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

**Minutes of the 20th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 20 April 2016, at 8:30 am**

Members present:

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)
Hon Frankie YICK Chi-ming, JP (Deputy Chairman)
Hon Albert HO Chun-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 WONG Kwok-hing, BBS, MH
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon Andrew LEUNG Kwan-yuen, GBS, JP
Hon WONG Ting-kwong, SBS, JP
Hon Starry LEE Wai-king, JP
Hon CHAN Hak-kan, JP
Hon WONG Kwok-kin, SBS
Hon IP Kwok-him, GBS, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Claudia MO
Hon Michael TIEN Puk-sun, BBS, JP
Hon Steven HO Chun-yin, BBS

Hon WU Chi-wai, MH
Hon Charles Peter MOK, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Dr Hon Kenneth CHAN Ka-lok
Hon CHAN Yuen-han, SBS, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung
Hon Dennis KWOK
Hon Christopher CHEUNG Wah-fung, SBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon SIN Chung-kai, SBS, JP
Dr Hon Elizabeth QUAT, JP
Hon TANG Ka-piu, JP
Dr Hon CHIANG Lai-wan, JP
Hon Christopher CHUNG Shu-kun, BBS, MH, JP
Hon Tony TSE Wai-chuen, BBS
Hon Alvin YEUNG Ngok-kiu

Member attending:

Hon Gary FAN Kwok-wai

Members absent:

Hon LEE Cheuk-yan
Hon Abraham SHEK Lai-him, GBS, JP
Hon Cyd HO Sau-lan, JP
Dr Hon LEUNG Ka-lau
Dr Hon Helena WONG Pik-wan

Public officers attending:

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr HON Chi-keung, JP	Permanent Secretary for Development (Works)

Mr Michael WONG Wai-lun, 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)
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
Mr Edward MAK Chun-yu, JP	District Officer (Yuen Long) Home Affairs Department
Ms Aubrey FUNG Ngar-wai, JP	District Officer (Tuen Mun) Home Affairs Department
Mrs ARON Laura-liang, JP	District Officer (Yau Tsim Mong) Home Affairs Department
Mr Gilford LAW Sun-on, JP	District Officer (Kwun Tong) Home Affairs Department
Ms Anne TENG Yu-yan, JP	District Officer (Eastern) Home Affairs Department
Mr Simon LIU Wai-shing	Chief Leisure Manager (Hong Kong East) Leisure and Cultural Services Department
Mr William TSUI Yiu-leung, JP	District Officer (Kowloon City) Home Affairs Department
Mr Bassanio SO Chek-leung, JP	District Officer (Tai Po) Home Affairs Department

Ms Elaine MAK Tse-ling	Principal Assistant Secretary for Home Affairs (Culture)1
Mr YAU Shing-mu, JP	Under Secretary for Transport and Housing
Ms Rebecca PUN Ting-ting, JP	Deputy Secretary for Transport and Housing (Transport)1
Ms Judy CHUNG Sui-kei	Principal Assistant Secretary for Transport and Housing (Transport)5
Mr Peter LAU Ka-keung, JP	Director of Highways
Mr Albert LIU Ho-hoi	Assistant Director of Highways (Development)
Mr Everett LUK Yiu-wah	Chief Engineer (Strategic Planning) Highways Department
Mr Wilson PANG Wai-shing	Chief Traffic Engineer (Kowloon) Transport Department
Mr Kelvin SIU Kin-man	Chief Traffic Engineer (New Territories West) Transport Department
Mr SIU Kang-chuen	Chief Traffic Engineer (New Territories East) Transport Department

Attendance by invitation:

Mr SHUM Ho-kit	Chairman Yuen Long District Council
Mr Lothar LEE Hung-sham, MH	Vice Chairman Tuen Mun District Council
Mr Cliff AU Wai-cheung	Controller (Social Services) Yan Oi Tong
Mr Chris IP Ngo-tung	Chairman Yau Tsim Mong District Council

Mr Bunny CHAN Chung-bun,
GBS, JP

Chairman
Kwun Tong District Council

Mr KUNG Pak-cheung, MH

Chairman
Steering Group on the Signature Project of
Eastern District of the Eastern District
Council

Mr PUN Kwok-wah

Chairman
Kowloon City District Council

Ms WONG Pik-kiu, MH, JP

Vice Chairman
Tai Po District Council

Clerk in attendance:

Ms Sharon CHUNG

Chief Council Secretary (1)2

Staff in attendance:

