



康樂及文化事務署  
Leisure and Cultural Services Department

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19 June 2018

Mr Anthony Chu  
Clerk to Public Accounts Committee  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

Dear Mr Chu,

**Public Accounts Committee**  
**Consideration of Chapter 1 of the Director of Audit's Report No. 70**  
**Management of restored landfills**

As requested in your letter dated 30 May 2018, our response is set out in the Appendix (English translation) for reference.

Yours sincerely,

(Simon LIU)

for Director of Leisure and Cultural Services

**Public Accounts Committee  
Consideration of Chapter 1 of the Director of Audit's Report No. 70  
Management of restored landfills**

**(I) For the Leisure and Cultural Services Department**

- (a) according to Note 39 of paragraph 3.2 (all paragraph numbers mentioned hereinafter refer to the paragraph number of the Audit Report), details regarding the "sub-allocation" arrangement between the Environmental Protection Department ("EPD") and the Leisure and Cultural Services Department ("LCSD"), including the role, division of work and responsibilities between the two departments in each of the design, construction and operation periods of the recreational facilities at restored landfills. Given the special nature of restored landfills which warrants special attention in developing the sites, whether EPD had provided technical advice to LCSD and other departments which acted as the works agent. If yes, details and records of the advice given regarding the seven sites in Table 4 of paragraph 3.2;

**Capital Works Projects**

Among the 7 projects mentioned in Table 4 of paragraph 3.2, Kwai Chung Park (item 1), Jordan Valley Park (item 3), Sai Tso Wan Recreation Ground (item 4) and Ngau Chi Wan Park (item 7) were capital works projects. During the design and construction stages, LCSD as the client department was mainly responsible for providing user requirements of the proposed projects to the works agent and/or its consultant/contractor for design and construction works and to seek funding for implementation of the projects.

**District Minor Works (DMW) Projects**

The remaining three projects, including Wan Po Road Pet Garden (item 2) (excluding the adjacent car park), Ma Yau Tong West Sitting-out Area (item 5) and Ma Yau Tong Central Sitting-out Area (item 6) were DMW projects. During the design and construction stages, LCSD as the lead department was mainly responsible for working with the respective District Councils (DCs) in implementing the DMW projects, issuing the Letter of Acceptance to the successful tenderer upon advice from Home Affairs Department (HAD) and for seeking funding for implementation of the projects, etc.

Irrespective of the type of projects, LCSD as the user department during the operation stage is responsible for venue management.

EPD is the management department for restored landfill sites. EPD will provide information and technical advice to LCSD in respect of planning, design and construction of the proposed works projects. Please make reference to EPD's reply for details.

**(b) with reference to Table 4, please explain and provide information on:**

**(i) differences in role, division of work and responsibilities between EPD, LCSD and other departments which acted as the works agents in developing the seven recreational projects;**

Please refer to the reply in (a) above.

**(ii) factors and criteria when assigning which department as works agents for individual projects;**

For capital works projects, ArchSD will normally be LCSD's works agent.

As for DMW projects, as a general principle, the works agent is determined as follows –

- ArchSD is responsible for works at existing LCSD venues;
- Architect-led term consultants and quantity surveying (QS) term consultants engaged by HAD are responsible for LCSD-led projects at new sites.

**(iii) relevant works agent for items 3, 4 and 7 sought funding approval from Finance Committee ("FC") of Legislative Council ("LegCo") after detailed design stage, which was different from projects under District Minor Works Programme (i.e. items 2, 5 and 6) in which funding was sought after feasibility study stage (Note 1 to the Table refers); the procedure and approval required for the change/increase in the project cost;**

Items 2, 5 and 6 in Table 4 were projects under the block allocation for District Minor Works Programme under the Sub-head 7016CX of Capital Works Reserve Fund. The allocation under this subhead is for DCs to implement district-based works projects each costing up to \$30 million to improve local facilities, living environment and hygienic conditions in the territory. The Permanent Secretary of Home Affairs has been delegated with authority to authorise expenditure under Subhead 7016CX for projects costing up to \$30 million each, and the

Director for Home Affairs and Director of Leisure and Cultural Services to authorise expenditure for projects costing up to \$20 million each. In case an increase in the project estimate is required, they may also exercise authority to approve the increase in the project estimate provided that the applicable financial ceiling is not exceeded. If the project estimate is expected to exceed \$30 million, the approval of the Finance Committee will be required for such increase. The bureau or department proposing a project for funding allocation under the block allocation subhead has to prepare a submission to state the scope, cost and justification of the project. The officer exercising delegated authority would then consider the submission and grant approval only if satisfied that it is a justifiable use of public funds and a proper charge to the concerned block allocation subhead.

Items 3, 4 and 7 in Table 4 were capital works projects. For capital works projects, the procedures and approvals required for change/increase in the project costs would follow the previous Financial Circular No. 11/2004, i.e. SFST may approve, under delegated authority from FC of LegCo, minor changes to project scope or increase in Approved Project Estimate (APE) which does not exceed \$15 million. Any increase in APE exceeding \$15 million must be submitted to FC of LegCo for approval.

