

立法會
Legislative Council

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

**Minutes of the 10th meeting
held in Room A of Legislative Council Building
on Wednesday, 1 June 2011, 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, SBS, JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon WONG Kwok-hing, MH
Hon LEE Wing-tat
Hon CHEUNG Hok-ming, GBS, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
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 Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Tanya CHAN
Hon Albert CHAN Wai-yip

Members attending:

Hon CHEUNG Kwok-che
Hon WONG Sing-chi

Members absent:

Hon LAU Wong-fat, GBM, GBS, JP
Hon Miriam LAU Kin-yee, GBS, JP
Hon Andrew CHENG Kar-foo
Hon Timothy FOK Tsun-ting, GBS, JP

Public officers attending:

Ms Doris HO Pui-ling	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr WAI Chi-sing, JP	Permanent Secretary for Development (Works)
Ms Gracie FOO Siu-wai, JP	Acting 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) ² Food and Health Bureau
Mr CHAN Wing-tak	Chief Technical Adviser (Subvented Projects) Architectural Services Department
Dr Nancy TUNG Sau-ying	Cluster Chief Executive (Kowloon West) Hospital Authority
Dr MA Hok-cheung	Hospital Chief Executive (Caritas Medical Centre) Hospital Authority
Mr Donald LI	Chief Manager (Capital Planning) Hospital Authority
Mr YAU Shing-mu, JP	Under Secretary for Transport and Housing
Ms Maisie CHENG Mei-sze, JP	Deputy Secretary (Transport) ¹ Transport and Housing Bureau

Mr CHOW Chun-wah	Principal Assistant Secretary (Transport) ⁷ Transport and Housing Bureau
Mr Peter LAU Ka-keung, JP	Director of Highways
Mr Henry CHAN Chi-yau	Principal Government Engineer (Railway Development) Highways Department
Mr LAI Yu-wah	General Manager (Planning, Development and Port Security) Marine Department
Mr Enoch LAM Tin-sing, JP	Deputy Secretary (Works) ² Development Bureau
Mr HON Chi-keung, JP	Director of Civil Engineering and Development
Mr Stephen TANG Man-bun	Head (Kai Tak Office) Civil Engineering and Development Department
Miss Uson CHUNG	Project Director (2) Architectural Services Department
Mr FUNG Kwok-ming	General Manager (Vessel Traffic Services) Marine Department
Mr Benjamin MOK Kwan-yu	Principal Assistant Secretary (Recreation and Sport) Home Affairs Bureau
Mrs Marigold LAU LAI Siu-wan, JP	Director of Architectural Services
Mr Charles CHOW Chi-ping	Project Director (3) Architectural Services Department
Mr Donald CHOY Chi-mun	Assistant Director (Leisure Services) ³ Leisure and Cultural Services Department
Mr LEE Yuk-man	Assistant Director (Libraries and Development) Leisure and Cultural Services Department
Ms Shirley CHUNG Yuk-fong	Chief Executive Officer (Planning) ² Leisure and Cultural Services Department
Mrs Anna MAK CHOW Suk-har	Deputy Director (Services) Social Welfare Department
Miss Cecilla LI	Assistant Director (Elderly) Social Welfare Department
Mr Andrew TSANG Yue-tung, JP	Assistant Director (2) Home Affairs Department
Mr MA Lee-tak, JP	Director of Water Supplies

Mr LEE Chi-ming	Chief Engineer (Design) Water Supplies Department
Mr WONG Hung-keung	Chief Civil Engineer Transport and Housing Bureau

Clerk in attendance:

Ms Debbie YAU	Chief Council Secretary (1)6
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Staff in attendance:

Mrs Constance LI	Assistant Secretary General 1
Miss Jacqueline CHUNG	Council Secretary (1)1
Mr Frankie WOO	Senior Legislative Assistant (1)3
Ms Christy YAU	Legislative Assistant (1)1

The Chairman reported that a total of 33 projects amounting to \$33,448.41 million had been endorsed by the Public Works Subcommittee (PWSC) in the 2010-2011 session so far. Of the total amount endorsed, \$30,381.41 million was related to capital works projects.

