

**立法會**  
***Legislative Council***

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(These minutes have been  
seen by the Administration)

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

**Minutes of the 3<sup>rd</sup> meeting  
held in the Chamber of Legislative Council Building  
on Wednesday, 31 October 2001, at 10:45 am**

**Members present :**

Ir Dr Hon Raymond HO Chung-tai, JP (Chairman)  
Hon Albert CHAN Wai-yip (Deputy Chairman)  
Hon Kenneth TING Woo-shou, JP  
Hon Eric LI Ka-cheung, JP  
Hon Fred LI Wah-ming, JP  
Hon James TO Kun-sun  
Hon CHAN Yuen-han, JP  
Hon CHAN Kam-lam  
Hon SIN Chung-kai  
Hon Andrew WONG Wang-fat, JP  
Hon LAU Kong-wah  
Hon Mrs Miriam LAU Kin-yee, JP  
Hon Andrew CHENG Kar-foo  
Hon TAM Yiu-chung, GBS, JP  
Dr Hon TANG Siu-tong, JP  
Hon Abraham SHEK Lai-him, JP  
Hon Henry WU King-cheong, BBS  
Hon WONG Sing-chi  
Hon IP Kwok-him, JP  
Hon LAU Ping-cheung  
Hon MA Fung-kwok

**Members absent:**

Hon Cyd HO Sau-lan  
Hon WONG Yung-kan  
Hon Emily LAU Wai-hing, JP  
Hon LAW Chi-kwong, JP

**Public officers attending:**

Miss Elizabeth TSE	Deputy Secretary for the Treasury
Mr Y C LO, JP	Secretary for Works
Mr Thomas TSO	Secretary for Planning and Lands
Mr Rob LAW, JP	Director of Environmental Protection
Miss Janice TSE	Principal Assistant Secretary of the Treasury (Works)
Mr John LEUNG	Principal Assistant Secretary for Education and Manpower (9)
Mr S H PAU, JP	Director of Architectural Services
Mr S L MA	Acting Assistant Director of Education (Infrastructure)
Mr Daniel CHENG	Principal Assistant Secretary for Planning and Lands (Planning)
Mr H K WONG, JP	Director of Territory Development
Mr J S O CHAN	Chief Engineer (Kowloon East), Territory Development Department
Mr Hugh PHILLIPSON, JP	Director of Water Supplies
Mr KWAN Sek-yiu	Assistant Director of Water Supplies/ New Works (Acting), Water Supplies Department
Mr Kevin YEUNG	Principal Assistant Secretary for Home Affairs (4)
Mr C D B WILLIAMS, JP	Assistant Director of Home Affairs (2)

**Clerk in attendance:**

Ms Anita SIT	Chief Assistant Secretary (1)6
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**Staff in attendance:**

Ms Pauline NG	Assistant Secretary General 1
Ms Mabel CHAN	Senior Assistant Secretary (1)4

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The Chairman said that having regard to members' views expressed at the last meeting on 17 October 2001, he would exercise stricter control over the Subcommittee's discussion in that policy issues arising from individual proposals would not normally be dealt with at this Subcommittee, but might be referred to the relevant Panel(s) if members so wished.

**HEAD 703 - BUILDINGS**

**PWSC(2001-02)65      288EP      Primary school in Ma Wan, Tsuen Wan**

2. Members noted that at the meeting held on 20 June 2001, members had expressed concern about the aircraft noise impact on the same proposed primary school under item PWSC (2001-02)48. The Subcommittee had negated the proposal at that meeting. Under the present proposal, air-conditioners would be installed in all the classrooms of the school as an initiative to enhance the teaching and learning environment. The capital cost for such provision would be shared between the Quality Education Fund and the Hong Kong Jockey Club Charities Trust, while the consequential recurrent expenditure would be met by the school sponsoring body.