- (c) **is there a standing mechanism for LCSD, Home Affairs Department ("HAD") and the Architectural Services Department ("ArchSD") to inform EPD of the progress of the development of recreational projects at restored landfills and findings of the studies and surveys conducted on the landfills by the consultants/contractors commissioned by these departments. If yes, details, including when and what information has been conveyed to EPD;**

There is no standing mechanism for LCSD to inform EPD of the progress of the development of recreational projects at restored landfills. Given the complexity of the landfill sites, however, LCSD may seek advice from EPD from time to time during planning and implementation of the projects wherever necessary.

## **Kwai Chung Park**

- (d) using Kwai Chung Park as an illustration, involvement of relevant government bureaux/departments, relevant District Councils ("DCs") and local communities in each of the design, construction and operation stages of developing restored landfills and procedures on seeking funding approval for the project;**
- (e) LCSD's standard workflow in planning recreational facilities such as Kwai Chung Park, and provide any papers/studies prepared/conducted by LCSD on the usage of Kwai Chung Park;**

A combined reply is given for items (d) and (e) as follows:

In planning capital works projects for recreational and sports facilities, LCSD will normally review the provision and usage of existing facilities in the district, local demand and take into account the recommendations of the Hong Kong Planning Standards and Guidelines, and then draft the scope of works. Apart from obtaining internal approval within the department, initial comments from HAB will be sought and the DC will also be consulted. After securing support from the DC on the proposed facility, LCSD will prepare a Project Definition Statement (PDS) for HAB's consideration and issuance to ArchSD for conducting a technical feasibility study and preparing a Technical Feasibility Statement in accordance with the established procedures for capital works projects. Upon completion of the Technical Feasibility Statement, ArchSD may, pursuant to established procedures, carry out various technical assessments and start working on the preliminary design for the project, so that the Government may apply for funding to take forward the project. In the planning stage, LCSD will from time to time consult relevant works departments, such as ArchSD, wherever necessary. If the site involves a restored landfill, EPD will also be consulted.

Taking the planning for the golf driving range in Kwai Chung Park as an example, LCSD had considered the recommendations of the District Facilities Management Committee (DFMC) of Kwai Tsing District Council (KwTDC) and consulted EPD on the proposed facility. Subsequently, LCSD consulted DFMC on the proposed facilities including the golf driving range in the development of Kwai Chung Park. Please refer to **Annex 1** for the consultation paper for the DC.

- (f) LCSD stated that it agreed with and had stepped up efforts to follow up audit recommendations contained in the Director of Audit's Report No. 60 in 2013 by devising an action plan for future development of the**

**Kwai Chung Park (paragraphs 3.5 and 3.14 (d) refer); a chronology listing the actions set out in the action plan, actions which had subsequently been taken and the length of delays, if any, with explanation;**

Since the publication of Report No. 60 of the Director of Audit by the Audit Commission in March 2013, LCS D has been actively following up with the audit recommendations with a view to putting the Park into gainful use as soon as practicable, and exploring alternative options for future development of the site.

LCS D consulted the DFMC of KwTDC in June and December 2013 on the development of Kwai Chung Park. DFMC gave consent to the development of recreation and sports facilities, including a natural turf cricket cum football pitch, a golf driving range with 30 golf driving bays, a landscaped garden, a jogging trail, a fitness corner, a children's playground, a community garden and a pet garden, on the site. On this basis, LCS D started planning work and prepared a PDS for approval by HAB. In May 2014, HAB issued the PDS to ArchSD, for engaging the latter to conduct technical feasibility study to ascertain the technical feasibility of constructing the proposed facilities on the restored landfill.

There are constraints in developing the Park as it is located on a restored landfill. Challenges include the presence of a number of trees, rough topography and slopes within the site, as well as facilities such as a leachate management system and a landfill gas management system at the landfill site. There are also various technical issues that require special handling in developing a restored landfill site. For instance, the land cannot support heavy structures and the proposed facilities shall have no interruption to the routine aftercare work and monitoring of gas detectors installed underground by EPD contractors. Given the special conditions of the site, there are bound to be limitations in the development of recreation and sports facilities. In July 2014, ArchSD informed HAB and LCS D that due to the site limitations, the site could not physically accommodate the proposed golf driving range. Given the proposed golf driving range will take up a vast area, the proposed project scope had to be revised.

In order to put the Park into gainful use as early as practicable, HAB had focused on following up the land use application for temporary cricket grounds on a short term basis since early 2015, including giving policy support and co-ordinating related issues. In March 2016, EPD granted a three-year Government Land Licence to Licensee A for the use of about 4.5 ha of relatively flat area in "Kwai Chung Park" to develop temporary cricket grounds. During this period, LCS D worked with HAB and EPD on the relevant matters. On 23 September 2015, LCS D and Licensee A gave a

detailed briefing on the proposal of developing temporary cricket grounds to DFMC of KwTDC, and secured consent from DFMC regarding the proposal.

In November 2016, LCS D reported the progress of the project of “Kwai Chung Park” to the KwTDC and explained the technical limitations in details to the members. After the DC learnt that the site could not accommodate all the proposed facilities due to various technical difficulties, it agreed it was necessary to take out some facilities and that a working group should be formed to follow up the revision of the proposed facilities.

The working group convened its first meeting on 22 December 2016 to discuss the future development of Kwai Chung Park. LCS D and departments concerned subsequently arranged a site visit for all members of the KwTDC to the area of development in Kwai Chung Park in January 2017 to gauge their opinions, so that the planning work could proceed as soon as possible. Subsequently, LCS D further consulted the members on the proposed facilities of the Kwai Chung Park project at meetings of the working group.

