

**立法會**  
***Legislative Council***

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

**Minutes of the 7<sup>th</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Wednesday, 4 December 2019, at 8:30 am**

**Members present:**

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)

Hon Charles Peter MOK, JP (Deputy Chairman)

Hon Abraham SHEK Lai-him, GBS, JP

Hon Tommy CHEUNG Yu-yan, GBS, JP

Hon CHAN Hak-kan, BBS, JP

Dr Hon Priscilla LEUNG Mei-fun, SBS, JP

Hon Claudia MO

Hon Michael TIEN Puk-sun, BBS, JP

Hon Frankie YICK Chi-ming, SBS, JP

Hon WU Chi-wai, MH

Hon CHAN Chi-chuen

Hon CHAN Han-pan, BBS, JP

Hon LEUNG Che-cheung, SBS, MH, JP

Hon Christopher CHEUNG Wah-fung, SBS, JP

Hon Alvin YEUNG

Hon CHU Hoi-dick

Hon Junius HO Kwan-yiu, JP

Hon HO Kai-ming

Hon Holden CHOW Ho-ding

Hon Wilson OR Chong-shing, MH

Hon Tanya CHAN  
Hon CHEUNG Kwok-kwan, JP  
Hon HUI Chi-fung  
Hon LAU Kwok-fan, MH  
Dr Hon CHENG Chung-tai  
Hon Jeremy TAM Man-ho  
Hon Gary FAN Kwok-wai  
Hon AU Nok-hin  
Hon Vincent CHENG Wing-shun, MH, JP  
Hon Tony TSE Wai-chuen, BBS  
Hon CHAN Hoi-yan

**Members absent:**

Hon MA Fung-kwok, SBS, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon Helena WONG Pik-wan  
Hon LUK Chung-hung, JP  
Hon KWONG Chun-yu

**Public officers attending:**

Mr Howard LEE Man-sing	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Mr LAM Sai-hung, JP	Permanent Secretary for Development (Works)
Ms Bernadette LINN, JP	Permanent Secretary for Development (Planning and Lands)
Mr Elvis AU Wai-kwong, JP	Deputy Director of Environmental Protection (1)
Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)

Mr Kevin CHOI, JP	Deputy Secretary for Transport and Housing (Transport) <sup>2</sup>
Mr Philip HAR Mung-fei	Principal Assistant Secretary for Transport and Housing (Transport) <sup>4</sup>
Mr Johnny CHAN Chi-ho	Chief Assistant Secretary for Development (Works) <sup>3</sup>
Mr Stephen KWOK Chun-wai	Assistant Secretary for Development (Works Policies 2) <sup>1</sup>
Mr Ricky WONG Chi-pan, JP	Deputy Head of Civil Engineering Office (Port and Land) Civil Engineering and Development Department
Mr Francis LEE Man-chow	Project Team Leader (Pier Improvement) Civil Engineering and Development Department
Mr Christopher CHIU Hak-pui	Principal Transport Officer (New Territories) <sup>1</sup> Transport Department
Mr Jack CHAN Jick-chi, JP	Under Secretary for Home Affairs
Miss Stella CHANG Lai-chu	Principal Assistant Secretary for Home Affairs (Special Duties)
Mr Edward TSE Cheong-wo, JP	Project Director (3) Architectural Services Department
Mr Gary WONG Shek-wah	Senior Project Manager 325 Architectural Services Department
Miss Rochelle LAU Shuk-fan	Assistant Director of Leisure and Cultural Services (Libraries and Development)
Ms May CHOW Mei-ling	Chief Librarian (Administration and Planning) Leisure and Cultural Services Department
Mr Michael CHIU Yat-on	Chief Executive Officer (Planning) <sup>1</sup> Leisure and Cultural Services Department

Mr Sebastian TSE Shu-to	Assistant Director of Social Welfare (Elderly) (Acting)
Mr Nevin LAM Yiu-hon	Senior Project Manager 323 Architectural Services Department
Ms Eugenia CHUNG Nga-chi, JP	Assistant Director of Home Affairs (2)
Mr Anthony LI Ping-wai, JP	District Officer (Islands) Home Affairs Department
Ms Fanny HO Sau-fan	Chief Leisure Manager (New Territories West) Leisure and Cultural Services Department
Mr Edward YU Kin-keung	Principal Assistant Secretary for Home Affairs (Recreation and Sport)2
Mrs Doris FOK LEE Sheung-ling	Assistant Director of Leisure and Cultural Services (Leisure Services)1

**Clerk in attendance:**

Mr Derek LO	Chief Council Secretary (1)5
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**Staff in attendance:**

Ms Anki NG	Council Secretary (1)5
Ms Michelle NIEN	Legislative Assistant (1)5
Ms Christy YAU	Legislative Assistant (1)8
Ms Clara LO	Legislative Assistant (1)9

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Action

The Chairman advised that there were three papers for discussion on the agenda for the meeting, all of which were funding proposals carried over from the meetings on 19 June, 6 November, 13 November, 20 November and 27 November 2019. The three funding proposals involved a total funding allocation of \$1,513.7 million. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council, they should disclose the nature of any direct or indirect pecuniary interests

relating to the funding proposals under discussion at the meeting before they spoke on the proposals. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

2. Observing that recently it had become more often for projects to be withdrawn from the meeting agendas of the Finance Committee ("FC") during the rearrangement of agenda items and the backlog of projects that had been approved by the Subcommittee had already reached about 30, Mr Tony TSE asked the Chairman to relay to the Administration his enquiry as to whether it was possible to fast-track the inclusion of the more urgent projects in FC's meeting agendas, so that funding could be approved and works could commence as soon as possible. The Chairman said that he would relay Mr TSE's concern to the Administration.

