

**立法會**  
***Legislative Council***

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(These minutes have been seen  
by the Administration)

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

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

**Minutes of the 29<sup>th</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Wednesday, 20 June 2016, at 9:00 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 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 Andrew LEUNG Kwan-yuen, GBS, JP  
Hon WONG Ting-kwong, 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 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  
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 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

**Members absent:**

Hon LEE Cheuk-yan  
Hon Cyd HO Sau-lan, JP  
Dr Hon LEUNG Ka-lau  
Hon WONG Kwok-kin, SBS  
Hon Alan LEONG Kah-kit, SC  
Hon Alice MAK Mei-kuen, BBS, JP  
Hon Dennis KWOK  
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 Albert LAM Kai-chung, JP	Deputy Secretary for Development (Works)1
Mr Thomas CHAN Chung-ching, JP	Deputy Secretary for Development (Planning and Lands)1
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 of Home Affairs (2)
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
Ms Eiphie CHAN Pik-ki	District Officer (Kwun Tong) (Acting) Home Affairs Department
Ms Sylvia TANG Man-wah	Chief Leisure Manager (Kowloon) Leisure and Cultural Services Department
Mr Rick CHAN Tin-chu, JP	District Officer (Wan Chai) Home Affairs Department
Mr Simon LIU Wai-shing	Chief Leisure Manager (Hong Kong East) Leisure and Cultural Services Department
Mr Bassanio SO Chek-leung, JP	District Officer (Tai Po) Home Affairs Department
Mr Vic YAU Cheuk-hang	Deputy Secretary for Security (2)
Mr Alex CHAN Yuen-tak	Principal Assistant Secretary for Security (Security) B
Mr Stephen TANG Man-bun, JP	Director of Architectural Services
Mr Frank WONG Tak-choi	Project Director (1) Architectural Services Department
Ms NG Sau-wai	Assistant Commissioner for Correctional Services (Human Resource)

Mr AUSTIN Joseph Jerry	District Planning Officer (Hong Kong) Planning Department
Mr Daniel CHUNG Kum-wah, JP	Director of Civil Engineering and Development
Mr MAK Chi-biu	Chief Engineer (Hong Kong)1 Civil Engineering and Development Department
Mr SIU Kang-chuen	Chief Traffic Engineer (New Territories East) Transport Department

**Attendance by invitation:**

Dr Bunny CHAN Chung-bun, GBS, JP	Chairman Kwun Tong District Council
Mr Stephen NG Kam-chun, BBS, MH, JP	Chairman Wan Chai District Council
Ms WONG Pik-kiu, MH, JP	Vice Chairman Tai Po District Council
Mr LAM Luk-wing	Director Tai Po Lam Tsuen Heung Educational Development Company Limited

**Clerk in attendance:**

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

Mr Fred PANG	Senior Council Secretary (1)2
Mr Raymond CHOW	Senior Council Secretary (1)6
Ms Maggie LAU	Council Secretary (1)2
Ms Christy YAU	Legislative Assistant (1)7
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 five funding proposals on the agenda for the meeting. All of them were items carried over from the previous 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)4      458RO    Signature Project Scheme (Kwun Tong District) – Construction of Music Fountains at Kwun Tong Promenade**
- 68RE                Signature Project Scheme (Wan Chai District) – Construction of Moreton Terrace Activities Centre**
- 459RO              Signature Project Scheme (Tai Po District) – Improving the Tourist Facilities at Lam Tsuen Wishing Square**

2. The Chairman advised that the proposal, i.e. PWSC(2016-17)4, was to upgrade 458RO, 68RE and 459RO to Category A at an estimated total cost of \$227.8 million in money-of-the-day ("MOD") prices to implement three projects under the Signature Project Scheme ("SPS") in Kwun Tong, Wan Chai and Tai Po. The Subcommittee had started discussing this proposal at the last meeting on 16 March 2016. The supplementary information provided by the Administration to follow-up issues arising from the last meeting had been tabled at the meeting.

458RO – Signature Project Scheme (Kwun Tong District) – Construction of Music Fountains at Kwun Tong Promenade

*Public consultation*

3. Mr LEUNG Yiu-chung pointed out that quite a number of residents and local organizations in the Kwun Tong District were opposed to the project for "Construction of Music Fountains at the Kwun Tong Promenade" ("the Promenade Music Fountains Project"). He asked how the relevant dissenting views would be followed up.

4. In response, the Chairman, Kwun Tong District Council ("Chairman/KTDC"), and District Officer (Kwun Tong) (Acting) said that, the Kwun Tong District Council ("KTDC") noted the objections of some members of the local community to the Promenade Music Fountains Project and had conducted site visits to the Kwun Tong Promenade with the relevant parties. The entire Promenade Music Fountains Project occupied only 2% of the total area of the Kwun Tong Promenade and less than 10% of the grassed area. The majority of the grassed area and open space were still reserved for public use. The construction of fountains and a wet play area at the Kwun Tong Promenade served to accommodate the views collected from the local community and provide a place for children to engage in water play activities. KTDC members considered that the Promenade Music Fountains could cater for the needs of different age groups, and unanimously endorsed the Promenade Music Fountains Project at the District Council ("DC") meeting held on 5 November 2013. As regards other projects that had not yet been included in the SPS for Kwun Tong, the Kwun Tong District Office had already relayed the views of local residents to the relevant departments for their consideration in the future planning of the facilities for Kwun Tong. In addition, KTDC had also followed up as to whether individual project proposals should be included in the District Minor Works Programme.