Finally, LCS D and members of the working group discussed the proposed facilities and estimated programme of the project in further details at the working group meeting on 4 September 2017. After discussion, members of the working group expressed support for the project scope and the proposed facilities of the Kwai Chung Park and agreed that the “Kwai Chung Park” will be implemented by phases. For further information on development and details, please refer to paragraph (o)(iv) below.

**(g) according to Note 2 to Table 4, details on the technical advice given by ArchSD to LCS D on the Kwai Chung Park project, such as when the advice was given and a brief description of the advice;**

ArchSD provided advice to LCS D on 5.12.2017 and 15.2.2018 on the technical aspects of the Kwai Chung Park. Major items are as follows -

- Landfill Gas Hazard Assessment (LGHA) will be required to be submitted to the EPD for endorsement.
- In view of the site constraints, functional areas and spaces would be fragmented and induce security and management problem in this regard.
- Large areas of slopes would limit development area and increase maintenance cost.
- Widespread gas monitoring wells in the site will restrict the proposed project development.
- LCS D to reconsider incorporating other relatively flatland into the site

e.g. BMX Park / Temporary Cricket Ground for better planning of use, and to address EPD's views, or to review the site area by confining it to the flatland / gentle slope areas.

- (h) apart from ArchSD, has LCSD consulted other departments on the development of the Kwai Chung Park. If yes, list out the dates and issues consulted;**

In addition to ArchSD, LCSD had consulted EPD on various development options. For example, LCSD consulted EPD in 2001 and 2013 about the development of the football training centre and the golf driving range respectively. Please refer to EPD's replies for details of their views.

- (i) with reference to Appendix G, elaboration on the site constraints mentioned in item 10 and reasons for not pursuing the options mentioned in items 11 (a) to (e); whether any studies, such as technical feasibility study or landfill gas hazard assessment had been conducted to clearly identify and define the scope and extent of the site constraints and other reasons as mentioned in items 10 and 11, any advice sought from ArchSD, EPD and/or external consultants for tackling these constraints and whether LCSD has reviewed in or around 2009 the lessons learnt for future development of the Park. If yes, please provide any written records indicating the results of such review(s);**

There were various site constraints for the proposal of the construction of a football training centre at the proposed Kwai Chung Park site (item 10 of Appendix G), mainly as follows :

- the orientation of the football pitch proposed in the design did not meet the requirement of the Federation Internationale de Football Association/Hong Kong Football Association for standard football pitches;
- with its size limited by the surrounding environment and slopes, the site could not accommodate a standard 11-a-side football pitch with adequate safety margin;
- it might not be feasible to provide the pitch with floodlights as it would involve the construction of at least 4 heavy lighting columns with deep foundation, which would probably disturb the underlying geomembrane capping;
- irregular differential settlement was detected at the site; and
- technical difficulties in slope treatment.

The options mentioned in items 11(a) to (e) of Appendix G were not pursued



mainly due to the following: the project site stood on a restored landfill, a large area of which was covered by slopes, leaving little usable area; the entire stretch of land was covered in a capping layer and installed with facilities such as landfill gas collection pipes, gas extraction wells and leachate collection pipes, which posed challenges to the design of the venue and construction of superstructures. Another factor for consideration was the availability of resources at the time. In fact, LCSD had considered partial opening of Kwai Chung Park. However, as the facilities of the Park were built a long time ago, some of them were rather dilapidated, not meeting the prevailing safety standards. Hence, the possibility of repairing and enhancing these facilities as minor works projects was examined so as to facilitate the partial opening of the Park. These proposed projects were, however, shelved due to the high cost involved, which would probably exceed the funding ceiling for minor building works. For details, please refer to **Annex 2**.

LCSD put on hold the planning work for the development of Kwai Chung Park in 2010. As the planning work was resumed in 2013, LCSD reviewed the past development of Kwai Chung Park, the provision and usage of existing facilities in the Kwai Tsing District, the district needs and the advice of the KwTDC. LCSD then proposed development of a natural turf cricket cum football pitch, a golf driving range, a landscaped garden, a jogging trail, a fitness corner, a children's playground, a community garden and a pet garden and sought the views of the policy bureau. The proposal was supported by DFMC.

- (j) **whether the Administration would consider that, for future development of restored landfills, it would be beneficial to hire a consultant to conduct a comprehensive feasibility study, recommend mitigation measures and propose a list of development options for consideration by EPD/LCSD, DCs and local communities so as to speed up the development process;**

Under the established mechanism for capital works projects, the client department may seek technical advice from relevant works departments regarding the project scope during the pre-planning stage wherever necessary. When considering whether, for future development of any restored landfills, it would be beneficial to hire a consultant to conduct a comprehensive feasibility study, recommend mitigation measures and propose a list of development options before the issuance of the PDS so as to speed up the development process, as additional resources will be required for hiring a consultant, LCSD will consider the need on a case-by-case basis by assessing the project scale and resources required with reference to past experiences, and seek technical advice from ArchSD and EPD according to

the established mechanism of capital works projects.

