

**立法會**  
***Legislative Council***

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

**Minutes of the 19<sup>th</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Wednesday, 16 June 2021, at 8:30 am**

**Members present:**

Hon Tony TSE Wai-chuen, BBS, JP (Chairman)  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Deputy Chairman)  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Tommy CHEUNG Yu-yan, GBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Frankie YICK Chi-ming, SBS, JP  
Hon MA Fung-kwok, GBS, JP  
Hon CHAN Han-pan, BBS, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Dr Hon Junius HO Kwan-yiu, JP  
Hon Holden CHOW Ho-ding  
Hon Wilson OR Chong-shing, MH  
Hon CHEUNG Kwok-kwan, JP  
Hon LAU Kwok-fan, MH  
Dr Hon CHENG Chung-tai  
Hon Vincent CHENG Wing-shun, MH, JP

**Member absent:**

Hon LUK Chung-hung, JP

**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)
Ms Maisie CHENG Mei-sze, JP	Permanent Secretary for the Environment
Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Dr Christine CHOI Yuk-lin, JP	Under Secretary for Education
Mr Philip HAR Mung-fei	Principal Assistant Secretary for Education (Infrastructure and Research Support)
Mrs Gloria LI HO Suk-wa	Principal Education Officer (Special Education) Education Bureau
Mr Randy KONG	Senior Architect (School Improvement Works Section) Education Bureau
Dr CHUI Tak-yi, JP	Under Secretary for Food and Health
Mr Gilford LAW Sun-on	Principal Assistant Secretary for Food and Health (Food) <sup>2</sup>

Miss Diane WONG Shuk-han, JP	Deputy Director of Food and Environmental Hygiene (Environmental Hygiene)
Mr Eric TSAI Yu-sing	Assistant Director of Food and Environmental Hygiene (Grade Management and Development)
Mr Ricky WONG Chi-pan, JP	Deputy Head of Civil Engineering Office (Port and Land) Civil Engineering and Development Department
Mr CHOI Wing-hing	Chief Engineer (Land Works) Civil Engineering and Development Department
Mr Simon CHAN Kwok-chiu	Chief Project Manager 301 Architectural Services Department
Mr CHOW Yun-tong	Senior Project Manager 321 Architectural Services Department
Mr Sonny AU Chi-kwong, PDSM, PMSM, JP	Under Secretary for Security
Ms Joceline CHUI Shih-yen	Principal Assistant Secretary for Security (E)
Mr Simon CHENG Tei-wah	Principal Management Services Officer (Security) Security Bureau
Ms Winnie HO Wing-yin, JP	Director of Architectural Services
Mr FUNG Chi-fung	Chief Project Manager 203 Architectural Services Department
Mr Ronny CHAN Man-tak	Assistant Commissioner of Police (Personnel Wing) Hong Kong Police Force
Ms Alice LEE Nga-lai	Chief Superintendent of Police (Planning and Development) Hong Kong Police Force

Miss Rebecca CHEUNG Pui-ling	Principal Assistant Secretary for Security (B)
Mr Michael LI Kiu-yin	Project Director (2) Architectural Services Department
Mr Anthony WONG Kin-tam	Senior Project Manager 240 Architectural Services Department
Mr Ryan KWOK Pak-chiu	Assistant Director of Fire Services (Headquarters)
Mr LI Wai-cheong	Senior Divisional Officer (Planning Group) Fire Services Department
Ms Donna TAM Yin-ping	District Planning Officer (Sai Kung and Islands) Planning Department
Mr Frank WONG Tak-choi, JP	Project Director (1) Architectural Services Department
Ms Judy LAU Oi-wing	Senior Project Manager 125 Architectural Services Department
Mr Jack CHAN Jick-chi, JP	Under Secretary for Home Affairs
Ms Zorina WAN Hiu-yan	Principal Assistant Secretary for Home Affairs (Recreation and Sport) <sup>2</sup>
Mr Victor TAI Sheung-shing	Project Director (3) Architectural Services Department
Mr Ephes LAU Man-kuen	Senior Project Manager 327 Architectural Services Department
Mr Gary WONG Shek-wah	Senior Project Manager 325 Architectural Services Department
Mr Joe LAM Sam-ching	Senior Project Manager 337 Architectural Services Department

Mr Horman CHAN Ming-cheong      Assistant Director of Leisure and  
Cultural Services (Leisure Services)1

Mr LUK Chi-kwong                      Assistant Director of Leisure and  
Cultural Services (Leisure Services)3

Mr Michael CHIU Yat-on              Chief Executive Officer (Planning)1  
Leisure and Cultural Services  
Department

Ms Linda CHEUNG Yuk-shan        Chief Executive Officer (Planning)2  
Leisure and Cultural Services  
Department

**Clerk in attendance:**

Ms Connie HO                              Chief Council Secretary (1)2

**Staff in attendance:**

Mr Keith WONG                          Senior Council Secretary (1)2  
Miss Iris SHEK                              Council Secretary (1)2  
Ms Christina SHIU                        Legislative Assistant (1)2  
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 six papers for discussion on the agenda for the meeting. The first to second funding proposals were items carried over from the last meeting held on 2 June 2021, while the third to sixth items were new submissions from the Administration. The six funding proposals involved a total funding allocation of \$4,737.7 million. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council ("LegCo"), 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.

