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

**Minutes of the 26th meeting
held in Conference Room 1 of the Legislative Council Complex
on Tuesday, 30 June 2015, at 9:00 am**

Members present:

Hon Alan LEONG Kah-kit, SC (Chairman)
Hon WU Chi-wai, MH (Deputy Chairman)
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon LEUNG Yiu-chung
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
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 Albert CHAN Wai-yip
Hon Claudia MO
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
Hon CHAN Han-pan, JP
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
Hon IP Kin-yuen
Dr Hon Elizabeth QUAT, JP
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 Albert HO Chun-yan
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Hon Ronny TONG Ka-wah, SC
Dr Hon LEUNG Ka-lau
Dr Hon Kenneth CHAN Ka-lok
Hon Kenneth LEUNG

Public officers attending:

Mr YEUNG Tak-keung, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr HON Chi-keung, JP	Permanent Secretary for Development (Works)
Mr Thomas CHOW Tat-ming, JP	Permanent Secretary for Development (Planning and Lands)
Mr TSE Chin-wan, JP	Deputy Director (1) Environmental Protection Department

Ms Jasmine CHOI Suet-yung	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Miss Charmaine WONG Hoi-wan, JP	Assistant Director (2) Home Affairs Department
Mr Martin KWAN Wai-cheong	Chief Engineer (Works) Home Affairs Department
Mrs Alice YU NG Ka-chun	Project Director (3) Architectural Services Department
Mr LI Ho-kin	Senior Project Co-ordination Manager (1) Architectural Services Department
Miss Cheryl CHOW Ho-kiu, JP	District Officer (Central and Western) Home Affairs Department
Mr Anthony LI Ping-wai, JP	District Officer (Islands) Home Affairs Department
Ms Dilys CHEUNG Yuk-king	Chief Leisure Manager (New Territories West) Leisure and Cultural Services Department
Ms Dora WONG Yee-sang	Chief Librarian (Operations and District Council Management) Leisure and Cultural Services Department
Mr YAU Kin-chung, JP	District Officer (North) Home Affairs Department
Mrs Angel CHOI MA On-ki, JP	District Officer (Wong Tai Sin) Home Affairs Department
Mr Benjamin MOK Kwan-yu, JP	District Officer (Sham Shui Po) Home Affairs Department
Miss Jenny YIP Kam-ching, JP	District Officer (Tsuen Wan) Home Affairs Department
Ms Cora HO Lai-sheung, JP	District Officer (Sha Tin) Home Affairs Department

Mr WONG Wai-man	Deputy Project Manager (New Territories East) ¹ Civil Engineering and Development Department
Mr Kevin YEUNG Yun-hung	Under Secretary for Education
Ms Karyn CHAN	Principal Assistant Secretary (Infrastructure and Research Support)
Mr LEUNG Koon-kee, JP	Director of Architectural Services
Mr Frank WONG Tak-choi	Project Director (1) Architectural Services Department
Mr Edwin TONG Ka-hung, JP	Director of Drainage Services
Mr WONG Sui-kan	Chief Engineer (Sewerage Projects) Drainage Services Department
Miss Amy YUEN Wai-yin	Assistant Director (Water Policy) Environmental Protection Department
Ms Angela LEE Chung-yan	Deputy Secretary for Home Affairs (3)
Ms Michelle LI Mei-sheung, JP	Director of Leisure and Cultural Services
Ms Elaine YEUNG Chi-lan	Assistant Director (Performing Arts) Leisure and Cultural Services Department
Ms Judy CHUNG Sui-kei	Principal Assistant Secretary for Transport and Housing (Transport) ⁵
Mr Peter LAU Ka-keung, JP	Director of Highways
Mr Jimmy CHAN Pai-ming	Project Manager (Major Works) Highways Department
Mr Antony LO Kam-yan	Chief Engineer (3) (Major Works) Highways Department

Mr Simon LAU Hon-wai	Acting Chief Traffic Engineer (New Territories East) Transport Department
Mr YEUNG Chung-cheung	Acting Chief Engineer (Consultants Management) Drainage Services Department
Ms Linda LAW Lai-tan	Principal Assistant Secretary for Home Affairs (Recreation and Sport) ²
Mrs Doris FOK LEE Sheung-ling	Acting Assistant Director (Leisure Services) ¹ Leisure and Cultural Services Department
Mr Harry TSANG Chin-kwong	Chief Executive Officer (Planning) ¹ Leisure and Cultural Services Department
Mr Sammy LEUNG	Acting Principal Assistant Secretary (Higher Education)
Mr LEUNG Kam-pui	Chief Technical Adviser (Subvented Projects) Architectural Services Department
Ms Eva YAM Ya-ling	Deputy Secretary-General (1) University Grants Committee Secretariat
Miss Shirley YUNG	Deputy Secretary for Security (2)
Ms Amy WONG	Principal Assistant Secretary for Security (C)
Mrs Sylvia LAM YU Ka-wai	Project Director (2) Architectural Services Department
Mr LEUNG Wai-kwong, IDS ^M , IMS ^M	Assistant Director (Management and Support) Immigration Department
Mr Tom YIP Chi-kwai	District Planning Officer (Kowloon) Planning Department
Mr Daniel CHUNG Kum-wah, JP	Director of Civil Engineering and Development

Mr Stephen LI Tin-sang	Chief Engineer (New Territories East) ² Civil Engineering and Development Department
Mr Simon LAU Hon-wai	Chief Traffic Engineer (New Territories East) Transport Department
Ms YING Fun-fong	Head (Kai Tak Office) Civil Engineering and Development Department
Mr Harry MA Hon-ngai	Chief Engineer (Kowloon) ³ Civil Engineering and Development Department

Attendance by invitation:

Mr YIP Wing-shing, BBS, MH, JP	Chairman Central and Western District Council
Mr CHOW Yuk-tong, BBS, MH	Chairman Islands District Council
Mr HAU Kam-lam, MH, JP	Vice-chairman North District Council
Mr LI Tak-hong, BBS, MH, JP	Chairman Wong Tai Sin District Council
Mr KAN Chi-ho, BBS, MH, JP	Chairman District Facilities Management Committee of Wong Tai Sin District Council
Mr Jimmy KWOK Chun-wah, BBS, MH, JP	Chairman Sham Shui Po District Council
Mr CHAN Iu-seng, SBS, JP	Chairman Tsuen Wan District Council
Mr HO Hau-cheung, BBS, MH	Chairman Sha Tin District Council

Professor FUNG Tung	Associate Vice-President The Chinese University of Hong Kong
Mr FUNG Siu-man	Director of Campus Development The Chinese University of Hong Kong
Miss Elaine CHEUNG Ching-man	Architect, Campus Development Office The Chinese University of Hong Kong

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 Christina SHIU	Legislative Assistant (1)2
Ms Christy YAU	Legislative Assistant (1)7
Ms Haley CHEUNG	Legislative Assistant (1)9

Action

The Chairman advised that there were 17 items on the agenda for the meeting. Five of them were those carried over from the previous meeting of the Subcommittee on 24 June 2015 while the remaining ones were funding proposals newly submitted to the Subcommittee. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council, 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 707 – New Towns and Urban Area Development

PWSC(2015-16)32 453RO Signature Project Scheme (Central and Western District) – Harbourfront Enhancement and Revitalisation at the Western Wholesale Food Market

