

立法會
Legislative Council

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

**Minutes of the 6th meeting
held in the Conference Room A of Legislative Council Building
on Wednesday, 9 January 2008, at 8:30 am**

Members present:

Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP (Chairman)
Hon Alan LEONG Kah-kit, SC (Deputy Chairman)
Hon Fred LI Wah-ming, JP
Hon Mrs Selina CHOW LIANG Shuk-yee, GBS, JP
Hon James TO Kun-sun
Hon CHAN Yuen-han, SBS, JP
Hon Bernard CHAN, GBS, JP
Hon CHAN Kam-lam, SBS, JP
Hon SIN Chung-kai, SBS, JP
Hon Jasper TSANG Yok-sing, GBS, JP
Hon Howard YOUNG, SBS, JP
Hon LAU Kong-wah, JP
Hon LAU Wong-fat, GBM, GBS, JP
Hon Miriam LAU Kin-yee, GBS, JP
Hon Emily LAU Wai-hing, JP
Hon CHOY So-yuk, JP
Hon Andrew CHENG Kar-foo
Hon Albert CHAN Wai-yip
Hon LEE Wing-tat
Hon LI Kwok-ying, MH, JP
Hon Daniel LAM Wai-keung, SBS, JP
Dr Hon KWOK Ka-ki
Hon CHEUNG Hok-ming, SBS, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon TAM Heung-man

Members absent:

Dr Hon Philip WONG Yu-hong, GBS
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Abraham SHEK Lai-him, JP

Public officers attending:

Mr Joe C C WONG, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr MAK Chai-kwong, JP	Permanent Secretary for Development (Works)
Ms Anissa WONG, JP	Permanent Secretary for the Environment
Mr Raymond YOUNG, JP	Permanent Secretary for Development (Planning and Lands)
Mr Davey CHUNG	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Michael WONG Wai-lun, JP	Deputy Secretary for Education (1)
Mrs Dorothy MA CHOW Pui-fun	Deputy Secretary-General (1), University Grants Committee
Mr CHAN Wing-tak	Chief Technical Adviser (Subvented Projects), Architectural Services Department
Mr Kenneth WONG Pak-keung	Director of Estates, The University of Hong Kong
Mr TAM King-leung	Senior Assistant Director, Estates Office, The University of Hong Kong
Professor JIM Chi-yung	Chairman, Project Group of Human Research Institute, Phase 1, The University of Hong Kong
Dr Albert CHAU Wai-lap	Dean of Student Affairs, The University of Hong Kong
Miss AU King-chi, JP	Commissioner for Tourism, Commerce and Economic Development Bureau
Ms Kinnie WONG Kit-yee	Assistant Commissioner for Tourism (2), Commerce and Economic Development Bureau
Mr John CHAI Sung-veng, JP	Director of Civil Engineering and Development
Mr LAM Sing-kwok	Chief Engineer (Islands Division), Civil Engineering and Development Department
Mr LI Ho-kin	Chief Architect (1), Architectural Services Department
Mr CHAN Chi-chiu, JP	Director of Water Supplies
Mr NG Chi-ho	Assistant Director (New Works), Water Supplies Department

Clerk in attendance:

Ms Rosalind MA Senior Council Secretary (1)8

Staff in attendance:

Ms Pauline NG	Assistant Secretary General 1
Mr Anthony CHU	Council Secretary (1)2
Ms Alice CHEUNG	Senior Legislative Assistant (1)1
Mr Frankie WOO	Legislative Assistant (1)2

Action

Head 708 – Capital Subventions and Major Systems and Equipment

PWSC(2007-08)70 52EG Human Research Institute—phase 1, The University of Hong Kong

The Chairman advised members that the Panel on Education (Education Panel) was consulted on this proposal on 10 December 2007. Panel members supported this proposal but requested the Administration to provide supplementary information on the basis for calculating the existing space shortfall in the University of Hong Kong (HKU), HKU's plan to address the space shortfall and information regarding the proposed Human Research Institute, such as the management structure, etc. The required information was provided by the Administration on 8 January 2008.

2. The item was voted on and endorsed. Dr KWOK Ka-ki requested that this item be voted on separately at the relevant meeting of the Finance Committee (FC).

PWSC(2007-08)71 53EG 1 800-place student residences at Lung Wah Street, Kennedy Town, The University of Hong Kong

3. The Chairman advised members that the Education Panel was consulted on this proposal on 10 December 2007. Panel members supported the proposal. They nevertheless noted with concern that residents in the neighbourhood had expressed concern about the possible nuisances arising from the new hostel. Panel members urged HKU to strengthen communication with residents and explain to the residents the mitigation measures proposed for minimizing the possible nuisances.

