

立法會
Legislative Council

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

**Minutes of the 30th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 22 June 2016, at 8:30 am**

Members present:

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)
Hon Albert HO Chun-yan
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon LEUNG Yiu-chung
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, GBS, JP
Hon WONG Kwok-hing, BBS, MH
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon Andrew LEUNG Kwan-yuen, GBS, JP
Hon WONG Ting-kwong, SBS, JP
Hon Cyd HO Sau-lan, JP
Hon Starry LEE Wai-king, JP
Hon CHAN Hak-kan, JP
Hon WONG Kwok-kin, SBS
Hon IP Kwok-him, GBS, JP
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Claudia MO
Hon Michael TIEN Puk-sun, BBS, JP
Hon Steven HO Chun-yin, BBS
Hon WU Chi-wai, MH

Hon Charles Peter MOK, JP
Hon CHAN Chi-chuen
Dr Hon Kenneth CHAN Ka-lok
Hon CHAN Yuen-han, SBS, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Hon Christopher CHEUNG Wah-fung, SBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon SIN Chung-kai, SBS, JP
Dr Hon Helena WONG Pik-wan
Dr Hon Elizabeth QUAT, JP
Dr Hon CHIANG Lai-wan, JP
Hon Christopher CHUNG Shu-kun, BBS, MH, JP
Hon Tony TSE Wai-chuen, BBS
Hon Alvin YEUNG Ngok-kiu

Members absent:

Hon Frankie YICK Chi-ming, JP (Deputy Chairman)
Hon Emily LAU Wai-hing, JP
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Dr Hon LEUNG Ka-lau
Hon Alan LEONG Kah-kit, SC
Hon CHAN Han-pan, JP
Hon KWOK Wai-keung
Hon Dennis KWOK
Hon TANG Ka-piu, JP

Public officers attending:

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr Albert LAM Kai-chung, JP	Deputy Secretary for Development (Works) ¹
Mr Michael WONG Wai-lun, JP	Permanent Secretary for Development (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment

Ms Jasmine CHOI Suet-yung	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Daniel CHUNG Kum-wah, JP	Director of Civil Engineering and Development
Mr MAK Chi-biu	Chief Engineer (Hong Kong) ¹ Civil Engineering and Development Department
Mr SIU Kang-chuen	Chief Traffic Engineer (New Territories East) Transport Department

Clerk in attendance:

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

Mr Fred PANG	Senior Council Secretary (1)2
Mr Raymond CHOW	Senior Council Secretary (1)6
Ms Maggie LAU	Council Secretary (1)2
Ms Christina SHIU	Legislative Assistant (1)2
Ms Christy YAU	Legislative Assistant (1)7
Ms Clara LO	Legislative Assistant (1)8

Action

The Chairman advised that there were four funding proposals on the agenda for the meeting. Three of them were items carried over from the previous meeting of the Subcommittee. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council, they should disclose the nature of any direct or indirect pecuniary interests relating to the funding proposals under discussion at the meeting before they spoke on the proposals. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

Head 707 – New Towns and Urban Area Development
PWSC(2016-17)32 417RO Improvement works at Tai O

2. The Chairman advised that the proposal, i.e. PWSC(2016-17)32, was to upgrade part of 417RO to Category A at an estimated cost of \$124.0 million in money-of-the-day prices to carry out improvement works for local facilities and provide additional parking spaces at Tai O. The Subcommittee had started discussing this paper at its last meeting and would carry on discussing it today.

Proposed public open space

3. Dr Kenneth CHAN opined that sufficient space was available in the fishing vessel marina and the promenade adjacent to the existing Tai O Bus Terminus, which could help divert the waiting passengers on holidays. In his view, the current vehicle-pedestrian conflicts could be resolved simply by enhancing the crowd management measures and public bus services during holidays. In this connection, Dr CHAN doubted the need to construct a public open space at the western end of Tai O Road to serve as a buffer zone for the proposed public transport terminus ("PTT") and the loading and unloading area. In addition, Dr CHAN noted that the Civil Engineering and Development Department ("CEDD") had clarified in the supplementary information paper (LC Paper No. PWSC273/15-16(01)) that it would not place any iconic structure or landmark in the public open space under the proposed project. Pointing out that the site would be managed by the Home Affairs Department ("HAD") in future, Dr CHAN enquired whether HAD could undertake not to erect any iconic structure in order to allay local residents' concern in this respect. Dr KWOK Ka-ki shared similar concern.

4. Referring to the minutes of the meeting of the Traffic and Transport Committee of the Islands District Council ("DC") on 17 November 2014, Dr Fernando CHEUNG pointed out that the minutes showed that CEDD had prepared a backup proposal in December the same year in the light of the views of individual DC members (including placing a fishing boat in the proposed public open space to serve as a landmark). Under that proposal, the area of the proposed public open space was double that in the original proposal, while the number of private car parking spaces would be reduced from 113 to 97. The minutes also showed that CEDD would discuss with the Antiquities and Monuments Office of the Leisure and Cultural Services Department ("LCSD") the feasibility of reserving space on the site for providing iconic facilities or accommodating representative antiquities, e.g. antique cannons, in future. Dr CHEUNG questioned whether the underlying objective of CEDD's proposal to expand the public open space

was to reserve space for accommodating iconic structures so that HAD could put in these structures in the future.

