

立法會
Legislative Council

LC Paper No. CB(1)1877/13-14
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV/1

Panel on Development

Minutes of meeting
held on Tuesday, 25 March 2014, at 2:30 pm
in Conference Room 3 of the Legislative Council Complex

Members present : Dr Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
Hon Tony TSE Wai-chuen (Deputy Chairman)
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon Emily LAU Wai-hing, JP
Hon Abraham SHEK Lai-him, GBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon Cyd HO Sau-lan
Dr Hon LAM Tai-fai, SBS, JP
Hon CHAN Hak-kan, JP
Hon CHAN Kin-por, BBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Michael TIEN Puk-sun, BBS, JP
Hon James TIEN Pei-chun, GBS, JP
Hon WU Chi-wai, MH
Hon YIU Si-wing
Hon Gary FAN Kwok-wai
Hon CHAN Chi-chuen
Hon CHAN Han-pan
Dr Hon Kenneth CHAN Ka-lok

Hon CHAN Yuen-han, SBS, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Alice MAK Mei-kuen, JP
Dr Hon KWOK Ka-ki
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon CHIANG Lai-wan, JP
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

Members attending : Hon Steven HO Chun-yin
Hon TANG Ka-piu

Public officers attending : **Agenda item IV**

Mr Albert LAM Kai-chung
Deputy Secretary for Development (Works)1

Miss Kathy NG
Principal Assistant Secretary(Greening, Landscape and Tree
Management)
Development Bureau

Mr Robin LEE Kui-biu
Deputy Head of Civil Engineering Office (Port & Land)
Civil Engineering and Development Department

Ms Lilian YU Lai-han
Senior Landscape Architect/Land Works 1
Civil Engineering and Development Department

Agenda item V

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

Mr CHENG Hung-leung
Assistant Director/Projects & Development
Drainage Services Department

Mr Gabriel WOO Tai-on
Chief Engineer/Consultants Management
Drainage Services Department

Mr LEUNG Wing-lim
Assistant Director/New Works
Water Supplies Department

Mr Roger LAM Man-pang
Chief Engineer/Project Management
Water Supplies Department

Agenda item VI

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

Mr CHENG Hung-leung
Assistant Director/Projects & Development
Drainage Services Department

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

Agenda item VII

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

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

Mr TONG Ka-hung, JP
Project Manager (Hong Kong Island & Islands)
Civil Engineering and Development Department

Mr MAK Chi-biu
Chief Engineer/Hong Kong (1)
Civil Engineering and Development Department

Ms Amy CHEUNG Yi-mei
Assistant Director/Territorial
Planning Department

Clerk in attendance : Ms Sharon CHUNG
Chief Council Secretary (1)6

Staff in attendance : Mr Anthony CHU
Senior Council Secretary (1)6

Mr Fred PANG
Council Secretary (1)6

Ms Christina SHIU
Legislative Assistant (1)6

Action

I Confirmation of minutes

(LC Paper No. CB(1)1098/13-14 -- Minutes of special meeting on
7 January 2014)

The minutes of the special meeting on 7 January 2014 were confirmed.

II Information papers issued since the last meeting

(LC Paper No. CB(1)1002/13-14(01) -- Letter dated 24 February 2014
from Hon Tony TSE
Wai-chuen on the
Demand-led Redevelopment
Project Pilot Scheme of the
Urban Renewal Authority

LC Paper No. CB(1)1110/13-14(01) -- Administration's paper on
consultation on introduction
of seismic-resistant building
design standard in Hong Kong

LC Paper No. CB(1)1127/13-14(01) -- Administration's response to
the letter dated 24 February
2014 from Hon Tony TSE
Wai-chuen on the
Demand-led Redevelopment
Project Pilot Scheme of the
Urban Renewal Authority (LC
Paper No.
CB(1)1002/13-14(01))

2. Members noted that the above information papers had been issued since the last meeting.

III Items for discussion at the next meeting

(LC Paper No. CB(1)1100/13-14(01) -- List of outstanding items for discussion

LC Paper No. CB(1)1100/13-14(02) -- List of follow-up actions)

3. Members agreed that the next regular meeting scheduled for Tuesday, 22 April 2014, at 2:30 pm would be extended to end at 6:30 pm to discuss the following items proposed by the Administration --

- (a) PWP Item No. 756CL -- Ma On Shan Development -- Roads, Drainage and Sewerage Works at Whitehead and Lok Wo Sha Phase 2;
- (b) PWP Item No. 751CL -- Planning and engineering study on Sunny Bay Reclamation;
- (c) PWP Item No. 19GB -- Liantang/Heung Yuen Wai Boundary Control Point and associated works – site formation and infrastructure works;
- (d) PWP Item No. 769CL -- Pilot study on underground space development in selected strategic urban areas; and
- (e) Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island -- Feasibility Study: Stage 2 Community Engagement and Draft Recommended Outline Development Plan.

(Post-meeting note: At the request of the Administration and with the concurrence of the Panel Chairman, the item "Proposed Amendments to Land (Miscellaneous Provisions) Ordinance (Cap. 28)" had been added to the agenda for the meeting on 22 April 2014. To allow sufficient time for members to discuss the items, items (d) and (e) above had been deferred to a special meeting scheduled for 5 May 2014. Members were informed of the above meeting arrangements vide LC Paper No. CB(1)1203/13-14 on 4 April 2014.)

4. The Deputy Chairman and Dr CHIANG Lai-wan referred to the Administration's response (LC Paper No. CB(1) 1127/13-14(01)) to the Deputy Chairman's letter on the Demand-led Redevelopment Project Pilot Scheme of the Urban Renewal Authority ("URA") and suggested that the Administration and URA should listen to members' views on the Pilot Scheme before the completion of a review in mid-2014. Members agreed that the item would be included in the list of outstanding items for discussion.

IV PWP Item No. 43CG -- Greening Master Plans for the New Territories

- (LC Paper No. CB(1)925/13-14(08) -- Administration's paper on 43CG -- Greening Master Plans for the New Territories
- LC Paper No. CB(1)925/13-14(09) -- Paper on Greening Master Plans prepared by the Legislative Council Secretariat (Updated background brief))

5. Deputy Secretary for Development (Works)1 ("DS/DEV(W)1") briefed members on the Administration's proposal to upgrade part of 43CG Greening Master Plans ("GMPs") for the New Territories ("NT") to Category A at an estimated cost of \$351.1 million in money-of-the-day ("MOD") prices to carry out priority greening works in the four districts in the South East and North West NT, i.e. Sha Tin, Sai Kung, Tuen Mun and Yuen Long ("the four districts"). With the aid of a powerpoint presentation, Deputy Head of Civil Engineering Office (Port & Land), Civil Engineering and Development Department ("DH/Civil Engineering Office (P&L)/CEDD") highlighted the salient points of the proposal. He said that the Administration intended to submit the proposal to the Public Works Subcommittee ("PWSC") for endorsement in April 2014 with a view to seeking funding approval from the Finance Committee ("FC") in May 2014. Subject to the funding approval of FC, the Administration planned to commence the implementation of priority greening works in October 2014 for completion in October 2017.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)1172/13-14(01) by email on 26 March 2014.)

Selection of plant species and setting of themes

6. Dr KWOK Ka-ki expressed support for greening works to be implemented to beautify the environment and urged the Administration to expedite the works. He asked if the concerned District Councils ("DCs") and local communities had been consulted on the proposed plant species under the GMPs for South East and North West NT, and if the Administration had considered planting fruit trees. DH/Civil Engineering Office(P&L)/CEDD advised that the Administration had consulted the District Participation Groups, comprising members from DCs and Rural Committees, on the plant species. Seven forums had been organized to garner the views of the local communities. The public had been actively involved in giving views on the themes and the plant species for the GMPs. Their views had been incorporated as far as practicable. The plant species had been finalized after considering the themes as well as the theme trees reflecting the characteristics of the districts. He was confident that the proposed greening works would have the support of the local communities.

