

立法會
Legislative Council

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Finance Committee of the Legislative Council

Minutes of the 40th meeting
held at the Conference Room 1 of the Legislative Council Complex
on Friday, 13 July 2012, at 2:30 pm

Members present:

Hon Emily LAU Wai-hing, JP (Chairman)
Prof Hon Patrick LAU Sau-shing, SBS, JP (Deputy Chairman)
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP
Hon LEE Cheuk-yan
Hon Fred LI Wah-ming, SBS, JP
Dr Hon Margaret NG
Hon James TO Kun-sun
Hon CHEUNG Man-kwong
Hon CHAN Kam-lam, SBS, JP
Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP
Hon LEUNG Yiu-chung
Hon LAU Kong-wah, JP
Hon LAU Wong-fat, GBM, GBS, JP
Hon Miriam LAU Kin-yeet, GBS, JP
Hon Andrew CHENG Kar-foo
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon LI Fung-ying, SBS, JP
Hon Tommy CHEUNG Yu-yan, SBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon Audrey EU Yuet-mee, SC, JP
Hon Vincent FANG Kang, SBS, JP
Hon WONG Kwok-hing, MH

Hon LEE Wing-tat
Dr Hon Joseph LEE Kok-long, SBS, JP
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon Andrew LEUNG Kwan-yuen, GBS, JP
Hon CHEUNG Hok-ming, GBS, JP
Hon WONG Ting-kwong, SBS, JP
Hon Ronny TONG Ka-wah, SC
Hon CHIM Pui-chung
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king, JP
Dr Hon LAM Tai-fai, SBS, JP
Hon CHAN Hak-kan, JP
Hon Paul CHAN Mo-po, MH, JP
Hon CHAN Kin-por, BBS, JP
Dr Hon Priscilla LEUNG Mei-fun, JP
Hon CHEUNG Kwok-che
Hon WONG Sing-chi
Hon IP Wai-ming, MH
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-yea, GBS, JP
Dr Hon PAN Pey-chyou
Hon Paul TSE Wai-chun, JP
Dr Hon Samson TAM Wai-ho, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon Tanya CHAN
Hon Albert CHAN Wai-yip
Hon WONG Yuk-man

Members absent:

Hon Albert HO Chun-yan
Dr Hon David LI Kwok-po, GBM, GBS, JP
Dr Hon Philip WONG Yu-hong, GBS
Hon WONG Yung-kan, SBS, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Dr Hon LEUNG Ka-lau
Hon WONG Kwok-kin, BBS

Public officers attending:

Professor K C CHAN, GBS, JP	Secretary for Financial Services and the Treasury
Ms Esther LEUNG, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) 1
Ms Elsie YUEN	Principal Executive Officer (General), Financial Services and the Treasury Bureau (The Treasury Branch)
Mr LIU Chun-san	Acting Deputy Secretary for Development (Works) 2
Mr HON Chi-keung, JP	Director of Civil Engineering and Development
Mr Joseph CHAN Chun-shing	Chief Engineer (Boundary Control Point), Civil Engineering and Development Department
Mr CHOY Ming-fai	Acting District Lands Officer (North), Lands Department
Ms Gracie S W FOO, JP	Deputy Secretary for Development (Planning and Lands) 1
Ms Brenda AU Kit-ying	Principal Assistant Secretary for Development (Planning and Lands) 5
Miss Petty LAI Chun-yee	Principal Assistant Secretary for Home Affairs (Recreation and Sport)
Mr Donald CHOY Chi-mun	Assistant Director of Leisure and Cultural Services (Leisure Services) 3
Miss Shirley CHUNG Yuk-fong	Chief Executive Officer (Planning) 2, Leisure and Cultural Services Department
Mr LI Kam-sang	Chief Engineer (Port Works), Civil Engineering and Development Department
Mr Andy SUEN Ming-tak	Acting Chief Project Manager 302, Architectural Services Department
Miss Erica NG Lai-man	Principal Assistant Secretary for Transport and Housing (Transport) 2
Mr Michael NG Shi-hung	Principal Transport Officer (Management), Transport Department
Mr Arthur WONG Kam-hay	Chief Engineer (Project), Electrical and Mechanical Services Department