- 61RG Signature Project Scheme (Islands District) – Yung Shue Wan Library cum Heritage and Cultural Showroom, Lamma Island**
- 285RS Signature Project Scheme (Islands District) – Improvement Works at Silvermine Bay Beach, Mui Wo, Lantau Island**
- 59RG Signature Project Scheme (North District) – Improvement of Trails and Provision of Ancillary Facilities at Wu Tip Shan and Wa Mei Shan in Fanling**
- 60RG Signature Project Scheme (North District) – Improvement of Trails and Provision of Facilities in Sha Tau Kok**
- 70RE Signature Project Scheme (Wong Tai Sin District) – Enhancement of Leisure Facilities of Morse Park**
- 65RG Signature Project Scheme (Sham Shui Po District) – Mei Foo Neighbourhood Activity Centre**
- 461RO Signature Project Scheme (Tsuen Wan District) – Redevelopment of Sai Lau Kok Garden**
- 454RO Signature Project Scheme (Sha Tin District) – Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre**
- 170CD Signature Project Scheme (Sha Tin District) – Decking of Tai Wai Nullah in Sha Tin**

2. The Chairman advised that the proposal was to upgrade 453RO, 61RG, 285RS, 59RG, 60RG, 70RE, 65RG, 461RO, 454RO and 170CD to Category A at a total estimated cost of \$596.7 million in money-of-the-day ("MOD") prices for implementing 10 projects under the Signature Project Scheme

("SPS") in seven districts, namely Central and Western, Islands, North, Wong Tai Sin, Sham Shui Po, Tsuen Wan and Sha Tin. The Panel on Home Affairs had been consulted on the proposed projects on 24 March 2015 and 10 April 2015 and Panel members in general supported the projects. A report on the gist of the Panel's discussions had been tabled at the meeting.

3. At the invitation of the Chairman, Assistant Director (2), Home Affairs Department ("AD(2)/HAD") briefed members on the proposal.

Purpose of the SPS projects

4. Mr Albert CHAN opined that unlike the SPS project of Kwai Tsing District which provided health care services for local residents, the projects under the proposal might not meet the genuine needs of local residents. Mr LEE Cheuk-yan expressed a similar view and commented that instead of providing services to improve the living standard of local residents, most of the projects under the proposal focused on construction of "brick-and-mortar".

5. In response, AD(2)/HAD advised that the 27 SPS projects proposed by the 18 District Councils ("DCs") included both works and non-works projects. Whilst the present submission was to seek capital costs for the works projects, these works projects, like the Mei Foo Neighbourhood Activity Centre project of Sham Shui Po District, had service element as well. All the projects under the proposal had undergone extensive consultation and in-depth discussion. The relevant DCs were satisfied that these projects could meet the needs of the respective districts.

6. Mr IP Kwok-him, Mr WONG Kwok-hing, Ir Dr LO Wai-kwok, Miss CHAN Yuen-han and Miss Alice MAK said that they supported the proposal. They considered that the SPS projects had undergone lengthy discussions and thorough consultation, and it had not been easy for DCs to come up with a consensus on the SPS projects of their districts. They appealed to members to respect DCs' consensus views and support the proposed projects.

Operation and management of facilities built under the SPS projects

7. Mr LEE Cheuk-yan and Ms Emily LAU were concerned about the operation and management of the facilities built under SPS. Ms LAU enquired about the factors for determining whether or not SPS facilities would be managed by government departments. AD(2)/HAD advised that DCs, which took the lead in planning and implementing their SPS projects, might partner with non-profit-making organizations ("NPOs") or government

departments to deliver their SPS projects. If a DC partnered with a government department in operating and managing an SPS project, the associated recurrent costs after the commissioning of the projects would be provided by the Government. If a DC partnered with an NPO in operating and managing an SPS project, the NPO should bear the recurrent consequences of the completed facilities. To this end, the NPO should ensure that all earnings arising from the operation of an SPS project would be ploughed back to the project so as to sustain the operation on a self-financing basis in the long run. She added that the management and maintenance responsibilities of SPS projects had already been agreed upon by the relevant stakeholders before the consultation with the Panel on Home Affairs.

8. Regarding the "Harbourfront Enhancement and Revitalization at the Western Wholesale Food Market" project, Ms Emily LAU enquired about the measures to enhance the accessibility of the Sun Yat Sen Memorial Park and its promenade, which was in close proximity to the Western Wholesale Food Market ("WWFM"). She also enquired about the parties responsible for the management and maintenance of the facilities built under the project.

9. In response, Mr YIP Wing-shing, Chairman, Central and Western District Council advised that at present, members of the public could walk along the waterfront promenade from the Central Government Complex to Shun Tak Centre and thereafter to the Sun Yat Sen Memorial Park. Upon the completion of the works for the waterfront open space under the proposed SPS project at WWFM, the connectivity of the harbourfront promenade in the district would be further enhanced. He further said that the management and maintenance of the facilities would be taken up by the Leisure and Cultural Services Department ("LCSD").

10. Noting that Sham Shui Po DC had selected Yan Oi Tong as its partner organization to operate the proposed Mei Foo Neighbourhood Activity Centre on a self-financing basis, Mr LEE Cheuk-yan was concerned whether the future fee levels for the services provided by the centre would be affordable to some residents in Sham Shui Po District.

11. Mr Jimmy KWOK Chun-wah, Chairman, Sham Shui Po District Council said that the Home Affairs Department ("HAD") had put in place guidelines with respect to monitoring the work of the partner organizations of SPS projects, including the setting of service fees. As far as the Sham Shui Po District's SPS project was concerned, the partner organization, Yan Oi Tong, would be required to sign with the District Officer (Sham Shui Po) a service agreement setting out the responsibilities of both parties as well as the required service scope.

12. District Officer (Sham Shui Po), Home Affairs Department ("DO(Sham Shui Po)") supplemented that under the service agreement, Yan Oi Tong would be required to submit progress reports and audited accounts of the funds expended on the project at stipulated time points to Sham Shui Po DC and the District Office for consideration. In setting its service fees, Yan Oi Tong would take into account relevant considerations, including the affordability of the services to residents in Sham Shui Po District, and would provide concessions to specific groups.

SPS project of Sham Shui Po DC

13. Miss CHAN Yuen-han noted that under the Sham Shui Po District's SSP project, a neighbourhood activity centre would be constructed at a site underneath the Kwai Chung Road Flyover. Taking into consideration that the site was located near a bus terminus and a road with busy traffic, she asked about the measures to mitigate the adverse air impact caused by emissions from vehicles on the proposed centre.

14. DO(Sham Shui Po) replied that to ensure its good indoor air quality, the proposed activity centre would be provided with air conditioning system and its air intake grille would be installed at the eastern end of the centre so that there would be sufficient distance between the air intake grille and the nearby bus terminus and road.

SPS projects of Islands DC

15. Mr LEUNG Yiu-chung referred to the "Improvement works at Silvermine Bay Beach, Mui Wo" project, and enquired whether it was part of the project to address the problem of sand loss at the beach. In reply, District Officer (Islands), Home Affairs Department advised that sand replenishment works at public beaches including Silvermine Bay Beach was under the purview of LCSD. The proposed improvement works at Silvermine Bay Beach did not involve sand replenishment. Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department advised that LCSD would continue to liaise with relevant works department to formulate remedial measures in respect of the public beaches which had suffered sand loss.

