

**立法會**  
**Legislative Council**

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seen by the Administration)

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

**Minutes of the 8<sup>th</sup> meeting  
held in Room A of Legislative Council Building  
on Wednesday, 20 April 2011, at 8:30 am**

**Members present:**

Prof Hon Patrick LAU Sau-shing, SBS, JP (Chair of the meeting)  
Hon CHAN Kam-lam, SBS, JP  
Hon Miriam LAU Kin-yee, GBS, JP  
Hon Andrew CHENG Kar-foo  
Hon TAM Yiu-chung, GBS, JP  
Hon WONG Kwok-hing, MH  
Hon CHEUNG Hok-ming, GBS, JP  
Hon KAM Nai-wai, MH  
Hon Starry LEE Wai-king, JP  
Hon CHAN Hak-kan  
Dr Hon LEUNG Ka-lau  
Hon WONG Kwok-kin, BBS  
Hon IP Kwok-him, GBS, JP  
Hon Tanya CHAN

**Member attending:**

Hon WONG Yung-kan, SBS, JP

**Members absent:**

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, SBS, JP  
Hon James TO Kun-sun  
Hon LAU Wong-fat, GBM, GBS, JP  
Hon Timothy FOK Tsun-ting, GBS, JP  
Hon Abraham SHEK Lai-him, SBS, JP  
Hon LEE Wing-tat  
Hon Cyd HO Sau-lan  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP  
Hon Albert CHAN Wai-yip

**Public officers attending:**

Ms Doris HO Pui-ling	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Mr WAI Chi-sing, JP	Permanent Secretary for Development (Works)
Mr Thomas CHOW Tat-ming, JP	Permanent Secretary for Development (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment
Ms Joyce HO Kwok-shan	Principal Assistant Secretary for Financial Services and the Treasury (Works)
Professor Gabriel M LEUNG, JP	Under Secretary for Food and Health
Miss Gloria LO Kit-wai	Principal Assistant Secretary (Health) <sup>2</sup> Food and Health Bureau
Mr CHAN Wing-tak	Chief Technical Adviser (Subvented Projects) Architectural Services Department
Dr MA Hok-cheung	Deputizing Cluster Chief Executive (Kowloon West) Hospital Authority
Dr LAI King-kwong	Hospital Chief Executive (Yan Chai Hospital) Hospital Authority
Mr Donald LI	Chief Manager (Capital Planning) Hospital Authority
Ms Mable CHAN	Deputy Secretary for Education (2) Education Bureau

Miss Alison LO Hau-wai	Assistant Secretary (Infrastructure and Research Support) <sup>2</sup> (Acting) Education Bureau
Mrs Marigold LAU LAI Siu-wan, JP	Director of Architectural Services
Mr Patrick HAU Hon-fai	Project Director (3) (Acting) Architectural Services Department
Ms Mimi LEE Mei-mei, JP	Deputy Director (1) Home Affairs Department
Mr Andrew TSANG Yue-tung, JP	Assistant Director (2) Home Affairs Department
Mr LAU Ka-keung, JP	Director of Highways
Mr WAN Man-leung	Deputy Project Manager (Major Works) (1) Highways Department
Mr TSE Chin-wan, JP	Assistant Director (Environmental Assessment) Environmental Protection Department

**Clerk in attendance:**

Ms Debbie YAU	Chief Council Secretary (1) <sup>6</sup>
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**Staff in attendance:**

Miss Lilian MOK	Council Secretary (1) <sup>7</sup>
Mr Frankie WOO	Senior Legislative Assistant (1) <sup>3</sup>
Ms Christy YAU	Legislative Assistant (1) <sup>1</sup>

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**Election of Chair of the meeting**

As both the Chairman and Deputy Chairman were unable to attend the meeting, Mr TAM Yiu-chung, member with the highest precedence among members present at the meeting, presided over the election of the Chair of the meeting.

