

**立法會**  
***Legislative Council***

LC Paper No. PWSC240/14-15

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by the Administration)

Ref : CB1/F/2/1(29)B

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

**Minutes of the 24th meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Tuesday, 16 June 2015, at 9:00 am**

**Members present:**

Hon Alan LEONG Kah-kit, SC (Chairman)  
Hon WU Chi-wai, MH (Deputy Chairman)  
Hon Albert HO Chun-yan  
Hon CHAN Kam-lam, SBS, JP  
Hon Emily LAU Wai-hing, JP  
Hon TAM Yiu-chung, GBS, JP  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon WONG Kwok-hing, BBS, MH  
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN  
Hon Cyd HO Sau-lan, JP  
Hon CHAN Hak-kan, JP  
Hon CHAN Kin-por, BBS, JP  
Hon CHEUNG Kwok-che  
Hon IP Kwok-him, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon LEUNG Kwok-hung  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Steven HO Chun-yin  
Hon Frankie YICK Chi-ming  
Hon Gary FAN Kwok-wai  
Hon Charles Peter MOK, JP  
Hon CHAN Chi-chuen

Dr Hon Kenneth CHAN Ka-lok  
Hon CHAN Yuen-han, SBS, JP  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Alice MAK Mei-kuen, JP  
Dr Hon KWOK Ka-ki  
Hon Dennis KWOK  
Hon Christopher CHEUNG Wah-fung, SBS, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Hon SIN Chung-kai, SBS, JP  
Dr Hon Helena WONG Pik-wan  
Dr Hon CHIANG Lai-wan, JP  
Ir Dr Hon LO Wai-kwok, BBS, MH, JP  
Hon Christopher CHUNG Shu-kun, BBS, MH, JP  
Hon Tony TSE Wai-chuen, BBS

**Members absent:**

Hon LEE Cheuk-yan  
Hon James TO Kun-sun  
Hon LEUNG Yiu-chung  
Hon Ronny TONG Ka-wah, SC  
Dr Hon LEUNG Ka-lau  
Hon Albert CHAN Wai-yip  
Hon Claudia MO  
Hon CHAN Han-pan, JP  
Hon Kenneth LEUNG  
Hon IP Kin-yuen  
Dr Hon Elizabeth QUAT, JP

**Public officers attending:**

Mr YEUNG Tak-keung, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Mr HON Chi-keung, 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 Jasmine CHOI Suet-yung	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Professor Sophia CHAN Siu-chee	Under Secretary for Food and Health
Miss Diane WONG Shuk-han	Principal Assistant Secretary for Food and Health (Food)2
Mr LEUNG Koon-kee	Director of Architectural Services
Mrs Alice YU NG Ka-chun	Project Director (3) Architectural Services Department
Mr CHIU Yu-chow	Assistant Director (Grade Management and Development) Food and Environmental Hygiene Department
Mr YEUNG Chun-hoi	Senior Superintendent (Cemeteries and Crematoria) (Special Duties) Food and Environmental Hygiene Department
Mr David LAM Chi-man	District Planning Officer (Tuen Mun and Yuen Long West) Planning Department
Mr Kelvin SIU Kin-man	Chief Traffic Engineer (New Territories West) Transport Department
Mrs Betty FUNG CHING Suk-yee	Permanent Secretary for Home Affairs
Mrs Sorais LEE	Project Manager (HAB) Home Affairs Bureau
Mr Daniel CHUNG Kum-wah	Director of Civil Engineering and Development

Ms Alice PANG	Deputy Project Manager (Kowloon) Civil Engineering and Development Department
Mr Ringo MOK Wing-cheong	Chief Engineer (Kowloon) <sup>5</sup> Civil Engineering and Development Department
Mr Enoch LAM Tin-sing	Director of Water Supplies
Mr LEUNG Wing-lim	Assistant Director (New Works) Water Supplies Department
Mr John LEE Ka-chiu	Under Secretary for Security
Ms Amy WONG Pui-man	Principal Assistant Secretary for Security (C)
Mrs Sylvia LAM YU Ka-wai	Project Director (2) Architectural Services Department
Mr LEUNG Wai-kwong	Assistant Director (Management and Support) Immigration Department
Mr Tom YIP Chi-kwai	District Planning Officer (Kowloon) Planning Department
Miss Linda LEUNG	Principal Assistant Secretary for Food and Health (Health) <sup>2</sup>
Mr LEUNG Kam-pui	Chief Technical Adviser (Subvented Projects) Architectural Services Department
Dr Jenny LAM	Deputising Hospital Chief Executive United Christian Hospital Hospital Authority
Mr Donald LI	Chief Manager (Capital Planning) Hospital Authority
Ms YING Fun-fong	Head (Kai Tak Office) Civil Engineering and Development Department

Mr Janson WONG Chi-sing	Chief Engineer (Kowloon)2 Civil Engineering and Development Department
Mr Peter CHUI Si-kay	Chief Engineer (Kowloon)1 Civil Engineering and Development Department
Ms Christine LOH Kung-wai	Under Secretary for the Environment
Mrs Dorothy MA CHOW Pui-fun	Principal Assistant Secretary for the Environment (Energy)
Mr Alfred SIT Wing-hang	Deputy Director (Regulatory Services) Electrical and Mechanical Services Department
Mr CHEUNG Yuen-fong	Chief Engineer (Energy Efficiency B) Electrical and Mechanical Services Department
Mr Eric MA Siu-cheung	Under Secretary for Development
Mr CHONG Wing-wun	Principal Assistant Secretary (Planning and Lands)1
Mr CHAN Kam-shun	Deputy Head of Civil Engineering Office (Project and Environmental Management) Civil Engineering and Development Department
Mr Paul MOK Hei-tat	Chief Engineer (Special Duties (Works)) Civil Engineering and Development Department

**Attendance by invitation:**

Mr Eric CHING Ming-kam	Divisional Director (Environmental) Mott Macdonald Hong Kong Limited
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**Clerk in attendance:**

Ms Sharon CHUNG	Chief Council Secretary (1)2
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**Staff in attendance:**

Ms Anita SIT	Assistant Secretary General 1
Mr Fred PANG	Senior Council Secretary (1)2
Mr Raymond CHOW	Senior Council Secretary (1)6
Ms Maggie LAU	Council Secretary (1)2
Ms Alice CHEUNG	Senior Legislative Assistant (1)1
Ms Christina SHIU	Legislative Assistant (1)2
Ms Christy YAU	Legislative Assistant (1)7
Ms Haley CHEUNG	Legislative Assistant (1)9
Miss Joey LAW	Clerical Assistant (1)2

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Action

The Chairman advised that there were 10 funding proposals on the agenda for the meeting. Three of them were those carried over from the previous meeting of the Public Works Subcommittee ("PWSC") on 9 June 2015. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council ("LegCo"), they should disclose the nature of any direct or indirect pecuniary interests relating to the funding proposals under discussion at the meeting before they spoke on the item. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

**Head 703 – Buildings**

**PWSC(2015-16)19    19NB    Provision of Columbarium and Garden of Remembrance at Tsang Tsui, Tuen Mun**

2. The Chairman advised that the proposal, i.e. PWSC(2015-16)19, was to upgrade 19NB to Category A at an estimated cost of \$2,874.3 million in money-of-the-day ("MOD") prices for the provision of a columbarium and garden of remembrance ("GoR") at Tsang Tsui, Tuen Mun. The Panel on Food Safety and Environmental Hygiene had been consulted on the proposal on 14 April 2015 and Panel members in general supported the submission of the proposal to PWSC for consideration. At the request of the Panel, the Administration had provided supplementary information on the proposal on 29 May 2015. A report on the gist of the Panel's discussion had been tabled at the meeting.

