

立法會
Legislative Council

LC Paper No. CB(1)2208/11-12
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV/1

Panel on Development

Minutes of meeting
held on Tuesday, 27 March 2012, at 2:30 pm
in Conference Room 1 of the Legislative Council Complex

Members present : Prof Hon Patrick LAU Sau-shing, SBS, JP (Chairman)
Hon LAU Wong-fat, GBM, GBS, JP (Deputy Chairman)
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP
Hon WONG Yung-kan, SBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon LEE Wing-tat
Hon CHEUNG Hok-ming, GBS, JP
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king, JP
Dr Hon LAM Tai-fai, BBS, JP
Dr Hon Priscilla LEUNG Mei-fun, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Alan LEONG Kah-kit, SC
Hon Tanya CHAN
Hon Albert CHAN Wai-yip

Member attending : Hon Emily LAU Wai-hing, JP

Members absent : Hon Timothy FOK Tsun-ting, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon IP Kwok-him, GBS, JP

Public officers attending : **Agenda item IV**

Mr WAI Chi-sing, JP
Permanent Secretary for Development (Works)

Mr LIU Chun-san
Principal Assistant Secretary (Works)²
Development Bureau

Mr CHAN Kin-kwong
Assistant Director/Projects and Development
Drainage Services Department

Mr LAI Cheuk-ho
Chief Engineer/Sewerage Projects
Drainage Services Department

Agenda item V

Mr WAI Chi-sing, JP
Permanent Secretary for Development (Works)

Mr LIU Chun-san
Principal Assistant Secretary (Works)²
Development Bureau

Mr HON Chi-keung, JP
Director of Civil Engineering and Development

Dr Samuel NG Kwok-choi
Chief Geotechnical Engineer/Planning
Civil Engineering and Development Department

Agenda item VI

Mr WAI Chi-sing, JP
Permanent Secretary for Development (Works)

Mr Jimmy CHAN Pai-ming
Principal Assistant Secretary (Works)³
Development Bureau

Mr Alfred SIT Wing-hang, JP
Deputy Director/Regulatory Services
Electrical and Mechanical Services Department

Mr Harry LAI Hon-chung
Assistant Director/Gas & General Legislation
Electrical and Mechanical Services Department

Clerk in attendance : Ms Connie SZETO
Chief Council Secretary (1)⁴

Staff in attendance : Ms Sharon CHUNG
Senior Council Secretary (1)⁴

Ms Lilian MOK
Council Secretary (1)⁴

Ms Christina SHIU
Legislative Assistant (1)⁴

Action

- I Confirmation of minutes**
(LC Paper No. CB(1)1346/11-12 -- Minutes of meeting on
19 December 2011)

The minutes of the meeting held on 19 December 2011 were confirmed.

- II Information papers issued since the last meeting**
(LC Paper No. CB(1)1230/11-12(01) -- Administration's response
to issues raised at the
meeting between)
Legislative Council
Members and Heung Yee
Kuk members on

- 12 January 2012 relating to incorporation of 54 sites in the New Territories into country parks (LC Paper No. CB(1)1057/11-12(01))
- LC Papers No. CB(1)1246/11-12(01), -- Issues raised at the meeting between Legislative Council Members and Kwun Tong District Council members on 5 May 2011 relating to heavy pedestrian flow and inadequate transport facilities in Kowloon Bay and the Administration's response
- (02), (03) and (04)
- LC Paper No. CB(1)1293/11-12(01) -- Referral memorandum dated 9 March 2012 from the Complaints Division regarding the setting up of the Select Committee to Study Mr LEUNG Chun-ying's Involvement as a Member of the Jury in the West Kowloon Reclamation Concept Plan Competition and Related Issues
- LC Paper No. CB(1)1294/11-12(01) -- Administration's paper on the funding proposal for "99WC -- Water supply to Northwestern Tuen Mun")

2. Members noted that the above information papers had been issued since the meeting on 28 February 2012.

III Items for discussion at the next meeting

- (LC Paper No. CB(1)1342/11-12(01) -- List of outstanding items for discussion
LC Paper No. CB(1)1342/11-12(02) -- List of follow-up actions)

3. Members agreed that the following items would be discussed at the regular meeting scheduled for 24 April 2012, and the meeting would be held from 2:30 pm to 5:15 pm --

- (a) Proposal to increase the financial ceiling of delegated authority for Category D items in the Capital Works Programme;
- (b) PWP Item No. 5013GB - Liantang/Heung Yuen Wai Boundary Control Point and associated works; and
- (c) Kai Tak Development - Kai Tak Nullah modification works.