2. Prof Patrick LAU was nominated by Mr IP Kwok-him and the nomination was seconded by Mr WONG Kwok-kin and Ms Starry LEE. Prof LAU accepted the nomination. As there being no other nomination, Mr TAM Yiu-chung declared that Prof LAU was elected to act as the Chair of the meeting. Prof LAU then took over the chair.

3. The Chair reported that a total of 23 projects amounting to \$30,759.61 million had been endorsed by Public Works Subcommittee in the 2010-2011 session so far. Of the total amount endorsed, \$27,692.61 million was related to capital works projects.

**Head 708 – Capital Subventions and Major Systems and Equipment  
PWSC(2011-12)1 5MF Redevelopment of Yan Chai Hospital**

4. The Chair advised that the proposal was to upgrade the remaining part of 5MF to Category A at an estimated cost of \$590.5 million in money-of-the-day (MOD) prices for carrying out the main works of the redevelopment of Yan Chai Hospital (YCH). The Panel on Health Services had been consulted on the proposal at its meeting on 8 November 2010 and members of the Panel supported the proposed project.

5. Whilst expressing support for the proposal, Mr WONG Kwok-hing expressed concern about the cessation of urology service at YCH after its redevelopment. Given the convenient location of YCH, Mr WONG urged the Administration to consider his suggestion of resuming the provision of urology service at YCH after redevelopment, in order to cope with the increasing demand for urology service from the growing and ageing population of the Kwai Tsing and Tsuen Wan districts.

6. The Under Secretary for Food and Health (USFH) noted the demand of elderly patients for urology service at Kwai Tsing and Tsuen Wan districts. He advised that the Hospital Authority (HA) and the Kowloon West Cluster to which YCH belonged had studied the manpower and equipment for urology service having regard to the demographic changes and demand for such service at the two districts, and decided that urology service would be resumed in the specialist out-patient clinic after the redevelopment of YCH.

7. Mr TAM Yiu-chung supported the proposal and opined that more resources should be allocated to YCH to enhance its software development to tie in with its redeveloped hardware amenities. USFH assured members that there would be adequate resources to complement the hardware facilities for enhancement of medical and healthcare services at the redeveloped YCH.

8. Miss Tanya CHAN expressed support for the proposed redevelopment project. She enquired whether it was desirable to house medical wards on the upper floors of a high-rise hospital block. The Chief Manager (Capital Planning), Hospital Authority (CM(CP)/HA) advised that from hospital planning perspectives, a high-rise block was not the most preferable development option in view of the operational and transportation problems between different floors. Nevertheless, as land availability was limited, constructing a relatively high-rise block at the redeveloped YCH was the only possible option for meeting the service needs of the community. CM(CP)/HA supplemented that there would be adequate lifts and escalators at the redeveloped YCH to ensure the smooth transportation of patients and materials between floors.

9. In response to the further enquiry of Miss Tanya CHAN, CM(CP)/HA advised that in designing its hospitals, HA had made reference to international standards such as those adopted by Australia, the United Kingdom and the United States but adapted them to suit the local situation. Through this process, HA had developed its set of standards for public hospitals in Hong Kong.

10. The item was voted on and endorsed.

**PWSC(2011-12)2      91EB      Alteration and conversion to St. Paul's  
Co-educational College at MacDonnell  
Road, Central**

11. The Chair advised that the proposal was to upgrade 91EB to Category A at an estimated cost of \$150.6 million in MOD prices for carrying out alteration and conversion works to St. Paul's Co-educational College (the School) at MacDonnell Road, Central. An information paper had been circulated to the Panel on Education on 4 March 2011.

*Heritage implications*

12. Relaying the concerns expressed in a written submission tabled at the meeting, Ms Miriam LAU expressed concern that the proposed works might affect the preservation of the Main Building of the School which had been confirmed as Grade 2 historic building by the Antiquities Advisory Board (AAB). She noted that the School would ensure that the construction works and future maintenance to be carried out would comply with the recommendations and requirements stipulated in the Heritage Impact Assessment (HIA) report and adopt the mitigating

measures recommended in the report. Ms LAU also asked whether the proposed funding included the maintenance cost for the Main Building and whether the maintenance works would be carried out by the same contractor of the proposed works to avoid possible damages done to the Main Building by mistakes.

