

立法會
Legislative Council

LC Paper No. CB(1) 1604/00-01
(These minutes have been seen
by the Administration)

Ref : CB1/PL/PLW/1

Legislative Council
Panel on Planning, Lands and Works

Minutes of meeting
held on Monday, 2 April 2001 at 8:30 am
in Conference Room A of the Legislative Council Building

Members present : Dr Hon TANG Siu-tong, JP (Chairman)
Hon LAU Ping-cheung (Deputy Chairman)
Ir Dr Hon Raymond HO Chung-tai, JP
Hon James TO Kun-sun
Hon WONG Yung-kan
Hon Timothy FOK Tsun-ting, SBS, JP
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, JP
Hon Albert CHAN Wai-yip
Hon IP Kwok-him, JP

Members attending : Hon Emily LAU Wai-hing, JP
Hon Andrew CHENG Kar-foo
Hon LI Fung-ying, JP

Members absent : Hon LAU Wong-fat, GBS, JP

Public officers attending : **Agenda Item III**
Mr Daniel CHENG
Principal Assistant Secretary (Planning)
Planning and Lands Bureau

Mr MAK Chai-kwong
Project Manager (NT East Development Office)
Territory Development Department

Mr LEUNG Kim-cheong
Chief Engineer (TKO) (Atg)
Territory Development Department

Mr Clement POON Ka-man
Engineer (5)
Territory Development Department

Agenda Item IV

Mr Geoffrey WOODHEAD
Principal Assistant Secretary (Buildings)
Planning and Lands Bureau

Mr Kevin CHOI
Assistant Secretary (Buildings)2
Planning and Lands Bureau

Mr CHEUNG Hau-wai
Deputy Director of Buildings
Buildings Department

Mr Philip LAU
Assistant Director/Existing Buildings (1)
Buildings Department

Mr Victor HSU
Deputy Chief Fire Officer
Fire Services Department

Mr Alex FONG
Executive Officer
Fire Services Department

Agenda Item V

Mr M J BYRNE
Acting Deputy Secretary (Works Policy)
Works Bureau

Mr KWONG Hing-ip
Chief Assistant Secretary (Technical Services)
Works Bureau

Mr LEUNG Mang-chiu
Assistant Director (New Works)
Water Supplies Department

Mr CHIU Wai-ka
Chief Engineer (Design)
Water Supplies Department

Clerk in attendance : Miss Salumi CHAN
Chief Assistant Secretary (1)5

Staff in attendance : Mrs Queenie YU
Senior Assistant Secretary (1)6

Action

I. Confirmation of minutes of meeting
(LC Paper No. CB(1)908/00-01)

The minutes of the meeting held on 5 February 2001 were confirmed.

II. Date of next meeting and items for discussion

(LC Paper No. CB(1) 907/00-01(01) — List of outstanding items for discussion

LC Paper No. CB(1) 907/00-01(02) — List of follow-up actions)

2. Members noted that the special Panel meeting originally scheduled for 24 April 2001 would be re-scheduled for 23 April 2001 at 2:30 pm to enable members to attend the public hearing of the Select Committee on building problems of public housing units.

3. Members agreed that the following items be discussed at the next regular Panel meeting scheduled for 7 May 2001 at 8:30 am -

(a) Creation of supernumerary directorate posts in Works Bureau;

- (b) Creation of directorate posts in Buildings Department; and
- (c) Central Reclamation Phase I, engineering works — increase in Approved Project Estimate.

(Post-meeting note: The Administration proposed further changes to the agenda for the regular meeting on 7 May 2001. The revised agenda was circulated to members vide LC Paper No. CB(1)1141/00-01 on 4 May 2001.)

4. Members also agreed that a special meeting be scheduled for 14 May 2001 to discuss the following three items proposed by the Administration -

- (a) Corporatization of the Survey and Mapping Office of the Lands Department — Draft Bill for the Proposed Corporation;
- (b) Stage II Study on Review of Metroplan; and
- (c) Planning Study on the Harbour and its waterfront Area.

