

立法會
Legislative Council

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

**Minutes of the 5th meeting
held in the Conference Room A of Legislative Council Building
on Wednesday, 3 January 2007, at 8:30 am**

Members present:

Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP (Chairman)
Hon Alan LEONG Kah-kit, SC (Deputy Chairman)
Hon Fred LI Wah-ming, JP
Hon James TO Kun-sun
Hon CHEUNG Man-kwong
Hon CHAN Yuen-han, JP
Hon CHAN Kam-lam, SBS, JP
Hon Jasper TSANG Yok-sing, GBS, JP
Hon LAU Kong-wah, JP
Hon Andrew CHENG Kar-foo
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, JP
Hon LEE Wing-tat
Hon CHEUNG Hok-ming, SBS, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon TAM Heung-man

Members absent:

Hon Mrs Selina CHOW LIANG Shuk-yee, GBS, JP
Hon Miriam LAU Kin-yee, GBS, JP
Hon CHOY So-yuk
Hon Albert CHAN Wai-yip
Hon LI Kwok-ying, MH, JP
Hon Daniel LAM Wai-keung, SBS, JP

Public officers attending:

Mr Joe C C WONG	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr MAK Chai-kwong, JP	Permanent Secretary for the Environment, Transport and Works (Works)
Miss Annie TAM, JP	Permanent Secretary for Housing, Planning and Lands (Planning and Lands) (Acting)
Ms Anissa WONG, JP	Permanent Secretary for the Environment, Transport and Works (Environment)
Mr Davey CHUNG	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Daniel SIN Pak-wing	Assistant Secretary for Home Affairs (Recreation and Sport), Home Affairs Bureau
Mr C H YUE, JP	Director of Architectural Services
Mr Horace CHEUNG Wing-yu	Assistant Director (Leisure Services) 3 (Acting), Leisure and Cultural Services Department
Miss Louise CHEUNG	Chief Executive Officer (Planning) ² (Acting) Leisure and Cultural Services Department
Mr CHAN Chi-chiu, JP	Director of Water Supplies
Mr NG Chi-ho	Assistant Director (New Works) (Acting), Water Supplies Department
Miss WONG Yuet Wah	Principal Assistant Secretary for Housing, Planning and Lands (Planning and Lands) ² , Housing, Planning and Lands Bureau
Mr John S V CHAI, JP	Director of Civil Engineering and Development
Mr Y M CHAN	Chief Engineer (Pak Shek Kok), Civil Engineering and Development Department
Ms Sharon HO Ho-shuen	Principal Assistant Secretary (Transport) 5, Environment, Transport and Works Bureau
Mr Duncan S C SIU	Chief Engineer (New Territories West), Civil Engineering and Development Department
Mr S Y LO	Chief Traffic Engineer (New Territories West) (Acting), Transport Department
Mr C K WONG, JP	Director of Drainage Services
Mr K W MAK	Chief Engineer (Consultants Management) Drainage Services Department
Dr M J BROOM	Assistant Director (Water Policy), Environmental Protection Department
Mr W C IP	Chief Engineer (Project Management), Drainage Services Department

Clerk in attendance:

Ms Rosalind MA Senior Council Secretary (1)8

Staff in attendance:

Ms Pauline NG Assistant Secretary General 1
Mr Anthony CHU Council Secretary (1)2
Ms Alice CHEUNG Senior Legislative Assistant (1)1
Mr Frankie WOO Legislative Assistant (1)2

Action

As the Chairman and the Deputy Chairman were not present at the appointed time for the meeting, members present agreed to elect from among themselves a member to chair the meeting in accordance with paragraph 12 of the Public Works Subcommittee Procedure. Prof Patrick LAU was elected. He advised members that the four proposals, namely **PWSC(2006-07)52, 54, 55 and 56**, were originally scheduled for the meeting on 19 December 2006, but were carried forward to this meeting as they were not dealt with due to time constraint.

Head 703 – Buildings

**PWSC(2006-07)54 401RO District open space in Shek Yam Estate -
phases 1 and 4, Kwai Chung**

2. Prof Patrick LAU advised members that an information paper on the project had been circulated to the Panel on Home Affairs (HA Panel) on 14 November 2006.

3. Mr TAM Yiu-chung expressed support for the project and called on the Administration to expedite the progress of the works to meet the imminent demand of the local residents, in particular the elderly.

4. The item was voted on and endorsed.

**PWSC(2006-07)55 403RO Local open space in Area 28, Fanling/Sheung
Shui**

5. Prof Patrick LAU advised members that an information paper on the project had been circulated to the HA Panel on 14 November 2006.

