

# 立法會

## *Legislative Council*

LC Paper No. PWSC125/08-09

(These minutes have been  
seen by the Administration)

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

**Minutes of the 14<sup>th</sup> meeting  
held in the Conference Room A of Legislative Council Building  
on Wednesday, 3 June 2009, 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 James TO Kun-sun  
Hon CHAN Kam-lam, SBS, JP  
Hon Miriam LAU Kin-ye, GBS, JP  
Hon Andrew CHENG Kar-foo  
Hon TAM Yiu-chung, GBS, JP  
Hon Abraham SHEK Lai-him, SBS, JP  
Hon WONG Kwok-hing, MH  
Hon LEE Wing-tat  
Hon CHEUNG Hok-ming, SBS, JP  
Prof Hon Patrick LAU Sau-shing, SBS, JP  
Hon KAM Nai-wai, MH  
Hon Starry LEE Wai-king  
Hon CHAN Hak-kan  
Hon Paul CHAN Mo-po, MH, JP  
Hon Tanya CHAN  
Dr Hon LEUNG Ka-lau  
Hon WONG Kwok-kin, BBS  
Hon IP Kwok-him, GBS, JP  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP  
Dr Hon Samson TAM Wai-ho, JP

**Members absent:**

Hon LAU Wong-fat, GBM, GBS, JP  
Hon Timothy FOK Tsun-ting, GBS, JP  
Hon Albert CHAN Wai-yip  
Hon Cyd HO Sau-lan  
Hon WONG Yuk-man

**Public officers attending:**

Mr Joe C C WONG, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Mr MAK Chai-kwong, JP	Permanent Secretary for Development (Works)
Mr Raymond YOUNG, JP	Permanent Secretary for Development (Planning and Lands)
Mr Benny WONG Yiu-kam, JP	Deputy Director of Environmental Protection (1)
Miss Sandra LAM	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mrs Jessie TING YIP Yin-mei, JP	Deputy Secretary for Security (1)
Mr David LAU Kam-kuen	Principal Assistant Secretary for Security (Security) <sup>A</sup>
Mr YUE Chi-hang, JP	Director of Architectural Services
Mr SUEN Kwai-leung	Assistant Commissioner (Operations), Hong Kong Police Force
Mr MAN Kwok-fung	Senior Telecommunications Engineer (Telecommunications and Electronics Division), Hong Kong Police Force
Mr LAM King-kong	Deputy District Commander (Border)(Acting), Hong Kong Police Force
Mr Eddy YAU Kwok-yin, JP	Assistant Director (Leisure Services) <sup>3</sup> , Leisure and Cultural Services Department
Mr Peter KAN Tat-sing	Chief Executive Officer (Planning) <sup>2</sup> , Leisure and Cultural Services Department
Mr Andrew TSANG Yue-tung, JP	Assistant Director (2), Home Affairs Department
Mr Paul CHEUNG Kwok-kee	Assistant Director (Leisure Services) <sup>1</sup> , Leisure and Cultural Services Department
Mr Harry TSANG Chin-kwong	Chief Executive Officer (Planning) <sup>1</sup> , Leisure and Cultural Services Department
Mr Kenneth CHEN Wei-on, JP	Under Secretary for Education
Ms Amy WONG Pui-man	Principal Assistant Secretary for Education (Higher Education)
Mrs Dorothy MA CHOW Pui-fun	Deputy Secretary-General (1), University Grants Committee Secretariat
Mr CHAN Wing-tak	Chief Technical Adviser (Subvented Projects), Architectural Services Department

