

**立法會**  
***Legislative Council***

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by the Administration)

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

**Minutes of the 21<sup>st</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Saturday, 23 April 2016, at 9 am**

**Members present:**

Ir Dr Hon LO Wai-kyok, 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 Abraham SHEK Lai-him, 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 WONG Ting-kyong, SBS, JP  
Hon Starry LEE Wai-king, JP  
Hon CHAN Hak-kan, JP  
Hon IP Kwok-him, GBS, JP  
Hon LEUNG Kwok-hung  
Hon Albert CHAN Wai-yip  
Hon Claudia MO  
Hon WU Chi-wai, MH  
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, BBS, JP  
Dr Hon KWOK Ka-ki  
Hon KWOK Wai-keung  
Hon Christopher CHEUNG Wah-fung, SBS, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Hon SIN Chung-kai, SBS, JP  
Dr Hon Helena WONG Pik-wan  
Dr Hon Elizabeth QUAT, JP  
Dr Hon CHIANG Lai-wan, JP  
Hon Christopher CHUNG Shu-kun, BBS, MH, JP  
Hon Alvin YEUNG Ngok-kiu

**Members absent:**

Hon LEE Cheuk-yan  
Hon Andrew LEUNG Kwan-yuen, GBS, JP  
Hon Cyd HO Sau-lan, JP  
Dr Hon LEUNG Ka-lau  
Hon WONG Kwok-kin, SBS  
Hon Alan LEONG Kah-kit, SC  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Steven HO Chun-yin, BBS  
Dr Hon Kenneth CHAN Ka-lok  
Hon Dennis KWOK  
Hon TANG Ka-piu, JP  
Hon Tony TSE Wai-chuen, BBS

**Public officers attending:**

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Mr Albert LAM Kai-chung, JP	Deputy Secretary for Development (Works) <sup>1</sup>
Mr Maurice LOO Kam-wah	Deputy Secretary for Development (Planning and Lands) <sup>2</sup>
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)

Mr Daniel CHUNG Kum-wah, JP	Director of Civil Engineering and Development
Mr Daniel LAM Lap-tak	Chief Engineer (New Territories West 2) (New Territories West) Civil Engineering and Development Department
Mr YEUNG Tak-keung, JP	Commissioner for Sports Home Affairs Bureau
Mr LEUNG Koon-kee, JP	Director of Architectural Services
Mrs Alice YU NG Ka-chun	Project Director(3) Architectural Services Department
Miss Charmaine WONG Hoi-wan, JP	Assistant Director of Home Affairs (2)
Mr Bassanio SO Chek-leung, JP	District Officer (Tai Po) Home Affairs Department
Ms Rebecca LOU Wai-yi	Assistant Director of Leisure and Cultural Services (Leisure Services)3
Ms Shirley CHUNG Yuk-fong	Chief Executive Officer (Planning)2 Leisure and Cultural Services Department
Mr LO Kwok-kong	Chief Civil Engineer (Public Works Programme) Transport and Housing Bureau
Mr Alan HUI Bing-chiu	Chief Architect (3) Housing Department
Mr Benjamin MOK Kwan-yu, JP	District Officer (Sham Shui Po) Home Affairs Department
Mrs Doris FOK LEE Sheung-ling	Assistant Director of Leisure and Cultural Services (Leisure Services)1
Miss Rochelle LAU Shuk-fan	Assistant Director of Leisure and Cultural Services (Libraries and Development)

**Clerk in attendance:**

Ms Sharon CHUNG

Chief Council Secretary (1)2

**Staff in attendance:**

Mr Fred PANG

Senior Council Secretary (1)2

Ms Ada LAU

Senior Council Secretary (1)7

Ms Alice CHEUNG

Senior Legislative Assistant (1)1

Ms Clara LO

Legislative Assistant (1)8

Ms Haley CHEUNG

Legislative Assistant (1)9

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Action

The Chairman advised that there were nine funding proposals on the agenda for the meeting, including seven 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(2015-16)53    259RS    Cycle tracks connecting North West New Territories with North East New Territories - Tuen Mun to Sheung Shui section (Remaining)**

2. The Chairman said that the funding proposal was to upgrade 259RS to Category A at an estimated cost of \$890.9 million in money-of-the-day ("MOD") prices for the construction of a cycle track connecting Yuen Long and Sheung Shui. The Panel on Development had been consulted on the project on 22 July 2015. The Panel was in support of the project. A report on the gist of the Panel's discussion had been tabled at the meeting.

Design and alignment of the proposed cycle track

3. Mr WONG Kwok-hing supported the funding proposal. He enquired if the width of the proposed cycle track met the 3.5-metre ("m") requirement stipulated by the Transport Department ("TD") and how the design would enhance user safety so as to reduce accidents.

4. Director of Civil Engineering and Development ("DCED") responded that the proposed cycle track at the Tuen Mun to Sheung Shui section, measuring 4 m in width, met TD's requirement. As some sections of the cycle track were designed to intersect the carriageways, three cycle bridges and two cycle subways were proposed to be constructed at the crossing points in order to facilitate cyclists and reduce the chance of accidents.

5. Mr WU Chi-wai supported the funding proposal. He enquired about the number of locations along the proposed cycle track at which cyclists were required to dismount and push their bicycles across the road. Noting that bollards were installed at many crossing points where the cycle tracks intersected carriageways, he commented that such design would render cyclists more prone to accidents. Mr WU was concerned whether cyclists could cycle on the road adjacent to the cycle track after completion of the cycle track.