3. At the invitation of the Chairman, Under Secretary for Food and Health ("USFH") briefed members on the proposal.

Traffic impact and transportation arrangements

4. Mr TAM Yiu-chung expressed concern on the traffic impact of the proposed project, in particular, whether the new access road connecting the proposed columbarium with Nim Wan Road and the adjacent road network could cope with the increase in traffic load during the peak grave sweeping periods. Mr TAM asked if any traffic impact assessment ("TIA") had been conducted to assess the traffic impact of the proposed project on Lung Mun Road and Lung Fu Road. He also enquired about the progress of the works to connect Nim Wan Road with Ha Pak Nai in Yuen Long in the context of the West New Territories ("WENT") landfill extension project.

5. Chief Traffic Engineer (New Territories West), Transport Department ("CTE(NTW)/TD") advised that according to the TIA report, the additional vehicular traffic arising from the proposed project would be within manageable levels even during the peak grave sweeping periods, and would not adversely affect the performance of the key roads in the vicinity of the project site, including Lung Mun Road and Lung Fu Road. CTE(NTW)/TD and Permanent Secretary for the Environment added that the Environmental Protection Department ("EPD") would commission two consultancy studies for the WENT landfill extension project, which would include a feasibility study on connecting Nim Wan Road with Ha Pak Nai. The Administration would inform the Tuen Mun District Council and Yuen Long District Council of the contents and progress of the consultancy studies in due course. Mr TAM Yiu-chung urged the Administration to speed up the relevant studies relating to connecting Nim Wan Road with Ha Pak Nai so as to alleviate the traffic load of Tsing Tsui and the adjacent road network.

6. Mr WONG Kwok-hing and Mr Albert HO shared Mr TAM's concern on the traffic impact of the proposed project. Mr WONG Kwok-hing asked if the Administration would consider providing water transport, such as ferry services, to divert traffic flows as the proposed columbarium was located at the waterfront. Mr Albert HO enquired about the traffic and crowd control arrangements during the peak grave sweeping periods. Mr HO also asked if the Administration would consider providing "kaito" services between the proposed columbarium and Tuen Mun ferry pier during peak grave sweeping periods.

7. USFH and CTE(NTW)/TD replied that with the implementation of traffic improvement measures and special transport, traffic and crowd control arrangements during peak grave sweeping periods, the traffic conditions of the adjacent road network would remain manageable. During peak grave sweeping periods, private cars would not be allowed to access the proposed columbarium and feeder bus services would be provided between the

proposed columbarium and the Tuen Mun West Rail Station, the Tsing Yi MTR station and the Tuen Mun Road bus-interchange. USFH added that compared with water transport, the proposed feeder bus services would be more effective in crowd dispersal and could allow greater flexibility in terms of adjusting the provision of services to meet the actual demand. In addition, it would take longer time to travel by ferry from Tuen Mun ferry pier to Tsang Tsui than by road transport from Tuen Mun city centre to Tsang Tsui. That said, the Administration would not rule out the possibility of providing water transport, including "kaito" services, if and when considered necessary.

8. Mr Albert HO requested the Administration to provide supplementary information on whether special arrangements would be made during grave sweeping periods to allow private vans/small coaches rented by columbarium visitors to access the columbarium and GoR and the measures to facilitate persons with disabilities to access the columbarium and GoR.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC232/14-15\(01\)](#) on 6 July 2015.)*

9. Mr Tony TSE asked whether the transportation facilities would cater for the needs of the elderly. He opined that the walking distance between the pick-up/drop-off area and the main entrance of the proposed columbarium and GoR should be short enough to allow easy access of the elderly. Director of Architectural Services ("DArchS") responded that the pick-up/drop-off area for public transport would be located near the centre of the columbarium and GoR.

10. Mr Michael TIEN questioned how the proposed 99 bus trips provided per hour could serve the estimated 16 000 columbarium visitors during peak hours in grave sweeping periods. According to Mr TIEN, 123 bus trips per hour would be required assuming that each double-decker bus could accommodate 130 passengers. Since it took an average of 80 minutes for a round-trip travel between Tuen Mun city centre and the proposed columbarium, a fleet of about 160 double-decker buses would be necessary. Mr TIEN also enquired if Lung Kwu Tan Road would be able to support the expected traffic flow of having three buses passing through the road in every two minutes, and whether the road needed to be further widened if 123 bus trips per hour was required during peak grave sweeping periods. He asked if the Administration had any measure to control the road traffic, in particular when a traffic accident happened.

11. CTE(NTW)/TD explained it was expected that about 90% of the 16 000 columbarium visitors would travel by bus, and an average waiting



time for passengers of about 10 minutes would be allowed for. Hence 99 bus trips per hour during peak grave sweeping periods should be sufficient. He clarified that a fleet of about 150 double-decker buses would be provided during peak grave sweeping periods. He further said that the projected traffic flow of Lung Kwu Tan Road in 2026 (i.e. when all the 160 000 niches were fully occupied) would only reach about 80% of the road's capacity.

Facilities to be provided in the proposed columbarium and garden of remembrance

12. Mr Tony TSE enquired about the provision of seating areas inside the proposed columbarium and GoR. DArchS advised that seating areas would be provided thereat and their locations would be identified at the detailed design stage.

13. Mr CHAN Chi-chuen enquired about the design and size of the plaques to be mounted on the designated walls in the GoR in memory of the deceased. USFH undertook to provide information on the design and dimension of the plaques to members after the meeting.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC232/14-15\(01\)](#) on 6 July 2015.)*

Supply of public columbaria

14. To optimize the use and shorten the waiting time of public columbaria, Mr CHAN Chi-chuen suggested that the Administration should consider conducting a trial scheme on time-limited occupation (e.g. 20 or 30 years) of new niches in the proposed columbarium. He also asked about the effectiveness of the district-based columbarium development scheme. Mr Tony TSE urged the Administration to speed up the relevant consultation work regarding the 24 potential sites identified under the district-based columbarium development scheme so as to increase the supply of public niches in a timely manner.