5. Director of Civil Engineering and Development ("DCED") advised that the provision of iconic structures in the proposed public open space was only an opinion of individual Islands DC members. He stressed that in considering the request of DC members for expansion of the public open space, CEDD's main consideration was whether the suggestion would make available sufficient space to facilitate crowd management and resolve the current vehicle-pedestrian conflicts. He undertook that CEDD would not propose or construct any iconic structure on the site in future.

6. Mr WU Chi-wai enquired whether the scope of the project only covered places originally used as bus terminus, passenger waiting areas, carpark etc. on the western side of Tai O Road. DCED advised that the proposed project only sought to re-arrange the layout and reorganize the sites which were currently used for the relevant purposes, and did not involve the provision of additional greening space. In response to Mr WU Chi-wai's enquiry, DCED clarified that this project would not encroach upon Yim Tin Pok Playground.

7. Mr LEUNG Che-cheung supported the provision of public open space to serve as a buffer zone for PTT and the loading and unloading area, so as to reduce the current vehicle-pedestrian conflicts. Mr LEUNG considered that the current design of the public open space was not in harmony with the surrounding landscape and suggested that the trees to be planted on the site should not be too tall because they would block the sea view enjoyed by members of the public at Tai O. The Administration took note of MrLEUNG's views.

8. Mr Albert CHAN suggested that the Administration should consider growing *Enkianthus quinqueflorus* (Chinese New Year Flower), a plant species peculiar to Lantau, in the proposed public open space. Mr WU Chi-wai was of the view that consideration could be given to growing iconic plants of Tai O. DCED said that the Administration would consider the views of members regarding special thematic planting in the proposed public open space.

9. Mr Albert CHAN enquired why the public open space would be managed by HAD instead of LCSD in the future. DCED explained that the site concerned village facilities and that was why HAD would be involved in its future management.

10. Mr TAM Yiu-chung urged the Administration to implement the proposed project as soon as possible in order to solve the traffic problems at Tai O. He opined that the need of local residents and that of visitors should be balanced in the design of the proposed public open space. Mr TAM also pointed out that since only a limited number of private cars had been granted Lantau Closed Road Permits ("LCRPs"), which were required for entering Tai O, providing additional private car parking spaces would not draw a large number of private cars into Tai O.

Proposed public transport terminus

11. Mr LEUNG Yiu-chung attributed the vehicle-pedestrian conflicts at Tai O during holidays to inadequate public bus services. He considered that by cancelling the private car parking spaces at the original bus terminus, sufficient space could be spared for parking more buses and coaches, thereby resolving the vehicle-pedestrian conflicts. Mr LEUNG also asked about the measures to be taken to reduce the effects of western sun exposure on the bus passenger waiting areas ("bus stops") in the proposed PTT and mitigate the noise nuisances caused by the bus stops to the residents of the nearby Lung Hin Court. Dr KWOK Ka-ki asked whether the covered area of the new bus stops could be increased to reduce the effects of western sun exposure on the waiting passengers at the bus stops.

12. DCED said that the existing bus terminus had only two pick-up/drop-off bays shared by three bus routes, i.e. Nos. 1, 11 and 21, with one of them being shared by Nos. 1 and 11. The proposed PTT would provide four bus stops, and separate pick-up/drop-off bays would be available to bus routes Nos. 1 and 11. Moreover, the new bus stops and Lung Hin Court were divided by Tai O Road and stood about 70 metres apart. The noise nuisances caused by the new bus stops to the residents of Lung Hin Court would not be more serious than at present.

13. Regarding the issue of western sun exposure on the new bus stops, DCED advised that all open-air bus stops would be installed with covers, and greenery space would also be provided in the proposed public open space adjacent to them to divert the pedestrian flow from the bus stops. The shades of the trees on the site could reduce the effects of western sun exposure on waiting passengers. He undertook that the Administration would explore if there was any room for further improvement in the design of the bus stops.

14. Mr Albert CHAN enquired whether a loading and unloading area for goods vehicles would be provided under the proposed project and whether there would be sufficient space in the area to allow the loading and unloading

of a number of goods vehicles at the same time. DCED responded that the proposed loading and unloading area near the entrance to Tai O town centre would be sufficient to accommodate the loading and unloading of three or four goods vehicles at the same time.

Proposed public car park

15. Mr LEUNG Che-cheung pointed out that with the implementation of "Driving on Lantau Island" Scheme, up to 25 private cars were allowed to enter Lantau each day. Therefore, additional parking spaces should be provided to complement the tourism facilities at Tai O. DCED said that about 100 private car parking spaces would be provided in the proposed public car park, as opposed to the original number of 49, with a view to solving the current illegal parking problems in the area.