6. DCED responded that the alignment design had minimized the number of intersections between the proposed cycle track and carriageways. The proposed cycle track, measuring 11 kilometres ("km") in length, would have a total of 29 intersections with carriageways. He pointed out that it was TD's requirement that cyclists must dismount at the crossings and push their bicycles across the road. He undertook to convey Mr WU's views to TD. He added that as the proposed cycle track had a width of 4 m and mostly ran parallel to carriageways, there would be sufficient space for cyclists and they did not have to ride on roads.

7. Mr WU Chi-wai was dissatisfied with the Administration's response. He opined that bicycles were also used as a mode of transport and the Administration should educate cyclists on how to observe traffic signals and cycle properly on public roads instead of prohibiting cycling on roads.

8. Dr CHIANG Lai-wan was concerned about the noise nuisances caused by cyclists to residents near the cycle track. She asked whether the cover of the cycle bridge proposed to be constructed across Shek Sheung River could achieve noise screening effect. She suggested that the Administration should implement measures to mitigate the noise nuisances caused by cyclists, such as by erecting signage to remind cyclists to behave in a considerate manner. Given that it would be difficult for nearby residents to take actions against the cyclists who made noises when passing through the cycle track and that educating the cyclists might not achieve the desired effect, Mr LEUNG Yiu-chung asked the Administration how it would tackle the problem.

9. Mr Albert CHAN expressed concern that the provision of a cover over the cycle bridge would entail a higher construction cost, and enquired about the reasons for its construction.

10. Noting that the cycle bridge at Shek Sheung River had two cycle lanes for cyclists but only one lane for pedestrians, Dr CHIANG Lai-wan was concerned whether this arrangement was in compliance with the relevant standard.

11. DCED responded that according to the standards for public works construction, footbridges should be provided with covers. As the cycle bridge at Shek Sheung River was constructed for the use of both cyclists and pedestrians, it would be installed with a cover but the noise screening effect of the cover would not be significant. The Administration would consider putting up signage on the sections of the cycle track which were located near residential developments to remind cyclists to reduce noise and would step up efforts to educate the public. He pointed out that the structures located in the vicinity of the proposed cycle track were village houses instead of densely populated multi-storey buildings. There would be a 2 m wide footpath adjacent to the cycle path on the proposed cycle bridge, which was in compliance with the planning standards.

12. Mr Albert CHAN was concerned that the proposed cycle track ran past Mai Po Lung Road where there were many container yards, and there were many places where the cycle track intersected the carriageways. This had given rise to public concern about a possible increase in traffic accidents. Mr CHAN enquired about the measures to be taken by the Administration to avoid the potentially fatal risks that container trucks parked near Mai Po Lung Road might pose to cyclists and pedestrians when they were travelling to and from that area.

13. DCED responded that at the intersections between cycle tracks and carriageways, cyclists were required to dismount and push their bicycles across the junctions. Mr CHAN was dissatisfied with DCED's response. He requested the Administration to provide drawings showing the design of the section of the proposed cycle track near Mai Po Lung Road, and explain how the design as well as measures, if any, to be taken by the Administration could prevent or mitigate the risks posed to cyclists and pedestrians by container trucks travelling at the said location.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC214/15-16\(01\)](#) on 13 May 2016.)*

14. Mr LEUNG Che-cheung supported the funding proposal. He noted that in order to construct the cycle track, the Administration planned to fell 3 284 trees, including three important trees. He asked whether these trees were located along Shek Sheung River; if so, whether the authorities could consider moving the cycle bridge to another location. He sought explanation from the Administration on whether it was necessary to fell such a large number of trees.

15. DCED responded that as the project site in question was located in undeveloped rural areas, there were more trees within the site area. In designing the alignment of the proposed cycle track, the Administration had avoided unnecessary felling of trees as far as possible. He explained that the three important trees included two *Ficus microcarpa* and one *Ficus virens*, which were common tree species. They were classified as important trees because the diameter of their trunks exceeded 1 m. He clarified that the three trees were not located in the vicinity of the cycle bridge at Shek Sheung River but were near Mai Po Village.

16. Mr CHAN Hak-kan welcomed the Administration's proposal to develop a cycle track network connecting Tuen Mun, Yuen Long, Tai Po and Sha Tin. He noted that along the sections completed, many locations had not yet been connected. As a result, cyclists had to dismount and push their bicycles for a certain distance, and this was particularly common in Sheung Shui. He asked whether the Administration would carry out retrofitting works to improve the above situation. He was also concerned about the number of vehicular access points for emergency vehicles along the proposed cycle track.

17. DCED responded that upon completion of the backbone sections of the cycle track, progressive improvements would be made to those sections where the connectivity was not satisfactory. He pointed out that as the proposed cycle track was mostly aligned alongside the carriageways, emergency vehicles could arrive at the scene conveniently and expeditiously in the event that an accident occurred on the cycle track.

#### Provision of facilities along the proposed cycle track

18. Noting that there were a number of resting stations along the proposed cycle track, Mr WONG Kwok-hing considered that the Administration should take this opportunity to promote local community economy by allowing small business operators to operate businesses such as refreshment kiosks, open air cafes or bicycle repair kiosks at these areas. He asked whether the Administration had any plans in this regard.