4. Mrs Selina CHOW and Mr James TO declared that they were members of the Court of HKU.

5. Members noted that the following papers relating to the proposal were tabled at the meeting:

- (a) A joint submission dated 3 January 2008 from four residents' organizations to the Complaints Division of the Secretariat (the residents' submission); and
- (b) Report dated 8 January 2008 prepared by the Complaints Division of the Secretariat to Duty Roster Members (DRMs) on the complaint lodged by the residents' organizations in (a) above (with the Administration's written response dated 8 January 2008 attached).

(Post-meeting note: The above papers were circulated to members vide LC Paper No. PWSC48/07-08 on 11 January 2008.)

Timing for the submission of papers

6. Ms Emily LAU pointed out that the Administration's written response to the concerns raised in the residents' submission had just been tabled at the meeting. Given that the Panel was consulted on 10 December 2007, there was ample time for the Administration to provide the supplementary information well before the meeting to facilitate members' consideration of the funding proposal. She asked that procedurally if there were any ways to ensure that such papers could be submitted to the Subcommittee well in advance.

7. The Deputy Secretary for Education (1) (DS(1), EDB) said that the Administration had strived to provide the supplementary information in a timely manner. He advised that the Administration's letter dated 8 January 2008 was to respond to the request for information on 4 January 2008 from the Legislative Council (LegCo) Secretariat. The Administration had already made every effort to meet the deadline for provision of information. The Clerk advised that the residents' submission dated 3 January 2008 addressed to the Complaints Division of the Secretariat was followed up by DRMs who had a meeting with the residents' representatives on 3 January 2008. A letter was sent to the Administration on 4 January setting out the views and concerns of the residents. Deadline for Administration's response was set at 8 January 2008 as it was noted that the matter would be considered by the Public Works Subcommittee (PWSC) on 9 January 2008. The submission and the Administration's response were forwarded to the Clerk to PWSC in the late afternoon of 8 January 2008 for distribution to members.

8. Ms Emily LAU questioned whether such late provision of supplementary information on a funding proposal was in compliance with the requirements in the PWSC Procedure. She was of the view that consideration of funding proposals should be deferred to a later meeting should the Administration fail to provide the relevant information timely. The Clerk advised that according to the PWSC Procedure, discussion papers on funding proposals submitted by the Administration should be dispatched to members at least five clear days before the relevant meetings. There was however no specific requirements on the timing for

dispatch of supplementary information or submissions from the public, which would normally be provided to members as soon as practicable upon receipt.

9. The Chairman opined that flexibility should be allowed in the timing for provision of submissions from the public and the Administration's response to the submissions. Mr SIN Chung-kai and Mrs Selina CHOW expressed similar view. Mrs CHOW pointed out that the public might not be aware of the date for PWSC to consider the funding proposal well in advance and hence could only provide their submissions shortly before the meeting.

Proposed measures to minimize possible impact of the new hostel

10. Mr LEE Wing-tat said that Members of the Democratic Party supported the project. Noting the concerns of residents in the vicinity about possible nuisances arising from the new hostel, Mr LEE enquired about the progress made so far in liaising with and explaining to local residents to alleviate their concerns. He also called on HKU to set up a liaison group with resident representatives to provide a channel for residents to give views and lodge complaints during the planning and construction of the hostel. While stating support to the project proposal, Mr SIN Chung-kai called on HKU to formulate suitable measures to mitigate possible nuisances arising from the new hostels, in particular the noise nuisance from students' extra-curricular activities at night.

11. Mrs Selina CHOW also expressed her in-principle support to the project. Noting that residents remained concerned about the possible noise nuisance arising from the new hostel, Mrs CHOW called on HKU to make every effort to alleviating residents' concerns throughout the construction process as well as after project delivery, such as through establishing an effective liaison mechanism to gauge the views of residents and to handle complaints.

12. DS(1), EDB and the Dean of Student Affairs, HKU (Dean of SA, HKU) responded that HKU had been maintaining a close dialogue with the local community over the development of the project and had arranged further discussion with resident representatives in the neighbourhood after the Education Panel meeting on 10 December 2007. Dean of SA, HKU further advised that HKU had attended meetings of the Central & Western District Council (C&WDC) and organized consultation sessions and workshops for residents and community representatives. HKU had recently organized another meeting with resident representatives on 2 January 2008 to explain the modifications made to the design of the new hostel to address their concerns. Dean of SA, HKU and the Senior Assistant Director (Estates Office), HKU (SAD(EO), HKU) advised that HKU would maintain close communication with residents over the project development, including setting up a liaison group with resident representatives and incorporating appropriate provisions on environmental mitigation measures in the contract.

13. To address residents' concern about possible noise nuisance, Dean of SA, HKU said that HKU had adopted appropriate features and made necessary adjustments to the design of the project such as lowering the development density

of the site; locating the hostel blocks closer to the hill with the multi-purpose rooms for student activities beneath the podium (and hence further away from the residential community at Lung Wah Street); adding architectural fins to the building facades to serve as noise barrier; and increasing the area for greenery with the site area adjacent to residential buildings designed as green areas. In this connection, Dean of SA, HKU advised that HKU would develop and manage a public green open area to the east of the site where the banyan tree was located. Moreover, HKU had undertaken to allocate the 1 800 hostel places to undergraduate students of senior years, research postgraduates and non-local students who would have relatively less extra-curricular activities at night.