Mr Raymond CHOW

Senior Council Secretary (1)6

Ms Christina SHIU

Legislative Assistant (1)2

Ms Clara LO

Legislative Assistant (1)8

Ms Haley CHEUNG

Legislative Assistant (1)9

Action

The Chairman advised that there were nine funding proposals on the agenda for the meeting, including three which were carried over from the last meeting of 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 proposals. 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(2016-17)2	201SC	Signature Project Scheme (Yuen Long District) – Construction of a Yuen Long District Community Services Building
	465RO	Signature Project Scheme (Tuen Mun District) – Revitalization of Tuen Mun River and Surrounding Areas
	66RG	Signature Project Scheme (Tuen Mun District) – Promotion of Youth Development in Tuen Mun
	67RE	Signature Project Scheme (Yau Tsim Mong District) – Yau Tsim Mong Multicultural Activity Centre
	460RO	Signature Project Scheme (Kwun Tong District) – Construction of Lift Tower at Shung Yan Street in Kwun Tong
	463RO	Signature Project Scheme (Eastern District) – Eastern District Cultural Square
	462RO	Signature Project Scheme (Kowloon City District) – Revitalization of the Rear Portion of the Cattle Depot
	69RE	Signature Project Scheme (Tai Po District) – Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School

2. The Chairman said that the proposal, i.e. PWSC(2016-17)2, was to upgrade eight projects, i.e. 201SC, 465RO, 66RG, 67RE, 460RO, 463RO, 462RO and 69RE, to Category A at an estimated cost of \$512.3 million in money-of-the-day ("MOD") prices to implement eight projects under the Signature Project Scheme ("SPS") in seven districts, namely Yuen Long, Tuen Mun, Yau Tsim Mong, Kwun Tong, Eastern, Kowloon City and Tai Po. The Panel on Home Affairs had been consulted on the aforesaid eight projects on 11 May 2015 and 18 January 2016. Panel members did not object to the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

3. The Chairman advised that, at the meeting on 16 March 2016, the Subcommittee already started discussing a paper on 11 SPS projects, i.e. PWSC(2015-16)58, which included the eight projects outlined in the discussion paper for today. Four members raised questions on PWSC(2015-16)58 at the meeting on 16 March. The Administration had set out the 11 projects in two separate papers, i.e. PWSC(2016-17)2 and

PWSC(2016-17)4), for re-submission. The Chairman said that members would be allowed to ask questions afresh. In other words, questions from all members would be deemed first-round questions. Members raised no objection.

Operation and management of the Signature Project Scheme

4. Mr WU Chi-wai asked how the Home Affairs Bureau ("HAB") ensured that SPS projects were adequately resourced for continuous operation, and what the Administration would do if partner organizations of certain SPS projects had to surrender the project management rights to the District Council ("DC") due to improper operations.

5. Assistant Director (2), Home Affairs Department ("AD(2)/HAD"), advised that DCs, which were tasked with implementing SPS projects, might partner with non-profit-making organizations ("NPOs") or government departments to deliver the projects, depending on the nature and needs of the projects. Any project that by nature fell within the purview of a government department would be managed and operated by that department, with the recurrent expenditure being borne by the Government after project commissioning. If a DC partnered with an NPO in implementing an SPS project, the NPO would be required to bear the recurrent expenditure of the project. DCs would engage NPOs capable of operating the projects on a self-financing and sustainable basis as partners and use the revenue generated from the SPS projects to meet the recurrent expenditure in order to ensure sustainability of the projects. On a need basis, such as on the prerequisite that a project was not anticipated to be self-sustainable at the initial stage of operation, the DC could set aside a sum of not more than 5% of the construction and associated project costs out of the \$100 million reserved for each district. The fund could be used on a one-off basis to subsidize the costs of initial start-up, management, operation and/or maintenance of the project for up to a maximum of two years immediately after project commissioning.

6. Mr Jeffrey LAM said that members belonging to the Business and Professionals Alliance for Hong Kong supported the SPS projects outlined in the paper. Mr LAM enquired about the criteria adopted by DCs for selecting partner organizations for the implementation of SPS projects, and how the Administration would monitor the implementation of SPS projects. He also asked how the items which had yet to be placed on the agenda for the meetings of the Public Works Subcommittee would be handled.

7. AD(2)/HAD advised that DCs invited NGOs interested in becoming partners to submit proposals for the implementation of SPS projects through

an open, fair and transparent tendering exercise. DCs would first set out the selection criteria, including technical capability, financial capability, management capability, relevant experience of the NPOs and their intended commitment on the project, and then select NPOs as partner organizations based on such criteria. DCs proposed, worked out and implemented SPS projects, as well as monitored their effectiveness. In respect of project monitoring, District Officers would assist DCs in closely monitoring the operation and effectiveness of SPS projects, and partner organizations had to report regularly on the project implementation to DCs and their task groups. DCs and District Officers would provide assistance to partner organizations when necessary.