Professor CHING Pak-chung	Pro-Vice-Chancellor, The Chinese University of Hong Kong
Professor FUNG Tung	Associate Pro-Vice-Chancellor, The Chinese University of Hong Kong
Mr David LIM See-wai	Director of Campus Development, The Chinese University of Hong Kong
Mr MA Wai-kong	Senior Architect (Campus Development Office), The Chinese University of Hong Kong
Ir Professor KO Jan-ming	Vice President (Academic Staffing and Resources), The Hong Kong Polytechnic University
Mr CHAN Shu-keung	Director of Campus Development, The Hong Kong Polytechnic University
Mr Daniel SUEN Chung-keung	Deputy Director of Campus Development, The Hong Kong Polytechnic University
Mr Vincent NG Wing-shun	Director, AGC Design Ltd
Mr Aubrey AU Long-hin	Associate Director, AGC Design Ltd
Mr LAU Ka-keung, JP	Director of Drainage Services
Mr Elvis AU Wai-kwong, JP	Assistant Director (Water Policy), Environmental Protection Department
Mr CHAU Kwok-ming	Chief Engineer (Harbour Area Treatment Scheme), Drainage Services Department
Mr LEE Tai-kwan	Chief Engineer (Sewerage Projects), Drainage Services Department

**Clerk in attendance:**

Ms Debbie YAU	Chief Council Secretary (1)6
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**Staff in attendance:**

Mrs Constance LI	Assistant Secretary General 1
Ms Angel SHEK	Senior Council Secretary (1)1
Ms Alice CHEUNG	Senior Legislative Assistant (1)1
Mr Frankie WOO	Legislative Assistant (1)2

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Action

The Chairman reported that a total of 105 capital works projects of an amount of \$60.594 billion had been endorsed by the Public Works Subcommittee (PWSC) in the 2008-2009 session so far.

2. The Chairman instructed that the speaking time of each member would be limited to five minutes.

**Head 703 – Buildings****PWSC(2009-10)31      12GB      Construction of a secondary boundary fence and new sections of primary boundary fence and boundary patrol road**

3. The Chairman advised that the proposal was to upgrade part of 12GB to Category A at an estimated cost of \$395.5 million in money-of-the-day (MOD) prices for the construction of a Secondary Boundary Fence (SBF) and new sections of the Primary Boundary Fence (PBF) and the Boundary Patrol Road (BPR), in order to take forward the phased implementation of the reduced coverage of the Frontier Control Area (FCA). The Panel on Security had been consulted on the proposal at the meeting on 5 May 2009, and Panel members had not raised any queries.

Design and aesthetics of the proposed secondary boundary fence

4. Prof Patrick LAU expressed concern that according to the artist's impression of the Fence and Road Works in Enclosure 2 to PWSC(2009-10)31, the proposed SBF would obstruct the view overlooking the adjacent Shenzhen River, and affect the aesthetics of the overall environment at the frontier. He suggested the Administration to reduce the height of the proposed SBF and explore alternative design or facility to reinforce security at the frontier. The Chairman expressed a similar view.

5. The Deputy Secretary for Security (1), (DS(1), SB) explained that in implementing the reduction of the coverage of the FCA, there was a need to retain the PBF and to construct the proposed SBF in order to maintain integrity and security of the boundary and facilitate effective operations against cross-boundary crimes. The proposed design had taken into account the security requirements, the conditions of the adjacent environment and the needs of the local community. To improve the aesthetics of the project site, the present design had incorporated planting proposals and greening initiatives.

6. The Assistant Commissioner (Operations), Hong Kong Police Force (AC(Ops), HKPF) explained that the existing PBF was installed with the Fence Protection System comprising thermal imagers, a sensor alarm system and CCTV cameras. With the implementation of the reduced coverage of the FCA and the release of land previously within the FCA for development, there was a need to erect the proposed SBF along the southern side of BPR, thereby enclosing the road and ensuring that the PBF would be protected from deliberate or inadvertent interference. He added that the proposed SBF would be constructed with the same standard and height of the PBF (i.e. 3.5 metres high) but without the Fence Protection System, slanted portion and barbed wires.

7. Prof Patrick LAU illustrated his suggestion with a drawing showing that the height of boundary fences could be lowered and a promenade could be developed along the Shenzhen River for sightseeing and eco-tourism. DS(1), SB said that the suggestion would negate the objective of maintaining effective

security measures at the boundary with the Mainland by having a buffer zone along the Shenzhen River. Prof LAU expressed dissatisfaction and disappointment that the Administration did not wish to explore alternative designs.