*Project design*

5. Mr WU Chi-wai said that conventional music fountains with lighting and sound effects were far less appealing to the public than before. He held the view that the Administration should review the design of the Promenade Music Fountains and consider incorporating interactive water-friendly elements by making reference to the design of the music fountain in front of the entrance of Citygate in Tung Chung. It should also relay the relevant views of members of the Subcommittee to KTDC for further consideration.

6. In response, Project Director (3), Architectural Services Department, said that in addition to music fountains with lighting and sound effects, the proposed project would provide interactive fountains with jumping jets and a wet play area for interactive water-friendly activities. The height of the fountains would change when people passed by the sensors fitted at the fountains. A decent increase in the coverage of the wet play area would also be considered. Chairman/KTDC reiterated KTDC members' view that the current design of the Promenade Music Fountains could cater for the needs of different age groups. They looked forward to the early implementation of the project for public enjoyment.

7. Mr LEUNG Yiu-chung asked how the provision of \$100 million earmarked for SPS (Kwun Tong District) would be distributed between the

two SPS projects of the district, i.e. the Promenade Music Fountains Project and the "Construction of Lift Tower at Shung Yan Street in Kwun Tong" ("the Lift Tower Project"). Chairman/KTDC said that funding for the Lift Tower Project had previously been approved by the Finance Committee ("FC") at a project cost of \$40.7 million. The project cost of the Promenade Music Fountains was \$48.6 million. The balance of \$10.7 million after deduction of the costs of the two SPS projects would be used to cover non-recurrent expenditure other than the project costs of these projects (e.g. expenditure on community involvement and publicity activities).

68RE – Signature Project Scheme (Wan Chai District) – Construction of Moreton Terrace Activities Centre

8. Mr CHAN Chi-chuen noted that in order to construct the proposed Moreton Terrace Activities Centre ("MTAC"), a volleyball court at Moreton Terrace had to be re-provisioned at Victoria Park and be co-located with a handball court. He pointed out that volleyball and handball were two types of activities with different requirements in terms of court lines, illumination, etc. He was also concerned whether the relevant re-provisioning arrangement could appropriately cater for the needs of volleyball court users. Mr CHAN asked whether consideration would be given to the provision of additional stand-alone volleyball courts in Wan Chai in the future.

9. In response, Chairman, Wan Chai District Council, said that the Wan Chai District Council ("WCDC") and the authorities noted the objections of users of the volleyball court at Moreton Terrace to the construction of the proposed MTAC. After discussion, it was decided that the volleyball court at Moreton Terrace should be re-provisioned at Victoria Park. Chief Leisure Manager (Hong Kong East), Leisure and Cultural Services Department, added that the utilization rate of the handball court before the redevelopment of Victoria Park had always been on the low side at less than 10%, and the utilization rate of the volleyball court at Moreton Terrace was less than 30% on average and about 40% in peak hours. Having regard to the fact that the capacities of the two courts were not yet fully utilized, WCDC and the authorities considered it feasible to co-locate the volleyball court and the handball court in Victoria Park while taking into account the different requirements of the two types of ball games in terms of layout design and lighting configuration. At present, the average utilization rate of redeveloped dual-use ball courts was about 30%. He further advised that sharing a venue for different ball games was a common practice, which enabled the optimal use of land resources while meeting the needs of different users. In the future planning of recreational facilities for the Wan Chai District, provision of additional stand-alone volleyball courts would also be considered.

459RO – Signature Project Scheme (Tai Po District) – Improving the Tourist Facilities at Lam Tsuen Wishing Square

*Declaration of interests by District Council members*

10. Dr Fernando CHEUNG, Mr LEUNG Kwok-hung and Mr Alvin YEUNG pointed out that some members of the Tai Po District Council ("TPDC") ("DC members"), including Mr CHEUNG Hok-ming, Mr David HO Tai-wai, Mr LI Kwok-ying, Mr CHAN Cho-leung, Mr Henry CHAN Chi-chiu and Mr WONG Chau-pak, were involved in conflicts of interest in the examination and selection of "Improving the Tourist Facilities at Lam Tsuen Wishing Square" ("the Wishing Square Project") as an SPS project for the Tai Po District, but some of the DC members had seemingly not made declarations as required before voting. Some of them were directors of the Lam Tsuen Wishing Square Development Limited ("LTWSDL") and/or the Tai Po Lam Tsuen Heung Educational Development Company Limited ("LTHEDCL"), which was commissioned to manage, operate and provide maintenance to the Wishing Square Project. All the aforesaid were also engaged in business relationships with one another. Although LTHEDCL was a non-profit making organization whose directors might not necessarily obtain direct pecuniary benefits from the organization, they might transfer indirect benefits in the context of private business. Dr CHEUNG, Mr LEUNG and Mr YEUNG sought clarification on whether the aforesaid six DC members had declared they had a pecuniary interest, whether direct or indirect, in the Wishing Square Project at the various meetings of TPDC and its relevant committees during which the Project was discussed, the nature and particulars of the interest involved, and the votes cast by the six DC members at such meetings. These members also urged the Administration to proactively review and improve the relevant system for declaration of interests.