8. AD(2)/HAD added that the 18 DCs had submitted a total of 27 proposed SPS projects. Among them, 11 had obtained funding approval from the Finance Committee ("FC"); two groups of projects, one consisting of eight and the other of three, had been included in the two agenda items for this meeting of PWSC; and two projects had been placed on the agenda for the meeting of FC to be held on 22 April 2016. In addition, two projects to which the Panel on Home Affairs had just given support would be submitted to PWSC for consideration as soon as possible. As for the one remaining project, the DC concerned was looking for an alternative option, which, after being endorsed by the DC and upon completion of the preparatory work, would be submitted to the Panel on Home Affairs for consideration.

9. Mr WU Chi-wai noted that a funding ranging from \$1.5 million to some \$2 million had been earmarked for community involvement and publicity activities for each SPS project. Given that organizing community involvement and publicity activities was part of the routine work of a District Office ("DO"), Mr WU queried why such costs were not borne by DOs. He commented that DCs had not given careful consideration to the estimated expenditure on the aforesaid activities. At the request of Mr WU Chi-wai, the Administration undertook to provide supplementary information on the breakdown of the estimated expenditure on "community involvement and publicity activities" for each SPS project mentioned in the paper.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC206/15-16\(01\)](#) on 10 May 2016.)

10. Mr WU Chi-wai noted that the salary expenditure incurred in employing non-civil service contract ("NCSC") staff for the preparation work of SPS projects would be covered by the \$200 million set aside for all such projects by the Home Affairs Department before seeking FC's approval for the funding applications for the projects. Mr WU requested the

Administration to provide supplementary information on the work done by these NCSC staff from the time DCs decided to take forward such projects to the time funding approval was obtained from FC.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC206/15-16\(01\)](#) on 10 May 2016.)

201SC –Signature Project Scheme (Yuen Long District) – Construction of a Yuen Long District Community Services Building

11. Dr KWOK Ka-ki expressed support for 201SC (SPS (Yuen Long District) – Construction of a Yuen Long District Community Services Building) and 465RO (SPS (Tuen Mun District) – Revitalization of Tuen Mun River and Surrounding Areas). Dr KWOK asked whether the rooms in the proposed Yuen Long District Community Services Building would be used to hold interest classes for underprivileged children or designated as study rooms for local students. Dr KWOK was also concerned whether activity space would be provided for ethnic minorities ("EMs") and whether drinking fountains would be installed on each floor of the building.

12. District Officer (Yuen Long) ("DO(YL)") responded that Yuen Long Town Hall Management Committee ("YLTHMC"), the partner organization of the project, would construct and operate the building, and provide community service activities targeting mainly the youth, EMs and new arrivals. Over 20 multi-purpose rooms in the building would be made available to other NPOs and members of the public for community activities. Yuen Long DC and the partner organization would actively consider providing study room services in the building and incorporating drinking fountain facilities into the design of the building as and when necessary. An area of approximately 170 m² in the building would be used for accommodating an office for EMs and for the provision of related services. Other activity rooms in the building would also be open for use by EMs and related organizations.

13. Dr Kenneth CHAN pointed out that a report published by the Office of the Ombudsman ("the Office") found that the facilities in some community halls managed by non-government organizations ("NGOs") were hired or reserved for use during peak hours by certain organizations which were given the privilege of priority booking, and the Office urged for a review of the management of those community halls. In this connection, Mr CHAN expressed concern about whether the facilities in the proposed Yuen Long District Community Services Building would be open for use by local organizations based on the principle of fairness.

14. DO(YL) advised that the service agreement to be signed between Yuen Long District Office and YLTHMC, the partner organization of the project, would contain a provision stipulating that the facilities in the proposed building shall be open for use by local organizations. A management committee would be formed by representatives from the Administration, Yuen Long DC and YLTHMC to monitor the operation of the project.

15. Dr KWOK Ka-ki requested the Administration to provide a paper explaining how the application and approval mechanism for the use of facilities in the building would ensure that individual organizations would not monopolize the use of such facilities.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC206/15-16\(01\)](#) on 10 May 2016.)

