

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

**Minutes of the 10th meeting
held in Conference Room 1 of Legislative Council Complex
on Wednesday, 13 June 2012, 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 LAU Wong-fat, GBM, GBS, JP
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon LEE Wing-tat
Hon CHEUNG Hok-ming, GBS, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon KAM Nai-wai, MH
Hon Starry LEE Wai-king, JP
Hon CHAN Hak-kan
Hon WONG Kwok-kin, BBS
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Tanya CHAN
Hon Albert CHAN Wai-yip

Members absent:

Hon Miriam LAU Kin-ye, GBS, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Cyd HO Sau-lan
Dr Hon LEUNG Ka-lau

Public officers attending:

Ms Doris HO Pui-ling, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr WAI Chi-sing, JP	Permanent Secretary for Development (Works)
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 (Treasury) (Works)
Mr LAI Tung-kwok	Under Secretary for Security
Miss Bella MUI	Principal Assistant Secretary for Security (B)
Mr LEUNG Koon-kee, JP	Director of Architectural Services
Miss Uson CHUNG	Project Director (2) Architectural Services Department
Mr LAM Kwok-leung	Assistant Commissioner (Operations) Correctional Services Department
Miss Petty LAI Chun-ye	Principal Assistant Secretary (Recreation and Sport) Home Affairs Bureau
Mr Donald CHOY Chi-mun	Assistant Director (Leisure Services) ³ Leisure and Cultural Services Department
Mr Benny CHAN Chak-bun	Chief Architect (Central Management Division 2) Architectural Services Department
Miss Shirley CHUNG Yuk-fong	Chief Executive Officer (Planning) ² Leisure and Cultural Services Department
Mr Charles CHOW Chi-ping	Project Director (3) Architectural Services Department
Mr LEE Yuk-man	Assistant Director (Libraries and Development) Leisure and Cultural Services Department
Mr Eric HUI Kwok-sun, JP	Assistant Director (2) Home Affairs Department

Miss Margrit LI Lai-fan	Assistant Director (Leisure Services)1 Leisure and Cultural Services Department
Mr Harry TSANG Chin-kwong	Chief Executive Officer (Planning)1 Leisure and Cultural Services Department
Mr CHAN Chi-chiu, JP	Director of Drainage Services
Miss Amy YUEN Wai-yin	Assistant Director (Water Policy) Environmental Protection Department
Mr LAI Cheuk-ho	Chief Engineer (Sewerage Projects) Drainage Services Department
Mr KAN Hon-shing	Chief Engineer (Project Management) (Acting) Drainage Services Department
Mr Tony LI Yeuk-yue	Principal Assistant Secretary (Planning and Lands)2 Development Bureau
Mr HON Chi-keung, JP	Director of Civil Engineering and Development
Mr Ambrose CHEONG Siu-yau	Deputy Project Manager (New Territories North and West) Civil Engineering and Development Department
Mr Raymond LEE Kai-wing	Assistant Director (Territorial) Planning Department

Clerk in attendance:

Mr Derek LO	Chief Council Secretary (1)6
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Staff in attendance:

Mr Andy LAU	Assistant Secretary General 1
Mr Ken WOO	Council Secretary (1)6
Mr Frankie WOO	Senior Legislative Assistant (1)3
Ms Christy YAU	Legislative Assistant (1)8

Action

The Chairman reported that a total of 50 projects amounting to \$178,022.3 million had been endorsed by the Public Works Subcommittee (PWSC) in the 2011-2012 session so far. Of the total amount endorsed, \$174,318.9 million was related to capital works projects.

2. The Chairman declared that he was an independent non-executive director of an engineering company.

Head 703 – Buildings

PWSC(2012-13)28 76LC Redevelopment of Tai Lam Centre for Women

3. The Chairman advised that the proposal was to upgrade 76LC to Category A at an estimated cost of \$946.6 million in money-of-the-day (MOD) prices for the partial redevelopment of the Tai Lam Centre for Women (TLCW). The Panel on Security had been consulted on the proposal on 7 June 2011 and Panel members supported the proposal. The gist of Panel discussion was tabled at the meeting. At the request of the Panel, the Administration had provided supplementary information on 21 May 2012.