### **Head 705 — Civil Engineering**

#### **PWSC(2019-20)21 51TF Reconstruction of Pak Kok Pier on Lamma Island**

3. The Chairman advised that the proposal, i.e. PWSC(2019-20)21, sought to upgrade 51TF to Category A at an estimated cost of \$72.4 million in money-of-the-day ("MOD") prices. The Subcommittee had commenced deliberation on the proposal at the meeting on 27 November 2019 and would now continue with the deliberation.

#### *Project cost and cost-effectiveness*

4. Mr HUI Chi-fung said that Pak Kok Pier on Lamma Island ("the pier") was included under the new policy initiative of Pier Improvement Programme ("PIP") in the Chief Executive's 2017 Policy Address. In this connection, he enquired about the supporting facilities that could enhance the cost-effectiveness of the pier and facilitate the daily commute of local residents and access of visitors to the picnic and natural heritage sites on the island. For instance, he enquired whether the Administration would coordinate the work of various departments (including the Agriculture, Fisheries and Conservation Department and the Tourism Commission) to provide more information on eco-tourism. Referring to paragraph 4 of PWSC(2019-20)21, he pointed out that only one licensed ferry service and around 21 vessels were using the pier daily. He enquired about the number of licensed ferries out of those vessels and the current population of Pak Kok Tsuen.

5. Deputy Secretary for Transport and Housing (Transport)2 ("DS(T)2/THB") and Principal Transport Officer (New Territories)1, Transport Department replied that the pier was the first project to be included under PIP. Such decision was based on a host of considerations, such as the level of service provided at the pier for visitors and island residents and the current conditions of the pier (including its structural safety), and the usage was only one of the considerations to be taken into account. After improving the facilities and equipment of the pier, the Government would continue to monitor the usage of the pier and that of Yung Shue Wan Public Pier nearby in order to assess the service demand. Most of the 21 vessels using the pier daily were licensed ferries. Pak Kok Tsuen currently had a population of about 400.

6. DS(T)2/THB supplemented that the Government would maintain liaison with the ferry operator with a view to enhancing the ferry service provided at the pier. It would also work more closely with other government departments to erect visitor signage, signs, map boards showing hiking routes, etc. at the proposed new pier. As the pier was used by many hikers, the Government would improve the visitor signage and signs for their convenience.

7. Mr LEUNG Che-cheung opined that although the current usage of the pier was less than satisfactory, the proposed new pier would help promote outdoor activities in the countryside. For that reason, the proposed item should be endorsed as soon as possible. Referring to paragraph 6(f) of PWSC(2019-20)21, he pointed out that a considerable amount of contingencies (\$6.3 million) was provided under the project cost estimate. He enquired whether the percentage taken up by the above contingencies in the project cost estimate and whether the contingencies provided for projects on outlying islands were higher than that of other projects in general.

8. Deputy Head of Civil Engineering Office (Port and Land), Civil Engineering and Development Department ("DH(CEO)(P&L)/CEDD") replied that the contingencies were provided to cover, among other things, the cost of improvement works arising from changes in geotechnical conditions during construction or the demand of the local community. Given that contingencies had accounted for about 10% of the project cost of the reconstruction of the Sharp Island Pier earlier, the amount of contingencies provided for the proposed works was considered to be sufficient.

*Design and facilities*

9. Mr LEUNG Che-cheung noted that the power generation performance of the solar panels installed at the proposed new pier might not be satisfactory. He enquired whether the power so generated could meet the electricity demand of the new pier, and whether there were any technical issues that needed to be resolved.

10. DS(T)2/THB replied that 18 solar panels that could store up excessive power were selected for the pier, having regard to its relatively long-hour exposure to sunlight. On the other hand, the electricity consumption of the proposed new pier was low, mainly supplying power for the lighting system and drinking water dispenser. It was estimated that the electricity demand could be sufficiently met. The Government would continue to monitor the power generation efficiency of the solar panels. DH(CEO)(P&L)/CEDD supplemented that the electricity generated by the solar panels at the proposed new pier was about 10 kWh per day, and the daily electricity consumption of the lighting system and drinking water dispenser was about 8 kWh. Coupled with the power storage feature, the power generated by the solar panels was considered to be sufficient for the electricity demand of the proposed new pier.