Location of Gate One and new check point

8. Mr CHAN Hak-kan expressed support for releasing part of the land in the FCA for development. Referring to concerns of local villagers, Mr CHAN Hak-kan enquired whether the location of Gate One and the new check point at this gate, which was within the Lin Ma Hang to Sha Tau Kok Section of the proposed SBF, could be adjusted further away from Tam Shui Hang (TSH) Village at Sha Tau Kok. DS(1), SB said that the Administration had consulted relevant parties (including the Sha Tau Kok Rural Committee) in taking forward the project of reducing the coverage of the FCA, and they generally supported the proposal (including the location of Gate One and the associated new check point). The Administration would continue the dialogue with the local communities (including TSH villagers) to enhance their understanding of the proposed works and allay their concerns.

Access to Frontier Closed Area

9. Mr CHEUNG Hok-ming said that Members belonging to the Democratic Alliance for the Betterment and Progress of Hong Kong supported the project to implement reduced coverage of FCA. Whilst appreciating the need for constructing the proposed SBF to maintain integrity of the boundary, Mr CHEUNG Hok-ming expressed concern that some villagers holding Closed Area Permits (CAPs) might have inconvenience in accessing the BPR after the completion of the proposed SBF. He suggested that the Administration should consider providing a pedestrian walkway to the south of the proposed SBF to enable access by villagers who were currently allowed to use the BPR. Mr IP Kwok-him expressed similar views and concerns.

10. DS(1), SB said that having regard to the needs of the local communities, a number of entrances/exits for vehicles and pedestrians would be provided along the SBF to facilitate access to the BPR. She affirmed that CAPs would continue to be issued to individuals who had actual needs to enter the FCA/BPR. The Planning Department would consider the future road infrastructure for the land to be released from the FCA when examining the overall development of the area.

11. The Permanent Secretary for Development (Planning and Lands) (PS(PL), DEVB) added that the Planning Department would carry out a second round of public consultation in the third quarter of 2009 for the preparation of statutory town plans to guide the conservation and development of the area. The views and suggestions of the public including those of local communities on the road infrastructure would be taken into account.

12. Mr IP Kwok-him enquired whether the location of the proposed SBF could be moved further north to release more land from the FCA for development.

DS(1), SB explained that with the implementation of the reduced FCA, the FCA would essentially be reduced to the future BPR of about only 3.5 metres wide plus small pieces of land north of the PBF. There would hardly be any scope for further adjusting the location of the proposed SBF northwards. She pointed out that the implementation of the reduced FCA would bring greater convenience to the local communities, as local residents would no longer need to apply for the CAPs to access the land released from the FCA.

Admin

13. The Chairman requested the Administration to provide a written response, before the relevant Finance Committee (FC) meeting, to members' suggestions, including the feasibility of providing an access road to the south of the proposed SBF for the convenience of villagers.

14. The item was voted on and endorsed. Prof Patrick LAU requested that this item be voted on separately at the relevant FC meeting.

**PWSC(2009-10)33      421RO      District open space in Area 37, Tseung Kwan O**

15. The Chairman advised that the proposal was to upgrade 421RO to category A at an estimated cost of \$140.6 million in MOD prices for the construction of a district open space in Area 37, Tseung Kwan O. An information paper on the proposal had been circulated to the Panel on Home Affairs on 30 April 2009.

16. The item was voted on and endorsed.

**PWSC(2009-10)34      422RO      Local open space in Area 25, Fanling/Sheung Shui**

17. The Chairman advised that the proposal was to upgrade 422RO to category A at an estimated cost of \$51.3 million in MOD prices for the construction of a local open space in Area 25, Fanling/Sheung Shui. An information paper on the proposal had been circulated to the Panel on Home Affairs on 14 April 2009.

18. Mr IP Kwok-him said that the North District Council welcomed the proposal to provide facilities for skateboarding and BMX cycling. He enquired about the measures to ensure safety to users of the skateboarding and BMX cycling grounds and nearby pedestrians. The Assistant Director (Leisure Services)3, Leisure and Cultural Services Department (AD(LS)3, LCSD) advised that the components at skateboarding and BMX cycling grounds would be subject to stringent tests to ensure their compliance with relevant safety standard. Safety regulations, such as limitation on the age and number of users and the need for users to wear suitable protective gear, would be displayed at these venues. First-aid kits would be provided at the proposed facilities, and the staff and

security guards concerned also had first-aid skills training. In case of serious accidents and injuries, the police and emergency ambulance service would provide immediate assistance.