7. Mr LEUNG Che-cheung said that the local communities welcomed greening projects which would provide a better environment in the district. In view of the popularity of the red leaves of Sweet Gum trees in Yuen Long, he opined that the Administration should consider planting a large number of suitable colourful trees in specific areas. As regards the selection of plant species, he said that local DC members were not tree experts and might not have strong views.

8. Mr Albert CHAN supported that representative trees with special linkage to a district should be planted in order to preserve the collective memory of Hong Kong people and reflect the characteristics of the relevant district/area. By way of illustration, for Lantau, he suggested planting *Enkianthus quinqueflorus* (Chinese New Year Flower) (吊鐘花) which had been thriving in the area. He also suggested that the Administration should be cautious of the impact on the ecosystem caused by the planting of unsuitable species.

9. Ir Dr LO Wai-kwok expressed support for the greening works under the present proposal. Referring to the example of the planting of cherry blossom trees in Japan, he suggested that a suitable plant species, such as *Bauhinia* species, could be grown in a large scale in Hong Kong to give intense visual effects in an area, especially along new roads. He urged the Administration to make use of the opportunity of formulating GMPs to achieve such effects. His view was shared by Miss CHAN Yuen-han.

10. DH/Civil Engineering Office (P&L)/CEDD agreed that the "right-species-at-the-right-place" principle should be adopted for the greening works. The proposed themes for the four districts were arrived at after considering the existing plants in and the special features of the districts. As regards planting the same species of trees in an area to achieve the desired spatial and visual effects, he advised that it would relatively be easy to do so in newly developed areas. For developed areas, the prevailing policy was that the trees would not be replaced unless they died or were very unhealthy. He added that the theme trees referred to in the Administration's paper were only highlights of trees to be planted under the GMPs. In addition, there was a list of tree and shrub species that could be used to complement the theme trees for the desired effect.

11. Ir Dr LO Wai-kwok pointed out that the growth of *Mikania micrantha* (Mile-a-minute Weed)(薇甘菊) on the hillside in certain areas had killed other plants near them and affected the ecosystem. He requested that this issue be followed up by the relevant departments.

12. Mr Albert CHAN expressed appreciation for the Administration's efforts in selecting a theme for the greening works in each district. He also welcomed the Administration's initiative to lower the ratio of exotic species used in planting works in the country parks from about 90% in the past to under 30% recently. He pointed out that, however, damages had been done by some invasive exotic species, such as *Wedelia trilobata* (三裂葉蟛蜞菊), to other plants growing around them. In reply, DH/Civil Engineering Office (P&L)/CEDD confirmed that no exotic species would be newly introduced for use under the present proposal. At Mr CHAN's request, the Administration undertook to provide a list of tree and shrub species, with a breakdown by native and exotic species, to be planted under the GMPs.

(*Post-meeting note*: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1231/13-14(01) on 9 April 2014.)

13. Miss CHAN Yuen-han suggested that the Administration should include planting *Bauhinia variegata* (Camel's Foot Tree)(宮粉羊蹄甲), a species commonly found in Hong Kong with beautiful pink flowers blossoming in spring, in the GMPs. Other trees with high amenity effect, such as *Ginkgo biloba* (Ginkgo)(白果樹) with yellow leaves, could also be considered. In reply, DH/Civil Engineering Office (P&L)/CEDD confirmed that *Bauhinia variegata* had been included in the GMPs under the present proposal.

14. Mr LEUNG Kwok-hung asked whether the Administration had consulted other tree experts on the selection of plant species. He said that while local DCs would welcome greening in their districts, they might not be able to provide useful comments on the selection of tree species.

15. DH/Civil Engineering Office (P&L)/CEDD said that in finalizing GMPs, the local communities had played an important role and their views had been collected through community forums. The proposed themes and the plant species under GMPs had been submitted to a GMP Committee, with the Director of Civil Engineering and Development as the Chairman, for approval. Members of this Committee included representatives from the Hong Kong Institute of Architects, the Hong Kong Institute of Landscape Architects as well as relevant Government departments. From the academia, a professor from the University of Hong Kong who was a tree expert had joined the Committee. The Committee had recommended selecting native species for GMPs as far as practicable and advised on the planting methods. The recommendations of the Committee had been adopted as some of the requirements under the contracts for implementing GMPs. Mr LEUNG Kwok-hung requested the Administration to provide the membership and terms of reference of the GMP Committee, and the relevant discussion papers and minutes of meetings of the Committee on developing the GMPs for the four districts covered by the present proposal.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1231/13-14(01) on 9 April 2014.)

16. Ms Cyd HO supported the implementation of more greening works, especially growing colourful plants, in each district. She opined that the plant species to be included in the GMPs should be those already thriving in the districts. It was not desirable for the Administration to introduce new plant species which might have difficulties in adapting to the local environment. She and Mr LEUNG Kwok-hung enquired how the greening themes for the four districts had been developed. Mr Gary FAN stressed the importance of choosing a unique theme for each district which could represent the characteristics of the district and be acceptable to the local community.

17. DH/Civil Engineering Office (P&L)/CEDD said that for the GMPs in the NT, the greening design started with the selection of a representative tree species reflecting the characteristics of the district, followed by the development of the right theme. By way of illustration, *Delonix regia* (Flame of the Forest)(鳳凰木), an existing species in Tuen Mun Park, was

chosen as a theme tree. The greening theme for Tuen Mun, "Ruby Flowers, Emerald Mountain", was formulated to imply beautification of Tuen Mun with bright and colourful flowering *Delonix regia* (Flame of the Forest) (鳳凰木) and the Castle Peak.

18. Mr YIU Si-wing suggested that the Administration should select a few easily accessible spots in the four districts under the proposal to plant flowering plants in a massive scale to attract local people as well as, thereby boosting local economy and promoting eco tourism. DH/Civil Engineering Office (P&L)/CEDD advised that the GMPs for the four districts under the present proposal had already included some ornamental plants, such as the *Delonix regia* (Flame of the Forest)(鳳凰木) in Tuen Mun. Some spots chosen for greening in the four districts were in the town centre and with high pedestrian flows. He believed the completed greening works would be attractive to both locals and visitors.

Greening master plans for other districts in the New Territories

19. Dr LAM Tai-fai said that he supported the present proposal as greening would improve the air quality and the living environment of the general public. Noting that the present proposal only covered four districts, he enquired whether similar GMPs and greening works would be undertaken for other districts in the NT. Ir Dr LO Wai-kwok asked the Administration to expedite similar greening measures for the other five districts in the NT.

20. DH/Civil Engineering Office (P&L)/CEDD said that in February 2012, the formulation of GMPs for the remaining five districts in the NT in consultation with the concerned DCs and local communities had commenced and were in good progress. The development of the GMPs was scheduled for completion in end-2014 and the planting works would be carried out in accordance with the established procedures.

Implementation of greening works

21. Mr Gary FAN asked what lessons the Administration had learnt from the implementation of GMPs for the urban areas which could improve future greening works. He opined that innovative methods for greening in busy and crowded areas, such as vertical greening, should be adopted. He said that, when the Sai Kung DC was consulted on the locations for greening and the relevant plant species, the consultant had advised that due to conflict with existing underground facilities, trees or shrubs could not be planted on the pavements in some areas. He asked if the Administration had compiled

information on the underground facilities so as to facilitate future greening works in these areas.

22. The Deputy Chairman pointed out that space constraint in the urban areas was a major hurdle to greening works. In this connection, he suggested that the Administration should coordinate the work of the relevant departments to ensure that lighting, signage and trees could be accommodated on the streets.

23. DH/Civil Engineering Office (P&L)/CEDD said that there were challenges to the implementation of greening works in the developed urban areas due to space constraints and the existence of underground utilities. The experience gained from carrying out greening works in these areas indicated that only after the ground had been excavated could the Administration ascertain whether the underground space was sufficient for tree planting. As regards implementing GMPs for the NT, the Administration had carried out more investigation works during the design stage, such as by excavating more trial pits and using detection methods to investigate the underground conditions.