11. Mr WU Chi-wai noted that the works of the proposed new pier included demolition of the existing landing steps at the pier. He opined that as the water depth at the pier was sufficient for vessels to berth, the Administration should consider retaining the landing steps, so that the location could also be used for disembarkation or embarkation during peak seasons. He enquired whether the above suggestion was feasible in terms of technicality, project planning and cost.

12. DS(T)2/THB replied that the proposed new pier had far more ample space than the existing one, and was able to accommodate the number of vessels expected to use it. The water depth at the existing pier was less than that at the proposed new pier. The existing pier, as well as its landing steps, was quite old in structure and design. There might be safety risks when the sea was rough. Retaining the landing steps after completion of the proposed new pier might cause confusion to the public about the location of disembarkation and embarkation. In view of this, after completion of the works, the old landing steps would be demolished and the spot where they once stood would be leveled. That said, the Government took note of Mr WU Chi-wai's concern and would reconsider whether the landing steps should be demolished after completing the works of the proposed new pier.

13. Dr CHENG Chung-tai was concerned that a fatal accident involving slipping had occurred at the pier, and damaged objects were piled up around Pak Kok Tsuen after passage of the super typhoon last year. He enquired whether the Administration would explore taking measures and providing supporting facilities in its design of the pier reconstruction project, so as to ensure pedestrian safety at the pier and on the footpaths, and prevent and address the problems and damages that might be caused by natural disasters (e.g. obstruction of trails by damaged objects and damages to the playground near the pier by strong waves given its exposure to strong winds).

14. Referring to Enclosure 3 to PWSC(2019-20)21, DS(T)2/THB replied that as it was illustrated in the enclosure, the landing steps of the pier were rather primitive. At present, vessels could only berth by pointing their bows at the pier, and it was less safe for passengers to disembark and embark at the bow. With the proposed new pier which featured a design commonly adopted by piers nowadays, vessels could berth alongside the pier, allowing more spaces for passengers to embark and disembark. The proposed new pier was relatively safe, as it was not highly exposed to winds and was equipped with a ramp for wheelchair-users and the elderly to disembark.

*Ferry service provided at the pier*

15. Dr CHENG Chung-tai noted that the ferry route provided at the pier was one of the ferry routes to be provided with Special Helping Measures ("SHM") as announced in the Chief Executive's 2019 Policy Address. He enquired whether new vessels would be acquired for the route, and whether the Administration would request the ferry operator to adjust the frequency of the ferry service concerned; if so, what the relevant figures would be.

16. DS(T)2/THB replied that the ferry route provided at the pier (i.e. the Aberdeen—Yung Shue Wan (via Pak Kok Tsuen) route) would be provided with SHM to subsidize its expenses. Subsidies would also be provided under the second phase of the Vessel Subsidy Scheme for acquisition of new vessels. The subsidies were provided mainly in view of the difficulties of operating the outlying island ferry service. Without the subsidies, the fare of the ferry service would have to be increased substantially. The Government would like to increase the frequency of the ferry service during holidays or peak seasons as long as it was financially viable for the operator. As the SHM scheme was being implemented gradually and it would take one to two years for the subsidies to be extended to the ferry service concerned, the relevant figures on increased frequency could not be provided at this stage. The Government would continue to explore ways to maximize the usage of the pier without increasing the fare substantially, so that a positive



feedback loop could be created and the operator could turn up a profit as well.

Voting on PWSC(2019-20)21

17. There being no further questions from members on the item, the Chairman put PWSC(2019-20)21 to vote.

18. The item was put to vote. Seven members voted for the proposal, and no member voted against the proposal or abstained from voting. The proposal was endorsed. The Chairman asked members whether the item would require separate voting at the relevant FC meeting. No member made such a request.

**Head 703 — Buildings**

<b>PWSC(2019-20)12</b>	<b>58RG</b>	<b>District Library and Residential Care Home for the Elderly in the Joint User Complex at Lei King Road</b>
	<b>196SC</b>	<b>Community Hall-cum-Home Affairs Enquiry Centre in Cheung Chau</b>
	<b>441RO</b>	<b>Hoi Sham Park Extension in Kowloon City District</b>

19. The Chairman advised that the proposal, i.e. PWSC(2019-20)12, sought to upgrade 58RG, 196SC and 441RO to Category A at the estimated costs of \$673.6 million, \$142.6 million and \$293.2 million in MOD prices respectively. The Government had consulted the Panel on Home Affairs regarding the proposed works of 58RG, 196SC and 441RO on 29 April 2019, 25 March 2019 and 25 February 2019 respectively. Panel members had no objection to the submission of the three funding proposals to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

District library and residential care home for the elderly in the Joint User Complex at Lei King Road

*Project cost*

20. Referring to paragraph 10 of Enclosure 1 to PWSC(2019-20)12, Mr Gary FAN pointed out that of the estimated total capital cost of \$673.6 million for the project, about \$197.5 million was the construction cost for the residential care home for the elderly ("RCHE"). He enquired

whether the remainder was the estimated construction cost of the district library in the Joint User Complex at Lei King Road ("the proposed library"). He said that a 24-hour self-service library station was currently provided at the Island East Sports Centre Sitting-out Area, which was not far from the proposed library. He enquired whether the self-service library station would be demolished or moved to another location after completion of the proposed works, and where it would be relocated if it was the latter case.