11. In response, District Officer (Tai Po) ("DO(TP)") said that according to TPDC's record, at its meeting on 7 March 2013 when TPDC decided to adopt the project proposal recommended by its Working Group on the Selection of Signature Project Proposals, both Mr LI Kwok-ying and Mr CHAN Cho-leung had declared that they were members of LTWSDL, whereas Mr CHEUNG Hok-ming had been absent from the relevant meetings on a number of occasions. TPDC had no record of the other three DC members, i.e. Mr David HO Tai-wai, Mr Henry CHAN Chi-chiu and Mr WONG Chau-pak, having made declarations of interests at the aforesaid meeting. TPDC endorsed the design of the Wishing Square Project at its meeting in September 2015. At that meeting, Mr WONG Chau-pak declared that he and Mr LI Kwok-ying jointly owned a company. As the



relevant voting was conducted by secret ballot, there was no record of the votes cast by the DC members who were present at the aforesaid meeting.

12. DO(TP) further advised that the mechanism for declaration of interests by TPDC members was based on the guidelines for a two-tier reporting system issued by the Home Affairs Department in relation to the operation of DCs. Under the first-tier reporting mechanism, DC members were required to provide respective DC Secretaries with particulars of their personal interests for public inspection. Under the second-tier reporting mechanism, any DC member who had pecuniary or other interests in any matter under consideration by the DC concerned, including those on tender, quotation and DC Funds, was required to declare such to the DC concerned as soon as practicable prior to the discussion of the relevant item. The relevant guidelines had been issued to each and every member of TPDC. He reiterated that it was up to DC members to decide whether they should declare interests by making their own judgement on the nature of interests involved. DO(TP) pointed out that DC Secretariats, which were not law enforcement agencies, were not in a position to comment on whether the DC members concerned were involved in conflicts of interest. In case of doubt, relevant law enforcement agencies would follow up the matter.

13. DO(TP) further said that TPDC had, by making reference to other DCs' systems for declaration of interests, established a three-tier reporting system to enhance the relevant mechanism. The system required that (a) any DC member who held a position with no substantive duties in the organization concerned might, after declaring an interest, take part in the discussion and decision-making process; (b) any DC member who held a position with substantive duties in the organization concerned must declare an interest and remain silent during the discussion and should refrain from taking part in the decision-making or voting on the relevant funding application, but might answer questions at the request of the chairman; and (c) any DC member who held a position as project executor in the organization concerned must declare an interest and withdraw from the meeting when the relevant funding application was being discussed.

14. In response to Mr CHAN Hak-kan's enquiry, DO(TP) confirmed that LTHEDCL was a charitable institution established under section 88 of the Inland Revenue Ordinance. In the future, the income arising from the operation of the Wishing Square Project by the institution would be used to fund the continuous operation of the Project and would not be diverted to other organizations or individuals. In addition, the directors of LTHEDCL only served on a voluntary basis and did not receive any director's remuneration. If LTHEDCL needed to outsource any services in relation to

the Wishing Square Project in the future, an open tender exercise would be necessary.

*Public consultation*

15. Noting that some residents of Tai Po had collected, of their own accord, thousands of signatures against the Wishing Square Project, Mr CHAN Chi-chuen asked how the Administration and TPDC would follow up on these dissenting views.

16. Vice Chairman, Tai Po District Council, said that the relevant signatures voicing dissenting views had been collected in the district by a member of the local community around May 2015. That person, who was subsequently elected in a TPDC by-election, had moved a motion to shelve the Wishing Square Project at a TPDC meeting. TPDC had a thorough discussion on the motion at the meeting, during which the attending government representative had made responses to it. The motion had eventually been voted down and TPDC had decided to continue with the Wishing Square Project.

17. Mr Christopher CHEUNG expressed support for the Wishing Square Project. In his view, since TPDC had decided to take forward the Wishing Square Project after thorough discussion, the Subcommittee should respect TPDC's decision and endorse the project without further delay.

*Design of the permanent covered performance stage*

18. Referring to the design drawings of the permanent covered performance stage under the Wishing Square Project provided by the Administration, Mr CHAN Chi-chuen enquired about the design concept and construction cost of the performance stage. DO(TP) explained that the engineering consultant would adopt a no-frills concept as the principle in designing the performance stage, with a view to tying the design in with the rural environment around the Wishing Square. He said that as the village of Lam Tsuen in Tai Po had been founded in the Sung Dynasty, the elevation design of the performance stage incorporated, among others, traditional Chinese garden window lattices, which were commonly seen in the Sung Dynasty, and patterns that represented the wishing placards used for making wishes to Lam Tsuen Wishing Trees. The local residents and the rural committee generally accepted the stage design. He added that the construction cost of the performance stage was about \$12 million.

*Operation and monitoring*

19. Mr WU Chi-wai enquired about the details about leasing out permanent stalls under the Wishing Square Project and the differences between such permanent stalls and those stalls currently operating during the Hong Kong Well-wishing Festival held during Lunar New Year every year. Director, Tai Po Lam Tsuen Heung Educational Development Company Limited ("Director/LTHEDCL"), replied that the temporary stalls currently operating during the Hong Kong Well-wishing Festival were leased out by the Leisure and Cultural Services Department by way of public tender. In future, the 16 permanent stalls under the Wishing Square Project would operate round the year. LTHEDCL would offer the stalls for lease by public tender every year, with a contract period of one year. The rental income would be used for the operation of the Wishing Square Project.