19. DCED advised that the Civil Engineering and Development Department was discussing with the Leisure and Cultural Services Department ("LCSD") to see how various entry/exit hubs along the proposed cycle track could be used for providing necessary facilities for selling refreshments and repairing bicycles, etc.

20. At the request of Mr WONG Kwok-hing, the Administration would provide supplementary information on its plan to make use of the resting stations or entry/exit hubs along the proposed cycle track to promote the development of local community economy.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC214/15-16\(01\)](#) on 13 May 2016.)*

21. Expressing concern about the shortage of cycle parking spaces in the New Territories, particularly in Sheung Shui, Ms Emily LAU suggested that the Administration should develop multi-storey parking facilities. DCED advised that the Administration was aware of the tight supply of cycle parking spaces near MTR stations in the New Territories and was implementing the measures mentioned by Ms LAU on a trial basis at some locations in order to provide more parking spaces.

22. Dr Elizabeth QUAT supported the funding proposal. She suggested that the Administration should support community groups to provide and operate automatic bicycle rental systems in the New Territories and draw reference from the successful experience of other cities in this regard.

23. DCED advised that the Administration's observation was that, according to overseas experience, the development of automatic bicycle rental systems had been successful mostly in big cities where users of the system were commuters who worked in the local areas and used bicycles for short-distance commuting. Having regard to the fact that most people in Hong Kong cycled on cycle tracks in suburbs and the distance they travelled was relatively long, the Administration was of the view that Hong Kong might not yield the same success as other places did. He pointed out that while the Administration had plans to bring in investors to operate bicycle rental services at the entry/exit hubs, it would not consider introducing the automatic bicycle rental service operations at this stage.

24. Dr CHIANG Lai-wan pointed out that automatic bicycle rental services, which targeted leisure cyclists in the park, were available near the site of the West Kowloon Cultural District ("WKCD"). She suggested that



interested investors be brought in for the development of automatic bicycle rental services in the New Territories.

25. Mr LEUNG Yiu-chung enquired whether joggers could use the cycle track for practising long-distance running. He was concerned about whether medical posts were available along the proposed cycle track and other completed cycle tracks to support those who were injured. He commented that the provision of only one public toilet along the proposed 11 km long cycle track was inadequate to meet the need of users.

26. In response, DCED pointed out that there would be a 2 m wide footway running parallel to the proposed cycle track. As such, joggers could jog on the footway alongside the cycle track. According to the current standards, a public toilet would be provided at a distance of every 10 km along a cycle track. As the proposed cycle track was 11 km in length, the number of public toilets to be built complied with the planning requirement. Apart from the provision of medical aid stations at the entry/exit hubs, the Administration would consider setting up medical posts at other locations.

Cycle track network in the New Territories — the cycle track section from Tsuen Wan to Tuen Mun

27. Mr WONG Kwok-hing expressed concern about the delay in the commencement of the construction of the proposed cycle track section from Tsuen Wan to Tuen Mun as well as the difficulties encountered.

28. Ms Emily LAU suggested that the Administration should work with the District Councils ("DCs") concerned to provide incentives to residents objecting to the construction of certain sections of the cycle track from Tsuen Wan to Tuen Mun, so as to persuade them to accept the Administration's proposal to construct those sections. Mr LEUNG Che-cheung also urged the Administration to expedite the construction of the cycle track section from Tsuen Wan to Tuen Mun.

29. Mr Albert CHAN opined that if the Administration could use an alignment design that would alleviate residents' concerns about noise nuisances and take measures to prevent cyclists from staying in nearby housing estates, there would not be an overly objection from the residents. He urged the Administration to construct the cycle track section from Tsuen Wan to Tuen Mun as early as possible. Mr CHAN was also concerned that despite the growing popularity of the use of bicycles as a mode of transport, the Administration had not reviewed the legislation and policies on the prohibition of carriage of passengers on bicycles.

30. DCED advised that some residents in Tsuen Wan objected to the Administration's proposal to construct a cycle track in front of their homes because they were worried about the noise nuisances and the possible safety risks to children passing by the cycle track. With modification of the alignment design, the cycle track section from Tsing Tsuen Bridge to Bayview Garden was supported by the DCs concerned, and the revised alignment was gazetted on 18 March this year. The Administration would follow up with the DCs concerned on taking forward the construction of the remaining sections of the cycle track from Tsuen Wan to Tuen Mun.

31. At the request of Ms Emily LAU, the Administration would provide a paper explaining its plan:

- (a) to communicate with the residents who objected to the alignment design of the cycle track section from Tsuen Wan to Tuen Mun, to solicit their support for the cycle track project and to finalize a mutually acceptable design scheme;
- (b) to relieve the problem of inadequate provision of cycle parking spaces near MTR stations in the New Territories; and
- (c) to solve the noise nuisance problem caused by cyclists at the existing cycle tracks in the vicinity of densely populated areas.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC214/15-16\(01\)](#) on 13 May 2016.)*

32. There being no further questions from members on this agenda item, the Chairman put the funding proposal PWSC(2015-16)53 to vote.

33. The Chairman declared that the proposal was endorsed by the Subcommittee. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of the Finance Committee ("FC"). Mr Albert CHAN requested that the item be voted on separately.

