

立法會
Legislative Council

LC Paper No. CB(1)448/14-15
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by the Administration)

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Panel on Development

**Minutes of special meeting
held on Wednesday, 3 December 2014, at 9:00 am
in Conference Room 3 of the Legislative Council Complex**

Members present : Hon Tony TSE Wai-chuen, BBS (Chairman)
Dr Hon LAU Wong-fat, GBM, GBS, JP (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, JP
Hon CHAN Hak-kan, JP
Hon CHAN Kin-por, BBS, JP
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-yee, 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 WU Chi-wai, MH
Hon YIU Si-wing
Hon Gary FAN Kwok-wai
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
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 Fernando CHEUNG Chiu-hung
Dr Hon Elizabeth QUAT, JP
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

Members attending : Dr Hon KWOK Ka-ki
Hon Martin LIAO Cheung-kong, SBS, JP
Hon TANG Ka-piu, JP

Members absent : Hon Paul TSE Wai-chun, JP
Hon James TIEN Pei-chun, GBS, JP

Public officers attending : **Agenda item I**

Mr Ricky WONG Chi-pan
Acting Commissioner for Heritage
Development Bureau

Mr Kenneth TAM Si-wai
Chief Heritage Manager (Antiquities & Monuments)
Antiquities and Monuments Office
Leisure and Cultural Services Department

Agenda item II

Mr Eric MA Siu-cheung, JP
Under Secretary for Development

Mr Kevin CHOI
Principal Assistant Secretary (Planning & Lands) 2
Development Bureau

Ms Jacinta WOO Kit-ching
Assistant Director of Planning/New Territories
Planning Department

Mr Ivan CHUNG Man-kit
District Planning Officer/Sai Kung and Islands
Planning Department

Mr Bosco CHAN Bun-pui
Deputy Project Manager (HK Island & Islands)
Civil Engineering and Development Department

Mr David LO Kwok-chung
Chief Engineer/Islands
Civil Engineering and Development Department

**Attendance by
Invitation : Agenda item I**

Mr Gordon KC SIU, GBS, CBE, JP
Council Member
Haw Par Music Foundation Limited

Mr Roger WU
Chief Executive
Haw Par Music Foundation Limited

Ms May CHAN Suk-mei
Vice-Chairman
Hong Kong News-Expo Limited

Prof Bernard V LIM
Principal
Architecture Design and Research Group

Mr Max WONG
Supervisor (Leadership)
The Hong Kong Federation of Youth Groups

Mr Eric C M LEE
Director
LWK & Partners (HK) Limited

Clerk in attendance : Ms Sharon CHUNG
Chief Council Secretary (1)2

Staff in attendance : Mr Fred PANG
Senior Council Secretary (1)2

Mr Raymond CHOW
Council Secretary (1)2

Ms Christina SHIU
Legislative Assistant (1)2

Action

I Revitalization of Bridges Street Market, Former Fanling Magistracy and Haw Par Mansion under the Revitalizing Historic Buildings Through Partnership Scheme

(LC Paper No. CB(1)297/14-15(01) -- Administration's paper on Revitalization of the Bridges Street Market, the Former Fanling Magistracy and the Haw Par Mansion under the Revitalizing Historic Buildings Through Partnership Scheme)

At the invitation of the Chairman, Acting Commissioner for Heritage, Development Bureau ("C for H (Atg)/DEVB"), briefed members on the funding proposal for revitalizing three Government-owned historic buildings, namely the Bridges Street Market, the Former Fanling Magistracy and the Haw Par Mansion, under Batch III of the Revitalizing Historic Buildings Through Partnership Scheme ("the Revitalization Scheme"). The details of the proposal were given in the Administration's paper (LC Paper No. CB(1)297/14-15(01)). Three non-profit-making organizations had been selected through a competitive process to revitalize the three historic buildings into Hong Kong News-Expo, The Hong Kong Federation of Youth Groups ("HKFYG") Institute for Leadership Development and Haw Par Music Farm respectively in the form of operation of social enterprises. The three organizations had set up special purpose companies ("SPCs") for the sole purpose of the projects.

