

立法會
Legislative Council

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(These minutes have been seen by
the Administration and cleared
with the Chairman)

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**Subcommittee to follow up on the outstanding capital works projects
of the two Provisional Municipal Councils
for inclusion into the Government's Public Works Programme**

**Minutes of the 3rd meeting
held on Monday, 3 April 2000 at 10:45 am
in Conference Room A of the Legislative Council Building**

- Members Present** : Hon Fred LI Wah-ming, JP (Chairman)
Hon LEE Wing-tat
Hon Cyd HO Sa-lan
Hon Edward HO Sing-tin, SBS, JP
Hon James TO Kun-sun
Hon CHAN Yuen-han
Hon WONG Yung-kan
Dr Hon TANG Siu-tong, JP
- Absent with Apology** : Hon HO Sai-chu, JP
Hon Timothy FOK Tsun-ting, SBS, JP
- Member Attending** : Hon Mrs Sophie LEUNG LAU Yau-fun (Member of
the Panel on Home Affairs)
- Public Officers Attending** : For items I & II
Mr Arthur NG
Deputy Secretary for Home Affairs (3)

Mr Edward LAW
Acting Deputy Director of Leisure and Cultural Services
(Administration)

Mr Johnny WOO
Assistant Director (Leisure Services)
Leisure and Cultural Services Department

Mr Michael MAK
Assistant Director (Library & Development)
Leisure and Cultural Services Department

Mr Robert CHONG
Senior Staff Officer (Planning)
Leisure and Cultural Services Department

Mr WONG Shiu-kwan
Project Director 3, Architectural Services Department

For item II

Mr Paul TANG
Deputy Secretary for the Environment and Food (A)

Mr Bruno LUK
Assistant Secretary for the Environment and Food (A) 3B

Miss Janet WONG
Deputy Director of Food and Environmental Hygiene
(Administration and Development)

Mr Steve CHAN
Chief Executive Office (Planning) 1
Food and Environmental Hygiene Department

Mrs Angel CHOI
Chief Executive Office (Planning) 2
Food and Environmental Hygiene Department

Mrs Lisa CHOI
Chief Executive Office (Environmental Hygiene)
Food and Environmental Hygiene Department

Clerk in Attendance : Mrs Constance LI
Chief Assistant Secretary (2) 2

Staff in : Miss Mary SO
Attendance Senior Assistant Secretary (2) 8

I. Progress of the Kowloon Bay Recreation Ground, the Hammer Hill Road District Park and the Tai Kok Tsui Complex
[Paper No. CB(2)1553/99-00(01)]

Kowloon Bay Recreation Ground

The Chairman noted from paragraph 3 of the Administration's paper that members of the Traffic & Transport Committee of Kwun Tong District Council had a hot debate on 16 March 2000 over the proposal to permanently close a section of Kai Lai Road, and asked about the reasons of the majority's decision to accept the road closure proposal. Assistant Director (Leisure Services) (AD(LS)) replied that the majority accepted the proposal to avoid users having the need to cross Kai Lai Road if they wanted to cover all recreational facilities on both sides of the road.

2. The Chairman further enquired when the Administration would seek the approval of the Finance Committee (FC) to upgrade the project to Category A of the Public Works Programme (PWP). Acting Deputy Director of Leisure and Cultural Services (Administration) (DD/LCS(Adm)(Ag)) replied that the Secretary for Transport would need to publish a Gazette notice on the proposed road closure. If no objection to the proposed road closure was received, the Administration would proceed to seek approval to upgrade the project.

Hammer Hill Road District Park

3. Miss Cyd HO expressed disappointment that despite members' repeated requests for the provision of an exhibition hall in the Hammer Hill Road District Park, the Administration had not addressed this point in its paper. In this connection, Miss HO enquired whether the Administration had decided to delete the proposed exhibition hall from the project.

4. Deputy Secretary for Home Affairs (DS(HA)) replied that the Administration was still considering whether there was a need for providing such a facility when the nearby Chi Lin Complex already had a properly fabricated exhibition hall in the Complex which would be open to the public. DS(HA) said that the Administration's paper was made in response to the mainstream view of the Subcommittee at the last meeting that the Hammer Hill Road District Park should seek to match with the architecture of Chi Lin, so

that the whole area would become a landmark for tourism of strategic value. To this end, the Architectural Services Department (Arch SD) had revised the design of the park, adopting a naturalistic approach with more greenery and fewer buildings. The revised design had been forwarded to Chi Lin for comments and a reply was awaited. Project Director 3, Arch SD then gave a brief presentation on the revised design of the park. He said that the revised design incorporated provision for the pedestrian access from the proposed carpark to the main entrance of the Chi Lin Nunnery and the latest information on Tang Dynasty garden design.