4. The Chairman reminded members that a special meeting would be held on 17 April 2012 from 2:30 pm to 5:15 pm to discuss the following items and the agenda had been issued --

- (a) Creation of two judicial posts to cope with the increase in workload at the Lands Tribunal;
- (b) Kai Tak Development -- Environmentally Friendly Linkage System; and
- (c) PWP Item No. 9345WF -- Planning and investigation study of desalination plant at Tseung Kwan O.

IV PWP Item No. 4379DS -- Feasibility study on relocation of Sha Tin sewage treatment works to caverns

- (LC Paper No. CB(1)1342/11-12(03) -- Administration's paper on 379DS -- Feasibility study on relocation of Sha Tin sewage treatment works to caverns)

V PWP Item No. 5750CL -- Study on long-term strategy for cavern development

(LC Paper No. CB(1)1342/11-12(04) -- Administration's paper on 750CL -- Study on long-term strategy for cavern development

LC Paper No. CB(1)1342/11-12(05) -- Paper on increasing land supply through reclamation outside Victoria Harbour and rock cavern development prepared by the Legislative Council Secretariat (Updated background brief))

5. The Chairman suggested and members agreed that discussion on items IV and V, both of which were related to cavern development, would be merged.

6. With the aid of a powerpoint presentation, Permanent Secretary for Development (Works) ("PS/DEV(Works)"), Director of Civil Engineering and Development ("DCED") and Assistant Director/Projects and Development, Drainage Services Department ("AD(Projects and Development)/DSD") briefed members on the Administration's proposals to conduct a study on the long-term strategy for cavern development in Hong Kong and a feasibility study on the relocation of Sha Tin sewage treatment works ("STSTW") to caverns.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members via e-mail vide LC Paper No. CB(1)1439/11-12(01) on 28 March 2012.)

7. PS/DEV(Works) said that the Development Bureau proposed in the 2009-2010 Policy Agenda the initiative to launch strategic planning and technical studies to promote the enhanced use of caverns as part of Hong Kong's pursuit of sustainable development. To take forward this initiative, the Civil Engineering and Development Department commenced in March 2010 the study on "Enhanced Use of Underground Space in Hong Kong", which was completed in March 2011. The study concluded that about 64% of Hong Kong's land was suitable for cavern development and more than 400 existing Government facilities had the potential for relocation

to caverns. The study included a preliminary feasibility study which confirmed the feasibility of relocating STSTW to caverns so that about 28 hectares of land could be released for housing and other uses. The Administration hence considered it necessary to conduct a detailed feasibility study on the relocation of STSTW and a study on the long-term strategy for cavern development in Hong Kong.

8. DCED briefed members on the scope, the timeline and the estimated cost of the proposed study on the long-term strategy for cavern development in Hong Kong ("the strategic study on cavern development"). He highlighted the following points --

- (a) The strategic study on cavern development would cover: (i) the formulation of policy guidelines to facilitate cavern development for both public and private sectors; (ii) the formulation of a long-term strategy to systematically relocate existing Government facilities to caverns; (iii) the preparation of cavern master plans to reserve strategic areas for cavern development; (iv) a review of technical issues related to cavern development including cavern engineering, fire safety, environmental considerations, etc; and (v) public engagement and consultation with relevant stakeholders.
- (b) In devising a long-term strategy for systematic relocation of Government facilities to caverns, the Administration would consider the costs of cavern projects, the social benefits to be generated, the environmental improvement and the potential value of the land to be released. When engaging the public to work out the long-term strategy and the cavern master plans, the Administration would seek the community's views on relocation of existing Government facilities and the participation of the private sector, etc.
- (c) Subject to the Panel's support, the Administration would seek the endorsement of the Public Works Subcommittee ("PWSC") in April 2012 and the funding approval of the Finance Committee ("FC") in May 2012 for upgrading the strategic study on cavern development to Category A at an estimated cost of \$40.4 million.