*(Post-meeting note: A representative of Mr Albert CHAN informed the Secretariat on 6 May that Mr CHAN would like to withdraw the above request.)*

**Head 703 – Buildings****PWSC(2016-17)6 57RG Sports centre, community hall and football pitches in Area 1, Tai Po**

34. The Chairman said that the proposal was to upgrade 57RG to Category A at an estimated cost of \$2,163.1 million in MOD prices for the construction of a sports centre, a community hall and two football pitches in Area 1, Tai Po. The Panel on Home Affairs had been consulted on the proposed project on 17 February 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.

The indoor heated swimming pool

35. A number of members including Mr Albert CHAN, Miss CHAN Yuen-han, Dr Fernando CHEUNG, Dr KWOK Ka-ki, Mr Abraham SHEK, Mr LEUNG Kwok-hung, Mr IP Kwok-him, Ms Emily LAU, Mr CHAN Chi-chuen, Dr Elizabeth QUAT, Mr LEUNG Yiu-chung, Mr WONG Kwok-hing and Mr CHAN Hak-kan, etc. shared the view that the proposed indoor heated swimming pool ("the swimming pool") should be enlarged to the size of a standard swimming pool (viz. 25 m x 50 m).

36. Mr CHAN Chi-chuen enquired why a standard swimming pool could not be provided in the proposed sports centre, and whether the space for the proposed artificial turf indoor lawn bowling green or one of the football pitches, if released, would be sufficient for building a standard swimming pool. Considering that the proposed swimming pool, which measured only 25 m by 25 m, could not meet the needs of the local community, Mr IP Kwok-him was concerned about the views of the Tai Po District Council ("TPDC") in this respect. Mr IP opined that the Administration might identify alternative sites for providing some of the facilities proposed under this project.

37. Assistant Director of Leisure and Cultural Services (Leisure Services)3, ("AD(LS)3") advised that the Government's proposal to build two 7-a-side football pitches in Area 1, Tai Po, was made in response to the request of the local community, and the two football pitches could also be used for holding major events. Moreover, with the provision of an artificial turf indoor lawn bowling green in the proposed sports centre, there would be more choices of recreational and sports facilities available to the local

community, in particular the elderly. The provision of the two proposed facilities was supported by TPDC.

38. Chief Executive Officer (Planning)2, Leisure and Cultural Services Department explained that TPDC, when consulted by the Government on its plan for the provision of an indoor swimming pool, hoped that the swimming pool facility would be widely used by the local community and would serve as a training venue. Holding of events at the swimming pool was not the primary objective. Having regard to TPDC's views and the site constraints, the Government took the view that the proposed number and size of swimming pools could meet the needs of residents.

39. The Commissioner for Sports, Home Affairs Bureau ("C for S/HAB") supplemented that the proposed swimming pool facility comprised three "water bodies", viz. a 25 m x 25 m swimming pool, a training pool and a Jacuzzi. If the swimming pool was to be enlarged to 25 m x 50 m, there would not be enough space to accommodate a training pool and a Jacuzzi. Having realized this constraint, TPDC selected the current proposal and hoped the Government could expedite the implementation of the project.

40. Mr WONG Kwok-hing called on the Administration to increase the size of the swimming pool while retaining the training pool and the Jacuzzi under the project. Mr CHAN Hak-kan, however, suggested that the swimming pool and the training pool should be combined to form a larger swimming pool. The Director of Architectural Services ("D Arch S") responded that if a larger swimming pool was to be provided, the Government would have to re-design the entire project. As a result, the construction schedule would be delayed and the construction cost would be higher.

41. Mr IP Kwok-him suggested that the facades of the indoor swimming pool should be built with glass or other transparent materials to enable users to enjoy the scenery of the surrounding area. D Arch S explained that in designing indoor swimming pools, the Government would refrain as far as possible from using large glazed facades, so that the lifeguards on duty would not be affected by the reflection caused by excessive sunlight streaming through the glass and falling on the pool water surface.

42. Mr LEUNG Yiu-chung enquired how lifeguards working at outdoor swimming pools and bathing beaches, who were also affected by the reflection of sunlight at water surface, could carry out their work as normal. D Arch S said that lifeguards working outdoors would inevitably be affected by sunlight reflection. In designing indoor swimming pools, however, the Government would minimize as far as possible the impact of sunlight

reflection on lifeguards. He added that windows would be provided at the facades of the proposed indoor swimming pool. These windows were placed higher up the walls, so that the water surface would not be exposed to direct sunlight.

Artificial turf indoor lawn bowling green

43. Mr LEUNG Kwok-hung enquired about the total number of artificial turf indoor lawn bowling greens in the territory and their usage rate. In his view, an artificial turf indoor lawn bowling green was not the most needed facility of local residents when compared with those heavily used swimming pools. Dr Elizabeth QUAT asked whether the Administration had looked at the annual attendance figures of artificial turf indoor lawn bowling greens vis-à-vis swimming pools at the consultation stage of the project.

44. AD(LS)3 responded that there were currently two artificial turf indoor lawn bowling greens managed by LCSD which were located at Island East Sports Centre and Ap Lei Chau Sports Centre respectively. Their average usage rate was 65% in 2015.

Admin

45. At the request of Mr LEUNG Kwok-hung, the Administration would provide supplementary information detailing the reasons for providing an artificial turf indoor lawn bowling green in the sports centre.

Public car park

46. A number of members including Mr CHAN Hak-kan, Mr IP Kwok-him, Dr Elizabeth QUAT, Ms Emily LAU, Miss CHAN Yuen-han and Mr Alvin YEUNG, etc. pointed out that there was a severe shortage of public car parking spaces in Tai Po. They were concerned whether the number of parking spaces provided by the new car park under the project was adequate to meet local needs.