Admin

19. Expressing support for the proposal, Prof Patrick LAU suggested that the Administration should erect safety barriers and fences to prevent small kids from inadvertently accessing the skateboarding and cycling grounds. AD(LS)3, LCSD agreed to consider the suggestion.

20. Mr CHEUNG Hok-ming expressed support for the proposal which would provide more recreational facilities for young people in Fanling and Sheung Shui. As regards the planting proposals for the open space, he enquired about the types of trees to be planted, in view of recent incidents of tree collapses.

21. AD(LS)3, LCSD responded that the Administration would exercise due care in selecting suitable tree species for planting. Consideration would be given to the size of the trees after 30-40 years. Large size species such as Banyan Tree would not be selected, especially in the small space along roadsides. Instead, flowering species with a smaller crown and form such as *Bauhinia variegata* would be used.

22. The item was voted on and endorsed.

**PWSC(2009-10)35 53RG Sports centre and community hall in Area 101, Tin Shui Wai**

23. The Chairman advised that the proposal was to upgrade 53RG to Category A at an estimated cost of \$629.8 million in MOD prices for the development of a sports centre and community hall in Area 101, Tin Shui Wai. An information paper on the proposal had been circulated to the Panel on Home Affairs on 5 May 2009.

24. Mr TAM Yiu-chung welcomed the proposal to alleviate the shortfall of sports centres in Tin Shui Wai. Noting that the construction of the proposed sports centre and community hall would commence in November 2009 for completion in June 2012, he enquired whether the works could be expedited for earlier commissioning of the facilities. D Arch S explained that the foundation works and construction works would take about nine and 19 months respectively to complete. While this timeframe was considered comparable to similar public works projects, the Administration would seek to expedite the process to see if the foundation works could be completed ahead of schedule.

25. Ms Miriam LAU said that local residents welcomed the project and looked forward to its early implementation as there were insufficient recreational and community facilities in Tin Shui Wai. She enquired whether the design of main games arena at the sports centre could allow flexible and multi-purpose use, to enable meetings to be held when it was not looked for sports activities.

26. AD(LS)3, LCSD advised that it was the current policy to design public sports centres for multi-purposes. The main games arena at the proposed sports centre could be set as courts for basketball, volleyball and badminton, whereas the two multi-purpose activity rooms, which could be combined into a large activity room, would cater for a wide range of activities. A conference room would also be available for holding meetings. As sports activities would be given priority for the use of the main games arena, and given other practical considerations such as noise impact and venue management, it might not be feasible or desirable to partition the main games arena into smaller venues for meetings and non-sports uses.

27. Prof Patrick LAU opined that it would be practicable to provide movable partitions and sound insulation devices for the multi-purpose hall of the proposed community hall so that it could be converted into smaller venues for meeting purposes. The Assistant Director (2), Home Affairs Department (AD(2),HAD) advised that the multi-purpose hall would be specially designed so that it could be flexibly partitioned into two venues for small group discussions or games.

28. Ms Miriam LAU urged the Administration to consider ways to maximize the use of the multi-purpose hall, for example, the hall could be flexibly partitioned into smaller venues for holding meetings. The Chairman suggested that appropriate electrical and mechanical installations and sound insulation facilities could be included in the project to cater for multi-purpose uses. The Administration agreed to provide a written response to members' suggestion before the relevant FC meeting.

Admin

29. Mr IP Kwok-him envisaged that the sports centre and community hall would be very popular given the high demand for such facilities in the area. He considered that the public address system in the multi-purpose hall should be at a standard of staging public performances. D Arch S advised that special sound and acoustic facilities to meet the performance requirements had already been incorporated in the design of the community hall.

30. In reply to Prof Patrick LAU, D Arch S said that the cover of the atrium between the proposed community hall and sports centre was transparent and open, facilitating cross ventilation. Venue users could access the podium garden via the atrium.