Overcrowding and penal population projection

4. Mr IP Kwok-him expressed support for the proposal. Noting that the average daily penal population of TLCW was 464 for the past five years which represented an average occupancy rate of 176% as compared to the current design capacity of 263 penal places, he asked why the proposal did not increase the total number of penal places to near or beyond 464 to meet the actual demand but just 371.

5. Assistant Commissioner (Operations), Correctional Services Department (AC(Ops), CSD) advised that there was a pressing need to redevelop TLCW to alleviate its overcrowding problem and enhance its facilities. He explained that although the commissioning of the redeveloped Lo Wu Correctional Institution (a medium security institution which provided 1 400 penal places) in mid-2010 had alleviated the overcrowding problem in most of the female institutions, it could not take over remands and Category A prisoners (those sentenced to imprisonment of 12 years or above) from TLCW (the only maximum security institution for female offenders). Having taken into account factors like projection on penal population as well as the new floor area to be added to TLCW in the project, the redeveloped TLCW with 371 penal places would provide sufficient capacity to accommodate female remands and prisoners of higher security category.

6. Mr Albert CHAN opined that with an improved living standard in the Mainland, the number of Mainlanders committing crimes in Hong Kong might be reduced. In this connection, he asked about the projection on offenders in coming years.

7. AC(Ops), CSD responded that having examined the figures of arrested persons and the persons in custody on a periodic basis, the penal population was estimated to be reduced by 1.6% annually up to 2017, and raised slightly by 0.2% annually starting 2018 and the decade to follow. A significant change in penal population was therefore unlikely in the near future.

8. Prof Patrick LAU said that he had visited some penal institutions and found that they were severely overcrowded. The overcrowding and the lack of space made it difficult to provide vocational training to inmates.

Design of the project

9. Mr TAM Yiu-chung expressed concern that the design of the redeveloped TLCW looked more like a university or museum and did not reflect the dignity of a penal institution. Mr IP Kwok-him shared Mr TAM's view. Prof Patrick LAU pointed out that penal institutions in developed countries looked very modern nowadays. He was concerned rather on the overuse of glasses in the exterior design of the project, and whether its overall design was practical and environmentally friendly. The Chairman remarked that the present design would incur a higher construction cost and urged the Administration to note members' views.

10. AC(Ops), CSD responded that the project had been designed to minimize the impact to the environment and to facilitate the daily operations of TLCW. An example was to locate various facilities in a coordinated manner to minimize the walking distance for inmates and staff. Director of Architectural Services (D Arch S) added that the design and materials used for the project was simple and practical to blend in with the nearby Tai Lam Country Park. Natural lighting and ventilation would be used as far as practicable.

Disposal of construction waste

11. Noting that 1 790 tonnes of non-inert construction waste generated by the project would be disposed of at landfills, Mr Albert CHAN called on the Development Bureau and Environment Bureau to better coordinate to identify prospective reclamation sites for disposal of construction waste. This in his view could avoid the need to dredge the harbour for forming prospective reclamation sites and save the huge expenditure on landfill disposal. He expressed regret that his above suggestion had not been given consideration despite it had been repeated

for years. Prof Patrick LAU shared Mr CHAN's views. He opined that there was no need to flatten the project site on the hillside slope as it would reduce construction waste generated from site formation. The Chairman urged the relevant bureaux to consider Mr CHAN's suggestion as it involved policy considerations.

12. D Arch S said that the Administration would take measures to reduce construction waste generated from the project. The waste to be disposed of at landfills represented only 10.8% of the total construction waste generated by the project.