20. Mr WU Chi-wai, Mr Alvin YEUNG, Mr James TO and Mr LEUNG Kwok-hung expressed grave concern that while public money was used to construct a parking area at the Lam Tsuen Wishing Square, the fees charged at that parking area would be channeled to LTHEDCL for the operation of the Wishing Square Project. Some of these members suggested that consideration be given to (1) whether free or metered parking spaces should instead be made available to provide parking facilities for members of the public visiting the Wishing Square and the residents of Lam Tsuen; or (2) improving the supporting transport facilities at Lam Tsuen and enhancing the existing arrangements for the Police to coordinate traffic management to make way for the increased vehicular flow at the Wishing Square during the Hong Kong Well-wishing Festival. Both the aforementioned suggestions could spare the trouble of providing a fee-paying parking area, or obviate the need for LTHEDCL to operate the parking area and collect parking fees. Mr TO asked whether LTHEDCL would aim at reducing the parking time of vehicles when determining the tariff structure for the proposed parking area (e.g. setting a higher hourly rate for parking after the first two hours) should the current proposal be maintained; and whether the Administration could take part in the decision of the fee charging arrangement for the parking area. Mr LEUNG, however, held the view that the provision of a fee-paying parking area at the Wishing Square seemed to contradict the original policy intent of encouraging people from all walks of life to visit the Wishing Square. Mr WU considered that the existing arrangements for the Police to coordinate traffic management had already been able to effectively improve the traffic problems at the Wishing Square during the Hong Kong Well-wishing Festival.

21. In response, Assistant Director of Home Affairs (2) and DO(TP) said that as the partner organization of the Wishing Square Project, LTHEDCL

was required to manage, operate and provide maintenance to the Wishing Square on a self-financing basis. Therefore, income, such as fees charged at the parking area, was needed to achieve the objective of sustaining the operation of the Project. The project aimed at improving the tourist facilities at the Wishing Square, including providing a parking area. TPDC would carefully consider the various factors, including the needs of the tourists visiting the Wishing Square and the traffic management arrangements around the Square, in vetting and approving the tariff proposal submitted by LTHEDCL for the parking area. LTHEDCL would, through an open tender procedure, commission a car park management company to manage the parking area in the future. Director/LTHEDCL added that the proposed parking area, which was located on government land, was currently fenced off and locked up, and thus not available for parking.

22. Mr CHAN Chi-chuen and Mr LEUNG Yiu-chung enquired about the estimated annual income of the Wishing Square Project and the expenditure of LTHEDCL for managing, operating and providing maintenance to the Wishing Square Project; if the operation of the Wishing Square Project was unable to achieve a balanced budget, how the Administration would deal with it, including (1) whether LTHEDCL would be allowed to increase the number of fee-chargeable items, and whether the number of such items and their fees would be capped; or (2) whether the Administration or TPDC would be entrusted with the operation of such items.

23. Director/LTHEDCL replied that the incomes for the Wishing Square Project arising from the parking area and the rentals of the permanent stalls and permanent performance stage in the first year were estimated to be about \$400,000, \$570,000 and \$50,000 respectively. The permanent performance stage or the piazza area would be rented to organizations or members of the public at a fee of \$10,000 and \$5,000 respectively per occasion for holding events, and fee concessions would be offered to non-profit-making organizations. In response to Mr CHAN Chi-chuen's further enquiry, he said that the rental charged for the performance stage included the basic lighting and public address systems. The renters had to arrange additional lighting and sound equipment by themselves in accordance with their needs. The annual expenditure for operating the Wishing Square Project was about \$2.3 million, which included the expenditure for staff salaries, water and electricity charge, gardening, maintenance, administration and organization of cultural events. It was the preliminary plan of LTHEDCL to employ a supervisor, at a monthly salary of about \$25,000, in addition to a clerk, a cleaner and a security guard. A sum of not more than \$2.3 million had been earmarked in the project estimate to fund the expenditure of LTHEDCL for operating, managing and providing maintenance to the Project when necessary during the launch of the Project and within the first two years after

its commissioning. LTHEDCL would also raise funds on its own to subsidize the expenditure. In response to the Deputy Chairman's enquiry, Director/LTHEDCL said that LTHEDCL would step up promotion of the Wishing Square among the public, and it was expected that there would be an increase in the operating income for the second year for achieving a balanced budget.

24. Mr Alvin YEUNG and Dr Fernando CHEUNG asked how TPDC would monitor the operation of the Wishing Square in the future. Mr CHAN Chi-chuen enquired about the term and renewal conditions of the partner organization service agreement entered into with LTHEDCL.

25. In response, DO(TP) and Director/LTHEDCL said that the plan was to enter into a five-year service agreement with LTHEDCL, setting out the specific requirements of the services. Every year, LTHEDCL was required to submit an operation proposal, a budget, indicators and data for measuring effectiveness, and an audited financial report to TPDC for approval. If the overall performance of LTHEDCL met the requirements of the service agreement, it might be offered a renewal of the agreement for another three years. TPDC would set up a working group to monitor the implementation of the two SPS projects. TPDC would discuss and decide the membership of the monitoring working group at future meetings. It would also pay attention to whether its members were involved in any conflicts of interest. LTHEDCL would also set up a management committee, which would comprise representatives from TPDC, to monitor the operation of the Wishing Square Project. In response to Mr Alvin YEUNG's enquiry, Director/LTHEDCL said that the invitation to tender for appointment of an organization to manage, operate and provide maintenance to the Wishing Square Project had stipulated as one of the contractual conditions that TPDC would involve in the work of the management committee on monitoring the organization concerned.