Clerk in attendance:

Mr Andy LAU

Assistant Secretary General 1

Staff in attendance:

Ms Anita SIT

Chief Council Secretary (1)5

Mr Derek LO

Chief Council Secretary (1)6

Mr Daniel SIN

Senior Council Secretary (1)7

Mr Frankie WOO

Senior Legislative Assistant (1)3

Ms Christy YAU

Legislative Assistant (1)8

Item No. 1 - FCR(2012-13)46

**RECOMMENDATIONS OF THE ESTABLISHMENT
SUBCOMMITTEE MADE ON 11 JUNE 2012**

The Chairman advised that the approval of the Finance Committee (FC) was sought for the items set out in FCR(2012-13)46 which were recommended by the Establishment Subcommittee at the meeting on 11 June 2012. No member had requested for separate voting by FC on any item in FCR(2012-13)46.

2. The Chairman put the items in FCR(2012-13)46 to vote. The Committee approved the items.

Item No. 2 - FCR(2012-13)47

**RECOMMENDATIONS OF THE PUBLIC WORKS
SUBCOMMITTEE MADE ON 30 MAY 2012**

3. The Chairman advised that FC's approval was sought for the items set out in FCR(2012-13)47 which were recommended by the Public Works Subcommittee (PWSC) at the meeting on 30 May 2012. Members of PWSC had requested that items PWSC(2012-13)25, PWSC(2012-13)26 and PWSC(2012-13)27 should be considered and voted on separately at the FC meeting.

4. The Chairman put the items in FCR(2012-13)47, excluding PWSC(2012-13)25, PWSC(2012-13)26 and PWSC(2012-13)27, to vote. The Committee approved the items.

PWSC(2012-13)26 and PWSC(2012-13)27

5. The Chairman said that as the proposals in PWSC(2012-13)26 and PWSC(2012-13)27 were both related to the Liantang/Heung Yuen Wai Boundary Control Point (BCP) project, discussion of the two items would be combined but the items would be voted on separately at the meeting. The Chairman advised that PWSC(2012-13)26 sought to upgrade part of 13GB to Category A at an estimated cost of \$16,253.2 million in money-of-the-day (MOD) prices for carrying out site formation and infrastructure works for the development of a new BCP at Heung Yuen Wai in the northeastern New Territories; and PWSC(2012-13)27 sought to create a new subhead 36CA under Head 701 – Land Acquisition for the payment of special ex-gratia allowance, comprising special ex-gratia cash allowance and domestic removal allowance, at an estimated total cost of \$211 million to households affected by land resumption and clearance required under the BCP project.

6. Mr WONG Sing-chi expressed concern that some households which were affected by the BCP project were not satisfied with the compensation arrangements. Mr WONG enquired about the present position of the discussion with the villagers affected, and the number of households which had yet to accept the compensation package.

7. The Deputy Secretary for Development (Planning and Lands)1 (DS(PL)1) remarked that the Administration had taken into consideration the unique circumstances of Chuk Yuen Village and provided a special arrangement of "Cottage House Option" to non-indigenous villagers (non-IVs) residing in the environs of Chuk Yuen Village as an alternative to satisfying their rehousing needs under the prevailing policy. Taking account of the villagers' responses to the "Cottage House Option", the Administration had enhanced the Option by finding a way to extend it to eligible non-IVs residing in Chuk Yuen South. Speaking overall, while the number of villagers and other eligible households affected by the BCP project who would accept the compensation and rehousing arrangements was not known at present, the Administration would continue to liaise with the eligible persons regarding the "Cottage House Option" and ex-gratia payment arrangements. DS(PL)1 remarked that the BCP project was featured in the Framework Agreement on Hong Kong/Guangdong Co-operation signed in April 2010 and had been included as one of the cooperation projects in the National 12th Five Year Plan.