24. Mr James TIEN asked about the maintenance of seasonal flowers, which might have to be replaced regularly. Miss CHAN Yuen-han and Mr Albert CHAN suggested that the planting of seasonal flowers should be reduced if they had to be replaced after a short period. Dr LAM Tai-fai also enquired about the replacement of trees and shrubs under the present proposals to give a refreshing look to the landscape from time to time. DH/Civil Engineering Office (P&L)/CEDD clarified that under the present proposal, trees and shrubs were chosen instead of seasonal flowers. These trees and shrubs would not be replaced unless they withered or died. He further advised that around 35% of the trees and shrubs chosen were native species while the others were exotic ones but had been grown in Hong Kong for at least a few decades. Among the trees grown in the urban areas, less than 1% fell during the typhoon season.

25. In response to Mr James TIEN's enquiry about the average cost of a tree under the present proposal, DH/Civil Engineering Office (P&L)/CEDD said that the average cost of a tree purchased from China was around \$4,000, which covered the relevant preparatory and planting works. Mr TIEN considered the cost reasonable and expressed support for the proposal.

26. Responding to the Deputy Chairman's enquiry about the remuneration for resident site staff, DH/Civil Engineering Office (P&L)/CEDD said that as the consultant would be responsible for overseeing the implementation of

the greening works and ensuring the quality of the trees and shrubs, a funding item for the remuneration of resident site staff for four years, being the duration of the works and a one-year establishment period, was required.

Participation of the community

27. Dr KWOK Ka-ki urged the Administration to consider involving the local community, schools and residents in the planting activities in the district for educational purpose.

28. Dr LAM Tai-fai asked how the Administration would engage the public in caring for the plants grown under the GMPs. He suggested that the Administration might organize photo and essay competitions to promote the greening works to the public.

29. DH/Civil Engineering Office (P&L)/CEDD said that the Administration had conducted school talks to introduce and promote greening works among the students. The Administration would consider ways to enhance public awareness of and support for the greening works.

Maintenance of greening works

30. Pointing out that some banyan trees in Yuen Long had caused damage to the pavement blocks, Mr LEUNG Che-cheung asked if the Administration would allocate resources to maintain the existing trees and repair the public facilities damaged by the growth of trees. He and Dr LAM Tai-fai asked about the maintenance arrangements for the proposed greening works under GMPs.

31. DH/Civil Engineering Office (P&L)/CEDD advised that CEDD would provide one-year establishment work for the proposed greening works under GMPs. After the expiry of the establishment period, CEDD would hand over the works to the Leisure and Cultural Services Department ("LCSD") or other relevant Government departments for regular maintenance. Funding would be earmarked for LCSD or the relevant departments for their maintenance works. The details of the recurrent maintenance costs for trees and shrubs after the establishment period would be provided in the paper to PWSC.

32. The Deputy Chairman enquired asked about the coordination between CEDD and LCSD on the maintenance of trees and shrubs after the establishment period. He expressed concern on whether LCSD had the

sufficient manpower and expertise given that greening works under GMPs would be implemented in all the 18 districts in due course.

33. DH/Civil Engineering Office (P&L)/CEDD advised that some staff of LCSD had relevant expertise in arboriculture. Since the completion of three phases of GMPs in the urban areas in 2007, 2009 and 2011, the greening works had been handed over to LCSD for maintenance. Relevant staff of LCSD were involved in the handover to ensure that the plants were in a satisfactory condition. Principal Assistant Secretary (Greening, Landscape and Tree Management), Development Bureau ("PAS/DEVB(GLTM)) added that LCSD had tree teams of more than 200 staff, together with other staff in LCSD premises who maintained some Old and Valuable Trees, the trees in public parks and the landscaped areas along the roadside. The staff of LCSD were also responsible for the maintenance of the greening works carried out under GMPs.

34. In response to Mr LEUNG Kwok-hung's enquiry, PAS/DEVB(GLTM) said that each department responsible for the maintenance of an area or a facility was also responsible for the maintenance of trees therein and some of the maintenance works had been outsourced to contractors. The relevant tree management departments would conduct risk assessments before the typhoon and rainy seasons every year. The Tree Management Office of DEVB was responsible for coordinating the tree management works of all relevant departments.

Disposal of construction waste

35. Mr CHAN Hak-kan welcomed the implementation of greening works to improve roadside air quality. However, he noted that the works under the present proposal would generate 136 520 tonnes of construction waste. While 10 000 tonnes could be reused and around 124 000 tonnes would have to be delivered to the public fill storage, the remaining 2 520 tonnes would be disposed of at the landfills. As the landfills had an imminent capacity problem and there were public concerns on and objections to their expansion, he said that it was ironic that greening works would exert more pressure on the landfills. Sharing similar concerns, Miss CHAN Yuen-han urged the Administration to consider ways to reduce the waste to be generated from the proposed greening works.

36. DS/DEV(W)1 stressed that the Administration attached great importance to waste management for public works programmes. The Administration had requested that contractors should reduce the generation

of construction waste in the first place by conducting more investigation works. More than 98% of the construction waste could be reused either at the site or stored at a public fill bank for future use. DH/Civil Engineering Office (P&L)/CEDD added that as the projects involved more than a million of plants, the planting process and associated site works would inevitably produce some construction waste. It was estimated that around 2 520 tonnes (around 1.9%) of non-inert construction waste that could not be reused had to be disposed of at landfills. Under the construction waste disposal charging scheme, the charge per tonne of waste for public fill reception facilities was \$27, while the rate for the waste disposed of at landfills was almost four times higher, at \$125 per tonne. To reduce costs, the contractors would minimize the production of construction waste which had to be disposed of at landfills. Mr CHAN Hak-kan remained unconvinced of the Administration's explanation about how it would reduce the quantity of construction waste to be disposed of at the landfills.

Submission to the Public Works Subcommittee

37. In concluding the discussion, the Chairman said that the Panel supported the Administration's proposal to seek the endorsement of PWSC for upgrading the project (PWP Item No. 43CG) to Category A.

V PWP Item Nos. 401DS, 402DS & 195WC -- Feasibility study on relocation of Sham Tseng sewage treatment works to caverns, relocation of Sai Kung sewage treatment works to caverns, and relocation of Diamond Hill fresh water and salt water service reservoirs to caverns

(LC Paper No. CB(1)1100/13-14(03) -- Administration's paper on 401DS -- Feasibility study on relocation of Sham Tseng sewage treatment works to caverns, 402DS -- Feasibility study on relocation of Sai Kung sewage treatment works to caverns and 195WC -- Feasibility study on relocation of Diamond Hill fresh water and salt water service reservoirs to caverns

LC Paper No. CB(1)1100/13-14(04) -- Paper on relocation of Government facilities to caverns and development of artificial islands prepared by the Legislative Council Secretariat (Background brief))

38. Principal Assistant Secretary (Works)2, Development Bureau ("PAS/DEV(W)2") briefed members on the background of the Administration's proposals to relocate three Government facilities, namely, Sham Tseng sewage treatment works ("STSTW"), Sai Kung sewage treatment works ("SKSTW") and Diamond Hill fresh water and salt water service reservoirs ("DHSRs") to caverns as identified in a feasibility study on increasing land supply by reclamation and rock cavern development. With the aid of a powerpoint presentation, Assistant Director/Projects & Development, Drainage Services Department ("AD/DSD(P&D")), and Chief Engineer/Project Management, Water Supplies Department, highlighted the salient points of the proposals to upgrade PWP Items 401DS, 402DS and 195WC to Category A at an estimated cost of \$39.2 million, \$40.6 million and \$46 million respectively in money-of-the-day prices to carry out feasibility studies on relocation of STSTW, SKSTW and DHSRs to caverns. The Administration planned to seek the support of PWSC for the proposals in April 2014 with a view to seeking funding approval from FC in May 2014. Subject to the funding approval of FC, the Drainage Services Department ("DSD") planned to commence the feasibility studies on the relocation of STSTW and SKSTW in August 2014 for completion in August 2016, and the Water Supplies Department would commence the study on the relocation of DHSRs in November 2014 for completion in November 2016.