2. With the aid of powerpoint presentations, representatives of Haw Par Music Foundation Limited ("HPMF"), HKFYG and Hong Kong News-Expo Limited ("HKNE") took turns to brief members on the respective revitalization projects including their scopes and benefits.

(*Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)321/14-15(01) by email on 3 December 2014.*)

3. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council ("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.

Financial viability of the revitalization projects

4. Mr CHAN Kam-lam was concerned about the financial viability of the revitalization projects given that the SPCs were required to bear the recurrent expenditures on the repair and maintenance of the historic buildings. Citing the revitalization of the Bridges Street Market into Hong Kong News-Expo as an example, he said that although the project would be partly funded by a sponsorship to be received from the Hong Kong Jockey Club, it might not be an easy task for the SPC to run a sustainable social enterprise while bearing the cost for preserving the revitalized building.

5. Mr YIU Si-wing expressed support for the three projects. However, he expressed concern on whether the proposed funding from the Administration, i.e. \$73.3 million, was sufficient to cover the cost for revitalizing the Bridges Street Market, taking into consideration that the project scope included the provision of a wide range of new equipment and installations.

6. C for H (Atg)/DEVB replied that for all projects under the Revitalization Scheme, the Administration would finance the restoration and conversion of the historic buildings and provide one-off grants to meet the operating deficits, if any, of the organizations undertaking the projects for the first two years of operation at a ceiling of \$5 million. The maintenance costs of structural repairs of the historic buildings such as their structural parts, the undisturbed retaining walls and slopes adjacent to the buildings would be borne by the Administration, while the SPCs would be responsible for the general maintenance works.

7. Ms May CHAN Suk-mei, Vice-Chairman, Hong Kong News-Expo Limited ("Vice-Chairman/HKNE"), advised that funding was an important issue for the operation of the Hong Kong News-Expo. She admitted that after working out a more detailed design for the project, HKNE considered that the proposed funding to be granted by the Administration was not

sufficient to cover the project cost. She said that HKNE had been exploring various ways to raise funds. While the public would be allowed free access to the Hong Kong News-Expo, they would be charged for taking part in the activities inside the experiential studios or attending the lectures/seminars to be held in the building. The associations of heads of primary and secondary schools had expressed interest in the outreach media education programmes to be conducted by HKNE. HKNE planned to boost its revenue by offering such programmes to schools.

8. Vice-Chairman/HKNE continued that as regards the future repair and maintenance works, in addition to general maintenance works for the building, HKNE would be required to maintain the retaining wall adjacent to the Bridges Street Market if a clear maintenance access of 1.2 metres in width could not be provided between the retaining wall and the building after the proposed restoration works were completed. HKNE was also in discussion with the Development Bureau ("DEVB") on whether the maintenance works for a staircase between the two existing retaining walls would be taken up by the Administration.

Admin 9. Ms Cyd HO said that the staircases/link bridges connecting the Bridges Street Market to Wing Lee Street were historic structures that should be preserved and protected. She requested the Administration to provide information about the restoration and conversion plan for the structures and the respective responsibilities to be borne by the Administration and HKNE for maintaining them.

10. Miss CHAN Yuen-han opined that the revitalization projects should highlight the historical significance of the three buildings. Taking in view that the restoration and maintenance of these buildings would incur substantial costs, she suggested that there should be a clear demarcation of the repair and maintenance responsibilities for the revitalized buildings between the SPCs and the Administration. Furthermore, a mechanism should be in place to resolve the disputes, if any, over such responsibilities.

11. C for H (Atg)/DEVB responded that the Architectural Services Department provided professional and technical advice to the Administration on matters related to maintenance of Government-owned historic buildings. Commissioner for Heritage's Office under DEVB would facilitate the coordination between the SPCs and relevant Government departments on such matters.

