

立法會
Legislative Council

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

**Minutes of the 7th meeting
held in Room A of Legislative Council Building
on Wednesday, 9 February 2011, 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, SBS, JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon Miriam LAU Kin-yee, GBS, JP
Hon WONG Kwok-hing, MH
Hon LEE Wing-tat
Dr Hon LEUNG Ka-lau
Hon WONG Kwok-kin, BBS
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Tanya CHAN

Members absent:

Hon LAU Wong-fat, GBM, GBS, JP
Hon Andrew CHENG Kar-foo
Hon Timothy FOK Tsun-ting, GBS, JP
Hon TAM Yiu-chung, GBS, JP

Hon Abraham SHEK Lai-him, SBS, JP
Hon CHEUNG Hok-ming, GBS, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king, JP
Hon CHAN Hak-kan
Hon Albert CHAN Wai-yip

Public officers attending:

Ms Doris HO Pui-ling	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr Enoch LAM Tin-sing, JP	Deputy Secretary for Development (Works) ²
Mr Thomas CHOW Tat-ming, JP	Permanent Secretary for Development (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment
Ms Joyce HO Kwok-shan	Principal Assistant Secretary for Financial Services and the Treasury (Works)
Mr Kenneth CHEN Wei-on, JP	Under Secretary for Education
Ms Amy WONG Pui-man	Principal Assistant Secretary (Higher Education) Education Bureau
Mrs Dorothy MA CHOW Pui-fun	Mrs Dorothy MA CHOW Pui-fun Deputy Secretary-General (1) University Grants Committee Secretariat
Mr CHAN Wing-tak	Mr CHAN Wing-tak Chief Technical Adviser (Subvented Projects) Architectural Services Department
Professor WONG Yuk-shan	Vice-President (Administration and Business) Hong Kong University of Science and Technology
Mr Andrew NOWAK-SOLINSKI	Associated Director of Facilities Management Office Hong Kong University of Science and Technology
Mr Raymond LEE Kai-wing	Principal Assistant Secretary (Planning and Lands) ⁵ Development Bureau

Mr HON Chi-keung, JP	Director of Civil Engineering and Development
Mr Raymond WONG Wai-man	Assistant Director (Territorial) Planning Department
Mr LIU Chun-san	Chief Engineer (Project 2) (New Territories North and West) Civil Engineering and Development Department
Mr WONG Hung-keung	Assistant Director (Project)1 (Acting) Housing Department
Mr YUNG Cho-leung	Chief Engineer (Land Works) Civil Engineering and Development Department
Miss Sapphire LO	District Lands Officer (District Lands Office, Tuen Mun) (Acting) Lands Department

Clerk in attendance:

Ms Debbie YAU	Chief Council Secretary (1)6
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Staff in attendance:

Mrs Constance LI	Assistant Secretary General 1
Ms Diana WONG	Senior Council Secretary (1)8
Mr Frankie WOO	Senior Legislative Assistant (1)3
Ms Christy YAU	Legislative Assistant (1)1

The Chairman reported that a total of 20 projects amounting to \$30,003.81 million had been endorsed by the Public Works Subcommittee (PWSC) in the 2010-2011 session so far. Of the total amount endorsed, \$26,936.81 million was related to capital works projects.

**Head 708 – Capital Subventions and Major Systems and Equipment
PWSC(2010-11)36 14EL Research and Academic Building, The
Hong Kong University of Science and
Technology**

2. The Chairman advised that the proposal was to upgrade 14EL to Category A at an estimated cost of \$360.2 million in money-of-the-day (MOD) prices for the construction of a new research and academic building by The Hong Kong University of Science and Technology (HKUST) within its campus in Clear Water Bay. The Panel on Education had been consulted on the proposal at its meeting on 10 January 2011. At the request of Panel members, the Administration had provided supplementary information to the Panel on 7 February 2011.

3. While expressing support for the proposal, Mr WONG Kwok-hing urged HKUST to take heed of members' concerns in achieving higher standards of environmental protection and energy conservation. Prof WONG Yuk-shan, Vice-President (Administration and Business), HKUST responded that environmental protection was one of the policy directions of HKUST. Specifically, the new building would adopt various forms of energy efficient features, including water-cooled chillers, automatic demand control of chilled water circulation system, automatic condenser tube cleaning equipment and heat wheels for heat energy reclaim of exhaust air. Moreover, environment protection principle would also be applied to the building design and choice of material so as to achieve the expected results of energy conservation.

