not taking up this site in the end.

32. PAS(I&RS), EDB advised that the extension project had been discussed in 2005 at the Legislative Council (LegCo) Case Conference formed to deal with the case lodged by the school. Given the site constraints of the Canton Road Playground in terms of size and shape (with a small area of about 750 m²), it was not suitable for the construction of the extension block. Moreover, the use of this site would reduce the provision of amenities to the public. PAS(I&RS), EDB pointed out that for the proposed site at Scout Path, the total site area was about 1 900 m², with a net 1 200 m² available for the construction of the extension block after deducting about 700 m² of slope area. The site at Scout Path was the preferred option taking into account various factors such as the area available for construction, the facilities to be provided and the technical feasibility. A creative design was adopted to incorporate visual and environmental measures such as the use of planters, green roof garden and compensatory planting in the project, in order to harmonize the school premises with its surroundings. D Arch S supplemented that the size of the alternative site at the Canton Road Playground was too small for the required facilities of the extension project, having regard to the size and dimension requirements of the proposed assembly hall. D Arch S explained that the design of the extension block at Scout Path was already a very compact design which had fully utilized the space available at the construction site.

33. As to the consultation process, PAS(I&RS), EDB advised that the Administration followed the consultation approach for taking forward public works projects. After ascertaining the technical feasibility for the use of the site at Scout Path for the extension project, the Administration proceeded with application for the use of the site in 2007 and commenced consultation with the local community in late 2007 during which objection from residents of the Victoria Towers was received. Officials from the relevant government departments then met with representatives of the residents of the Victoria Towers in January 2008 to explain to them details of the project. On 21 February 2008, the Administration consulted YTMDC and received its support to the project.

34. Mrs Selina CHOW further enquired whether the Administration would consider building a lower extension block at Scout Path, to address the grave concern of residents of the Victoria Towers about the visual and environmental impacts.

35. D Arch S responded that if the height of the extension block was further reduced, there would not be adequate area for housing all the required facilities such as library and computer rooms, unless part of the extension block would be built underground. However, an underground design would incur additional cost and involve additional time for project design. D Arch S pointed out that the current proposal of a five-storey building block was the most compact design. To

address residents' concern about the visual impact of the extension block, measures such as green roof garden had been incorporated in the proposal.

36. Prof Patrick LAU enquired as to when LegCo Members had discussed the project with the relevant government departments and the Lai Chack Middle School. He opined that to allay residents' concern about the obstruction caused by the extension block, the Administration should have provided photomontages to illustrate the relative location and height of the proposed extension block to the Victoria Towers.

37. PAS(I&RS), EDB advised that the proposal of the extension block was discussed at case conferences arranged by the Complaints Division of the LegCo Secretariat in February and March 2005. To follow up the discussion, the Administration had commenced a feasibility study for the project and identified the site at Scout Path as the preferred option for constructing the extension block. PAS (I&RS), EDB added that a cross-section sketch plan showing the extension block and the Victoria Towers had been forwarded to the resident representatives of the Victoria Towers after the meeting with them in January 2008. With the aid of a sketch plan, D Arch S explained to members that the extension block would not block the view of the residential units of the Victoria Towers, and landscaping would be provided on the rooftop of the extension block with a view to beautifying the environment and mitigating the environmental impact of the building. Responding to Prof LAU's further enquiry, D Arch S advised that a provision of \$6.3 million was earmarked for site formation and the slope works on site.

38. Miss CHAN Yuen-han was also concerned about the strong opposition of the nearby residents and queried why the Administration had not conducted public consultation at the initial planning stage. Miss CHAN enquired whether the site constraints at the Canton Road Playground could be overcome by adopting different project design, such as by building a higher extension block.

39. PAS(I&RS), EDB advised that while consideration could be given to allowing a longer period for public consultation, details and design of the projects would have to be drawn up for the Administration to explain to the local community and the relevant DCs during the consultation. D Arch S added that the site at Scout Path was only barely adequate for constructing an extension block with facilities to meet the requirement of the SSB, including an assembly hall of appropriate length and width which could be used as two badminton courts. He reiterated that the current proposal had already adopted a very compact design, and a smaller site such as the one at the Canton Road Playground would not be sufficient for the construction of the extension block with the required facilities.