Admin 12. At the request of the Chairman, the Administration would provide information about: (a) the repair and maintenance works planned to be

conducted for the historic buildings under the three revitalization projects; (b) the respective responsibilities to be borne by the Administration and the SPCs for the repair and maintenance of the equipment/installations in the historic buildings; and (c) the plans of the three SPCs to achieve financial self-sustainability.

13. Ms Cyd HO opined that the Administration had the responsibility to facilitate the sustainability of the operation of the revitalization projects. She considered that the cost for preserving the Haw Par Mansion would be high in view of its artistic design. Expressing concerns on whether the projects would generate sufficient revenue to support the building's proper upkeep, Ms HO enquired about the charged services planned to be provided under the projects.

14. C for H (Atg)/DEVB replied that as part of their applications for revitalizing the historic buildings, organizations were required to provide proposals during the application stage about the management, their business plans, income and expenditure projections, and estimation of demand for the proposed services, including the forecast numbers of visitors to be received. He advised that HKNE would generate revenue mainly through organizing lectures/seminars and outreach programmes, sale of books and souvenir items. As regards Haw Par Music Farm, the revenue would come from the fees charged for its music training programmes, renting of venues inside the building, etc. The HKFYG Institute for Leadership Development would generate income by providing leadership training programmes and through the rentals for the use of the Institute's facilities.

Admin 15. At the request of Ms Cyd HO, the Administration would provide details about the applicants for the three revitalization projects, including a brief description of their proposals, the criteria adopted by the Administration for assessing these applications and the justifications for selecting the three successful applicants. She remarked that when evaluating the applications for the projects, the Administration should select the applicants that would stand a good chance of success in fulfilling the objectives of the Revitalization Scheme.

Admin 16. Ir Dr LO Wai-ki shared the view that the cost for maintaining the revitalized Haw Par Mansion to be borne by HPMF would be substantial. He asked the Administration to provide information about the respective estimated operating costs and revenue of the three SPCs for implementing the revitalization projects. At the request of Mr WU Chi-wai, the Admin Administration would provide information about the operation and financial performance of the organizations which were responsible for

implementing the projects under Batch I and Batch II of the Revitalization Scheme.

17. Considering that the revenue that could be generated by the revitalization projects would be limited, Dr Elizabeth QUAT subscribed to the view that apart from bearing the capital costs of the projects, the Administration should commit sufficient resources for financing the long-term repair and maintenance of the revitalized buildings so that the SPCs could focus their efforts in providing services for the best interest of the public. She requested the Administration to provide information about:

- Admin (a) the measures available for adoption by the Administration where the SPCs run operating deficits in future; and (b) the respective annual estimated costs for the repair and maintenance works of the three historic buildings in the future five years. Mr WU Chi-wai requested the Administration to provide information about the annual expenditures incurred in repairing and maintaining old/historic buildings under the maintenance of the Administration with a scale/complexity comparable to the three historic buildings.
- Admin

Cost estimation for the revitalization projects

18. Mr Abraham SHEK and Mr Frederick FUNG were concerned whether the proposed funding would be adequate to meet the capital costs of the three revitalization projects. Mr FUNG stressed that the Administration should provide the most accurate cost estimates of these projects in the funding proposals submitted to LegCo so as to avoid seeking an increase in the approved project estimates at a later stage. Mr SHEK asked the Administration to provide information about the justifications for the proposed funding for the three projects. Noting that the estimated capital costs of the three revitalization projects were based on September 2014 prices, he opined that the Administration should review them taking into account the recent continuous surge in material and labour prices, and prepare more realistic estimates for seeking the endorsement of the Public Works Subcommittee ("PWSC").

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19. C for H (Atg)/DEVB replied that the estimated capital costs of the projects had been worked out according to the SPCs' latest proposals. He advised that the breakdown of the estimates would be provided in the funding proposal to be submitted to PWSC.