14. As regards the residents' concerns about the traffic impact of the proposed project, DS(1), EDB and Dean of SA, HKU advised that according to the traffic impact assessment (TIA) study conducted by the consultant of HKU, the road network providing access to the project site at Lung Wah Street had adequate capacity to cope with the growth in traffic arising from the proposed hostel. Dean of SA, HKU added that it was anticipated that school shuttle bus running at the frequency of four to six trips per hour would be adequate to cater for the transport needs of students traveling from the hostel to the university campus during the morning peak hour from 9 am to 10 am.

15. Ms Emily LAU supported in principle the provision of more hostel places to meet students' demand. She nevertheless noted with concern that the proposed hostel project had been facing strong objection of residents in the neighbourhood and wondered why the development of student residences in Hong Kong did not meet with the same degree of popularity as similar projects in places overseas. In this connection, Ms LAU requested the Administration to respond to issues raised in the residents' submission, in particular the justifications for the change in land use of the project site (which had originally been planned for housing development to facilitate urban renewal when funding proposal for the site formation works was submitted in 2001) and whether HKU had fully utilized its existing land resources to provide student residences before considering the site at Lung Wah Street. Miss CHAN Yuen-han also expressed concern about the change in land use of the project site and queried whether the local community had been consulted in this regard. The Chairman was of the view that the Administration should be more generous in allocating land for projects proposed by University Grant Committee (UGC)-funded institutions to facilitate enhancement of the campus environment so that these campuses could also become attractions for visitors like other famous university campuses overseas.

16. In this regard, DS(1), EDB referred to the Administration's written response on 8 January 2008 and pointed out that as the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HS) had undertaken to provide a maximum of 1 000 public housing units annually for rehousing residents affected by urban renewal, it was no longer necessary to identify sites in the Western District for such purpose. As such, the site at Lung Wah Street could be released for other development. As to the feasibility of developing the proposed hostel within the existing sites of HKU's campus, DS(1), EDB advised that the

campus of HKU was already congested and further development was constrained. The site at Lung Wah Street was the only site in the Western District that was both immediately available and suitable for HKU's hostel development. Dean of SA, HKU added that the feasibility of utilizing existing sites within HKU's campus had been constrained by factors such as restrictions in development density and size of these sites. The site at Lung Wah Street was identified after several rounds of discussion as the only one which was both immediately available and suitable for the hostel development to meet the shortfall in hostel places by 2011.

17. Mr Alan LEONG advised that being one of the DRMs who had attended the meeting with the resident representatives on 3 January 2008, he was obliged to recap the major views and concerns of the residents, as follows:

- (a) Support to the site formation works at Lung Wah Street in 2001 had been given in the light of the Administration's assurance of using the site for providing rehousing flats to facilitate urban renewal in the Western District. Residents were nevertheless not consulted on the subsequent change in land use;
- (b) The cost-effectiveness of the proposed hostel was in doubt given the high cost involved for the site formation works (amounting to \$135.2 million) and the land premium of the site if it was used for private housing development (estimated at around \$300 million);
- (c) Traffic impact of the hostel project on the road network providing access to the Lung Wah Street site; and
- (d) Whether and how HKU would honour its undertaking of allocating the 1 800 hostel places under the proposed project to undergraduate students of senior years, research postgraduates and non-local students.

Ms Emily LAU also requested the Administration to respond to residents' concern about the high cost for development of the hostel taking into account the cost for site formation.

18. DS(1), EDB recapped that the Lung Wah Street site was no longer required for development of rehousing flats given the arrangement made by HA and HS for provision of up to 1 000 public housing flats for rehousing. As to consultation on the proposed hostel project, DS(1), EDB advised that C&WDC was consulted on 5 October 2006 and most DC members had indicated in-principle support to the project. The Administration was keenly aware of residents' concern about the possible nuisance arising from the new hostel and noted that HKU had devised various measures to address these concerns. He was confident that HKU would take forward the measures in accordance with its undertaking through maintaining liaison with the residents during the planning and construction of the project, including the undertaking on the policy on allocation of hostel places. Dean of SA, HKU assured members that HKU would allocate the

1800 hostel places at Lung Wah Street in strict accordance with its undertaking and pointed out that it had given its confirmation to UGC in writing earlier on. On the education front, HKU placed great emphasis in building a harmonious relationship with the community and had plans to arrange voluntary service by students such as free tutorial classes to children. Students would also be reminded to minimize the disturbances to residents in the neighbourhood. Dean of SA, HKU advised that under HKU's existing policy, students would be penalized if they behaved in such a way as to affecting seriously the serenity of the nearby environment.