6. Referring to the commencement of the smoking ban in public pleasure grounds with effect from 1 January 2007, Mr Fred LI enquired whether the Leisure and Cultural Services Department would consult the relevant District Councils

(DCs) on the designation of smoking areas in local open space during the planning stage of the projects. Mr LI was of the view that the Administration should take forward the designation of smoking areas in local open space, if any, having regard to the views of the relevant DCs.

7. The Assistant Director (Leisure Services)3 (Acting), Leisure and Cultural Services Department replied that the Administration would consult the relevant DCs on the need for designating smoking areas in local open space and took heed of their views in the design of the projects.

8. The item was voted on and endorsed.

PWSC(2006-07)56 404RO Local open space in Area 50, Sham Tseng, Tsuen Wan

9. The Deputy Chairman took over the chair.

10. The Deputy Chairman advised members that an information paper on the project had been circulated to the HA Panel on 14 November 2006.

11. The item was voted on and endorsed.

Head 709 – Waterworks

PWSC(2006-07)63 47WS Upgrading of salt water supply to northwest Kowloon

12. The Deputy Chairman advised members that an information paper on the project had been circulated to the Panel on Planning, Lands and Works (PLW Panel) on 20 November 2006.

13. The item was voted on and endorsed.

Head 707 – New Towns and Urban Area Development

PWSC(2006-07)61 714CL Engineering infrastructure works for Pak Shek Kok development - stage 2B - improvement and extension of Yau King Lane

14. The Deputy Chairman advised members that an information paper on the project had been circulated to the PLW Panel on 12 December 2006.

15. Mr CHEUNG Hok-ming noted that the Administration had taken into account the request of the Incorporated Owners of Villa Castell (IOVC) and

decided to defer the installation of the proposed noise barriers at Yau King Lane as explained in the proposal. IOVC had given a written confirmation on 1 December 2006 that their request was made on behalf of all the owners of Villa Castell. In this connection, Mr CHEUNG expressed concern about the future arrangements for installation of noise barriers at Yau King Lane when the traffic noise level at Villa Castell exceeded 70dB(A) in 2016 according to the Administration's latest traffic noise review.

16. The Director of Civil Engineering and Development (DCED) advised that according to the review on the traffic forecast and noise assessment in August 2006, the traffic noise level at Villa Castell would exceed the limit of 70 dB(A) in 2016. Nevertheless, in view of the strong objection from IOVC against the installation of the noise barriers and the proposed noise barriers were aimed to alleviate the impact on Villa Castell, the Administration had reached a consensus with IOVC that the installation of the noise barriers would be deferred. The Administration would regularly monitor the volume of traffic and the level of traffic noise generated after completion of the extension of Yau King Lane and make timely arrangements for installation of the proposed noise barriers under the remainder of **714CL** to ensure that the noise limit of 70 dB(A) at Villa Castell would not be exceeded.

17. Whilst appreciating the efforts made by the Administration to address the concern of IOVC, Mr Andrew CHENG was concerned that given the clear and strong objection of IOVC against the installation of noise barriers in front of their properties, whether and how the Administration could resolve with IOVC for timely installation of the proposed noise barriers. Mr CHENG also pointed out that with the possibility of future changes in the composition of IOVC upon re-elections, the Administration might have to be prepared to address further or different views of new office bearers of IOVC on the proposed noise barriers.

18. DCED responded that to address the concern of IOVC, the Administration had met with representatives of IOVC to explain the need to build the proposed roadworks with the noise barriers, as well as the possible traffic noise impact on Villa Castell if the installation of the proposed noise barriers was deferred. DCED reiterated that the Administration had decided to accede to the request of IOVC in view of their objection to the early provision of the noise barriers and the written confirmation on 1 December 2006 that the request for deferring the installation of the noise barriers was made on behalf of all the owners of Villa Castell. He further advised that the traffic noise level at Villa Castell would hinge on future changes in the traffic volume at Yau King Lane after completion of the extension works as well as the development of Cheung Shu Tan. The Administration would monitor the traffic noise level regularly to ensure that adequate lead time would be allowed for the necessary procedures for installing noise barriers to alleviate the noise impact on Villa Castell.

19. Mr Andrew CHENG remained concerned about the objection of IOVC to the proposed noise barriers. In this connection, Mr CHENG enquired whether the Administration had achieved any consensus with IOVC on the arrangements for

future installation of the noise barriers, such as the objective standard to be used for assessing the need for the noise barriers and their design. Noting the view of IOVC from its letter dated 1 December 2006 that the installation of the proposed noise barriers should be re-considered having regard to latest circumstances, Mr CHENG suggested that the Administration should consider putting in place a mechanism to maintain close and regular liaison with IOVC on the timing and arrangements for the installation of noise barriers.