Heritage conservation

20. Mrs Regina IP supported in principle the implementation of the revitalization projects. She opined that as heritage conservation was not only about physical protection and maintenance of historic buildings, but should also involve education and publicity activities for enhancing public appreciation of the intangible value of heritage assets, it should fall under the purview of the Home Affairs Bureau instead of DEVB. Mr YIU Si-wing echoed Mrs IP's view.

21. C for H (Atg)/DEVB responded that the Advisory Committee on Revitalization of Historic Buildings, which was formed to, among others, examine applications under the Revitalization Scheme, comprised not only members with engineering and surveying background, but also professionals and experts in the fields of historical research, social enterprises, finance, etc. Moreover, some of the successful applicants for the projects under the scheme were practitioners in the cultural industries.

Services provided to the public

22. Mrs Regina IP considered it appropriate to revitalize the Haw Par Mansion to an education centre for both Chinese and Western music. She suggested that the project should also aim to enhance public understanding about the history of the family of Mr Aw Boon Haw, including the contributions of the family to the Chinese communities in Southeast Asia. Mr Gordon K C SIU, Council Member, Haw Par Music Foundation Limited ("Council Member/HPMF"), responded that guided tours of Haw Par Music Farm would be arranged every week to enhance public understanding of the history of the Haw Par Mansion and appreciation of its architectural and design features. Ms Sally AW Sian, a descendant of the owner of the Haw Par Mansion, would provide training for the tour guides.

23. Ir Dr LO Wai-kwok said that he supported the proposal to revitalize the Haw Par Mansion into Haw Par Music Farm and arrange guided tours for visitors to appreciate the building. He asked whether, apart from providing an environment to students in studying music, the building would provide venues for music performance. He enquired about the roles of the partners of Haw Par Music Farm such as the Hong Kong Chinese Orchestra ("HKCO"), the Vancouver Academy of Music ("VAM") and the Royal Conservatory of Music (Canada) ("RCM") in the project and whether any artists-in-residence schemes would be introduced to provide educational and performance activities. Mr YIU Si-wing suggested that Haw Par Music Farm might give

consideration to arranging students to make music performance at public parks during holidays.

24. Council Member/HPMF replied that one of the objectives of providing music education to students of Haw Par Music Farm was to enable them to form musical bands/orchestras to make music performance. Students would be encouraged to perform across districts over the territory as well as in the Mainland and overseas. He advised that VAM and RCM would provide expertise in supporting the teaching work of Haw Par Music Farm. Although the building would not provide any large-scale auditorium, HKCO would provide larger training venues for students upon HPMF's request.

25. Ms Cyd HO said she understood that HKCO was suffering from the lack of space for rehearsals and self-practice sessions. Citing as an example the services previously provided by the Music Office, she considered it desirable that upon the commencement of its operation, Haw Par Music Farm would provide music education services to children living in different districts.

26. In response to Ir Dr LO Wai-kwok's enquiry about the noise insulation facilities to be provided inside Haw Par Music Farm, Council Member/HPMF advised that apart from the restoration works, installing noise insulation facilities was the most important part of the works of the revitalization project for the Haw Par Mansion. HPMF would commission specialists to design and carry out the installation of such facilities.

27. Mr YIU Si-wing noted that The HKFYG Institute for Leadership Development would set up a hostel inside the revitalized Former Fanling Magistracy. He enquired whether, to increase income, the hostel would provide accommodation for visitors other than those engaged in the programmes offered by the Institute. Mr Max WONG, Supervisor (Leadership), HKFYG, replied that the new hostel block to be provided as part of the revitalization project for the Former Fanling Magistracy was an ancillary facility to support the training services of the Institute. Accommodation services would primarily be provided to those engaged in the programmes offered by the training centre or hirers of the venues at the building.

28. Ms Cyd HO was concerned whether any buildings/structures at the site of the Former Fanling Magistracy would be demolished. At Ms HO's request, the Administration would provide information in this regard.