19. As to residents' view about the project cost estimate, DS(1), EDB pointed out that in line with the Administration's established practice, the costs for site formation and the land premium would not be counted towards the cost of building projects. He further advised that the estimated construction unit cost for the current proposal, represented by the building and building services costs, was \$9,745 per m² of construction floor area in September 2007 prices. The cost was comparable with those of similar projects for other UGC-funded institutions. SAD(EO), HKU supplemented that taking into account the constraints of the project site, the average cost of \$330,000 per hostel place was considered reasonable as compared to hostel projects of other UGC-funded institutions.

20. In relation to residents' concern about the traffic impact, Mr Alan LEONG recalled that residents were advised by HKU at the meeting on 2 January 2008 that there would be about 38 shuttle bus trips per hour during the peak hour from 9 am to 10 am. Noting the Administration's written response on 8 January 2008 that there would only be about four to six trips per hour during the peak hour, Mr LEONG sought clarification on the discrepancy. Moreover, he also enquired about the progress of the Administration's consideration of the suggestion put forward by another DRM, Miss CHOY So-yuk, on the construction of a footbridge linking the Lung Wah Street site and the HKU campus so that students could walk to the school campus from the hostel.

21. In response, Dean of SA, HKU clarified that the number of 38 trips per hour provided to residents at the meeting on 2 January 2008 was quoted from the findings of the TIA study on the projected number of private car trips required to meet the transport needs of students and staff. Assuming that about one-third of the 1 800 students (i.e. a total of 600 students) would travel to school during the peak hour, he pointed out that as the 56 seats shuttle bus could carry more students than private cars, it would only take a maximum of ten shuttle bus trips should all the 600 students choose to travel by bus. Making reference to the travel pattern of an existing HKU student hostel at Pokfulam Road where 74% of the student traveled to the campus on foot and taking into account that students of the new hostel might take a 20 minutes walk to the future new centennial campus or might take a ride on the MTR West Island Line (WIL) to be commissioned in 2013, it was therefore expected that about four to six bus trips would be required to meet the students' transport need during the peak hour. He agreed to make clarifications to the residents in this regard. SAD(EO), HKU added that construction of footbridge link between the new centennial campus and the future WIL University Station exit was under planning. HKU would also explore further proposals to facilitate

pedestrian access between the HKU campus and other university facilities located at Sasson Road and Lung Wah Street.

22. Responding to Mr Alan LEONG's further enquiry on the feasibility of in-situ redevelopment of the existing Junior Staff Quarter (JSQ) at Pokfulam Road to provide additional hostel places to meet the shortfall, SAD (EO), HKU said that in-situ redevelopment of the JSQ site involved a number of practical problems which would require considerable time to overcome. These included the reprovisioning arrangements for the affected junior staff and students currently resided at JSQ, possible opposition from residents of private residential developments right in front of JSQ and statutory process for re-zoning of the "Government, Institution and Community" site adjacent to JSQ.

23. Noting the strong sentiment of local residents against the project, Ms Emily LAU enquired about the efforts made by HKU in alleviating residents' concerns through consultation meetings and workshops. Miss CHAN Yuen-han was also concerned that notwithstanding the ongoing efforts of HKU in liaising with the local community and devising measures to address their concerns about possible impact of the project, residents had maintained their strong objection against the project. Miss CHAN said that she could hardly give support to the proposal if the mitigation measures proposed by HKU could not adequately alleviate the concerns of residents. They both sought information on the details and outcome of the meeting between HKU and resident representatives on 2 January 2008.

24. In reply, Dean of SA, HKU stressed that HKU attached great importance to building a harmonious relationship with the community and had been maintaining a close dialogue with the local community over the development of the project. He reiterated that in the past two years, HKU had attended meetings of the C&WDC and organized consultation sessions and workshops with DC members and local residents to discuss their concerns. At the last meeting with residents held on 2 January 2008, representatives of HKU had explained in detail the identification of the Lung Wah Street site for development of the new hostel and the proposed measures to mitigate the possible impact of the hostel on the neighbourhood. While it might not be realistic to expect that residents' strong views against the proposed hostel could be completely changed after the meeting, Dean of SA, HKU observed that the proposed mitigation measures had alleviated to a certain extent residents' concerns about the traffic and noise impact of the hostel.

25. Ms Emily LAU remained concerned that despite further explanation given by HKU at the meeting on 2 January 2008, residents still expressed strong objection to the project in their submission dated 3 January 2008. She was of the view that apparently the concerns of residents about the impact of the hostel had not been effectively alleviated. She therefore requested the Administration/HKU to arrange meeting(s) with resident in the neighbourhood to explain in further detail the proposed mitigation measures and to provide a report in writing to PWSC on the outcome of the meeting(s) before the relevant FC meeting.