9. On the proposed feasibility study on the relocation of STSTW to caverns ("the feasibility study on STSTW"), AD(Projects and

Development)/DSD advised that the scope covered a detailed engineering feasibility study, preliminary planning review of the future land use of the existing site of STSTW for assessing the costs and benefits of the relocation proposal, public engagement and consultation exercises, as well as ground investigation works. He added that the preliminary relocation site in Nui Po Shan had been selected taking into consideration its geological features, its proximity to the existing STSTW and the effluent export tunnel (thereby minimizing the overall impact on Sha Tin and the project cost), and that the majority of the area was on Government land.

10. AD(Projects and Development)/DSD further advised that the Administration had consulted the Health and Environment Committee of the Sha Tin District Council ("STDC") on the feasibility study on STSTW on 8 March 2012. While the Committee supported the Administration's proposal, it urged that the Administration must take into account the impact of the proposed relocation on residents in the vicinity including environmental, health, hygiene, noise, air quality, traffic and visual impacts. He assured members that there would be effective management measures to mitigate odour from the relocated STSTW. Inside the caverns, rock surrounding the sewage treatment works would serve as a natural barrier and the odourous air generated in the caverns would be filtered by deodourizing facilities before it was discharged to the atmosphere through a ventilation shaft at a remote location near the hilltop. Since the proposed location of the ventilation shaft would be at least 600 metres away from the nearest residential development and about 170 metres higher than the buildings in the development, there should be minimal impact on residents nearby. As regards traffic impact, the Administration would review the transportation route during construction of the project and the accesses to and from the proposed relocation site to minimize the traffic impact on A Kung Kok Street, and would propose the necessary improvement measures. Subject to the views of the Panel, the Administration intended to seek the endorsement of PWSC in April 2012 and the funding approval of FC in May 2012 for upgrading the feasibility study on STSTW to Category A at an estimated cost of \$57.9 million.

11. The Chairman reminded members that in accordance with rules 83A and 84 of the Rules of Procedures of LegCo, they should disclose direct or indirect pecuniary interests, if any, relating to the subjects under discussion as appropriate.

Proposed relocation of Sha Tin sewage treatment works to caverns

12. Ms Emily LAU said that she and Mr WONG Sing-chi had met with representatives of the concern group of Chevalier Garden (in Ma On Shan) at a meeting arranged by the Complaints Division of the LegCo Secretariat in the morning. She referred members and the Administration to a memorandum prepared by the Complaints Division tabled at the meeting to which a letter from the concern group was attached. She said that the concern group had handed to the Administration a petition signed by some 2 000 residents opposing the proposed relocation of STSTW to caverns at Nui Po Shan due to possible problems of air pollution, odour emission, traffic congestion and blasting works associated with cavern works, and concerns about arrangements for the relocation exercise and future operation of STSTW at Nui Po Shan. The concern group had also expressed strong dissatisfaction about inadequate consultation by the Administration on the proposal, and urged the Administration to explain why their views were not mentioned in the discussion paper provided to the Panel. The concern group had further pointed out that while the sewage treatment plant in Norway, as cited by the Administration as an example of good use of caverns in overseas countries, was 36 kilometres away from the nearest residential area; the proposed new location of STSTW at Nui Po Shan was only 600 metres from Chevalier Garden. In this connection, the concern group had suggested that the sewage treatment plant should be constructed deep inside the caverns at Nui Po Shan to minimize possible impact on Chevalier Garden, but the Administration had responded that this option would involve much higher cost. The Chairman said that the concern group had also conveyed its concerns to him just before the meeting and requested the Administration to respond why residents' views were not included in the discussion paper.

(Post-meeting note: The referral memorandum from the Complaints Division was circulated to members vide LC Paper No. CB(1)1438/11-12 on 28 March 2012.)