29. Mr Frederick FUNG opined that in selecting the news reports and materials to be displayed at the revitalized Bridges Street Market, HKNE should uphold the principle of neutrality. He said that consideration might be given to forming a committee comprising members from different political background for the purpose. Mr Albert CHAN cautioned that it would be undesirable for HKNE to become a political propaganda device in future. Mrs Regina IP suggested that HKNE should promote public understanding of the evolution of the Hong Kong press over the past century through the display of materials about the history and operation of old Hong Kong newspapers.

30. Dr Elizabeth QUAT considered it important for the Administration to assess in future the effectiveness of the SPCs in bringing the expected benefits to the users of its services under the revitalization projects. She enquired about the assessment criteria to be adopted by the Administration.

31. C for H (Atg)/DEVB replied that the organizations undertaking projects under the Revitalization Scheme were required to submit financial budget reports on a half-year basis and audit reports annually after the project commissioning. As part of its mid-year review, the Administration would collect information through inspection and surveys on the service performance of these organizations, covering aspects such as number of visitors received, participation of local residents in the project, number of jobs created, etc. Comparison would then be made between these figures and the projections provided by the organizations in their proposals. The results of the review and the reports would serve as a reference for the Advisory Committee on Revitalization of Historic Buildings to consider whether these organizations would be offered renewed tenancies for the respective projects upon the expiry of the existing ones.

Public access to the historic buildings

32. Mr Albert CHAN and Miss CHAN Yuen-han stressed the importance for the Administration to make the historic buildings accessible for public enjoyment. Mr CHAN was concerned whether the HKFYG Institute for Leadership Development and Haw Par Music Farm would turn out to be accessible only by the privileged for pleasure purposes.

33. C for H (Atg)/DEVB responded that the SPCs were required to make the respective revitalized historic buildings open for public access on all weekdays, say, from 9 am to 7 pm, and if practicable, on Saturday and Sunday. Annual open days and daily guided tours would be arranged. Council Member/HPMF said that members' advice on the accessibility of the

revitalized historic buildings was well noted. He assured members that HPMF would be a place to serve the students, their parents and the general public. The revitalization works would ensure that the architectural details of the Haw Par Mansion were well preserved and emphasized so that visitors to the revitalized Mansion would be able to appreciate its cultural and architectural merits. Mr Albert CHAN held the view that the Administration should put in place measures to ensure that the proposed public access arrangements would be followed.

34. Mr YIU Si-wing opined that as the Haw Par Mansion was all along a popular tourist spot, it would attract many visitors after the building was revitalized and open to the public. He was concerned about the lack of parking spaces for coaches at the site. Taking into consideration that the access road to the Mansion was narrow, he enquired about the measures to deal with large numbers of visitors during the holidays. Council Member/HPMF replied that as the guided tours of the building would be arranged by appointment, HPMF would have advance information about the time of arrival of coaches. Well-trained staff would be deployed to receive the visitors and advise the drivers of the coaches to use the parking spaces near Lai Tak Tsuen, Causeway Bay, if necessary. Mr YIU opined that HPMF should explore more options to deal with the demand for car parking spaces from individual visitors in the event that they came in a large number without prior notice. He requested the Administration to provide information in this regard.

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Submission of the funding proposal to the Public Works Subcommittee

35. In concluding the discussion, the Chairman said that the Panel supported the Administration's proposal to seek PWSC's endorsement of the funding proposal for revitalizing the three historic buildings.

II Tung Chung New Town Extension Study -- Stage 3 Public Engagement

(LC Paper No. CB(1)275/14-15(01) -- Administration's paper on Tung Chung New Town Extension Study -- Stage Three Public Engagement -- Draft Recommended Outline Development Plan (Follow-up paper)

LC Paper No. CB(1)89/14-15(05) -- Administration's paper on Tung Chung New Town

Extension Study -- Stage
Three Public Engagement --
Draft Recommended Outline
Development Plan

LC Paper No. CB(1)89/14-15(06) -- Paper on Tung Chung New
Town Extension Study
prepared by the Legislative
Council Secretariat (Updated
background brief))