20. In response, DCED pointed out that IOVC had expressed concern about the timing for installation of the proposed noise barriers but not the design. He assured members that the Administration would maintain contact with IOVC in taking forward the installation of the proposed noise barriers in the future.

21. Noting that the proposed noise barriers would be necessary for mitigating the traffic noise level at Villa Castell in the longer term, Mr CHEUNG Hok-ming asked the Administration to make reference to the arrangements for installation of noise barriers at the San Tin Highway and consider undertaking foundation works for the proposed noise barriers under the current project. Mr CHEUNG opined that such an arrangement could save project costs and minimize the impact of the construction works on traffic.

22. In response, DCED said that the merits or otherwise for undertaking foundation works for noise barriers well in advance of the installation works would have to be assessed according to the circumstances of individual projects, such as the spatial constraints and traffic volume of the site concerned. DCED advised that the traffic impact of the foundation works for noise barriers under the current project was minimal and therefore could be undertaken in one go together with the installation of noise barriers.

23. Mr CHEUNG Man-kwong noted that the Administration had been referring to the consensus it had reached with IOVC for the extension of Yau King Lane. He pointed out that IOVC's persistent objection to the construction of the proposed Road L7 Bridge (L7) had remained unchanged as set out in IOVC's letter dated 1 December 2006. In this connection, Mr CHEUNG observed that IOVC's request for deferring the installation of the proposed noise barriers and their objection to the construction of L7 were in fact inter-related. The Administration should be prepared to face strong objection from IOVC to the construction of L7. The reason for IOVC's request for deferring the installation of the noise barriers and objecting to the construction of L7 at the same time was that by stopping further increase in traffic volume from the construction of L7, the noise level would never exceed 70dB(A), hence there would never be any need to install the noise barriers at all. Mr CHEUNG cautioned that if the purpose of extending Yau King Lane was to provide a link to L7 for connection to Tolo Highway network, the Administration should consider how it would resolve the objection of IOVC to L7 in the future.

24. DCED noted Mr CHEUNG Man-kwong's view and responded that the Administration would not make any assumption on IOVC's objection or otherwise

to the construction of L7 at the present stage. He nevertheless assured members that the Administration would maintain communication with IOVC as well as local residents, in taking forward the L7 proposal in future. The Administration would provide the Legislative Council with the relevant information on public consultation in its future submission for funding approval of the L7 proposal. DCED further advised that according to the Administration's forecast, connection of L7 to Yau King Lane extension would help to divert the traffic flow at Yau King Lane, thereby reducing the traffic noise level.

25. Mr CHEUNG Man-kwong called on the Administration to be mindful of the clear objection of IOVC to the installation of noise barriers at Yau King Lane and the construction of L7. Hence, the Administration should note that the support of IOVC to the extension of Yau King Lane was conditional on not building L7. He urged the Administration to give due consideration to the concerns of IOVC in taking forward the planning and consultation of the L7 proposal and be prepared to face strong objection of IOVC to the proposal.

26. Mr Andrew CHENG requested the Administration to conduct proper consultation on the L7 proposal, such as through setting up a standing liaison group for communication with IOVC and other local residents on a regular basis. In reply, DCED said that the Administration was fully aware of IOVC's objection to the construction of L7 and undertook to maintain regular communication with IOVC on the L7 proposal. However, the Administration was unable to give any undertaking on obtaining the support of IOVC to the L7 proposal at this stage.

27. The item was voted on and endorsed.

PWSC(2006-07)62 749TH Road L18A in Area 18, Tuen Mun

28. The Deputy Chairman advised members that an information paper on the project had been circulated to the Panel on Transport on 24 November 2006.

29. The item was voted on and endorsed.

Head 704 – Drainage

**PWSC(2006-07)52 339DS North District sewerage, stage 1 phases 2B
and 2C and stage 2 phase 1**

30. The Deputy Chairman advised members that the Panel on Environmental Affairs was consulted on the project at its meeting on 27 November 2006. The Panel had no objection to the proposal in principle.

31. Mr LEE Wing-tat noted that a number of villages did not agree to the current policy that individual house owners would need to complete and pay for the final sewer connection for their own houses. In this connection, Mr LEE was

concerned that water pollution from sewage discharge could not be alleviated if village house owners refused to carry out the connections to public sewers at their own cost. He sought information on the Administration's work in lobbying the villages concerned for their support.