**Head 708 – Capital Subventions and Major Systems and Equipment
PWSC(2011-12)11 8MA Redevelopment of Caritas Medical
Centre, phase 2**

2. The Chairman advised that the proposal was to increase the approved project estimate (APE) of 8MA by \$501.5 million from \$1,218.1 million to \$1,719.6 million in money-of-the-day (MOD) prices for the redevelopment of Caritas Medical Centre (CMC), phase 2. The Panel on Health Services had been consulted on the proposal at its meeting on 9 May 2011, and Panel members supported the proposed increase in the APE.

3. While supporting the proposal, Mr IP Kwok-him expressed concern that the construction works which had started in June 2009 had caused inconvenience to patients and visitors. He enquired whether

there would be improvements to facilitate movements between blocks, especially for patients who had to walk from Wai Yan Block to Wai Shun Block for treatment. The Under Secretary for Food and Health (USFH) advised that to ensure safety and minimise inconvenience to users, temporary pedestrian arrangement was made having regard to the site conditions. It was expected that the situation would improve as Works Package I was near completion. He stressed that measures were taken to minimise any inconvenience to users and to upkeep the public health and safety throughout the construction period.

4. The Hospital Chief Executive (CMC), HA further explained that the non-emergency ambulance transfer services previously situated at Wai Ming Block was relocated temporarily to Wai Yan Block, as the former site was used for the construction of a new ambulatory/rehabilitation block. Inpatients at Wai Shun Block requiring non-emergency ambulance transfer services for discharge would be transported through a mildly inclined walkway from Wai Shun Block to Wai Yan Block. Following funding approval of the project, the Administration would expedite the construction of the ambulatory/rehabilitation block, where a new pick-up point for the non-emergency ambulance transfer services would be provided.

5. While expressing support for the project, Prof Patrick LAU was gravely concerned about the drastic increase in construction costs, and questioned the cost control measures adopted by the Administration. USFH responded that the increase in construction costs was resulted from price increase of major construction materials. To have better control on costs, the project was divided into three works packages to minimize additional risk premium due to extensive contract periods. The procurement strategy of splitting up the original single works contract into three works contracts to be tendered in a sequential manner would shorten the contract period of each stage, and the bidders would be able to provide a more realistic cost estimate. As a result of this cost control initiative, the total project cost was lowered from \$2,000 million under one single works contract to \$1,700 million being the total of the three works packages. Prof Patrick LAU opined that there were pros and cons for single and multiple contracts as there was fluctuation in the costs of construction materials over different period of time.

6. Prof Patrick LAU considered that a more cheerful colour should be adopted for the ambulatory/rehabilitation block so that it could aesthetically mingle with other refurbished buildings. In response, the Chief Manager (Capital Planning), HA advised that the colour scheme of

the ambulatory/rehabilitation block was designed to match with that of Wai Shun Block which was the latest building constructed at CMC. He added that the green used in this colour scheme was the traditional colour of CMC, and the colour scheme had been developed after consultation with the Caritas Hong Kong and hospital staff.

7. The item was voted and endorsed.

Head 706 – Highways

PWSC(2011-12)12 58TR Shatin to Central Link — construction of railway works — protection works

8. The Chairman advised that the proposal was to upgrade the remaining part of 58TR to Category A at an estimated cost of \$541.6 million in MOD prices for the construction of protection works for the Shatin to Central Link (SCL) tunnel and other associated works at the Causeway Bay Typhoon Shelter (CBTS). The Subcommittee on Matters Relating to Railways of the Panel on Transport had been consulted on the proposal at its meeting on 6 May 2011. At the request of Panel members, the Administration had provided supplementary information in PWSC(2011-12)12.

9. Mr IP Kwok-him said that the SCL tunnel would cross over the Central-Wan Chai Bypass (CWB) tunnel at the CBTS. As CWB would be a major road infrastructure that could help address the traffic congestion problem on Hong Kong Island during peak hours, Mr IP was worried whether the construction progress of CWB would be affected by the proposed protection works.

10. The Under Secretary for Transport and Housing (USTH) said that part of the construction works of the two projects would overlap at CBTS. Members of the public and green groups had indicated their wish for the proposed protection works and the CWB tunnel works to be implemented in tandem so as to minimize impacts on the harbour and nuisance to the neighbourhood. He assured members that the construction of the proposed protection works would not affect the progress of CWB which was scheduled for completion in 2017.