## **Head 708 — Capital Subventions**

### **PWSC(2021-22)20 31ED Conversion to Shatin Public School**

2. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)20](#)) sought to upgrade 31ED to Category A at an estimated cost of \$148.6 million in money-of-the-day ("MOD") prices for carrying out the conversion to Shatin Public School. The Government consulted the Panel on Education on the proposed works on 7 May 2021. Members supported the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

3. The Deputy Chairman and Mr Holden CHOW noted from the Government's paper that as the Administration planned to progressively reduce the class size in schools for children with mild intellectual disability ("ID") from 20 to 15 students, conversion works at Shatin Public School were required for providing more classrooms and other facilities at the school. They supported the implementation of the proposed works, which would help enhance the teaching and learning quality by reducing the number of students per class. Mr CHOW was concerned whether Shatin Public School would have sufficient teaching staff after the increase in the number of classes and whether there was adequate supply of school places for children with ID in Sha Tin District.

4. Under Secretary for Education ("USED") said that Shatin Public School provided 255 school places for children with mild ID in the 2020-2021 school year. After the conversion, the number of classes would increase to 18 providing a total of 270 school places. The school currently had about 83 teaching and non-teaching staff. With the increased number of classes, the Education Bureau ("EDB") would increase the number of teaching and non-teaching staff at the school correspondingly in accordance with the current establishment of special schools. In Sha Tin, currently about 500 school places were provided for children with mild ID, which were believed to be adequate to meet the needs of children with mild ID in the district.

5. The Deputy Chairman and Mr Holden CHOW enquired if the number of special education places was currently adequate in Hong Kong. USED said that EDB currently divided the whole territory into seven regions for the provision of special school places. There were a total of 61 special schools, including 12 schools for children with mild ID, 14 schools for children with moderate ID, 5 schools for children with mild and moderate ID and 10 schools for children with severe ID. The school places currently offered were adequate to provide education for all children with ID in Hong Kong.

6. The Deputy Chairman noted from the Government's paper that the proposed works included the construction of new school premises next to the existing school premises. He was concerned about the measures to be taken by the contractor during the implementation of the proposed works to prevent accidents arising from students straying into the construction site.

7. Senior Architect (School Improvement Works Section), Education Bureau, said that the construction site of the proposed works would be completely separated from the existing school premises area to ensure that school staff and students would not enter or walk through the construction site. Moreover, for works processes involving the moving of large-size building materials, the contractor would coordinate with the school management to ensure that the moving would not be carried out during the periods before and after school, so as to avoid causing nuisance to school staff and students.

Voting on PWSC(2021-22)20

8. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)20](#) to vote.

9. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of the Finance Committee ("FC"). No member raised such a request.

**Head 705 — Civil Engineering**

**PWSC(2021-22)21 841CL Site formation and associated infrastructural works for development of columbarium at Siu Ho Wan on Lantau Island**

10. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)21](#)) sought to upgrade 841CL to Category A at an estimated cost of \$182 million in MOD prices for carrying out the site formation and associated infrastructural works to support the proposed columbarium development at Siu Ho Wan on Lantau Island. The Government consulted the Panel on Food Safety and Environmental Hygiene on the proposed works on 20 April 2021. Members generally supported the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

Location of and transport support for the proposed columbarium

11. Mr LEUNG Che-cheung was concerned that the location of the proposed columbarium was rather remote. This might result in under-utilization of the niches provided in the columbarium as the public was discouraged from placing the ashes of the deceased there.

12. Under Secretary for Food and Health ("USFH") expressed understanding of members' concern about the location of the proposed columbarium and explained the factors that had to be given balanced consideration in selecting the location for columbarium development.

13. Mr Holden CHOW pointed out that the proposed columbarium at Siu Ho Wan was located far from residential areas. The existing public transport services providing access to the region might not be adequate to meet the traffic demand during special festivals such as Chung Yeung and Ching Ming Festivals. He enquired about the Administration's traffic arrangements to cope with the high pedestrian and vehicular volume on special festivals such as Chung Yeung and Ching Ming Festivals. Mr LEUNG Che-cheung was also concerned about the transport support to be provided for the proposed columbarium.