13. PS/DEV(Works) advised that representatives of the Administration met with residents of Chevalier Garden at a briefing session held on 1 March 2012, during which the Administration had taken note of and addressed their concerns. In the discussion paper provided to the Panel and the briefing just given by AD(Projects and Development)/DSD, it was mentioned that the Health and Environment Committee of STDC supported the proposal to conduct the feasibility study on STSTW but requested that the study must taken into account the impact of the proposal on residents in the vicinity, including impacts on the environment, air quality and traffic

conditions, etc. These were exactly the concerns of residents of Chevalier Garden that the Administration needed to address. According to the preliminary programme for the relocation project, cavern construction would only start in 2017. In the next two years, the Administration would conduct the feasibility study to confirm the viability of the relocation proposal. He assured members that the Administration would share with residents of Chevalier Garden and other stakeholders the results of the study, including how their concerns would be addressed.

14. AD(Projects and Development)/DSD supplemented that in addition to the meeting with residents of Chevalier Garden on 1 March 2012, representatives of the Administration also briefed residents of On Tai Area and Tai Shui Hang Area of Sha Tin on 11 February 2012, and consulted STDC on 16 February 2012 on the relocation proposal. Representatives of DSD had also arranged a visit to the existing STSTW, as well as the Stanley sewage treatment works, which was an existing sewage treatment plant housed in caverns, for District Council members and residents' representatives on 5 March 2012. As regards concern about the distance between the relocated STSTW and nearby residential developments, he advised that while the Administration did not have information on the distance between the sewage treatment plant in Norway and the nearest residential development, the Stanley sewage treatment works was only about 100 metres from a primary school but there had been no complaints about any odour or traffic nuisances since commissioning of the facility in 1995. He re-iterated that the proposed feasibility study would cover the formulation of effective odour management and traffic improvement measures to minimize the impact on the local community, as well as an impact assessment on the blasting operations for the cavern construction. In addition, the Administration would conduct blasting trials before and monitor the blasting operations closely during the process to ensure public and site safety. He stressed that DSD already had rich experience in undertaking blasting operations in close proximity to developments. For the construction of the Hong Kong West Drainage Tunnel, blasting operations were carried out at the tunnel's eastern portal which was as close as 50 metres from the nearest residential development and 70 metres from a secondary school at Tai Hang Road. The impact of the blasting works on the residents and the students had been kept to the minimal. He re-iterated that during the public engagement exercises, the Administration would seek views from the public, including the local community and the relevant stakeholders, and explore with them feasible measures to minimize any adverse impact of the relocation project. The Administration would also share the findings of the feasibility study with STDC and other concerned parties. Only with support

from the STDC for the relocation project, the Administration would proceed to seek funding approval from FC at a later stage for undertaking detailed studies for implementation of the relocation project.

15. The Chairman said that local residents in Stanley had expressed concern about safety in transporting explosives along the narrow roads in the district during the construction of the Stanley sewage treatment works. He suggested that the feasibility study on STSTW should cover exploring the delivery of explosives for the future blasting works by waterway. PS/DEV(Works) reassured members that the Administration would take into account suggestions and views from Panel members, local residents and other stakeholders, and would share the findings of the study with all those concerned.

16. Ms Emily LAU commented that the Administration should not just share the findings of the feasibility study on STSTW with residents of Chevalier Garden, but must address their worries at the moment. Though the Administration had met with the residents on 1 March 2012, it was obvious that the latter did not find the communication effective in allaying their concerns. She said that Mr WONG Sing-chi had suggested holding a public hearing on the relocation proposal. She stressed that representatives of the Administration should visit Chevalier Garden again to provide residents with more information on the proposal and to hear their views. The Chairman agreed that the Administration should hold another meeting with residents of Chevalier Garden.

17. PS/DEV(Works) reassured members that there would be ongoing dialogues between the Administration and residents of Chevalier Garden throughout implementation of the feasibility study on STSTW, also during the various stages in implementing the STSTW relocation project if it was decided that the relocation proposal would be taken forward. He was confident that, with DSD's experience in constructing the Stanley sewage treatment works and advancement in technology, the concerns of residents of Chevalier Garden could be duly addressed.