26. The Chairman put the item to vote. Ms Emily LAU requested a division. Of the members present, fifteen members voted for the item, no members voted against and six members abstained. The individual results were as follows:

For:

Mr Fred LI	Mr Andrew CHENG
Mrs Selina CHOW	Mr Albert CHAN
Mr James TO	Mr LEE Wing-tat
Mr SIN Chung-kai	Mr Daniel LAM
Mr Jasper TSANG	Mr Alan LEONG
Mr Howard YOUNG	Prof Patrick LAU
Mr LAU Wong-fat	Miss TAM Heung-man
Ms Miriam LAU	

(15 members)

Abstain:

Miss CHAN Yuen-han	Ms Emily LAU
Mr CHAN Kam-lam	Mr LI Kwok-ying
Mr LAU Kong-wah	Mr CHEUNG Hok-ming

(6 members)

27. The item was endorsed by the Subcommittee. Ms Emily LAU requested that this item be voted on separately at the relevant FC meeting.

Head 707 – New Towns and Urban Area Development

PWSC(2007-08)67 389RO Enhancement of public facilities at Ngong Ping, Lantau

28. The Chairman advised members that the then Panel on Economic Services was consulted on this proposal on 28 May 2007. Panel members stressed that the design of and materials used for the proposed landscaped piazza should be commensurate with the surrounding environment and buildings. Some members had reservation about the Administration's plan to entrust construction works to the MTR Corporation Limited (MTRCL) and urged the Administration to award the project through open tender. Members also expressed concern about future management of the new facilities. In its written response to the Panel in August 2007, the Administration provided information on the design of the proposed landscaped piazza, advised that the Po Lin Monastery (PLM) would take up the management of the Di Tan area upon completion of works, and changed its initial procurement arrangement by engaging the Architectural Services Department (ArchSD) as the works agent in place of MTRCL.

Design of the landscaped piazza

29. Referring to the proposed design of the landscaped piazza, Mr Albert CHAN was disappointed with the extensive use of concrete in the design which failed to blend well with the natural environment of the Lantau Island. He criticized that the design was artificial and out-dated. In his view, the design of the piazza should be improved by incorporating more greening works, such as the planting of more shrubs.

30. The Commissioner for Tourism, Commerce and Economic Development Bureau (C for T, CEDB) said that relevant parties including the Islands DC, PLM and the travel industry had been engaged in in-depth discussions on the design of the piazza over the past few years. The proposed design was worked out having regard to the need to ensure a holistic design which should blend in with the tranquil and religious atmosphere of the area (notably PLM, the Giant Buddha and the Ngong Ping (NP) Village). C for T, CEDB pointed out that the development of the proposed piazza and related facilities at NP would facilitate pedestrian flow and improve the environment of the area for the enjoyment of visitors. The Director for Civil Engineering and Development (DCED) added that apart from the structures such as stone statues and pavilion, the proposed project would incorporate planting proposals, including an estimated number of 245 trees.

31. Miss CHAN Yuen-han was of the view that the design of the proposed landscaped piazza should be improved by increasing the number of trees and greeneries. Noting that there were two big osmanthus trees in PLM, Miss CHAN suggested the Administration to consider incorporating under the project tree planting with a special theme with a view to creating a spectacular outlook for the piazza. Moreover, she opined that the axial approach should be adopted in the design of the piazza, having regard to the axial relationship between the Di Tan and the Giant Buddha so as to create a magnificent ambiance for the area. Miss CHAN called upon the Administration to give further thoughts to the project design in this regard. Ms Emily LAU and Prof Patrick LAU also considered that more greening works should be implemented under the project. Prof LAU suggested that the Administration should plant more tall trees along the landscaped piazza to provide shades for the visitors. Dr KWOK Ka-ki also considered that there was insufficient greening works in the current design and called on the Administration to consider planting more tall trees.

32. Miss CHOY So-yuk held a different view on the choice of trees. Pointing out the need to maintain a spacious outlook for the piazza, she was of the view that planting of shrubs or turf rather than tall trees in the piazza would leave more space to facilitate pedestrian flow during public holidays.

33. In reply, C for T, CEDB advised that the Administration was mindful of the views of relevant parties (including PLM and Islands DC) on the guiding principles for the design of the piazza, notably, an axial approach in developing the proposed piazza along the axis to PLM and that to the Giant Buddha. In this regard, the proposed Bodhi Path would align with the axis to PLM. As to members'

concern about greening works, C for T, CEDB advised that trees would be planted on both sides of the Bodhi Path and around the piazza. Extra care would be taken in the selection of tree species under the project to ensure that the layout and design of the piazza would harmonize with the religious setting in the area. The Chief Architect (1), Architectural Services Department (CA(1), ArchSD) said that the Di Tan was taken as the focal point in the design of the proposed piazza. Apart from planting ficus religiosa, stone statues and light pillars would also be erected on both sides of the Bodhi Path. The pavilion near the Chinese Garden could also be used as a stage for performance. To facilitate the use of the Di Tan for religious ceremonies, the proposed design would preserve its spacious outlook and hence four lotus ponds would be constructed around Di Tan instead of planting taller trees. Responding to Prof Patrick LAU's view that the style and materials used for the structures in the landscaped piazza should match with that of PLM, CA(1), ArchSD advised that granite would be used for the new Pai Lau with a simple design to blend in with the existing buildings and structures in the area (including the existing Pai Lau, the Giant Buddha, Di Tan and PLM).