14. Deputy Director of Food and Environmental Hygiene (Environmental Hygiene) ("DD(EH)/FEHD") said that on ordinary days, the proposed columbarium was accessible by New Lantau Bus Route 36 plus an about 10-minute walk from the alighting stop in the Siu Ho Wan area. Besides, the public might access the columbarium on ordinary days by private car. There were pick-up/drop-off points for taxis next to the columbarium and more than 33 metered parking spaces in the surrounding area. There would also be 10 parking spaces inside the columbarium site to suit the operational needs. Provision of metered parking spaces at other locations would also be explored. All in all, there would be adequate transport support both on ordinary days and on Chung Yeung and Ching Ming Festivals.

15. Regarding the traffic arrangements on special festivals such as Chung Yeung and Ching Ming Festivals, DD(EH)/FEHD and Deputy Head of Civil Engineering Office (Port and Land), Civil Engineering and Development Department ("DHCEO(P&L)/CEDD"), said that according to the traffic impact assessment ("TIA") study which had been completed, it was estimated that 97% of people going to the proposed columbarium during special festivals to pay respect to the deceased would be travelling from various districts in Hong Kong, Kowloon and the New Territories, while the remaining 3% would access from Lantau (including Tung Chung). Most people were expected to use the special bus services provided at MTR Sunny Bay Station. In view of this,

special bus services would be provided between MTR Sunny Bay Station and the columbarium during special festivals at a frequency of up to five departures in every six minutes, which would be the major means of connecting transport for the public accessing the columbarium by MTR. Special bus services would also be provided between MTR Tung Chung Station and the columbarium. Moreover, the metered parking spaces next to the columbarium and in the surrounding area would not be available for use during special festivals as they would be used as pick-up/drop-off points for buses and taxis. The columbarium was still accessible by taxi during special festivals. The TIA study indicated that these traffic and transport arrangements would be adequate to accommodate the vehicular and pedestrian volume during Ching Ming and Chung Yeung Festivals and on ordinary days.

16. Dr CHENG Chung-tai, Ms Alice MAK and Mr Holden CHOW were concerned that as special bus services were planned to be provided between MTR Tung Chung Station and the proposed columbarium during special festivals, many grave sweepers might opt for park-and-ride by parking their vehicles at car parks in Tung Chung before using the special bus services. The additional vehicular volume arising from this would aggravate the already serious traffic congestion in Tung Chung. They suggested that the Administration provide temporary car parks at Sunny Bay and the Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities ("HKBCF") during special festivals and arrange special bus services between the temporary car parks and the proposed columbarium to provide connecting transport for grave sweepers opting for park-and-ride.

17. USFH and DD(EH)/FEHD said that the niches provided in the proposed columbarium would be made available for use in stages. After the first stage in which a small number of niches were made available, the Government would keep in view the traffic conditions in the vicinity of the columbarium and Tung Chung, especially on special festivals such as Ching Ming and Chung Yeung Festivals, and adjust the special traffic arrangements as appropriate in view of the actual situation. Inter-departmental meetings would also be held before special festivals to discuss the deployment of traffic arrangements, while the public would be advised to refrain from driving to Tung Chung during special festivals. USFH supplemented that in the light of members' comments, the Food and Health Bureau would discuss with the Transport Department about the special traffic arrangements proposed, so that the actual traffic situation in the Tung Chung area would also be given consideration while effort was made to deal with the traffic volume associated with the columbarium during the two grave-sweeping seasons.

18. Ms Alice MAK requested the Administration to provide supplementary information on the special traffic arrangements to be put in place for the proposed columbarium at Siu Ho Wan in peak periods of grave-sweeping traffic such as Ching Ming and Chung Yeung Festivals, so as to facilitate the movement of the additional vehicular traffic arising from those accessing the columbarium by car and prevent them from causing traffic congestion in Tung Chung, and advise whether members' suggestion of providing temporary car parks at suitable locations outside Tung Chung (e.g. at HKBCF or other locations) would be considered, so that grave sweepers might opt for park-and-ride and access the columbarium by taking the connecting buses.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC157/20-21\(01\)](#) on 6 July 2021.)*

#### Project cost

19. Noting from paragraph 10(d) of the Government's paper that the cost of geotechnical works formed part of the proposed project cost, Mr LEUNG Che-cheung enquired if that included the cost for repairing slopes. DHCEO(P&L)/CEDD replied that the aforementioned cost included those for constructing two small retaining walls. Geotechnical works were included under ancillary works alongside waterworks and landscaping works and made up a very small part of the project cost.