15. USFH advised that several improvement measures had been adopted to optimize the use of public columbaria, including relaxing the arrangement of placing additional sets of ashes into public niches. The Administration would explore the feasibility of new measures such as time-limited occupation of new niches with a view to increasing the supply of public niches. The district-based columbarium development scheme was in progress.

16. Mr TAM Yiu-chung enquired about the fees and charges of public columbarium services. USFH advised that the current charge for a standard niche was \$2,800 and that for a large niche was \$3,600, while the administrative charge for placing a memorial plaque was \$90. The Administration would review the level of fees and charges for columbarium services based on the "user pays" principle and taking into account, among other factors, the construction cost of the columbarium buildings and related costs, as well as the recurrent costs arising from the allocation, operation and maintenance of the niches.

#### Environmental implications

17. Noting from the discussion paper that the scope of the project comprised the decommissioning of the pulverised fuel ash storage area which was originally part of an ash lagoon, Ir Dr LO Wai-kwok asked the mitigation measures to be taken to ensure that the decommissioning works would not have adverse effect on the environment.

18. USFH stated that the environmental impact assessment ("EIA") report had been approved by the Director of Environment Protection in January 2015. Relevant mitigation measures (e.g. frequent watering of the site and providing cover to prevent drift of dust) and an environmental monitoring and audit programme as recommended in the EIA report would be implemented to ensure that the decommissioning work would not cause adverse environmental impact. DArchS added that the mitigation measures would also include covering of the site with not less than one metre thick fill materials, providing hoarding along the site boundary and rescheduling those works that would affect ecologically sensitive birds in their breeding season.

19. There being no further questions from members on the item, the Chairman put the item to vote.

20. The item was voted on and endorsed. The Chairman suggested that members might consider requiring separate discussion and voting for the item at the relevant meeting of Finance Committee ("FC") after studying the supplementary information to be provided by the Administration. Members agreed to the Chairman's suggestion.

**Head 707 – New Towns and Urban Area Development**

**PWSC(2015-16)31     754CL     Infrastructure Works for West Kowloon Cultural District, phase 1**

**PWSC(2015-16)30     763CL     Integrated Basement for West Kowloon Cultural District**

21.     The Chairman said that PWSC(2015-16)31 and PWSC(2015-16)30 were both related to the developments in the West Kowloon Cultural District ("WKCD"). He suggested that the discussions on the two proposals be combined but the proposals be voted on separately. Members agreed to the Chairman's suggestion.

22.     The Chairman advised that the proposal in PWSC(2015-16)31 was to upgrade part of 754CL to Category A, at an estimated cost of \$840.5 million in MOD prices to carry out the first package of the construction of public infrastructure works in WKCD. The proposal in PWSC(2015-16)30 was to upgrade part of 763CL to Category A, at an estimated cost of \$2,919.5 million in MOD prices, for implementing the first and second stages of design, site investigation and construction works of the integrated basement in WKCD. The Joint Subcommittee to Monitor the Implementation of the WKCD Project ("the Joint Subcommittee") had been consulted on these two proposals on 19 May 2015. Members of the Joint Subcommittee raised no objection to the Administration's submission of the proposals to PWSC for consideration. A report on the gist of the Joint Subcommittee's discussion had been tabled at the meeting.

23.     At the invitation of the Chairman, Permanent Secretary for Home Affairs ("PSHA") briefed members on the two proposals.

Cost of the construction of the integrated basement

24.     Miss CHAN Yuen-han expressed concern about the high estimated cost for the construction of the integrated basement. Worried that the construction cost might further increase as a result of inflation, Miss CHAN queried whether the Administration had exercised effective control on the project cost and asked if the Administration would undertake to contain the final cost of the main integrated basement (between Xiqu Centre and M+) in the region of \$23 billion.

25.     PSHA explained that the integrated basement had not been envisaged when the upfront endowment of \$21.6 billion was granted to the West Kowloon Cultural District Authority ("WKCDA") in 2008. Following the WKCDA's adoption of the Conceptual Plan by Foster+Partners ("F+P"), the Administration had announced that it would fully fund the capital works of

the main integrated basement to facilitate the development of WKCD. According to a rough estimate made in 2013, the construction cost of the main integrated basement and the associated public infrastructure works would be around \$23 billion on the assumption that the construction of the main integrated basement would be completed in one go by 2020.

26. PSHA further said that the estimated total amount of funds to be sought for constructing the integrated basement at Zones 3A, 3B and 2B and implementing the associated public infrastructure works was about \$10 billion. As part of the WKCD site (i.e. areas on top of the integrated basement at Zones 2A, 2B and 2C) was currently occupied by the MTR Corporation Limited ("MTRCL") for use as work sites for the construction of the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link ("XRL") and the construction cost of the remaining works of the integrated basement would be affected by many factors, including when MTRCL would return the work sites to WKCD, the estimated construction cost for the remaining zones of the basement (i.e. Zones 2A and 2C) was not available at this stage. In this connection, the Administration was not in a position to give an undertaking on the final cost of the main integrated basement. PSHA advised that the funding proposal in PWSC(2015-16)30 covered the design and site investigation for the integrated basement at Zones 2A, 2B and 2C. If the funding proposal was approved by FC, a more realistic cost estimate for the remaining works of the integrated basement could be worked out at a later stage.

27. On the monitoring of the expenditures of the WKCD project, PSHA advised that any requests from WKCD for funds for the integrated basement and public infrastructure works would be reviewed by the Civil Engineering and Development Department. The Administration would ensure that such requests were well-grounded before submitting them to PWSC/FC for approval.

#### Cost of the West Kowloon Cultural District project

28. In response to Mr Michael TIEN's enquiry about the adequacy of the \$21.6 billion upfront endowment for the implementation of the WKCD project, PSHA advised that when the upfront endowment had been granted to WKCD in 2008, the amount had been estimated to be sufficient to cover the development costs of all the arts and cultural facilities, retail/dining/entertainment facilities, public open space and certain transport facilities within WKCD. However, given the rising construction costs and the delay in commencing construction works due to the prolonged public engagement exercise, the upfront endowment would only be sufficient to cover the design and construction costs of Batch 1 and Batch 2 facilities,

while the funding and the implementation programme for Batch 3 facilities would be reviewed in due course.