34. Mr Daniel LAM supported the proposal and drew members' attention that the design of the piazza had been worked out after in-depth discussions with relevant parties, incorporating their requests and views on the project. On behalf of the Islands DC, Mr LAM said that the DC had given views on the design during the Administration's consultations and had endorsed the proposal. DC members were of the view that the natural environment of the NP area should be preserved as far as possible, with the design of the piazza fully commensurate with the style of existing buildings and structures and the greening works implemented suitably to allow sufficient space for holding religious ceremonies at Di Tan.

35. Dr KWOK Ka-ki supported the proposal but noted that members had expressed different views on the design of the landscaped piazza. He was therefore concerned that the proposed design might not meet the requests of different parties concerned. In this connection, Dr KWOK urged the Administration to further examine the design in consultation with professional bodies and PLM to ensure acceptance and support of all relevant parties.

36. C for T, CEDB reiterated that the relevant parties including PLM had been engaged in the proposed development of the landscaped piazza including its design and layout. The latest meeting was held in October 2007 at which PLM had given its agreement on the proposed design. Noting members' views and concerns, C for T, CEDB said that the Administration would ensure that the layout and design of the landscape piazza would harmonize with the existing buildings and structures in the area, in particular PLM. As to members' views on the greening works, C for T, CEDB agreed to provide supplementary information on details of the works, including whether trees of a special theme would be planted along both sides of the Bodhi Path and in other parts of the landscaped piazza as well as consideration made by the Administration for enhancing the greening works in the piazza before the relevant FC meeting.

Admin

Admin

Provision of toilets facilities and environmental conservation measures

37. Mr Howard YOUNG supported this project. With the anticipated growth in visitors number to NP Village following the re-opening of NP 360, Mr YOUNG was concerned whether the public toilet facilities could cope with the demand of visitors. Ms Emily LAU and Miss CHAN Yuen-han expressed similar concern about providing sufficient public toilet facilities for visitors of NP. Ms LAU was particularly concerned about the adequacy of toilet facilities for female visitors and enquired about the number of female cubicles in the new toilet. Ms LAU also urged the Administration to enhance the design of the public toilet with reference to the innovative and attractive design of the new toilet facilities at Pak Shek Kok promenade. Miss CHAN pointed out that NP was a popular tourist attraction, in particular for visitors from the Mainland and urged the Administration to consider providing additional toilet facilities under this project.

38. In response, C for T, CEDB and CA(1), ArchSD advised that there were two existing public toilets serving the needs of visitors at NP and an additional public toilet was proposed to be constructed near the public transport interchange. CA(1), ArchSD said that the new toilet was designed with eight female cubicles and four male cubicles, which together with the existing toilet facilities, should be sufficient to cope with the anticipated increase in visitors at NP. C for T, CEDB said that the Administration would monitor the increase in visitors and review the need for providing more toilet facilities at NP.

39. Miss CHOY So-yuk was concerned about the provision of toilet facilities for female visitors, in particular whether adequate facilities would be provided to meet the demand of female visitors during public holidays. She asked the Administration to make reference to the standard of provision of public toilet facilities in tourist attractions overseas and on the Mainland. Dr KWOK Ka-ki said that from his observation, the provision of public toilet facilities at major tourists attractions in Hong Kong such as the Peak was far from satisfactory as visitors would have to queue up for using these facilities on public holidays. Dr KWOK asked the Administration to consider providing more toilet facilities under the current proposal.

40. In reply, C for T, CEDB said that the new public toilet, together with the two existing ones at NP, should adequately serve the needs of visitors as well as provide facilities at reasonable distance within the tourist areas at NP. DCED added that the number of toilet cubicles for females would be over 20 taking together the eight cubicles to be provided in the new toilet and the 15 and four cubicles respectively in the two existing toilets. As for male cubicles, the total number provided in the new and existing toilets amounted to 15. Cubicles for persons with disabilities (PwDs) were also provided in the public toilets.

41. Dr KWOK Ka-ki queried the propriety of the prevailing planning standards and guidelines for the provision of public toilet facilities and sought information on the average waiting time for public toilet at NP. In reply, DCED advised that while he did not have information on the waiting time for public

toilets at NP, the average daily number of visitors using the existing toilet near the entrance of the proposed piazza during week days and public holidays was 1 230 and 3 850 respectively. At the request of Dr KWOK, the Administration agreed to provide information on the planning guidelines and standards for the provision of public toilet facilities, the average waiting time and the waiting time during peak periods (such as public holidays) for visitors using the public toilet facilities at major tourists spots (including but not limited to the NP Village and PLM). The Administration was also requested to review whether more public toilet facilities could be provided under the proposed project before the relevant FC meeting.