20. Mr LEUNG Che-cheung pointed out that so far the Subcommittee had endorsed public works projects with a total value of more than \$200 billion in the 2020-2021 session. He was worried that the commencement of the large amount of public works projects in a short time frame might lead to labour shortage in the construction sector, resulting in increased project costs as workers' wages rose.

21. Permanent Secretary for Development (Works) advised that the Government kept a watchful eye on the employment situation of the construction sector in Hong Kong. The latest statistics indicated that the unemployment rate of the construction sector exceeded 10%. The supply of labour resources in the industry was expected to suffice for meeting the demand even amid the commencement of multiple public works projects.

#### Allocation of niches provided in the proposed columbarium

22. The Chairman enquired how the 33 500 niches provided in the proposed columbarium would be allocated. DD(EH)/FEHD replied that the

niches were planned to be made available for public application in three phases. About 11 000 niches would be allocated each year. When necessary, the arrangement of niche provision was adjustable in the light of market demand and the timely review of the actual situation.

Voting on PWSC(2021-22)21

23. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)21](#) to vote.

24. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. No member raised such a request.

**Head 703 — Buildings**

**PWSC(2021-22)22 73JA      Redevelopment of Western Police Married Quarters site**

25. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)22](#)) sought to upgrade 73JA to Category A at an estimated cost of \$2,020 million in MOD prices for the redevelopment of the Western Police Married Quarters site ("the proposed redevelopment project of quarters"). The Government consulted the Panel on Security on the proposed works on 4 May 2021. Members had no objection to the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

Waiting time of police officers for quarters

26. Mr Holden CHOW expressed support for the proposed project. He noted from the Government's paper that the Administration vacated the Western Junior Police Officers ("JPO") Married Quarters block as early as in 2006 to enable the Architectural Services Department ("ArchSD") to arrange for its demolition. However, the quarters block had been left idle for nearly 15 years by now. He opined that given the shortage of quarters for police officers, it was necessary for the Administration to expedite the construction progress of police quarters. In this connection, he requested the Administration to explain the reason for the slow progress of the proposed redevelopment project of quarters.

27. Under Secretary for Security ("US for S") explained that ArchSD pointed out in 2006 that the Western JPO Married Quarters block was a supporting structure of the retaining wall at Queen's Road West. Demolition

of the quarters block would displace the holding structure of the retaining wall, causing danger to the public. Following this, the Lands Department ("LandsD") advised that it would not take over a site with existing buildings. It also considered the site not suitable for land disposal and thus had it deleted from the Master List of Potential Land Sale Sites. Between 2009 and 2011, ArchSD engaged a consultant for providing further suggestions on improving the retaining wall, with the hope that the Western JPO Married Quarters block could be demolished alone. However, the result of the consultancy study indicated that the relevant works would be complicated and not cost-effective. Such works would also significantly affect the traffic in the vicinity of Queen's Road West and Pok Fu Lam Road during the construction period. Between 2012 and 2016, continuous effort was made by many government departments to explore the ways to better utilize the land resources for development. Subsequently, the Security Bureau and the Hong Kong Police Force ("HKPF") decided that an Inspectorate Quarters block situated adjacent to the Western JPO Married Quarters block should be included in the scope of the redevelopment project for proper development of the land.

28. Ms Alice MAK enquired whether the Administration could compress the implementation schedule of the proposed redevelopment project of quarters, so that the quarters units could be made available to police officers as soon as possible to shorten the waiting time.

29. Director of Architectural Services ("DArchS") pointed out that six units of the Inspectorate Quarters, which was located within the boundary of the Western Police Station ("WPS"), were currently converted into police station facilities (including changing rooms, a night duty room and a fitness room). Before demolishing the Inspectorate Quarters block, a temporary reprovisioning structure had to be provided at the Aberdeen Police Station ("APS") to accommodate some of the existing offices in WPS, while the vacated offices at WPS would in turn be used for relocating the existing police station facilities in the Inspectorate Quarters block. The above works would take about 16 months to complete. Moreover, as the Western JPO Married Quarters block was attached to the retaining wall at Queen's Road West, works had to be carried out to reinforce the retaining wall before the demolition works of the quarters block could begin, so as not to affect the traffic on Queen's Road West. This, coupled with the need to handle the asbestos in demolishing the old structures, had resulted in the relatively long construction period of the project. She added that while it was stated in the paper that the whole redevelopment project was targeted for completion in around seven years, the Government was confident that works could be completed in a shorter time frame of six years and a half.

30. Regarding the excessively long waiting time of police officers for quarters, US for S said that four sites, most of which located in new development areas, had been identified for construction of police quarters.

31. The Chairman enquired whether the Administration might expedite the relocation of some existing offices at WPS to APS in order to further compress the construction time of the project.