**(k) according to paragraph 3.6, LCSD proposed a project scope including a golf driving range with 30 golf driving bays for the KwTDC's consideration. Please provide the following information:**

**(i) the workflow for LCSD to make a proposal on a golf driving range;**

After reviewing the past development of Kwai Chung Park, the provision and usage of existing facilities and the needs of Kwai Tsing District, and the views of the DC, LCSD would conduct a preliminary assessment and obtain internal approval for the proposed facilities. LCSD would then seek views and support from the policy bureau, and officially consult the DC for their views on the proposed facility (including the golf driving range proposed by DFMC). After securing support from the DC for the proposed facilities, LCSD would prepare a PDS in accordance with the established procedures for capital works projects for HAB's consideration and issuance to ArchSD for engaging the latter to conduct the technical feasibility study and prepare a Technical Feasibility Statement.

**(ii) justifications for putting forward the proposal and whether any study had been conducted or any advice had been sought from ArchSD, EPD and/or consultant on this proposal before submitting it to KwTDC;**

LCSD had considered the following factors before submitting the proposal:

- During the consultation process with KwTDC, at a meeting held on 18 June 2013, DFMC of KwTDC agreed that Kwai Chung Park was a site suitable for development of a golf driving range, and that the impact of the proposed facility on nearby residents would be lesser than that of Wo Yi Hop Road Golf Driving Range.
- Upon commissioning of the new golf driving range, consideration might be given to reducing the timeslots for operating as a golf driving range in Wo Yi Hop Road Sports Ground so as to increasing the timeslots for football activities to cater for the high demand.

LCSD had consulted EPD before submitting the proposal. For details, please refer to EPD's replies.

- (iii) given that site constraints were already made known to LCSD when exploring the development of football training centre in 2001 (item 10 in Appendix G), whether reference had been made to previous proposal(s), including but not limited to the football training centre proposal in LCSD's consideration of a golf driving range. If yes, details of the reference made and if no, reasons why not;**

In considering the facilities to be proposed, LCSD had made reference to the past Kwai Chung Park development options and comments of EPD (See **Annex 3**).

- (l) with reference to paragraph 3.8, LCSD informed HAB in January 2015 that it was unable to arrange funding (\$0.6 million according to information provided by ArchSD) for the landfill gas hazard assessment. The funding request was declined by HAB. Subsequently in March 2018, LCSD informed Audit that cost for technical assessment was normally not required to be borne by LCSD (Note 44 refers). Please explain:**

- (i) the above discrepancy in statements made by LCSD on funding for technical assessment;**
- (ii) whether it was the responsibility of HAB or LCSD to provide the required funding for the assessment;**
- (iii) reasons for not conducting the assessment even though EPD's landfill gas hazard assessment (LGHA) guidance required that the project proponent should conduct such assessment to assess potential landfill gas hazards and recommend appropriate mitigation measures during the design, construction and operation stages for any development located within 250 metres around a landfill site (Note 43 refers);**

In general, when taking forward recreational and sports projects, LCSD, upon confirmation of the proposed project scope, will prepare a PDS for HAB's consideration and issuance to ArchSD, so as to facilitate ArchSD to commence technical feasibility study and complete the Technical Feasibility Statement. The cost for technical assessment is normally not required to be borne by LCSD. Nevertheless, under special circumstances and subject to availability of resources, HAB or LCSD may allocate funding to ArchSD to carry out the study and assessment as needed.

**\*Note by Clerk, PAC: Annex 3 not attached.**

In July 2014, ArchSD advised HAB that as the Kwai Chung Park could not accommodate the golf driving range with 30 golf driving bays as proposed in the PDS, HAB should revise the PDS for the Kwai Chung Park project. HAB should also arrange funding for carrying out the LGHA to facilitate ArchSD to finalise the TFS. In light of ArchSD's advice, HAB requested LCSD to explore revising the PDS and consider providing funding for the LGHA. In view that the proposed project scope and the PDS were required to be revised and LCSD was unable to arrange the funding required, LCSD thus sought assistance from HAB.

**(m) ArchSD informed HAB/LCSD in May 2014 and May 2017 that a landfill gas hazard assessment should be conducted before proceeding with the Technical Feasibility Statement to confirm the technical feasibility of the proposed project (paragraphs 3.7 and 3.10 refer), and expressed concern in May 2017 on whether the project could be launched before 2022. Please provide the following information:**

**(i) reasons for HAB/LCSD to seek clarification from EPD and ArchSD in June 2017 on the "order of precedence" of the landfill gas hazard assessment and justifications for conducting such assessment at detailed planning stage given ArchSD's advice on the possible adverse implications on time and cost if the significant changes were necessary due to the findings and mitigation measures to be proposed by the landfill gas hazard assessment (paragraph 3.11(b) refers);**

In response to a meeting between LegCo members and KwTDC members scheduled for 23 June 2017, LCSD prepared a draft reply for HAB in mid-May 2017. Since the draft reply had quoted the views of ArchSD and EPD on LGHA and technical feasibility study, HAB requested LCSD to confirm with both departments the accuracy of the information in early June 2017. Subsequently, ArchSD and EPD clarified that LGHA could be conducted in two stages. The preliminary LGHA should normally be carried out after confirmation of the proposed project scope or issuance of PDS and during the stage of technical feasibility study for completion of the TFS, and the detailed LGHA could be carried out at the detailed design stage.

**(ii) the Administration's priority in developing the Park as announced in 2017 Policy Address and a development timeline for individual procedure;**

Kwai Chung Park project was included in the Policy Address of

January 2017 as one of the 26 projects under the Five-Year Plan for Sports and Recreation Facilities and resources have been reserved. On 18 May 2018, HAB issued the PDS to ArchSD and also reserved the funding for ArchSD to carry out LGHA during the stage of technical feasibility study. Taking into account the various preparatory work and procedures, e.g. detailed design, consultation with DC on design, etc, we target to seek funding approval from the Finance Committee of LegCo in legislative year 2020-2021 for commencement of works by end-2021.