13. The Deputy Secretary for Education (2), Education Bureau (DS(2), EDB) advised that based on the site-specific requirements, an estimated sum of \$13.2 million from the capital grant had been earmarked for the heritage works, which included repairing/installation and restoration of various features in the Main Building and relevant protection works. A new lift tower would also be provided next to the Main Building and this necessitated the removal of the connecting portion of the external wall. DS(2), EDB further advised that EDB, the Architectural Services Department and the School would work closely together to make sure that the same contractor would be engaged to undertake the heritage works as well as other parts of the proposed works in order to achieve a good blending of the school premises in terms of design and color tone.

14. In response to Ms Miriam LAU's further question on the leading party in monitoring the proposed works for ensuring proper protection to the historical structure, the Chief Technical Adviser (Subvented Projects), Architectural Services Department (CTA(SP), Arch SD) advised that the Antiquities Monuments Office would provide guidelines governing the ways in which the works were to be carried out by the School and its contractor. DS(2), EDB added that EDB would be held accountable for the proposed project.

15. While expressing support for the proposal, Mr IP Kwok-him expressed concern over the preservation of the red brickwork and the wooden windows of the Main Building which in his view were of great historic value. DS(2), EDB responded that the Government had attached great importance to conserving the historic components of the Main Building. In the event that such components would need to be replaced to enable the historic building to continue with its original function, these components would be salvaged and re-used as far as practicable. Photographic and cartographic surveys would also be carried out and such record would be archived and retained by the School for ease of retrieval for posterity. In reply to Mr IP's further enquiry, DS(2), EDB said that the details of the heritage works to be undertaken and the proposed protecting measures were contained in the HIA report. The School had received the support of the AAB on the report upon consultation.

Admin

16. Ms Miriam LAU and Mr IP Kwok-him requested the Administration to provide information in respect of the heritage works to be conducted under the proposed project, including the impact on the Main Building generated from the proposed works.

17. Miss Tanya CHAN declared that she was a member of the Central and Western District Council. She expressed concern about the piling works on the structural integrity of the Main Building. In reply to the Chair's enquiry, CTA(SP), Arch SD advised that mini-pile foundation system would be applied instead of driven-pile to minimize the impact of the works on the Main Building.

18. Regarding the concerns expressed in the submission tabled at the meeting, DS(2), EDB clarified that the parapet wall to the left hand side of the main entrance of the Main Building had already been removed during the improvement works carried out in 2006, while that the original floor tiles along the corridor on the first floor of the Main Building had become dilapidated and had been replaced back in 2005 to provide a safe walkway for students. Miss Tanya CHAN requested that the White Jade Orchid Tree planted in the courtyard should be conserved given its great historic value.

*Traffic and environmental implications*

19. Ms Miriam LAU noted the Administration's view that the proposed works should not cause significant adverse impact on the traffic. As the widening of a portion of MacDonnell Road under the School's self-financed project was still underway, she expressed concern about the traffic condition in the area which would be frequented by trucks during the construction period and affect both students and residents living in the vicinity. Mr IP Kwok-him and Mr KAM Nai-wai expressed similar concerns.

20. DS(2), EDB advised that the traffic condition of the area should be improved upon the completion of the widening of a portion of MacDonnell Road under Phase I of the school redevelopment project financed by the School by July 2011 when the proposed project commenced. During the works period, the School would arrange students to attend classes at the ex-premises of St. Paul's Co-educational (MacDonnell Road) Primary School at 26 Kennedy Road and the self-financed new block scheduled for completion in July 2011. While the existing school premises would continue to be in operation, the

number of students and hence the associated traffic would roughly be reduced by half. DS(2), EDB further advised that the number of truck trips required for the project would be small as the scope of works mainly comprised alteration and conversion and did not involve construction of new buildings. The contractor would be requested to schedule the piling works for the construction of the new lift tower in such a way that disturbance to road traffic during peak hours would be kept to the minimum.