18. Mr CHEUNG Hok-ming noted that the preliminary location of the ventilation shaft of the relocated STSTW at Nui Po Shan was between Chevalier Garden and Ah Kung Kok Fishermen Village. Given that Chevalier Garden was a development of high-rise buildings with a large population while Ah Kung Kok Fishermen Village was an area with low-rise houses and less population, he suggested that the Administration should consider adjusting the location of the ventilation shaft towards Ah Kung Kok

Fishermen Village so that any adverse impact of the relocated STSTW would only affect a small number of residents. In taking forward his suggestion, the Administration would need to conduct thorough consultation with residents of Ah Kung Kok Fishermen Village, devise mitigation measures to address any adverse impact of the relocation, and consider providing compensation to the residents where necessary.

19. Mr CHAN Kam-lam remarked that the worries of residents of Chevalier Garden might be the result of inadequate understanding about the operation of a sewage treatment plant inside caverns. To address residents' concerns about odour and air pollution problems, he suggested that the Administration should arrange a visit for the residents to the Stanley sewage treatment works to enhance their understanding about the operation of sewerage treatment facilities in caverns. As regards the position of the ventilation shaft, he concurred with Mr CHEUNG Hok-ming's view that it should be adjusted to ease public concern.

20. PS/DEV(Works) clarified that the relocated STSTW would be situated inside the caverns of Nui Po Shan which would function as a natural barrier. Moreover, the odourous air inside the caverns would be filtered by deodourizing facilities before it was discharged, hence possible odour nuisance would be minimal, and there would be insignificant impact on the living environment of residents of both Chevalier Garden and Ah Kung Kok Fishermen Village. As regards the ventilation shaft for discharging filtered gases from STSTW, it would be small in size and located at a high level. The location of the shaft as shown in the powerpoint presentation was only preliminary and for illustrative purpose and would be subject to adjustment upon further studies. He added that the Administration could make arrangements for Panel members to visit the Stanley sewage treatment works which had been installed with a similar ventilation shaft. The Administration would make the arrangements for residents of Chevalier Garden to visit the Stanley sewage treatment works as well.

21. In response to Mr CHEUNG Hok-ming's enquiry about the size of the caverns to be developed in Nui Po Shan for housing the sewerage treatment facilities and other uses, PS/DEV(Works) advised that as the study would explore the adoption of a stack-up design and new treatment technologies, it was expected that the relocated STSTW would occupy less area than the existing STSTW. More information on the caverns to be developed, such as the land area to be created and suitable uses, would be available when the feasibility study was completed.

22. Ms Cyd HO said that the Stanley sewage treatment works and the Island West refuse transfer station which both were situated inside caverns were far away from residential areas. She urged the Administration to take cautious steps in finalizing the location of the new STSTW. As the relocation of STSTW to caverns at Nui Po Shan might pose restrictions on future land uses in the vicinity area, she stressed the need for the Administration to examine related issues in a comprehensive manner in the feasibility study on STSTW.

23. Mr Albert CHAN said that while he supported in principle the Administration's initiative to enhance the use of underground space, it was essential for the Administration to first formulate a territory-wide strategic plan for cavern development, and then conduct thorough consultation with local residents affected by cavern development or relocation of Government facilities. Therefore, he opined that the Administration should first complete the strategic study on cavern development before taking forward the proposal to relocate STSTW. With the benefits of the strategic study and public consultations, the Administration could decide on the priorities for uses of caverns, select suitable locations for cavern development for various uses, and formulate the criteria and plans for relocating existing Government facilities to caverns. He was concerned that in the absence of an overall strategy and master plans for cavern development, it would be difficult to assess the cost-effectiveness of the proposal to relocate STSTW to Nui Po Shan. He further cautioned that in the event that the strategic study later recommended better options in relocating STSTW, public money would have been wasted.

24. Ms Cyd HO considered it undesirable to press ahead with an individual relocation project before working out a holistic approach in implementing the initiative of cavern development. She opined that the provision of policy guidelines for developing caverns would enable concerned parties to have a comprehensive picture about the criteria for selecting suitable caverns for development, facilities for relocation to caverns and the benefits of such relocations; and in turn would facilitate the building up of consensus and support for implementation of individual facilities relocation projects. For the relocation of STSTW, she opined that the Administration should explain to the affected residents possible alternative uses of the land above the proposed new site for STSTW at Nui Po Shan.