16. Miss CHAN Yuen-han said that one of the Islands District's SSP projects was to expand the floor area of Yung Shue Wan Library. Noting that the library was currently closed on Tuesday, Friday and Sunday, she enquired whether the Administration would increase the library opening hours in future. Mr CHOW Yuk-tong, Chairman, Islands District Council responded that the library was currently opened 23 hours per week and its

opening hours would be increased to 38 hours per week upon the completion of the project.

SPS projects of North DC

17. Miss CHAN Yuen-han noted that the objectives of the North District's SPS projects were mainly to improve hiking trails and construct ancillary facilities. She enquired about the parties responsible for the maintenance of the trails and facilities.

18. In reply, Mr HAU Kam-lam, Vice-chairman, North District Council referred to the "Improvement of Trails and Provision of Facilities in Sha Tau Kok" project, and advised that the Agriculture, Fisheries and Conservation Department ("AFCD") and HAD were responsible for the maintenance of the trails and facilities. District Officer (North), Home Affairs Department supplemented that the hiking trails and associated facilities proposed under the project that fell within country parks would be maintained by AFCD.

SSP project of Tsuen Wan DC

19. Mr Albert CHAN recalled that the suggestion to redevelop the Sai Lau Kok Garden had been discussed at the meetings of Tsuen Wan DC ("TWDC") for years and in view of the shortage of loading/unloading facilities for public transport services in the area near Tsuen Wan MTR Station, consideration had been given to the construction of public transport interchange facilities as part of the redevelopment. He enquired why the scope of the proposed "Redevelopment of Sai Lau Kok Garden" project ("the Sai Lau Kok project") under the present proposal did not include the provision of such facilities. Mr LEE Cheuk-yan raised a similar question and enquired why the project did not include the construction of bus/minibus termini at the project site.

20. Mr CHAN Iu-seng, Chairman, Tsuen Wan District Council replied that the Sai Lau Kok project did not include the provision of public transport interchange facilities underneath the Sai Lau Kok Garden because TWDC had taken into account the advice of the Transport Department and the fact that the existing drainage reserve in the concerned area made it unsuitable for constructing such facilities. Residents of Fou Wah Centre had also raised objection to the construction of such facilities.

21. Mr Albert CHAN noted that the scope of the Sai Lau Kok project covered the construction of a multi-purpose centre. He was of the view that there were similar facilities in Tsuen Wan and it appeared that such facilities were not inadequate. He further expressed concern about the future usage

level of the proposed centre, and enquired about the parties responsible for the management of it. Mr CHAN Iu-seng, Chairman, Tsuen Wan District Council responded that there was a shortage of community halls in Tsuen Wan. Local organizations and TWDC members had long been asking for more space for organizing community activities. The proposed multi-purpose centre would be under the management of HAD.

22. Taking in view that the proposed multi-purpose centre was different from a community hall, Mr Albert CHAN enquired whether it was in line with the established policy of HAD to take up the management of the centre. He further enquired whether HAD would manage the centre on its own or engage other organizations to take up the management work. District Officer (Tsuen Wan), Home Affairs Department replied that the function of the proposed multi-purpose centre would be similar to that of the community halls currently managed by HAD. HAD would directly manage the centre.

23. Mr LEE Cheuk-yan queried about the cost-effectiveness of the Sai Lau Kok project given that the proposed multi-purpose room was only of a size of about 2 000 square feet.

24. Mr CHAN Iu-seng, Chairman, Tsuen Wan District Council replied that the Sai Lau Kok project did not only provide a multi-purpose centre to help alleviate the shortfall of community halls in the district, but also included the construction of a podium garden with connection to the existing elevated walkway of Fou Wah Centre to improve the pedestrian flow. The project would also improve the accessibility of the garden and provide a cover for the part of the podium garden near Fou Wah Centre.

25. Mr CHAN Han-pan and Mr TAM Yiu-chung called upon members to support the Sai Lau Kok project. Mr CHAN said TWDC had passed a motion in 2008 requesting that the project site would be used for providing community facilities taking into consideration that the residents of Fou Wah Centre were in opposition to the proposal of constructing a public transport interchange facilities at the site. As regards the floor area of the proposed multi-purpose centre, it was not feasible to provide a multi-purpose room larger in size than the one proposed under the project due to the site constraints.

26. Mr LEE Cheuk-yan and Mr Albert CHAN remained of the view that it was not cost-effective to construct the proposed multi-purpose room. Noting that the project included the construction of a green podium, Mr CHAN opined that the podium might in future become a place for dancing in the early mornings which might cause noise nuisances and generate complaints from nearby residents including those living in Fou Wah

Centre and Luk Yeung Sun Chuen.

27. Mr CHAN Iu-seng, Chairman, Tsuen Wan District Council responded that TWDC had consulted the residents of Fou Wah Centre and Luk Yeung San Tsuen on the Sai Lau Kok project. The results of the consultation had indicated that the concerned residents agreed that TWDC should take forward the project.

SSP projects of Sha Tin DC

28. Mr LEE Cheuk-yan noted that Sha Tin DC ("STDC") had proposed to take forward the "Decking of Tai Wai Nullah in Sha Tin" project ("the Decking project") as one of its SPS projects. Given that the scope of the project mainly covered the construction of a 5-a-side soccer pitch and the estimated cost of the project was as high as about \$78 million, he queried about the cost-effectiveness of the project.

29. District Officer (Sha Tin), Home Affairs Department ("DO(Sha Tin)") replied that the Decking project aimed to provide new open space by the construction of a deck of about 2 000 square metres over the Tai Wai Nullah, which would be suitable for Futsal and other diversified purposes. The scope would also include the construction of barrier-free access ramps and stairs on both sides of the deck as connections between the deck and the adjacent footpaths, and a two to three metres wide extension at the upstream end of the deck to serve as an annexed area for amenity and greenery.

30. Mr HO Hau-cheung, Chairman, Sha Tin District Council said that the proposed deck would not only provide a 5-a-side soccer pitch atop of it, but would also help create more open space for Tai Wai town centre to cater for local demand. The proposed pitch would be the first purpose-built pitch with a size in compliance with the latest standard of the Federation Internationale de Football Association for international Futsal matches in Sha Tin District. Demountable spectator stands would also be installed to enhance the flexibility of multi-purpose uses of the pitch. It would be a remarkable achievement of STDC if the Decking project could be completed within the proposed cost estimate having regard to the prevailing land prices. Deputy Project Manager (New Territories East)1, Civil Engineering and Development Department ("DPM(NTE)1/CEDD") said the Administration was of the view that the total estimated cost of the Decking project was reasonable in view of the latest construction prices.

31. Mr Gary FAN declared that he was a member of Sai Kung District Council. He said that concerns had been raised by local residents and Sha Tin DC members that following the construction of the proposed 5-a-side

soccer pitch under the Decking project, the existing 7-a-side soccer pitch adjacent to Tung Wah Group of Hospitals Sin Chu Wan Primary School ("the 7-a-side soccer pitch site") would be vacated for housing development. He sought clarification on whether the 7-a-side soccer pitch site was currently zoned "Residential(A)". The Chairman asked whether DO(Sha Tin) was aware of any plan of the Administration to provide residential development at the 7-a-side soccer pitch site.