21. Under Secretary for Home Affairs ("USHA") and Project Director (3). Architectural Services Department ("PD(3)/ArchSD") replied that the proposed project included the development of a library and an RCHE. Of the total capital cost of \$673.6 million, \$197.5 million was for developing the RCHE and the remainder was the estimated construction cost of the library. The Leisure and Cultural Services Department ("LCSD") currently planned to provide three 24-hour self-service library stations in Hong Kong on a trial basis. Apart from the one in Sai Wai Ho, two others were provided at the Hong Kong Cultural Centre in Tsim Sha Tsui and in Tai Wai respectively. The Government would review the operation of the self-service library station at the Island East Sports Centre and consider whether it should be relocated in the light of its operational effectiveness.

22. Referring to paragraph 13 of Enclosure 1 to PWSC(2019-20)12, Mr Alvin YEUNG enquired how the \$38.18 million in estimated annual recurrent expenditure arising from the proposed project was broken down between the library and the RCHE, as well as the breakdown of the expenditure.

23. Assistant Director of Leisure and Cultural Services (Libraries and Development) ("AD(LD)/LCSD") replied that the annual recurrent expenditure of \$38.18 million arising from the whole proposed project included about \$13 million for the maintenance and management costs of the proposed library, the proposed RCHE and the common space and facilities for shared-use in the complex. The remaining sum of about \$25 million was used for the annual operating cost of the proposed library (about \$22 million) and the recurrent building expenses of the Social Welfare Department ("SWD").

#### *Development standards of libraries*

24. Mr WU Chi-wai opined that the Administration should set up more small libraries as far as possible instead of providing service only by means of mobile libraries, so that more members of the public could use the library services. He sought the respective manpower establishment details of

district libraries and small libraries. He also enquired whether the Administration would include officially the provision of small libraries in its scope of review and study of the Hong Kong Planning Standards and Guidelines ("HKPSG") and consider establishing the provision standards of small libraries.

25. USHA and AD(LD)/LCSD replied that currently, the annual operating expenditure of the public library system was around \$1,370 million. The proposed district library had an establishment of about 22 staff members. Generally speaking, a small library had an establishment of about eight staff members. The Government also engaged other service personnel to support the frontline service. In addition to setting up district libraries with reference to HKPSG, the Government would also consider flexibly the provision of small libraries with regard to the conditions and development of each community, including the demographic changes (e.g. population growth in new development areas ("NDAs")) and the availability of libraries within the area and in the vicinity. The Government would review library services from time to time in order to cater for public needs and future development. To support local development, the Government had been considering in recent years the establishment of small libraries in a number of districts, including the proposals of providing small libraries at the Hoi Ting Road Joint User Complex and the sport centre in Tung Chung West that were raised in 2019 at Yau Tsim Mong District Council and Island District Council respectively.

26. At the request of Mr WU Chi-wai, the Administration should confirm whether the provision of small libraries would be officially included in the review of facilities under HKPSG, and provide the estimated timetable if it was the case.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide LC Paper No. PWSC107/19-20(01) on 6 March 2020.)*

27. Mr CHAN Chi-chuen said that the North Point Public Library had a floor area of 460 square metres only, which was much smaller than the standard of 2 900 square metres for a district library. He enquired whether the Administration would no longer consider providing undersized district libraries in future and build all new district libraries with respect to the floor area requirement of about 3 000 square metres.

28. AD(LD)/LCSD replied that when the North Point Public Library was established in 1981, the floor area available for provision of the library was 460 square metres. HKPSG stipulated that a district library should be

provided for every 200 000 population. If no district libraries were available in the proximity of an NDA, consideration would be given to the provision of small libraries with regard to the local conditions and demand. Given the standard floor area of 2 900 square metres for a newly-established district library, the floor area of a newly-established small library would be about one-third or one-fourth of a district library, depending on the conditions of the area in which it was located.

### *Project planning and facilities*

29. Mr CHU Hoi-dick noted that the site area of the proposed project was about 2 700 square metres and its construction floor area was about 12 180 square metres. As such, a plot ratio of about 4.5 could be deduced for its construction floor area. He enquired whether the plot ratio was set according to the Outline Zoning Plan or by the Government internally. He also enquired whether there were rules governing which bureau or department should take the lead in the construction project of a joint user complex for a district; if so, what the rules were, and whether the Administration had set targets (e.g. timetable) for the planning and development of joint user complexes in NDAs, so that the various complementary facilities could be developed in sync with the completion time of the complexes.

30. USHA and PD(3)/ArchSD replied that under the Government's policy of "single site, multiple use", the necessary facilities of a district would be accommodated in a joint user complex as far as possible depending on the actual circumstances. The Joint User Complex under the proposed project included a library and an RCHE, and the departments responsible for the project were LCSD under the Home Affairs Bureau ("HAB") and SWD under the Labour and Welfare Bureau, which would work closely with each other. As the library was the major facility in the proposed Joint User Complex, HAB would be the bureau taking the lead. For other projects, it would depend on the location and purpose of the project as to which bureau would take the lead. The development parameters of the proposed project were provided by the Planning Department ("PD"). Subject to a plot ratio of about 4 and a height restriction of six storeys, the proposed project had already maximized the development potential concerned.