4. The Chairman enquired about the provisions of barrier-free access within the new premises. Prof WONG Yuk-shan of HKUST said that ramps for persons with disabilities would be in place both inside and outside the new building. The public areas within the building would also be widened to facilitate the alternative use of the areas for other purposes such as exhibition, which would also allow more convenience for the disabled.

5. The item was voted on and endorsed.

Head 707 – New Towns and Urban Area Development
PWSC(2010-11)37 733CL Review studies on Hung Shui Kiu new
development area — consultants' fees
and site investigation

6. The Chairman advised that the proposal was to upgrade 733CL to Category A at an estimated cost of \$70.4 million in MOD prices to engage consultants to undertake a planning and engineering study (P&E Study) and associated site investigation works for the development of the proposed new development area (NDA) in Hung Shui Kiu (HSK). The Panel on Development had been consulted on the proposal at its meeting on 25 January 2011 and Panel members in general supported the proposal.

Planning of HSK NDA

7. While supporting the proposal, Mr WONG Kwok-hing requested the consultants engaged in the project to learn from the lessons of the Tin Shui Wai development. He said that residents of Tin Shui Wai suffered from inadequate facilities and support because community ancillary facilities, such as hospital, community centres and leisure facilities, were not provided until the residents had moved into the area for some years. Moreover, the planning of Tin Shui Wai had not provided for sufficient economic development, such as local economy, and the lack of job opportunities in the area had rendered most of the residents poverty-stricken. Mr WONG urged the consultants engaged for the proposed HSK NDA to pay special attention to the development of the local economy, community facilities and needs of the residents in the area.

8. The Principal Assistant Secretary (Planning and Lands)5, Development Bureau (PAS(P&L)) advised that the Administration had undertaken a study on the experience of the Tin Shui Wai development for reference in the planning and development of NDAs in the North East New Territories (NENT) and North West New Territories (NWNT). The Chief Engineer (Project 2) (New Territories North and West), Civil Engineering and Development Department (CE(P2)/CEDD) supplemented that in carrying out the P&E Study for the proposed HSK NDA, CEDD would take into account the economic development and hence employment opportunities for the area and the need of community facilities based on the projected population. It would also co-ordinate with other relevant bureaux in seeking funding approval with a view to

providing these facilities in a timely manner. CE(P2)/CEDD further said that efforts would be made to facilitate provision of commercial activities at street-level in HSK NDA such that residents would not need to rely solely on shopping centers for their daily necessities.

Development schedule of HSK NDA and land supply

9. Mr LEE Wing-tat considered that the planning of HSK NDA was rather protracted and enquired about the development timeframe of HSK NDA. As the development of HSK NDA would take a considerably long time to complete, and in view of limited land supply, high real estate prices and inadequate public rental housing units in the territory, Mr LEE asked whether the Administration would make available the first lot of land in HSK DNA as early as possible.

10. The Director of Civil Engineering and Development (DCED) acknowledged that there was limited land supply in Hong Kong. The P&E Study would examine the extent of land acquisition required for the implementation of the HSK NDA. DCED projected that it would take about three years to complete the P&E Study, and another two years for the statutory procedures followed by land resumption and clearance. Under this schedule, infrastructure development for the first lot of land in the NDA would be around 2019.

11. Mr LEE Wing-tat expressed concern that apart from the plot of land at Anderson Road, there would not be any suitable land sites for development in the interim. He questioned whether land would be available in HSK NDA before 2019 and urged the Administration to consider implementing the development in phases instead of carrying out the entire procedure in one-go so as to expedite the NDA development. The Chairman shared the concern and requested the Administration to refer to the development of NDAs in the 1970's and 1980's which were implemented in phases.

12. In response, DCED said that 2019 was only an estimated time for commencing works for the HSK NDA. He undertook to advance the works if land resumption and clearance could be completed earlier. The Assistant Director (Territorial), Planning Department (AD/PD) added that the Planning and Development Study on North West New Territories completed in 2003 had identified HSK as a suitable NDA. The "Hong Kong 2030: Planning Vision and Strategy", completed in 2007, recommended to proceed with the HSK NDA and the proposed P&E Study would expand the tentative area of the NDA from 450 hectares to

790 hectares so as to identify more land for development to meet various territorial needs in the next 20 to 30 years.

Admin

13. Mrs Regina IP considered that the two-year long statutory procedures formulated during the colonial times were now outdated. As HSK NDA was not a large plot of land, she considered that its development timeframe could be further compressed in order to respond to various social and economic needs in a more timely manner. Mrs IP requested the Administration to expedite the implementation of HSK NDA by exploring the feasibility of advancing development of some sites of the NDA. She also requested the Administration to provide details on the various steps of taking forward the project, the timeframe from planning to implementation of a typical NDA, and to review such development timeframe.