11. Mr IP Kwok-him asked whether most of the temporary reclamation would be removed after the completion of the protection works, and the impact on the project costs. In reply, the Principal Assistant Secretary (Transport)⁷, THB advised that the cost for removal

of the temporary reclamation had already been reflected in the cost estimates of the earthworks for temporary seawall and temporary reclamation.

12. Mr IP Kwok-him enquired whether the Court's judgment on the Environmental Impact Assessment (EIA) Reports for the Hong Kong-Zhuhai-Macao Bridge (HZMB) local projects would affect the implementation of the proposed protection works, such as whether an analysis of the baseline conditions was required for the EIA Report. USTH referred to Enclosure 6 to PWSC(2011-12)12 and explained that the approval of the EIA Report for the proposed protection works for SCL in CBTS had been obtained and an Environmental Permit (EP) for the proposed works was issued in April 2011. As the recent Court's judgment in respect of the EIA Reports and EPs for HZMB local projects was unrelated to other works projects, the protection works under the present proposal would be implemented as scheduled after funding approval was obtained.

13. The item was voted and endorsed.

Head 707 – New Towns and Urban Area Development

PWSC(2011-12)13 711CL Kai Tak development — advance infrastructure works for developments at the southern part of the former runway

14. The Chairman advised that the proposal was to upgrade part of 711CL to Category A at an estimated cost of \$88.4 million in MOD prices for reprovisioning of a radar on top of the cruise terminal building. The Panel on Development had been consulted on the proposal at its meeting on 20 April 2011. Panel members generally supported the proposal.

15. Prof Patrick LAU, Chairman of the Panel on Development, reported that Panel members generally supported the three proposals of 465CL, 469CL and 711CL under Kai Tak Development (KTD). Panel members had stressed the importance for the Administration to optimise the land use of KTD in order to provide land for various types of residential flats in the years ahead to meet market demands and alleviate the oligopoly of large developers. As for Kai Tak River, Panel members suggested inclusion of more "local economic elements", such as providing open cafes and resting facilities along the riversides for public

enjoyment. The Administration should also consider developing a heritage trail to link up Lung Tsun Stone Bridge and Kowloon Walled City Park to attract tourists. Panel members were also concerned about the water quality problem in KTD, and urged the Administration to take immediate measures to tackle the problem. In light of the judicial review on the EIA Reports for the HZMB local projects, Panel members urged the Administration to conduct the EIA for projects under KTD in a careful and serious manner.

16. The item was voted on and endorsed.

PWSC(2011-12)14 469CL Kai Tak development —infrastructure at north apron area of Kai Tak Airport

17. The Chairman advised that the proposal was to upgrade part of 469CL to Category A at an estimated cost of \$355.8 million in MOD prices for construction of the stage 2 infrastructure to serve the future residential developments and public facilities at the north apron of the former Kai Tak Airport. The Panel on Development had been consulted on the proposal at its meeting on 20 April 2011. Panel members generally supported the proposal.

18. Mr Albert CHAN said that he was opposed to the proposal and he objected to the allocation of a prominent piece of land with harbour view for helicopter use. He considered this a waste of land resources and would have a negative impact on the environment.

19. The item was voted on and endorsed.

PWSC(2011-12)15 465CL Kai Tak development — Kai Tak approach channel and Kwun Tong typhoon shelter improvement works

20. The Chairman advised that the proposal was to upgrade part of 465CL to Category A at an estimated cost of \$717.7 million in MOD prices to carry out contaminated sediments treatment works at Kai Tak approach channel (KTAC) and Kwun Tong typhoon shelter (KTTS), and ancillary improvement works at adjoining areas. The Panel on Development had been consulted on the proposal at its meeting on

20 April 2011. Panel members generally supported the proposal.

Water Quality

21. Ms Starry LEE expressed support in principle for the proposal. However, she expressed concern about the water quality of KTAC and To Kwa Wan typhoon shelter (TKWTS) since a recent study by a local group revealed that the level of Escherichia Coli (E Coli) in TKWTS was 3 000 times above the acceptable level. She enquired about the progress of water quality improvement works for the area and whether further improvements were planned. In response, the Director of Civil Engineering and Development Department (DCED) advised that an inter-departmental working group including representatives from Civil Engineering Development Department (CEDD), Drainage Services Department (DSD), Food and Environmental Hygiene Department (FEHD) and Marine Department (MD) had been set up to address the water quality issues in the area. Joint efforts had been made by different departments, including collection of floating refuse by MD twice a day, enhanced cleaning of interception facilities to abate odour and enforcement actions against misconnection of sewers into the stormwater system discharging into TKWTS by EPD, and removal of the exposed sediments near the shore by CEDD. DCED added that the public could report to the Hotline 1823 cases which caused pollution to the water in the area for follow up by the relevant departments.