31. Mr CHU Hoi-dick enquired how the height restriction of six storeys was worked out for the proposed project. PD(3)/ArchSD replied that the height of a building was measured up to its main roof only, and lift machine rooms or emergency generator rooms above the main roof were excluded from the measurement. As such, the proposed Joint User Complex was six

storeys high when measured up to its main roof, which was in compliance with the requirement of PD.

32. Mr CHAN Chi-chuen noted that the proposed RCHE had a net operating floor area of about 2 058 square metres. He enquired about the respective floor areas of the dormitory, dining/common/activity and training rooms and the general office of the proposed RCHE, their ratio to the total floor area of the RCHE and their distribution, as well as the design and uses of the courtyard.

33. Assistant Director of Social Welfare (Elderly) (Acting) ("AD(E)/SWD(Atg)") replied that every RCHE was designed in accordance with the requirements stipulated under the Government's Schedule of Accommodation for RCHEs. The facilities provided on the third floor of the proposed Joint User Complex included the general office of the RCHE, the kitchen, the laundry and soiled linen room and storage space. The facilities for use by the elderly, including the dormitory and rooms for activities, training and dining, were located on the fourth and fifth floors. The courtyard designed on top of the roof of the third floor also enabled the residents to enjoy the green environment of the courtyard.

34. At the request of Mr CHAN Chi-chuen, the Administration should provide information on the respective floor areas of the dormitory, dining/common/activity and training rooms and the general office of the proposed RCHE, their ratio to the total floor area of the RCHE and their distribution.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide LC Paper No. PWSC107/19-20(01) on 6 March 2020.)*

35. Noting that the proposed RCHE would be provided with only one accessible lift, Mr CHAN Chi-chuen and Mr Alvin YEUNG enquired about the size of the lift and whether it was sufficient for use by the proposed RCHE.

36. PD(3)/ArchSD and AD(E)/SWD(Atg) replied that the facilities of every RCHE were designed in accordance with the requirements stipulated under the Government's Schedule of Accommodation for RCHEs. The lift for the exclusive use of the proposed RCHE could accommodate two wheelchairs put side by side. The lift could also allow a gurney/stretchers to enter, so as to facilitate ambulancemen and nursing staff to transport the elderly when necessary. The elderly could use the facilities of the RCHE

and go about their activities on the floor they lived (the fourth and fifth floors), where their day-to-day caring needs would be met. The lift for the exclusive use of the proposed RCHE was normally reserved for use by the elderly leaving the RCHE for outside activities and medical appointments, and by visitors of the RCHE.

37. Mr AU Nok-hin said that while the proposed Joint User Complex was built at a site that was originally used as a temporary car park, it would not provide any parking facilities after completion. Regarding parking facilities, the Administration advised in its reply letter (LC Paper No. PWSC40/19-20(01)) that there were public car parks in the proximity of the Complex, such as those at Grand Promenade and Hing Man Street. However, the two public car parks on Hing Man Street were temporary in nature and might be converted into other facilities in future. He enquired whether the Administration would consider the overall distribution of parking spaces in the district and provide parking spaces equipped with chargers. Moreover, in view of the provision of a 24-hour self-service library station at the Island East Sports Centre, he enquired whether the Administration would provide more space with round-the-clock self-borrowing and self-returning facilities at the proposed library (including students' study room, etc.).

38. USHA replied that the Government had consulted the local community on the demand for parking spaces in the district. No public car parks could be added to the proposed Joint User Complex as the development parameters in relation to floor area, height, etc. had been fully utilized. However, the public car park at Grand Promenade nearby and the two temporary public car parks on Hing Man Street provided a total of 400 private car parking spaces and 25 light goods vehicle parking spaces. The Island East Sports Centre located behind also provided 63 hourly public parking spaces. The public car parks on Hing Man Street could be kept in operation if necessary. There would be three loading/unloading spaces at the proposed Joint User Complex and one private light bus parking space for the exclusive use of the RCHE to meet the daily operational and service needs of the facilities in the complex. They were not equipped with charging facilities for the time being. However, sufficient electricity loading had been reserved for future installation of charging facilities when necessary.

39. USHA supplemented that the 24-hour self-service library station at the Island East Sports Centre was used about 6 000 times each month on average (including about 4 000 returns and about 2 000 borrowings and entries of other reservation services), which represented a satisfactory level of utilization. It was believed that the Government would continue the operation of such self-service library stations in future.

40. Mr WU Chi-wai said that the students' study room had high and low seasons of usage. He enquired whether the Administration could utilize the space of the students' study room flexibly by turning it into activity rooms, conference rooms, etc. with movable partitioning during the low season, so that resources could be put to use flexibly. He also enquired whether the North Point Public Library would be retained after completion of the proposed works; the number of existing district libraries in Hong Kong that were undersized like the North Point Public Library; and the operation details of the Radio Frequency Identification ("RFID") technology that would be fully applied in the proposed library.