Admin

21. At the request of Mr KAM Nai-wai, the Administration undertook to provide an assessment on the traffic volume during the construction period and the associated traffic implications.

22. In view of the close proximity of the School to the nearby residential developments, Mr KAM Nai-wai asked whether special measures would be put in place to control such nuisances as noise and dust during construction. CTA(SP), Arch SD responded that the project mainly involved alteration and conversion within the school premises and the scale of demolition works was rather small. To better control the nuisance generated by the piling works to the possible minimum, they would normally be allowed to be scheduled for within three to five hours daily from 7 am to 7 pm. DS(2), EDB added that the piling works would be held after school hours or during school holidays as far as practicable to minimize disturbance to the School and residents in the vicinity. CTA(SP), Arch SD further advised that as the School had indicated intention to participate in the Hong Kong Building Environmental Assessment Method Plus, relevant environmental mitigation measures as stipulated under it had been duly incorporated into the relevant tender document. It was expected that the requirements of both the works and the future operation of the School would be set at a very high environmental standard.

#### *Public consultation*

23. Regarding Mr KAM Nai-wai's concern about consultation and communication with residents in the vicinity on the project, DS(2), EDB responded that an information paper on the proposed project had been provided to the Central and Western District Council on 21 January 2011. Further information of the proposed works could be disseminated to residents in the vicinity through the District Office. The School would also be encouraged to keep residents posted of the progress of the works.

24. The item was voted on and endorsed.



**Head 703 – Buildings**

**PWSC(2011-12)3      431RO    Tuen Mun River beautification — Tin Hau Temple Plaza**

25. The Chair advised that the proposal was to upgrade 431RO to Category A at an estimated cost of \$134.5 million in MOD prices for the upgrading of the Tin Hau Temple Plaza (the Plaza) in Tuen Mun. An information paper had been circulated to the Panel on Home Affairs on 15 March 2011.

26. While supporting the proposal, Mr WONG Kwok-hing expressed concern about the provision of public toilets to meet the need of large number of participants joining large-scale events such as the Chinese New Year Fair or Poon Choi Banquet. In response, the Director of Architectural Services (DArchS) advised that adequate toilets facilities would be provided in the Plaza after upgrading. Upon completion of the project, there would be two toilet blocks, providing a total of ten female cubicles, five male cubicles and seven urinals. Mobile toilets could be provided to meet the demand when there were large-scale activities held in the Plaza.

27. Mr CHEUNG Hok-ming expressed support for the proposed project and enquired whether there would be enough space for mobile toilets when large-scale events were organized in the Plaza. In response, the Deputy Director of Home Affairs 1 (DDHA) explained that enough space had been reserved for providing mobile toilets in the Plaza during large-scale activities.

28. Mr WONG Kwok-hing commented that there were not enough shades or covered space in the Plaza and suggested planting more trees in the area to shelter visitors from the sun or rains. DArchS advised that as the Plaza would be a focal point for large-scale outdoor activities, it was necessary to make available ample space in the Plaza. While extensive planting in the middle of the Plaza might not be desirable, the Administration would consider the feasibility of planting more trees and vegetation to provide shades at the outskirts of the Plaza where appropriate.

29. Apart from holding annual traditional celebrations and other large-scale outdoor activities, Ms Miriam LAU enquired whether the Plaza would be open for local residents for recreational activities at leisure times and whether there would be seating and shades facilities for

them to take a rest and enjoy the environment. Mr WONG Yung-kan requested that more seating and shelter facilities should be provided at the Plaza.

30. DDHA responded that the Plaza would be managed by the Home Affairs Department (HAD) in consultation with the Management Committee of the Tin Hau Temple. Whilst HAD would further discuss with the Management Committee about the arrangements for worshipping at the Temple and holding recreational/leisure activities at the Plaza, the principle was to make available the Plaza for public use as far as possible. Seating facilities like benches would be provided under the trellis and visitors might also make use of the covered performance stage when it was not being used for performance.