32. DO(Sha Tin) replied that the 7-a-side soccer pitch site mentioned by Mr FAN was currently zoned "Residential(A)". It had already been discussed amongst STDC members, LCSD, the Planning Department and HAD at meetings of STDC that there had been no plan at this stage to relocate or demolish the 7-a-side soccer pitch. Should there be any change in the use of the site proposed in future, it would be handled under established procedures accordingly. She advised that the use of the 7-a-side soccer pitch site was not related to the Decking project. Mr HO Hau-cheung, Chairman, Sha Tin District Council said that STDC so far had not conducted any in-depth discussion on the future use of the 7-a-side soccer pitch site. LCSD had not submitted any proposal to STDC to change the existing use of the 7-a-side soccer pitch site.

33. Dr Fernando CHEUNG and Mr LEUNG Kwok-hung shared the concern that the 7-a-side soccer pitch site would be vacated for residential development following the completion of the Decking project. Dr CHEUNG queried why the Administration and STDC proposed to provide a 5-a-side soccer pitch at the project site without ancillary facilities while there were currently at least one 7-a-side soccer pitch and two 5-a-side soccer pitches in the vicinity. He doubted whether the Decking project was to pave way for vacating the 7-a-side soccer pitch site for housing development. He was concerned that providing residential buildings at the site would cause adverse visual impact and affect air ventilation in the area.

34. In response to Dr CHEUNG's enquiry whether the Development Bureau had any plan to vacate the 7-a-side soccer pitch site to make way for other developments, Permanent Secretary for Development (Planning and Lands) said that as advised by the DO(Sha Tin) and the Chairman of STDC at the meeting, the use of the 7-a-side soccer pitch site was not related to the Decking project.

35. Mr CHAN Chi-chuen noted that the Subcommittee had received submissions from members of the public, which had been tabled at the meeting, expressing views about the Decking project. He was concerned whether local residents were aware of the project only at a very late stage, and enquired how the public consultation had been conducted on the project.

36. Mr HO Hau-cheung, Chairman, Sha Tin District Council replied that STDC had held a brainstorming session with government departments, professional bodies and different local personalities including those coming from Area Committees of Sha Tin District, rural and local organizations, etc., in February 2013. In March 2013, STDC had set out the direction of Sha Tin District's SPS for preparatory work with reference to previous discussion and study on district improvement potentials and local aspirations. The Hong Kong Institution of Engineers, The Hong Kong Institute of Architects and The Chinese University of Hong Kong were engaged as honorary advisors for the projects. A two-stage public engagement ("PE") exercise had also been conducted. Stage 1 of the PE exercise was held from November 2013 to March 2014 to gauge views on the scope of the project. A dedicated webpage at STDC's website had been launched in January 2014 to raise the awareness of the public of the SPS projects. STDC endorsed in principle the scope of works for the SPS projects in the first quarter of 2014. With the development of the detailed works elements and preliminary design concepts in September 2014, STDC had embarked on Stage 2 of the PE exercise from October to December 2014 to further raise public awareness and gauge their views on the design proposals of the SPS projects by a variety of activities, including 16 roving exhibitions, a public forum and a questionnaire survey. A wide array of publicity materials including pamphlets, posters, video, a dedicated website and souvenirs were also produced. He assured members that there would be follow-up action with the relevant stakeholders on their views in the submissions tabled at the meeting about the Decking project.

37. Dr Fernando CHEUNG said he noted from a media report that on 13 December 2014, some media organizations had been denied entry to the venue where a public consultation session on the Decking project was held. He sought clarification on whether the report was true or not. DO(Sha Tin) replied that the public forum mentioned by Dr CHEUNG was part of the Stage 2 of the PE exercise and was held at the Sha Tin Town Hall, for about 150 persons. The public forum took the form of focus group discussions. STDC Secretariat had issued letters to invite over 1 000 local stakeholders including resident organizations, local organizations, schools, non-government organizations, etc., to attend the public forum. Representatives from the media could attend the public forum as members of the public. In fact the forum commenced a bit later than the original schedule, after those members of the public queuing outside had entered the venue. According to her understanding, two members of the media had also been admitted to the venue subsequently.

38. Mr LEUNG Kwok-hung noted that the scope of the Decking Project did not cover the construction of changing and shower rooms. He opined that it was necessary to provide such ancillary facilities to meet the need of those playing soccer on the proposed pitch, and doubted whether a pitch without such facilities should still be considered in compliance with international standard. He said it was contradictory that the Administration would provide on the proposed deck a multi-purpose venue including spectator stands, yet it did not accept the suggestion to provide changing and shower rooms.

39. DO(Sha Tin) responded that when considering the facilities to be provided on the deck over the Tai Wai Nullah, the Administration and STDC had to take into account various factors including the discharge capacity of the Tai Wai Nullah, the design loading, etc. Mr HO Hau-cheung, Chairman, Sha Tin District Council said that the availability of funding was one of the factors that had to be considered by STDC when planning the facilities to be provided under the project.

40. DPM(NTE)1/CEDD advised that in order to provide the facilities mentioned by Mr LEUNG Kwok-hung, an additional floor would have to be constructed which would increase the overall design loading onto the proposed deck. He advised that public washrooms and changing rooms were currently provided near the 7-a-side soccer pitch site and these facilities were within a 3-minute walking distance from the project site. In response to Mr Gary FAN's enquiry whether the public washrooms and changing rooms would be demolished if the Administration decided to vacate the 7-a-side soccer pitch site in future, DO(Sha Tin) advised that the facilities were currently provided near Shing Ho Road and they were not part of the 7-a-side soccer pitch site.

41. Dr Elizabeth QUAT said that STDC had lengthy discussions on the SPS projects before reaching a consensus. The projects would cater for the local residents' aspirations for more open spaces for leisure and recreation purposes. She appealed to members to support the projects.

District Council's role and functions in district administration

42. Mr LEUNG Kwok-hung opined that as the powers previously exercised by the two former Municipal Councils including the Urban Council ("UC") and the Regional Council ("RC"), had not been delegated to DCs following their abolition, DCs were basically consultative bodies only. Ms Emily LAU and Mr Gary FAN were of the view that SPS as an initiative in the 2013 Policy Address could not help enhance the role and functions of

DCs. Ms LAU said that following the abolition of UC and RC, the Administration should have delegated more power and responsibilities to DCs to enable them to undertake more district administration work. Mr FAN said that before their abolition, UC and RC had the functions to help groom political talents, collect and reflect public opinions on government policies and help the Administration improve governance. To enable DCs to perform these functions, the Administration should delegate more power and responsibilities to DCs.

43. Miss Alice MAK said that although the Chief Executive had announced in 2013 the initiative of earmarking a one-off allocation of \$100 million for each district to carry out SPS projects, most SPS projects were still in the pipeline and had yet to be implemented. She opined that the Administration should understand and help remove the obstacles encountered by DCs in taking forward the SPS projects. Ir Dr LO Wai-kwok was of the view that DCs might have more flexibility in planning the projects under SPS if his earlier suggestion of financing the implementation of SPS projects of the 18 DCs by seeking a one-off funding approval of \$1,800 million from the Finance Committee ("FC") instead of having to submit individual funding proposals on the projects to the Subcommittee and the FC for consideration had been accepted.