41. USHA and AD(LD)/LCSD replied that the new library would adopt flexible design elements, with which movable partitioning could be used to release part of the space and seating of the students' study room for other service purposes to suit users' needs during the low season. PD(3)/ArchSD added that the wall that separated the students' study room and the newspapers and periodicals section was designed to have a door that could be opened. As such, the two areas could be joined together and used flexibly whenever necessary.

42. USHA supplemented that FC had approved in February 2019 the funding of around \$870 million for development of the Smart Library System with a view to enhancing library services comprehensively, including achieving savings in manpower through the application of RFID technology.

### Community Hall-cum-Home Affairs Enquiry Centre in Cheung Chau

#### *Project planning and facilities*

43. Mr CHU Hoi-dick noted that according to the Cheung Chau Outline Zoning Plan, the proposed government complex was subject to a height restriction of 12 metres or four storeys. He enquired how the proposed complex conformed to the development parameter. He also enquired about the future land use planned for the government site (GIC4) adjacent to the site of the proposed complex (GIC2).

44. PD(3)/ArchSD replied that under the Cheung Chau Outline Zoning Plan, the proposed complex must conform to both development parameters, i.e. the height restrictions of both 12 metres and four storeys. The building height was measured up to the main roof, excluding facilities such as plant rooms, lifts, etc. The height of the proposed complex was exactly 12 metres when measured up to its main roof. District Officer (Islands), Home Affairs

Department ("DO(I)/HAD") supplemented that the site adjacent to the proposed complex would be reserved for reprovisioning of the gateball court that was originally located at the site of the proposed complex. The Government did not have any planning for its long-term development for the time being.

45. Mr Holden CHOW was concerned whether the external glazed facade adopted in the proposed complex, given its seaside location, was able to withstand the impact of super typhoons. He enquired about the protection measures against strong typhoons if the use of glass would remain the option of design; whether elderly fitness facilities would be provided at the roof garden; and whether the existing Home Affairs Enquiry Centre ("HAEC") would be retained and what use it would be put to after completion of the proposed works.

46. USHA and PD(3)/ArchSD replied that to prevent the intrusion of rain and seawater under heavy rains and high winds, the glass doors on the glazed facade on the northern side of the proposed Community Hall ("CH") were currently designed to be equipped with typhoon shutters, and floodgates would be installed at the entrance to the lift lobby on the ground floor. At this stage, the Government would not consider providing fitness facilities at the roof garden that was already amply landscaped, as fitness facilities were available in the park located behind the proposed CH. The existing HAEC was currently operating in a rented private property, which was located on Sun Hing Street and small in size. The Government proposed that the lease of the existing HAEC be terminated after completion of the HAEC in the proposed complex.

47. Mr CHAN Han-pan noted that the proposed CH, a venue with a stage, would have a large number of chairs. He enquired whether there was any space for storage of the chairs in order to make room for other activities outside performance hours. Referring to Annex 1 to Enclosure 2 to PWSC(2019-20)12, he enquired about the future use of the government site adjacent to the proposed complex. Referring to Annex 3 to Enclosure 2 to the funding submission, he also enquired about the purpose of providing ample space for the plant rooms of the proposed complex; whether the proposed CH could make room for setting up transit centres or temporary shelters during natural disasters; and whether there would be any space for storage of mattresses, bedding, etc. to be used by the transit centres or temporary shelters.

48. USHA and PD(3)/ArchSD replied that as shown in Annex 3 to Enclosure 2 to PWSC(2019-20)12, foldable chairs used for stage



performance could be stored in the space under the stage. There was also a stage store room for storage of foldable chairs and other objects. The government site adjacent to the proposed complex would provide greenery space and lawns for the public to enjoy, as well as facilities for gateball activities. The proposed CH would also be used as heat shelters and cold shelters. There would be space for storage of equipment such as mattresses, bedding and pillows, which would obviate the need to have them delivered from the urban areas. According to PD, the proposed complex should be subject to a height restriction of 12 metres and a plot ratio of 1.8, and the development parameters concerned had been fully utilized. The plant rooms were clustered in the space on the second floor and on the roof in order to provide more space for the public facilities on the ground floor and the first floor.

49. Noting that there were no funeral facilities on Cheung Chau, Mr CHU Hoi-dick enquired whether the proposed CH could be used for holding mourning ceremonies, and whether the Administration had identified any preferable locations on Cheung Chau for development of funeral facilities.

50. DO(I)/HAD replied that some residents of Cheung Chau currently held mourning ceremonies at a vacant site that was about a 15-minute walk from the pier. The Government had explored the possibility of providing relevant facilities at another location. However, the local community and District Council members had different views on this issue, as it would cause certain nuisances to residents nearby. Currently, CHs were open to applications by any non-profit-making organizations for holding general gathering activities, but not for events involving funeral ceremonies. The Government had no plans to identify any location on Cheung Chau for development of funeral facilities for the time being.