Public consultation

13. In response to Mr Albert CHAN's question on whether the Tuen Mun Rural Committee had responded to the Administration's letter on consulting village representatives concerned on the project, AC(Ops), CSD advised that it had responded to the letter and raised no particular comment on the project.

14. The item was voted on and endorsed.

PWSC(2012-13)32 277RS Sports centre between Tsuen Wan Park and Tsuen Wan Road, Tsuen Wan

15. The Chairman advised that the proposal was to upgrade 277RS to Category A at an estimated cost of \$765.6 million in MOD prices for the construction of a sports centre between Tsuen Wan Park and Tsuen Wan Road, Tsuen Wan. An information paper on the proposed works had been circulated to the Panel on Home Affairs on 8 May 2012.

Provision of sports centres in the territory

16. Mr Albert CHAN expressed support for the proposal. He however said that discussion on the project had been dragged on for years and queried that it was only given green light to tie in with the commissioning of a residential development in the vicinity. He also considered the proposed sports centre too close to the Yeung Uk Road Sports Centre in existence, and suggested that it should be provided at Lei Muk Shue or Shek Wai Kok instead. Pointing out further that the population of 300 000 in Tsuen Wan was currently served by quite a number of public sports centres already, he expressed concern that other densely populated districts, such as Tin Shui Wai, had not been provided

Admin adequate public sports centre. He requested the Administration to provide supplementary information on the population size and the number of public sports centres in each of the 18 districts in Hong Kong.

17. Principal Assistant Secretary (Recreation and Sport), Home Affairs Bureau undertook to provide the requested information. Assistant Director (Leisure Services)³, Leisure and Cultural Services Department (AD(LS)³, LCS³D) advised that the Hong Kong Planning Standards and Guidelines (HKPSG) recommended the provision of a sports centre per 65 000 population. The proposed sports centre was the fifth one in Tsuen Wan.

18. Mr TAM Yiu-chung said that the longer lifespan of the population had led to a greater demand for sports, leisure and cultural activities. He urged the Administration to review HKPSG in order to better meet the needs of the aging population. Prof Patrick LAU shared Mr TAM's views and asked whether there was a timetable for the review.

19. Permanent Secretary for Development (Planning and Lands) (PS(PL)) advised that subject to the request of the Home Affairs Bureau to review the planning parameters on the provision of sports centres, HKPSG would be reviewed as appropriate.

Layout of the project site

20. Mr LEE Wing-tat referred to the site plan of the proposed development and asked why the project site was irregular in shape.

21. Chief Architect (Central Management Division 2), Architectural Services Department (CA(CMD2), Arch SD) explained that the demarcation of the project site was restricted by the site constraints of the West Rail Tsuen Wan Area 6 site (TW6 site), which was not a spacious site for accommodating both the proposed sports centre alongside with residential developments. The objective of the demarcation was to locate the sports centre on the side of the site adjoining Tsuen Wan Park, with a spacious main entrance facing the Park to facilitate pedestrian access. The small site area near Wing Shun Street was needed for the provision of a vehicular access.

Facilities in the sports centre

22. Pointing out the shortage of public performance venues for amateur dancing and Cantonese opera singing, Mr Albert CHAN said that the activity room, dance room and table-tennis room provided under the

project should be designed flexibly to serve multi-purpose for holding of such activities.

23. CA(CMD2), Arch SD replied that he did not envisage any technical difficulty to take into account Mr CHAN's suggestion in the design of the sports centre, and that the Administration would consider Mr Chan's suggestion during the design stage.

24. Mr Albert CHAN suggested the secondary hall be designed in such a way that it could accommodate more table-tennis tables. Prof Patrick LAU and Mr TAM Yiu-chung expressed similar views. Mr TAM Yiu-chung pointed out that there was a shortage of table-tennis facilities in the territory to meet the increasing demand of retired persons and new immigrants from the Mainland. He had also received complaints about the provision of only one table for table-tennis in one of the sport centres in Yuen Long, coupled with the long waiting time and difficulty in securing a booking. The provision of sports centre should evolve with changing circumstances and the local community should be consulted to enable the provision of facilities that best suited their needs.