44. There being no further questions from members on the proposal, the Chairman put the agenda item to vote. Mr SIN Chung-kai and Mr LEE Cheuk-yan requested for separate voting on the project 461RO under the proposal. Mr LEE further requested for separate voting on the project 170CD.

45. The Chairman advised that he had consulted the Administration on members' requests for separate voting on 461RO and 170CD and the Administration had no objection to the requests. As such, he would take out 461RO and 170CD for separate voting, and would put the remaining 8 projects to vote together.

46. The projects 453RO, 61RG, 285RS, 59RG, 60RG, 70RE, 65RG and 454RO under the proposal were voted on and endorsed.

47. The Chairman put the project 461RO to vote. At the request of Ir Dr LO Wai-kwok, the Chairman ordered a division. Seventeen voted for, 15 voted against the project and no one abstained. The votes of individual members were as follows:

For:

Mr CHAN Kam-lam
Mr WONG Kwok-hing
Mr IP Kwok-him
Mr Steven HO
Mr CHAN Han-pan
Mr LEUNG Che-cheung
Mr Christopher CHEUNG
Dr CHIANG Lai-wan
Mr Christopher CHUNG
(17 members)

Mr TAM Yiu-chung
Mr CHAN Hak-kan
Mr Paul TSE
Mr Frankie YICK
Miss CHAN Yuen-han
Miss Alice MAK
Dr Elizabeth QUAT
Ir Dr LO Wai-kwok

Against:

Mr LEE Cheuk-yan
Ms Emily LAU
Ms Cyd HO
Mr LEUNG Kwok-hung
Mr WU Chi-wai
Mr Charles MOK
Dr Fernando CHEUNG
Mr IP Kin-yuen
(15 members)

Mr James TO
Mr Frederick FUNG
Mr CHEUNG Kwok-che
Mr Albert CHAN
Mr Gary FAN
Mr CHAN Chi-chuen
Mr SIN Chung-kai

Abstain:

(0 member)

48. The Chairman declared that the project 461RO was endorsed by the Subcommittee.

49. The Chairman put the project 170CD to vote. At the request of Mr Gary FAN, the Chairman ordered a division. 23 voted for, nine voted against the item and no one abstained. The votes of individual members were as follows:

For:

Mr James TO
Ms Emily LAU
Mr WONG Kwok-hing
Mr IP Kwok-him
Mr Steven HO
Mr WU Chi-wai
Mr CHAN Han-pan
Mr LEUNG Che-cheung
Mr Christopher CHEUNG

Mr CHAN Kam-lam
Mr TAM Yiu-chung
Mr CHAN Hak-kan
Mr Paul TSE
Mr Frankie YICK
Mr Charles MOK
Miss CHAN Yuen-han
Miss Alice MAK
Mr SIN Chung-kai

Mr IP Kin-yuen
Dr CHIANG Lai-wan
Mr Christopher CHUNG
(23 members)

Dr Elizabeth QUAT
Ir Dr LO Wai-kwok

Against:

Mr LEE Cheuk-yan
Ms Cyd HO
Mr LEUNG Kwok-hung
Mr Gary FAN
Dr Fernando CHEUNG
(9 members)

Mr Frederick FUNG
Mr CHEUNG Kwok-che
Mr Albert CHAN
Mr CHAN Chi-chuen

Abstain:

(0 member)

50. The Chairman declared that the project 170CD was endorsed by the Subcommittee.

51. The Chairman consulted members on whether any project under the proposal would require separate discussion and voting at the relevant meeting of FC. Mr Albert CHAN requested that the project 461RO be voted on separately at the relevant FC meeting. Mr CHAN Chi-chuen requested that the project 170CD be voted on separately at the relevant FC meeting.

Head 703 – Buildings

PWSC(2015-16)35 351EP Two 24-classroom primary schools at ex-Tanner Road Police Married Quarters site at Pak Fuk Road, North Point, Hong Kong

52. The Chairman advised that the proposal, i.e. PWSC(2015-16)35, was to upgrade 351EP to Category A at an estimated cost of \$660 million in money-of-the-day prices for the construction of two 24-classroom primary schools at Pak Fuk Road, North Point, for Pun U Association Wah Yan Primary School ("PUWYPS") and North Point Methodist Primary School ("NPMPS"). The Panel on Education had been consulted on the proposal on 11 May 2015. Panel members supported the proposal. A report on the gist of the Panel's discussion had been tabled at the meeting.

53. At the invitation of the Chairman, Under Secretary for Education ("US(Ed)") briefed members on the proposal.

General views on the proposal

54. Mr WONG Kwok-hing welcomed the proposal. He called on other members to support the proposal given the fact that it had received the support of the local community.

55. Mr Charles MOK declared that he was an alumnus of NPMPS, and that PUWYPS was affiliated to the secondary school which he had attended. While noting that the areas of the new premises of both schools would be slightly below the prevailing planning standard, he expressed support for early implementation of the proposed project, taking in view that both schools were constructed over 50 years ago. He pointed out that when the two schools were converted to whole-day operation a few years later, the space in the existing school premises would be insufficient to accommodate all the students.

56. Mr IP Kin-yuen indicated support for the proposal. He relayed the requests of both schools for providing air-conditioning as a standard facility, and for designating dedicated rooms for the use of the parent-teacher associations and alumni associations.

57. Ir Dr LO Wai-kwok stated his support for the proposal. He was pleased to note the energy efficient and greening features of the proposed school premises as detailed in paragraphs 24 to 26 of the discussion paper, and considered that these features should be used as examples in environmental protection education for students of both schools. In response to Ir Dr LO's enquiry on whether these features were standard provisions for new school premises, Director of Architectural Services ("DArchS") advised that energy efficient and greening features would be provided based on the nature and scope of a project, and photovoltaic systems and rainwater recycling systems had in general been provided in new school premises.

Opening school facilities for community use during non-school hours

58. Mr WU Chi-wai said that he was supportive of the proposal. Pointing out that some campuses had been designed as open campuses in which the basketball courts and landscaped areas would be opened to the general public during non-school hours, he asked if the Administration would consider making it a policy measure to provide open campuses in the design of new school projects.

59. US(Ed) replied that some schools which operated in the so-called "matchbox-style school premises" in public housing estates did not have their

own facilities, such as basketball courts, due to limited space and had to make use of the public facilities in the public housing estates during school hours. New school premises were now commonly provided with their own facilities. While opening school facilities for public use involved security and management concerns, a mechanism was currently in place for the public to apply for using school facilities during non-school hours, and appropriate charges would be levied.

60. Ms Emily LAU remarked that she supported the proposal. Noting the Administration's concerns on opening school campuses for public use, she urged the Administration to introduce appropriate security and management measures to encourage schools to release their facilities for public use during non-school hours. This, in her view, would be conducive to addressing the general shortage of community facilities.

Design of the common area within the project site

61. Mr IP Kin-yuen noted that a common area within the project site, including an internal road and landscaped areas, would be covered under the scope of works and would be used jointly by both schools as well as the Chinese Methodist School, Tanner Hill, which was located adjacent to the project site. As security guards would need to be employed to control vehicular access to the common area round-the-clock, he urged the Administration to fully engage the schools in the discussions on the management issues, such as maintenance responsibilities and cost-sharing.