5. Miss Cyd HO was of the view that the Administration should apprise members of its position on the provision of an exhibition hall inside the park. She expressed dissatisfaction that the Administration had not first consulted the Subcommittee on the revised design of the park which did not comprise an exhibition hall, before submitting the revised design to Chi Lin for comments. Miss HO asked whether this would mean that the Administration would delete the exhibition hall from the project despite objection from Subcommittee members. DS(HA) responded that the Administration had not yet come to a decision on the provision of an exhibition hall in the park, and would take into account views of Members of Legislative Council (LegCo) and the District Council concerned beforehand.

6. Miss Cyd HO sought clarification from Mrs Sophie LEUNG as to whether Chi Lin had raised any objection to the construction of the exhibition hall in the park.

7. Mrs Sophie LEUNG responded that as far as she was aware, Chi Lin had indicated its preference that the Hammer Hill Road District Park should be in harmony with Chi Lin but had never requested specific changes to the design of the park. She had doubts on the Administration's statement that the revised design of the park was based on comments from Chi Lin. On the revised design of the park, Mrs LEUNG hoped that there would be more covered walkways and more landscaping to create a tranquil environment.

8. DS(HA) said that the Administration attached much importance to the views of Chi Lin and would endeavour to develop a park in harmony with Chi Lin as far as practicable. The Administration would consider maintaining formal records of the consultation with Chi Lin on the design of the park.

9. Miss Cyd HO said that as the Cultural and Heritage Commission (the Commission) was set up to steer the overall development of arts and culture in Hong Kong, the Administration should also consult the Commission if deletions or revisions were to be made to those arts and cultural facilities already included in the capital works projects of the two former Provisional Municipal Councils (PMCs).

10. DS(HA) responded that it would be for the Commission to decide whether and how it would like to follow up on the capital works projects of the two former PMCs involving arts and cultural facilities. The Administration would be happy to brief the Commission on the projects if required.

11. Mr LEE Wing-tat was of the view that as the Hammer Hill Road District Park project was no longer a "district park" and would be developed into a landmark for tourism, consideration should be given to changing the name of the project. Given the strategic nature of the project, a new approach should be adopted in designing the park. He suggested that Arch SD should adopt a client-based approach and seek the views of concerned parties before designing the project. The Chairman echoed Mr LEE's views, and suggested that interested sectors of the community should be involved in the design of the park.

12. DS(HA) agreed to consider whether the name of the Hammer Hill Road District Park should be changed to reflect the nature of the park. On the design approach, DS(HA) pointed out that Arch SD and Leisure and Cultural Services Department (LCSD) had all along maintained a dialogue with Chi Lin and other interested parties. Arch SD had been working on this project with the assistance of experts in Mainland China. Project Director 3, Arch SD supplemented that the Arch SD adopted an open mind and welcomed any suggestions and views on the design of the park.

13. Mr LEE Wing-tat said that if the Hammer Hill Road District Park was to be developed into a major tourist attraction, the project estimate might have to be adjusted. The Chairman asked whether the opportunity would be taken to develop the project to a world-class tourist spot.

14. DS(HA) responded that the objective was to construct a park in harmony with Chi Lin so that the entire area could be developed into a landmark for tourism. It might not be realistic to upgrade all facilities in the park to world-class standard.

15. Mr Edward HO said that Mr LEE Wing-tat's comments raised a more fundamental issue as to whether LegCo, in considering the capital works projects relating to the provision of municipal services, should follow the practice of the former PMCs by approving the proposed layout design and cost estimate of the projects before giving the green light to Arch SD to work on the detailed design of the project. He was of the view that LegCo might not have time to vet the proposed layout design and cost estimate of all such capital works projects. However, LegCo should examine the more important ones such as those akin to the Hammer Hill Road District Park. Mr LEE Wing-tat concurred with Mr HO. Mr LEE pointed out that despite the huge amount of

money spent on government capital works projects, most Government buildings were a replica of one another. For instance, it was difficult to distinguish one public school from another. He was of the view that if the community and LegCo could have more involvement in the planning process of Government's capital works projects, there would be much improvement in the design of Government buildings. Mrs Sophie LEUNG agreed with Mr LEE, and enquired whether the "design and build" approach would be adopted for the Hammer Hill Road District Park.