26. Mr WU Chi-wai requested the Administration to provide supplementary information on the criteria and mechanism to be adopted by TPDC in monitoring the performance of LTHEDCL, and the consideration factors and mechanism for deciding whether to renew its appointment for the management, operation and maintenance of the Wishing Square Project upon expiry of the service agreement.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC286/15-16\(01\)](#) on 7 July 2016.)*

*[At 10:25 am, the Chairman announced suspension of the meeting for five minutes for members to take a short break. The meeting resumed at 10:33 am and the Deputy Chairman took over the chair from the Chairman.]*

Motion proposed under paragraph 32A of the Public Works Subcommittee Procedure

27. At 10:46 am, there being no further questions from members on the item, the Deputy Chairman said that he had received at the meeting [a motion](#) proposed by Mr CHAN Chi-chuen under paragraph 32A of the Public Works Subcommittee Procedure. The Deputy Chairman said that as the motion was directly related to the agenda item, he put to vote the question that the motion proposed by Mr CHAN Chi-chuen be proceeded forthwith. At the request of Mr CHAN Chi-chuen, the Deputy Chairman ordered a division and the division bell was rung for five minutes. With the concurrence of the Deputy Chairman, Mr CHAN Chi-chuen read the proposed motion during the ringing of the division bell. The question was voted down by a majority of members.

Voting on the project 458RO

28. The Deputy Chairman put the proposal PWSC(2016-17)4 to vote. At the request of Mr CHAN Chi-chuen, the Deputy Chairman put the three projects under this item to vote separately.

29. The Deputy Chairman put the project 458RO (Construction of Music Fountains at Kwun Tong Promenade) to vote. At the request of Mr CHAN Chi-chuen, the Deputy Chairman ordered a division and the division bell was rung for five minutes. Nineteen members voted for, nine voted against the proposal and no one abstained. The votes of individual members were as follows —

*For:*

Mr CHAN Kam-lam  
Mr Abraham SHEK  
Prof Joseph LEE  
Mr WONG Ting-kwong  
Mr IP Kwok-him  
Mr Steven HO  
Miss CHAN Yuen-han  
Mr KWOK Wai-keung  
Mr TANG Ka-piu  
Mr Tony TSE  
(19 members)

Mr TAM Yiu-chung  
Mr WONG Kwok-hing  
Mr Andrew LEUNG  
Mr CHAN Hak-kan  
Mr Michael TIEN  
Mr CHAN Han-pan  
Mr LEUNG Che-cheung  
Mr Christopher CHEUNG  
Dr CHIANG Lai-wan

*Against:*

Mr LEUNG Yiu-chung  
Ms Claudia MO  
Mr Charles Peter MOK  
Dr Kenneth CHAN  
Mr Alvin YEUNG  
(9 members)

Mr LEUNG Kwok-hung  
Mr WU Chi-wai  
Mr CHAN Chi-chuen  
Dr Fernando CHEUNG

*Abstain:*

(0 member)

30. The Deputy Chairman declared that the project was endorsed by the Subcommittee.

Voting on the project 68RE

31. The Deputy Chairman put the project 68RE (Construction of Moreton Terrace Activities Centre) to vote. At the request of Mr CHAN Chi-chuen, the Deputy Chairman ordered a division and the division bell was rung for five minutes. Twenty-one members voted for, six voted against the proposal and no one abstained. The votes of individual members were as follows —

*For:*

Mr CHAN Kam-lam  
Mr Abraham SHEK  
Mr Andrew LEUNG  
Mr CHAN Hak-kan  
Mr Michael TIEN  
Mr WU Chi-wai  
Mr CHAN Han-pan  
Mr LEUNG Che-cheung  
Mr Christopher CHEUNG  
Mr TANG Ka-piu  
Mr Tony TSE  
(21 members)

Mr TAM Yiu-chung  
Mr WONG Kwok-hing  
Mr WONG Ting-kwong  
Mr IP Kwok-him  
Mr Steven HO  
Mr Charles Peter MOK  
Miss CHAN Yuen-han  
Mr KWOK Wai-keung  
Mr SIN Chung-kai  
Dr CHIANG Lai-wan

*Against:*

Mr LEUNG Yiu-chung  
Ms Claudia MO  
Dr Kenneth CHAN  
(6 members)

Mr LEUNG Kwok-hung  
Mr CHAN Chi-chuen  
Mr Alvin YEUNG

*Abstain:*  
(0 member)

32. The Deputy Chairman declared that the project was endorsed by the Subcommittee.

Voting on the project 459RO

33. The Deputy Chairman put the project 459RO (Improving the Tourist Facilities at Lam Tsuen Wishing Square) to vote. At the request of Dr Kenneth CHAN, the Deputy Chairman ordered a division and the division bell was rung for five minutes. Eighteen members voted for, nine voted against the proposal and no one abstained. The votes of individual members were as follows —

*For:*

Mr CHAN Kam-lam  
Mr Abraham SHEK  
Mr Andrew LEUNG  
Mr CHAN Hak-kan  
Mr Michael TIEN  
Mr CHAN Han-pan  
Mr LEUNG Che-cheung  
Mr Christopher CHEUNG  
Dr CHIANG Lai-wan  
(18 members)

Mr TAM Yiu-chung  
Mr WONG Kwok-hing  
Mr WONG Ting-kwong  
Mr IP Kwok-him  
Mr Steven HO  
Miss CHAN Yuen-han  
Mr KWOK Wai-keung  
Mr TANG Ka-piu  
Mr Tony TSE

*Against:*

Mr LEUNG Yiu-chung  
Ms Claudia MO  
Mr Charles Peter MOK  
Dr Kenneth CHAN  
Mr Alvin YEUNG  
(9 members)

Mr LEUNG Kwok-hung  
Mr WU Chi-wai  
Mr CHAN Chi-chuen  
Dr Fernando CHEUNG

*Abstain:*  
(0 member)

34. The Deputy Chairman declared that the project was endorsed by the Subcommittee.

35. Dr Fernando CHEUNG requested that 458RO and 459RO be voted on separately at the relevant FC meeting. Dr Kenneth CHAN requested that 68RE be voted on separately at the relevant FC meeting.