**(n) according to paragraph 3.14(c), LCSD informed Audit that it had all along relied on the professional and technical advice from relevant works department (e.g. ArchSD). Please provide the following information:**

**(i) reasons for LCSD not taking on board advice giving by ArchSD on the timing of the conduct of the assessment as mentioned in (m) above;**

Please refer to reply to items (l) and (m)(i) above.

**(ii) whether there is an established mechanism for LCSD to seek technical advice from ArchSD, such as periodic meetings or communications between the two departments, or LCSD would seek advice from ArchSD as and when technical issues arise;**

LCSD seeks professional and technical advice from ArchSD whenever necessary in various planning stages of works projects. Apart from written correspondence, departments concerned may hold meetings and conduct site visits to discuss issues arising from the implementation of the projects. In general, when a works project reaches the design stage, LCSD will have more regular meetings with ArchSD and its consultant.

**(o) according to paragraph 3.14(a), LCSD consulted KwTDC's working group throughout the process in putting forward the project. Please provide the following information:**

**(i) suggestions from KwTDC on the development of Kwai Chung Park and whether a golf driving range with 30 golf driving bays was a priority among the suggestions;**

In the meeting held on 26 February 2013, DFMC of KwTDC proposed the development of a golf driving range on the Kwai Chung Park site. Subsequently, in the meeting on 18 June 2013, DFMC agreed that Kwai Chung Park was a site suitable for development of a golf driving range and that the impact of the proposed facility on nearby residents would be lesser than that of the golf driving range of Wo Yi Hop Road Sports Ground. In the meeting held on 17 December 2013, DFMC gave consent to the development of a natural turf cricket cum football pitch, a golf driving range, a landscaped garden, a jogging trail, a fitness corner, a children's playground, a community garden and a pet garden on the site.

**(ii) a chronology of actions taken by LCSD between July 2014 and November 2016 in putting forward development of the Park with KwTDC when the golf driving range proposal was considered not feasible by ArchSD (paragraph 3.9 refers);**

As mentioned in the reply to item (f) above, subsequent to the golf driving range proposal being considered not feasible by ArchSD, given the proposed facility would take up a vast area, LCSD had to revise the proposed facilities. In order to put the Park into gainful use as early as practicable, apart from following up the arrangements on the funding required for the LGHA, LCSD had also been working with HAB to focus on the application for short term use of the site for temporary cricket grounds since early 2015. A chronology of major milestones is as follows:

| <b>Date/Year</b> | <b>Item</b>  |
|------------------|--|
| 7.8.2015         | <ul style="list-style-type: none"> <li>• LCSD consulted DFMC on the proposed granting of a Government Land Licence to Licensee A for development of temporary cricket grounds.</li> </ul>                          |
| 23.9.2015        | <ul style="list-style-type: none"> <li>• LCSD and Licensee A gave a detailed briefing on the proposal of developing temporary cricket grounds to DFMC and secured acceptance of the proposal from DFMC.</li> </ul> |

| Date/Year  | Item   |
|------------|--|
| 23.3.2016  | <ul style="list-style-type: none"> <li>• EPD granted a three-year Government Land Licence to Licensee A for the use of about 4.5 hectare of land area on the landfill with effect from 23 March 2016.</li> </ul>   |
| 10.11.2016 | <ul style="list-style-type: none"> <li>• LCSD reported the progress of the “Kwai Chung Park” project to KwTDC and explained the technical limitations in details to the members. After realising that the site could not accommodate all the proposed facilities due to various technical difficulties, the DC agreed that it was necessary to take out some facilities and that the “Working Group on Development of Kwai Tsing Park” (the working group) should be formed to follow up the revision of proposed facilities.</li> </ul> |

**(iii) the number of consultations or meetings with KwTDC's working group conducted since November 2016 and relevant extract of records/minutes of such discussions;**

Since November 2016, LCSD had consulted the Working Group on Development of Kwai Chung Park under KwTDC on four occasions. The details were listed as follows:

At the first meeting of the working group on 22 December 2016, members exchanged views on the proposed facilities of the Kwai Chung Park project and suggested arranging a site visit first to figure out the specific difficulties in the development. A joint site visit was conducted by LCSD together with Kwai Tsing District Office, EPD, ArchSD, Licensee A and KwTDC members to Kwai Chung Park on 18 January 2017 to consult members on the scope of development.

At the second meeting of the working group on 9 February 2017, LCSD responded to the recommendations put forward by the working group during the site visit. LCSD also put forth some preliminary ideas on the proposed facilities under the Kwai Chung Park project and consulted the members.

At the third meeting of the working group on 7 April 2017, LCSD further consulted members on the proposed facilities of the Kwai

Chung Park project. Members discussed the proposed facilities and estimated programme of Kwai Chung Park in further details.

At the fourth meeting of the working group on 4 September 2017, KwTDC's support for the proposed revised scope of project was obtained, and it was agreed that the Kwai Chung Park would be implemented in phases.