(Post-meeting note: Soft copies of the powerpoint presentation materials was circulated to members vide LC Paper Nos. CB(1)1172/13-14(02) and (03) by email on 26 March 2014.)

39. The Chairman reminded members that in accordance with Rule 83A of RoP of LegCo, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects. Under Rule 84 of RoP of LegCo, a member should not vote upon any question in which he had a direct pecuniary interest except under certain circumstances as provided for in Rule 84.

Cavern development as a land supply measure

40. Dr LAM Tai-fai said that the shortage of land supply in Hong Kong had affected the provision of housing and community facilities. He expressed support for relocating suitable Government facilities to caverns to release the existing sites for more beneficial and compatible land uses. He sought information from the Administration about the area of land in Hong Kong which was suitable for rock cavern development as revealed from the study on "Enhanced Use of Underground Space in Hong Kong" ("the Underground Space Study") completed by the Civil Engineering and Development Department ("CEDD") in 2011. Noting that the three feasibility studies would only be completed by November 2016, he asked when the actual relocation works would take place and when the released sites would be available for housing development. He also enquired, apart from sewage treatment works and service reservoirs, what other Government facilities were suitable for relocation to caverns.

41. PAS/DEV(W)2 explained that according to the findings of the Underground Space Study, about two-thirds of the land in Hong Kong were suitable for rock cavern development from topographical and geological perspectives. As to whether the land could actually be used for rock cavern development, other factors, such as accessibility, had to be taken into consideration. He advised that rock cavern development should be taken as a long-term measure to increase land supply, taking in view that the entire process including planning and the relocation works for a cavern development project would take more than 10 years. That said, the Administration would examine ways to expedite the implementation programme of these relocation projects. To identify Government facilities which would be suitable for relocation to caverns, CEDD was currently undertaking a consultancy study on "Long-term Strategy for Cavern Development" ("Long-term Cavern Study"), which was expected to complete in 2015. The study also covered the formulation of policy guidelines to facilitate cavern development for both public and private sectors, the preparation of Cavern Master Plans to reserve strategic areas for cavern development, the formulation of a systematic relocation programme for suitable Government facilities, and organizing of public engagement activities.

Cost-effectiveness of cavern development

42. Dr KWOK Ka-ki enquired about the estimated costs for the three proposed relocation projects. As only six hectares of land could be released from relocating the three facilities, he queried the cost-effectiveness of the relocation projects and sought information on the service life of the sewage

treatment works. Dr Fernando CHEUNG also expressed concern about the cost-effectiveness of the three relocation projects.

43. PAS/DEV(W)2 advised that CEDD had already undertaken preliminary assessments on the financial feasibility of the projects, taking into account factors such as the relocation costs, the value of the land released, the improvement works to be carried out for the sewage treatment works if they were not to be relocated, and unquantifiable benefits such as the improvement to the environment of the areas near the existing sites. CEDD had considered various factors in identifying potential relocation sites for conducting feasibility studies. According to the results of the preliminary assessments, the three proposed relocation projects would be cost-effective initiatives. The detailed estimated costs for the relocation projects would only be available after the completion of the feasibility studies.

44. As regards the service life of sewage treatment works, AD/DSD(P&D) said that these facilities required a major overhaul and replacement of key components after they had been in use for 20 to 30 years. Chief Engineer/Consultants Management, Drainage Services Department, added that STSTW were commissioned in 2004 while SKSTW were commissioned in 1988. By the time the two facilities were relocated, STSTW and SKSTW would have been in use for more than 20 and 30 years respectively. He further advised that due to the treatment of sewage, the wear and tear effect of the electrical and mechanical components of the facilities over time would be significant, and the major components, such as sewage pumps, had to undergo large-scale maintenance works or replacement once every 10 years.

45. Dr Fernando CHEUNG asked the Administration to provide the findings of the preliminary assessments to facilitate members' scrutiny of the present proposals. He was concerned that the public money to be expensed on the feasibility studies would be wasted ultimately if there was no evidence to support the cost-effectiveness of the three relocation projects. PAS/DEV(W)2 replied that the results of the preliminary assessments only served as indications on the cost-effectiveness of these projects at the moment of the assessments without taking into account the variation of the relevant factors which would affect the actual costs and benefits. He advised that LegCo Members would be kept abreast of the progress of the three relocation projects as funding approval from FC would be needed for further investigation, design, as well as construction works.

Implementation of the projects

46. While showing support for the Administration's efforts in making optimal use of land resources, the Deputy Chairman asked if priorities would be set among the three relocation projects. He queried if the Administration would award the three feasibility studies under one contract and expressed concern about the supply of the relevant consultancy services in the market. Mr Albert CHAN said that the implementation of the relocation projects would have an impact on the supply of construction manpower and project cost overrun might be unavoidable.

47. PAS/DEV(W)2 stressed that the present funding proposals were only for conducting feasibility studies and the Administration planned to award three separate contracts for the three feasibility studies. The feasibility studies would examine the detailed implementation programmes for the relocation projects. Priorities would be set having regard to the findings and recommendations of the studies and the needs of the communities concerned. He reiterated that the three relocation projects were pilot schemes of cavern development and CEDD was undertaking the Long-term Cavern Study in parallel. As the three studies were not of a large scale, they should not have a significant impact on the consultancy service market. He noted members' concerns and would consider if the future contracts for the relocation projects should be awarded in one go. Relocation of facilities to caverns was a long process and the feasibility studies only made the first step. In reply to the Deputy Chairman's enquiry, PAS/DEV(W)2 advised that most of the construction waste generated from cavern excavation works would be rock suitable for reuse.

Future use of the released sites

48. Mr Gary FAN said it was unreasonable that while members and the public had no information about the future land use of the released sites, the Administration asked for the Panel's support for the funding proposals. PAS/DEV(W)2 responded that as the planning and implementation of relocation of Government facilities to caverns was a lengthy process, at the present stage, only the preliminary land uses of the released sites had been identified. When the detailed planning and investigation were carried out a few years before the existing sites were released, more concrete information on the proposed land uses would be available for consideration. The public would then be consulted on the proposed land uses accordingly. Mr FAN remarked that at such a late stage, the relocation decision would have been made and would not be reversed.

49. While supporting the concept of relocating suitable Government facilities to caverns, Dr KWOK Ka-ki stressed that the local residents and

other stakeholders had to be consulted about the land uses of the released sites, as they might have concerns about the development of screen-type buildings. He asked about the preliminary land use of the released sites under the present proposals.

50. Dr Fernando CHEUNG said that he supported relocating suitable Government facilities into caverns to release the sites for housing and other purposes. However, he was concerned about the visual and environmental impacts of the new developments. If only luxury flats would be developed at the released sites, the average Hong Kong people would not be benefitted.

51. PAS/DEV(W)2 said that the preliminary assessments had identified some land uses for the released sites. Given their proximity to the developed areas, the released sites might be suitable for residential developments or provision of community facilities. As regards the future housing developments at the sites, he advised that they would have to satisfy the current planning requirements in respect of visual impact and air ventilation. It was unlikely that the construction of screen-type buildings would meet the said requirements. Although only six hectares of land would be released from the three relocation projects, the locations of the released sites might provide opportunities for strategic developments.

Sai Kung sewage treatment works

52. Pointing out that the Administration had informed the Sai Kung District Council ("SKDC") that reclamation near the existing SKSTW site might be undertaken in conjunction with the proposed relocation project, Mr Gary FAN was dissatisfied that such information was not made available to Panel members for them to consider the pros and cons of the funding proposal. In reply, PAS/DEV(W)2 said that the proposed reclamation works in the vicinity of the existing SKSTW site was of a small scale. The purpose of the reclamation project was to construct a breakwater to enlarge the potential development site and to accommodate some community facilities. Funding approval from FC was not required for the feasibility study of the reclamation project. As such, the information on the proposed reclamation had not been included in the present proposal to the Panel, which was for the funding of the feasibility study on relocation of SKSTW. The Administration had consulted SKDC on the proposed reclamation project and SKDC had no objection to the proposal.