465RO –Signature Project Scheme (Tuen Mun District) – Revitalization of Tuen Mun River and Surrounding Areas

16. Dr KWOK Ka-ki asked whether activity space (e.g. a community garden) and water sports facilities would be provided for the enjoyment of local residents under the project of "Revitalization of Tuen Mun River and Surrounding Areas" ("the TM River Project").

17. District Officer (Tuen Mun) ("DO(TM)") advised that water sports facilities were not planned under the TM River Project. Vice Chairman of Tuen Mun District Council ("VC/TMDC") added that the project included the reconstruction of a site near Choi Yee Bridge to provide the public with leisure areas such as a riverside promenade, a resting area and an interactive leisure space.

18. Dr KWOK Ka-ki requested the Administration to provide a paper on the estimated cost of installing decorative lighting on some of the streets in the town centre which were the spine of Tuen Mun under the TM River Project, as well as the cost-effectiveness of this proposal.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC206/15-16\(01\)](#) on 10 May 2016.)

66RG - Signature Project Scheme (Tuen Mun District) - Promotion of Youth Development in Tuen Mun

19. Mr CHAN Chi-chuen noted that the above item included the setting up of a youth activity centre (to be named "the Youth Space") for the implementation of youth development activities ("the Youth Space project"). The estimated operation and service expenditures of the centre for six years was \$26.3 million. He requested the Administration to provide supplementary information on the cost breakdown of the above estimate and the projected service capacity of the centre, such as the number of workshops to be held, the number of sessions for which the centre would be open for public use and the number of youths to be served.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC206/15-16\(01\)](#) on 10 May 2016.)

20. Pointing out that pilot projects were usually operated for a period of three years, Mr LEUNG Kwok-hung enquired about the reason for setting a project period of six years for the Youth Space project. AD(2)/HAD advised that generally speaking, project periods varied dependent on the nature and needs of individual projects. Controller (Social Services), Yan Oi Tong, supplemented that the purpose of setting a longer operation period for the Youth Space project was to nurture a group of youths in the district in six years' time to enable them to take up the long-term operation of the youth activity centre.

21. Mr Albert CHAN expressed reservation about the Youth Space project. Pointing out that Tuen Mun District had an ageing population and there were a number of youth services units in the district, including those currently provided by Yan Oi Tong, which was the partner organization of the project, Mr CHAN questioned if it was necessary to allocate additional resources for the provision of youth services in Tuen Mun District. Mr CHAN was of the view that SPS funding should be spent on services which were more imminently needed. He requested the attendance of officials from the Social Welfare Department ("SWD") at the relevant FC meeting for consideration of this item to explain SWD's views on the prioritization of social services in Tuen Mun District.

22. AD(2)/HAD advised that after the district consultation and lengthy discussion on the project, Tuen Mun District Council ("TMDC") confirmed that the Youth Space project suited the needs of the district.

23. Mr Albert CHAN requested the Administration to provide information on the current youth population and the numbers of children and youth centres and youth outreaching service units in Tuen Mun District, as well as information on the staffing of Yan Oi Tong's community and youth services and the annual funding they received from SWD.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC206/15-16\(01\)](#) on 10 May 2016.)

24. Pointing out that Yan Oi Tong was the largest scaled social service organization in Tuen Mun District, Mr Albert CHAN opined that the appointment of Yan Oi Tong as the operator of the SPS project would result in over-concentration of government resources in the hands of certain organizations. In addition, organizations receiving funding under the Lump Sum Grant ("LSG") subvention mode might channel the resources to non-service purposes as they were given the liberty of resource deployment. Mr CHAN requested the Administration to provide a paper on the mechanism to prevent the funding for SPS projects from being deployed internally by funded organizations to finance services subsidized by SWD under the LSG mode or for other purposes.

(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC206/15-16\(01\)](#) on 10 May 2016.)

25. In response, Controller (Social Services), Yan Oi Tong, advised that the subvention provided by SWD under the LSG mode could not be spent on other services. Yan Oi Tong was required to submit audit reports on LSG funding to SWD annually. Yan Oi Tong would establish a dedicated account for the funding of the SPS project. It would also report the project expenses to TMDC at regular intervals and submit annual audit reports on the project. Given the establishment of the control mechanism mentioned above, Yan Oi Tong could not possibly deploy the resources of the two separate fundings interchangeably. He added that Yan Oi Tong would inject \$2.4 million into the Youth Space project during the six-year contract period using its own donations or reserves.

26. Mr WONG Kwok-hing expressed support for the item. He enquired about the details of the public consultation conducted by TMDC on the Youth Space project.