36. The Chairman said that the discussion on the Tung Chung New Town Extension ("TCNTE") Study ("the Study") Stage Three Public Engagement ("PE3") had started at the last meeting of the Panel on 28 October 2014 and the discussion would continue at the current meeting. With the aid of a powerpoint presentation, Chief Engineer/Islands, Civil Engineering and Development Department ("CE(Is)/CEDD"), highlighted the salient points of the Administration's follow-up paper (LC Paper No. CB(1)275/14-15(01)) on the subject. The paper covered the Administration's responses to members' concerns raised at the last meeting on issues related to environment protection, employment opportunities, transportation and connectivity in respect of the proposed development of TCNTE.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)321/14-15(02) by email on 3 December 2014.

Carrying capacity of the MTR Tung Chung Line for the new population

37. While expressing support for the development of TCNTE, Mr Michael TIEN queried the accuracy of the figures given in the powerpoint presentation about the future capacity of the MTR Tung Chung Line ("the Tung Chung Line") upon the completion of TCNTE in 2031. He pointed out that the assumption of six persons per square metre ("ppsm") was obsolete and at present Hong Kong people only accepted the assumption of four ppsm. As the Tung Chung Line had to share its railway system with the Airport Express Line, the carrying capacity was limited to 30 000 passengers per hour during the morning peak. He estimated that the passenger throughput per hour during the morning peak would increase from 23 000 to 26 000 upon the completion of TCNTE and the spare capacity of the Tung Chung Line (assuming 4 ppsm) would be around 4 000 passengers per hour only. Mr TIEN further remarked that according to his estimation, out of 15 000 people of the new population of 140 000 of

Admin

TCNTE would need to use the train services on the Tung Chung Line during the morning peak unless most of the new residents worked locally. He requested the Administration to provide information, based on his estimation of the carrying capacity of the Tung Chung Line during the morning peak in 2031 and the number of residents of TCNTE who would need mass transit services for travelling to work, on whether the Tung Chung Line could meet the transportation needs of the new population. Mr TIEN urged the Administration to work out measures, including expansion of the Tung Chung Line, to address the problems to be arisen from the potential insufficient capacity of the Tung Chung Line and greater demand for the Airport Express train services upon the commissioning of the proposed third runway of the Hong Kong International Airport ("HKIA").

38. Dr KWOK Ka-ki considered that the carrying capacity of Tung Chung Line might further be stretched by the commissioning of the proposed tourism facilities to be developed in Tung Chung. He opined that the Administration should provide more information, based on the results of assessments, on the number of tourists travelling on the Tung Chung Line in future and whether the train services could meet the transportation needs of the new population.

39. Referring to the Administration's estimation that the carrying capacity of the Tung Chung Line at morning peak upon the completion of TCNTE in 2031 was around 66 000 passengers per hour, as compared with 37 500 (assuming 6 ppsm) at present, Mr Michael TIEN queried how the figure of 66 000 had been worked out, given that no new railway would be constructed in Tung Chung. CE(Is)/CEDD responded that the estimation was provided by the Railway Development Office of the Highways Department and the MTR Corporation Limited ("MTRCL") and the increased carrying capacity was worked out based on the assumption of an increase in train frequencies and lengthening of the overrun tunnel at the Hong Kong Station. Mr TIEN expressed reservation about the possibility that the carrying capacity of the Tung Chung Line could be doubled through the adoption of these two measures. He said that MTRCL had informed him that it would be difficult to increase the train frequencies on the Tung Chung Line. In his view, it would be more realistic to assume that the carrying capacity would be increased by 10% only.

Employment opportunities and economic development

40. Ms Emily LAU said that the information and data provided by the Administration in the follow-up paper was insufficient and not

comprehensive enough to address members' concerns. Her view was shared by Dr KWOK Ka-ki. She queried whether the Administration had taken any measures to tackle the existing manpower mismatch in Lantau as reflected by the existence of a large number of job vacancies in HKIA and the North Lantau Hospital on one hand and the great demand for jobs from local residents of Tung Chung on the other.