53. Mr Frederick FUNG agreed that consideration could be given to developing rock caverns such that some of the land currently occupied by

Government facilities could be released for housing and other purposes. In identifying suitable sites for cavern development, the Administration should consult the local DCs as well as other stakeholders, including residents and shop operators, who might be affected by the relocation proposals. Referring to Enclosure 2 to the Administration's paper (LC Paper No. CB(1)1100/13-14(03)), he asked if the proposed relocation site of SKSTW would fall within the Ma On Shan Country Park area.

54. AD/DSD(P&D) confirmed that the proposed relocation site for SKSTW fell within the Ma On Shan Country Park area. As such, the feasibility study on relocation of SKSTW would examine the impact of the cavern development works on the environment and the need for implementing mitigation measures in consultation with the relevant departments. Mr Frederick FUNG urged the Administration to ensure that the relocation and cavern development works would not adversely affect the Ma On Shan Country Park.

55. Mr Gary FAN asked whether the Administration had assessed the impact of cavern development and relocation works of SKSTW on the environment and the local traffic, given that only a small slip road was available for access to the existing SKSTW site.

56. While supporting relocation of sewage treatment works to caverns, Mr IP Kwok-him pointed out that there were concerns about the traffic impact of the SKSTW relocation project as a lot of vehicles would access the site during the construction period via the small slip road connecting the site and Hiram's Highway. He sought details of the mitigation measures to address the traffic impact.

57. AD/DSD(P&D) said that the feasibility study would include traffic impact assessments. If it was found that the capacity of the existing road network could not cater for the increased traffic during construction, other transportation options for accessing the site, such as the use of a sea route, enhancing the existing road network or constructing a temporary access road, would be considered. Temporary traffic control measures would also be introduced as necessary.

58. Dr Fernando CHEUNG asked if the Administration had assessed the impact of the relocation of SKSTW on the residents at Tsiu Hang, which was near the relocation site. PAS/DEV(W)2 replied that though the proposed relocation site was near Tsiu Hang, all the facilities of the relocated sewage treatment works would be housed in caverns. The results of the preliminary

assessments and past experience had shown that the operation of sewage treatment works housed in caverns would have minimal impact on the residents in the vicinity. The proposed feasibility study would examine the impact of the construction works and the operation of the relocated sewage treatment works in caverns on the environment and the residents nearby.

Sham Tseng sewage treatment works

59. Regarding the proposed relocation of STSTW, Miss Alice MAK asked about the possible noise, vibration, traffic and environmental impacts on the residents and the impact of the works on the nearby graveyards. AD/DSD(P&D) said that as part of the feasibility study, the Administration would address various public concerns on the impacts possibly caused by the construction works on the residents and the environment, and ensure that the relevant requirements would be complied with.

60. Mr IP Kwok-him pointed out that residents who lived near the existing STSTW site would like to have information about the future use of the site. They were worried that the new housing developments, if any, at the site would cause adverse visual and environmental impacts. PAS/DEV(W)2 replied that public engagement activities would be organized under the feasibility study at a suitable juncture to enhance the communication with the local residents and other stakeholders on the future developments at the site. According to the results of preliminary assessments and given the location of the released site, housing developments at the site would not have significant visual impact on the residents in the vicinity.

61. Mr Frederick FUNG asked if the Administration had considered, as an alternative to developing caverns, levelling the hill at the proposed relocation site to obtain a vast piece of developable land. In response, AD/DSD(P&D) said that due to the height of the hill, levelling the hill would involve more substantial construction works than developing the caverns. He advised that the feasibility study would cover the feasibility and cost-effectiveness assessment of Mr FUNG's suggestion.

Scope of the feasibility studies on relocation of the two sewage treatment Works

62. Miss Alice MAK enquired if the feasibility studies on the relocation of STSTW and SKSTW would include assessing the need to upgrade the sewage treatment works to a higher treatment standard and provide more space in the caverns for future expansion. As the relocation projects would span over more than a decade, Miss MAK considered it prudent and reasonable for the Administration to have the foresight to allow some flexibility to upgrade or expand the relocated facilities to cater for possible new requirements on the quality of discharged waste water in the future. Any subsequent studies or works for upgrading or expanding the facilities after the relocation projects would cause undue disturbances to the public and incur additional expenditures.

63. AD/DSD(P&D) advised that the level of treatment required for sewage was formulated according to the requirements of the Environmental Protection Department ("EPD"). Any upgrading of the level of treatment would entail additional resources. DSD would closely liaise with EPD during the relocation projects on the need to upgrade and/or to expand the treatment capacities. The feasibility studies would also examine the need to allow future expansion of the relevant sewage treatment works as well as the adoption of the latest technology for sewage treatment.

Submission of the proposals to the Public Works Subcommittee

64. In concluding the discussion, the Chairman asked if members supported the Administration's submission of the funding proposals (401DS, 402DS and 195WC) to PWSC for endorsement.

65. Dr Fernando CHEUNG said that he could not support the proposals in the absence of sufficient information about the financial feasibility of the projects. He requested the Administration to provide in the paper to PWSC the details of the preliminary assessments on the technical and financial feasibility of the three relocation projects, including the impacts on traffic, the residents in the vicinity, the environment, and cost-effectiveness, etc.

66. Mr Gary FAN said that he would only support the proposals on the condition that the Administration would consult the stakeholders on the future land uses of the released sites at the same time when it consulted them on the relocation projects. PAS/DEV(W)2 said that the Administration could not provide information about detailed planning and land uses for the

released sites at such an early stage given that the released sites would only be available for development in about 10 years. It would be premature to determine the land uses as there would be changes in the need of the communities concerned in these 10 years. He reiterated that the Administration would consult the public on the proposed land uses of the released sites nearer the completion of the relocation projects. The Chairman concluded that the Panel had no objection to the Administration's submission of the three proposals to PWSC for upgrading them to Category A.

VI PWP Item No. 399DS -- Relocation of Sha Tin sewage treatment works to caverns

(LC Paper No. CB(1)1100/13-14(05) -- Administration's paper on 399DS -- Relocation of Sha Tin sewage treatment works to caverns

LC Paper No. CB(1)1100/13-14(06) -- Paper on relocation of Sha Tin sewage treatment works to caverns prepared by the Legislative Council Secretariat (Background brief))

67. PAS/DEV(W)2 briefed members on the Administration's proposal to upgrade part of 399DS to Category A at an estimated cost of \$637.7 million in MOD prices to carry out the investigation and design ("I&D") study and the associated site investigation works for relocation of Sha Tin STW to caverns. With the aid of a powerpoint presentation, AD/DSD(P&D) highlighted the salient points of the proposal. The Administration planned to seek the support of PWSC for the funding proposal in April 2014 with a view to seeking funding approval from FC in May 2014. Subject to the funding approval of FC, the Administration would commence the proposed I&D study and the associated site investigation works in August 2014. The study would be completed in stages by end-2022.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)1172/13-14(04) by email on 26 March 2014.)

68. The Chairman reminded members that in accordance with Rule 83A of RoP of LegCo, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting

before they spoke on the subjects. Under Rule 84 of RoP of LegCo, a member should not vote upon any question in which he had a direct pecuniary interest except under certain circumstances as provided for in Rule 84.

Impact of the works

69. Dr Fernando CHEUNG said that during the public engagement exercise for the project, some residents near the proposed relocation site, such as those of Chevalier Garden, had expressed concerns about possible odour, health and traffic impacts that might be caused by the operation of the relocated Sha Tin STW in the cavern site. Despite that the Administration had arranged a visit to Stanley sewage treatment works for the residents, their worries persisted. Furthermore, according to the residents of Chevalier Garden, there was only a narrow access road to the relocated Sha Tin STW and their housing estate. They were concerned that the relocation works and the operation of the relocated STW would have an adverse impact on the traffic in the area.

70. AD/DSD(P&D) replied that the substantially completed feasibility study had already examined the odour impact and the traffic impact. The relocated Sha Tin STW would be housed in the caverns of Nui Po Shan, which would function as a natural barrier. Negative pressure would be applied in the cavern site to ensure an inward air flow rather than an outward flow. Deodorization facilities would be installed to filter out any odour from the air inside the caverns before it was discharged through a ventilation shaft, which was inconspicuous and located at a high level on Nui Po Shan.