27. In response, Vice Chairman, Tuen Mun District Council, advised that the Tuen Mun District Office ("TMDO") had arranged a roving exhibition on the project theme at Tuen Mun Town Hall and four community centres or halls in Tuen Mun District to gauge public views. It had also consulted the five area committees in Tuen Mun District to collect their views on the SPS project. The joint convention of youth service units of NGOs in Tuen Mun District had also carried out a questionnaires campaign on the project for youths in the district, in which over 90% of the respondents who returned more than 1 200 questionnaires were residents in Tuen Mun. The respondents opined that more resources should be allocated to the nurturing of the youths in the district for their development in performing arts, sports and multi-media creation. TMDO had drawn on these views in drafting the tender documents for the project.

28. Considering that the Youth Space project was devoid of any commercial elements, Mr WU Chi-wai questioned if it could be self-financing within the six-year contract period for on-going operation by youths in the district. He asked whether Yan Oi Tong would continue to operate the project with its own resources if the aforesaid goal was not met.

29. In response, Controller (Social Services), Yan Oi Tong, advised that Yan Oi Tong planned to maintain the operation of the Youth Space project on a self-financing basis with its own resources and the support of young participants. In case such a goal could not be achieved within the six-year contract period, Yan Oi Tong was prepared to continue to devote resources to support the operation of the project. Given that government funding was available for the SPS project, Yan Oi Tong would not charge service users during the six-year contract period. Thereafter, the operator of the Youth Space could consider charging service users in order to generate income to support its operation.

30. Mr WU Chi-wai noted that among the estimated expenditure for the item, about \$2 million was for employing NCSC staff to oversee project implementation. Noting that the amount accounted for a high proportion in the project cost of \$3.7 million, Mr WU questioned if the estimate was a reasonable one.

31. In response, DO(TM) advised that \$4 million and \$2 million were earmarked respectively for the two SPS projects in Tuen Mun District, i.e. "Revitalization of Tuen Mun River and Surrounding Areas" and "Promotion of Youth Development in Tuen Mun", for employing one project manager and one executive assistant on NCSC terms to oversee the implementation of both projects.

67RE - Signature Project Scheme (Yau Tsim Mong District) - Yau Tsim Mong Multicultural Activity Centre

32. Noting that the key facilities of the proposed Yau Tsim Mong Multicultural Activity Centre would include six shops to be operated by EMs, Mr CHAN Chi-chuen enquired about the mode of operation of these shops (e.g. whether they were required to operate on a self-financing basis) and the types of business they would operate, as well as the selection mechanism for identifying operators.

33. In response, District Officer (Yau Tsim Mong)("DO(YTM)") advised that the aim of setting up shops to be operated by EMs was to provide an employment and training platform for EMs. The applicants must be participants of employment and training schemes for EMs provided by New Home Association, the partner organization of the project. The shops would have an operation period of six months. Eligible applicants could submit proposals to the project vetting committee. If selected, they could operate the shops at a rent which was close to open market rentals on a self-financing basis to provide specific services. A one-off subsidy of not more than \$2.5 million to the partner organization was set aside to subsidize the costs of start-up, operation, management and maintenance of the project for up to a maximum of two years after its commissioning. The above funds would not be used to subsidize the shops operated by EMs for the losses they might incur.

34. Dr Kenneth CHAN enquired about the period of operation of Yau Tsim Mong Multicultural Activity Centre and the financial arrangements of the project. In response, DO(YTM) advised that the service agreement, which was under drafting, would be valid for a period of three years and a number of relevant indicators on service performance would be set out therein. Upon the expiry of the first agreement period, the Yau Tsim Mong District Office ("YTMDO") and Yau Tsim Mong District Council ("YTMDC") would review if the agreement with the partner organization would be renewed. The \$2.5 million set aside served only to provide one-off subsidy to the partner organization in the first two years. YTMDO and YTMDC expected that the project could be self-financing after the first two years of operation.

35. Dr Kenneth CHAN was of the view that efforts should be made to make the contents of the service agreement open and transparent to the public, so that other interested organizations might compete for the tender to provide related services in future. DO(YTM) advised that the Administration had furnished supplementary information on the major contents covered by the

service agreement to the Panel on Home Affairs on 26 July 2015 in response to members' request raised at its meeting on 11 May 2015.

36. Ms Emily LAU expressed concern about the recent attack on EMs due to the issue of bogus refugees. Noting that 12.3% of residents in Yau Tsim Mong District were non-Chinese, Ms LAU enquired about the measures which the Administration had taken to assist EMs in the district.