32. DArchS said that for the sake of meeting the operational needs of the Force, the existing facilities at WPS should be relocated to other police facilities on Hong Kong Island, thus giving rise to the need to identify suitable locations. Finally, HKPF settled on providing a temporary structure at APS. Chief Superintendent of Police (Planning and Development), Hong Kong Police Force ("CSP(P&D)/HKPF"), supplemented that HKPF had always sought to shorten the time required for the redevelopment project and had considered many options for the temporary reprovisioning of WPS's facilities. The options available were limited by the large floor area required for the temporary reprovisioning of the changing rooms currently provided in the Inspectorate Quarters block, as the changing rooms were supposed to meet the needs of more than 400 police officers, provide room for storage and preparation of duty equipment, and support the round-the-clock mode of operation and the operational needs of police vehicles. Neither was it appropriate to reprovision them temporarily at locations outside WPS. The Government proposed that some of the offices at WPS be reprovisioned temporarily at APS, while the vacated offices at WPS would be used for providing the changing rooms temporarily. Such an option could help reduce the construction time of the project and was considered suitable and ideal.

33. Dr Junius HO expressed support for the proposed project. He suggested that the Administration reduce the size of units in the police quarters, so as to provide more quarters units and shorten the waiting time of police officers for quarters.

34. US for S said that provision of quarters was part of the terms of service for police officers, which was useful in boosting the morale of officers and their dedication to the job. The Government considered the current arrangement of providing quarters units of specified sizes for police officers in different ranks appropriate.

35. Mr Holden CHOW considered that the slow progress of the proposed redevelopment project of quarters was a sign of government departments' lack of initiative in deciding on the development of vacant government land. As no action was taken to implement the uses of those sites, they were left idle for long periods of time, which was far from ideal. The Chairman also opined

that the Administration should be more proactive in dealing with and implementing the long-term uses of vacant government land.

36. US for S said that the development of the Western JPO Married Quarters site took longer time to plan due to the higher degree of complication and difficulty associated with the narrow shape of the site and its attachment to the retaining wall of the slope.

Facilities provided at the quarters

37. Dr Junius HO suggested that the Administration increase the number of parking spaces for private cars and motorcycles provided under the proposed redevelopment project of quarters for use by more police officers moving into the quarters in the future.

38. US for S said that ArchSD proposed adopting the double-deck car park in the proposed redevelopment project of quarters, so that the number of parking spaces for private cars was increased from the original 50 to 71, while that for motorcycles was increased from 5 to 6. As the quarters were located near MTR Sai Ying Pun Station and the vicinity was provided with adequate transport support, the number of parking spaces currently planned to be provided was considered adequate.

39. Dr Junius HO was concerned whether adequate security measures would be put in place under the proposed redevelopment project of quarters to prevent damage by intruders.

40. CSP(P&D)/HKPF said that HKPF attached high importance to the overall security of police quarters, including the existing and the new Western Police Quarters. As the new quarters were located within the boundary of WPS, they already enjoyed a higher level of security than other police quarters. Furthermore, like the existing police quarters, the proposed Western Police Quarters would be provided with higher fence walls to prevent intrusion. High-resolution closed-circuit television system would also be installed around the quarters with round-the-clock surveillance provided by duty officers in the control room at the police station. The exits/entrances of the WPS compound, including the quarters, would be provided with access control system to screen out trespassers.

Voting on PWSC(2021-22)22

41. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)22](#) to vote.

42. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. No member raised such a request.

**Head 703 — Buildings**

**PWSC(2021-22)23 174BF Construction of fire station-cum-ambulance depot with departmental quarters and facilities in Area 72, Tseung Kwan O**

43. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)23](#)) sought to upgrade 174BF to Category A at an estimated cost of \$655 million in MOD prices. The Government consulted the Panel on Security on the proposed works on 4 May 2021. Members had no objection to the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

Transport support facilities

44. Mr Holden CHOW was concerned that given the rapid development and continuous population growth in Tseung Kwan O town centre these days, the construction of the fire station-cum-ambulance depot with departmental quarters and facilities in the district might further increase the burden on the its transport network. In this connection, Mr CHOW said that the Administration should examine the transport support facilities currently available in the district to prevent them from being overwhelmed in the future.

45. Under Secretary for Security ("US for S") said that the location of the project, which was close to MTR Tiu Keng Leng Station, was easy to access. The Administration had examined the transport network of Tseung Kwan O. The traffic impact assessment findings indicated that the project would not cause adverse impact on the traffic of the district.

46. Project Director (2), Architectural Services Department, supplemented that environmental and traffic assessments were conducted for the project. During construction, the number of trips made by large construction vehicles accessing and exiting the project site would be around a maximum of 10 per hour, which would not cause adverse impact on the traffic in the area surrounding the project site.