3. Mr Albert CHAN said that while he would support the present proposal, he considered that the Administration had yet to address the problem of aircraft noise in planning for new schools and residential developments. He also questioned the propriety of the arrangement that the school sponsoring body concerned had to bear the recurrent expenditure arising from the provision of air-conditioning, bearing in mind that it had been envisaged at the planning stage that the school would be subject to excessive aircraft noise. He urged the Administration to review the relevant policy. Mr Andrew WONG shared Mr Albert CHAN's concern and asked the Administration to provide a response on the issue.

4. The Chairman said that as the question of how aircraft noise impact should be taken into account in planning for schools and other developments was a policy issue, it should be further discussed at the relevant Panel(s) if members so wished. In response, Mr Andrew WONG said that it was difficult to draw a line between policy and non-policy issues and as his vote on the present proposal would be made on the basis of the Administration's response on the issue, he requested the Chairman to direct his question to the Administration for a response. The Chairman explained again that as the issue in question was essentially a policy issue, it was not appropriate to further discuss the issue at this Subcommittee.

5. The item was voted on and endorsed.

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**HEAD 707 - NEW TOWNS AND URBAN AREA DEVELOPMENT**

**PWSC(2001-02)64      469CL      South East Kowloon development at Kai Tak  
Airport - early development package**

6. Members noted that the Preliminary Layout Plan of South East Kowloon Development (SEKD) had been discussed by the Planning, Lands and Works (PLW) Panel on 8 June 2000 and 4 December 2000. An information paper on the site investigation and detailed design of the infrastructure works in the north apron area of Kai Tak Airport (NAKTA), with which the present proposal was concerned, had been circulated to PLW Panel in October 2001.

7. Mr IP kwok-him declared interest that he was a member of the Housing Authority.

8. Noting that the phased population intake of the planned public housing development in NAKTA would commence in 2005 while the construction of the planned infrastructure works for the area were scheduled for completion from mid-2005 to 2008, Miss CHAN Yuen-han enquired about the feasibility of expediting the proposed site investigation and detailed design to enable earlier implementation of the construction works. In reply, the Director of Territory Development (DTD) advised that the current plan was to start the site investigation and detailed design in January 2002 for commencement of construction works in phases in August 2003 to March 2005. Indeed, given the relatively large scope of infrastructure works for NAKTA, the current schedule was already very tight and certain tasks would have to be carried out concurrently in order to meet this schedule.

9. DTD further explained that an Environmental Impact Assessment (EIA) study for the proposed infrastructure works in NAKTA would need to be carried out as part of the detailed design process. Subject to approval of the Director of Environmental Protection for the EIA report, the recommended environmental mitigation measures would be incorporated into the detailed design and relevant tendering documents. Apart from the lead time required for the EIA process, another major time factor was the statutory procedure for the proposed road networks in NAKTA. Upon substantial completion of the detailed design of the road network, the proposed road scheme would be gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). As every objection to the gazetted road scheme must be dealt with in accordance with the statutory procedure, it would not be feasible to advance the construction of the proposed road works significantly. If there was no objection to the gazetted road scheme, it might be possible to advance the commencement of the road works by four to five months.

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10. In this connection, the Chairman suggested that the Administration should consider the feasibility of adopting the fast-tracking approach, whereby some construction works were carried out before completion of the detailed design for all the proposed infrastructure works. Miss CHAN Yuen-han alerted the Administration to the need to ensure the quality of works while taking measures to expedite the implementation of projects. Taking note of members' views, DTD assured members that the Administration would monitor the project closely and would explore opportunities to expedite the project as far as practicable.

11. Mr Albert CHAN said that while he supported the proposed works under the present item and the following item PWSC(2001-02)63, both of which formed part of the SEKD, he had strong reservation on the provision of a stadium in SEKD. He opined that the available space should be better utilized for other purposes such as residential development and sought confirmation on the Administration's position in this regard. He also asked whether the Administration would further consult members on the SEKD scheme if and after the present item and item PWSC(2001-02)63 were endorsed by this Subcommittee and approved by the Finance Committee.