40. Miss CHAN Yuen-han was concerned that the Administration had proceeded with the current proposal without fully considering the views of the neighbouring residents and the feasibility of using the alternative site at Canton Road Playground. Miss CHAN doubted whether the Home Affairs Department had assisted in liaising with the local community in the consultation process. PAS(I&RS), EDB replied in the affirmative and reiterated that the Administration

attached importance to the views of nearby residents. The Administration had tried to address the concern of nearby residents by incorporating visual and environmental measures in the project design, including limiting the height of the extension block, provision of a green rooftop garden, measures to minimize the traffic impact in the area, etc.

41. Prof Patrick LAU enquired about the original plan for the use of the proposed site in the Outline Zoning Plan. He remarked that the Administration should provide details on the feasibility of the Canton Road Playground site for development of the extension block. PAS(I&RS), EDB responded that the proposed site was zoned for Government, Institution or Community use in the Outline Zoning Plan and had been planned for building a primary health care centre around 2000. As the original plan was subsequently aborted, the site became available and the Education Bureau took the opportunity to apply to the Lands Department for use of the site for the current proposal after the LegCo Case Conference discussion in 2005.

42. Mr CHAN Kam-lam noted that Lai Chack Middle School was established in 1924 and was relocated to the present site in 1954. As the school building was built years ago, Mr CHAN agreed that it was necessary to provide an extension block to improve the facilities of the school. Mr CHAN was concerned, however, that if there was plan to re-provision the school to another location in the near future, the proposal would not be worth pursuing. Prof Patrick LAU expressed similar concern.

43. PAS(I&RS), EDB responded that the SSB of Lai Chack Middle School had indicated the wish to operate the school in the Tsim Sha Tsui district. As it would be difficult, if not impossible, to identify a site large enough to accommodate all the required facilities of the school in Tsim Sha Tsui, the chance of re-provisioning the school in the same district was rather slim. The current proposal of providing the required facilities in an extension block at Scout Path was considered acceptable by the SSB, teaching staff and parents of students.

44. Mr Howard YOUNG noted the concern expressed by residents of the Victoria Towers about noise nuisance caused by the extension block and enquired whether the Administration had taken this into consideration in the project design. D Arch S responded that according to the noise impact assessment conducted for the project, the extension block would not have any significant noise impact on the surrounding, given that no outdoor facilities were included in the proposal and school activities would be carried out inside the extension block.

45. Mr Howard YOUNG noted that the proposed works would involve felling of 35 trees and planting of 52 trees. He asked about the details of the tree cutting and the location of new trees to be planted. D Arch S advised that the 35 trees affected were not important trees and had low amenity or transplanting value. The tree planting proposal under the project would include planting of trees and vegetation to create the visual effect of a garden on the rooftop of the extension block.

46. The item was voted on and endorsed.

**PWSC(2008-09)9 347EP A 24-classroom primary school at Phase 4,
Shek Kip Mei Redevelopment, Sham Shui
Po**

47. Prof Patrick LAU expressed concern as to whether the estimated cost of \$148.1 million was sufficient for building a 24-classroom primary school, as the estimated cost for building a smaller primary school with 18 classrooms under item **345EP** was \$131.6 million.

48. D Arch S advised that in working out the estimates for school projects, the reference cost of a standard school based on an uncomplicated site with no unusual environmental or geotechnical constraints with the same number of classrooms was used for comparison. The estimated construction unit cost of \$8,476 per m² for the current proposal, which was higher than the standard unit cost of \$7,449 per m² for a 24-classroom school, was considered appropriate. The estimated costs already included the cost for providing insulated windows and air-conditioning as noise mitigation measures, and an additional 9% to cope with the anticipated increase in tender prices in view of the recent escalating trend in the tender prices of building projects.

49. The item was voted on and endorsed.

50. The meeting ended at 10:05 am.