31. The item was voted on and endorsed.

**PWSC(2009-10)36 245RS Conversion of secondary pool of Lai Chi Kok Park Swimming Pool into indoor heated pool**

32. The Chairman advised that the proposal was to upgrade 245RS to Category A at an estimated cost of \$166.7 million in MOD prices for the conversion of secondary pool of Lai Chi Kok Park Swimming Pool (LCKPSP) into an indoor heated pool. An information paper on the proposal had been



circulated to the Panel on Home Affairs on 14 April 2009.

33. Expressing support for the proposal, Mr IP Kwok-him requested the Administration to minimize the adverse impact on users and activities at the main pool during the construction works.

34. The Assistant Director (Leisure Services)1, LCSD, (AD(LS)1, LCSD) explained that the LCKPSP would need to be closed from April to November 2010. After that, while the secondary pool and diving pool would be closed, the main pool would remain open to the public as usual until January 2012. During this period, construction works relying on the use of crane would be allowed only during the normal weekly maintenance period when the LCKPSP was closed so as to ensure swimmers' safety. The entire swimming pool complex would be closed again for a few months in 2012 before the whole project was completed. During the closure of the LCKPSP, users could use other swimming pools in the district, i.e. Sham Shui Po Park Swimming Pool and Lei Cheng Uk Swimming Pool. As there were only two heated swimming pools in Sham Shui Po district, one in LCKPSP and one in Sham Shui Po Park Swimming Pool, the above works programme of the project had been designed to minimize the closure period of the heated main pool in LCKPSP during winter time. At the request of Mr IP, the Administration agreed to consider shortening the closure period of the main pool as far as practicable.

35. The item was voted on and endorsed.

**PWSC(2009-10)37 266RS Redevelopment of Victoria Park Swimming Pool Complex**

36. The Chairman advised members that the proposal was to upgrade 266RS to Category A at an estimated cost of \$1,197.7 million in MOD prices for the redevelopment of the Victoria Park Swimming Pool Complex (VPSPC). The Administration had consulted the Panel on Home Affairs on 8 May 2009 and Panel members generally supported the proposed project.

37. Ms Miriam LAU noted that there were heavy traffic and pedestrian flows when large-scale activities were held in Victoria Park, causing traffic jams to the roads nearby and giving rise to the need for traffic diversion or lane closure. In planning for the redevelopment of VPSPC, Ms LAU asked if the Administration had conducted traffic impact assessment to review the traffic arrangements, taking into account that local and international competitions would be frequently held at the VPSPC subsequent to its redevelopment.

38. AD(LS)1, LCSD remarked that there were various entrances to the Victoria Park and they had been made as wide as possible. There had also been other traffic arrangements in the vicinity to cater for large scale events. Though more swimming competitions were expected to be held at VPSPC subsequent to its redevelopment, AD(LS)1, LCSD advised that the impact on traffic flows would

not be too significant since such competitions usually lasted for a relatively short period, say only half day or one day, and the pedestrian flow generated by such competitions was expected to be lower than that of other large-scale activities held in the Park.

39. Ms Miriam LAU suggested that footbridges should be provided to facilitate pedestrian flows. Given that the construction of some major projects, such as the Central-Wan Chai Bypass and Island Eastern Corridor Link and the North Island Line, would be undertaken in the area in tandem with the redevelopment of VPSPC, she asked if proper interface arrangements would be made to enhance efficiency and minimize the inconvenience caused. D Arch S highlighted the need to overcome the structural constraint imposed by the future North Island Line underneath the new VPSPC, and \$18 million had been earmarked for the relevant protection works. He said that the Development Bureau would, where necessary, coordinate the construction works of major projects to be undertaken by different departments and agencies in the same area. The Permanent Secretary for Development (Works) added that the sites of the redevelopment project and the major works of the Central-Wan Chai Bypass and Island Eastern Corridor Link were segregated by the Victoria Park Road and these projects would not affect each other.

40. Mr KAM Nai-wai expressed support for the proposal since the facilities of VPSPC had become old and obsolete. Noting the significant redevelopment cost of \$1,197.7 million, he requested the Administration to provide a detailed breakdown on the redevelopment cost of VPSPC and information on the cost for increasing the seating capacity of the spectator stands to 2 500.