8. Mr CHEUNG Hok-ming remarked that the "Cottage House Option" was generally welcomed by the villagers concerned. He enquired about the ratio between the number of households which had accepted the Option and

those declining to accept the Option, and the reasons given by the villagers for not accepting the Option.

9. DS(PL)1 stated that the villagers affected generally accepted the "Cottage House Option", and so far the Administration had received about 60 applications for the Option. Since the Government had just started processing the applications, details on the number of applicants from Chuk Yuen Village and Chuk Yuen South, and the number of villagers who had not applied for the Option were not available at present. DS(PL)1 referred to Enclosure 4 of PWSC(2012-13)27 and pointed out that the Chairman of the Chuk Yuen Residents Village Removal Committee had expressed in its letter dated 18 April 2012 the villagers' support for the Option.

10. Mr Albert CHAN expressed concern about the transparency of the clearance and compensation arrangements. He enquired whether all the details of the ex-gratia payment and "Cottage House Option" arrangements had been disclosed to the villagers affected. Mr CHAN further enquired about the timetable regarding the compensation payment and removal arrangements. Mr CHAN was concerned that if some of the more passive villagers were not aware of the full details of the compensation package, some third parties might take advantage of the situation to gain benefits from the villagers.

11. DS(PL)1 remarked that the Government had been closely liaising with the parties concerned. The former Secretary for Development had personally met the representatives of Chuk Yuen Village, the Heung Yee Kuk, the relevant District Council and rural committees to discuss the removal and compensation arrangements. DS(PL)1 added that as pointed out in the letter from the Chairman of the Chuk Yuen Residents Village Removal Committee, the Government and the parties concerned had spent three years to work out the "Cottage House Option". Moreover, the Home Affairs Department and departments under the Development Bureau also maintained close liaison with the area committees and rural committees concerned to ensure that the villagers and households affected were well informed of the proposed arrangements. DS(PL)1 said that the order for land resumption for the BCP project had been gazetted, and the relevant forms and information notes had been distributed to the villagers and households affected by the project. She quoted a specific case whereby 24 households of Chuk Yuen Village had already identified a site for relocation purpose and had applied to the Town Planning Board for using the site for building cottage houses. DS(PL)1 explained that the Government had made a lot of efforts to make the information available to villagers and households affected directly.

Action

12. Mr Albert CHAN opined that the "Cottage House Option" should be made a standing arrangement for future land resumption and clearance projects of a similar nature. Mr CHAN enquired whether villagers living in squatter structures were also eligible for the "Cottage House Option".

13. DS(PL)1 advised that non-IVs of Chuk Yuen Village and Chuk Yuen South would be eligible for the "Cottage House Option", including those living in squatter structures, and they also had to meet other relevant eligibility criteria, e.g. not owning domestic properties. DS(PL)1 said that the Administration would take note of members' views in planning future land resumption and clearance projects.

14. Mr Albert CHAN expressed the view that the configuration of the proposed connecting road should be dual three-lane, instead of dual two-lane as currently proposed.

15. The Chairman put the items PWSC(2012-13)26 and PWSC(2012-13)27 to vote. The Committee approved the funding proposal.

PWSC(2012-13)25

16. The Chairman said that PWSC(2012-13)25 sought FC's approval for upgrading 258RS to Category A at an estimated cost of \$208.2 million in MOD prices for the development of a bathing beach at Lung Mei, Tai Po.

17. Mr WONG Sing-chi remarked that some green groups had expressed concern about the ecological impact of the project, especially on the wetland nearby. Mr WONG also expressed concern about the significant impact of the project on the traffic condition of Ting Kok Road, especially during holidays when a large number of visitors would use the road for access to the amenity facilities in Tai Mei Tuk and nearby areas.