47. C for S/HAB responded that the proposed public fee-paying car park to be located underground would be open 24 hours a day with parking spaces for 200 private cars.

48. District Officer (Tai Po), Home Affairs Department ("DO(TP)), replied that TPDC had been consulted and agreed to the number of the proposed parking spaces. He added that with the imminent completion of the new public housing development near Po Heung Street in Tai Po, there would be 100 additional parking spaces, which could help alleviate the shortage of parking spaces in the district.

49. D Arch S said that owing to the proximity of the site to Lam Tsuen River, if a single-storey basement extension was to be constructed beneath the basement car park, substantial extra construction costs would be incurred due to higher groundwater level and deeper rock layer. Furthermore, a significant increase in the provision of parking spaces would require a new traffic impact assessment.

50. Mr Alvin YEUNG enquired whether it was technically feasible to extend the basement car park rightwards by making use of the spaces under the football pitches. D Arch S replied in the affirmative

Admin

51. At the request of Mr Alvin YEUNG, the Administration would provide supplementary information about the number of additional parking spaces that could be provided if the basement car park was to be extended further on the right towards Nam Wan Road, the additional project cost incurred and whether the extension was cost-effective.

#### Feasibility of addition of upper storeys

52. Mr Albert CHAN, Mr LEUNG Yiu-chung, Dr Elizabeth QUAT, Mr Alvin YEUNG and Dr KWOK Ka-ki suggested that the Administration should consider constructing additional storeys on top of the sports centre to increase the floor area to accommodate a standard swimming pool and additional parking spaces by rearranging the locations of some of the proposed sports facilities. Mr Albert CHAN considered it unacceptable for the Administration to claim that it was not possible to build a standard swimming pool on the 25 000 m<sup>2</sup> site when it was seeking a funding of over \$2.1 billion for the project. Dr Elizabeth QUAT enquired whether TPDC had been consulted on the construction of additional storeys and what concerns it had raised. Mr Alvin YEUNG pointed out that as there were only two schools at the rear of the site, it would not have much impact on the landscape if one additional storey was built on top of the proposed sports centre.

53. D Arch S replied that it was technically feasible to build one additional storey on top of the proposed building. DO(TP) said that the Government had not discussed the construction of additional storeys with TPDC when the latter was consulted on the project. Some TPDC members, however, had relayed the concern of some residents of Tai Po Centre and the nearby housing estates over whether the proposed building would obstruct the view.

Overall design of the building

54. Mr CHAN Hak-kan found it unsatisfactory that an enclosed design was adopted for the proposed community hall which would face Lam Tsuen River. Ms Emily LAU also expressed concern about the aesthetic designs of the community hall and the sports centre, and asked the Administration to give a clear reply as to whether they could be revised. D Arch S replied that the Government would proactively consider revising the designs of the facades of the community hall and the sports centre.

Admin

55. At the request of Ms Emily LAU, the Administration would provide a paper and layout plans explaining how the aesthetic designs of the community hall and the sports centre could be revised to provide windows on the side of the buildings facing Lam Tsuen River.

56. Dr Elizabeth QUAT noted that due to the enclosed design of the facades of the proposed building and the use of environmental-unfriendly materials, the building would absorb a huge amount of heat and its users would need to consume more air-conditioning. The architectural design had also not taken advantage of natural lighting. She therefore considered that the design of the building was not environmentally friendly.

57. In response, D Arch S said that the Government would provide more glass windows at the appropriate locations of the facades of the swimming pool and in those portions of the community hall which were open for public use.

58. Miss CHAN Yuen-han urged the Administration to try its best to identify ways to address the imperfections in the project design. Otherwise, it would be a waste of land resources. She said that she would not support this item if the Administration did not modify the project.

59. Dr Fernando CHEUNG was dissatisfied with the aesthetic design of the building and the Administration's lack of a plan for providing a standard swimming pool under the project. He highlighted that the flight of stairs in front of its main entrance of the building would make the building inaccessible to wheelchair-users, who could only enter the building from the side door. Dr CHEUNG said that he would not support the funding proposal if the Administration did not revise the design of the building. C for S/HAB advised that the Architectural Services Department would take into account Dr CHEUNG's views and consider revising the design of the barrier-free access under the project.

The Subcommittee's requests

Admin

60. A number of members including Mr Abraham SHEK, Ms Emily LAU, Mr IP Kwok-him, Miss CHAN Yuen-han and Mr CHAN Hak-kan, etc. expressed support for the early submission of the funding proposal for the project to FC for consideration, with a view to implementing the project as soon as possible. However, as the size of the swimming pool and the number of parking spaces to be provided could not meet the demands of the local community, they requested that the Administration should provide the revised designs of the swimming pool and the car park before submitting the funding proposal to FC for consideration. An explanation was also sought on the impact of the revised designs on other facilities to be provided under the entire project, whether an additional storey would be built to cater for the revised designs, and whether additional project cost would be incurred (if so, the amount).

61. Dr Elizabeth QUAT, Mr Albert CHAN, Dr KWOK Ka-ki and Mr Alvin YEUNG suggested that the Administration might consider building an additional storey on top of the building to accommodate the revised designs mentioned in paragraph 60 above. Mr LEUNG Kwok-hung, Mr Abraham SHEK, Mr CHAN Chi-chuen and Ms Emily LAU shared the view that consideration might be given to changing the locations as well as the size and number of some of the proposed facilities, such as the bowling green and football pitches, so as to release space for the provision of a standard swimming pool.