5. The Chairman said that a three-hour meeting would be held from 2:30 pm to 5:30 pm to allow relevant staff associations to present their views on the item in paragraph 4(a) above.

(Post-meeting note: A joint meeting of the Panel on Planning, Lands and Works and the Panel on Public Service was subsequently scheduled for 24 May 2001 to discuss the item in paragraph 4(a) and the revised agenda for the special meeting on 14 May 2001 was circulated to members vide LC Paper No. CB(1)950/00-01 on 3 April 2001.)

III. Tseung Kwan O Development Phase II — Proposed road works at the junction of Tseung Kwan O Tunnel Road/Wan Po Road/Po Shun Road (LC Paper No. CB(1) 907/00-01(03) — Paper provided by the Administration)

6. With visual aid equipment, the Engineer of Territory Development Department (E/TDD) briefed members on the proposed construction of a grade-separated interchange at the junction of Tseung Kwan O Tunnel Road (Road T1)/Wan Po Road (Road P1)/Po Shun Road (Road P2) as detailed in the Administration's paper. The Principal Assistant Secretary (Planning) of Planning and Lands Bureau (PAS(P)/PLB) also briefed members that the Sai Kung Provisional District Board, the Tseung Kwan O (South) Area Committee, with representatives of owners/residents of housing estates in the vicinity, had been consulted on the proposed works. The Administration had taken into account the views for and against the

proposal before finalising the present scope of works. The Administration planned to submit the proposal to the Public Works Subcommittee (PWSC) in April 2001.

Timing of the project

7. Whilst supporting the proposed works in principle for relieving the traffic congestion, Mr Albert CHAN Wai-yip considered that the project should have been proposed earlier during the planning stage of Tseung Kwan O (TKO) New Town. The Project Manager (NT East Development Office) of Territory Development Department (PM/TDD) pointed out that the planning population target for the TKO New Town had been revised by stages from 250 000 to 490 000 in 2011. To cater for the increase in traffic volume associated with the population growth, the Administration commenced the planning and design works for the proposed interchange a few years ago. It took about two years to complete the procedural requirements, such as gazetting the road scheme and consulting the public. Ir Dr Raymond HO Chung-tai was of the view that the Administration should provide sufficient resources to ensure that the infrastructure facilities of a new town were in place before residents moved in. PAS(P)/PLB appreciated members' view and undertook to liaise closely with the Transport Bureau and Transport Department in planning road projects in the future.

Design of the proposed project

8. Responding to Ir Dr Raymond HO, PM/TDD confirmed that the two sections with weaving activities covered by the proposed project had been designed in accordance with the Transport Planning & Design Manual on Highway Design Characteristics. Moreover, the proposed noise barriers would not block the sight distance of drivers. In this connection, Ir Dr Raymond HO suggested that computer three-dimension graphic projection be used to better assess whether there was any potential accident trap arising from the design for complex grade-separated interchange project.

Western Coast Road project

9. Referring to paragraph 8 of the Administration's paper, Mr Andrew CHENG Kar-foo noted that the projected volume/capacity ratio of 0.70 was made on the assumption that the Western Coast Road (WCR) would be completed by 2011. He was concerned whether the WCR project was on schedule and therefore enquired about its progress. PM/TDD advised that in view of the strong objection raised by the Kwun Tong and Lei Yue Mun Districts against the original routing along the Western Coast, the Administration was exploring alternative routings. The various options would be incorporated into the next phase of the TKO development integrated study for overall assessment. He also pointed out that the average time required for constructing a major highway was about eight to ten years, of which about four years were for construction and the remaining time for design works, publication on gazette,

public consultation and environmental impact assessment (EIA). The Administration considered the target for completing the WCR project by 2011 a realistic one. Ms Emily LAU Wai-hing considered that WCR would provide an important road network for the TKO New Town and asked whether the Administration could expedite the work schedule of WCR project. PM/TDD said that the Administration would study whether it was feasible to do so. Nevertheless, the opening of the MTR TKO Extension line in 2002 would improve the traffic condition in the vicinity.