16. DS(HA) responded that Arch SD was the works agent for the design and construction of the Park. It was the established practice of Arch SD and relevant Government departments to consult the parties concerned, including LegCo and the District Councils, in the planning process of the Government's capital works projects. With regard to the "design and build" approach, DS(HA) said that this was not the approach normally adopted by the Administration in the construction of parks. The suggestion would therefore require careful consideration and he would welcome suggestions from members.

17. In concluding the discussion, the Chairman said that members agreed that the proposed park should be developed into a landmark for tourism and its construction should be in harmony with Chi Lin. He urged the Administration to work with Chi Lin on the design of the park and report to the Subcommittee on the final layout plan before submitting the project to the Public Works Subcommittee of FC for approval.

Tai Kok Tsui Complex

18. Mr James TO noted from paragraph 9 of the Administration's paper that the Working Group of Yau Tsim Mong District Council opted to retain the swimming pool facilities in the Tai Kok Tsui Complex and had requested the Administration to work out administrative measures to ensure order and public safety during opening hours, particularly during the peaks. Mr TO asked when the Administration would be able to work out these measures so as not to further delay the construction of the Complex.

19. AD(LS) replied that no definite timetable was available yet, as the Administration was still examining the pros and cons of the various measures to address problems relating to lift capacity and crowd control. These measures would include installation of lifts of larger capacity and designating specific queuing areas and specific lifts for pool users. AD(LS) pointed out that there were no quick and easy solutions to the problem, as the technical feasibility of these measures would require further study by Arch SD to ensure that these would not cause inconvenience to other users of the Complex.

20. Mr James TO expressed dissatisfaction that the Administration could not give a definite time for commencing work on the construction of the Tai Kok Tsui Complex. Mr TO queried why the problems of accessibility and crowd control only surfaced recently since the project was designed by Arch SD and approved by the relevant Government departments.

21. AD(LS) responded that the Administration had explained at the previous meeting that the accessibility and crowd control problems did not arise when the former Provisional Urban Council (PUC) approved the project in October 1998 because arrival and departure of pool users were expected to be spread out during the day. However, with the introduction of sessions to public pools in the PUC jurisdiction from 1 July 1999, more swimmers were expected to come and leave at the same time and these would have impact on lift capacity and crowd control.

22. Mr James TO remarked that the Administration could consider not applying the sessional break to the pools in Tai Kok Tsui Complex. The Chairman requested the Administration to consider Mr TO's suggestion.

23. DS(HA) responded that the Administration would not want to delay the project. However, as the project would cost some \$700 to \$800 million, the Administration considered it prudent to review the scope and programme of the project to ensure that the project was viable, cost effective and user-friendly. At the request of the Chairman, DS(HA) agreed to discuss further with the Working Group of Yau Tsim Mong District Council in the next two to three weeks the proposed administrative measures to address the crowd control problems.

24. Mr LEE Wing-tat suggested that consideration could be given to relocating the swimming pool facilities to the ground and second floors of the Complex and channeling pool users via escalators.

25. DS(HA) said that the Administration had considered this option, but concluded that this would adversely affect the viability of markets and cooked food stalls which would have to be relocated to the high floors of the Complex. DS(HA) further said that the Administration had reservations about providing markets and swimming pools in the same building as this might create hygiene problems and other management difficulties. AD(LS) added that the policy of providing different municipal services under one-roof would be reviewed.

II. The remaining capital works projects approved/committed by the former PMCs

The remaining capital works projects of the two former PMCs of concern to the LCSD

[Paper Nos. CB(2)1553/99-00(02) and CB(2)1558/99-00]

26. DD/LCS(Adm)(Ag) briefed members on the salient points of the Administration's paper. He said that the majority of the 147 leisure and cultural projects were still in an early planning stage, for instance, some of the sites had yet to be formed or the boundaries for some sites were not yet defined. The Administration had therefore selected 16 projects for admission into Category C of the PWP according to criteria set out in paragraph 7 of the Administration's paper. DD/LCS(Adm)(Ag) assured members that the Administration would continue to examine the suitability of the remaining 131 leisure and cultural projects for inclusion in the PWP.