**Head 703 – Buildings**

**PWSC(2016-17)33      63JA      Construction of staff quarters for  
Correctional Services Department at Tin  
Wan, Aberdeen**

36. The Chairman advised that the proposal, i.e. PWSC(2016-17)33, was to upgrade 63JA to Category A at an estimated cost of \$256.1 million in MOD prices for the construction of staff quarters for the Correctional Services Department ("CSD") at Tin Wan, Aberdeen. The Panel on Security had been consulted on the proposed project on 7 June 2016. The Panel supported the submission of the relevant funding proposal to the Subcommittee for consideration. A report on the gist of the discussion of the Panel on Security had been tabled at the meeting.

The number of units in the quarters

37. Mr CHAN Chi-chuen pointed out that as the site for the proposed quarters was small in size and could only provide 70 units upon completion, this would not help solve the problem of CSD staff having to wait for a long time for quarters. Mr CHAN and Ms Claudia MO asked whether the Administration had fully utilized the permitted development plot ratio ("the plot ratio") and the maximum allowable height of the site to construct the quarters, and whether it was possible to build a basement for the provision of a car park or other communal facilities.

38. Deputy Secretary for Security (2) ("DS for S(2)") said that the Administration was concerned about the problem of CSD staff having to wait for a long time for quarters. After consideration of the physical condition of the site and the heights of nearby buildings, the number of storeys of the quarters had been increased to three, thus raising the number of units from 50-odd to 70. Director of Architectural Services ("DArchS") added that the site, which was a government site, was not subject to statutory restrictions on plot ratio. By making reference to the development density and land use in the nearby areas and the heights of surrounding buildings, and with the approval of the Town Planning Board, the Planning Department had slightly relaxed the building height restriction and applied a plot ratio of 6.8 for the proposed project. He added that due to the small size of the site and the need to preserve two big trees, there was not enough space on the site to accommodate a ramp necessary for the construction of a basement car park, and there could only be one at-grade parking space at the proposed quarters.

39. Mr TAM Yiu-chung expressed support for this item. Mr TAM, Mr KWOK Wai-keung and Mr LEUNG Yiu-chung asked whether the Administration would identify larger sites in other districts for building more CSD quarters units so as to shorten the waiting time for the staff. Mr LEUNG Kwok-hung also asked whether consideration would be given to constructing staff quarters in areas near penal institutions.

40. DS for S(2) said that eight construction projects of quarters for the disciplined services were in progress, including the construction of large-scale quarters in Kwun Tong, Tseung Kwan O and Tuen Mun to provide more than 2 000 units in total. Some of these units would be allocated to CSD staff, and it was believed that this would help shorten the staff's waiting time for quarters. He added that the Administration would continue to identify sites for building quarters for disciplined services, including suitable sites of different sizes, and could give consideration to building quarters on penal sites.

#### Construction cost and recurrent expenditure

41. Mr LEUNG Kwok-hung and Mr CHAN Chi-chuen pointed out that, if calculated on the basis of the total project cost of \$256.1 million, the unit construction cost exceeded \$3.6 million, which was far higher than the construction cost of approximately \$1 million for a public rental housing ("PRH") unit. Mr LEUNG and Mr CHAN sought explanation on the reasons for the high construction cost. DArchS responded that for PRH developments, a relatively higher cost-effectiveness could be achieved because the housing blocks were usually built by mass production, and the cost could be reduced by the extensive use of precast units for the works; whereas, for the proposed quarters, the construction cost was higher because it was a single-block development for which tailor-made construction works were required. DS for S(2) added that the unit construction cost of this project was comparable to that of the recent project for construction of single-block staff quarters for the Immigration Department at Heng Lam Street, Kowloon.

42. Mr TAM Yiu-chung and Mr KWOK Wai-keung pointed out that the small number of units that could be built on the site would be tantamount to an increase in the recurrent expenditure of the quarters, which was currently estimated to reach \$5.3 million annually, thus resulting in a poor cost-effectiveness. DS for S(2) said that due to site area constraints, the number of units to be provided in the quarters was relatively small. This would indeed affect the average amount of recurrent expenditure per unit. The recurrent expenditure as set out in the information provided for members was an estimate based on the recurrent expenditures of newly completed

government quarters. The actual recurrent expenditure would be subject to further evaluation upon the completion of the project.

#### Greening facilities in the quarters

43. Noting that the two big trees on the site would be preserved in-situ, Mr LEUNG Yiu-chung asked the Administration whether more space could be released to construct more units if the trees were transplanted elsewhere, and whether there were currently regulations governing the site coverage of greenery in residential developments. DArchS responded that the Sustainable Building Design Guidelines of the Buildings Department required new developments to have a site coverage of greenery of 20% in general. Therefore, even if the two big trees were transplanted elsewhere, other greening facilities would still be necessary within the boundary of the quarters. The greenery area of the proposed project was about 27% of the site area. He added that the two big trees within the site would affect only the design of the quarters but not the plot ratio of the site.