25. AD(LS)3, LCSD responded that it had been the practice of the Administration to fully consult the district council concerned in the course of providing sports centres. The table-tennis room provided under the project could accommodate four tables and the activity room could also be used for table tennis as and when required.

Project quality and impact on road works

26. In response to Prof Patrick LAU's question on ensuring the design standard and quality of the project, CA(CMD2), Arch SD advised that the Administration intended to require the future developer of the TW6 site, through a development agreement with the Tsuen Wan Area 6 Property Development Ltd, to design and construct the proposed sports centre according to Government's requirements with a view to tallying the implementation programmes of the residential developments and the sports centre. There would be two levels of monitoring. On planning and layout, the future developer was required to, in accordance with the approval conditions of the planning permissions, submit the design of the public sports centre to the satisfaction of the Director of Leisure and Cultural Services or the Town Planning Board. On building design, the future developer would be required to comply with the Technical Schedule of the Land Grant, which would stipulate the Government's detailed design specifications for the project, such as requirements on green building design, barrier-free access, and energy efficiency

according to the prevailing guidelines and standards for Government buildings. The developer would be required to submit design drawings for approval by the relevant Government departments, such as LCSD and Arch SD.

27. Mr Albert CHAN pointed out that the consultancy on improving the Tsuen Wan Road was almost completed and large scale road widening works might soon be carried out. He urged Arch SD to coordinate with the Highways Department to ensure that the project would not have an impact on the future road works.

28. CA(CMD2), Arch SD responded that both departments had already coordinated on the proposal and would review the impact of the proposal again before implementation of the sports centre.

Construction cost

29. Noting that the estimated construction unit cost of the proposed sports centre was about \$28,641 per square metre in September 2011 prices, Prof Patrick LAU asked why the TLCW project under PWSC(2012-13)28 cost much higher at about \$36,920 per square metre.

30. CA(CMD2), Arch SD advised that the Administration would make reference to similar recent projects and consider the special circumstances of individual projects in determining the cost estimate of new projects. The construction unit cost of the proposed sports centre was comparable to similar projects, such as the Sports Centre in Area 28A, Fanling/Sheung Shui commissioned in 2011 which cost about \$24,000 per square metre in September 2011 prices. The construction cost of the proposal was relatively higher due to the site constraints under this project, such as the technical difficulties involved in providing the sports centre above the West Rail Line tunnels which would remain in operation during construction. Additional protective and monitoring measures were also required to safeguard the tunnel structure. The requirement to provide the main arena and the secondary hall one above another due to space constraint had added to the technical challenge of the project.

31. As regards the reason for the higher construction unit cost for the TLCW project, CA(CMD2), Arch SD explained that it was due to the special circumstances of the project. For example, TLCW would need to remain in operation while the redevelopment was underway, and this entailed careful interfacing arrangements. Enhanced safety and security measures would also affect the unit cost.

Fees and charges of public sports centres

32. In response to Miss Tanya CHAN's question, AD(LS)3, LCSD advised that fees and charges for facilities provided by the proposed sports centre would be the same as other public sports centres in the New Territories. The Administration was working on the alignment of fees and charges of public sports centres in the territory.

33. The item was voted on and endorsed.

PWSC(2012-13)31 55RG Sports centre, community hall and district library in Area 14B, Sha Tin

34. The Chairman advised that the proposal was to upgrade 55RG to Category A at an estimated cost of \$1,084 million in MOD prices for the construction of a sports centre, a community hall and a district library in Area 14B, Sha Tin. An information paper on the proposed works had been circulated to the Panel on Home Affairs on 8 May 2012.