14. The Permanent Secretary for Development (Planning and Lands) (PS(P&L)) responded that it was Government's policy to make available sufficient land to satisfy the development need of the territory. A steering committee chaired by the Financial Secretary had been set up to co-ordinate with different bureaux and departments to streamline the work process and resolve interdepartmental issues to release more land for public use. PS(P&L) added that apart from the statutory procedures, time would be needed for public engagement on the proposals, land resumption and clearance, and detailed designs of individual works projects. The Administration would draw reference from recent incidents related to land resumption and strive to reduce strife with the villagers. He said that the wide range of issues arising from the proposals was fairly complicated and sufficient time was needed to handle the matters. He undertook to expedite the works progress and provide the requested information to the Subcommittee.

15. The Chairman noted that there was an allowance of six months for time extension of the P&E Study due to unforeseen delay, adjustment of study scope or other causes, and queried whether such extension arrangement was a standard practice. He commented that the Government should be able to provide an accurate estimate since it had more than 30 years of experience in developing NDAs. DCED clarified that the study period stipulated in the contract with the consultants was 30 months only, and the allowance of six months was only to cater for eventualities.

16. Expressing support for the proposal, Ms Miriam LAU called upon the consultant of the P&E Study to be more innovative rather than simply

following the same approach in previous studies for other developed NDAs. For example, for territorial demand for commercial and industrial land, consideration could be given to relocating part of the Government bureaux/departments to HSK to vitalize it and turn it into a self-sustained economic area. This would have a positive impact on other existing new towns, such as Tin Shui Wai which could follow suit. AD/PD took note of the suggestion and agreed to conduct relevant assessments in the P&E Study to identify suitable sites for commercial and industrial purposes to enliven the neighbourhood of HSK.

Transport facilities

17. Ms Miriam LAU enquired about measures to improve accessibility to HSK. As the transport costs for Tin Shui Wai and Tuen Mun were rather high, she urged the consultants to seriously study the transport links to enhance the accessibility of HSK. AD/PD responded that transport would be one of the foci of the P&E Study and the plan was to make HSK railway-accessible.

18. Ms Miriam LAU further enquired whether the Northern Link could commence operation early so as to provide connection with the West Rail Line to facilitate the development of HSK. AD/PD and DCED replied that the implementation schedule of the Northern Link would depend on the outcome of the review and update of the Railway Development Strategy 2000 which would commence shortly. Noting the proximity of the Northern Link to HSK, Ms LAU requested the Administration to include the development of the Northern Link in the P&E Study. AD/PD emphasized that the P&E Study would provide inputs to the review and update of the Railway Development Strategy 2000 and take account of its recommendations for the Northern Link as the two studies were conducted in parallel.

19. Mr IP Kwok-him pointed out that HSK NDA was a basin surrounded by hills, and air pollution could not be easily dispersed. Noting that the P&E Study would include assessment on air ventilation, Mr IP enquired whether consideration would be given to adopt environmental-friendly transportation facilities to reduce carbon emission.

20. PAS(P&L) responded that planning and technical assessments on environmental, traffic and air ventilation of the recommended proposals would be thoroughly carried out in the process of the P&E Study. DCED added that an environmental impact assessment under the P&E

Study for the proposed developments and associated engineering infrastructure would be conducted, including assessments on air quality. The Administration planned to rely on the railway network as the essential means of public transport, and would review the deployment of electric cars and light rail network for the new area. Cycle tracks would be planned within the NDA as far as practicable. Furthermore, strategic routes were already present on the outskirts of the NDA and this would minimize carbon emissions arising from the NDA.

21. The item was voted on and endorsed. Mr LEE Wing-tat requested that the item be voted on separately at the relevant meeting of the Finance Committee (FC).

PWSC(2010-11)38 681CL Formation, roads and drains in Area 54, Tuen Mun — phase 2

22. The Chairman advised that the proposal was to upgrade part of 681CL to Category A at an estimated cost of \$325.2 million in MOD prices to carry out site formation works at Site 2 in Area 54, Tuen Mun for public rental housing (PRH) development and associated infrastructural works. The Panel on Development had been consulted on the proposal at its meeting on 25 January 2011.

Compensation for land resumption

23. Mr LEE Wing-tat expressed concern that the delay in the Administration's processing of compensatory arrangement had caused financial loss to some affected land owners and eligible households who had not yet accepted the Government's offer. Noting that 49 out of a total of 69 land owners had accepted the Government's compensation offers, Mr LEE enquired whether the Government was negotiating with the remaining 20 land owners on the compensation and re-housing arrangements.