Admin 41. In response, D Arch S highlighted the complexity of the proposed project which had led to a higher redevelopment cost. He agreed to provide a detailed breakdown on the redevelopment cost of VPSPC before the relevant FC meeting for members' reference. The total cost for providing the seating capacity of the spectator stands to 2 500 and the related protection works for the future North Island Line was roughly \$25 million.

42. Mr KAM Nai-wai relayed the concern of nearby residents and asked about the measures to be taken to minimize the visual impact of the building complex. D Arch S advised that in seeking the approval of the Town Planning Board (TPB), the design of VPSPC had been revised by reducing the building height and adopting the curved building form. To further minimize the visual impact of the complex, greening features in appropriate areas on the roofs and terraces would be provided, and vertical greening would also be adopted partially at the perimeter fence wall to give the building a pleasant outlook. In reply to Miss Tanya CHAN, D Arch S advised that 72 out of the 87 trees at the proposed site would be retained, with six trees to be felled mainly due to health problems and nine trees to be replanted, and an additional 90 trees to be planted at the proposed site.

43. Miss Tanya CHAN enquired about the energy conservation measures to be adopted under the project, and whether the building complex would be selected for assessment under a recognized building environmental assessment system. D Arch S informed that with the localized air-conditioning features to be adopted for VPSPC, the energy efficient measures would enable VPSPC to achieve 8.9% energy savings in the annual energy consumption. As energy efficient features suitable for swimming pools projects would be limited, this project would aim to obtain the second highest grade under a recognized building environmental assessment system. This was in line with the guidelines set by the Development Bureau and Environment Bureau.

44. Mr KAM Nai-wai asked about the estimated number of international swimming events to be held at VPSPC per year subsequent to its redevelopment. AD(LS)1, LCSD responded that while it was difficult to provide an accurate projected figure, reference could be made to the number of events held at the Kowloon Park Swimming Pool (KPSP) which was currently the only indoor swimming pool with a capacity of close to 2 000 spectators and with facilities for staging local, regional and international swimming competitions and events. On average, about three to four events which required a high capacity spectator stand were held at KPSP each month. It was expected that VPSPC would help meet the demand upon its redevelopment.

45. Mr KAM Nai-wai enquired about the measures to be undertaken to ensure swimmers' safety given the varying water depth of different swimming zones.

46. Mrs Regina IP expressed support for the proposal. She relayed the concern of LCSD's lifeguards on insufficient manning ratio to match with the redevelopment. She requested the Administration to ensure swimmers' safety and deploy sufficient lifeguards to VPSPC when it was opened for public use upon redevelopment.

47. AD(LS)1, LCSD stressed that while the water depths of the four pools would be different, management measures would be taken to ensure swimmers' safety. The water depth of different swimming zones would be displayed at the poolside. Water safety signs would be put up at conspicuous points. Announcements would be made through the public address system regularly to remind swimmers of the various depths of the pools, and special announcements would be made when there was a change to the pool configuration. These messages would also be displayed on the electronic display board. Lifeguards would assist swimmers and their duty positions would be adjusted to correspond to the changes. The moveable bulkheads, which would be about 1.1 metre (m) wide, would segregate swimmers in the three different zones within the main pool.

48. Responding to Mr KAM Nai-wai's suggestion of incorporating an outdoor pool in VPSPC, D Arch S advised that a preliminary study on the feasibility of having an outdoor pool in the landscaped rooftop to the west of the proposed swimming pool complex had been conducted. It was estimated that an outdoor pool of around 28 m<sup>2</sup> could be provided in that area, accommodating about

18 swimmers at any one time. As the proposal would cost several million dollars and cause a delay to the project programme, it was considered not cost-effective to implement the proposal.

49. Prof Patrick LAU suggested turning the existing Roller Skating Rink (Enclosure 3 to LC Paper No. PWSC(2009-10)37) to an outdoor pool. Mr KAM Nai-wai shared Prof LAU's suggestion and requested the Administration to reconsider using the site for the outdoor pool. AD(LS)1, LCSD advised that given the safety standard of 1.5 m<sup>2</sup> of water per person, the pool at the site suggested by Prof LAU could accommodate about 20 swimmers at any one time. It was therefore considered not cost-effective to proceed with.