### Hoi Sham Park Extension in Kowloon City District

#### *Design and facilities of Hoi Sham Park*

51. Mr Vincent CHENG enquired whether it was possible to plant more large trees in Hoi Sham Park in Kowloon City District, enlarge the fitness corner near the tennis courts, and explore renovating the children's play facilities while introducing an inclusive design; what measures the Government had taken to tackle the persistent noise nuisance caused by musical bands using amplifiers for their performance in Hoi Sham Park; and whether the noise problem had been alleviated in the past six months. He also enquired whether the children's play facilities in Hoi Sham Park were

included in the plan of modifying more than 170 public play spaces in the territory managed by LCSD over the next five years as announced in the Chief Executive's 2019 Policy Address.

52. USHA replied that greening was given exceptional emphasis in Hoi Sham Park Extension, under which 102 trees would be planted and 23 trees would be retained. The Government would determine whether larger trees could be planted with regard to the objective conditions. The reprovisioned fitness corner in Hoi Sham Park had an area of about 151 square metres, which could hardly be enlarged due to site constraints. The children's play facilities occupied an area of about 480 square metres. To increase the attractiveness of children's play facilities, the Government had commissioned a consultancy study and had supported organizations to engage in a design ideas competition for the children's playground in Tuen Mun Park. The new ideas put forward by the winning team were adopted in Tuen Mun Park and had received overwhelming response from parents. Consideration would be given to applying these ideas to Hoi Sham Park.

53. USHA added that regarding the noise problem caused by performing groups in Hoi Sham Park, LCSD had increased its manpower to step up the efforts of administering advice and taking out prosecution. A decibel meter was also set up to indicate the noise level. After the future extension of Hoi Sham Park, the performance venue would be moved to a location farther away from residential dwellings. LCSD would also grow plants at the location to the north of the main pavilion in order to achieve better sound insulation and minimize the nuisances to residents nearby. Assistant Director of Leisure and Cultural Services (Leisure Services)1 ("AD(LS)1/LCSD") said that the plan of modifying the public play spaces managed by LCSD as announced in the Chief Executive's 2019 Policy Address referred to the modification of children's playgrounds at existing LCSD venues for provision of children's play facilities. Hoi Sham Park Extension was not within the scope of works. However, the new ideas and elements concerned would be incorporated in this new project.

54. Mr WU Chi-wai noted that the water quality of Victoria Harbour was under the protection of legislation and environmental initiatives. He enquired whether the Government would consider providing a swimming shed at a corner on the seashore when extending Hoi Sham Park, so that the public could enjoy swimming at the seaside. USHA replied that Hoi Sham Park was close to Kowloon City Pier. The Government would determine whether it was a suitable location for swimming, giving due consideration to the water quality and vessel traffic. Local stakeholders might forward their views to the Government. At the request of Mr WU Chi-wai, the

Government should indicate whether it would consider providing a swimming shed near the promenade of Hoi Sham Park for use by the public; if not, the reasons for that.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide LC Paper No. PWSC107/19-20(01) on 6 March 2020.)*

55. Ms CHAN Hoi-yan was concerned that although bicycle riding in parks was a leisure activity of young families living near Hoi Sham Park, both adults' and children's bicycles were not allowed in the park. She enquired whether the Government would change the rule and allow bicycles to enter Hoi Sham Park, and build cycle tracks therein and connect them to the cycle tracks in the surrounding areas. The vicinity of Hoi Sham Park was also heavily used by tourist coaches, which had caused nuisances to residents nearby. Moreover, the temporary car park at Chi Kiang Street would also cease operation upon completion of Hoi Sham Park Extension. She enquired whether the Government would consider reserving space for underground car park development when extending Hoi Sham Park. Given the provision of four tennis courts in Hoi Sham Park and the presence of a number of schools in the vicinity, she enquired whether the Government would consider reserving some sessions of the tennis courts in Hoi Sham Park for priority booking by schools free of charge.

56. USHA replied that the Government had considered the proposals of allowing adults' bicycles in Hoi Sham Park and building cycle tracks. Such proposals were not accepted owing to the availability of many cycling facilities near Kai Tak (e.g. the 13-kilometre-long cycle track and many cycling facilities in Kai Tak) and some challenges that made the provision of cycle tracks in Hoi Sham Park infeasible. The Government would consider the proposal of connecting Kai Tak's cycle tracks to the cycle tracks in surrounding areas. LCSD could handle the issue of allowing young children's bicycles in Hoi Sham Park more flexibly. The Government used only part of the land originally occupied by temporary car parks for Hoi Sham Park Extension, while the remaining part of land would continue to be used as a temporary car park. PD(3)/ArchSD replied that ArchSD had explored with the Transport Department the possibility of underground car park development within Hoi Sham Park Extension. Referring to Annex 2 to Enclosure 3 to PWSC(2019-20)12, he pointed out that in view of the congested underground utilities at the site of Hoi Sham Park Extension, coupled with its seaside location, the proposal of underground car park development was not technically advisable.