12. In response, the Principal Assistant Secretary for Planning and Lands (Planning) (PAS(PL)) advised that over the past few years, Legislative Council Members, relevant District Councils, professional bodies and the general public had been consulted on the SEKD scheme and their views had been duly taken into account in drawing up the current SEKD layout plan. The Administration was therefore confident that the current SEKD layout plan would be accepted and supported by the community at large. PAS(PL) however remarked that if Members considered that there was a need for the Administration to further explain the SEKD scheme to Members, the Administration would be happy to do so through the relevant Panel. DTD supplemented that the Draft Outline Zoning Plan (OZP) for SEKD had been gazetted and the objections received were being considered by the Town Planning Board. Amendments to the Draft OZP might be made in the course of considering the objections. Indeed, the implementation of the proposed works under the present proposal and those under the following item PWSC(2001-02)63 would be subject to the approval of the Town Planning Board and the Executive Council for the relevant proposed land uses in the Draft OZP for SEKD.

13. Regarding the planned provision of a stadium in SEKD, PAS(PL) advised that during the public consultation conducted in the past few years, there was a strong opinion from the community that the SEKD scheme should be an integrated development area with housing developments and the provision of cultural, recreational, tourism, education and other community facilities. The Administration also found that there was wide support for the provision of a stadium in the SEKD. Furthermore, the current site selection for the stadium had been considered in great detail by the Administration having regard to the recommendations of the relevant consultant.

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14. Mr Albert CHAN reiterated his strong reservation over the proposed provision of a stadium in SEKD. He expressed dissatisfaction that concerns raised by members over the provision of a stadium and other facilities in the SEKD at the PLW Panel meeting on 4 December 2000 had not been duly reflected in the present proposal. He said that if the SEKD would be implemented according to the current plan, he would also have reservation on the present proposal. He then sought clarification on whether the project under the following item PWSC(2001-02)63 could be implemented separately and independently from the project under the present proposal. In reply, DTD confirmed that technically the implementation of both projects had no direct bearing on each other. However, as both the NAKTA and the area covered under PWSC(2001-02)63 formed part of SEKD, the implementation of the entire SEKD scheme would be affected if either this proposal or PWSC(2001-02)63 was not approved.

15. Miss CHAN Yuen-han pointed out that although the present SEKD scheme could not meet her expectation in full, she appreciated that over the past few years, the Administration had taken heed of the majority views of LegCo Members, relevant District Councils and various concern groups in drawing up the present scheme. She stated that Members of the Democratic Alliance for Betterment of Hong Kong and Members of the Hong Kong Federation of Trade Unions supported the present proposed SEKD scheme.

16. Mr IP Kwok-him said that he supported the present proposal partly on account of the need to implement the public housing developments in NAKTA without further delay.

17. Mr Albert CHAN sought to set the record straight that he held strong reservation on the provision of a stadium in the SEKD but not on the planned public housing developments in the NAKTA.

18. In reply to Mr LAU Ping-cheung's enquiry, DTD confirmed that the planned road network and drainage system would be adequate to support the future population of NAKTA upon full development and had taken into account the interface with the future developments in the adjacent areas. He advised that part of the proposed housing developments in NAKTA would be used for rehousing the affected residents of the Ngau Tau Kok Estate Redevelopment. Thus, if the proposed infrastructure works were not carried out in a timely manner, the redevelopment of the Ngau Tau Kok Estate would also be affected.

19. On the employment opportunities generated by the project, DTD advised that while the proposed site investigation and detailed design works would create some 115 new jobs comprising 40 professional/technical staff and 75 labourers, a further substantial number of new jobs would be created upon commencement of the construction works in 2003.

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20. The item was voted on and endorsed. Mr Albert CHAN, Mr SIN Chung-kai, Mr Andrew CHENG and Mr WONG Sing-chi objected to the item.