37. The Chairman, Yau Tsim Mong District Council, advised that in the wake of incidents relating to bogus refugees, YTMDC had met with leaders of EMs of different nationalities to gauge their views and concerns on the issue of bogus refugees. The Working Group on Ethnic Affairs of YTMDC would continue to follow up the subject.

38. Ms Emily LAU enquired if the facilities in the proposed Yau Tsim Mong Multicultural Activity Centre would be open for use by foreign domestic helpers ("FDHs"). DO(YTM) advised that as far as the project was concerned, FDHs were not carved out of the definition of EMs. Ms Emily LAU urged the Administration to widely publicize the relevant policy among members of EMs in the district, so that they could apply for the use of facilities and services provided by the centre as required.

39. Noting that the proposed Multicultural Activity Centre would be a standalone building with only one storey, Ms Emily LAU enquired if the Administration had maximized the plot ratio of the selected site and whether it had considered increasing the number of storeys during the planning process for the sake of providing space for other government departments to deliver public services. Ms LAU called on the Administration to ensure that precious land resources were put to good use.

40. The Chairman, Yau Tsim Mong District Council, advised that YTMDC had considered the feasibility of increasing storeys. However, it was decided that the current proposal was to be adopted after considering the project costs, consultation fees, opposing views expected of residents to the increased building height, and the relevant procedures required in obtaining approval from the Town Planning Board, etc. He pointed out that YTMDC had consulted different stakeholders before adopting the proposal.

41. DO(YTM) added that the Chief Executive had announced in his 2013 Policy Address that a one-off grant of \$100 million was earmarked for each district to carry out signature projects under SPS. DCs were also delegated the authority to select projects that were considered appropriate to the respective district. After a number of rounds of discussion, YTMDC selected Yau Tsim Mong Multicultural Activity Centre out of five proposals

as the SPS project of the district. The project was not designed to accommodate the needs of other government departments.

460RO – Signature Project Scheme (Kwun Tong District) - Construction of Lift Tower at Shung Yan Street in Kwun Tong

42. Dr Kenneth CHAN enquired about the reasons for setting aside \$1.5 million for community involvement and publicity activities regarding the construction of the lift tower at Shung Yan Street in Kwun Tong. District Officer (Kwun Tong) ("DO(KT)") advised that given the proximity of the proposed lift tower to residential buildings and the fact that part of the roads near the construction area was occupied by retail shops, it was necessary to set aside the funds for conducting consultation and publicity as well as briefings on project content and arrangement to enhance residents' understanding of the project before and during construction.

463RO – Signature Project Scheme (Eastern District) - Eastern District Cultural Square

43. Mr Tony TSE urged the Administration to promote art and culture of districts and encourage the public, especially young people, to participate in art and cultural activities under the Eastern District Cultural Square project. Mr TSE also suggested that studies be conducted on the feasibility of integrating the proposed Cultural Square with its surrounding areas.

44. District Officer (Eastern)("DO(E)") advised that Eastern District Cultural Square would be adjacent to the Aldrich Bay Promenade ("ABP") in Eastern District. After completion, it would become part of ABP for public enjoyment and come under the administration of the Leisure and Cultural Services Department ("LCSD"). LCSD would manage the Cultural Square and avail the facility for hire by organizations in accordance with its established policies. The Eastern District Office ("EDO") and Eastern District Council ("EDC") had also briefed local residents on the Cultural Square project and encouraged them to make use of it.

462RO – Signature Project Scheme (Kowloon City District) - Revitalization of the Rear Portion of the Cattle Depot

45. Pointing out that the Rear Portion of the Cattle Depot was situated in a poorly accessible location, Mr Tony TSE suggested that the Administration should erect more signposts in surrounding streets to make it more convenient for the public to visit the Rear Portion of the Cattle Depot and enjoy the open space there after its revitalization.

46. District Officer (Kowloon City) ("DO(KC)") advised that the Rear Portion of the Cattle Depot was currently connected to To Kwa Wan Sports Centre and the surrounding areas by a footbridge. A lift would be provided under the footbridge in future to make it more convenient for the disabled and the elderly to go to the proposed open areas on foot. He said that the Administration had taken note of Mr TSE's views.

47. Ms Claudia MO pointed out that the design of the open areas under the revitalization project was on the modernistic side and it might not blend well with the ambiance of the Cattle Depot. Ms MO hoped that the project design could preserve the inherent characters of the Cattle Depot.