35. In response to Prof Patrick LAU's enquiry on whether it was appropriate to provide lawn bowls green indoor, AD(LS)3, LCSD advised that an indoor lawn bowls green had been provided in a sports centre in Hong Kong East and was a very popular facility.

36. The item was voted on and endorsed.

PWSC(2012-13)29 425RO Runway Park at Kai Tak, Kowloon City District

37. The Chairman advised that the proposal was to upgrade part of 425RO to Category A at an estimated cost of \$169.7 million in MOD prices for the construction of the Runway Park (Phase 1) at Kai Tak, Kowloon City District. An information paper on the proposed works had been circulated to the Panel on Home Affairs on 8 May 2012.

38. The item was voted on and endorsed.

PWSC(2012-13)30 439RO Kwun Tong promenade (stage 2)

39. The Chairman advised that the proposal was to upgrade 439RO to Category A at an estimated cost of \$250.7 million in MOD prices for the construction of a waterfront promenade at the former Kwun Tong Public Cargo Working Area. An information paper on the proposed works had been circulated to the Panel on Home Affairs on 8 May 2012.

Provision of building structure under vehicular bridges

40. Prof Patrick LAU said that the Subcommittee on Harbourfront Planning under the Panel on Development supported the proposal. Noting that the Kwun Tong promenade would be provided underneath a section of the Kwun Tong Bypass which was an elevated vehicular bridge, he welcomed the provision of the Kowloon East Development Office housed under the vehicular bridge which in his view could maximize the use of the limited land resource. He suggested the Administration to introduce a policy that encouraged the provision of structures under vehicular bridges. Sharing Prof LAU's views, the Chairman said that such an idea had in fact received extensive public support in the 1980s.

41. PS(PL) responded that the Government's policy was to make the best use of available land resource. Provision of building structures under vehicular bridges would be considered on a case-by-case basis having regard to factors such as the traffic and pedestrian safety implications of the proposals.

Design of the project

42. Expressing support for the proposal, Mr TAM Yiu-chung was concerned that the proposed promenade was exposed to strong sunshine in the afternoon. Also, given its close proximity with the nearby industrial buildings, the roads around the promenade would be busy and congested, and visitors might encounter problems with car parking.

43. D Arch S advised that trees would be planted along the proposed promenade to provide comfortable shades. Assistant Director (Leisure Services)1, Leisure and Cultural Services Department (AD(LS)1, LCSD) responded that parking spaces had been provided along stage 1 of the project. Relevant departments were examining the provision of more parking spaces at the vicinity.

44. Prof Patrick LAU called on the Administration to enhance the artistic flavour of the proposed promenade and the provision of ancillary facilities. Mr CHAN Kam-lam expressed similar views and urged the Administration to display creativity on the design. Consideration could be given to providing a gallery which showcased the history of Kwun Tong as well as the development of both sides of the Victoria Harbour. He also suggested enhancing the provision of ancillary facilities, such as café, parking spaces, and a shading area with a special feature that would allow visitors to enjoy the views of the harbour even at times of strong sunshine or bad weather.

45. AD(LS)1, LCSD advised that the proposal had been designed in such a way to blend with stage 1 of the promenade. The project would also provide a number of facilities with distinguished features, such as a sensory garden which could be enjoyed through different senses by persons with visual or aural impairment, landscaped areas with a mist feature and animated lighting and sound effects, and models of waste paper bundles and mechanical cranes to evoke the historical context of the area as a former cargo handling area for waste paper.

46. Mr Albert CHAN opined that a cycle track, if provided under the proposal, would enhance the attractiveness of the promenade. He also requested that lifebuoys be provided along the proposed promenade.

47. AD(LS)1, LCSD advised that cycling track was not provided under the project because the average width of the proposed promenade was only 30 metres and there was no existing supporting cycling facilities in the vicinity. As with the case of other promenades, lifebuoys would be provided for the proposed promenade.