27. Miss Cyd HO noted that the 16 priority projects (except the Indoor Recreation Centre in Tung Chung which included a library) were to provide leisure and sports facilities. She enquired whether these projects had been selected to pave the way for the hosting of the 2006 Asian Games in Hong Kong. She cited an example that a new tennis court with retractable roof and spectator stand for about 3 500 persons was to be provided at Moreton Terrace. Miss HO considered that the Administration should provide a separate list on those projects intended to be used as sports venues and supporting facilities for the Games, in order to facilitate Members' consideration of the financial commitments of hosting the Games. Miss HO also inquired why only a handful of the remaining 131 projects involved the provision of arts and cultural facilities.

28. DS(HA) replied that the 16 priority projects had been selected to meet the long term needs of the public and the Hong Kong sports community and were not directly related to Hong Kong's bid to host the 2006 Asian Games. To consider the proposal for a new tennis court cum car park at Moreton Terrace was made in response to a request from the Hong Kong Tennis Association that a world-class tennis facility was necessary to promote tennis playing in Hong Kong. DS(HA) said that some of the 16 projects might be used as venues for the 2006 Asian Games if they were suitable for the purpose.

29. As regards the 147 leisure and cultural projects under planning, DS(HA) said that many of these projects included both sports and leisure facilities.

30. Mr WONG Yung-kan enquired why the Tai Po New Civic Centre and Library had not been given priority for inclusion into the PWP, as the former Provisional Regional Council (ProRC) had pressed for a new civic centre in Tai Po for almost ten years. He noted that the site reserved for the project was currently being used as a carpark. He therefore urged the Administration to give priority to the project.

31. DS(HA) replied that before taking the project forward, the Administration would need to ascertain whether there was a need to provide each district with its own civic centre. The Administration would review the policy in the light of the operational experience of the new Kwai Tsing Theatre and Yuen Long Theatre, and their impact on the demand for cultural venues in the New Territories. No definite time frame was therefore set for the construction of the proposed Tai Po Civic Centre. Assistant Director (Library & Development) (AD(LD)) supplemented that the project was still in an early planning stage, as Arch SD had only completed a sketch design on the project. He further said that in view of the increased population of Tai Po, the Administration was considering whether a larger library should be provided to replace the existing Tai Po Public Library.

32. In response to Miss Cyd HO's query that the Administration had not consulted the Commission before taking on reviews of the provision of civic centres in districts, DS(HA) said that the review was only to ensure that public money was spent prudently. He assured members that the Administration would consult the Commission, as necessary, before deciding the way forward.

Admin

33. Mr LEE Wing-tat pointed out that the Kwai Chung Park was not used by residents in the vicinity because it was situated in polluted areas surrounded by industrial buildings. He therefore expressed reservation about the priority given to the further development of the Park. DS(HA) undertook to consider Mr LEE's views.

34. Members noted that the Chairman of the Central and Western District Council had sent in a letter requesting the Subcommittee to follow up with the Administration on the early implementation of the Sun Yat Sen Memorial Park [LC Paper No. CB(2)1558/99-00].

Admin

35. Mr LEE Wing-tat queried why Sun Yat Sen Memorial Park was not included in the PWP as a Category C item. DS(HA) replied that the Administration would need to address the problem of accessibility to the park. He pointed out that the indoor games hall now located next to the site of the park also had the same access problem and its utilization had been very low. Furthermore, the scope of the project would have to be reviewed in view of comments as to the right balance between recreational facilities and commemorative features in the Park. At the request of the Chairman, the Administration undertook to consider the request made in the letter from the Central and Western District Council.

36. In reply to Dr TANG Siu-tong, DD/LCS(Adm)(Ag) said that no definite timetable had been set for the construction of the priority project entitled "Indoor Recreation Centre Area 17 - Tin Shui Wai" and the other 15 priority

projects as they were now recommended for inclusion into the PWP as Category C items at the present stage. Subject to the allocation of resources, these projects would be recommended for upgrading to Category A in due course.

37. The Chairman inquired the criteria for selecting the 16 priority projects. He asked whether the selection was based on the population of the districts or the Hong Kong Planning Standards and Guidelines (HKPSG). He also asked about the availability of sites for the remaining 131 projects and whether Administration had any plans to include them in the PWP.

38. DS(HA) replied that apart from making reference to the HKPSG, the Administration had taken into account other factors such as the current utilization of existing facilities in the vicinity. As regards the sites for the 131 remaining projects, DS(HA) said that while some of these sites had been formed, they might currently be used for other purposes. He pointed out that as resources were scarce, the Administration simply could not start all projects at the same time. The Administration would consult the District Councils concerned to put the reserved sites to good use on a temporary basis. DS(HA) re-assured members that the Administration would continue to consider the remaining projects which were also under close monitoring by the District Councils and LegCo.