48. DO(KC) advised that the recommendations of the Heritage Impact Assessment ("HIA") were referred to in the project design, and consultation was conducted with the Antiquities Advisory Board. Project Director (3), Architectural Services Department, supplemented that given the historic value of the Cattle Depot, efforts would be made in the project design to best preserve its inherent characters and overall layout, while appropriate alterations as allowed by the HIA report would be made in conjunction with appropriate items of display, to enable the public to safely enjoy the facilities of the open space.

69RE – Signature Project Scheme (Tai Po District) – Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School

49. Mr Christopher CHEUNG expressed support for the eight SPS projects listed in the paper. Mr CHEUNG enquired about the number and size of the arts studios/offices under the "Establishment of an Arts Centre by Retrofitting Tai Po Government Secondary School" ("the Arts Centre project"); the rental of such facilities and the letting policy on them; and whether young artists would be offered rent concessions. Mr CHEUNG also asked whether arts groups in Tai Po District would have a priority in renting these studios.

50. District Officer (Tai Po) ("DO(TP)") advised that 19 arts studios would be provided under the Arts Centre project ranging in size from 54 m² to 346 m². In setting the rent level for the art studios/offices, reference would be made to the rental of similar facilities (such as the Jockey Club Creative Arts Centre), other districts where artist studios were located, as well as properties in the proximity to the arts centre. Moreover, a balance would be struck between the needs of arts groups in and outside Tai Po District.

51. Mr Christopher CHEUNG enquired about the criteria based on which the Hong Kong Arts Development Council ("HKADC") would select arts

groups for renting the arts studios/offices of Tai Po Arts Centre ("the Centre"); the composition of the management committee for monitoring the operation of the Centre; and how the Administration would monitor the operation of the Centre in future to ensure that members of the public would benefit from the project.

52. DO(TP) responded that a management committee with members comprising District Officer (Tai Po) and representatives from HAB, the Tai Po District Council ("TPDC") and HKADC would be set up to monitor the operation of the project, particularly the finance and tenancy arrangements, and to review the progress of the project from time to time.

53. Principal Assistant Secretary for Home Affairs (Culture)¹ advised that HKADC followed the established policy for the selection of arts groups as users of arts studios/offices. By making reference to its arrangements for "ADC Artspace", HKADC would conduct an open invitation for arts groups/artists to apply for admission to the arts centre under the project. It would also consider the information furnished by an applicant based on the selection criteria, such as whether the applicant would actively and effectively utilize the studio, the use of the studio and the artistic standard of the applicant, before submitting the application to the assessment panel for vetting. The assessment panel comprises members from HKADC and relevant industries.

54. Dr Fernando CHEUNG enquired about the reasons why the construction cost of the Arts Centre project had increased from more than \$45 million in the original cost estimate to \$53.1 million in the current cost estimate. He opined that the route of the barrier-free access to the Centre was circuitous and urged the authorities to improve the design.

55. DO(TP) explained that the cost of some \$6 million for replacement of fire service equipment and pipes had not been included in the original cost estimate. TPDC later sought a donation of \$7 million from local personalities, making it possible for the project to proceed. Regarding the design of the barrier-free access, DO(TP) said that an improvement proposal for the barrier-free access entrance would be explored with the consultant. He also pointed out that due to height difference, further studies would need to be conducted on the feasibility of providing an access to the arts centre via Tai Wo Road.

56. At the request of Dr Fernando CHEUNG, the Administration would submit a proposal on the improvement of the design of the barrier-free access entrance to Tai Po Arts Centre.

(*Post-meeting note:* The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC206/15-16\(01\)](#) on 10 May 2016.)

Other concerns and views

57. Mr IP Kwok-him advised that he and members of the Democratic Alliance for the Betterment and Progress of Hong Kong ("DAB") were supportive of the eight SPS projects listed in the paper. Mr IP said that the projects concerned had undergone an extensive consultation at the district level and had been thoroughly discussed by the Panel on Home Affairs. He believed that the proposed SPS projects would enhance the quality of life of the local residents.

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

59. The item was voted on and endorsed. Mr Albert CHAN said that while he and Mr CHAN Chi-chuen had reservations on 66RG – Signature Project Scheme (Tuen Mun District) – Promotion of Youth Development in Tuen Mun, they supported the other seven proposed SPS projects in the paper.

60. The Chairman consulted members on whether the project would require separate voting at the relevant meeting of FC. Mr Albert CHAN and Mr WU Chi-wai requested that 66RG – Signature Project Scheme (Tuen Mun District) – Promotion of Youth Development in Tuen Mun be voted on separately at the relevant FC meeting.