Admin

41. District Planning Officer/Sai Kung and Islands, Planning Department, responded that under the draft Recommended Outline Development Plans ("RODPs") formulated for TCNTE, apart from the provision of retail facilities, a regional office node would be provided in Tung Chung East ("TCE") to facilitate the diversification of jobs in Tung Chung. It was also envisaged that additional professional and low-skill jobs would be created upon the commissioning of the third runway of HKIA. Assistant Director of Planning/New Territories, Planning Department, supplemented that in view of the manpower mismatch in Tung Chung, land for tertiary education use had been reserved in TCNTE for setting up, among others, training centres to equip local residents with the relevant skills to take up the jobs offered by the logistics and exhibition businesses in Lantau. At the request of the Chairman, the Administration would provide supplementary information to address Ms Emily LAU's concerns about the existing manpower mismatch in Lantau.

42. Dr KWOK Ka-ki remarked that owing to the manpower mismatch in Tung Chung, a large number of the 40 000 new jobs to be created in TCNTE might be taken up by people living outside Tung Chung, which, together with the development of tourism facilities in the area, would further increase the demand for train services. He considered that the Administration should examine whether the 40 000 new jobs could actually meet the need and match the skills of the local residents. Moreover, the Administration should study the need for allocating land for industrial use in Tung Chung so as to facilitate the generation of job opportunities in the industrial sector.

43. Mr TANG Ka-piu said medium-sized enterprises had been complaining that the toll for using Tsing Ma Bridge had contributed to the high cost for operating businesses in Tung Chung. He held the view that, if the tolls for Tsing Ma Bridge and the proposed Tuen Mun-Chek Lap Kok Link ("TMCLKL") were not waived, the economic development of Tung Chung as well as the number of jobs generated under the draft RODPs would be adversely affected. He also enquired when the study on the construction of the Tung Chung Line West Extension would commence.

Admin

44. Miss Alice MAK shared Mr TANG Ka-piu's concerns and opined that the crux of the existing employment problem and manpower mismatch in Tung Chung was the high fee for external transportation. She said that a motion on "Developing a new North Lantau" had been passed at the Legislative Council meeting of 6 February 2013 and one of the measures proposed under the motion was to abolish the toll for Lantau Link (comprising Kap Shui Mun Bridge and Tsing Ma Bridge) to increase residents' outbound mobility. Miss MAK urged the Administration to abolish the tolls for Tsing Ma Bridge and the proposed TMCLKL to facilitate business development in Tung Chung. Otherwise, it would be difficult for the business sector, including the logistics industry, to set up companies in Tung Chung. Miss CHAN Yuen-han requested the Administration to provide a written response on whether it would consider members' suggestion about abolishing the tolls for the aforementioned crossings, which would vitalize the economic development of Tung Chung.

45. Under Secretary for Development ("USDEV") responded that the Administration had taken tourists' demand into account in conducting the studies on transportation needs and land uses in TCNTE. Regarding members' views on the tolls for Tsing Ma Bridge and the proposed TMCLKL, USDEV advised that similar views had been received during the PE3 exercise and raised at the Lantau Development Advisory Committee ("LanDAC") and had been relayed to the Transport and Housing Bureau for consideration.

46. Miss CHAN Yuen-han considered that it was essential for the development of a new town to be supported by a variety of facilities and services. For instance, job opportunities, transportation, car parking spaces, etc., should be well planned to facilitate local economic development. She urged the Administration to address members' concerns on the employment, economic development and transportation in TCNTE.