Traffic management

10. Responding to Ms Emily LAU's question on interim measures to relieve the traffic congestion problem especially during the works period, PM/TDD advised that the contractor would be required under the construction contract to minimize the disturbances caused to the public. Ms LAU suggested that a standing arrangement be made so that police officers would be available to direct traffic during peak hours. PM/TDD undertook to convey this request to the Police. At the request of Ms LAU, PM/TDD also undertook to provide information on the arrangement for traffic management during the works period in the Administration's submission to PWSC.

Noise mitigation measures

11. Mr Andrew CHENG supported the proposed works in principle for relieving the traffic congestion. However, Mr CHENG and Ms Emily LAU expressed grave concern about the noise generated from the proposed roads and its impact on the residents in the vicinity.

Low noise road surfacing

12. Mr Andrew CHENG asked why low noise road surfacing would be used for the proposed new roads but not for vehicular bridges such as Bridge C which was very close to On Ning Garden. E/TDD advised that low noise road surfacing would only be used for straight roads with free flow traffic running at 70 km per hour or above.

Expansion joints

13. Ms Emily LAU urged the Administration to ensure proper workmanship be carried out for the construction of the joining sections of the vehicular bridges and new roads to minimize noise level. PM/TDD assured members that this was a technical subject under constant review of TDD and the Highways Department. The Administration had minimized the use of expansion joints when designing the proposed bridges.

Noise barriers

14. Noting that noise barrier with full enclosure would be provided for the section of Road P2 near King Lam Estate and Chung Ming Court but not for the section near On Ning Garden and Road P1 near Nan Fung Plaza, Mr Andrew CHENG asked whether the Administration had received any objections from the concerned residents during consultation period. PM/TDD confirmed that residents of Nan Fung Plaza and On Ning Garden had raised objection during the gazettal period. An objector of Nan Fung Plaza subsequently withdrew her objection after being informed of the future mitigation measures recommended in the supplementary Noise Impact Assessment study. At a meeting with the Tseung Kwan O (South) Area Committee, residents had been briefed on the noise mitigation measures and raised no objection. Mr CHENG however pointed out that residents of Nan Fung Plaza had reflected their concern about the noise problem to the District Council. He requested the Administration to consider providing noise barriers with full enclosure for the proposed carriageway near On Ning Garden and Nan Fung Plaza.

15. Responding to Ms Emily LAU, PM/TDD advised that the distance between the section of Road P2 to be provided with noise barrier with full enclosure and King Lam Estate and Chung Ming Court was about 18 to 28 metres. Ms Emily LAU queried the criteria for using this noise mitigation measure, as some roads with a much closer distance from residential areas, such as Monte Vista in Ma On Shan, were not provided with the same mitigation measure. Mr Andrew CHENG also pointed out that the distance between Nan Fung Plaza and Road P1 was approximately 18 metres. PM/TDD explained that noise barrier with full enclosure would only be provided for newly constructed main road distributor. The distance between Monte Vista and the roads nearby was about 9 to 40 metres. As regards Nan Fung Plaza, it was different from King Lam Estate and Chung Ming Court in the sense that it was built on a podium.

Proposed landscape area

16. Responding to Ms Emily LAU, PM/TDD referred members to Enclosure 4 of the Administration's paper for the proposed landscape area. He added that trees and/or shrubs would also be planted in the areas between the proposed vehicular bridge and On Ning Garden as a noise mitigation measure.