Admin 50. Mr KAM Nai-wai asked if the Administration could provide a written response to the request of incorporating an outdoor leisure pool in VSPC. D Arch S agreed to further discuss the proposal with LCSD, and provide a written response before the relevant FC meeting.

51. The item was voted on and endorsed.

**Head 708 - Capital Subventions and Major Systems and Equipment  
PWSC(2009-10)38 50EF Extension to the existing University Library at  
Central Campus, The Chinese University of  
Hong Kong**

52. The Chairman advised members that the proposal was to upgrade 50EF to Category A at an estimated cost of \$251.7 million in MOD prices for the construction of an extension to the existing University Library by The Chinese University of Hong Kong (CUHK) within its campus in Sha Tin. The Administration had consulted the Panel on Education on the proposal at the meeting on 11 May 2009. Supplementary information prepared by CUHK (LC Paper No. CB(2)1681/08-09(01)) had been circulated to members on 26 May 2009.

53. Prof Patrick LAU said that he had held discussions with the project architects on the necessity and cost for constructing the single-storey basement. Expressing support for the proposal, Prof LAU advised CUHK to further improve the design to provide additional space to meet the need for more library space, and to enhance the linkage between the library and other buildings.

54. Prof CHING Pak-chung, Pro-Vice-Chancellor of CUHK thanked Prof Patrick LAU for his valuable comments. He advised that CUHK had carefully considered various design options for the proposed project, and had decided to adopt the present design to provide additional space to meet the need for more library space arising from the increase in the number of students, and to provide facilities in tandem with the modern trend of learning, taking into account the need for environmental protection on swift habitat and energy conservation. Upon completion of the proposed extension, Prof CHING advised that CUHK

would initiate plans to carry out spatial reorganization at the existing University Library to rationalize its layout and improve the learning environment.

55. The item was voted on and endorsed.

**PWSC(2009-10)39 27EK Innovation Tower, The Hong Kong Polytechnic University**

56. The Chairman advised members that the proposal was to upgrade 27EK to Category A at an estimated cost of \$621.5 million in MOD prices for the construction of the Innovation Tower by the Hong Kong Polytechnic University (PolyU) within its campus in Hung Hom. The Administration had consulted the Panel on Education on the proposal at the meeting on 11 May 2009.

57. Prof Patrick LAU expressed support for the proposal. He considered that the current provisions under the Buildings Ordinance (Cap. 123) had imposed too many restrictions on building designs and hindered the development of innovative and creative ideas. In the case of the Innovation Tower, much effort was required to seek relaxation of these restrictions from the relevant authorities. To encourage more innovation in building designs, he requested the Administration to review the Buildings Ordinance. The Chairman recalled that he had moved a motion at the Council meeting some years ago urging for a review of the outdated Buildings Ordinance.

58. Mr Abraham SHEK appreciated the innovative design of the proposed project and shared the view that a comprehensive review on the Buildings Ordinance should be conducted for Hong Kong to keep pace with modern day designs. He asked whether the Government had relaxed the restrictions for the Innovation Tower because it was designed by the world renowned architect Zaha Hadid. He commented that local architects were also capable of producing creative building designs comparable to that of the Innovation Tower, and the Government should make efforts to encourage and facilitate creative designs by the local architects. Mr SHEK was pleased to note that the University Grants Committee (UGC) was forthcoming in endorsing PolyU's design of the Innovative Tower. Mr LEE Wing-tat shared the view that innovation design from local architects should be encouraged.

59. PS(PL), DEVB responded that the relevant authorities including the Buildings Department and Planning Department had in recent years been very flexible in facilitating building designs with innovative concepts and new construction technologies. It was noted that TPB had relaxed the building height restriction for the Innovation Tower. He acknowledged that certain provisions of the Buildings Ordinance might pose constraints to the adoption of new and innovative designs, and a review was now being conducted by the Buildings Department to see if any of such provisions could be modified.