71. On the traffic impact, AD/DSD(P&D) advised that a traffic impact assessment had been conducted for the proposed relocation project. Temporary traffic management measures would be implemented during the relocation works to minimise the number of construction vehicles using A Kung Kok Street. During the morning peak hours, construction vehicles would be restricted from using the Street. The potential impacts would be reduced to an acceptable level in compliance with the relevant standards. The traffic issues would be further reviewed in the I&D study. AD/DSD(P&D) also stated that the Administration intended to construct a temporary slip road between the cavern site and Ma On Shan Road for construction vehicles to access the cavern site. After relocation, it was estimated that there would be a daily average of around 20 sewage treatment operation vehicles entering and exiting the relocated Sha Tin STW. The impact on the local traffic would be insignificant.

72. Dr Fernando CHEUNG urged the Administration to provide the details of the mitigation measures to address the concerns of the residents living in the vicinity of the relocation site. AD/DSD(P&D) undertook to enhance communication with the residents to address their concerns.

73. As the relocation project would involve rerouting the effluent export scheme, Mr Gary FAN enquired about the impact of the rerouting on the Sha Tin Racecourse and Tai Shui Hang areas. As regards the blasting works to be carried out for constructing the caverns, he asked whether the residents of Chevalier Garden had been consulted on the proposed mitigation measures and whether they found the measures acceptable.

74. AD/DSD(P&D) said that a liaison group comprising representatives of affected residents would be set up during the construction stage to inform the stakeholders of the implementation progress of the project and mitigation measures such as temporary traffic measures. During the modification works of the effluent export scheme, temporary traffic measures would be implemented to mitigate the impact of the works on the local traffic. On blasting works, the Administration would ensure that they would be carried out in compliance with the prevailing standards. In response to Mr Gary FAN's enquiry, AD/DSD(P&D) said that the ancillary facilities of the relocated Sha Tin STW included emergency exit, tunnel vehicular ingress/egress, administration building, etc.

75. Mr TANG Ka-piu asked whether Shing Mun River had to be closed to the public when the relocation works were implemented. In response, Chief Engineer/Sewerage Projects, Drainage Services Department ("CE/DSD(SP)") assured members that the relocation project would not affect the public's use of Shing Mun River. Even if the new pipelines might need to be constructed across Shing Mun River, the trenchless method would be adopted.

Future land use of the vacated site

76. Mr Gary FAN sought details about the planned land use for the vacated site of Sha Tin STW and the relevant planning parameters, such as plot ratios. PAS/DEV(W)2 explained that the feasibility study had examined various land uses for the vacated site and the corresponding business case. The results of a preliminary planning review indicated that the vacated site could be used for residential and commercial developments as well as provision of community facilities. The development intensity could be made with reference to the existing private property developments and public

housing estates in Sha Tin. Detailed planning for the vacated site would only be undertaken a few years before the completion of the relocation of Sha Tin STW to take into account the latest changes in the needs of the community.

77. In response to Mr TANG Ka-piu's enquiry about the timeframe for housing development at the vacated site, CE/DSD(SP) advised that while the I&D study would be completed in stages by end-2022, the construction works could only commence in around 2017 at the earliest. As the cavern works and the relocation works would take around 10 years to complete, the site would be released in around 2027. Under the I&D study, the Administration would review the implementation programme of the relocation project, including the feasibility of compressing the construction period, such as by carrying it out in phases. The Administration would apply for funding approval from FC for the construction of the relocation project in due course.

78. Mr Gary FAN enquired whether new buildings at the vacated Sha Tin STW site would adopt the stepped building height concept as used in the new developments near the Tseung Kwan O waterfront. PAS/DEV(W)2 replied that the general urban design principles adopted by the Planning Department, such as stepped building height (i.e. lower buildings along the waterfront with building height increasing progressively from the waterfront to the inland area), would apply to the land use planning of the released site.

Manpower supply in the construction industry

79. Mr Albert CHAN expressed support for relocating suitable Government facilities to caverns to release valuable land resources for housing and other purposes. Pointing that there were cost overruns in some public works projects recently, he was concerned that the shortage of manpower in the construction industry would increase the cost of the relocation project. In this connection, he said that as the present project required manpower similar to that for railway projects, it would be preferable for the commencement of the proposed relocation works to dovetail with the completion of the railway projects which were currently under construction, so that the relevant manpower could be redeployed for the proposed relocation project to keep down the cost. To facilitate a more rational use of resources, the Administration should try to spread out the major works projects so that they would not be concentrated over a short period.

80. Mr TANG Ka-piu asked if the Administration had assessed the supply of skilled workers for the proposed relocation project and whether the

Administration had any plans to train local workers to take up the works requiring special skills.

81. PAS/DEV(W)2 advised that the relocation works required skilled workers for the tunnel works. According to the current planning, the relocation works would only commence in 2017 at the earliest. By then, all existing major railway projects, except the Shatin-Central Link, should have been completed. It might then be an opportune time to take up the manpower resources released by the completed railway projects. He believed that the required skilled workers would be available for the implementation of the relocation project.

Proposed reclamation at Ma Liu Shui

82. Dr Fernando CHEUNG enquired about the progress of the proposed near-shore reclamation at Ma Liu Shui and whether the planning for the vacated Sha Tin STW site and proposed reclamation at Ma Liu Shui were undertaken together. In reply, PAS/DEV(W)2 said that the proposed reclamation at Ma Liu Shui was a separate project from the Sha Tin STW relocation project. However, if the reclamation project was accepted by the public, the land use planning of the two sites could be undertaken together to achieve synergy. During the Stage 2 public engagement of the "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development" study, the public had given views on the five proposed near-shore reclamation sites, including Ma Liu Shui. As there were public concerns on the proposed reclamation at Ma Liu Shui, the Administration would conduct technical studies and assessments to address the public concerns on the environmental and visual impacts. The Administration would further consult the public about the findings of the studies before considering the way forward for the proposed reclamation at Ma Liu Shui.

83. In concluding the discussion on the item, the Chairman said that members in general supported the Administration's proposal to seek the endorsement of PWSC for upgrading part of the project (PWP Item No. 399DS) to Category A.

VII PWP Item No. 770CL -- Planning, engineering and architectural study for topside development at Hong Kong Boundary Crossing Facilities Island of Hong Kong–Zhuhai–Macao Bridge
(LC Paper No. CB(1)1100/13-14(07) -- Administration's paper on

770CL -- Planning, engineering and architectural study for topside development at Hong Kong boundary crossing facilities island of Hong Kong–Zhuhai–Macao Bridge

LC Paper No. CB(1)1100/13-14(08) -- Paper on the topside development at the Hong Kong Boundary Crossing Facilities Island of the Hong Kong–Zhuhai–Macao Bridge prepared by the Legislative Council Secretariat (Background brief))

84. With the aid of a powerpoint presentation, Permanent Secretary for Development (Works) ("PS/DEV(W)") briefed members on the proposal to upgrade public works project ("PWP") Item No. 770CL to Category A at an estimated cost of \$61.9 million to carry out a planning, engineering and architectural study ("the Study") for topside development on the Hong Kong boundary crossing facilities ("HKBCF") island of the Hong Kong-Zhuhai-Macao Bridge ("HZMB"). The details of the proposal were given in the Administration's paper (LC Paper No. CB(1)1100/13-14(07)). PS/DEV(W) highlighted the background of the Study as well as the constraints and main considerations on the proposed development. Project Manager (Hong Kong Island & Islands), Civil Engineering and Development Department, then explained the details of the funding proposal, the scope and the key issues to be addressed in the Study, and the public consultation that had been conducted by the Administration on the proposal. He advised that subject to members' support, the Administration planned to seek the endorsement of PWSC and funding approval of FC in May 2014.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)1172/13-14(05) by email on 26 March 2014.)