47. Mr Holden CHOW further enquired about the potential obstruction to the operation of emergency vehicles in the event of any accident at the sole

ingress/egress of the proposed fire station and departmental quarters on the side of Chui Shin Street. Meanwhile, he asked whether the design of having only one ingress/egress was also adopted in other fire stations-cum-ambulance depots.

48. Assistant Director of Fire Services (Headquarters) ("AD(H)/FSD") said that in planning the project, the Fire Services Department ("FSD") had conducted detailed planning for the overall emergency services in the district and assessed the impact of the fire station-cum-ambulance depot on the residents of the surrounding area. The assessment findings indicated that the proposed project location was appropriate. Mr Holden CHOW further enquired whether another egress was available for use by fire service operations at other fire stations should one of the egresses be obstructed. AD(H)/FSD supplemented that fire stations-cum-ambulance depots featured different designs of ingresses/egresses. While some fire stations were indeed provided with two vehicular egresses, some others featured a similar design to that of the proposed project. In fact, the difference in design had no implications on the operational planning of the respective fire stations.

49. US for S supplemented that vehicles from Chui Shin Street might make either a left or right turn into Chui Ling Road. If any accident caused obstruction to the traffic in one direction on Chui Shin Street, vehicles might still proceed to Chui Ling Road in another direction, without affecting the operational efficiency.

Planning of the nearby site for Government, Institution or Community ("G/IC") uses

50. The Chairman was concerned about the development of the G/IC site to the north of the proposed project. As land was currently in short supply in Hong Kong, he urged the Administration to expedite its action to implement the use of the site to prevent the land from being left idle.

51. US for S said that the G/IC site to the north of the proposed project would be used for development of a social welfare complex and a police station. District Planning Officer (Sai Kung and Islands), Planning Department, supplemented that the Social Welfare Department was in the active process of conducting the preliminary planning of the social welfare complex, including mapping out the details of land use allocation and development density. The development proposal would be confirmed upon completion of the preliminary planning. Meanwhile, the implementation schedule of the police station was not available yet.

Voting on PWSC(2021-22)23

52. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)23](#) to vote.

53. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. No member raised such a request.

**Head 703 — Buildings**

**PWSC(2021-22)24 356EP A 30-classroom primary school in Tsuen Wan West Station (TW7) Development, Tsuen Wan**

54. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)24](#)) sought to upgrade 356EP to Category A at an estimated cost of \$392.8 million in MOD prices. The Government consulted the Panel on Education on the proposed works on 5 February 2021. A majority of members supported the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

School-age population projections

55. Mr Michael TIEN and Mr Holden CHOW noted from the Administration's paper (i.e. [PWSC\(2021-22\)24](#)) that upon completion of the proposed project, the number of classrooms at The Church of Christ in China Chuen Yuen First Primary School ("CYFPS") would increase from 9 to 30. However, the number of school-aged children was on a decreasing trend in recent years. Mr TIEN and Mr CHOW enquired whether the Administration had assessed if there were enough school-aged children to fill the places of the school.

56. Under Secretary for Education ("USED") explained that it generally took a few years to take forward a school building project from its planning, construction to completion. The proposed project was planned based on the estimation of the future demand for public sector primary school places at that time. The Administration was also watchful of the changes in the school-age population projections. In view of the estimated school-age population in Tsuen Wan, which was expected to reach a relatively stable level after some years of decline, the proposed school premises would be used for reprovisioning of an existing school rather than setting up a new school. In addition, CYFPS currently occupied a site area of about 600 square metres

only and many of its facilities were below the prevailing standards. The Administration intended to enhance the school premises and facilities of CYFPS through the reprovisioning project. Regarding the number of classrooms at CYFPS, USED said that after completion of the proposed project, the school might operate up to 30 classes at the new school premises, subject to the actual enrolment and operational needs. This could provide the flexibility to accommodate future demand for school places in the school net.

57. Mr Michael TIEN considered that there should be sporadic supply of vacant school places in other primary schools in the same district. The Administration might consider arranging the current students of CYFPS to fill the vacant places in other primary schools in the district in order to save the public money spent on reprovisioning the school.

58. In response, USED said that there were currently 22 primary schools in Tsuen Wan, while CYFPS had 255 students. Although there was sporadic supply of vacant school places in other primary schools in the district, the Administration would not arrange for the students of CYFPS to fill the vacant places in those schools as parents' choice of sending their children to CYFPS should be given due consideration.