18. The Director of Civil Engineering and Development (DCED) responded that the Administration had conducted a number of ecological surveys for the project between 2008 and 2010, including studies on the type and number of benthic creatures in the area. The findings of the surveys revealed that the project site was not of particularly high ecological value, and the area of mangrove affected by the project was also very small. However, three fish species of conservation importance had been identified in Lung Mei. The Environmental Impact Assessment (EIA) report for the project had been approved in November 2008 with conditions under the EIA Ordinance (Cap. 499), and an Environmental Permit (EP) had been issued in April 2010 for the construction works of the project. Pursuant to the stipulations in the EP,

Action

the contractor for the project would be required to take steps to mitigate any impact to the marine ecology including the said three species of fish. DCED added that based on the traffic impact assessment undertaken for the project, Ting Kok Road should be able to cope with the additional traffic resulting from the development of the beach at Lung Mei. The Transport Department would continue to monitor the traffic situation after the completion of the project and if necessary, review the traffic arrangements in the area.

19. Mr Albert CHAN expressed concern that the proposal to designate a beach at Lung Mei was not compatible with the environment of the surrounding areas, and the design of the beach might entail a lot of maintenance works. Mr CHAN was concerned that (a) the beach building would form an eyesore on the beach; (b) swimmers could not use the lockers in the early morning as the lockers were usually placed in a refreshment shop on the beach, and for security reasons lockers were not provided in the open area; and (c) some beaches were provided with life guards only during the summer season.

20. DCED remarked that the site was selected for development as a bathing beach after detailed studies, and an EIA had been conducted for the project. The location was supported by the Tai Po District Council and was near to the Tai Mei Tuk Water Sports Centre. Groynes would be provided at the beach to protect the beach from sand loss. The Chief Project Manager 302, Architectural Services Department supplemented that in order to make the beach building compatible with the environment, three beach buildings of smaller size, instead of one large beach building, would be built at the beach. The beach buildings would also be so designed as to match with the surrounding environment. The Assistant Director of Leisure and Cultural Services (Leisure Services)³ (ADLCS) added that the Leisure and Cultural Services Department (LCSD) would consider ways to provide locker service for beach users during the early morning hours when the Government office or shops on the beach were closed. While the planned beach at Lung Mei would not be opened to the public during winter, LCSD would review the opening period of the beach after it had been used for some time.

21. Mr KAM Nai-wai enquired whether the Government would set up a working group jointly with the green groups to monitor the implementation of the environment protection measures in the project. Mr KAM was concerned that when the beach was open to the public, only about 60% of the households in Tai Po would be connected to the new sewerage network, which might affect the water quality of the beach. Mr KAM asked whether the Administration would consider disclosing to the public, through the Internet and display instrument at the beach, information regarding the extent to which water discharged to the beach had been treated by the sewage treatment system.

Action

Mr KAM was also concerned that the Administration only undertook to monitor the water quality of the beach for two years after completion, and enquired whether the relevant project team would extend the period of monitoring the water quality for more than two years. Mr KAM further expressed concern on whether the groynes could effectively prevent loss of sand at the beach. The Chairman asked whether a 60% connection rate of the sewerage network was adequate to ensure that the water quality of the beach was suitable for swimming.

22. DCED responded that the Administration had liaised with the green groups with a view to seeking their views on conducting an ecological monitoring survey at the site and the nearby areas during the development of the beach. He said that as a long term measure to improve the water quality of Tolo Harbour and its catchment, the Administration had developed a new sewerage network in Lung Mei and the nearby areas. According to the design, the water quality of the beach would reach a state suitable for swimming when 60% of the households in the area were connected to the sewage treatment system before the opening of the beach. DCED stressed that the Government had obtained the co-operation of the relevant rural committees and would try their best to ensure as many connections to the completed sewerage network as possible. Experiences of other projects in Tai Po showed a household connection rate up to 90% to 95%. DCED stated that the relevant Government departments would monitor the water quality of the beach in the first two years after completion and Environmental Protection Department would continue the monitoring work thereafter similar to other gazetted beaches. Generally speaking, the water quality of a beach would reach a state suitable for swimming when the averaged Escherichia coli count did not exceed 180 per 100 ml. The size and configuration of the groynes had been designed to protect the beach from sand loss. ADLCS supplemented that once the water quality of the beach was found to be unsuitable for swimming, the beach would be closed until the water quality standard was met.