24. DCED responded that the Government fully understood the concerns of the affected land owners and eligible households, and advised that about 70% of them had accepted the Government's offer of compensation.

25. The District Lands Officer (District Lands Office, Tuen Mun) (Acting), Lands Department, (DLO/LD(Atg.)) added that based on CEDD's site handover date for the PRH development, the Administration had developed a timetable for various land resumption actions according to the statutory procedures and worked in accordance with it. She emphasized that the amount of compensation or ex-gratia allowances to be offered to affected land owners/residents was never a factor of consideration in Government's timing of actions for land resumption and clearance. Amongst the 20 ex-owners who had not accepted the Government's compensation offers, 17 had recently submitted their claim proposals to the Lands Department through their surveyors. The Government had since requested the surveyors representing these ex-owners to provide clarification, explanation and additional information on the claim reports, and would further review the cases once all the information was received. DLO/LD(Atg.) further advised that if the ex-owners wanted to receive a provisional payment of compensation, they could approach the District Lands Office/Tuen Mun direct to arrange for such payment in which the amount would be equivalent to the market value of the resumed property on the date of reversion as assessed by the Lands Department. In the event that the ex-owner could not reach an agreement with the Government on the compensation amount, the party concerned could file an application with the Lands Tribunal for determination of the amount of compensation in accordance with the relevant Ordinance.

26. In reply to Mr LEE Wing-tat's enquiry about the usefulness of the claim report, DLO/LD(Atg.) said that the claim submitted in writing by the ex-owners was a legitimate claim under the relevant Ordinance. The Administration would study in detail the surveyor's claim report which included the figures, basis of assessment and market reference, and accept the report if deemed reasonable.

Interim housing arrangement

27. Noting that there were 106 households affected by the proposed works, and ex-gratia allowances and/or accommodation in public housing had been offered to 54 eligible households, Mr LEE Wing-tat enquired about the arrangement for the remaining 52 households. DLO/LD(Atg.) advised that 52 households were ineligible for rehousing or ex-gratia allowances. Nevertheless, accommodation in transit centre would be provided to them if they could not find any accommodation. She added that as at the clearance day on 28 September 2010, no one had been

rendered homeless.

28. Mr LEE Wing-tat commented that the interim housing offered by the Housing Authority rarely catered for privacy for the residents as single persons were only provided with a bed space in the unit. He considered such arrangement unsatisfactory.

29. While expressing support for the proposal, Mr IP Kwok-him enquired about the condition and privacy of interim housing arrangement arising from land resumption and clearance. The Assistant Director (Project)1 (Acting), Housing Department, (AD/HD(Atg.)) advised that since interim housing was intended to provide temporary housing to those in need, it would not be as good as those of PRH. However, the existing condition and provision of privacy were acceptable standards. Nevertheless, he undertook to look into the matter in consultation with the relevant bureaux/departments.

Concerns of residents at Siu Hong Court

30. Noting that the proposed PRH development at Site 2 would comprise 5 000 units for more than 10 000 residents, Mr LEE Wing-tat relayed the concern of the Siu Hong Court residents that future residents at Site 2 might trespass on Siu Hong Court to access the West Rail and Light Rail stations. The Incorporated Owners (IO) of Siu Hong Court (Phase 3 & 4) had urged the Administration to divert pedestrians away from Siu Hong Court, or else the IO would consider constructing fences and installing metal gates at road entrances at Siu Hong Court to prevent trespassing. Mr James TO expressed similar concerns.

31. DCED said that he understood the concerns of the residents at Siu Hong Court. As regards the residents' suggestion of extending the proposed footbridge under this project to connect the carpark of Siu Hong Court for pedestrians to access the railway stations, DCED explained that there were legal issues and technical difficulties, since all the property owners would be required to give their consent on the proposed arrangement. The Administration had already planned a pedestrian route where residents at the future PRH development could access the railway stations via the existing staircase at the end of Siu Hong Road. The Highways Department was also considering the provision of a pedestrian lift alongside the staircase, and hopefully this would be implemented before the residents moved into Site 2. Furthermore, the Administration was considering building a new footpath at the strip of land between the Light Rail tracks and Siu Hong Court for residents at

the proposed PRH development to access the Light Rail station.

32. Mr LEE Wing-tat noted that Enclosure 1 to PWSC(2010-11)38 did not indicate the width of the proposed footpath and the proposed pedestrian access from Site 2 to the railways stations. He questioned pedestrians would need to walk around the outskirts of Siu Hong Court and take longer time to reach the stations.