22. While recognizing the efforts of the Administration, Ms Starry LEE considered that further interception work should be carried out in order to improve the water quality. She requested the Administration to liaise with the local group on the measurement of E Coli in TKWTS and provide information on the measurement data showing the particular areas which required further improvement.

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23. Mr CHAN Kam-lam also expressed concern about the water quality in TKWTS, KTTS and KTAC, and asked about the Administration's plan to tackle the problem. DCED advised that the water quality of TKWTS and KTTS was comparable to that of Victoria Harbour. However, it was generally less satisfactory in KTAC in a number of parameters including E Coli levels. Nevertheless, the water quality in KTAC would be greatly enhanced, after completion of the improvement works on the drainage and sewerage systems being carried out by DSD to intercept polluted discharges at source, which would be around 2013-2014.

Proposed opening at the ex-runway and bioremediation treatment

24. Prof Patrick LAU asked whether the proposed opening at the former runway to improve the flushing of KTAC was still necessary with the implementation of bioremediation treatment of the contaminated sediments at KTAC. Mr CHAN Kam-lam expressed similar concern. DCED responded that a multi-pronged approach was adopted to address the water quality issues at KTAC. First, improvement works for the drainage and sewerage systems in the hinterland of KTD was being carried out by DSD to intercept polluted discharges at source. Secondly, bioremediation treatment would be applied to abate odour in addition to the removal of exposed sediments by CEDD. He explained that bioremediation treatment involved injection of oxidants (i.e. calcium nitrate) into the treatment area, promoting bio-chemical degradation of pollutants by the bacteria in the sediments and oxidizing the odourous sulphides into odourless sulphates. The effectiveness of the proposed bioremediation treatment method had been confirmed by field trials at KTAC. The field test results had been reviewed by various independent academics, and they all agreed that the proposed bioremediation treatment method was effective to address the odour problem. This method had been proven to be effective in resolving similar odour problem at Shing Mun River and Sam Ka Tsuen typhoon shelter. DCED added that the need for an opening at the former runway and its size would be assessed later having regard to the effectiveness of the measures adopted under the multi-pronged approach.

25. The Head (Kai Tak Office), CEDD (H(KTO), CEDD) supplemented that the Hong Kong Polytechnic University had been commissioned to study with the aid of a physical model on the flow of water and dispersion of pollutants at KTAC. The provision of opening as well as its size would be reviewed comprehensively after 2013 with reference to the results of the improvement works undertaken by DSD and CEDD.

26. Referring to a recent site visit to observe the proposed bioremediation method arranged by the Administration, Prof Patrick LAU enquired about the progress and result of the field trial of such method. H(KTO), CEDD replied that the field trial was carried out at a total area of about 4.5 hectares, and proved to be able to remove 95% of odour. At the request of Prof Patrick LAU, the Administration undertook to include the latest situation on the treatment of contaminated sediments at KTAC in its next progress report on KTD to the Panel on Development.

Dredging and disposal

27. Noting that a total of 144 300 m³ of contaminated sediments would be removed, Mr CHAN Kam-lam enquired about its proportion to all sediments in the whole area, and the plan to remove all contaminated sediments in the area. DCED advised that 90% of the sediments proposed to be removed at KTAC was contaminated and would need to be disposed of at the sludge disposal facility at East Sha Chau. However, as the total amount of contaminated sediments in the whole area was very massive, it would be beyond the capacity of all disposal facilities, including the proposed one at South of Brothers with capacity of only 5 million m³, to receive all the contaminated sediments from KTAC bearing in mind the requirements of many other major infrastructure projects in the pipeline.