**(iv) latest development progress and action plan with timeline for Stage I and II development of the Park (paragraph 3.12 refers);**

At the KwTDC meeting held on 14 September 2017, its members endorsed the scope of development and proposed facilities as consented by the Working Group on Development of Kwai Chung Park on 4 September 2017. Stage I development will cover areas not occupied by the temporary cricket grounds and the BMX park so as to open the Park for public use as early as possible. After the commencement of the related works, LCSD will proceed with the preparation work for the development of the areas occupied by the temporary cricket grounds and the BMX park in Stage II.

On 15 September 2017, LCSD immediately submitted the draft revised PDS to ArchSD and EPD for comments. ArchSD and EPD gave their preliminary views in February and March 2018. The revised PDS was submitted to HAB on 11 May 2018 for consideration after rounds of discussions and site visits with departments concerned. Subsequently, HAB issued the revised PDS on 18 May 2018 requiring ArchSD to conduct a technical feasibility study.

LCSD has embarked on further preparatory work, including facilitating ArchSD in the technical feasibility study and related technical assessments when necessary. Upon approval of the Technical Feasibility Statement by Development Bureau, LCSD will request ArchSD to proceed with the design work and consult the DC on the conceptual design pursuant to the established procedures for capital works projects.

The Kwai Chung Park project was included in the Five-Year Plan for Sports and Recreation Facilities in 2017 Policy Address and resources were reserved for the project. Taking into account the various preparatory work and procedures including detailed design, etc., we target to seek funding approval from FC of LegCo in legislative year 2020-2021 for commencement of works by end-2021.



- (p) **target commission date of the temporary cricket grounds; whether the facilities were proposed for temporary usage as the expiry of the relevant licence would be in March 2019 and the usage rate of public cricket grounds in the last three years;**

The site of the cricket grounds at Gin Drinkers Bay Landfill was granted to Licensee A by EPD in March 2016 under a three-year land licence. Construction for the cricket grounds has entered its final stage. According to Licensee A, the grounds may commence operation in the second half of 2018. As it is the first time that cricket grounds are constructed on a landfill, the Government shall be prudent to observe their operation on a temporary basis before a decision on the term of renewal is made. The current land licence will expire in March 2019 and Licensee A has already applied for its renewal for three years. The application is now being processed by government departments concerned.

Currently, four artificial turf pitches and two natural turf pitches managed by LCSD could be used for playing cricket including competitions and training activities. The usage rate of turf pitches in the past three years is as follows:

| Facility              | District                     | Venue  | Usage Rate |      |      |
|-----------------------|------------------------------|--|------------|------|------|
|                       |                              |  | 2015       | 2016 | 2017 |
| Artificial turf pitch | Central & Western District   | 1. Sun Yat Sen Memorial Park   | 79%        | 77%  | 74%  |
|                       | Wong Tai Sin                 | 2. Po Kong Village Road Park<br>a) grass pitch<br>b) cricket practice net        | 72%        | 74%  | 73%  |
|                       |                              |  | 18%        | 24%  | 26%  |
|                       | Islands                      | 3. Man Tung Road Park  | 80%        | 76%  | 71%  |
| Tai Po                | 4. Kwong Fuk Football Ground | 61%  | 66%        | 70%  |      |
| Natural turf pitch    | Kowloon City                 | 5. Tin Kwong Road Recreation Ground<br>a) grass pitch<br>b) cricket practice net | 94%        | 98%  | 100% |
|                       |                              |  | 18%        | 33%  | 39%  |
|                       | Kwai Tsing                   | 6. Wo Yi Hop Road Sports Ground  | 83%        | 96%  | 95%  |

## Wan Po Road Pet Garden

(q) according to paragraphs 3.33(b) and 3.35, \$3.2 million were related to additional works items requested from Sai Kung DC ("SKDC") and in July 2008, the Development Bureau informed FC of the Administration's objective to contain the need for changes to user requirements to those that were absolutely essential and necessary to prevent cost overrun. Please provide the following information:

(i) **measures taken by HAD/LCSD to minimize the need for changes in users requirements for budgetary control and steps taken by HAD/LCSD to communicate with SKDC of the Administration's intent above;**

LCSD normally conveys all the works requirements to the works agent (i.e. HAD's Works Section) before the tendering exercise for inclusion in the tender document so as to avoid changes of works requirements after the award of contract. Should any works modifications arise from the actual site conditions and/or unforeseeable circumstances after the estimated expenditure of the project has been approved, LCSD will first review the project scope with the works agent to contain the expenditure as far as possible. Where there is no other alternative, LCSD will report the details to the DC and seek its consent for additional funding. Approval will then be sought from an officer with delegated authority in accordance with the applicable authorised expenditure limit.

(ii) **reasons for the additional works requests from SKDC during construction stage and justifications to demonstrate that they were absolutely essential and necessary;**

In a site inspection conducted in 2008 for the planning of the project, while the Incorporated Owners of Oscar By The Sea indicated that it had no objection to the construction of a pet garden in the vicinity of the housing estate in principle, it stressed that the pet garden must not be opened at night to avoid disturbances to the residents. At the meeting of the District Works Working Group (DWWG) of the District Facilities Management Committee (DFMC) of SKDC on 15 May 2008, it was resolved after discussion that certain proposed facilities should be removed and lighting in the pet garden be cancelled. It was agreed that the pet garden be opened only during daytime and the LCSD's funding application was supported by Members.