23. Miss Tanya CHAN expressed concern about the water quality of the planned beach. She enquired about the effectiveness of the sewerage network project as some of the households might choose not to use the public sewerage system. Ms CHAN said that some green groups disagreed with the findings of the EIA report, and they were concerned that the steps to be taken by the Administration might not be able to preserve the three fish species in Lung Mei. The green groups also pointed out that there was another precious fish species inhabiting in Lung Mei which was found in Hong Kong for the first time. Ms CHAN was concerned whether the three species of fish could adapt to the new environment after they had been removed from the project site. Ms CHAN said that Members belonging to the Civic Party might have to

abstain from voting on the item if the Administration could not provide a satisfactory response to the concerns raised.

24. DCED remarked that when the sewerage network was completed in 2013, sewerage outlets of the households in the rural areas at Lung Mei would have to be connected to the network, where feasible. With the assistance of the rural committees, household connections to the sewerage network in other areas of Tai Po had reached about 90% to 95%. The Administration would endeavour to achieve as many household connections as possible at Lung Mei in order to ensure that the water quality of the planned beach was suitable for swimming. DCED reiterated that a comprehensive ecological study had been conducted in 2008 in the areas of Tolo harbour, including Lung Mei, and the study revealed that Lung Mei was not a place of a particularly high ecological value as there were not many benthic creatures in Lung Mei in comparison with other areas under study. Based on the EIA report, the development of a bathing beach at Lung Mei would have little impact on the environment of the area although three species of fish would need to be relocated if they were found in the project site. DCED said that the three species of fish in Lung Mei should be able to adapt to the new habitat after they had been removed to Ting Kok East in which fish of the same species had been living.

25. Ms LI Fung-ying remarked that at an earlier meeting with the Tai Po District Council, members of the District Council had expressed concern about the traffic arrangements in Tai Po District, including the impact of the development of a bathing beach at Lung Mei on the traffic condition in Ting Kok Road. Ms LI was concerned that the provision of only 70 parking spaces for private cars and three coach parking spaces might not be adequate, and public transport might not be able to cope with a large number of visitors during holidays. Ms LI urged the Administration to undertake a review, before the development of the beach, the traffic arrangements and parking facilities in Lung Mei having regard to the additional traffic generated by the beach.

26. Mr LAM Tai-fai shared Ms LI's concern. He opined that the provision of only 70 parking spaces for private cars and three coach parking spaces at the beach was grossly inadequate, as the new beach, being the first one in Tai Po, would be well received by residents and visitors, not to mention the demand for parking facilities generated by the nearby water sports centre and tourist spots. Mr LAM requested that parking facilities for bicycles should also be provided to cater for the need of cyclists. Mr LAM requested that the beach project should be completed as soon as possible, preferably ahead of the scheduled completion date.

Action

27. The Chairman and Ir Dr Raymond HO also expressed concern about the traffic arrangements for the area in question. They pointed out that currently there were serious traffic congestions on Ting Kok Road and the roads leading to Tai Mei Tuk, especially during holidays. Noting that the number of parking spaces had been reduced from 100 in the original design to 70 at present, they commented that the reduction in the provision of parking spaces at the beach would not discourage people from using their vehicles to go to the beach and the nearby amenity areas. The Administration should review its transport policy regarding provision of parking facilities and the traffic arrangements on Ting Kok Road and the nearby areas to meet the needs of visitors. The traffic conditions might worsen if there were insufficient parking spaces at the beach. Ir Dr HO opined that the Transport Department had always underestimated the parking needs at amenity areas such as beaches. Mr Albert CHAN remarked that in addition to the parking problem, there were many complaints regarding inadequate public transport service for places like beaches, especially during public holidays when a lot of people headed for these places and had to wait for a long time for buses and/or public light buses.