28. The item was voted on and endorsed.

Head 703 – Buildings

PWSC(2011-12)16 50RG District open space, sports centre and library in Area 74, Tseung Kwan O

29. The Chairman advised that the proposal was to upgrade 50RG to Category A at an estimated cost of \$749.2 million in MOD prices for the development of a district open space, a sports centre and a library in Area 74, Tseung Kwan O (TKO). The Panel on Home Affairs had been consulted on the proposal at its meeting on 8 April 2011. Panel members generally supported the proposal. The Administration had also provided supplementary information in PWSC(2011-12)16.

Project design

30. Referring to Enclosure 5 to PWSC(2011-12)16, Prof Patrick LAU expressed concern about the design of the jogging track which would have a sharp bend in the north near the Fitness Room. The Director of Architectural Services (DArchS) took note of this comment for consideration at the detailed design stage.

31. While acknowledging that an indoor jogging track would protect users from inclement weather, Mr Albert CHAN asked whether an outdoor jogging track could also be provided on the roof top. DArchS explained that the indoor jogging track was meant to provide an all-weather facility for users. She took note of Mr CHAN's suggestion

for an outdoor jogging track.

Barrier-free access and toilet facilities in the proposed site

32. Mr IP Kwok-him said that members of the Panel on Home Affairs were concerned about barrier-free access and female toilet facilities in the proposed site. On facilities for people with disabilities, DArchS advised that the project would strive to achieve a standard over and above the mandatory requirements under the latest "Design Manual – Barrier Free Access 2008" issued by the Buildings Department (BD). For example, larger lift/toilet with shower facilities, and wider ramp of gentle gradient etc would be provided for the convenience of the disabled. On toilet facilities, the male and female water closets (WC) ratio would be 6:28 and 12:28 in the Sports Centre and the District Library respectively. In addition, breast feeding and baby care facilities would also be provided.

Access connections to the proposed site

33. Ms Cyd HO referred to Enclosure 1 to PWSC(2011-12)16, which indicated footbridge and pedestrian crossing connections to the proposed site. She expressed grave concern about the barrier-free access for the disabled and elderly in these connections. DArchS advised that barrier-free access in the adjacent areas linking to the proposed site was outside the scope of the proposed project. Nevertheless, she would convey Ms HO's concern to the relevant government departments for follow up. Ms HO requested the Administration to provide detailed information, including the site location and layout plan, on the pedestrian facilities (such as footbridge, subway, and crossing) leading to the future sports centre and library.

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34. DArchS added that, for recent projects of public facilities e.g. extension block of the Prince of Wales Hospital, representatives of people with disabilities had been invited to try out the facilities upon completion so as to obtain users' feedback for further refinements.

35. The Principal Assistant Secretary (Recreation and Sport), HAB advised that the Incorporated Owners of Choi Ming Court had requested to tie in the proposed project with the construction of footbridges under the development project in Area 74, TKO for connections to other facilities in the adjacent areas. He advised that provisions had been made at the eastern and southern ends of the Podium Garden on the first floor for connections to the footbridges which would lead to Park Central

and the Government, Institution or Community (GIC) sites in the future. The preliminary plan was to incorporate the footbridges into the TKO – Lam Tin Tunnel Project. Moreover, provisions had also been made on the western side of the proposed site for a covered access and an all-day entrance/exit, which would link the proposed site to the adjacent Hong Kong Design Institute and the Institute of Vocational Education.

Admin

36. Mr Albert CHAN requested the Administration to confirm whether it would tie in the commissioning of the proposed project with the completion of the construction of footbridges connecting the project site to other facilities in the adjacent areas. The Chairman advised that the Administration should expedite the works for access connection between Choi Ming Court and the proposed site.

37. The item was voted on and endorsed.

PWSC(2011-12)17 192SC Joint-user complex in Area 44, Fanling

38. The Chairman advised that the proposal was to upgrade 192SC to Category A at an estimated cost of \$162.2 million in MOD prices for the construction of a joint-user complex in Area 44, Fanling. An information paper on the project had been circulated to the Panel on Home Affairs and the Panel on Welfare Services on 11 May 2011 and 12 May 2011 respectively. Mr IP Kwok-him, Chairman of the Panel on Home Affairs, said that he had separately asked members of the Panel at its meeting on 13 May 2011 whether the project required discussions, and members indicated no objection to the project.