32. In reply, the Director for Drainage Services (DDS) explained that under the prevailing policy, the Administration would provide public sewerage to unsewered village areas through the construction of trunk sewers with branch sewers extending to the lot boundaries of the village houses. The village house owners would have to complete and pay for the final sewer connection works from the branch sewers to their individual houses. As regards the current proposal, DDS advised that while initially a number of villages had expressed disagreement to connecting the village houses to the public sewers at their own cost, the Administration had finally gained support from all the 12 villages covered under the proposed sewerage works after meeting with village representatives for explanation of the Government's prevailing policy.

33. Responding to Mr LEE Wing-tat's further enquiry, DDS said that the experience of the previous phases of the sewerage works for the North District revealed that the connection rate of village houses to public sewers was about 80%. Other sewerage works projects in Tai Po, Sha Tin and Sai Kung had also achieved connection rates of 80% or above. DDS said that with the majority of village houses connected to the public sewerage systems, pollution of nearby watercourses resulting from sewage discharged would be reduced to a large extent. The Chief Engineer (Consultants Management), Drainage Services Department (CE(CM), DSD) supplemented that among the remaining 20% of village houses, some were unable to connect to public sewers due to technical difficulties such as topographical or site constraints. CE(CM), DSD assured members that the Administration would explore means to resolve the technical difficulties and facilitate the connection of village houses to public sewers.

34. Mr LEE Wing-tat remained concerned that sewage discharge from village houses not connected to the public sewers would cause on-going water pollution and hence adverse impact on the environment. He called on the Administration to step up efforts in lobbying village house owners for connection of their houses to the public sewer. Noting that village houses not connected to public sewers would continue to use their existing private treatment facilities such as septic tanks and soakaway systems, Mr LEE opined that the Administration should conduct random inspections and take necessary enforcement actions to ensure the effectiveness of these private treatment facilities.

35. In response, DDS assured members that the Administration would endeavour to lobby village house owners for connection of their houses to the public sewers. He further advised that with proper maintenance, the private treatment facilities of village houses could achieve certain effects in removing pollutants in sewage before discharge. Nevertheless, in the event of ineffective treatment facilities due to inadequate maintenance, the Administration was empowered under the Water Pollution Control Ordinance (Cap. 358) to take

enforcement actions against the illegal discharge of untreated effluent into the watercourses.

36. Mr CHEUNG Hok-ming welcomed the proposed works for the provision of public sewerage to unsewered areas in the North District. He nevertheless expressed concern about the slow progress of sewerage works for the New Territories in the past few years. He opined that one of the reasons for the slow progress was the Administration's policy of minimizing resumption of private land in the implementation of public works projects. Given the constraints in the width of village footpaths for the laying of trunk sewers and branch sewers, Mr CHEUNG enquired whether the Administration had encountered any technical difficulties in this regard in the provision of public sewerage to village areas.

37. CE(CM), DSD explained that while the Administration would try to minimize the need for land acquisition in the design of the public sewerage works, land acquisition would be carried out where necessary, such as where the capability of the public sewerage providing service to village houses in the area could be considerably enhanced. CE(CM), DSD advised that the proposed works under the current project would require resumption of about 2 300 square metres of agricultural land. Responding to Mr CHEUNG Hok-ming's concern about the implementation of sewerage works through obtaining the written consent of private lot owners, CE(CM), DSD advised that such arrangements would only be made in very special situations, such as for gaining access through private lots on a temporary basis or facilitating individual village house owners to make their final connection to the public sewers. He pointed out that in view of the need for future maintenance of public sewers, the Administration would arrange for land resumption for construction of sewers underneath private lots instead of obtaining the written consent of lot owners for access during the works period.

38. The item was voted on and endorsed.

**PWSC(2006-07)58 92CD Yuen Long, Kam Tin, Ngau Tam Mei and
Tin Shui Wai drainage improvements,
stage 1, phase 2B - Kam Tin**

39. The Chairman took over the chair.

40. The Chairman advised members that an information paper on the project had been circulated to the PLW Panel on 18 February 2006.

41. The item was voted on and endorsed.

PWSC(2006-07)59 120CD Drainage improvement in Sai Kung

42. The Chairman advised members that an information paper on the project had been circulated to the PLW Panel on 20 November 2006. At the request of the

Panel Chairman, the Administration had provided supplementary information to the Panel on 13 December 2006.

43. The item was voted on and endorsed.

**PWSC(2006-07)60 126CD Drainage improvement in East Kowloon -
package B phase 2**

44. The Chairman advised members that an information paper on the project had been circulated to the PLW Panel on 20 November 2006. At the request of the Panel Chairman, the Administration had provided supplementary information to the Panel on 13 December 2006.

45. The item was voted on and endorsed.

46. The meeting ended at 9:35 am.

Council Business Division 1
Legislative Council Secretariat
24 January 2007