Admin

39. At the request of the Chairman, the Administration undertook to provide further information on the site availability of the remaining 131 projects which had not been recommended for inclusion into the PWP as Category C items. DD/LCS(Adm)(Ag) also agreed to provide a response to the Chairman's query that certain projects which were in a less advanced stage, e.g. Category III, of the former PMCs were given priority over projects which were in a more advanced stage of planning.

The remaining capital works projects of the two former PMCs that involved the Food and Environmental Hygiene Department

[Paper No. CB(2)1553/99-00(03)]

40. At the invitation of the Chairman, Deputy Secretary for the Environment and Food (DS(EF)) introduced the Administration's paper which provided an update on the former PMC capital works projects which were now under the responsibility of the Food and Environmental Hygiene Department (FEHD). DS(EF) said that the Administration had conducted an initial review of ten of the 30 projects that involved food and environmental hygiene facilities, the findings of which were set out in Annex II of the Administration's paper. DS(EF) pointed out that these ten projects were selected for initial review because they were at a relatively more advanced planning stage (i.e. former PUC Stage III and former ProRC Category II/III capital works projects).

41. The Chairman noted that FEHD proposed to include two projects in Category C of the PWP and to proceed with one project as a minor works item. As regards the seven projects which required further review, the Chairman asked whether these would be abandoned after review. DS(EF) replied that Annex II of the Administration's paper had given the reasons for the review of the seven projects. The scope of some of these projects might need adjustment having regard to their viability and cost-effectiveness.

42. Miss CHAN Yuen-han questioned the need for reviewing the 30 projects which already had the approval of the former PMCs.

43. DS(EF) responded that the majority of the 30 projects were at a less advanced planning stage (Category IV/Stage IV projects of the former PMCs' capital works programmes). There was a need for the Administration to review the scope and programme of these projects to ensure that the proposed facilities were user-friendly, viable and cost-effective. In particular, there was a need to assess the viability of the market projects as recommended by the Director of Audit in his report published in 1997. To ascertain the cost-effectiveness of retro-fitting air-conditioning to existing public markets and cooked food centres, the Administration would take into account the actual experience of these retro-fitting projects that were underway. The Administration would also take into account the following factors in the review -

- (a) whether the retro-fitting of air-conditioning would bring about noticeable improvement to air quality and give rise to any technical problems with regard to conditions of each market/cooked food centre;
- (b) whether the stall operators would accept the likely requirement of closure of market/cooked food centre during the works period; and
- (c) actual operational experience in other cooked food centres retro-fitted with air-conditioning.

The Administration would decide after the review whether to proceed with the projects on retro-fitting of air-conditioning.

44. DS(EF) further said that in considering the inclusion of a project into the PWP as Category C item, the Administration would take into account the need of the facilities in the area and whether the design of the project could be further improved to enhance its cost-effectiveness and be more user-friendly. DS(EF) added that the Administration would consider the views of LegCo and District Councils before taking a decision.

45. Miss CHAN questioned why there was a need to conduct a review to projects involving retro-fitting of air-conditioning to public markets and cooked food centres, since these projects were merely improvement works to existing buildings. Deputy Director of Food and Environment Hygiene Department (Administration and Development) explained that the Administration would examine the technical feasibility of retro-fitting of air-conditioning to individual markets and cooked food centres, as they were built years ago and their design might not impose constraints on retro-fitting of air-conditioning. Moreover, if air-conditioning plant were to be retro-fitted, some market stalls might have to be closed temporarily during the works period.

Admin 46. Miss CHAN commented that the Administration had used the review as an excuse to delay the implementation of these projects in order to save money. DS(EF) explained that most of these projects were not yet ready for implementation because they were at preliminary planning stage and that no feasibility study had been taken on the projects. At the request of Miss CHAN, the Administration agreed to brief members at the next meeting on the broad direction of the review of the retro-fitting of air-conditioning in public markets.

Admin 47. In summing up, the Chairman requested the Administration to report to the Subcommittee the progress of its further review on the seven projects referred to in paragraph 5(c) of the Administration's paper and the findings on its review on the remaining 20 projects with FEH facilities. DS(EF) agreed.

III. Date of next meeting

48. Members agreed to hold the next meeting on 2 May 2000 at 4:30 pm.

49. There being no other business, the meeting ended at 12:40 pm.

Legislative Council Secretariat
28 July 2000