Head 706 – Highways

PWSC(2016-17)5	169TB	Lift and pedestrian walkway system at Cheung Hang Estate, Tsing Yi
	175TB	Lift and pedestrian walkway system between Kwai Shing Circuit and Hing Shing Road, Kwai Chung
	168TB	Lift and pedestrian walkway system at Waterloo Hill
	164TB	Footbridge connecting Tsuen Wan Plaza, Skyline Plaza and adjacent landscaping area
	158TB	Elevated walkway between Tong Ming Street and Tong Tak Street, Tseung Kwan O

61. The Chairman said that the proposal, i.e. PWSC(2016-17)5, was to upgrade five projects, i.e. 169TB, 175TB, 168TB, 164TB and 158TB, to Category A at a total estimated cost of \$946.6 million in MOD prices for the construction of lift and pedestrian walkway systems in Tsing Yi, Kwai Chung and Waterloo Hill, as well as that of a footbridge and an elevated walkway respectively in Tsuen Wan and Tseung Kwan O, in order to enhance the accessibility of hillsides and the urban area. The Panel on Transport had been consulted on the proposed projects on 23 March 2016. Panel members supported the Administration's submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

62. Miss Alice MAK expressed support for the five projects outlined in the paper. Expressing particular concern about 175TB (Lift and pedestrian walkway system between Kwai Shing Circuit and Hing Shing Road, Kwai Chung) and 169TB (Lift and pedestrian walkway system at Cheung Hang Estate, Tsing Yi), Miss MAK urged the Administration to take forward the two projects as soon as possible.

63. Director of Highways ("DH_y") said that the projects concerned needed to be implemented progressively. Since the proposed lift and pedestrian walkway systems were located on slopes, slope works must be carried out before the commencement of the projects to enhance the stability of the slopes, and underground utilities diversion was also needed. The Administration would review the possibility of further shortening the time required for the projects during the tender exercise.

64. In respect of 169TB (Lift and pedestrian walkway system at Cheung Hang Estate, Tsing Yi), Miss Alice MAK noted that the two proposed lift towers would be constructed in Cheung Heng Estate and Tsing Yu New Village. She enquired whether the Administration had consulted the residents on the project. Miss MAK also urged the Administration to improve the design of the traffic signals at the crossroads on Fung Shue Wo Road, in the light of the increased pedestrian flow brought by the proposed lift and pedestrian walkway system.

65. DH_y advised that during both the planning and design stages of 169TB, the Administration had conducted public consultation and discussed the project with Kwai Tsing DC. In order to cope with the additional pedestrian flow brought by the new lift and pedestrian walkway system, footpaths would be widened where necessary. DH_y also said that they would collaborate with the Transport Department to examine in detail the

design of the traffic signals at the crossroads on Fung Shue Wo Road mentioned by Miss MAK.

66. Ms Emily LAU expressed support for the projects outlined in the paper and urged the Administration to take forward the projects as soon as possible. Ms LAU noted that at its meeting on 15 April 2016, the Panel on Transport passed a motion requesting the Administration to set up a "\$5 billion Hillside Elevator and Escalator Fund" ("the Hillside Escalator Fund"). She requested the Administration to respond to the motion.

67. Under Secretary for Transport and Housing ("USTH") said that the project cost for the provision of hillside escalator links and elevator systems ("hillside escalator links") would be much higher than that for the installation of new lifts under the "Universal Accessibility" Programme. The Transport and Housing Bureau had to explore with relevant bureaux and departments the feasibility of financing the projects in the form of funds. Given that the proposal in the motion involved significant changes to the funding system, the authorities believed that it might not be possible to make a response before the relevant meeting of FC.

(Post-meeting note: The Administration's written response was circulated to members vide [LC Paper No. PWSC203/15-16\(01\)](#) on 6 May 2016.)

68. Ms Emily LAU asked whether the slow progress in implementing the hillside escalator link projects was attributable to the authorities' lack of financial resources, and enquired about the effectiveness of the establishment of the Hillside Escalator Fund in expediting the implementation of the projects.

69. The Chairman said that the Panel on Transport had suggested that the Hillside Escalator Fund be set up in order to administratively expedite the implementation of the projects through a simplified funding process. USTH added that the progress of certain projects had been affected by circumstantial factors and the time spent on discussions with the local community, etc. Therefore, setting up the Hillside Escalator Fund might not be the solution to all the problems of the projects.

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

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

[At 10:23 am, the Chairman proposed that the meeting be extended for 15 minutes up to 10:45 am. No members raised any objection.]

72. There being no other business, the meeting ended at 10:45 am.

Council Business Division 1
Legislative Council Secretariat
10 May 2016