28. DCED remarked that the Civil Engineering and Development Department had consulted the Transport Department and the Highways Department on the traffic impact assessment in relation to the beach project at Lung Mei, and concluded that the provision of 70 parking spaces for private cars and three coach parking spaces should be adequate. DCED pointed out that there was a bus terminal in Tai Mei Tuk and visitors might use public transport to access the new beach. There was also another carpark in Tai Mei Tuk, and about 100 parking spaces for bicycles would be provided at the new Lung Mei beach. DCED remarked that the reduction of parking spaces for private cars from 100 to 70 spaces for the beach was based on the recommendation of the Advisory Council on the Environment. The number of parking spaces was constrained by the size of the site, and details of the design of the project had already been gazetted and authorized. DCED said that the relevant Government departments would monitor the traffic conditions on completion of the beach project, and review the traffic and transport arrangements if necessary.

29. Mr CHEUNG Hok-ming declared that he was the Chairman of the Tai Po District Council. Mr CHEUNG said that given the size of the project site, the Tai Po District Council had discussed the project in detail and reached a consensus on the number of parking spaces to be provided so that the size of the beach would not be reduced. Mr CHEUNG said that the Tai Po District Council had grave concern on the traffic congestions at Ting Kok Road, especially when the beach was opened in 2014 and other tourist spots in the nearby areas were completed. Mr IP Kwok-him supported the project and said

that as the Tai Po District Council had studied the details of the project and supported the design of the beach and the carpark, the proposed arrangements should be accepted. Mr LEUNG Yiu-chung said that while the design of the project might not be changed, the Administration should aim to ensure that adequate parking spaces would be provided at amenity facilities, in particular those in the New Territories, in order to facilitate the public to use the facilities.

30. DCED remarked that the Administration noted members' views regarding the traffic arrangements in Tai Po, in particular Ting Kok Road, and the need for provision of adequate parking facilities at tourist spots and public amenity areas. A balance had to be struck among the need for environment protection, the needs of the community and the need of motorists. The Civil Engineering and Development Department would liaise with the Transport Department and the Highways Department regarding the traffic and transport improvements on Ting Kok Road, taking into account the operation of the beach and other tourist spots/amenity facilities in the area.

31. The Chairman put the item to vote. The Committee approved the item.

Item No. 3 - FCR(2012-13)52

**RECOMMENDATIONS OF THE PUBLIC WORKS
SUBCOMMITTEE MADE ON 13 JUNE 2012**

32. The Chairman advised that the Committee's approval was sought for the items in FCR(2012-13)52 which were recommended by PWSC at its meeting on 13 June 2012. No member had requested for separate voting on any item in FCR(2012-13)52.

33. The Chairman put the items in FCR(2012-13)52 to vote. The Committee approved the items.

Item No. 4 - FCR(2012-13)45

**CAPITAL WORKS RESERVE FUND
HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR
SYSTEMS AND EQUIPMENT**

Transport Department

**New Subhead "Replacement of the Lane Control Signals and Variable
Speed Limit Signs of the Traffic Control and Surveillance
System in the Tsing Ma Control Area"**

Action

34. The Chairman advised that the item sought the Committee's approval for a new commitment of \$56,750,000 to replace the lane control signals and variable speed limit signs of the traffic control and surveillance system in the Tsing Ma Control Area.

35. There being no question from members, the Chairman put the item to vote. The Committee approved the funding proposal.

36. The meeting was adjourned at 4:30 pm.

Legislative Council Secretariat

28 September 2012