62. Dr KWOK Ka-ki, Mr Abraham SHEK and Mr CHAN Chi-chuen said that although the revised designs of the swimming pool and the car park might entail a higher project cost, they would consider supporting the project subject to sufficient justifications to be provided by the Administration. Ms Claudia MO asked the Administration to undertake to revise the project design as required in paragraph 60 above.

63. Miss CHAN Yuen-han and Ms Emily LAU urged the Administration to discuss with TPDC and PWSC members and secure their support for the revised designs, when available, before submitting the funding proposal to FC.

64. Mr LEUNG Kwok-hung considered that the Administration should withdraw the funding proposal. Mr James TO was of the view that since the project was sited in the town centre of Tai Po and the proposed facilities were for long-term use in the future, instead of hastily submitting a revised design for the project in two or three months' time, the Administration should spend



more time conducting consultation on the revised design and other works required.

65. In response, C for S/HAB said that should the design for the project be revised, the Government had to consult TPDC again, review afresh its technical feasibility and estimate the expenditure to be incurred. It was believed that the Government might not be able to submit the revised funding proposal to FC before the end of the current legislative session. He pledged that the Government would proactively consider members' views on the swimming pool and the car park, and explore the possibility of revising the original designs without affecting the works schedule.

66. There being no further questions from members on the item, the Chairman put the item to vote. The Chairman declared that the item was endorsed. The Administration was urged to follow up the requests raised by members, including those mentioned in paragraph 60 above, before submitting the funding proposal to FC. The Chairman considered that the item would require separate voting at the relevant meeting of FC in the light of members' views expressed.

### **Head 711 – Housing**

**PWSC(2016-17)7      62RG      Sports centre, 5-a-side soccer pitch and public library facilities at Northwest Kowloon Reclamation Site 6, Sham Shui Po**

67. The Chairman said that the funding proposal was to upgrade 62RG to Category A at an estimated cost of \$1,564.6 million in MOD prices for the construction of a sports centre, a 5-a-side soccer pitch and public library facilities at the public housing development site at Northwest Kowloon Reclamation Site 6 ("Site 6").

68. The Panel on Housing had been consulted on the proposed project on 7 December 2015. Panel members supported the Administration's submission of the funding proposal to PWSC for consideration. A report on the gist of the Panel's discussion had been tabled at the meeting.

#### 5-a-side soccer pitch

69. Dr CHIANG Lai-wan asked whether the Administration would consider providing a 7-a-side soccer pitch instead of a 5-a-side pitch due to the higher likelihood of the former being used, and whether it would consider

constructing the soccer pitch on the roof of the sports centre to make the optimal use of space.

70. Chief Civil Engineer (Public Works Programme), Transport and Housing Bureau, ("CCE(PWP)/THB") responded that it was the Administration's plan to have the existing 5-a-side soccer pitch at Fat Tseung Street demolished and reprovisioned at Site 6. Since 15 of the 17 existing local soccer pitches were 7-a-side pitches, the Administration was of the view that the construction of a 5-a-side soccer pitch could better meet the local needs. Sham Shui Po DC and local schools, especially primary schools, considered that the site currently selected was more convenient. He explained that if a soccer pitch was to be built on the roof, fencing with a height of 9 m to 10 m had to be erected around the pitch and the wind load of the fencing would also affect the design and construction of the long-spanned structures on the top floor of the sports centre. Moreover, lighting required for night-time use of the soccer pitch and noise from users of the pitch would also cause quite considerable light and noise nuisances to nearby residents. The construction of a rooftop soccer pitch was therefore considered undesirable.

71. Dr CHIANG Lai-wan further asked if there were any rooftop soccer pitches in the territory. To her knowledge, there was at least one rooftop soccer pitch each in Wong Tai Sin and Kowloon Bay. Assistant Director of Leisure and Cultural Services (Leisure Services)1, ("AD(LS)1") responded that no soccer pitches managed by LCSD were built on the roof of a building.

#### Facilities in the sports centre

72. Ms Emily LAU asked whether the roof garden on top of the sports centre would be open to the public and whether an elevator would be provided for direct access to the garden. Ms LAU was also concerned about whether the fitness equipment in the proposed sports centre could cater for the needs of the elderly.

73. CCE(PWP)/THB advised that the roof garden on top of the proposed sports centre would be open to the public at all times and members of the public could reach the roof garden via the long-spanned footbridge connecting the public housing development at Lin Cheung Road. Chief Architect (3), Housing Department, ("CA(3)/HD") added that members of the public could take the elevator installed at the Lin Cheung Road end of the footbridge and then walk along the footbridge to the roof garden on top of the sports centre.

74. AD(LS)1 responded that apart from the ball game facilities and multi-purpose activity rooms which were provided in the sports centre at a half-rate concession to the elderly, the Administration would also organize various fitness activities suitable for the elderly.

Library reserve stack

75. Noting that the Administration had made available a lot of space in the proposed public library facilities to serve as a reserve stack ("the reserve stack") for the Hong Kong Central Library ("HKCL"), Dr CHIANG Lai-wan opined that the reserve stack did not have to be located in the public library at Site 6, nor did it have to occupy so much space. She suggested that part of the reserve stack be set aside for use as an innovation exchange centre, a diversity learning space and a centre for applied innovative technologies, e.g. 3D printing technology.