29. Mr Michael TIEN considered it undesirable to only develop Batch 1 and Batch 2 facilities with the upfront endowment. Taking into consideration that an additional cost of \$23 billion would be required to develop the integrated basement, and the Administration's estimation of project costs was often inaccurate, he was worried that the whole WKCD project, including the integrated basement, might eventually cost around \$100 billion. Mr TIEN requested the Administration to provide information on the impact of the delay in the return of the works sites at Zones 2A, 2B and 2C by MTRCL on the development of WKCD, including an estimate of the additional cost for the WKCD project incurred each year due to the delay in the XRL project.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC236/14-15\(01\)](#) on 7 July 2015.)*

30. PSHA advised that, to reduce the impact of the delay in the implementation of the XRL project, WKCD had adopted a pragmatic approach by developing the arts and cultural facilities in batches. Batches 1 and 2 facilities that were being/to be developed included M+ and the Lyric Theatre Complex (in the area around the Artist Square on top of the integrated basement at Zones 3A and 3B), the Park (with Arts Pavilion), Freespace (Black Box and Outdoor Stage) and the Xiqu Centre. The development of the area around the Artist Square (referred to as the Artist Square Development Area) would enable early delivery of a 'mini-WKCD' for public enjoyment. The Administration would work closely with MTRCL to ensure early return of the work site at Zone 2B. The Chairman said that Mr Michael TIEN might follow up the matters relating to the release of the XRL work sites in WKCD with the Subcommittee on Matters Relating to Railways.

31. Dr Helena WONG enquired whether any assessment had been conducted on the financial implications for implementing the integrated basement as envisaged in F+P's Conceptual Plan. PSHA replied that as reported in the Administration's paper provided to the Joint Subcommittee in June 2012 (LC Paper No. CB(2)2369/11-12(05)), the three selected Conceptual Plan Consultants (including F+P) had undertaken their own financial assessments based on their proposed conceptual plans. The estimated capital costs ranged from \$28 billion to \$29.6 billion in 2010 Net Present Value ("NPV"), and the retail/dining/entertainment revenues would cover the capital cost deficits with the projected surplus on project NPV

ranging from \$2.9 billion to \$8 billion. The cost estimates of the Conceptual Plan Consultants had been subject to an independent cost review by a quantity surveying consultant engaged by WKCD. The result indicated that the cost estimation by the three Consultants was reasonable. As for F+P's Conceptual Plan, the estimated capital cost covered the development of arts and cultural facilities and their respective underground integrated basements.

32. Noting that the estimated project costs for the three proposed Conceptual Plans for WKCD made in 2010 ranged from \$28 billion to \$29.6 billion in 2010 NPV and included the costs of construction of facilities above and underground, but the latest estimated cost for the integrated basement amounted to \$23 billion, Dr Helena WONG enquired why the estimated cost for the basement had increased significantly in just a few years. Mr LEUNG Kwok-hung expressed a similar concern over the escalation of the estimated cost for the integrated basement. He held the view that the Administration had deceived the public by failing to reveal sufficient information at an earlier stage about the amount of the construction cost to be borne by the Administration for the development of the integrated basement.

33. PSHA explained that in general, construction costs had increased significantly over the past few years, resulting in a higher-than-expected cost for the development of the integrated basement. Project Manager (HAB), Home Affairs Bureau ("PM(HAB)) referred to Enclosure 1 to PWSC(2015-16)30 and advised that the sites for hotel, office and residential developments and other arts and cultural facilities (coloured in grey in Enclosure 1) would be disposed of by the Government and so the construction costs of the basements underneath and the associated infrastructure works would be borne by the Administration rather than included in the Conceptual Plans. As the estimated project costs for the WKCD project made by the three Conceptual Plan Consultants in 2010 and the latest estimated construction cost for the integrated basement referred to two different matters, PM(HAB) considered it inappropriate to make a direct comparison between them.

#### Alternatives to the implementation programme for Batch 3 facilities

34. Miss CHAN Yuen-han relayed the views of some arts organizations that the Administration should consider suspending the plan for developing the Batch 3 facilities for the time being in view of the delay in the implementation of the XRL project and the inadequacy of the upfront endowment. The sites reserved for the Batch 3 facilities could be used for staging arts events like Freespace Fest on a temporary basis. The Chairman said that at the meetings of the Joint Subcommittee, the Chief Secretary for

Administration cum WKCD Board Chairman had advised that the Administration would consider the implementation programme for the Batch 3 facilities after commissioning the first two batches of facilities and having regard to public views. The Administration had no plan to seek additional funding injection into WKCD for the Batch 3 facilities for the time being.

35. PSHA advised that the Administration had not given up the implementation of Batch 3 facilities although there was no definite timetable for the delivery of these facilities. The Administration would consider the suggestion of converting some works sites to temporary arts venues once they were returned from MTRCL, if they were not immediately required for development.

Feasibility of independent operation of the integrated basement at Zones 3A and 3B

36. Mr Tony TSE enquired whether the integrated basement at Zones 3A and 3B could be operated independently and whether flexibility could be given to the future development of the basement at Zones 2A, 2B and 2C. PSHA advised that the integrated basement at Zones 3A and 3B could be operated independently even if other zones of the basement would not be implemented eventually for one reason or another.

Transportation arrangement

37. Dr Helena WONG asked if the berthing/landing facilities for vessels mentioned in paragraph 5(c) of PWSC(2015-16)31 referred to the proposed piers in WKCD. PSHA replied in the affirmative and added that a study had been underway to examine the feasibility of the provision of water transportation services in WKCD taking into account the implications of the Protection of the Harbour Ordinance.

38. Dr WONG expressed concern about the serious traffic congestion at the junction of Canton Road and Jordan Road after the closure of Lin Cheung Road to make way for the XRL project. She suggested that the Administration should take immediate action on providing one additional left turn lane from Canton Road to Jordan Road for traffic getting access to the Elements, Kowloon Station residential developments and Route 3. The Chairman expressed a similar concern over the traffic congestion in the vicinity of the entrance to Western Harbour Crossing near WKCD. PM(HAB) responded that she would convey Dr WONG's view to the Transport Department and MTRCL for consideration and action.

Other views on the proposals

39. Ir Dr LO Wai-kwok declared that he was a member of the WKCD Board but he had no pecuniary interest over the proposals. He expressed support for the two proposals under discussion. He said that the integrated basement was an essential feature of the design of WKCD under the selected Conceptual Plan and would free up at-grade space for arts and cultural uses.

40. Mr Christopher CHUNG opined that while the selected Conceptual Plan was not the best design for WKCD, the then Administration had adopted it anyhow. As such, members had no choice but to approve the additional funding requests to ensure the completion of the WKCD project. He urged the Administration to exercise effective control on the expenditures on the project. Meanwhile, the Administration as well as WKCD should explore new sources of revenue.

41. Ms Cyd HO said that the Labour Party supported the WKCD project. In view of the huge cost overrun in other public works projects, she considered it unfair to limit the development cost for WKCD to the initial endowment amount. She opined that apart from making heavy investment in cultural hardware, the Administration should also support the development of cultural software.

42. Noting the absence of a quorum at the meeting, the Chairman directed that the meeting be suspended for 10 minutes and the Clerk to invite members to return to the meeting. When the meeting resumed, a quorum was present.