**PWSC(2001-02)63      465CL      South East Kowloon development – waterfront facilities and Kai Tak Nullah / Kwun Tong typhoon shelter reclamation**

21. Members noted that the Preliminary Layout Plan of South East Kowloon Development (SEKD) had been discussed at the Planning, Lands and Works (PLW) Panel on 8 June 2000 and 4 December 2000. The funding application for the site investigation and detailed design works for the works covered under the present proposal had also been discussed at the PLW Panel on 4 December 2000.

22. The item was voted on and endorsed.

**HEAD 709 - WATERWORKS**

**PWSC(2001-02)67      85WC      Water supply to South East Kowloon development, stage 1 - works**

23. Members noted that the present proposal had been discussed at the PLW Panel on 5 March 2001.

24. Members noted that the Kowloon City District Council and the Wong Tai Sin District Council supported the proposed project in principle and the Administration had undertaken to form a working group to monitor the traffic situation during the construction stage of the project. Miss CHAN Yuen-han enquired about the composition of the working group and asked when the working group would start operation.

25. In reply, the Secretary for Works (S for W) advised that it was a standard practice for the Government to set up a site liaison group (referred to as "working group" in the present proposal) before the commencement of the construction works for a relatively complicated project. The purpose of the site liaison group was to find ways to alleviate possible disturbance of the construction works to traffic and other activities of members of the public. These site liaison groups were normally formed after the award of construction contracts. Apart from representatives of relevant Government departments, such liaison groups would also comprise district council members, representatives of affected residents and business operators (if any) and the contractors concerned. As regards the site liaison group for the project in question, the Director of Water Supplies (DWS) advised that the liaison group would comprise members of the relevant District Councils, officials from the relevant District Offices, the Police, Transport Department,

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Highways Department, Drainage Services Department and Water Supplies Department (WSD), and representatives of the contractor concerned. Representatives from other affected parties might also be included if appropriate.

26. Miss CHAN Yuen-han said that according to her observation in many past cases, site liaison groups were not established until complaints had been received. She therefore urged the Administration to form the site liaison group for the project in question as soon as possible so that it could function before the construction works began. DWS assured members that the site liaison group would be established prior to the commencement of the proposed works.

27. Mr Albert CHAN enquired how the proposed waterworks would tie in with the development and population growth in SEKD and whether there were plans for further waterworks in future. In reply, S for W and DWS advised that under the current proposal, the entire SEKD, together with some adjacent areas, would be developed in phases to accommodate a total population of about 250 000 upon full development by 2016. The waterworks under the present proposal could cater for the ultimate salt water demand and the fresh water demand up to 2013 of the SEKD. To meet the estimated increase in fresh water demand beyond 2013, WSD planned to construct another fresh water service reservoir in Jordan Valley in due course.

28. The item was voted on and endorsed.

**PWSC(2001-02)68      90WC      Replacement and rehabilitation of water mains,  
stage 1 phase 1**

29. Members noted that the present proposal had been discussed at the PLW Panel on 13 May 1999.

30. Noting that the water main replacement and rehabilitation works for the areas concerned were scheduled for commencement in early 2002 for completion in mid-2005, Mr TAM Yiu-chung queried why the works would take such a long time to complete. In response, DWS explained that in order to minimize disturbance to the traffic in the areas concerned, the water main replacement and rehabilitation works would be carried out in small sections and with great care. As such, the current schedule for the proposed works was a practical one but still WSD would try to accelerate the process where practicable.

31. Highlighting the high population density and heavy traffic in Yuen Long, Mr TAM Yiu-chung expressed grave concern about the traffic impact of the proposed works in the area and requested the Administration to provide a detailed works programme for the area. Miss CHAN Yuen-han echoed Mr TAM's concern and urged the Administration



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to closely monitor the works in Yuen Long to ensure that the contractor(s) concerned would follow the works programme as approved.