76. Mr LEUNG Kwok-hung was of the view that given its convenient transport connection, Site 6 should be used for providing urgently needed public services. There was no practical need to construct the reserve stack at the site and the construction of such a facility did not satisfy the consideration of opportunity cost. He pointed out that some members of the Panel on Housing had, at its meeting, requested the Administration to reconsider the appropriateness of the location of the reserve stack.

77. Mr CHAN Chi-chuen said that quite a number of Sham Shui Po DC members did not support the Administration's proposal to provide the reserve stack at Site 6. He pointed out that the proposed reserve stack, occupying an area of 72 000 ft<sup>2</sup>, was even larger than the library. While he did not deny the importance of the reserve stack, he took the view that the Administration should consider releasing part of the space of the reserve stack for the purpose of expansion of other library facilities which were open for public use. The Chairman remarked that the reserve stack on the first floor might allow greater flexibility for change of use. Mr CHAN Chi-chuen suggested that the proposed reserve stack on the first, second and fourth floors be converted to children's activity rooms and other multi-purpose activity rooms. Mr IP Kwok-him and Ms Emily LAU also expressed views on the location and size of the reserve stack. They considered that the Administration should review the size of the reserve stack. In view of the considerable demand for child care services in Sham Shui Po, Ms Claudia MO suggested that part of the space of the reserve stack be converted to a child care centre. Mr CHAN Chi-chuen enquired about the place currently used for storing the reference materials and books that were planned to be stored in the reserve stack.

78. Assistant Director of Leisure and Cultural Services (Libraries and Development) ("AD(L&D)") advised that at present, HKCL had a stock of 2.2 million lending and reference books, and 1.1 million items of newspapers and periodicals. The stock of HKCL had exceeded the storage capacity provided in the reserve stack at HKCL, and some library materials were being stored in other library venues. To ensure proper preservation, the Administration needed to identify a place for the permanent storage and exhibition of these special materials. The proposed reserve stack under the project would provide storage space for HKCL stock and cater for future expansion of library materials of HKCL. Further, Sham Shui Po was centrally located and well connected, and this enabled libraries to retrieve materials from the reserve stack in a timely manner and offer the public the convenience of reading these materials in the library proposed to be built at Site 6. If a smaller sized reserve stack was to be provided, the Administration would have to identify alternative places for storing these library collections and materials and for providing the services. Nevertheless, the Administration would consider members' suggestions.

79. CA(3)/HD said that the Administration would consider members' views and suitably adjust the proportion of the area occupied by the reserve stack and other library facilities.

Admin 80. At the request of Mr CHAN Chi-chuen, the Administration would provide a supplementary paper on:

- (a) the respective floor areas and user capacities of the reserve stack, the children's library, the adult library, the study room, the children's play room and the multi-purpose activity rooms in the proposed library, to be set out in a table; and
- (b) whether consideration would be given to adjusting the area of the reserve stack to allow more space for other library facilities which were open for public use, e.g. study room and children's library; if so, the details of the plan.

#### Other facilities in the library and their space allocation

81. While supporting the project, Ms Claudia MO queried whether it was appropriate for the Administration to allocate one-third of the space of the proposed library for the reserve stack, but not for facilities most needed by local residents such as a study room and a newspapers and periodicals section. She urged the Administration to consider the need for revising the design of the library.

82. AD(L&D) responded that when planning for public library facilities, the Administration would allocate suitable space to promote reading among the elderly and parent-child reading, and the seating capacity of the students' study room had been increased from the original 200 to 220 having regard to the views of Sham Shui Po DC. She said that the utilization rate of study rooms in the public libraries in Sham Shui Po District had not reached saturation. However, the Administration would consider increasing the seating capacity of the study room under the project.

83. Dr KWOK Ka-ki was concerned that the health and welfare services provided by the Administration for the elderly in Sham Shui Po had all along been inadequate, which the Administration attributed to the lack of sites for provision of such services. Dr KWOK said that he had been advocating that when constructing public buildings, the Administration should consult the Department of Health ("DH") and the Social Welfare Department ("SWD") on whether they needed to reserve spaces in the buildings for provision of elderly services. Dr KWOK was also concerned about whether drinking fountains would be provided in the proposed library for public use. Noting that there was a coffee corner in the library as shown in the design drawings, Mr WU Chi-wai enquired whether it was feasible to provide drinking fountains at the coffee corner.

84. CCE(PWP)/THB responded that at the planning stage of the development of Site 6, the Administration had consulted SWD to gain an understanding of its need to provide social welfare facilities at the site, and land was thus reserved in the comprehensive development at Site 6 for the construction of a social welfare facilities block which would be erected adjacent to the proposed project site.

85. AD(L&D) advised that drinking fountains were not included in the design of the proposed library for the time being. Permanent Secretary for the Environment said that the department responsible for the operation of the premises would decide whether drinking fountains should be provided in the premises, depending on operational needs. CCE(PWP)/THB responded that the authorities concerned would consider members' views on the provision of drinking fountains in the library.

Admin

86. At the request of Dr KWOK Ka-ki, the Administration would provide supplementary information on:

- (a) whether the relevant government bureaux/ departments had consulted DH on the need to provide an elderly health centre in the proposed public library facilities block or the adjacent proposed social welfare facilities block, as well as the

response of DH;

- (b) the reasons why the Administration did not plan to install drinking fountains in the proposed public library; and the locations of the drinking fountains if they were to be installed.