85. The Chairman reminded members that in accordance with Rule 83A of RoP of LegCo, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects. Under Rule 84 of RoP of LegCo, a member should not vote upon any question in which he had a direct

pecuniary interest except under certain circumstances as provided for in Rule 84.

Development on the Hong Kong boundary crossing facilities island

86. Mr TANG Ka-piu said that he was a member of the Islands District Council. He recalled that since 2009, there had been views suggesting that the land resources on the HKBCF island should be utilized to support commercial activities and develop bridgehead economy. He questioned why the Administration had waited until now to propose a study on the subject. He was concerned that in the absence of commercial developments, in particular shopping arcades, on the island upon the commissioning of HZMB, visitors coming from the bridge would travel to Tung Chung to purchase daily necessities such as milk powder, hence putting more pressure on the existing retail facilities in the area and pushing up the prices of consumer products.

87. In reply, PS/DEV(W) said that in response to public views supporting the development of bridgehead economy, the previous-term Government had advised that the suggestion was worth considering but the development scale was a matter that needed to be further studied. After taking into account various factors, the previous-term Government considered that the most important task was to ensure the timely commissioning of HZMB.

88. In response to Mr TANG's enquiry about whether and when commercial facilities would be provided on the HKBCF island, PS/DEV(W) said that the HKBCF's passenger clearance building ("PCB") would provide a floor area of about 5 000 square metres upon the commissioning of HZMB. The Administration targeted to conduct a study and examine the possibility of making the first batch of development site(s) outside the designated "Closed Area" available for topside development shortly after the commissioning of HZMB. Subject to the results of the Study, the Administration would have a better grasp of the timetable to implement the proposals of the Study. Mr TANG remarked that the Administration should expedite the provision of commercial facilities on the island as early as possible.

89. Noting that the Study would not be completed until September 2016, Miss Alice MAK and Mr YIU Si-wing were concerned that the proposed topside development could not tie in with the commissioning of HZMB. Miss MAK urged the Administration to expedite the Study programme. She opined that in the absence of shopping facilities at the HKBCF island,

visitors from HZMB would get used to do shopping in the urban areas and their shopping habit could not be easily changed in the future. While supporting the proposed topside development to increase employment opportunities, she enquired about the scale of the proposed development. She said that if the development scale was large, it would be difficult for small developers to participate and the development would probably end up to be another large and stereotypical shopping mall with shops operated by business conglomerates. She stressed that the development on the island should facilitate diversified opportunities for small business operators and the working population, as well as provide a variety of shopping choices for tourists. In response, PS/DEV(W) said that Miss MAK's views were noted. While acknowledging the need to carry out the Study in a timely manner with a view to providing the first site on the island for development as soon as possible after the commissioning of HZMB, PS/DEV(W) advised that the business plans for the facilities and services to be provided at the site would be subject to commercial decisions.

90. Mr YIU Si-wing suggested that, to make the proposed development better dovetail with the commissioning of HZMB in 2016, the Study could be split into two phases. The Administration should complete the first phase of the Study in 2016. By that time, the development concept and proposals on the first-phase development should be finalized. When conducting the second-phase study, implementation of the first-phase development should start. The second-phase study should take into consideration the first-phase development. He added that it was necessary for the Administration to ensure a smooth interface between the development under the Study and the mid- and long-term development of Lantau.

91. PS/DEV(W) replied that the Administration would as far as practicable keep members informed of the outcomes of the Study in phases. He advised that although the Administration would conduct separate studies on the overall development of Lantau, in the proposed Study for topside development on the HKBCF island, the Administration would take into account the land uses and transport infrastructures under planning in other parts of Lantau.

92. Mr Michael TIEN said that the number of visitor arrivals under the Individual Visit Scheme ("IVS") would increase from about 27 million to 67 million within the coming five-year period if the rate of increase of these visitors would continue to be maintained at 20% annually. He opined that, to increase Hong Kong's capacity to receive the tourists from HZMB who came mainly for buying daily necessities, and to save them the need to travel to the urban areas to make such purchases, the Administration should reserve land

on the HKBCF island for developing shopping centres and hotels with a total floor area of at least 300 000 square metres in a timely manner. He supported the conduct of the Study. PS/DEV(W) replied that according to preliminary assessments, it was possible to provide a total gross floor area of at least 300 000 square metres excluding underground space development and the floor areas within the designated "Closed Area", which had not been considered during the preliminary assessments.

93. Mr Albert CHAN opined that the planning initiative to make use of the land resources of Hong Kong to cater for the need of the Mainlanders arriving in Hong Kong under IVS was not in the interest of Hong Kong people. He said that as the HKBCF island and the artificial islands that might be constructed in the central waters were located in the east of the Hong Kong International Airport ("HKIA"), the well-being of the people living or working on these islands in future might be seriously affected by the air and noise pollution caused by the aircraft departures from HKIA to its east. He stressed the need to formulate a comprehensive and holistic study on the land use planning in the areas neighbouring HKIA and that the study should include assessments on air quality and noise impacts. He opined that Chek Lap Kok was not a suitable site for providing an airport as its operation had generated adverse impact on the environment as well as the Chinese White Dolphins. Instead of constructing the planned Third Runway at HKIA, the Administration should relocate the airport to the artificial islands proposed to be built in the central waters.

94. In response, PS/DEV(W) said that the Administration acknowledged the need to adopt a holistic approach in developing Lantau so as to capitalize on the benefits brought by the major infrastructure projects in Lantau. The 2014 Policy Address had announced the establishment of the Lantau Development Advisory Committee ("LanDAC") to prepare the overall development strategy for Lantau.

95. Mr CHAN Han-pan said that he supported conducting the Study to ascertain the feasibility of the topside and underground space developments on the HKBCF island. He opined that as utilization of underground space might involve considerable costs, the Administration should ensure the financial viability of such development. PS/DEV(W) responded that in ascertaining the financial viability of the proposed development, the Administration would take into account the cost-effectiveness of underground space development on the island. He added that one possible use of the underground space was for the provision of car parking spaces.

Relationship between the proposed development and the overall development of Lantau

96. Dr Fernando CHEUNG enquired whether, in the Administration's view, the development of bridgehead economy would be brought about by the relevant infrastructure projects on the HKBCF island and at HKIA only, or it would also be supported by the future developments in Lantau and the North West New Territories. He said there were concerns that in developing Lantau, the Administration might pay no regard to its local characteristics, such as the existing green economic activities, and the lifestyle of Lantau residents.

97. PS/DEV(W) replied that the Administration proposed to conduct the Study as early as possible to ascertain how the commercial developments, if any, on the island could bring benefits to the economy of Hong Kong. As announced in the 2014 Policy Address, the Administration would explore ways to develop the waters east of Lantau and the neighbouring areas with a view to developing the East Lantau Metropolis for accommodating a new population and a new core business district. LanDAC was established to capitalize on the economic and social development opportunities in Lantau. It would discuss the coordination of various development directions of different projects/studies in Lantau.

98. Mr WU Chi-wai said that, according to the Administration's paper, it had been projected that HKBCF would have a daily patronage of 69 200 passengers in 2016 and based on the anticipated patronage, the HKBCF's PCB was constructed to provide a gross floor area of about 5 000 square metres of commercial facilities upon the commissioning of HZMB. However, the Administration advised at the meeting that a gross floor area of 300 000 square metres could be reserved on the HKBCF island for providing commercial facilities. Mr WU enquired if the Study would examine whether the scale of such facilities was excessive. He considered that, to find out whether there would be adequate patronage to justify the provision of large-scale commercial facilities, the Administration should assess the economic development trend in neighbouring regions, including the western Pearl River Delta. He enquired about the financial provision allocated for conducting such an assessment under the funding proposal.

99. The Deputy Chairman was of the view that in conducting the Study, the Administration needed to take into account the passenger flow of HZMB and how the development of bridgehead economy on the HKBCF island would have an impact on the economic development of Lantau or Hong Kong as a whole. He enquired whether the Administration would consider in

the Study how the development on the HKBCF island would dovetail with the overall development strategy for Lantau and the neighbouring areas.