*(The meeting was suspended at 10:32 am and resumed at 10:40 am.)*

43. There being no further questions from members on the two proposals, the Chairman put PWSC(2015-16)31 and PWSC(2015-16)30 to vote one by one.

44. Both proposals were voted on and endorsed. The Chairman suggested that members might consider requiring separate discussion and voting for these two proposals at the relevant FC meeting after studying the supplementary information to be provided by the Administration. Members agreed to the Chairman's suggestion.



**Head 709 – Waterworks**

**PWSC(2015-16)24 181WF In-situ reprovisioning of Sha Tin water treatment works (South Works)**

45. The Chairman advised that the proposal, i.e. PWSC(2015-16)24, was to upgrade part of 181WF to Category A at an estimated cost of \$1,658 million in MOD prices to carry out advance works for the in-situ reprovisioning of the South Works of the Sha Tin water treatment works. The Panel on Development had been consulted on the proposal on 24 February 2015. Panel members supported the submission of the proposal to PWSC for consideration. At the request of the Panel, the Administration had provided supplementary information on the proposal on 30 April 2015. A report on the gist of the Panel's discussion had been tabled at the meeting.

46. At the invitation of the Chairman, Director of Water Supplies briefed members on the proposal.

47. No member raised any question on the proposal. The Chairman put the item to vote.

48. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant FC meeting. No member made such a request.

**Head 703 – Buildings**

**PWSC(2015-16)20 66JA Construction of staff quarters for Immigration Department at Heng Lam Street, Kowloon**

49. The Chairman advised that the proposal, i.e. PWSC(2015-16)20, was to upgrade 66JA to Category A at an estimated cost of \$391 million in MOD prices for the construction of staff quarters for Immigration Department ("ImmD") at Heng Lam Street, Kowloon. The Panel on Security had been consulted on the proposal on 3 March 2015 and Panel members did not raise objection to the submission of the proposal to PWSC for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

50. At the invitation of the Chairman, Principal Assistant Secretary for Security (C) ("PAS(S)C") briefed members on the proposal.

Eligibility criteria for staff quarters of the Immigration Department

51. Dr Helena WONG asked if staff quarters of ImmD would only be provided to the married staff of the department. PAS(S)C advised in the affirmative. Dr Helena WONG regarded this eligibility criterion as a kind of marital status discrimination. She questioned why no staff quarter was provided to unmarried staff. PAS(S)C advised that other housing benefits, such as non-accountable cash allowance, would be available for eligible ImmD staff appointed on or after 1 June 2000. The level of benefits would depend on the ranking of the concerned staff. Eligible staff could use the non-accountable cash allowance to rent or buy properties.

Plot ratio of the proposed staff quarters

52. Noting that the proposed staff quarters would be a 15-storey building with a plot ratio of 3.4, Ms Cyd HO queried why the Administration had not applied a higher plot ratio so that more staff quarters could be constructed to address the current shortfall. She added that the proposed site was located near to the Morse Park and Lok Fu Recreation Ground and hence would not have the problem of blocking the air ventilation of neighboring area even if a taller building was constructed at the proposed site. She remarked that the buildings of the nearby Hong Keung Court and Lok Tung House were high-rise buildings of 30 to 40 storeys and the plot ratio of most residential buildings in Hong Kong was 5.

53. Under Secretary for Security ("US for S") responded that approval had been obtained from the Town Planning Board ("TPB") to relax the building height restriction for the project site from 11 storeys to 15 storeys, thereby increasing the plot ratio of the proposed staff quarters from 1.6 to 3.4. TPB had taken into consideration, among other factors, whether the proposed building could integrate with the neighbouring developments. The proposed staff quarters would be 69.2 metres above Hong Kong Principal Datum ("mPD") in height under the approved planning application, which was similar to the height of the school on the slope located at the east of the project site (46 - 60 mPD), the hospital to the west (61 mPD), as well as the church to the north (82.3 mPD). District Planning Officer (Kowloon), Planning Department supplemented that the proposed site was surrounded by Government, Institution or Community sites, including the Wing Kwong Pentecostal Holiness Church, the Hong Kong Buddhist Hospital and the Bishop Ford Memorial School, all of which had four to 10 storeys. Having taken into account the visual context and surrounding environment, and the importance of integrating the new building into the neighbouring developments, the Administration considered it suitable to construct a 15-storey quarters block in the proposed site.

Design of the proposed staff quarters

54. Dr CHIANG Lai-wan enquired about the size of the staff quarters. She also commented on the enclosure design of the staff quarters and suggested that the Administration should consider providing a small open space (e.g. a balcony) in each staff quarter unit when designing staff quarters in the future. DArchS advised that amenity and communal areas including outdoor children playing fixtures and facilities were included in the project.

55. Assistant Director (Management and Support), Immigration Department advised that the project would provide a total of 112 staff quarters, among which 96 were G-grade units and 16 of them were H-grade units. DArchS supplemented that H-grade units would be located on the 1/F and 2/F of the building, whereas G-grade units would be located on 3/F to 14/F, and the reference sizes of H-grade and G-grade units would be 50 square metres ("m<sup>2</sup>") and 55 m<sup>2</sup> respectively. In response to Dr CHIANG's enquiry, US for S advised that civil servants, regardless of whether they were in the disciplined services, had the freedom to use their own funds to buy private residential properties while staying in staff quarters, provided that they were not enjoying more than one form of housing benefits.

56. There being no further questions on the proposal (PWSC(2015-16)20) from members, the Chairman put it to vote. At the request of Dr Helena WONG, the Chairman ordered a division. Twenty members voted for, no one voted against the proposal and no one abstained. The votes of individual members were as follows:

*For:*

Mr CHAN Kam-lam  
Mr TAM Yiu-chung  
Ms Cyd HO  
Mr CHEUNG Kwok-che  
Mr Frankie YICK  
Mr Charles Peter MOK  
Miss CHAN Yuen-han  
Dr Fernando CHEUNG  
Dr Helena WONG  
Mr Christopher CHUNG  
(20 members)

Ms Emily LAU  
Prof Joseph LEE  
Mr CHAN Kin-por  
Mr Michael TIEN  
Mr Gary FAN  
Dr Kenneth CHAN  
Mr Christopher CHEUNG  
Mr SIN Chung-kai  
Dr CHIANG Lai-wan  
Mr Tony TSE

*Against:*

(0 member)

*Abstain:*

(0 member)

57. The Chairman declared that the proposal was endorsed by PWSC.
58. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. No member made such a request.

**Head 708 – Capital Subventions and Major Systems and Equipment**  
**PWSC(2015-16)28    4MJ    Expansion of United Christian Hospital**

59. The Chairman said that the proposal, i.e. PWSC(2014-15)28, was to upgrade part of 4MJ to Category A at an estimated cost of \$1,791.6 million in MOD prices to carry out demolition and substructure works for the expansion of United Christian Hospital ("UCH"). The Panel on Health Services had been consulted on the proposal on 19 January 2015 and Panel members in general supported the submission of the proposal to PWSC for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.
60. At the invitation of the Chairman, USFH briefed members on the proposal.