Admin

42. Noting that recycled water was used for flushing in the existing public toilets in NP, Mr Howard YOUNG asked whether the new public toilet under this project would be provided with similar environmentally friendly facilities. In reply, DCED advised that while there was no plan to use recycled water for the new public toilet under this proposal, consideration could be given in this regard. Responding to Mr YOUNG's further enquiry on the cost implication of using recycled water in the new public toilet, CA(1), ArchSD said that the cost for providing the relevant facilities for the new toilet should not be high but the efficacy of the facilities in environmental conservation might not be significant given the small size of the toilet in question.

43. Noting the sewage treatment plant in the vicinity, Miss CHAN Yuen-han asked the Administration to explore, apart from the use of recycled water for the public toilets, other feasible options to promote green education in the NP area, such as setting up educational facilities on the use of recycled water and treated sewage effluent in the landscaped piazza. In reply, DCED advised that the promotion of green education through the use of treated sewage effluent could be examined separately outside the current proposal, where appropriate.

44. Ms Emily LAU expressed concern about details of environmentally friendly/energy conservation measures, if any, under this proposal. In this connection, Prof Patrick LAU suggested that consideration be given to measures such as the use of solar energy for lighting and recycled water for irrigation. Miss CHOY So-yuk and Mr Howard YOUNG also supported the use of solar energy for lighting in the piazza.

45. C for T, CEDB took note of members' views and assured members that the Administration would strive to incorporate environmentally friendly/energy conservation measures under this project as far as practicable. CA(1), ArchSD supplemented that the Administration would consider using high efficiency lighting as well as solar energy for lighting in the piazza. At the request of Ms Emily LAU, the Administration agreed to provide information on the environmentally friendly and/or energy conservation measures to be implemented in the landscaped piazza at NP (including but not limited to the use of recycled water) and the associated financial implications of implementing these measures before the relevant FC meeting.

Admin

Admin 46. In this regard, Ms Emily LAU also requested the Administration to provide details on the environmentally friendly and/or energy conservation measures to be implemented in the two previous items on the agenda (i.e. **PWSC(2007-08)70** and **71**), estimated figures on the effectiveness of these measures in energy saving, as well as the financial implications of implementing these measures before the relevant FC meeting.

Traffic issues and emergency vehicular access

47. Noting the limited number of parking spaces for private cars and the two-hour limit of the parking meters at NP, Mr Albert CHAN expressed grave concern that the parking facilities fell far short of the demand of visitors. Pointing out that more visitors might choose to travel to NP by private cars upon completion of the road widening works of Tung Chung Road, Mr CHAN considered that the Administration should examine the provision of parking spaces at NP to cater for the increase in visitors' demand in the long run.

48. C for T, CEDB said that while limited number of car parking spaces were provided as an alternative option for visitors of NP, it was expected that majority of the visitors would travel by public transport, such as NP 360 and the New Lantau Bus, which provided frequent services to meet the need of visitors during peak periods. She pointed out that consideration had to be given to striking a balance between the provision of more parking spaces and maintaining a layout design of the facilities at NP which could harmonize with the religious setting of the area.

49. Referring to the proposed emergency vehicular access (EVA) leading to PLM, Mr Albert CHAN was concerned that the use of EVA should be kept under stringent control to prevent abuse. Mr CHAN pointed out that at present without the proposed EVA, vehicles going to and from PLM were crossing between crowds of visitors giving rise to road safety concern. He was of the view that the proposed EVA should only be used in emergency and suggested that the Administration might consider constructing a private road for the exclusive use of vehicles of PLM. Prof Patrick LAU and Miss CHOY So-yuk shared Mr CHAN's view. Miss CHAN Yuen-han expressed similar view against the use of EVA for access to PLM and urged the Administration to work out appropriate arrangements for vehicular access in consultation with PLM.

50. In response, C for T, CEDB said that the purpose of the proposed landscaped piazza was to facilitate pedestrian flow and to improve the environment of the area in general. The proposed EVA was designed for use under emergency with Government's prior approval for use under special circumstances. It was also intended for practical needs for vehicular access to PLM for loading/unloading purposes. Agreement would be made with PLM on the use of EVA for its vehicles subject to Government's prior approval. C for T, CEDB pointed out that with the control in access by Government through the approval mechanism, pedestrian safety would be better safeguarded as the number of vehicles going to and from PLM would be under control. As to the suggestion of providing an additional vehicular access for PLM, C for T, CEDB said that given

the site constraint, provision of an additional access road would result in reduction of the area available for public enjoyment in the landscaped piazza. She pointed out that the current proposal had struck a balance between the provision of the necessary EVA for safety consideration, the need for vehicular access of PLM and the provision of more space for public use at the landscaped piazza.