59. At the request of Mr Michael TIEN, the Administration should provide supplementary information on the time when the primary one enrolment in Tsuen Wan would reach the peak according to the school-age population projections and how much higher the number would be compared to the current primary one population.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC158/20-21\(01\)](#) on 7 July 2021.)*

60. The Chairman, Mr Michael TIEN and Mr Holden CHOW commented that as primary one enrolment tended to be variable, the Administration should provide as much flexibility as possible in the design of the school premises, so that alteration could be made in a short time frame to cope with any changes in the demand for school places (e.g. conversion into secondary school premises) to prevent the waste of public money.

61. USED said that the proposed school premises occupied a site area of 5 800 square metres. To optimize land use, the Administration planned to develop a 30-classroom school to provide the flexibility to accommodate the future demand for school places in the school net. Flexible design would also be adopted to allow the school premises to be converted for other uses in a short time frame when necessary.

Arrangement of teaching manpower

62. Mr Holden CHOW enquired about the arrangement of increasing the teaching manpower at CYFPS as the school would be provided with more classrooms. USED said that in accordance with the established practice, the number of classes to be operated and the manpower establishment would be determined based on the actual demand for school places.

Land use planning

63. The Chairman pointed out that the Administration should optimize land use by expediting its planning of the existing site of CYFPS at Tai Uk Street, Tsuen Wan. USED said the existing site of CYFPS was adjacent to The Church of Christ in China Chuen Yuen Church. After the reprovisioning of CYFPS, the school premises would be surrendered to the Government and dealt with under the existing mechanism applicable to vacant school premises.

Voting on PWSC(2021-22)24

64. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)24](#) to vote.

65. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. Mr Michael TIEN requested that the item (i.e. [PWSC\(2021-22\)24](#)) be voted on separately at the relevant meeting of FC.

**Head 703 — Buildings**

**PWSC(2021-22)17 451RO Town Park in Area 68, Tseung Kwan O**  
**474RO Kwai Chung Park**  
**449RO Open Space at Hung Hom Waterfront**  
**442RO Open Space at Hoi Fan Road, Tai Kok Tsui**

66. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)17](#)) sought to upgrade 451RO, 474RO, 449RO and 442RO to Category A at the respective estimated costs of \$558.2 million, \$318.3 million, \$266.7 million and \$196.1 million in MOD prices. The Government consulted the Panel on Home Affairs on the above projects on 8 February, 15 March and 8 April 2021 separately. Members supported the submission of the four funding proposals to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

474RO—Kwai Chung Park

67. The Chairman was concerned that many years had passed before the funding proposal for the proposed project was put forward, as it took the Administration time to deal with the landfill gas at the project site. Noting that Kwai Chung Park occupied an area of up to 30 200 square metres, the Chairman enquired about the uses that would be arranged for the whole park, including whether the temporary cricket grounds and the Hong Kong Jockey Club International BMX Park ("BMX Park") currently located adjacent to the project site would be retained.

68. Under Secretary for Home Affairs ("USHA") said that the about 30 200-square-metre area of Kwai Chung Park did not include the two sites currently used for the BMX Park and the cricket grounds respectively. The temporary cricket grounds, which were open for public use and hosted matches open to spectators, were popular among the public. The review for land licence renewal would be conducted before expiry of the existing land licence in 2022. Regarding the BMX Park, USHA said that it was the only qualified venue currently available for BMX racing. Following an earlier closure for renovation, it was reopened in mid-April 2021. The next review for land licence renewal would be conducted before expiry of the existing land licence in 2029. In determining whether a land licence should be renewed, the Administration would generally consider the contribution of the venue to local sports development and the views and aspirations of relevant stakeholders (including members of the sector and the local community). In this connection, the Chairman urged the Administration to examine the operational arrangements of the aforesaid facilities to prevent the sites from being left idle.

449RO—Open Space at Hung Hom Waterfront*Advance work for the project*

69. Mr Holden CHOW said that Yau Tsim Mong and Kowloon City District Councils ("DCs") were consulted on the project, which rendered their support for it as early as in 2011. However, 10 years had passed before the project was taken forward. In this connection, Mr CHOW enquired about the reason for the delay to the project.

70. USHA explained that the Administration had always sought to implement the proposed project as soon as practicable. During the process, it was required to consult Kowloon City and Yau Tsim Mong DCs respectively and conduct the follow-up work of revising the project proposal. To expedite the implementation of various projects of sports and recreational facilities, the Administration launched the "Five-Year Plan for Sports and Recreation

Facilities" ("the Five-Year Plan") in 2017. There were 26 projects under the Five-Year Plan, including 16 for which funding had been approved by LegCo. One of these projects had been completed for public use. The pre-construction activities/works for 14 projects had commenced, while the construction of 1 project would commence in 2021. For the remaining 10 projects, 4 of them were the proposed projects submitted to the Subcommittee for consideration at today's meeting, while the other 6 would also be submitted to LegCo for consideration as soon as possible after completion of the final design. The Five-Year Plan had indeed helped speed up the progress of various projects of sports and recreational facilities.