#### Supporting transport facilities for the quarters

44. Pointing out that penal institutions were generally situated at remote locations, Mr TAM Yiu-chung expressed doubt on whether Tin Wan was a suitable location for the construction of CSD staff quarters. Mr KWOK Wai-keung also enquired whether, upon completion of the proposed quarters, the transport services between Tin Wan and Stanley would be strengthened to facilitate CSD staff to commute to work at Stanley. DS for S(2) said that as the proposed development was situated in the urban area and some penal institutions were located in Hong Kong Island South, it was believed that the quarters would be conveniently accessible to the staff. The Administration took note of members' views on transport services.

#### Conversion of the site for other uses

45. Mr LEUNG Kwok-hung held the view that given the small size of the site and hence the poor cost-effectiveness of the construction of the quarters, the Administration should not use the site for constructing CSD quarters simply because it had all along been used as government quarters. He expressed dissatisfaction at the Government's land use practice of building stand-alone housing blocks on infill sites. He asked whether the Administration had considered allocating the site to the neighbouring elderly home for expansion of elderly services. District Planning Officer (Hong Kong) said that the site in question was a "Government, Institution and Community" ("GIC") site. When the Administration planned to use the site for constructing CSD staff quarters, no relevant government departments or

organizations requested to rezone it for other GIC uses. Deputy Secretary for Development (Planning and Lands)1 said that the Planning Department would consider the demands of different government departments for land resources and other community needs when conducting land use planning.

Voting on PWSC(2016-17)33

46. There being no further questions from members on the item, the Deputy Chairman put the proposal PWSC(2016-17)33 to vote. At the request of Mr CHAN Chi-chuen, the Deputy Chairman ordered a division and the division bell was rung for five minutes. Sixteen members voted for, no one voted against the proposal and two members abstained. The votes of individual members were as follows —

*For:*

Mr CHAN Kam-lam  
Mr Abraham SHEK  
Mr Andrew LEUNG  
Mr CHAN Hak-kan  
Mr Michael TIEN  
Miss CHAN Yuen-han  
Mr KWOK Wai-keung  
Mr Christopher CHUNG  
(16 members)

Ms Emily LAU  
Mr Jeffrey LAM  
Mr WONG Ting-kwong  
Ms Claudia MO  
Mr Steven HO  
Mr LEUNG Che-cheung  
Mr TANG Ka-piu  
Mr Tony TSE

*Against:*

(0 members)

*Abstain:*

Mr LEUNG Kwok-hung  
(2 members)

Mr CHAN Chi-chuen

47. The Deputy Chairman declared that the proposal was endorsed by the Subcommittee. No member requested that this item be voted on separately at the relevant FC meeting.

**Head 707 – New Towns and Urban Area Development  
PWSC(2016-17)32 417RO Improvement works at Tai O**

48. The Deputy Chairman advised that the proposal, i.e. PWSC(2016-17)32, was to upgrade part of 417RO, entitled "Improvement works at Tai O, phase 2 stage 1", to Category A at an estimated cost of \$124.0 million in MOD prices to carry out improvement works for local

facilities and provide additional parking spaces at Tai O. The Panel on Development had been consulted on the proposed project on 26 April 2016. Panel members supported the submission of the relevant funding proposal to the Subcommittee for consideration. A report on the gist of the discussion of the Panel on Development had been tabled at the meeting.

Proposed public open space

49. Mr CHAN Chi-chuen noted that the proposed facilities which was previously known as an "entrance plaza" had been renamed "public open space" by the Administration taking into account the views of the Panel on Development. He asked whether the renaming would have an impact on the capital cost and design of the proposed works, and whether the public open space would be managed by government departments upon commissioning.

50. Director of Civil Engineering and Development ("DCED") replied that more greening measures would be implemented at the proposed public open space. Such measures had little impact on the capital cost of the proposed works. No iconic structure or landmark would be created at the public open space. The space would be managed by the Home Affairs Department.

51. Dr Fernando CHEUNG said that while he acknowledged the need to tackle the conflicts between pedestrians and vehicles near Tai O town centre, the proposed public open space was too large in size, arousing worries among quite a number of Tai O residents that the site would be developed as a landmark of Tai O in the future, thereby destroying the natural environment of Tai O. He pointed out that the consultation document provided to the Islands District Council in 2014 indicated that the size of the proposed public open space was only half of that currently proposed, and the site had been enlarged following the Islands District Council's suggestion for creating an iconic structure at the site.

52. DCED responded that, having regard to the views expressed by members of the Islands District Council on the improvement works at Tai O, the design of the proposed works had been revised to increase the area of the proposed public open space at the entrance of Tai O town centre, so as to provide adequate space for passengers waiting for buses or coaches.

53. Miss CHAN Yuen-han pointed out that quite a number of members of the public were gravely concerned about whether the Administration would create iconic structures at Tai O in the future. She requested the Administration to provide supplementary information elaborating on the Administration's commitment that no facilities with artificial design

(including iconic structures) would be constructed at Tai O and it would not carry out works which affected the natural environment of Tai O unless it had extensively consulted the public (not limited to the local residents) and gained public support.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC273/15-16\(01\)](#) on 21 June 2016.)*

Proposed public car park

54. Mr LEUNG Kwok-hung considered that the Administration's plan to increase public parking spaces at Tai O would draw more vehicles to Tai O, thereby ruining the fishing village characteristics of Tai O. He held the view that a progressive charging scheme similar to that of hourly car parks for visitors to public hospitals should be adopted for the proposed public car park, or time-restricted parking spaces should be provided, so as to avoid prolonged parking of a large number of private cars in the public car park at Tai O town centre.