32. In response, the Assistant Director of Water Supplies/New Works (Acting), Water Supplies Department (AD/NW, WSD) advised that the detailed works programme would be drawn up by the contractors concerned having regard to their resource deployment arrangements and be approved by the Highways Department (HyD) for issuance of road opening permits. Thereafter, the works programme would be put to the relevant site liaison groups, for the required traffic mitigation measures and other related arrangements during the construction period. On members' concern about the impact of the proposed works on the traffic in the Yuen Long area, AD/NW, WSD advised that similar works were being carried out in Sheung Shui and that more than 80% of the project works had been completed. The works had progressed satisfactorily since its start in December 2000 and so far, there had been few complaints received from the public. Given the similar circumstances in Sheung Shui and Yuen Long, the Administration was confident that the works in Yuen Long could proceed satisfactorily without undue disturbance to the residents.

Admin.

33. In this connection, the Chairman enquired whether relevant guidelines or conditions on road openings would be incorporated into the tendering documents for the bidders' information. In reply, AD/NW, WSD advised that HyD had published requirements for road opening works governing, inter alia, the maximum length of each trench dug on roads and the minimum interval distance between every two trenches in the same area. These requirements sought to ensure that the traffic of the area concerned would not be unduly affected. At the Chairman's request, the Administration agreed to provide relevant information to this Subcommittee after the meeting.

Admin.

34. Noting that Sham Shui Po District Council members had expressed concern about the temporary relocation of on-street hawkers to make way for the proposed works, Miss CHAN Yuen-han enquired about the planned arrangements in this regard. In reply, DWS and AD/NW, WSD advised that the Works Bureau would co-ordinate with relevant departments to work out suitable arrangements before the commencement of works. They emphasized that the Sham Shui Po District Council and the relevant site liaison group would be consulted on the proposed arrangements. Given that the proposed works covered extensive areas in Sham Shui Po and Cheung Sha Wan, the Administration envisaged that there would be sufficient time to implement the agreed relocation arrangements as the works progressed. Miss CHAN Yuen-han suggested that representative(s) from the on-street hawkers should be included in the relevant site liaison group so that their concerns and difficulties could be duly addressed. The Administration took note of Miss CHAN's suggestion for follow-up action as appropriate.

35. Mr TAM Yiu-chung queried why the proposed works costing about \$117 million would create only 50 new jobs. In response, DWS explained that as the proposed works

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would be carried out section-by-section in each of the areas concerned, the works would take a longer time to complete but would not require a large number of professional/technical staff and labourers to deliver.

36. The item was voted on and endorsed.

**PWSC(2001-02)69      204WF      Water supply to remaining remote villages in the New Territories (scheme nos. 23A, 40 and 50)**

37. Members noted that currently, there remained 53 villages with a total population of about 8 430 without treated water supply. Of these 53 villages, the Administration had plans to provide treated water supply to 39 villages with a total population of 8240 in stages from 2002 to 2006. As regards the remaining 14 villages with a total population of about 190, the Administration had commenced feasibility studies on providing treated water supply to these villages.

38. Mr Andrew CHENG enquired about the feasibility of expediting the planned water works for the 39 villages with a population of 8 240 and the time frame for provision of treated water supply to the remaining 14 villages with a population of 190. He commented that as a modern city like Hong Kong, it was not acceptable that some of its populace was not yet provided with safe and reliable fresh water supply.

39. In reply, S for W advised that the present schedule for the supply of treated water to remote villages was drawn up in the 1980s and the relevant works had been carried out under a prioritized programme having regard to the size of population, the accessibility to safe water supply by villagers and the technical feasibility of the works involved. He acknowledged that as the circumstances had changed since the 1980s, there was a need to review the works schedule. DWS added that relevant water works were already underway at 25 villages out of the 39 villages for which provision of treated water supply had been planned. S for W and DWS undertook to examine whether and how the planned water works and the feasibility studies on the provision of treated water supply for all the aforesaid 53 villages could be expedited.

Admin.