48. In response to Mr Albert CHAN's comment that the design of a cover stretching out from the proposed café was unnecessary as both would be provided underneath the Kwun Tong Bypass, D Arch S advised that there was an outdoor seating area underneath and the cover was to provide lighting at night and shading during adverse weather. Mr Albert CHAN was unconvinced of the explanation as in his view the vehicular bridge would serve the purpose of shading. The cover could also be replaced by removable sunshades to give the promenade more natural feel. He did not find the current design appealing as both the vehicular bridge and the promenade were made up of concrete, and suggested that the floor be paved with concrete and turf intermittently to enhance the aesthetics of the promenade.

49. Mr Alan LEONG was keen to ensure that all ancillary facilities would be provided to tie in with the commissioning of the proposed promenade. He also enquired the facilities to be provided in the elderly fitness area.

50. D Arch S affirmed that all ancillary facilities would be provided prior to the commissioning of the proposed promenade. AD(LS)1, LCSD advised that five sets of equipment would be provided in the elderly fitness area. Consideration might be given to including pebble foot message path and various installations which allowed users to stretch and exercise their muscles. Mr Alan LEONG opined that pebble foot message path was an outdated facility and urged the Administration to engage the local community in planning for the provision of facilities that suited their needs.

Phasing of project expenditure

51. Noting the Administration's plan to complete the project in December 2014, Mr Alan LEONG referred to the phased expenditure of the project proposal and asked why some 30% of project expenditure would need to be phased for a period of three years following project completion. Sharing Mr LEONG's concerns, the Chairman said that it was uncommon for post-completion expenditure to account for over 20% of the total project cost.

52. D Arch S explained that phasing of expenditure was required to settle the final account which included contingencies and payment for the completion of outstanding and defects rectification works. Permanent Secretary for Development (Works) (PS(W)) added that, for the purpose of preparing estimates, it was a general practice for the Government to allow three years for settling the final account upon project completion. Items which were approved by PWSC at the meeting had followed similar practice.

53. Prof Patrick LAU considered the practice of settling final payments for up to three years following project completion could easily cause confusion to contractors' accounts and was thus highly undesirable. In addition, he queried the need for applying a price adjustment factor to the final payments as the exact amount should have been clearly set out in the relevant contractor agreements. Such application of price adjustment factor to the final payments would push up the cost of the project unnecessarily. The Chairman shared Prof LAU's views and requested the Administration to provide supplementary information detailing the justifications for the arrangements on expenditure phasing.

Odour issues

54. Mr WONG Kwok-kin expressed support for the proposal. He however expressed concern about the odour emitted from the Kai Tak Approach Channel and asked about the progress of the relevant odour mitigation works.

55. PS(W) advised that the Administration had commenced in-situ bioremediation treatment on the contaminated sediments at the Kai Tak Approach Channel and Kwun Tong Typhoon Shelter. The water quality would be greatly improved by mid-2013 to dovetail with the commissioning of the first berth of the new cruise terminal at Kai Tak. The Administration would closely monitor the effectiveness of the bioremediation treatment in improving the water quality in the area before deciding on the option of creating a 600-metre opening in the former Kai Tak runway.

56. The item was voted on and endorsed.

Head 704 – Drainage

PWSC(2012-13)33 274DS Yuen Long and Kam Tin sewerage, stage 3

57. The Chairman advised that the proposal was to upgrade part of 274DS to Category A at an estimated cost of \$213.4 million in MOD prices for implementing sewerage works in six unsewered areas in Yuen Long. The Panel on Environmental Affairs had been consulted on the proposal on 28 May 2012 and Panel members supported the proposal. The gist of Panel discussion was tabled at the meeting.

58. The item was voted on and endorsed.

PWSC(2012-13)34 332DS Lam Tsuen Valley sewerage, stage 2

59. The Chairman advised that the proposal was to upgrade 332DS to Category A at an estimated cost of \$588.3 million in MOD prices for implementing sewerage works in 13 unsewered areas in Lam Tsuen Valley. The Panel on Environmental Affairs had been consulted on the proposal on 28 May 2012 and Panel members supported the proposal. The gist of Panel discussion was tabled at the meeting.