62. US(Ed) responded that the proposed internal road, to be open for the use of school coaches, taxis and private vehicles, would ease the anticipated traffic flow along Pak Fuk Road when the two new school premises commenced operation. To ensure smooth operation of the common area, a management committee comprising representatives from the three schools would be formed. The common area would require an annual recurrent expenditure of about \$540,000 and the relevant provision would be granted by the Administration.

63. Noting that the areas of the new premises of both schools were below the prevailing planning standard, Mr Albert CHAN considered it undesirable to designate a large area of the project site for providing the proposed internal road and separate areas for emergency vehicular access to the two schools, which, in his view, would further compromise the space available for the provision of student facilities. He requested the Administration to enhance the design of the project to make way for the provision of more student facilities, such as by examining the technical and operational feasibility of optimizing the design of the internal road, providing a common

pick-up/drop-off area for the school coaches for both schools, and combining the two areas reserved for emergency vehicular access.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC235/14-15\(01\)](#) on 7 July 2015.)

64. Mr James TO shared Mr Albert CHAN's views. He sought clarification on whether it was stipulated in the existing planning standards that separate basketball courts, areas for pick-up/drop-off and emergency vehicular access should be provided for two schools even though they were located adjacent to each other. Expressing concern on the possible bottle-neck to be brought by a large number of private vehicles entering/leaving the proposed internal road during the peak hours, he asked if the Administration had conducted any assessment on the traffic and capacity of the internal road.

65. US(Ed) explained that it would be in the interest of students' safety to pick-up/drop-off students within the school area. Besides, the internal road and the roundabout at the proposed sizes were necessary to cater for the simultaneous pick-up/drop-off and the turnaround of a number of school coaches during the peak hours. To avoid causing traffic congestion at Pak Fuk Road, drivers of private vehicles would also be encouraged to pick-up/drop-off students at the 12 loading spaces within the internal road. DArchS added that the current design of the project satisfied the requirements under the Code of Practice for Fire Safety in Buildings for providing emergency vehicular access that could reach the building frontage of each of the school premises. DArchS undertook to review the project design, and would fine-tune the at-grade landscaping area in each school to enhance the provision of other student facilities. US(Ed) stressed that while the areas of the two new school premises were slightly below the prevailing planning standard, all standard facilities would be provided to the two schools.

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

67. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate discussion and voting at the relevant FC meeting. Ms Emily LAU suggested that members might consider requiring separate discussion and voting for the item at the relevant meeting of FC after studying the supplementary information to be provided by the Administration. Members agreed to Ms LAU's suggestion.

Head 704 – Drainage**PWSC(2015-16)21 408DS Yuen Long effluent polishing plant**

68. The Chairman said that the proposal, i.e. PWSC(2015-16)21, was to upgrade part of 408DS to Category A at an estimated cost of \$88.9 million in MOD prices to carry out the study, design and associated investigation works for upgrading the Yuen Long sewage treatment works ("YLSTW") to the Yuen Long effluent polishing plant ("YLEPP"). The Panel on Environmental Affairs had been consulted on the proposal on 26 January 2015 and Panel members in general supported the submission of the proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

69. At the invitation of the Chairman, Director of Drainage Services ("DDS") briefed members on the project.

Cost-effectiveness of the proposed project

70. Mr Albert CHAN expressed concern about the high cost of tertiary sewage treatment. Given the increasing volume of sewage arising from new developments in the Yuen Long area in the future, he enquired whether, as compared with the present proposal, it would be more cost-effective to treat the sewage of the area in the long run by building a deep tunnel to divert the secondary treated sewage from YLSTW to the deep sea.

71. DDS advised that North West New Territories was currently served by two sewage treatment works, namely the YLSTW and the San Wai Preliminary Treatment Works ("SWPTW"). At present, about 30 000 m³ sewage from the Yuen Long area was diverted to the SWPTW through an underground pumping main for preliminary treatment before being discharged through a submarine outfall into Urmston Road, while the rest of the sewage was treated in YLSTW for discharging into the Deep Bay. The alternative option of constructing a deep tunnel to divert all the sewage from YLSTW to SWPTW for subsequent discharging to Urmston Road would also require upgrading of the treatment level and capacity of the SWPTW. The proposed upgrading of the YLSTW to YLEPP was considered more cost-effective comparing to the alternative option, taking into account the difficulties and challenges associated with such tunnel construction works and the costs for enhancing the treatment level and capacity of SWPTW.

72. In reply to Mr WU Chi-wai's enquiry, DDS advised that the Hung Shui Kiu New Development Area would be served by other sewage treatment facilities. The enhancement of the daily treatment capacity of the YLSTW to 150 000 m³ was to cater for the increased population arising from Yuen

Long catchment area, e.g. the developments in Kam Tin South, Wang Chau and Ngau Tam Mei, which would have an estimated population above 210 000 by 2036.

73. Ms Claudia MO asked to what extent the proposal could help alleviate the pollution problem of Deep Bay, and whether the improvement made to the water quality could be quantified. DDS advised that to protect the water quality of Deep Bay, YLSTW was operating in compliance with a set of effluent discharge standards. Upon the enhancement of sewage treatment from the secondary to the tertiary level, the standards of effluent discharge, such as the measurements in terms of Biochemical Oxygen Demand and Total Suspended Solids, could be enhanced.

74. Ms Claudia MO enquired about the reason for setting aside \$6.5 million for contingencies in the cost estimates on top of making a \$17.1 million provision for price adjustment. DDS advised that the provision for contingencies was to cater for additional costs caused by unforeseen circumstances, such as the undertaking of specific studies by the consultants which might not have been anticipated in the early stage of planning.

Uses of tertiary treated sewage effluent

75. Mr WU Chi-wai enquired whether the tertiary treated sewage effluent generated by the proposed YLEPP could be used for purposes such as irrigation and toilet flushing in the Yuen Long area. He advised that the Administration should study the uses of tertiary treated sewage effluent as water sources. DDS advised that some of the treated sewage effluent would be used for flushing and irrigation in the YLSTW, and its wider use in the Yuen Long area would be studied together with the Water Supplies Department.

Relocation of the Yuen Long sewage treatment works

76. Mr LEUNG Che-cheung said that a preliminary study on the land use of the Lam Tei Quarry Site and its adjoining areas ("the Study"), which included rock cavern development, was being conducted by the Civil Engineering and Development Department ("CEDD"). He asked whether the Administration would await the outcomes of the Study before deciding the way forward for the proposed project.

77. DDS advised that the proposed project was an in-situ redevelopment. Given the need to maintain the treatment operation of the YLSTW at all times, the redevelopment of the site had to be carried out in phases and so the

time frame of the project would be longer compared with similar developments at a new site. It was necessary to commence the design work of the proposed YLEPP as scheduled so that the entire project could be completed in phases by 2025 to serve the target population. He added that according to CEDD's information on the feasibility of cavern development, the area near YLSTW would not be suitable for such development and so the relocation of YLSTW to rock caverns was considered not suitable.

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

79. 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 the FC. No member made such a request.