33. DCED clarified that the proposed footpath at Tsing Lun Road would be 3.5 metres wide, which was shown on Enclosure 2 to PWSC(2010-11)38. As regards the proposed pedestrian access along Siu Hong Road connecting Site 2 and the railways stations, DCED advised that the entrance of the proposed PRH development would be situated at the junction of Tsing Lun Road and Siu Hong Road, with the railway stations locating at the east thereof. Such arrangement would address the concern of Siu Hong Court residents that residents at Site 2 would not need to trespass on Siu Hong Court while using the proposed new footpath to access the Light Rail station, and the walking time was about six minutes.

34. Mr James TO said that a member of the Tuen Mun District Council had told him that the proposed pedestrian access would take 20 minutes more compared to the access through Siu Hong Court. He proposed to conduct a site visit to ascertain the walking time.

35. DCED reaffirmed that the proposed new footpath would indeed provide a quicker passage for residents at the PRH development to the railway stations, compared to accessing via the shopping centres within Siu Hong Court which took about eight minutes. DCED agreed to accompany Mr James TO to visit the site if necessary.

Community facilities

36. Miss Tanya CHAN noted that the IO of Siu Hong Court had requested the construction of a community hall and a sports centre in the vicinity. As these facilities were very important to the development of the community, she enquired whether a new community hall and a sports centre would be built in Tuen Mun Area 54. Expressing a similar concern, Mr LEE Wing-tat sought information on the location of the community hall nearest to Siu Hong Court.

37. AD/HD(Atg.) replied that the Housing Department (HD) had been liaising with the Home Affairs Department (HAD) and the Leisure and Cultural Services Department (LCSD) to closely monitor the

development of the area. As there were already eight community halls in different areas of Tuen Mun with two new ones being planned/built, he considered that there should be sufficient community halls in Tuen Mun. AD/HD(Atg.) further advised that the existing community hall nearest to Siu Hong Court was near Tin King Estate. HD would liaise with HAD to review the development of Area 54 and seek suitable site for a new community hall if so warranted. As regards the provision of sports centre, there were various large-scale sports facilities within Tuen Mun, such as the Tsing Tin Playground, the Tuen Mun Tang Shiu Kin Sports Ground, the Tai Hing Sports Centre and the Leung Tin Sports Centre. Moreover, a swimming pool would be built at Sun Wai Court, and a playground in Area 6 Leung Choi Lane. As there would be further development in Area 54, AD/HD(Atg.) undertook to closely liaise with LCSD to see if a sports centre would be needed.

38. Miss Tanya CHAN questioned whether the standard provision of a community hall would meet the present needs of the neighbourhood nowadays. The Chairman advised that at his instruction at the last meeting, the Clerk had written to the Director of Home Affairs requesting the Administration to review the standard provision of a community hall. The Subcommittee had also referred the matter to the Panel of Home Affairs for follow-up.

39. Given that the population of Area 54 would be well over 10 000 and that it would take about 20 to 25 minutes to travel on foot from Siu Hong Court to the Tin King Estate community hall, Mr LEE Wing-tat urged the Administration to seriously consider providing community facilities in Area 54 for the benefit of the whole area. AD/HD(Atg.) clarified that the entire Site 2 had been earmarked for PRH development, and there would not be any land available for building a new community hall or sports centre. However, leisure facilities, such as badminton courts and basketball courts, would be provided within the proposed PRH.

40. Mr LEE Wing-tat considered the designs of HD's architects mundane as evidenced by the same standard blocks deployed for all PRH developments. He urged the Administration to provide more variety to the design. He added that in a PRH development at Kwai Ching two additional floors had been added to a block to provide community facilities for the residents. The Chairman advised that it was necessary to provide ancillary support to a community, and that the relevant policy issues could be followed up by the Panel on Home Affairs.

Voting on PWSC(2010-11)38

41. The Chairman put the item to vote. Mr James TO claimed a division. Of the 11 members present, seven voted for and three voted against the item. The Chairman declared that the item was endorsed. The voting results of the individual members were as follows:

For:

Mr CHAN Kam-lam
Ms Miriam LAU Kin-yee
Mr LEUNG Ka-lau
Mr WONG Kwok-kin
Mr IP Kwok-him
Mrs Regina IP LAU Suk-yee
Miss Tanya CHAN

Against:

Mr Fred LI Wah-ming
Mr James TO Kun-sun
Mr LEE Wing-tat

42. Mr LEE Wing-tat requested that the item be voted on separately at the relevant FC meeting.

43. There being no other business, the meeting ended at 9:55 am.

Council Business Division 1
Legislative Council Secretariat
13 April 2011