At the meeting of DFMC of SKDC on 17 April 2012, Members indicated that many park users would visit pet garden with their pets at night and insufficient lighting would easily lead to accidents. Lastly, DFMC urged LCSD to follow up on the provision of lighting and conduct a timely review of the opening hours of the pet garden in the light of the utilisation after its commissioning.

In response to Members' requests, at the meeting of DWWG of DFMC of SKDC on 16 October 2012, the architectural consultant briefed Members on the works progress and proposed new items, including reserving underground wiring facilities to facilitate a more effective and expeditious enhancement of the lighting when it was necessary to open the pet garden at night in future.

**(iii) discussion details, including dates of meetings and discussion summary, between LCSD/HAD and SKDC on providing lighting at the Pet Garden;**

The relevant details are as follows:

| <b>Date</b> | <b>Item</b>  |
|-------------|--|
| 2008.5.15   | <ul style="list-style-type: none"> <li>• At the meeting of DWWG of DFMC of SKDC held on 15 May 2008, Members noted the views of the nearby residents and agreed that the pet garden would be opened only during daytime. The funding application from LCSD was supported by Members.</li> </ul>  |
| 2012.4.17   | <ul style="list-style-type: none"> <li>• At the meeting of DFMC of SKDC held on 17 April 2012, Members indicated that many park users would visit pet garden with their pets at night and insufficient lighting would easily lead to accidents. Lastly, Members urged LCSD to follow up on the provision of lighting and conduct a review three months after the commissioning of the pet garden.</li> </ul>   |
| 2012.10.16  | <ul style="list-style-type: none"> <li>• At the meeting of DWWG of DFMC of SKDC held on 16 October 2012, the architectural consultant briefed Members on the works progress and indicated that the construction cost of the project had increased to \$21 million, including that required for making provision for installation of underground wiring facilities to facilitate a more efficient and expeditious enhancement of the lighting when it was necessary to open the pet garden at night in future.</li> </ul> |

- (r) **according to paragraph 3.36, LCSD identified the technical difficulties in handling the project and that HAD's Works Section was unable to provide expert advice and timely assistance due to limited resources; reasons for LCSD's conclusion that "limited resources had hindered it[HAD's Work Section] from providing timely assistance and proper technical advice to both Consultant A and Contractor C";**

As understood by LCSD at that time, given the limited resources available to HAD's Works Section and the large number of District Minor Works projects which had to be handled, HAD's Works Section might not be able to provide timely and proper technical advice to Consultant A and Contractor C.

- (s) **referring to paragraph 3.37, lessons learnt and remedy to be taken to address the ground settlement problem in the development of restored landfills in future.**

LCSD is a lead department without its own professional works staff to implement capital works projects or District Minor Works projects. Thus, LCSD heavily relies on its works agent and departments concerned for the provision of professional and technical advice in the implementation of works projects. Learnt from its experience with the Wan Po Road Pet Garden project, LCSD will specifically remind works agents, project consultants and contractors to pay particular attention to the possible ground settlement problem and the need to comply with the relevant guidelines of EPD in the development of other projects on restored landfills in the future.

「葵涌公園」工程計劃的擬建設施

目的

本文件旨在向委員匯報於「葵涌公園」用地發展康樂設施的工程計劃的最新進展，並就工程計劃的擬建設施，諮詢委員會的意見。

背景

2. 前「葵涌公園」用地佔地共有約 27 公頃，有關的位置圖載於附件。
3. 前「葵涌公園」於 1992 年因潛在堆填區沼氣問題而關閉。環境保護署在 1999 年 3 月接手管理公園的用地，以便進行堆填區復修工程，相關工程於 2000 年 9 月完成。在工程完成後，康樂及文化事務署（康文署）曾研究透過不同途徑，包括以地區小型工程計劃及透過體育總會發展公園的用地。除了於 2009 年 10 月由香港單車聯會，在公園較低的部份平台(約 4 公頃)，發展香港賽馬會國際小輪車場，其他相關發展建議都因財政考慮未能落實。
4. 前「葵涌公園」用地目前尚餘下可供發展的面積約為 23 公頃，但由於涉及需特別處理的技術問題，例如堆填區覆蓋層不可承受過重負荷，故不能興建大型建築物，以免影響堆填區的修復設施，而康體設施亦不能妨礙承辦商進行日常修護工作，康文署亦須採納一些防護堆填氣體風險的措施。另外，在已修復的堆填區上是禁止生火和燃點蠟燭，故須禁止市民在該用地上進行涉及生火或燃點蠟燭的活動，例如在中秋節時市民不可攜帶燃點的蠟燭及燈籠到公園。
5. 就該用地的未來發展路向，康文署於 2013 年 2 月 26 日諮詢葵青區議會轄下地區設施管理委員會(地委會)的意見。委員建議署方除了考慮發展大型公園外，亦可研究其他方案的可行性，包括發展單車公園、板球場、舞龍及舞獅場地、寵物公園、環保教育中心及青年旅舍等。康文署亦曾就該用地未來發展路向，諮詢相關政府部門及政策局的意見，但並未收到任何發展建議。

6. 康文署其後於 2013 年 6 月 6 日的葵青區議會轄下康樂及文化委員會和 6 月 18 日的地委會會議上，再次諮詢委員的意見。委員初步同意在該用地上發展板球、足球及高爾夫球練習場等體育設施。