*Facilities in the open space*

71. Mr Vincent CHENG was concerned that Hung Hom Promenade still suffered the odour nuisance caused by marine pollution. On that, he had joined officials of the Environment Bureau on a site visit and proposed to the Administration that consideration should be given to installing dry weather flow interceptors ("DWFIs"). Mr CHENG enquired whether the schedule of installing DWFIs could tie in with that of the proposed project. Project Director (3), Architectural Services Department, said that the Architectural Services Department had liaised with the Drainage Service Department ("DSD") for coordination to support DSD's installation of the DWFI to the northwest of Kin Wan Street. The installation project had commenced in June 2020. Terms and conditions were stipulated under the works contract to ensure the smooth implementation of both the proposed project and the installation works of the DWFI alongside each other.

72. Mr Vincent CHENG further enquired whether the Administration would consider providing shower cubicles in the open space for use by joggers. USHA said that pursuant to Members' views, the Administration planned to provide two shower cubicles at the male and female toilets in the open space respectively.

73. Mr Vincent CHENG was worried that the development of the Open Space at Hung Hom Waterfront at a site currently used as a temporary car park would make it more difficult for hearses to find parking place. In this connection, Mr CHENG enquired how the Administration would accommodate the vehicles currently using the temporary car park. USHA replied that there was adequate supply of parking spaces in the vicinity of the lot. Apart from Hung Lok Road Public Car Park which provided 178 parking spaces for private cars and 200 parking spaces for goods vehicles, a temporary public car park at the junction of Bailey Street and Hung Hom Road also provided parking spaces for private cars, at least 50 parking spaces for coaches and 20 parking spaces for goods vehicles. Therefore, the closure of the said

temporary car park would not affect the parking of private cars and goods vehicles. For the 12 hearses regularly parked at the temporary car park, consideration might be given for them to be parked at the car parks at Hung Lok Road and Bailey Street mentioned above. Before the closure of the temporary car park, the Transport Department would discuss with the managers of funeral parlours about the parking arrangement for hearses.

442RO—Open Space at Hoi Fan Road, Tai Kok Tsui

*Facilities in the open space*

74. Regarding the Administration's proposal of providing a 7-a-side artificial turf football pitch in the Open Space at Hoi Fan Road, Tai Kok Tsui, Mr Holden CHOW said that some Members had raised a suggestion at the earlier meeting of the Panel on Home Affairs that a hard-surface football pitch should be provided instead. This would enable the public to use the football pitch more easily, as hard-surface pitches could be used without booking while the use of artificial turf pitches required booking in person at the venue or the booking office of a Leisure Services Office or through the Internet. Mr CHOW enquired about the Administration's follow-up actions on the above suggestion.

75. USHA replied that in view of the nearly 100% usage rate of the 7-a-side artificial turf football pitch at the nearby Cherry Street Park (including 4% of the time in which the venue could not be open for use due to emergency repair), it was necessary to provide another artificial turf football pitch to ease the shortage of the sports facilities in the district. That said, the Administration would review the overall hiring arrangement for turf football pitches to make it easy for the public to hire and use the venues.

Quality control of projects

76. Referring to an incident related to a seaside park in Ma On Shan in which the turfing works were carried out all over again, Dr CHENG Chung-tai expressed concern about the envisioned lack of monitoring of leisure and cultural facilities projects by council bodies at the local level as such projects were supposed to be monitored by the district works and facilities management committees of local DCs, but some DC members were prevented from carrying out the monitoring effectively. In this connection, Dr CHENG urged the Administration to step up the monitoring of the construction works to prevent similar mishaps.

77. USHA said that the Administration understood the importance of monitoring works projects at the local level. Therefore, it had established

various mechanisms to gauge the views of the local community and relevant groups, such as DCs, local organizations (e.g. Area Committees) and venue users. USHA said that information would be sought about the incident mentioned by Dr CHENG Chung-tai regarding the returfing works at the seaside park in Ma On Shan.

78. Dr CHENG Chung-tai was concerned that the Administration did not adopt a uniform approach of illustration (e.g. of lawns and slopes) in its site plans of different leisure and cultural facilities. Furthermore, three-dimensional perspective view might not be provided for all projects of the same type. As a result, the detailed design of the projects was not clearly presented, which might lead to mishandling of construction works. USHA explained that except for 474RO (Kwai Chung Park), the lawns in the three remaining projects were all located on flat land. The Administration would consider unifying the colours and legends used for illustrating the details of works in site plans for Members' ease of perusal.

Voting on PWSC(2021-22)17

79. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)17](#) to vote.

80. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. No member raised such a request.

81. The meeting ended at 10:37 am.