60. The item was voted on and endorsed.

Head 707 –New Towns and Urban Area Development

PWSC(2012-13)35 752CL Planning and engineering study for housing sites in Yuen Long south – consultants' fees and site investigation

61. The Chairman advised that the proposal was to upgrade 752CL to Category A at an estimated cost of \$49.5 million in MOD prices to engage consultants to undertake a planning and engineering study and the associated site investigation works for housing sites in Yuen Long south (YLS). The Panel on Development had been consulted on the proposal on 22 May 2012 and Panel members supported the proposal. The gist of Panel discussion was tabled at the meeting.

The proposed study

62. Expressing support for the proposal, Mrs Regina IP opined that similar studies should have been conducted much earlier to explore the redevelopment potential of rural areas in the New Territories, especially those occupied for haphazard low-density housing, informal industrial activities and open storage. She asked about the details of the sites identified for the proposed study, and the timing of releasing sites for housing development.

63. PS(PL) explained that in response to the increasing demand for housing, the Government had established a new policy in recent years to build up a land reserve for housing development. Moreover, six measures for increasing land supply were announced in the 2011-2012 Policy Address.

64. Assistant Director (Territorial), Planning Department (AD(Territorial), PlanD) advised that the purpose of the proposed study was to review the existing supporting infrastructure and development potential of YLS so as to identify housing sites for private and public housing purposes with enhanced infrastructure. Located in proximity to Yuen Long New Town and connected with the urban areas by strategic road links, the area had the potential to accommodate more housing developments with higher development intensity. The proposed study would examine the potential of the proposed Potential Development Areas (PDAs) which had an area of about 200 hectares for housing development. The PDAs including an area zoned "Undetermined" on the Outline Zoning Plan were now occupied by informal industrial activities,

temporary warehouses and open storage. The study area would encompass a wider area of 1 500 hectares inclusive of the proposed PDAs. This would ensure the integrity and accuracy of the technical assessments. Subject to funding approval of the Legislative Council, the Administration planned to commence the proposed study in December 2012 for completion in 30 months. It was expected that land would be available by 2021 for housing development.

65. Mr Albert CHAN expressed support for the proposal. He said that the proposed study would be a great challenge to the Government in view of the various technical issues involved, such as land resumption, rehousing arrangements for affected residents, enforcement against illegal land occupation, and re-provision for the affected sunset industries in rural areas. Pointing out that clear policy direction and strategic guidelines should be provided upon which the proposed study could be based, he questioned whether there were hidden policies and guidelines on directing the proposed study which were not disclosed to the public.

66. PS(PL) responded that the proposal concerned a study and site investigation works only. The relevant bureaux would coordinate in planning for the provision of appropriate infrastructure for the study area, and would deal with the technical concerns such as those raised above by Mr Albert CHAN in due course when working out the implementation details. A community engagement exercise would also be undertaken as an integral part of the proposed study.

67. In response to Mr Albert CHAN's further question, Principal Assistant Secretary (Planning and Lands)2, Development Bureau advised that given 80% of the proposed PDAs was privately owned, the proposed study would also examine the implementation approach of the proposed PDAs.

Identifying other potential areas for housing development

68. Responding to Mrs Regina IP's questions on the area of the Lok Ma Chau Loop and whether there were any other potential areas in the territory similar to YLS which could be converted into housing land, AD(Territorial), PlanD advised that the area of the Lok Ma Chau Loop was about 80 hectares and similar studies would be carried out for Kwu Tung South, Sheung Shui Area 30 and Kong Nga Po to examine their potential for housing development.

69. The item was voted on and endorsed.

70. There being no other business, the meeting ended at 10:22 am.

Council Business Division 1
Legislative Council Secretariat
5 July 2012