55. DCED said that the proposed project aimed at rebuilding the existing Tai O bus terminus and public car park so as to mitigate the conflicts between pedestrians and vehicles at Tai O town centre and solve the problem of illegal parking in the district. No parking fees would be charged at the proposed public car park. As vehicles entering Tai O were required to possess a Lantau Closed Road Permit, the additional parking spaces to be provided under the proposed project would not increase the traffic flow in the district. Chief Traffic Engineer (New Territories East), Transport Department ("CTE(NTE)/TD"), added that as Tai O was a remote rural area, the provision of on-street parking spaces there required consideration of not just the needs of local residents, but also the fact that quite a number of South Lantau residents would drive their private cars to Tai O for leisure and recreational activities, and they usually needed to park their vehicles at these parking spaces for a longer duration. As the maximum parking duration of on-street metered parking spaces was two hours, such parking spaces were unable to meet the demand. The Transport Department ("TD") would from time to time examine the utilization of such parking spaces. If the residents' demand for short-term parking increased, consideration would be given to retrofitting parking meters at some parking spaces.

56. Miss CHAN Yuen-han requested the Administration to provide supplementary information on whether it would consider reducing the area of the proposed public car park and providing public car parking spaces in the

housing courts and PRH estates adjacent to Tai O Road; if it would, of the details; if not, the reasons for that.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC273/15-16\(01\)](#) on 21 June 2016.)*

Proposed public transport terminus

57. Mr Albert CHAN considered that the design of the proposed public transport terminus ("PTT") might not be able to solve the conflicts between pedestrians and vehicles that occurred near the entrance of Tai O town centre during weekends and public holidays. He suggested that a place only for picking up or dropping off passengers should be provided at the PTT, and the parking bays for buses and coaches should be relocated elsewhere.

58. In response, DCED advised that the proposed PTT provided two additional bus bays while the area to the west of the PTT would be dedicated for loading and unloading of passengers and goods for all types of vehicles (except buses). The parking spaces for coaches and goods vehicles at the existing public car park would be reprovisioned at Lung Shing Street. Mr Albert CHAN urged TD to specify the management arrangements for the proposed PTT as soon as possible, such as prohibiting all vehicles from parking at the PTT, so as to avoid vehicular congestion at the entrance of Tai O town centre.

59. Mr LEUNG Yiu-chung considered that any artificial design for the proposed public open space would destroy the natural environment of Tai O. He pointed out that the proposal put forth by the Administration to relocate the existing bus terminus to the vicinity of Lung Hin Court would cause noise nuisances to nearby residents and bring inconvenience to residents accessing the proposed PPT. He urged the Administration to reduce the area of the proposed public open space so as to retain the original location of the bus terminus and increase its area.

60. DCED responded that the proposed PTT would be covered, and the adjacent public open space would only provide an area with soft landscape to ease pedestrian circulation at the PTT. The natural environment of Tai O would not be affected.

Public toilet at the entrance of Tai O town centre

61. Mr LEUNG Yiu-chung said that quite a number of Tai O residents strongly opposed the proposed project. He criticized the Administration for

failing to respond to the views of local residents. He was dissatisfied that the Administration had refused to increase the number of water closet cubicles in the public toilet at the entrance of Tai O town centre.

62. DCED responded that according to the survey conducted by the Food and Environmental Hygiene Department on the utilization rate of that public toilet, the sanitary fitments in the public toilet were sufficient to meet the needs of Tai O residents and visitors. Therefore, no improvement works to the public toilet were included in the proposed project scope.

Impact of the proposed project on the natural environment and residents of Tai O

63. Ms Claudia MO queried the purpose of the proposed project. She asked whether the Administration had assessed the tourist reception capacity of Tai O, and whether the additional pedestrian flow arising from the proposed project upon its completion would exceed that reception capacity. DCED stressed that the proposed project aimed at rebuilding the existing bus terminus and the public car park, and enhancing greening facilities in order to alleviate the traffic and pedestrian congestion near the entrance of Tai O town centre.

64. Dr KWOK Ka-ki held the view that the Administration should improve the public transport services for Tai O residents instead of increasing parking spaces for private cars. He queried that the plan to increase parking spaces in Tai O aimed at paving the way for easier access by more tourists (particularly those tourists from the Mainland) driving private cars to Tai O in the future. He asked whether TD would designate Lantau as a low carbon emission zone where, apart from franchised buses and Lantau residents' private cars, only electric vehicles would be allowed to enter.

65. CTE(NTE)/TD said, given the fact that currently about 40 vehicles on average were parked illegally at Tai O per day, the proposed project would provide 48 additional parking spaces for private cars solely for addressing the current shortage of parking spaces in the area, instead of providing a large number of additional parking spaces for vehicles entering Tai O. Permanent Secretary for the Environment said that low emission zones had been set up in three busy corridors, in which franchised buses were required to meet Euro IV or higher emission standards. The Administration was subsidizing the franchised bus companies to procure electric buses for trials to assess their operational efficiency and performance under local conditions. The current Driving on Lantau Island Scheme enabled a maximum of 25 private cars per day to enter the closed roads in Lantau on weekdays, and five places in the



Action

quota would be allocated to electric private cars in order to reduce carbon emission.

66. The Deputy Chairman said that the Subcommittee would continue to discuss this item at the next meeting on 22 June 2016.

67. There being no other business, the meeting ended at 12:51 pm.

Council Business Division 1  
Legislative Council Secretariat  
7 July 2016