60. Mr LEE Wing-tat asked whether Poly U's contribution of \$84.3 million was to meet the construction costs of the three additional storeys of the building. Mr LEE also asked whether carparks would be provided under the project.

61. The Under Secretary for Education responded that Poly U's contribution of \$84.3 million would only cover some enhanced building features and the related costs such as curtain wall, architectural fins as well as extra piling and substructure to facilitate the future expansion on top of the building. The actual construction cost for the three additional storeys would have to be met by additional resources from PolyU's private funding. Ir Prof KO Jan-ming supplemented that the three additional storeys were planned to provide space for non-UGC funded activities such as the teaching and research activities under the Master programmes. Ir Prof KO also advised that carparks were not included in the project, as such provision was subject to limitations dependable on the traffic flows in the vicinity of the campus.

62. The item was voted on and endorsed.

#### **Head 704 – Drainage**

#### **PWSC(2009-10)46 341DS Harbour Area Treatment Scheme, stage 2A — construction of the sewage conveyance system and upgrading of Stonecutters Island sewage treatment works and preliminary treatment works**

63. The Chairman advised members that the proposal was to upgrade part of 341DS, entitled "Harbour Area Treatment Scheme (HATS), stage 2A — construction of the sewage conveyance system and advance works for upgrading of Stonecutters Island sewage treatment works", to Category A at an estimated cost of \$9,286.5 million in MOD prices. The Administration had consulted the Panel on Environmental Affairs (EA Panel) on the proposal on 15 December 2008. While expressing support in principle, Panel members were concerned about the measures to be taken to deal with the problem of polluted seabed near Tsuen Wan. The Administration's response (LC Paper No. CB(1)1126/08-09(01) had been provided for members' reference on 24 March 2009.

64. Mr LEE Wing-tat said that with the closure of Tsuen Wan beaches in connection with stage 1 of HATS, residents of Tsuen Wan were concerned that they had to travel a long distance to beaches in other districts. He urged the Administration to speed up the works so that the beaches could be re-opened as soon as possible.

65. The Assistant Director (Water Policy), Environmental Protection Department advised that with the completion of the advance disinfection facilities at Stonecutters Island Sewage Treatment Works in end 2009, and the sewerage programmes for the hinterland of Tsuen Wan beaches in early 2010, water quality monitoring would be conducted and water samples would be collected three times

a month from March to October 2010. The water quality results would be publicized on a monthly basis. If the water quality was found to be up to standard, the beaches in Tsuen Wan would be re-opened to the public the earliest in 2011.

66. The item was voted on and endorsed.

**PWSC(2009-10)45 274DS Yuen Long and Kam Tin sewerage, stage 3**

67. The Chairman advised members that the proposal was to upgrade part of 274DS, entitled "Village sewerage at Wang Chau of Yuen Long", to Category A at an estimated cost of \$219.2 million in MOD prices. The Administration had consulted the EA Panel on the proposal on 23 February 2009. The Panel supported early implementation of the proposed project. The Administration provided supplementary information (LC Paper No. CB(1)1277/08-09) to the Panel on 9 April 2009.

68. Prof Patrick LAU expressed concern whether consultation had been conducted with the villagers on implementing the sewerage works. The Director of Drainage Services advised that further consultation had been carried out with Heung Yee Kuk in May 2009. Noting the Administration's plan to consult individual villagers concerned with regard to connection to the village sewer, Heung Yee Kuk expressed support for the proposed village sewerage works.

69. The item was voted on and endorsed.

**PWSC(2009-10)44 357DS Sewage interception scheme in Kowloon City**

70. The Chairman advised members that the proposal sought to upgrade 357DS to Category A at an estimated cost of \$700.3 million in MOD prices for implementing a sewage interception scheme in Kowloon City. The Administration had consulted the EA Panel on 21 January 2009. The Panel supported early implementation of the proposed works. An information paper (LC Paper No. CB(1)1626/08-09) had been circulated to the Panel on 19 May 2009 in response to members' request on the work schedule of sewerage upgrading projects to be carried out in Kowloon, and how the road opening works of different departments were coordinated.

71. The item was voted on and endorsed.

72. The meeting ended at 10:28 am.