47. Mr LEUNG Che-cheung queried whether the some 40 000 new jobs to be created from the proposed commercial developments in TCNTE would be diversified enough to cater for the needs of the future residents. He held the view that creative industries should be developed in TCNTE and the local job opportunities should not be limited to those generated from the office, hotel, and retail business developments in the area. Pointing out that while there were a number of new development areas, like Hung Shui Kiu, Yuen Long South and Kam Tin South, under planning, Mr LEUNG opined that the Administration should take measures to increase the carrying capacity of the Tung Chung Line and reduce the high transportation fees for

Tung Chung residents to make TCNTE a more attractive new development area than others.

48. Mr CHAN Han-pan opined that the Administration should actively address the manpower mismatch problem in Tung Chung and strengthen community support for the residents. He also suggested granting additional marks to applicants for public rental housing working in Tung Chung, which would have the effect of encouraging the residents to work locally.

Tourism facilities

49. Noting that around 1 000 new hotel rooms would be provided in TCNTE under the draft RODPs, Mr YIU Si-wing queried whether the need for tourism facilities arising from the proposed commissioning of Hong Kong-Zhuhai-Macao Bridge and HKIA's third runway and the proposed expansion of the Disneyland and the Asia World-Expo would be adequately met. Pointing out that the result of a recent land sale by auction had revealed that the business community was optimistic about the tourism prospect of Tung Chung, Mr YIU urged the Administration to look into the future demand of tourists for hotel rooms and other facilities and take appropriate action.

50. USDEV responded that the LanDAC would examine the overall development of North Lantau and assess the demand for tourism facilities in a holistic manner.

Environmental issues

51. Referring to the comparison, in terms of annual average figures, presented in the follow-up paper between selected pollutants (including respirable suspended particulars ("RSP"), sulphur dioxide ("SO₂") and nitrogen dioxide ("NO₂")) detected in Tung Chung and the Environmental Protection Department's air quality monitoring stations from 2009 to 2013, Dr KWOK Ka-ki said that the air quality in Tung Chung was worse than that in the urban areas. Anticipating that air pollution in Tung Chung might be intensified following the commissioning of the proposed third runway in HKIA, he opined that the Administration should provide not only the air quality data for the period from 2009 to 2013, but also the forecast figures for the next 12 years, for the Panel's reference.

52. Mr Albert CHAN expressed concern about noise pollution in Tung Chung caused by the movement of aircrafts. He requested the Administration to provide the following information about the present

situation and projections at a 5-year interval until 2030, under the two different circumstances, i.e. that the third runway of HKIA would be and would not be constructed: (i) details of the Noise Exposure Forecast ("NEF") 25 contour; (ii) details of the NEF 20 contour; (iii) the numbers of aircraft movements at night that would generate noise exceeding 80 decibels ("dB"). He also asked the Administration to provide the monitoring data for a number of pollutants (including RSP and SO₂) detected in the air in Tung Chung during the time from 12:00 noon to 2:00 pm.

53. Mr TANG Ka-piu agreed to the Administration's assessment as presented in the follow-up paper that the commissioning of the third runway would alleviate noise pollution in Tung Chung, as some movements of aircrafts would be diverted to an area farther away from the residential areas.

(At 10:17 am, the Chairman advised that the meeting would be extended to 10:50 am.)

Continuation of provision of social services in Tung Chung West

54. Mr TANG Ka-piu expressed support for the Administration's decision of not pursuing the proposed 14-hectare reclamation in Tung Chung Bay. He suggested that, in the event that the land between Yat Tung Estate and the nearby hilly slopes on which five social service centres were situated would be resumed for the development of TCNTE, the centres should be relocated to continue to provide social services to the residents.

55. USDEV took note of members' views. He said that technical assessments on various aspects of the development of TCNTE, including traffic and transport, air ventilation, etc., had been conducted and the Administration was ready to share the data obtained from these assessments with members and to discuss specific issues with individual members.

56. Mr Albert CHAN and Miss CHAN Yuen-han suggested that another meeting be held to continue the discussion on the item. The Chairman said that he would make appropriate arrangements.

III Any other business

57. There being no other business, the meeting ended at 10:50 am.

Council Business Division 1
Legislative Council Secretariat
20 January 2015