Admin 51. Mr Albert CHAN did not subscribe to the Administration's explanation. He doubted whether the proposed arrangement would effectively safeguard against abusive use of EVA without seeking Government's prior approval. He requested the Administration to provide details on the usage of the proposed EVA, including conditions under which Government permission would be granted for vehicles to use the EVA and whether agreement had been or could be reached with the PLM on access of its vehicles through the EVA before the relevant FC meeting. In this connection, Mr CHAN also requested the Administration to consider the suggestion of providing a separate access road for vehicles of PLM.

Admin 52. Mr Daniel LAM however considered the proposed arrangement of the proposed EVA reasonable and practical given the expected improvement in control of vehicular access and hence pedestrian safety in the area.

Allowing visitors to bring pets to the landscaped piazza

Admin 53. Pointing out that pets were not allowed in the majority of public parks and open space in the territory, Ms Emily LAU asked whether visitors would be allowed to bring their pets to the landscaped piazza. In reply, C for T, CEDB said that while the Administration remained open to the suggestion of allowing visitors to bring pets to the landscaped piazza, this had to be examined in consultation with the Leisure and Cultural Services Department (LCSD) and the Islands DC. C for T, CEDB undertook to advise members as to whether visitors could bring dogs and other pet animals into the landscaped piazza before the relevant FC meeting.

54. The item was voted on and endorsed. Ms Emily LAU requested that this item be voted on separately at the relevant FC meeting. Mr Albert CHAN requested to put on record his reservation about the present proposal.

Head 709 – Waterworks

PWSC(2007-08)72 326WF Integration of Lion Rock high level fresh water primary service reservoirs and Tseung Kwan O fresh water primary service reservoir

55. The Chairman advised members that an information paper provided by the Administration on the project had been circulated to the Panel on Development on 20 November 2007.

Admin

56. Dr KWOK Ka-ki enquired whether the Administration would utilize the roof-tops of the service reservoirs under the proposed project to provide leisure and cultural facilities for public enjoyment and to meet the shortfall of such facilities in the areas. In response, the Director of Water Supplies (DWS) said that the scope of the project comprised the integration of the existing Lion Rock high level fresh water primary service reservoirs with the Tseung Kwan O fresh water primary service reservoir by laying of about 1.4 kilometres of fresh water mains and the provision of a fresh water pumping station. There would not be any new service reservoirs constructed under the project. DWS advised that there was no leisure and cultural facilities on the roof-top of the existing service reservoirs in question. The provision of these facilities on roof-tops of service reservoirs would be examined having regard to views of LCSD and local DCs on the demand of such facilities in the vicinity. Noting DWS's response, Dr KWOK asked the Administration to liaise with LCSD and the respective DCs to seek their views on the provision of leisure and cultural facilities on the roof-top of the existing service reservoirs under this project.

57. Dr KWOK Ka-ki expressed concern about the felling of trees under the proposed project. Ms Emily LAU requested the Administration to enhance the greening of the service reservoirs for the enjoyment of the local residents. In reply, DWS explained that the proposed works would involve the removal of 36 trees including 30 to be felled, three to be transplanted elsewhere and three to be transplanted within the project site. All trees to be removed were not important trees. DWS advised that the Administration had designed the alignment of new water mains accordingly to minimize the number of tree felling. The Administration would incorporate planting proposals as part of the project, including estimated quantities of 59 trees.

58. Noting from the Administration's paper that the TIA study concluded that the proposed works would not cause unacceptable traffic impact, Ms Emily LAU enquired about details of the findings of the study in relation to the traffic impact on the local residents, as well as the proposed mitigation measures to alleviate the impact from the construction works.

59. DWS advised that the Administration had briefed the Traffic and Transport Committee of the Kwun Tong DC on the findings of the TIA study, which considered the findings acceptable. In gist, the TIA study had concluded that the proposed works would not cause unacceptable traffic impact. On the proposed mitigation measures to be implemented during the construction works, DWS said that these included temporary traffic management schemes and manned hotlines to answer enquiries from the public. He assured members that the Water Supplies Department would monitor the traffic impact of the proposed works in collaboration with other relevant Government departments to ensure that the traffic impact of the works on the residents would be kept to the minimal. Responding to Ms Emily LAU's further enquiry on details of the TIA study, DWS and the Assistant Director (New Works), Water Supplies Department advised that the TIA study had examined the impact of the works on the traffic, including the impact of closure of one lane for undertaking the mainlaying works. With the

implementation of the various temporary mitigation measures recommended in the TIA study, the impact of lane closure would not have an unacceptable impact on the traffic.

60. The item was voted on and endorsed.

Arrangements for the next meeting

61. Noting that the Chairman would be out of town and would not be available to chair the next meeting scheduled for 30 January 2008, members agreed that the Deputy Chairman would preside over the next meeting on behalf of the Chairman.

62. The meeting ended at 10:45 am.

Council Business Division 1
Legislative Council Secretariat
31 January 2008