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40. Mr Albert CHAN said that as he had highlighted on previous occasions, the Administration should explore alternative modes of water supply to remote villages to ensure cost-effectiveness without compromising the objective of providing safe and reliable fresh water supply for these villages. For example, where there was reliable supply of stream water suitable for human consumption, the Administration might consider building water tanks at suitable locations to ensure the quality and reliability of stream water supply for the villages concerned, rather than spending huge sums of public money on building water mains to connect these villages with the central water supply system.

41. In response, DWS advised that WSD had conducted some studies on alternative modes of water supply for remote villages. The results so far revealed that given the geology in Hong Kong, a lot of streams were vulnerable to drought times and, thus could not be considered as reliable sources of water supply. The option of desalination of sea water had also been studied for villages located near the sea. It was revealed that although the capital cost for this option was lower than connecting the villages to the central water supply system, the required maintenance and operation costs would be too high to be economical in the long term.

Admin. 42. Mr Albert CHAN reiterated his view that the Administration should further explore the feasibility of alternative modes of water supply, in particular the construction of water tanks to improve the reliability of stream water supply for remote villages. The Chairman asked the Administration to further consider the suggestion.

43. Mr Henry WU enquired about the basis for determining the capacity of the two water tanks under Scheme No. 40 and Scheme No. 50. He asked whether it would be more desirable to construct water tanks of greater capacity to ensure reliable water supply for the villages concerned. He also enquired about the reasons for building a fresh water break pressure tank under Scheme No. 40, but not for Scheme No. 50.

44. In reply, AD/NW, WSD advised that the factors taken into account in determining the capacity of a water tank included the size of the population involved, the estimated level of water consumption of the population and the level of hydraulic pressure associated with the water pumps in the same water system. He pointed out that water tanks with excessive capacity would result in undesirable water circulation and hence unsatisfactory water quality. AD/NW, WSD further advised that as the level difference between the proposed storage tank and the villages of Ham Tin, Tai Long and Sai Wan under Scheme No. 40 was great, the construction of a water break pressure tank was necessary to protect the water pipes in the villages from excessive hydraulic pressure, whereas the level difference in the case of Ma On Shan Tsuen under Scheme No. 50 did not necessitate this facility.

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45. In reply to Mr Henry WU's further enquiries, AD/NW, WSD advised that the pattern of water consumption of villages was different from that of the urban area. The facilities under Scheme No. 23A and Scheme No. 40 would serve a population of 488 and the facilities under Scheme No. 50 would serve a population of 270.

46. The item was voted on and endorsed.

**PWSC(2001-02)70      245WF      Water supply to Tai Po South high level areas**

47. The item was voted on and endorsed.

**BLOCK ALLOCATIONS**

**PWSC(2001-02)66                                      Block allocation Subheads 7014CX and 7015CX  
under the Capital Works Reserve Fund**

48. Noting that the approved allocations for Subhead 7014CX and Subhead 7015CX were proposed to increase by 55.6% and 43.7% respectively, Mr Kenneth TING asked the Administration to account for the proposed increase by listing out the respective number of approved projects with works acceleration and new projects under these two subheads which would require additional funding in the current year. The Assistant Director of Admin. Home affairs (2) agreed to provide the information after the meeting.

49. The item was voted on and endorsed.

**Any other business**

50. Mr Abraham SHEK and Mr Albert CHAN suggested that to enable members to consider projects relating to the SEKD in the context of the entire SEKD, the Administration should include information in its future submissions relating to the SEKD on the progress and the respective scope and approved project estimates of the projects under the SEKD. In response, the Secretary for Planning and Lands and S for W agreed to provide the information in the form of an enclosure to the relevant future submissions.

51. The Chairman reminded members that a special meeting of the Subcommittee would be held on Wednesday, 14 November 2001 from 9:00 am to around 10:30 am, followed by a regular meeting to be held at 10:45am for consideration of funding proposals.

52. The meeting ended at 12:15 pm

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Legislative Council Secretariat  
22 November 2001