Traffic noise levels

17. Responding to Mr Andrew CHENG, PM/TDD advised that after implementation of the noise mitigation measures, the traffic noise level for the areas concerned would fall within 70 decibel (dB(A)) which met the requirement of the Environmental Impact Assessment Ordinance. Mr CHENG urged the Administration to implement additional measures to reduce noise level. As it was a policy matter, PM/TDD undertook to convey the member's view for further consideration of the relevant Bureau. At the request of Mr CHENG, PM/TDD agreed to provide

information on the traffic noise levels of the residential areas affected by the proposed works for members' reference.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide LC Paper No. CB(1) 1087/00-01 on 24 April 2001.)

IV. Proposed merging of the Building Safety Improvement Loan Fund and the Fire Safety Improvement Loan Fund

(LC Paper No. CB(1) 907/00-01(04) — Paper provided by the Administration)

18. The Principal Assistant Secretary (Buildings) of Planning and Lands Bureau (PAS(B)/PLB) briefed members on the proposal to merge the Building Safety Improvement Loan Scheme (BSILS) and the Fire Safety Improvement Loan Scheme (FSILS) to create a Comprehensive Building Safety Improvement Loan Scheme (the Comprehensive Scheme) with a commitment of \$700 million. He highlighted the scope of the Comprehensive Scheme as detailed in the Administration's paper. He also pointed out that the Administration planned to submit the proposal to the Finance Committee on 27 April 2001 and to start inviting applications for loans under the Comprehensive Scheme from July 2001.

Amendments to the Administration's paper

19. Responding to members' queries, the Deputy Director of Buildings (DDB) and PAS(B)/PLB advised that the following amendments should be made to the Chinese version of the table in Enclosure 2 of the paper -

Category	Heading	Item	Amendments
II	Maximum Amount of Loan & Recommended Form of Security 最高貸款額及建議的抵押形式	(a)	The Chinese version should read “每個單位100萬元。超過10萬元的貸款，須提供法定押記、銀行擔保或其他 屋宇署署長 接納的抵押。.....”
IV	Maximum Amount of Loan & Recommended Form of Security 最高貸款額以及建議的抵押形式	(b)	The Chinese version should read “每部升降機不超過100萬元；或每個單位的最高貸款額為 25 000 元。.....”

Applications and interest rate for loans

20. Mr Albert CHAN and Mr TAM Yiu-chung supported the Comprehensive Scheme to assist owners to maintain and improve their properties. To encourage owners to apply for loans under the Comprehensive Scheme, Mr CHAN suggested the Administration to simplify the application procedures and lower the interest rate. PAS(B)/PLB said that the loan application procedures would be streamlined and a coordinated one-stop service would be established under the Buildings Department (BD) to process the applications. Responding to Mr CHAN, PAS(B)/PLB said that with the expanded coverage of improvement works for private domestic, composite and commercial buildings, it was anticipated that the number of loan applications would significantly increase after the implementation of the Comprehensive Scheme. Mr Albert CHAN was not so optimistic and suggested the Administration to consider offering financial incentive such as tax reduction to owners to carry out improvement works of buildings.

21. Responding to Mr Albert CHAN's enquiry on the criteria for approving interest-free loans, PAS(B)/PLB advised that a new Advisory Committee comprising government officials and representatives of the local community would be formed to consider the criteria very carefully to ensure that public money spent would bring about improvement of building safety and fire protection of the premises. Referring to the "no-gain, no-loss" principle, the Chairman enquired the interest rate for loans under the Comprehensive Scheme. The Assistant Secretary (Buildings) 2 of Planning and Lands Bureau (AS/PLB) advised that the interest rate would be pitched at the prime rate minus 1.5%.