### 擬建設施

7. 經初步研究後，康文署建議工程計劃的擬建設施如下：

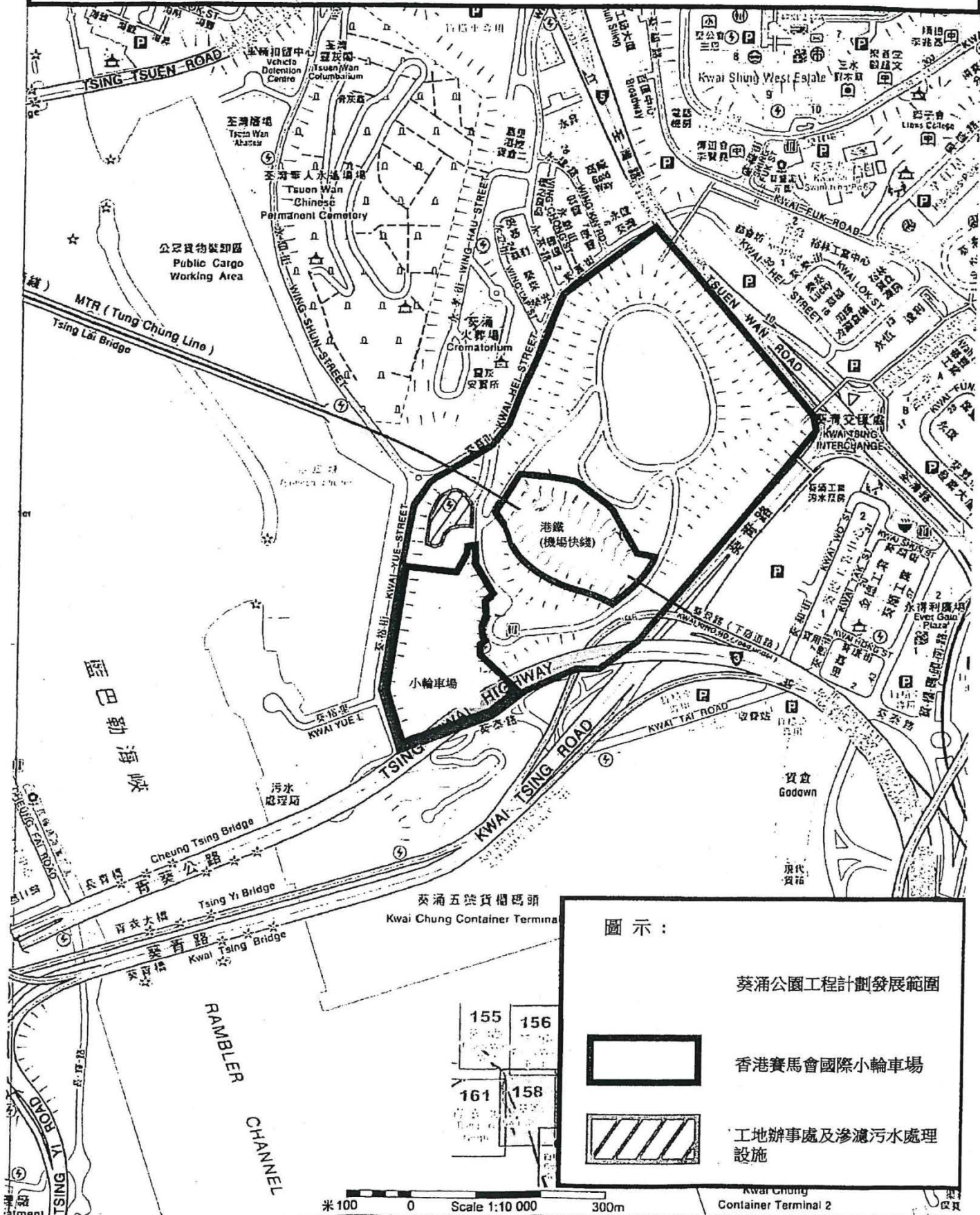
- (i) 1 個天然草地板球場，內設練習場；
- (ii) 在天然草地板球場上附加 1 個足球場；
- (iii) 1 個設有 30 條高爾夫球發球道的高爾夫球練習場，內設懸垂安全網和圍欄安全網；
- (iv) 1 個遍植花木的園景花園，內設太極場地、休憩設施、避雨亭／涼亭；
- (v) 1 條設有健身站的緩跑徑；
- (vi) 1 個健體園地，供長者、成人和輪椅使用者使用；
- (vii) 1 個兒童遊樂場，供不同年齡組別兒童使用，並提供多元化共融遊樂設施，讓傷健同享；
- (viii) 1 個設有 150 幅小園圃的社區園圃，可供舉辦社區園圃種植研植班；
- (ix) 1 個寵物公園；
- (x) 1 座服務大樓，內設管理處、更衣室、洗手間、以及相關設施；
- (xi) 1 個停車場；以及
- (xii) 其他需要的輔助設施。

### 徵詢意見

8. 請委員就上文第 7 段的擬建設施表達意見。在技術和財政預算許可的情況下，我們會盡可能採納委員的意見，並展開進一步的策劃工作，包括草擬有關的工程界定書予民政事務局審批，以及請建築署進行工程技術可行性研究，以便評估該用地是否適合發展上述設施。

康樂及文化事務署  
2013 年 11 月

「葵涌公園」工程計劃位置圖



\*Note by Clerk, PAC: Chinese version only.