Head 703 – Buildings

PWSC(2015-16)9 60RE Construction of the East Kowloon Cultural Centre

80. The Chairman advised that the proposal, i.e. PWSC(2015-16)9, was to upgrade 60RE to Category A at an estimated cost of \$4,175.7 million in MOD prices for the construction of the East Kowloon Cultural Centre ("EKCC"). The Panel on Home Affairs had been consulted on the proposal on 12 December 2014. Panel members raised no objection to the Administration's submission of the proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

81. At the invitation of the Chairman, Director of Leisure and Cultural Services ("DLCS") briefed members on the proposal.

Facilities to be provided in the East Kowloon Cultural Centre

82. Mr James TO asked if any public open spaces would be provided in EKCC for the enjoyment of the general public. Mr Paul TSE enquired about the opening hours of such spaces. DLCS advised that, apart from five performance venues, there would be ample open spaces in EKCC for performances, community events and leisure activities. The open spaces at the ground level would be open 24 hours a day, while those at the deck level would follow the opening hours of EKCC, i.e. from 9 am to 11 pm.

83. Miss CHAN Yuen-han stated support for the proposal. She enquired if space would be reserved at EKCC for artists/arts groups to sell and display

their artworks on a regular basis and whether different artists/arts groups could take turns to make use of the space. DLCS advised that, to help create a cultural ambience, the pedestrian passages in EKCC would be lined with art booths and small-scale exhibition areas, which would allow artists/arts groups to sell their artworks and promote cultural activities on a regular basis. The management arrangements for these facilities would be worked out in due course.

84. Expressing support for the development of EKCC, Ir Dr LO Wai-kwok was concerned about the adequacy of car parking facilities for the performers. He enquired about the number of car parking spaces to be made available at EKCC. DArchS replied that 30 parking spaces would be provided at EKCC mainly for the use of the performers and hirers. Due to site constraints, the Administration had to strike a balance between provision of car parking spaces and public open space.

85. Ir Dr LO Wai-kwok considered that the provision of 30 car parking spaces were insufficient to meet the needs of users of a major performance venue. He urged the Administration to allow flexibility in the project for increasing car parking spaces in future. The Chairman requested the Administration to provide information on whether it was feasible to increase the number of parking spaces in EKCC at this stage.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC237/14-15\(01\)](#) on 7 July 2015.)

86. Mr Paul TSE enquired about the implementation schedule for the project. DLCS advised that the Administration planned to commence the construction works for EKCC in the first quarter of 2016 for completion by the end of 2020.

Connectivity of the East Kowloon Cultural Centre

87. Miss CHAN Yuen-han enquired about the pedestrian connection between EKCC and the Kowloon Bay MTR Station. Pointing out that an existing footbridge linking up the Station and the residential developments nearby already had a heavy pedestrian flow, Mr James TO expressed concern that the crowdedness might intensify when EKCC was commissioned. He asked how the Administration would address the problem.

88. DLCS said that EKCC would be connected to an existing footbridge heading to Exit B of the Kowloon Bay MTR Station. Moreover, the Energizing Kowloon East Office ("EKEO") was conducting a feasibility

study on developing a new footbridge to link up Exit B and EKCC. Relevant space in EKCC had been reserved to facilitate the proposed connection.

89. Mr James TO asked if the existing footbridge between Exit B and the project site would be made an all-weather access to the foyer of EKCC. Miss CHAN Yuen-han enquired whether the footbridge would be provided with barrier-free facilities. DLCS replied that the existing footbridge, when extended to EKCC, would be a covered walkway with barrier-free facilities, open 24 hours a day.

90. Mr CHAN Kam-lam indicated support for the development of EKCC. He sought information on the new footbridge being studied by EKEO, including the implementation timetable, the location and availability of lifts for users in need (e.g. parents with baby carriages and wheelchair users). DLCS replied that the new footbridge was under a feasibility study and the works programme was expected to tie in with the commissioning of EKCC by the end of 2020. Barrier-free facilities, such as ramps and lifts, would be provided on the footbridge and inside the cultural centre.

91. Taking in view that EKCC would only be open from 9:00 am to 11:00 pm, Mr CHAN Kam-lam considered that it would be inconvenient for the public to access the lifts inside EKCC. He urged the Administration to make the lifts and the associated access available to the public round the clock and discuss with the MTR Corporation Limited the provision of barrier-free and 24-hour pedestrian connection between the Kowloon Bay MTR Station and EKCC. DLCS took note of Mr CHAN's views.

92. Mr Paul TSE sought confirmation from the Administration that provision would be given in the design of EKCC for future direct connection with the neighbouring Amoy Gardens. He asked if the Administration would adopt a proactive approach by contacting the parties concerned to discuss the proposed connection.

93. DLCS said that the provision referred to by Mr TSE would be given. The Administration would keep close communication with the residents' groups concerned and try to coordinate and render assistance upon request.

94. Dr Helena WONG suggested that instead of building a new footbridge connecting the Kowloon Bay MTR Station and EKCC, the Administration should explore the feasibility of developing an elevated landscaped deck across Kwun Tong Road to connect the two locations. Citing a similar project underway in the West Kowloon Terminus of the Guangzhou-Shenzhen-Hong Kong Express Rail Link, she considered that the

provision of a landscaped deck would enhance the openness of the environment surrounding EKCC and attract more visitors.

95. DLCS advised that the funding proposal under discussion covered only the facilities of EKCC. The development of a new pedestrian link between the Kowloon Bay MTR Station and EKCC would be another works project, on which the funding proposal, if any, would be submitted to the Subcommittee in due course. She would convey Dr WONG's suggestion to EKEO for consideration.

96. Miss CHAN Yuen-han opined that apart from enhancing the connectivity of EKCC, the Administration should look into the connectivity issues in the wider Kowloon East. She stressed that it was important to improve the pedestrian connections among different areas in Kowloon East to facilitate public access to the new facilities to be provided along the Kwun Tong waterfront. Given that the improvement of such connections involved different government departments, she questioned whether EKEO had the capability to co-ordinate the work. Permanent Secretary for Development (Works) ("PS/DEV(W)") replied that EKEO was responsible for enhancing the connectivity of Kowloon East. The Office had carried out two studies, one for Kwun Tong and the other for Kowloon Bay, on connectivity issues. The Administration would brief members on the findings of the studies in due course.

(At 12:25 pm, Ms Emily LAU suggested that the meeting be extended to 1:00 pm to allow more time for discussion on the remaining items on the agenda. Members agreed. The Chairman announced that the meeting be extended to 1:00 pm.)

Other views

97. While expressing support for the development of EKCC, Mr Frederick FUNG said that the project should have commenced earlier to address the community's needs for arts and cultural venues. He questioned whether the Administration had formulated a policy on the development of arts and cultural venues in Hong Kong to better coordinate such development in different districts at different times.

98. DLCS said that the Home Affairs Bureau had been working closely with LCSD in the development of arts and cultural venues in Hong Kong. Deputy Secretary for Home Affairs (3) added that the provision of arts and cultural venues was planned on a territory-wide basis. The Administration would take into account a host of factors, including the availability and usage rate of existing facilities in the territory, the overall planning of the relevant

districts, the views of the arts and cultural sector and the needs of the community at large, etc. The Chairman suggested that the Administration should follow up the issue raised by Mr FUNG after the meeting.