Staffing implication

22. Mr TAM Yiu-chung considered that there should be savings of manpower resources after merging of the two loan schemes as the application procedures would be streamlined. He therefore queried the need for creating additional posts of one Senior Executive Officer and one Executive Officer I under BD to administer the Comprehensive Scheme. PAS(B)/PLB explained that while the technical aspects of the applications, such as fire safety and lift safety, would be examined by the relevant departments such as Fire Services Department and Electrical and Mechanical Services Department, the applications would be processed by BD. In anticipation of a significant increase in loan applications, BD would require additional staff to process the applications. Mr TAM was concerned that if several departments were involved in processing an application, the decision-making process would be slowed down and that the objective of providing one-stop service would not be achieved. Mr Albert CHAN requested the Administration to provide the following information:

- (a) the number of applications received under BSILS and FSILS last year and the amount of loans approved;
- (b) the average administrative cost for processing an application under BSILS and FSILS;

- (c) the estimated number of applications under the Comprehensive Scheme per year; and
- (d) the average administrative cost for processing an application under the Comprehensive Scheme.

PAS(B)/PLB undertook to provide the relevant information in the Administration's submission to the Finance Committee.

Owners' responsibility for maintenance of buildings

23. Responding to Mr WONG Yung-kun, PAS(B)/PLB confirmed that it was the owners' but not the tenants' responsibility to maintain their buildings unless a specific arrangement was set out in the tenancy agreement. DDB added that the Administration would issue a statutory removal order to owners who refused to take the required action after receiving a statutory warning notice. Mr TAM Yiu-chung considered that the Administration should maintain close liaison with the relevant district offices and Owners' Corporations to assist owners to carry out the necessary improvement works.

Timetable for review

24. Responding to Mr Albert CHAN, PAS(B)/PLB said that the Administration planned to review the Comprehensive Scheme after two years.

V. Water supply to remote villages in the New Territories

(LC Paper No. CB(1) 907/00-01(05) — Paper provided by the Administration)

25. The Acting Deputy Secretary for Works (Works Policy) (DSW/WP) briefed members on the proposed project entitled "239WF — Water Supply to Remaining Remote Villages in the New Territories — Stage 2" as detailed in the discussion paper. The Administration planned to submit the proposal to PWSC in April 2001.

26. Mr WONG Yung-kan and Mr Albert CHAN welcomed the Administration's proposal to provide metered water supply to remote villages. Noting that the proposed works involved provision of water supply to six remote villages, of which two were on outlying islands in North District, Mr WONG was concerned about the quality of submarine pipelines and whether they were leakage-proof and corrosion-resistant. The Assistant Director (New Works) of Water Supplies Department (AD/WSD) pointed out that water supply would be provided to Ap Chau and Kat O through the existing submarine pipelines which could still be used for many years. In addition, new pipelines would be constructed to bring water from as far as Luk Keng.

Responding to the Chairman, AD/WSD advised that polyethylene pipes which had a design life of 50 years would be used for the proposed project. For pipelines exposed above ground, ductile iron and mild steel pipes with protective lining would be used.

27. Mr Albert CHAN was concerned that the capital cost of the proposed works, without accounting for the maintenance cost, was estimated at \$109.4 million (an average of about \$120 000 per villager). He was concerned whether the proposed works were cost-effective as the population of remote villages would likely be on the decline. He asked whether studies had been carried out to explore other more economical methods of providing water supply to remote villages. Instead of connecting existing pipelines to the villages, he suggested the Administration to draw reference from overseas experience to treat water from local source, such as streams and wells.

28. The Chief Assistant Secretary (Technical Services) of Works Bureau (CAS/WB) responded that a number of factors had been considered in providing water supply to remote villages including cost, reliability of water source and village development. AD/WSD pointed out that while it might be less costly to install desalination system for those villages close to the sea, the operating cost would however render the option less cost-effective in terms of the total cost. For the present project, the Administration considered using existing pipe systems to provide water supply to the six remote villages most economical and appropriate. As regards the remaining 15 villages, the feasibility study of providing metered water supply to these villages had started. The Administration would, as part of the study, consider whether it would be more cost-effective to treat water from local source of these villages. At the request of Mr Albert CHAN, CAS/WB undertook to provide members with the findings of the feasibility study when available.

Admin

VI. Any other business

29. There being no other business, the meeting ended at 10:20 am.

Legislative Council Secretariat

6 June 2001