31. Noting that the Plaza was situated in a rather remote area adjacent to industrial buildings and visitors might have to gain access by coaches, Mr CHEUNG Hok-ming asked whether the Administration would consider providing additional pedestrian facilities to bring people from the other side of the Tuen Mun River to the Plaza.

32. DDHA advised that the Hong Kong Housing Society had been commissioned to design and build a footbridge in traditional Chinese style across the Tuen Mun River to facilitate pedestrian flow between the Tuen Mun Park and the Plaza. On the feasibility of providing more coach parking spaces at the Plaza, DDHA remarked that the Plaza was easily accessible by public transport and thus considered it more appropriate to make full use of the space in the Plaza for large-scale functions. This decision was agreeable to the Tuen Mun District Council.

33. In view that the elderly would prefer to access the Plaza by vehicles, Ms Miriam LAU enquired whether proper space had been reserved for vehicular pick-up/drop-off. DDHA advised that there would be suitable space near the pedestrian accesses to the Plaza reserved for vehicular pick-up/drop-off.

34. In response to Ms Miriam LAU's concern about pedestrian crossing facilities, the Administration agreed to consider providing pedestrian crossing facilities near the pedestrian accesses to the Plaza along Hung Cheung Road and Tin Hau Road and to provide a detailed site plan showing the facilities.

35. The item was voted on and endorsed.

Admin

## **Head 706 – Highways**

### **PWSC(2011-12)4 818TH Retrofitting of noise barriers on Tai Po Tai Wo Road**

36. The Chair advised that the proposal was to upgrade part of 818TH to Category A at an estimated cost of \$96.6 million in MOD prices for retrofitting of noise barriers on Tai Po Tai Wo Road near Po Nga Court. The Panel on Environmental Affairs (EA Panel) had been consulted on 28 February 2011 on the proposed works.

37. Mr WONG Yung-kan declared that he was a member of the Tai Po District Council. Expressing support for the funding proposal, Mr WONG said that residents of Po Nga Court urged for expediting the project so that they could benefit from the noise mitigation measures as soon as possible.

38. Ms Miriam LAU commended the Administration for adopting a pragmatic approach in taking forward the proposed project by according priority to part of the project which gained the support of affected dwellings, while continuing discussion with the residents on the proposed noise barriers against which objections were raised. Noting that about 380 dwellings in Po Nga Court were exposed to excessive traffic noise levels but the proposed retrofitting of noise barriers would only benefit about 150 dwellings, Ms LAU asked about the measures that would be taken to effectively address the noise nuisance faced by the remaining some 230 dwellings which were situated more closely to the road junction of Tai Po Tai Wo Road and Po Nga Road.

39. The Director of Highways (DH<sub>y</sub>) explained that due to the constraints imposed by the aforesaid road junction, the Administration did not recommend further extending the noise barriers, and this had been explained to the affected dwellings. To help reduce the noise level, the Highways Department had applied low-noise road surfacing at suitable locations of Tai Po Tai Wo Road fronting Po Nga Court. DH<sub>y</sub> also advised that the Administration would continue discussion with the affected residents on the proposed noise barriers near Hang Wo House of the Tai Wo Estate and Serenity Park, and consider other suitable and generally accepted solutions for reducing the traffic noise levels faced by residents.

40. In response to Ms Miriam LAU's further enquiry, DH<sub>y</sub> responded that of the 124 trees within the project boundary, 16 trees would be

preserved and 108 trees would be removed, among which 75 trees would be felled and 33 trees would be transplanted to the vicinity. The Administration had taken heed of the suggestion of the EA Panel on planting more trees and would incorporate planting proposals as part of the project, including an estimate of 92 trees and 2 700 shrubs. The total number of trees within the project boundary would be 108 upon the completion of the project.

41. The item was voted on and endorsed.

42. There being no other business, the meeting ended at 9:49 am.

Council Business Division 1  
Legislative Council Secretariat  
12 May 2011