Impact of the proposed works on the services of the hospital

61. Mr CHAN Kam-lam and Miss CHAN Yuen-han expressed support for the expansion of UCH. Mr CHAN asked about the measures that UCH would take to minimize the impact of the proposed demolition and substructure works on the services of the hospital. Miss CHAN Yuen-han expressed concern on the impact of the proposed works, such as generation of dust, on the patients. She enquired whether some of the service departments would have to be relocated during the works period. Dr Helena WONG asked whether the number of beds would be reduced as a result of the proposed demolition works.
62. Deputising Hospital Chief Executive, UCH, Hospital Authority ("DepCE/UCH") replied that UCH would remain functional at all times during the implementation of the demolition and substructure works. The affected facilities and services, which were mainly supporting facilities such as administration offices, would be temporarily relocated to other existing hospital buildings and the decantation blocks constructed at UCH and Tseung Kwan O Hospital. She further advised that a consultancy study had been conducted to assess the impact of the works on the provision of services.

Taking the recommendations of the study, UCH would take a number of measures, such as infection control, to minimize the impact.

63. USFH added that the number of in-patient beds in UCH would not be affected by the proposed demolition and substructure works. Chief Manager (Capital Planning) ("CM(CP)") said that the out-patient service would continue to be provided in a temporary block constructed at UCH.

64. In view of the aging population and long waiting time for medical services in the Kowloon East region, Miss CHAN Yuen-han enquired, during the works period, whether new measures would be implemented to cope with the great demand for medical services. USFH responded that measures had been introduced by the Hospital Authority to cope with the situation in Kowloon East, including the arrangement for doctors to work extra sessions and recruitment of retired doctors.

65. Miss CHAN Yuen-han said that she hoped the Administration would obtain the approval of FC for the funding proposal as soon as possible, taking in view that the expansion of UCH was much needed and the spread of the Middle East Respiratory Syndrome might have an impact on the operation of the hospital. USFH noted Miss CHAN's concern. The Chairman advised that the Administration planned to seek FC's approval for the proposal at its meeting to be held on 10 July 2015.

#### Enhancement of services of the hospital after its expansion

66. Noting that the construction floor area of UCH would be increased from around 160 000 m<sup>2</sup> to around 350 000 m<sup>2</sup> upon the completion of the expansion project, Mr Tony TSE asked whether the healthcare service to be provided by the hospital would be enhanced in future to cater for the projected growth of the aging population in Kwun Tong and Sai Kung. USFH advised that after the completion of the expansion works for UCH, the hospital would provide upgraded facilities and enhanced services to meet the increasing service demand. A new Oncology Centre would be developed to provide radiotherapy, chemotherapy and psychosocial care for cancer patients of the Kowloon East cluster. Moreover, a hospice care centre and a convalescent ward to be established at Block P would enhance the rehabilitation services.

67. Dr Helena WONG asked why the expansion project would be carried out in two phases (viz. the first phase to be completed in 2019-2020 and the second phase to be completed in 2022-2023) but not at one go. CM(CP) advised that owing to its scale and complexity and the need for maintaining the operation of UCH, the expansion project would take quite a number of

years to complete. As the detailed design of the project could only be completed in another two years' time, the overall project duration could be reduced by progressing the first phase of the project (viz. demolition and substructure works) in parallel with the detailed design of the expansion project.

#### Pedestrian connectivity of the hospital

68. Mr CHEUNG Kwok-che asked about the progress of the proposals discussed at an earlier case conference on improving the pedestrian connectivity of UCH. The Chairman supplemented that the case conference had arisen from a meeting between LegCo Members and Kwun Tong District Council members. It was proposed that additional pedestrian facilities connecting Hiu Lai Court and Sau Ming Road Park with UCH be provided. USFH replied that liaison between the Food and Health Bureau and the departments concerned on the provision of the proposed pedestrian facilities was underway.

#### Other issues

69. Responding to Mr Tony TSE's enquiry on the resource allocation plan for hospitals of the Kowloon East cluster after the expansion of UCH, USFH said that the Hospital Authority would allocate resources to clusters according to the demography and service needs of the respective districts.

70. Dr Helena WONG enquired about the timeline for the development of a new acute general hospital in Kai Tak Development, the coordination between the new hospital and the expanded UCH, and the cluster that the new hospital would belong to. USFH advised that the planning for the new hospital was underway. The detailed timeline for the project was yet to be finalized and the new hospital was not yet assigned to a cluster. The relevant LegCo Panel would be consulted on the detailed proposal for the new hospital in due course.

71. There being no further questions from members on the item, the Chairman put the item to vote.

72. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant FC meeting. No member made such a request.

**Head 707 – New Towns and Urban Area Development**  
**PWSC(2015-16)26 711CL Kai Tak development – infrastructure**  
**works for developments at the southern**  
**part of the former runway**

73. The Chairman advised that the proposal, i.e. PWSC(2015-16)26, was to upgrade 711CL to Category A at an estimated cost of \$5,757.1 million in MOD prices for the construction of infrastructure works to serve the planned developments at the southern part of the former runway. The Panel on Development had been consulted on the proposal on 28 April 2015. Most of the Panel members supported the submission of the proposal to PWSC for consideration. At the request of the Panel, the Administration had provided supplementary information on the proposal on 2 June 2015. A report on the gist of the Panel's discussion had been tabled at the meeting.

74. At the invitation of the Chairman, Director of Civil Engineering and Development ("DCED") briefed members on the proposal.

Construction of an elevated landscaped deck above Shing Fung Road

75. Noting that an elevated landscaped deck of about 1.4 kilometers long above the realigned Shing Fung Road would be constructed, Dr Helena WONG enquired about the justifications and the cost. DCED advised that the proposed elevated landscaped deck ("the deck") was part of a noise semi-enclosure. As stipulated in the EIA report and the Environmental Permit in relation to the realignment of Shing Fung Road, necessary noise mitigation measures in the form of a noise semi-enclosure (i.e. the deck cum roadside noise barriers) were required to prevent the road traffic from causing adverse impact on the adjoining noise sensitive receivers, namely the residential developments. The deck would serve as a public open space and a leisure walkway for public enjoyment in accordance with the approved Kai Tak Outline Zoning Plan. The estimated cost for the construction of the deck was \$982.3 million.

76. Mr Tony TSE expressed support for the construction of the deck. He opined that, compared with the traditional roadside noise barriers, which were poorly designed, the deck would not only mitigate noise impact, but also serve to optimize land uses and enhance the greenery of the area. He suggested that the Administration should ensure that the design of the deck cum roadside noise barriers would integrate with the surrounding environment.