100. PS/DEV(W) replied that the Study would take into account the infrastructure and facilities planned to be provided in nearby areas, including the North Commercial District of HKIA, as well as the relevant development parameters for these areas. An analysis on the volume of passenger flow from the Mainland would be carried out in the Study. It was expected that following the proposed topside development, the commercial facilities to be provided on the island would cater for the need of visitors from HZMB, hence saving the need for them to travel to the urban areas. As regards the new development proposals recommended by LanDAC in the future, the Administration would look into them in separate studies. At the request of Mr WU, the Administration would provide information about the required coverage of the Study, in particular, whether it would include an analysis on the future economic development trend in the western Pearl River Delta and the volume of passenger flow on the island to be generated from the region.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1317/13-14(01) on 25 April 2014.)

101. Mr LEUNG Kwok-hung said that he objected to the funding proposal. He cast doubt on the need to form an island of 130 hectares and provide commercial facilities thereon, given that it was uncertain whether visitors from HZMB would stay on the island for shopping and there was land available in Lantau to provide the same development. He held the view that the proposed commercial developments on the island would facilitate many parties to profiteer and cause unnecessary competition with the developments in other parts of Lantau for the same tourist market. PS/DEV(W) replied that the HKBCF island was constructed to provide a landing point for HZMB. To meet the public's expectation of making good use of the land resources on the island, including underground space, the Administration had proposed to carry out the Study.

102. Mr IP Kwok-him opined that the development of HZMB and the HKBCF island was necessary to strengthen the economic ties with the Mainland. As the commissioning of HZMB would bring about considerable changes to Lantau, close communication between the Administration and LanDAC was essential. He enquired whether there were any concrete proposals on how the development on the HKBCF island would dovetail with the commercial developments to be provided at the North Commercial

District on the Airport Island. He supported the conduct of the Study. The Deputy Chairman enquired whether the Administration would maintain regular communication with LanDAC when conducting the Study.

103. PS/DEV(W) replied that LanDAC had held its first meeting in March 2014. When carrying out the Study, the Administration would actively communicate with LanDAC and take into account the development of the North Commercial District of HKIA.

Transport links between the island and the urban areas

104. Mr YIU Si-wing enquired whether it was part of the Study to explore the transport options to connect the HKBCF island with Lantau as well as the urban areas. He asked about the Administration's position on opening up the SkyPier at HKIA for providing cross-boundary ferry services upon the commissioning of HZMB. The Deputy Chairman opined that in studying the transport options to be provided, the Administration should consider whether the future transport links would meet the demand of visitors alone or that of both the visitors and local residents.

105. Mr Michael TIEN opined that the capacity of the MTR Tung Chung Line and the Airport Express Line was close to saturation. The existing railway service in Lantau would not be able to cope with the future demand of the new population in the remaining development in Tung Chung and the visitors arriving from HZMB. He enquired about the options to resolve the problem in the absence of a new railway line. Mr CHAN Han-pan opined that, to facilitate the development on the HKBCF island, consideration should be given to extending the Airport Express Line from AsiaWorld-Expo to the HKBCF island.

106. In response, PS/DEV(W) said that the Administration would work out, as one of the subjects covered by the Study, transport options to meet the demand of the visitors, having regard to factors including financial implications, site feasibility, etc.

107. Mr CHAN Han-pan said that the Study would need to take into account the time of commissioning of HZMB and whether the cross-boundary coaches coming into Hong Kong through HZMB would be allowed to proceed to the urban areas. He opined that, if these coaches were not allowed to proceed to the urban areas, it would be necessary to ensure that there were adequate parking spaces on the island.

108. PS/DEV(W) replied that no conclusion had been drawn at this stage on whether the cross-boundary coaches from HZMB would be allowed to travel to the urban areas. The Transport and Housing Bureau had established a coordination group with the Governments of Zhuhai and Macao to take forward the advance work for HZMB's opening, including cross-boundary transport arrangements. In light of the discussion outcomes, the Administration would work out a proposal on local transport arrangements for cross-boundary vehicles from HZMB that could meet the needs of visitors, residents of Hong Kong, Zhuhai and Macao and the industries concerned. As regards the travelling patterns of visitors from HZMB on their arrival on the island, PS/DEV(W) advised that the subject would be considered in the Study.

Public views on the proposed study

109. Ms Cyd HO opined that the commissioning of HZMB would accelerate the integration of the Mainland and Hong Kong as well as facilitate more visitors from the Mainland to go to the urban areas. She held the view that apart from technical and financial studies, the Administration should conduct a social impact assessment to ascertain public acceptability of the development of bridgehead economy and the proposed topside development on an artificial island of 130 hectares.

110. PS/DEV(W) replied that in 2009, there were strong public views requesting the development of bridgehead economy in Lantau. In response to these views, the Administration had proposed to carry out the Study. He explained that not all the 130 hectares of land on the HKBCF island were suitable for development. According to preliminary assessments, the gross floor area that could be provided on the island was about 300 000 square metres, involving a site area of about 20 to 30 hectares on the island. Ms Cyd HO opined that the Administration was selective in listening to public views and had disregarded grave concerns expressed by local communities recently over the capacity of Hong Kong to receive a large number of visitors coming under IVS. If such concerns could not be addressed by the Administration in the context of formulating a population policy, she would not support the funding proposals under agenda items VII and VIII. PS/DEV(W) said that the Administration would continue to listen to public views and opinions.

111. In response to Dr Fernando CHEUNG's enquiry about the channels for members of the public to give views on the development of Lantau, PS/DEV(W) advised that the development of Lantau, which might take substantial time to complete, would be undertaken in stages, covering the

formulation of a conceptual plan and the conduct of feasibility assessments and detailed design, etc. He assured members that opportunities for public participation would be provided at different stages.

Use of the proposed artificial islands in the central waters

112. Mr Frederick FUNG said that if the Administration decided to develop Lantau, it should develop the North Lantau but not the South Lantau. He referred to agenda item VIII and enquired whether the Administration would consider reserving the land on the proposed artificial islands to be constructed in the central waters between Hong Kong Island and Lantau solely for accommodating obnoxious facilities instead of commercial or residential developments. He suggested that the sites currently providing obnoxious facilities, such as the oil terminals at Tsing Yi and the container terminals at Kwai Chung could be used for other purposes after such facilities were relocated to the artificial islands. He enquired about the timetable for planning and constructing such islands in the central waters.

113. PS/DEV(W) responded that during the Stage 2 public engagement for the "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development" study, the public had been asked about their views on the land use options for artificial islands in the central waters. The land uses supported by members of the public included residential development, provision of tourism-related facilities, recreational or leisure facilities, community facilities and land reserve. He advised that the Administration planned to seek funding approval from FC to conduct a strategic study to explore the feasibility of developing artificial islands in the central waters. The purpose of the study was to ascertain, among others, the number of artificial islands to be constructed, their locations, scale and scope of development on the islands. At this stage, the Administration would not rule out the possibility of any development directions, including the provision of obnoxious facilities, for the artificial islands.

114. In response to Mr FUNG's enquiry about when the construction of artificial islands would be completed, PS/DEV(W) advised that there was no timetable at this stage. The proposed development of artificial islands aimed to increase land supply in the long run. After completing the strategic study, the Administration would proceed to the next stage to determine the land uses on the islands and the implementation timetable.

Submission of the proposal to the Public Works Subcommittee

115. In concluding the discussion on the item, the Chairman said that members in general supported the Administration's proposal to seek the endorsement of PWSC for upgrading the project (PWP Item No. 770CL) to Category A.

116. The Chairman suggested and members agreed that due to time constraints, the discussion on item VIII, i.e. "PWP Item No. 768CL -- Strategic Studies for Artificial Islands in the Central Waters", and item IX, i.e. "Revision of Fees for Services under the Purview of the Buildings Department", would be carried forward to a special meeting.

(Post-meeting note: A special meeting was held on 7 April 2014 to discuss the two items.)

VIII Any other business

117. There being no other business, the meeting ended at 6:23 pm.

Council Business Division 1
Legislative Council Secretariat
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