87. Dr CHIANG Lai-wan enquired about the number of seats that would be available in the library upon its completion. AD(L&D) advised that there would be about 500 seats in the library, excluding those in the study room. Dr CHIANG considered that the number of seats was inadequate to meet the needs of local residents, particularly students. She requested the Administration to provide additional seats in the library, reduce the area of the reserve stack, install drinking fountains and revise the facade design of the building to bring in natural light.

#### Neighbouring social welfare facilities block

88. Ms Emily LAU asked whether the Administration would provide child care services in the proposed social welfare facilities block. She also urged the authorities to increase the number of child care places. Dr Helena WONG noted that the land at and near Site 6 had been identified for public housing development, as a result of which the local population would increase significantly. She was concerned about the adequacy of elderly and child care places provided in the social welfare facilities block. She also enquired whether it was feasible to release some of the space of the reserve stack for the expansion of child care services.

89. CA(3)/HD responded that there was no plan for providing child care facilities in the social welfare facilities block and other government facilities at Site 6 for the time being. Ms Emily LAU took the view that some space of the reserve stack should be released for the provision of child care services. CA(3)/HD advised that the Housing Authority had planned to provide a kindergarten at Site 6.

Admin

90. At the request of Dr Helena WONG, the Administration would provide supplementary information on whether the provision of facilities and services, especially the elderly services and child care services, at the proposed social welfare facilities block, which was adjacent to the proposed public library facilities block, was in compliance with the Hong Kong Planning Standards and Guidelines ("HKPSG"), and whether the expected population growth arising from the soon-to-be-completed new public housing developments in the district had been taken into consideration.

Available plot ratio of the site and environmental protection installations in the building

91. Mr WU Chi-wai asked whether the Administration would, at the foundation construction stage, take into account the future expansion needs of a building and construct a foundation which could accommodate such needs. He was concerned whether the proposed sports centre and library had fully utilized the available plot ratio of the site and had reached the maximum height allowed under the height limit, as well as the plot ratio and height limit to which the site was subject; whether the authorities would take measures to sort and recycle the sewage collected upon the commissioning of the building.

92. CCE(PWP)/THB responded that the comprehensive development at Site 6 had fully utilized its non-domestic plot ratio and future expansion was impossible.

93. CA(3)/HD advised that a rainwater recycling system would be provided for the building under the project, but there was no plan for the provision of sewage sorting and recycling facilities for the time being. The authorities would consider Mr WU's suggestions. He confirmed that the available non-domestic plot ratio of the site was 1.6, which had been fully utilized by the proposed library and sports centre.

94. Ms Claudia MO asked whether the Administration could consider developing underground space at Site 6, so that not only could the usable floor area be increased, but the height of the building could also be reduced, thereby improving the surrounding air ventilation. She also enquired whether the present design of the project was subject to constraints of the site as it was located on reclaimed land, thus rendering underground development of building space impossible.

95. CCE(PWP)/THB pointed out that underground development of building space was unnecessary as the non-domestic plot ratio of Site 6 had been fully utilized. Moreover, having regard to the cost of underground excavation, the Government considered that the present design was more cost-effective.

96. CA(3)/HD added that having considered factors such as construction costs, the impact on the surrounding architectural landscape and air ventilation, the Administration took the view that the present design was the best in terms of costs, technical feasibility and air ventilation.

Other views on the development of Site 6

97. Expressing concern about the increase in the local elderly population following the completion of several public housing development projects at and near Site 6 in future, Dr CHIANG Lai-wan suggested that the Administration should plant more trees and provide elderly fitness equipment in the district for use by the elderly during morning exercise.

98. CCE(PWP)/THB responded that the Administration would plan for tree planting and provision of equipment needed by elderly people in accordance with HKPSG.

99. AD(LS)1 added that the Administration intended to provide communal play areas for enjoyment by people at different ages and fitness corners for the elderly in the public space of the public housing development at Site 6. Fitness equipment suitable for use by the elderly would also be provided in the proposed sports centre.

100. Dr Helena WONG was concerned about whether the market planned for Site 6 could meet the needs of the local population with the successive completion and occupation of public housing units at and around Site 6, and coupled with the fact that there was a large number of households in other public and private housing developments in the district. She asked whether the Housing Department ("HD") would outsource the operation of the market to other operators.

101. CA(3)/HD responded that the market could accommodate 90 stalls and HD would determine the modes of operation and management of the market at a later stage.

102. There being no further questions from members on the item, the Chairman put the funding proposal (PWSC(2016-17)7) to vote. The Chairman declared that the proposal was endorsed.

103. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. Mr LEUNG Kwok-hung requested separate voting on the item.

*[At 11:11 am, the Chairman announced that the meeting would be suspended for 10 minutes for members to take a short break. The meeting resumed at 11:20 am.]*



*[At 12:40 pm, the Chairman proposed that the meeting be extended for 15 minutes to 1 pm. No members raised any objection. At 12:55 pm, the Chairman proposed that the meeting be further extended for several minutes to allow the two members who were waiting for their turn to ask questions to do so. No members raised any objection.]*

104. There being no other business, the meeting ended at 1:01 pm.

Council Business Division 1  
Legislative Council Secretariat  
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