77. DCED advised that a "design-and-build" approach would be adopted for the construction of the deck cum roadside noise barriers. He assured

members that the contractor would be required to consult the relevant District Councils on the design and go through an aesthetic review by a committee under the Highways Department. The design of the deck cum roadside noise barriers would be both aesthetic and compatible with the surrounding environment.

78. Dr CHIANG Lai-wan supported the development of the deck cum roadside noise barriers. She enquired whether the deck would be linked up with the residential and commercial developments nearby. DCED advised that the design of the deck had made provision for connection with the adjacent developments.

79. Dr CHIANG Lai-wan and the Chairman enquired whether roadside noise barriers would be erected on both sides of Shing Fung Road. DCED advised that the roadside noise barriers would be installed at the side near the residential developments but not at the side near the commercial developments, which were not regarded as noise sensitive receivers.

#### Landscaping works on the elevated deck

80. While expressing support for the provision of landscaped features on the deck, Ms Cyd HO was worried about the high cost to be incurred for maintaining such features, especially during the rainy and typhoon seasons. As such, she sought information on (a) the capital cost for planting trees and developing associated facilities on the deck; and (b) an estimate of the annual expenditure on the maintenance of the trees and green features on the deck. She also asked if the Administration had sought expert advice on whether it was appropriate to plant trees on the deck.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC238/14-15\(01\)](#) on 7 July 2015.)*

81. DCED referred to paragraph 12(e) of the Administration's paper and advised that the cost of the landscaping works to be carried out on the deck amounted to \$41.3 million. He undertook to provide further costing information on tree planting after the meeting. He also assured members that the Administration would select the most suitable tree species for planting on the deck, taking into account the actual environment of the site and the local climate.

82. In reply to the enquiries of the Chairman and Ms Cyd HO on which government department would be responsible for managing and maintaining the open space on the deck and the landscaped features thereon, DCED said



that the Leisure and Cultural Services Department would be the responsible department.

Connectivity of the deck

83. Mr Tony TSE emphasized the importance of the connectivity of the deck with the adjacent residential and commercial developments. He requested the Administration to provide information on the measures to be introduced to enhance the connectivity of the deck and whether the following would be considered: (a) imposing land sale conditions to require developers to link up their residential/commercial projects with the deck; (b) delineating the responsibilities of the parties concerned in respect of maintenance of the deck and the facilities thereon; and (c) providing staircases and lifts along the deck.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC238/14-15\(01\)](#) on 7 July 2015.)*

84. DCED replied that the design of the deck would make provision for pedestrian connections with the adjacent developments. In the relevant land leases, suitable conditions would be imposed in order that the deck would be linked up with these developments.

85. Miss CHAN Yuen-han enquired if the proposed dual 2-lane Shing Fung Road and other pedestrian footpaths to be developed in the southern part of the former runway would have sufficient capacities to handle the pedestrian and vehicular flows in the area, and whether lifts would be provided along the deck, which would be connected to the Metro Park at the north and the Tourism Node at the south, to facilitate the access of the elderly and wheelchair users to these places. She also suggested that the Administration should improve the design of the lifts currently in use under the Universal Accessibility Programme by making them compatible with the surrounding environment.

86. DCED replied that, to enhance pedestrian and vehicular accessibility to the former runway, a variety of transport modes, including a cycle track along the waterfront, an Environmentally Friendly Linkage System and the dual 2-lane Shing Fung Road, would be introduced. DCED took note of Miss CHAN's view on the design of the lifts and said that the Administration would adopt a harmonized design for the lifts to be provided along the deck. The Administration would re-assess the future demand for lift services in the area when carrying out the detailed design of the deck.

Provision of elevated decks cum noise barriers in other areas

87. Relaying the concerns of the residents of the Prosperous Garden in Yau Ma Tei about the potential noise nuisances to be caused by the traffic along the proposed Central Kowloon Route ("CKR"), Dr Helena WONG asked if it was the Government's policy to construct an elevated deck for each roadside noise barrier project in future. If so, she considered that a semi-enclosure or full-enclosure noise barrier with an elevated landscaped deck should be constructed along the relevant section of CKR to mitigate the noise impact.

88. DCED advised that subject to the requirements of the EIA report, vertical or cantilevered roadside noise barriers, semi-enclosure or full-enclosure might be installed to mitigate traffic noise impacts. In case a semi-enclosure or full-enclosure with an elevated deck was included, the Administration would, depending on the actual environment, consider whether or not to introduce landscaped features on the deck on a case-by-case basis.

89. Dr CHIANG Lai-wan opined that while a noise semi-enclosure would be provided along Shing Fung Road despite the anticipated low traffic flow on the road, the Administration should consider installing full-enclosure noise barriers along the concerned section of CKR, given that the traffic on CKR would be busier than that on Shing Fung Road.

90. DCED advised that the Administration had made assessment on the traffic flow along Shing Fung Road, having regard to the future developments at the former runway. According to the assessment, a noise semi-enclosure was required. He considered it inappropriate to make a direct comparison between the traffic noise levels along Shing Fung Road and the concerned section of CKR, as the noise level was affected by many factors, including the distance between the road and residential developments. DCED said that he would convey Dr CHIANG's view to the relevant government bureaux/departments for consideration.

91. There being no further questions from members on the proposal, the Chairman put the proposal to vote.

92. The proposal was voted on and endorsed. The Chairman suggested that members might consider requiring separate discussion and voting for the proposal at the relevant FC meeting after studying the supplementary information to be provided by the Administration. Members agreed to the Chairman's suggestion.

**Head 705 – Civil Engineering**  
**PWSC(2015-16)29 45CG District Cooling System at the Kai Tak development**

93. The Chairman advised that the proposal, i.e. PWSC(2015-16)29, was to increase the approved project estimate of 45CG by \$606.1 million from \$3,145.9 million to \$3,752 million in MOD prices for implementing Phase III (Package B) of the District Cooling System at Kai Tak Development. The Panel on Development had been consulted on the proposal on 28 April 2015 and Panel members supported the submission of the proposal to PWSC for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

94. At the invitation of the Chairman, Under Secretary for the Environment briefed members on the proposal.

95. No member raised any question on the proposal (PWSC(2015-16)29), the Chairman put it to vote. At the request of Dr Helena WONG, the Chairman ordered a division. Twenty-one members voted for, no one voted against the proposal and no one abstained. The votes of individual members were as follows:

*For:*

Mr CHAN Kam-lam  
Mr TAM Yiu-chung  
Mr WONG Kwok-hing  
Ms Cyd HO  
Mr CHEUNG Kwok-che  
Mr Steven HO  
Mr Gary FAN  
Dr Kenneth CHAN  
Miss Alice MAK  
Dr Helena WONG  
Mr Tony TSE  
(21 members)

Ms Emily LAU  
Mr Frederick FUNG  
Prof Joseph LEE  
Mr CHAN Kin-por  
Mr Michael TIEN  
Mr WU Chi-wai  
Mr Charles Peter MOK  
Miss CHAN Yuen-han  
Mr Christopher CHEUNG  
Mr Christopher CHUNG

*Against:*

(0 member)

*Abstain:*

(0 member)

96. The Chairman declared that the proposal was endorsed by PWSC.
97. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. No member made such a request.