25. PS/DEV(Works) advised that as part of the study on "Enhanced Use of Underground Space in Hong Kong" completed in March 2011, a stock taking exercise had identified over 400 existing Government facilities which

had the potential for relocating to caverns. A preliminary ranking system had been developed to highlight the relative merits of relocating individual facilities, and the results indicated that some Government facilities, including STSTW, had high potential for relocation to caverns in terms of cost-effectiveness and technical feasibility subject to detailed planning and engineering studies. According to the preliminary programme, relocating the existing STSTW would be completed in 2027. By that time, the first phase of the existing STSTW would have been in service for more than 40 years. It was therefore the right time to undertake the feasibility study on STSTW to avoid any delay.

26. Noting that the estimated completion of the relocation of STSTW was 2027, Mr CHAN Kam-lam expressed concern about rising construction costs and the cost-effectiveness of the relocation project. PS/DEV(Works) said that the estimated cost for the relocation project would be more than \$10 billion. He stressed that the feasibility study would examine the financial viability of the relocation of STSTW. Besides assessing the project cost, the Administration would consider the benefits to be generated from releasing the land occupied by the existing STSTW for housing and community facilities uses.

Proposed study on the long-term strategy for cavern development

27. Mr Albert CHAN suggested that the strategic study on cavern development should cover gauging public views on the various uses of underground space and preliminary study on the feasibility of such suggestions. He opined that in determining the uses of caverns, the Administration should not only take into account geographic and geologic factors, but also community aspirations, town planning considerations, uniqueness of the environment and locations of various potential sites. For example, a large cavern could be developed into an all-weather indoor water recreation centre, which was a cost-effective use from the perspective of reducing energy consumption.

28. PS/DEV(Works) stressed that the Administration attached great importance in engaging the public in formulating the long-term strategy for cavern development. Public engagement activities and consultation would be a key component of the strategic study. He agreed that some uses of caverns in overseas countries might not suit the needs or environment of Hong Kong, and assured members that the Administration would consider public aspirations on the optimal uses of caverns and underground space to cater for the specific needs of Hong Kong.

29. Mr CHEUNG Hok-ming supported the Administration's initiatives to enhance land supply to meet the development needs of Hong Kong. As regards the six measures to expand land resources announced by the Chief Executive in his 2011-2012 Policy Address, he urged the Administration to accord equal weight to each measure so as to achieve a balance in land development from various sources.

30. Mr CHAN Kam-lam pointed out that construction works at the ground level above an underground facility might have impact on the operation of the facility. He enquired whether the development potential of a site might be restricted by uses of its underground space. PS/DEV(Works) responded that the strategic study on cavern development would examine the issue raised by Mr CHAN, in particular, legal issues related to the definition of land ownership, which currently covered the space both above and under the ground.

31. Ms Cyd HO remarked that development of underground space was irreversible, and the development would, to a certain extent, damage the natural environment underground. Moreover, the operation of underground facilities usually consumed a large amount of energy in the provision of lighting and ventilation. She cautioned that the strategic study on cavern development must look into every aspect in detail, and the public should be thoroughly consulted in the process and fully informed about the results of the study. She asked when the policy guidelines in respect of cavern development would be ready for public information.

32. PS/DEV(Works) clarified that cavern development was not new to Hong Kong. A number of Government facilities were purpose-built in caverns for environmental, safety and security reasons. It was expected that the strategic study on cavern development, including the formulation of relevant policy guidelines, would be completed in 2015.

33. Ir Dr Raymond HO expressed support for the Administration's strategy to increase land supply through cavern development. He said that he had been advocating for years to utilize caverns for accommodating different public facilities, in particular those causing pollution problems and nuisances to the public. He commented that Hong Kong had high potential in developing the underground space and caverns as the majority of the territory's land area was underlain by granite rocks. Indeed, some existing Government facilities and transport networks were already housed in caverns. The land to be released from relocating Government facilities to

caverns would become valuable resources and help resolve the land shortage problem. He urged the Administration to provide the public with more information about its experience in developing caverns in Hong Kong so as to allay the public's concerns about possible impact of the works.