99. Mr WU Chi-wai welcomed the proposal. Noting from the discussion paper that the estimated construction unit cost of EKCC, represented by the building and building services costs, was \$37,609 per m² of construction floor area in September 2014 prices, and the Administration considered the construction unit cost comparable to that of similar government projects, he asked whether the Administration would provide members with comparison of construction costs between a project under discussion and other government projects in terms of the civil engineering works, electrical and mechanical works, greenery works, etc. in future. PS/DEV(W) said the Administration would study Mr WU's suggestion.

(Post-meeting note: According to the Administration, upon discussion with PS/DEV(W) after the meeting, Mr WU agreed that he would consider whether any further unit cost comparisons would still be necessary.)

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

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

Head 706 – Highways

PWSC(2015-16)22 703TH Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung

102. The Chairman advised that the proposal, i.e. PWSC(2015-16)22, was to upgrade 703TH to Category A at an estimated cost of \$1,774.4 million in MOD prices for the dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and improvement works to local access to Ho Chung. The Panel on Transport had been consulted on the proposal on 27 February 2015. Panel members supported the funding proposal in principle. A report on the gist of the Panel's discussion had been tabled at the meeting.

103. At the invitation of the Chairman, Principal Assistant Secretary for Transport and Housing (Transport)5 ("PASTH(T)5") briefed members on the proposal.

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

105. 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 the FC. No member made such a request.

Head 704 – Drainage

PWSC(2015-16)23 272DS Port Shelter sewerage, stage 2

106. The Chairman advised that the proposal, i.e. PWSC(2015-16)23, was to upgrade part of 272DS to Category A at an estimated cost of \$68.9 million in MOD prices for the construction of trunk sewers along Hiram's Highway (between Marina Cove and Ho Chung), Ho Chung Road and Luk Mei Tsuen Road in Sai Kung. The Panel on Environmental Affairs had been consulted on the proposal on 26 January 2015. Panel members supported the Administration's submission of the proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

107. At the invitation of the Chairman, DDS briefed members on the proposal.

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

109. 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 the FC. No member made such a request.

Head 703 – Buildings

PWSC(2015-16)38 434RO Open space at Hing Wah Street West, Sham Shui Po

110. The Chairman advised that the proposal, i.e. PWSC(2015-16)38, was to upgrade 434RO to Category A at an estimated cost of \$122 million in MOD prices for the development of an open space at Hing Wah Street West, Sham Shui Po. The Panel on Home Affairs had been consulted on the

proposal on 11 May 2015. Panel members in general supported the proposed project. A report on the gist of the Panel's discussion had been tabled at the meeting.

111. At the invitation of the Chairman, Assistant Director (Leisure Services)1(Acting), Leisure and Cultural Services Department ("AD(LS)1/LCSD(Atg)") briefed members on the proposal.

Provision of facilities at the open space

112. Dr Helena WONG said that the Democratic Party supported the proposed project and called for its early implementation. She suggested that a designated parking or storage area for tricycles be provided at the children's tri-cycling area. She also enquired whether the number of fitness stations for the elderly to be provided in the proposed open space could be increased so that the elderly did not have to wait for a long time for their turns to use the facilities.

113. AD(LS)1/LCSD(Atg) responded that users of the tri-cycling area were mainly children. According to the Administration's observations, parents generally would bring the tricycles back home due to hygiene and security concerns. To allow more space for use by children, a parking or storage area for tricycles would not be provided. As regards the provision of fitness stations for the elderly, the fitness stations could accommodate six users concurrently.

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

115. 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 the FC. No member made such a request.

Head 708 – Capital Subventions and Major Systems and Equipment PWSC(2015-16)39 55EF Student hostels on northern campus (Blocks A3 and A4), The Chinese University of Hong Kong

116. The Chairman advised that the proposal, i.e. PWSC(2015-16)39, was to upgrade 55EF to Category A at an estimated cost of \$465.5 million in MOD prices for the construction of two student hostel blocks providing 676 places in The Chinese University of Hong Kong. The Panel on Education had been consulted on the proposal on 13 April 2015. Panel members

raised no objection to the Administration's submission of the proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

117. At the invitation of the Chairman, US(Ed) and Professor FUNG Tung, Associate Vice-President, The Chinese University of Hong Kong briefed members on the proposal.

118. Ms Emily LAU expressed support for the proposal. She called on the Administration to allocate land resources for the construction of student hostels in the universities to address the shortage of hostel places.

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

120. 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 the FC. No member made such a request.

Head 703 – Buildings

PWSC(2015-16)37 69JA Redevelopment of Kwun Tong staff quarters at Tseung Kwan O Road, Kowloon

121. The Chairman advised that the proposal, i.e. PWSC(2015-16)37, was to upgrade 69JA to Category A at an estimated cost of \$1,511.3 million in MOD prices for the redevelopment of Kwun Tong staff quarters for married staff of various disciplined services departments at Tseung Kwan O Road, Kowloon. The Panel on Security had been consulted on the proposal on 2 June 2015. Panel members did not raise objection to the Administration's submission of the proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

122. Deputy Secretary for Security (2) said that the details of the proposal were given in the discussion paper.

123. Dr Helena WONG expressed support for the proposal. She requested the Administration to provide information on whether the eligibility criteria for allocation of staff quarters would constitute marital status discrimination, and the housing benefits applicable to unmarried disciplined services staff.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC234/14-15\(01\)](#))

on 7 July 2015.)

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

125. 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 the FC. No member made such a request.

Head 707 – New Towns and Urban Area Development

PWSC(2015-16)27 861TH Widening of Tai Po Road (Sha Tin Section)

126. The Chairman advised that the proposal, i.e. PWSC(2015-16)27, was to upgrade part of 861TH to Category A at an estimated cost of \$43.2 million in MOD prices to undertake detailed design and associated site investigation works for the proposed widening of Tai Po Road (Sha Tin Section). The Panel on Transport had been consulted on the proposal on 20 March 2015. Panel members supported the proposal in principle. A report on the gist of the Panel's discussion had been tabled at the meeting.

127. PASTH(T)5 said that the details of the proposal were given in the discussion paper.

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

129. 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 the FC. No member made such a request.

Head 707 – New Towns and Urban Area Development

PWSC(2015-16)33 65TR Detailed Feasibility Study for Environmentally Friendly Linkage System for Kowloon East

130. The Chairman advised that the proposal, i.e. PWSC(2015-16)33, was to upgrade 65TR to Category A at an estimated cost of \$92.3 million in MOD prices for carrying out a detailed feasibility study and preliminary site investigation works for the proposed Environmentally Friendly Linkage System for Kowloon East. The Panel on Development had been consulted on the proposal on 16 July and 28 October 2014. The majority of the Panel

members present at the meeting on 28 October 2014 supported the Administration's submission of the proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

131. Director of Civil Engineering and Development said that the details of the proposal were given in the discussion paper.

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

133. 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 the FC. No member made such a request.

134. The Chairman said that the meeting was the last one of the Subcommittee in the current legislative session. He thanked members and representatives of the Administration for their participation in the work of the Subcommittee.

135. There being no other business, the meeting ended at 1:00 pm.

Council Business Division 1
Legislative Council Secretariat
10 July 2015