Small-scale library

39. Mr WONG Shing-chi said that while Fanling South had a population of more than 100 000, there were only two district libraries for the entire North District. Residents of Fanling South had repeatedly requested for a library in the proposed joint-user complex but the request was not accepted by the Leisure and Cultural Services Department (LCSD). As the existing Integrated Family Service Centre (IFSC) and District Elderly Community Centre (DECC) cum Integrated Home Care Services (IHCS) Team in Wah Ming Estate would be relocated to the proposed joint-user complex, Mr WONG enquired whether the vacated premises could be used for providing small-scale library service.

Mr CHAN Hak-kan expressed similar concern and urged for the provision of a library in Fanling South.

40. The Deputy Director (Services), SWD (DD(S)) advised that the use of the existing premises in Wah Ming Estate after the relocation of IFSC and DECC cum IHCS Team was under consideration. Mr WONG Shing-chi expressed strong dissatisfaction that government departments were reluctant to further develop their services to serve Fanling South residents.

41. The Assistant Director(2), Home Affairs Department (AD/HAD) advised that the population of the North District was about 310 000. According to LCSD, there were two district libraries, namely Sheung Shui Public Library and Fanling Public Library, one small-scale library in Sha Tau Kok, five mobile library stops in Fanling (Cheong Shing Court, Wah Sum Estate and Ka Fuk Estate), Sheung Shui (Ching Ho Estate) and Ta Kwu Ling (Ping Che), and seven community reading centres among which five were located in Fanling South. The request for a library in Fanling South had been discussed by the North District Council. During such discussions, LCSD had explained to the North District Council that according to the Hong Kong Planning Standards and Guidelines (HKPSG), a district library should be provided for a population of 200 000. As regards the suggestion of using the existing premises for library use upon the relocation of IFSC and DECC cum IHCS, AD/HAD undertook to convey the suggestion to LCSD for consideration. Mr WONG Shing-chi and Mr CHAN Hak-kan requested the Administration to seriously consider the suggestion.

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42. Mr IP Kwok-him stressed that the North District Council had raised strong request for providing a small-scale library in Fanling South. He enquired whether a small-scale library could be accommodated in the proposed joint-user complex. Mr CHAN Hak-kan also asked whether the proposed joint-user complex could earmark space for future community facilities such as providing a library when the population reached the planning standard. He also asked the Administration to strengthen the mobile library services to meet the demands of residents. Ms Cyd HO was of the view that a library could also be used for holding cultural and educational activities for youngsters. She hoped that the Administration could be more flexible in the provision of services especially in districts with high concentration of grass-root families.

43. AD/HAD explained that in government projects, floor space would only be allocated for identified uses, and it was infeasible to

include accommodation for unforeseen facilities such as a small-scale library in the proposed joint-user complex at this stage. He added that according to LCSD, there were adequate library services in Fanling South.

Provision for future expansion

44. Prof Patrick LAU commented that the Administration could consider allowing additional loading in the piling works to cater for future expansion of the proposed joint-user complex. Mr Abraham SHEK shared the view that the Administration should make allowance for future expansion in similar government projects, in order to provide more community facilities in districts to meet the demands of the growing population. DArchS responded that the Planning Department (PD) had advised a reference plot ratio of 1.58 for developments in the vicinity, and the same ratio was adopted for the proposed joint-user complex. She added that the site had been put to optimum use by incorporating the requirements of all user departments.

45. Prof Patrick LAU however considered that the plot ratio of 1.58 was low as compared to the recommended plot ratio of 5 generally for public sites in the New Territories. He urged the Administration to review the plot ratio in enabling more effective use of such GIC sites. In determining the plot ratio of a proposed GIC site, the Deputy Secretary for Financial Services and the Treasury (Treasury) 3 (DS(Tsy)3) advised that PD would review the development density of properties in the proximity to the proposed site and draw up a reference plot ratio, and the Government Property Agency (GPA) would ensure that the proposed developments at the site could meet the reference plot ratio. She stressed that the Administration would ensure optimum use of land for government purposes.