34. PS/DEV(Works) said that Hong Kong was not lagging behind overseas cities in using caverns, and the uses in the past were for accommodating public utilities like railway tunnels, water mains, electric cables, etc, which were less noticeable to the general public. Since 1995, more public facilities had been constructed in caverns, including the Stanley sewage treatment works, the Island West refuse transfer station and the Kau Shat Wan explosives depot. He added that the centennial campus development of the University of Hong Kong was situated at a site released by the re-provisioning of the Western Salt-water Service Reservoirs to caverns. Moreover, some new Mass Transit Railway stations under construction, such as Lei Tung, University and Sai Ying Pun Stations, also made use of underground space.

Submission of the proposals to the Public Works Subcommittee and the Finance Committee

35. As regards the feasibility study on STSTW, Ms Emily LAU strongly requested the Administration to provide more information about the relocation proposal to residents of Chevalier Garden, hold further discussions with residents and arrange visits for them to existing sewage treatment works housed in caverns to enhance their understanding about the environmental and traffic impacts of these facilities. She said that in submitting the funding proposal on the feasibility study to PWSC and FC, the Administration should include in the discussion paper(s) the views and concerns of residents to be affected and the Administration's measures to address residents' concerns so that LegCo Members could have a better picture of the issues involved in making their decision.

36. PS/DEV(Works) said that the Administration would approach residents of Chevalier Garden and arrange visits for residents where necessary. He re-iterated that the feasibility study on STSTW would include consultation with the local community and examination of possible measures for addressing the concerns of residents.

VI Two regulations to be made under the Lifts and Escalators Bill
(LC Paper No. CB(1)1342/11-12(06) -- Administration's paper on
two regulations to be

LC Paper No. CB(1)1342/11-12(07) -- Paper on the two proposed regulations under the Lifts and Escalators Bill prepared by the Legislative Council Secretariat (Background brief)

37. PS/DEV(Works) briefed members on the background for the Administration's proposal to introduce two regulations to be made upon passage of the Lifts and Escalators Bill ("the Bill") into law. He said that the Bill was introduced into LegCo on 11 May 2011 to replace the existing Lifts and Escalators (Safety) Ordinance (Cap. 327) with a view to enhancing lift and escalator safety in Hong Kong. The Bill introduced a series of enhanced control measures including strengthening the registration regime of personnel engaged in lift and escalator works, increasing the penalty levels of offences, extending the coverage of the legislative framework and enhancing the operational efficiency and enforcement effectiveness. A Bills Committee had been set up to scrutinize the Bill, and had held 17 meetings and concluded its work on 3 February 2012. The resumption of the Second Reading Debate on the Bill and the Third Reading were scheduled for 18 April 2012. The Administration proposed to make two regulations, namely the Lifts and Escalators (General) Regulation ("the General Regulation") and the Lifts and Escalators (Fees) Regulation ("the Fees Regulation") after passage of the Bill.

38. PS/DEV(Works) advised that the main purpose of the General Regulation was to set out the duties of responsible persons and registered persons, the requirements relating to various applications to be made under the Bill and other miscellaneous requirements. The Fees Regulation was to prescribe the fees payable for applications for the use permits, the resumption permits or their duplicates, cancellation of prohibition or cessation orders, registration or renewal of registration, and duplicates or replacements of certificates of registration or registration cards. Subject to the passage of the Bill and members' view on the two proposed regulations, the Administration planned to table the regulations to LegCo in May 2012 for negative vetting. It was tentatively estimated that the main provisions of the Bill and the two regulations would come into operation in the fourth quarter of 2012.

39. Members noted the Administration's proposal and the purposes of the two regulations, and had no objection to the Administration tabling the regulations to LegCo after passage of the Bill.

VII Any other business

40. There being no other business, the meeting ended at 3:52 pm.

Council Business Division 1
Legislative Council Secretariat
21 June 2012