**Head 707 – New Towns and Urban Area Development**

**PWSC(2015-16)25 570CL Ground decontamination works at the site of ex-Kennedy Town Incineration Plant/Abattoir and adjoining area**

98. The Chairman advised that the proposal, i.e. PWSC(2015-16)25, was to upgrade 570CL to Category A at an estimated cost of \$1,111.9 million in MOD prices for the ground decontamination works at the site of ex-Kennedy Town Incineration Plant/Abattoir and adjoining area ("the Site"). The Panel on Development had been consulted on the proposal on 28 April 2015 and Panel members supported the submission of the proposal to PWSC for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.
99. At the invitation of the Chairman, Under Secretary for Development ("USDEV") briefed members on the proposal.

Ground decontamination works

100. Ms Cyd HO referred to the ground decontamination works of the former Cheoy Lee Shipyard ("CLS") at Penny's Bay where the underground soil was contaminated predominantly with metals and dioxins, and said that according to environmental concern groups, cement solidification was the most appropriate method in decontaminating soil with metals and dioxins. Noting that the proposed project would include the digging up of the contaminated soil at the Site, she requested the Administration to explain the methods to be used to decontaminate the underground soil. She questioned why the Administration did not keep the Site for recreational use to avoid exposure of the contaminated soil, and suggested that the Administration should consider using other sites in the same district for residential developments.
101. USDEV explained that the decontamination works at the former CLS were very much different from those of the Site as the underground soil at the former CLS was contaminated with dioxins whereas the underground soil at the Site was contaminated with heavy metals and hydrocarbons. The treatment of soil contaminated with heavy metals and hydrocarbons was

straight-forward and the technology to be applied was mature. The Administration considered it more appropriate to remove the contaminated materials from the soil no matter whether the Site would be used for constructing residential buildings or other community facilities. Chief Engineer (Special Duties (Works)), Civil Engineering and Development Department ("CE(SD(W))/CEDD") further explained that soil contaminated with hydrocarbons would be excavated and treated by biopiling. The method of biopiling involved heaping contaminated soil into biopiles and stimulating aerobic microbial activity to break down the hydrocarbons by biodegradation within the soil through aeration. Soil contaminated with heavy metals would be excavated and solidified using cement. Cement solidification was a process in which cement and water were added to the contaminated soil to immobilise the metal contaminants inside the soil matrix. Biopiling would be conducted on-site and it would take about 12 to 15 months to complete the biodegradation process of each biopile. Since biopiling would be conducted in sequence and it would require four biopiles to decontaminate the soil of the Site, it was expected that the ground decontamination works would take about seven years to complete. He advised that mitigation measures, like covering the biopiles with impermeable sheets and installing activated carbon filter at the vent outlet of biopile for removing volatile organic compound emissions during biopile operation would be implemented during the ground decontamination process.

102. Ms Cyd HO said that dioxins could be generated after waste incineration. She understood that the dioxins had been treated and removed off site when the chimneys of the Kennedy Town inclination plant and abattoir were demolished. Worrying that the underground soil of the Site might contain residuals of dioxins, Ms Cyn HO requested the Administration to provide information on the means of identifying contaminants (including dioxins) in the soil at the Site and the relevant findings.

Admin

103. Noting that an incineration plant and an abattoir had previously been located at the Site, Mr WONG Kwok-hing expressed concern on the bad smell emitted from the Site. He supported the decontamination project and urged the Administration to complete the ground decontamination works as soon as possible. He asked how the Administration would monitor the air quality in the process of carrying out the ground decontamination works. He was of the view that the Administration should keep the local community informed of the progress of the decontamination works through owners' corporations, mutual aid committees and the relevant District Council, etc. A mechanism should also be put in place to collect and handle the views and complaints from members of the local community.

104. USDEV advised that a works liaison group would be formed to enhance communication with members of the local community. The Administration would keep the works liaison group apprised of the works progress. CE(SD(W))/CEDD added that an environmental monitoring and audit programme would be implemented to ensure that the air quality of the Site and the neighbourhood area would meet the prescribed standard.

Admin

105. Sharing Mr WONG Kwok-hing's concern, Ms Cyd HO requested the Administration to provide supplementary information on the measures to be adopted by the Administration in monitoring the air quality in the process of carrying out the ground decontamination works and how the Administration would maintain close communication with members of the local community on the progress of the decontamination works and address their concerns, if any, about the works.

106. At 12:23 pm, the Chairman consulted members on whether to extend the meeting up to 12:45 pm to allow sufficient time for deliberating the item. Members agreed and the Chairman announced that the meeting be extended up to 12:45 pm.

#### Future land use of the Site

107. Knowing that the future land use of the Site had yet to be confirmed, Dr KWOK Ka-ki asked if the ground decontamination works would be different if the land would be used for different purposes in future. CE(SD(W))/CEDD replied that the Risk-Based Remediation Goals method was adopted to determine the respective requirements and scales of ground decontamination works for different future land uses, namely industrial, public parks, rural residential and urban residential. For the southern part of the Site, the decontamination works would be based on the requirements set for rural residential use or urban residential use, whichever was more stringent, while the works for the northern part of the Site would be based on the requirements set for industrial purpose or public parks purpose, whichever was more stringent. He also explained the decontamination standards for the northern and southern parts of the Site.

108. Dr KWOK Ka-ki questioned why the Administration did not confirm the land use before conducting the ground decontamination works. USDEV replied that the Administration had worked out a land use proposal under the Land Use Review on the Western Part of Kennedy Town. The proposed land uses at the project site included the provision of a waterfront promenade, a school, a public transport interchange, and a public car park beneath a residential development, etc. The Central and Western District Council had been consulted on the proposed land uses and raised no objection. USDEV

and Divisional Director (Environmental), Mott Macdonald Hong Kong Limited explained that the proposed ground decontamination works would facilitate future developments at the Site.

109. The Chairman asked if the future land uses of the Site had already been determined. USDEV replied that the land use proposal was subject to the completion of the statutory planning procedure.

110. There being no further questions from members on the item, the Chairman put the item to vote.

111. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate discussion and voting at the relevant meeting of FC. Ms Cyd HO requested that the item be voted on separately at the relevant meeting of FC.

112. There being no other business, the meeting ended at 12:45 pm.

Council Business Division 1  
Legislative Council Secretariat  
10 July 2015