46. DS(Tsy)3 further advised that unless the demand for extra storeys for future use at the proposed joint-user complex could be ascertained at this stage, it would be against the principle of prudent use of public resources to allow additional loading in the piling works. Citing Tamar Development Project as an example, DArchS advised that additional funding was sought to cover extra costs of foundation works and building additional storeys at the LegCo Complex. DS(Tsy)3 highlighted that the demand for additional space at the LegCo Complex was already ascertained at the time of funding application. Prof Patrick LAU remained of the view that allowing additional loading in the piling works to cater for future expansion of the proposed joint-user complex was a

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means to put public resources to effective use. He requested the Administration to provide information on the increase in cost if additional loading in the piling works for provision of two or three extra storeys were included in this project.

47. To ensure effective use of any proposed site, Mr Albert CHAN suggested that consultation on space requirements in community facilities should be carried out in two phases. The departments should first be consulted on their space requirements which should then be circulated to the relevant LegCo Panels (and District Councils as appropriate) for review before the detailed planning stage. The relevant Panels could then discuss with the policy bureaux concerned if additional facilities should be provided for the proposed site(s). After these processes, the responsible bureau could then consolidate the space requirements for detailed planning and seek funding approval. In his opinion, the two-stage approach would allow early input from LegCo and District Councils on the planning of government projects, hence optimizing the use of the proposed site(s).

48. Mr CHAN Kam-lam said that residents had been asking for the proposed community facility for a long period of time. He appealed to members for their support for the proposal. He agreed, nevertheless, that it would be more desirable to build one extra storey during construction as subsequent expansion works would adversely affect the users of the complex. He urged the Administration to be more forward-looking in its planning for community facilities, and make provision for library services in the district.

49. The Chairman advised that the Administration should pay regard to the strong views expressed by the District Councils and LegCo Members on the facilities to be included in the proposed complex. Noting members' strong request for allowing additional loading in the piling works for future expansion, the Chairman urged the Administration to give serious consideration to the suggestion. He remarked that such additional loading would only add minimal additional costs to the project.

Multi-purpose function room

50. Mr Albert CHAN expressed strong dissatisfaction with the Administration as it had time and again failed to address the public's demand for more multi-purpose function rooms in community centres such as the proposed joint-user complex. To illustrate such demand in the district, AD/HAD advised that the utilization rate of the multi-purpose

room in Cheung Wah Community Hall (CWCH) and Luen Wo Hui Community Hall (LWHCH) in 2010 was 32% and 44% respectively, whereas the average number of application for each time slot for the multi-purpose room in CWCH and LWHCH for the same year was 0.28 and 0.43 respectively. The figures suggested that the provision in the proposed complex should be able to meet the needs of local residents.

Access connections to the proposed site

51. On access connections in the adjacent areas raised by Ms Cyd HO, the Project Director (3), ASD advised that there was a footbridge and a pedestrian crossing in the west and east of Wah Sum Estate respectively, and a foot path to the adjacent Flora Plaza. In response to the concern of Ms HO about the barrier-free access for the disabled and elderly in the adjacent areas linking to the proposed joint-user complex, the Administration was requested to provide detailed information, including the site location and layout plan, on the pedestrian facilities (such as footbridge, subway, and crossing) leading to the proposed complex.

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52. The item was voted on and endorsed.

53. Prof Patrick LAU requested that this item be voted on separately at the relevant Finance Committee meeting.

Head 711 – Housing

PWSC(2011-12)18 126WC Water supply to housing development at Anderson Road

54. The Chairman advised that the proposal was to upgrade 126WC to Category A at an estimated cost of \$231.5 million in MOD prices for completing the fresh and flushing water supply system for the development of public housing and public facilities at Anderson Road. The Panel on Housing had been consulted on the proposal at its meeting on 19 May 2011, and raised no objection to the proposal.

55. Mr CHAN Kam-lam noted that another 60 hectares of land would be allotted for development at Anderson Road in 2016. He enquired whether the proposed construction of the new water supply system would be able to meet the water demand arising from the future development thereat. The Director of Water Supplies advised that the proposed new water supply system aimed to serve the proposed public housing

development at Anderson Road to be constructed by the Hong Kong Housing Authority for a population of around 48 300 and the associated use. Nevertheless, provision had been allowed in the design to cater for future development.

56. The item was voted on and endorsed.

57. There being no other business, the meeting ended at 10:30 am.

Council Business Division 1
Legislative Council Secretariat
23 June 2011