57. AD(LS)1/LCSD supplemented that out of public safety concern, it was unsuitable to allow adults' bicycles, which travelled at relatively high speeds, to enter Hoi Sham Park. As for young children's tricycles, LCSD would handle the issue of allowing their entry in the park area flexibly. The Civil Engineering and Development Department had planned to construct a 13-kilometre-long cycle track in Kai Tak. Cycling facilities were also provided near Kai Tak Station Square. Under LCSD's current booking procedure, schools were eligible for priority booking to use ball game venues, including the tennis courts in Hoi Sham Park, for students' practice.

58. Mr Jeremy TAM enquired whether there was any space in Hoi Sham Park (such as the open area to the north of the main pavilion) where children could ride bicycles and balance bikes, and whether animals would be allowed in Hoi Sham Park after the extension by such ways as providing a pet access therein.

59. USHA replied that the Government would consider the suggestions put forward by Ms CHAN Hoi-yan and Mr Jeremy TAM regarding bicycles and balance bikes. During planning, the Government had given due consideration to providing a pet garden, and had consulted the views of the local community and the local District Council. It was agreed that Hoi Sham Park was not suitable to be opened for dogs to enter and use. In addition, in view of the availability of many parks with pet-friendly facilities in Kowloon City District, including those at Hung Ling Street Sitting-out Area, Kowloon Tsai Park and Kai Tak Runway Park, the Government had shelved the idea of providing a pet garden out of respect for local views. AD(LS)1/LCSD supplemented that the Government was implementing a trial scheme of "Inclusive Park for Pets" at Kai Tak Runway Park and would conduct a review at a later stage. If the local community agreed that the scheme could also be implemented in Hoi Sham Park, the Government would proceed as such with an open mind.

60. Referring to Annex 2 to Enclosure 3 to PWSC(2019-20)12, Mr Junius HO suggested that the Government should improve the design of Hoi Sham Park Extension, so as to provide a long corridor running from the crossroads at Sung On Street straight down to a seaside lawn through the extended Hoi Sham Park, and provide a dog garden or pet garden on the lawn.

61. USHA said that he had taken note of and would consider and follow up on Mr Junius HO's suggestion. He said that Kowloon City District was not short of pet gardens, and dog lovers could find suitable locations for walking their dogs at nearby parks. Mr Junius HO said that since the dog

garden facilities in the vicinity of Hoi Sham Park might not be sufficient for use by nearby residents, he hoped that the Government would consider his suggestion.

62. Mr CHU Hoi-dick enquired whether it was possible to provide facilities such as horizontal bars and parallel bars at the adults' fitness area in Hoi Sham Park. AD(LS)1/LCSD replied that in selecting the leisure facilities to be provided in Hoi Sham Park, consideration would be given to the needs of young people, including the provision of horizontal bars and parallel bars.

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

63. The Chairman advised that he had received one motion proposed by Mr Junius HO under paragraph 32A of the Public Works Subcommittee ("PWSC") Procedure. He considered that the proposed motion was directly related to the agenda item.

64. At 10:27 am, the Subcommittee voted on whether to proceed forthwith to deal with the proposed motion submitted by Mr Junius HO. The wording of the motion was as follows:

"本會促請民政事務局就 PWSC(2019-20)12 當中總目 703 下 441RO 擴建九龍城區海心公園設計一事，積極考慮加建寵物活動空間，最理想位置是由崇安街/旭日街/浙江街交匯處入口，直達公園內海傍草坪，將該段範圍列為寵物活動空間或狗公園。"

(Translation)

"That this Subcommittee urges that, in designing the Hoi Sham Park Extension in Kowloon City District under 441RO of Head 703 in PWSC(2019-20)12, the Home Affairs Bureau should proactively consider adding an activity space for pets by designating the area runs from the entrance at the junction of Sung On Street/Yuk Yat Street/Chi Kiang Street straight down to the seaside lawn in the park, which is the best location, as an activity space for pets or a dog garden."

65. Three members voted for proceeding with the proposed motion, and no member voted against it or abstained from voting. The Chairman

declared that the Subcommittee agreed to proceed forthwith to deal with the proposed motion.

Voting on the motion proposed by Mr Junius HO under paragraph 32A of the Public Works Subcommittee Procedure

66. At 10:28 am, the Chairman put to vote the motion proposed by Mr Junius HO under paragraph 32A of PWSC Procedure. Four members voted for the motion proposed by Mr Junius HO. No member voted against the motion or abstained from voting. The Chairman declared that the motion was carried.

Voting on PWSC(2019-20)12

67. There being no further questions from members on the item, the Chairman put PWSC(2019-20)12 to vote.

68. The item was put to vote. Six members voted for the proposal, and no member voted against the proposal or abstained from voting. The proposal was endorsed. The Chairman asked members whether the item would require separate voting at the relevant FC meeting. Ms Claudia MO requested that the item (i.e. PWSC(2019-20)12) be voted on separately at the relevant FC meeting.

69. The meeting ended at 10:29 am.

Council Business Division 1  
Legislative Council Secretariat  
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