16. Mr LEUNG Kwok-hung expressed worries about the increase in the number of private car parking spaces to be provided under the proposed project, which he reckoned would draw more private cars into Lantau. Moreover, given the tourism potential of Tai O, the Administration would probably relax the issuance of LCRPs to allow more passenger vehicles, e.g. coaches, to enter Tai O, thereby worsening the traffic congestion in the area during holidays. He enquired about the measures to cope with the increase in tourists and vehicles before the overall traffic conditions at Tai O were improved.

17. DCED said that the main objective of the proposed project was to solve the existing problems of vehicle-pedestrian conflicts and illegal parking at Tai O. He explained that private cars and coaches entering South Lantau were required to possess LCRPs, and their numbers would thus be limited. In view of this, provision of additional parking spaces would not draw more vehicles into Tai O.

18. Dr KWOK Ka-ki criticized that the Administration's proposal to provide additional parking spaces at Tai O would draw more private cars into Tai O. He opined that, to avoid attracting vehicles from outside to enter Tai O, parking spaces to be provided under the proposed project should be reserved for the sole use of Tai O residents. In his view, instead of providing additional private car parking spaces, the authorities should enhance public bus services and widen the roads concerned in order to facilitate tourists' visit to Tai O.

19. DCED said that the number of car parking spaces under the proposed project was increased to solve the current illegal parking problems at Tai O. Local residents could also use those parking spaces. He reiterated that a

limit had been imposed on the number of vehicles allowed to enter South Lantau.

20. Mr WU Chi-wai enquired whether construction of a free public car park or provision of additional free public parking spaces was meant to be a policy measure against illegal parking in rural areas. He pointed out that this might draw more vehicles into Tai O from outside, further worsening the illegal parking problems and heightening the pressure on the provision of more free parking spaces. This was indeed putting the cart before the horse. Mr WU also considered that the provision of additional free parking spaces for private cars might incentivize local residents to purchase private cars.

21. DCED advised that the proposed provision of additional private car parking spaces under the project was aimed at solving the illegal parking problems in the area. He reiterated that vehicles entering Tai O were required to possess LCRPs, and their numbers would be limited. In view of this, the provision of additional parking spaces would not encourage vehicles from outside to enter Tai O.

22. Chief Traffic Engineer (New Territories East), Transport Department ("CTE(NTE)/TD"), added that it was the established policy of the Transport and Housing Bureau to encourage the public to use public transport. The Administration would not induce the public to purchase private cars by significantly increasing the supply of private car parking spaces. The additional parking spaces to be provided under the project were just enough to address the illegal parking problems in the area. He further said that these on-street parking spaces could be installed with parking meters that had an upper parking limit of two hours. South Lantau residents who drove a private car to Tai O for leisure and recreational activities normally needed to park their cars at Tai O for a longer period of time. Therefore, parking spaces with parking meters could not cater for their needs. Nevertheless, the Administration would regularly review the utilization of the public parking spaces. In the event of increased needs of the residents for short-term parking, consideration would be given to setting up parking meters at some parking spaces.

23. Mr WU Chi-wai enquired whether car parks were provided in Home Ownership Scheme ("HOS") courts and public rental housing ("PRH") estates at Tai O and whether the parking spaces provided therein could meet the needs of the residents of such HOS courts/PRH estates. CTE(NTE)/TD responded that private car parking spaces were not provided in those HOS courts/PRH estates which had been built long ago. He added that generally speaking, to meet the needs of the public for private car parking spaces, such spaces would currently be provided at new buildings with reference to the

Hong Kong Planning Standards and Guidelines. In addition, temporary car parks could be provided on unoccupied Government land, if necessary, and consideration would be given to providing on-street parking spaces so long as road use was not affected.

24. Dr KWOK Ka-ki was of the view that some parking spaces in the proposed public car park should be relocated to the nearby HOS courts or PRH estates so as to reduce the area occupied by the car park and release additional space for providing more parking spaces for public buses and coaches, thereby obviating the need for relocating the existing bus terminus.

25. DCED advised that the northern side of Tai O Road mainly comprised housing developments and PRH estates and roads in that area were emergency vehicular access, which was not suitable for providing on-street parking spaces. However, as there were inadequate private car parking spaces at Tai O, the number of parking spaces to be provided in the proposed public car park needed to be maintained.

26. Miss CHAN Yuen-han noted the Administration's response to the follow-up issues arising from the meeting of the Subcommittee on 20 June 2016 as set out in LC Paper No. PWSC273/15-16(01). She expressed reservations about item (b) in the paper. Miss CHAN reiterated that the Administration should reconsider the suggestion of providing public parking spaces within the housing developments and PRH estates adjacent to Tai O Road.

27. Mr LEUNG Yiu-chung questioned whether applications for LCRPs submitted by residents of Lantau were rigorously assessed. He pointed out that there was a news programme revealing that landlords in Mui Wo had pretended to have rented out a flat to some people so that the latter could apply for LCRPs. He opined that this was one of the reasons for the serious illegal parking problems in South Lantau.

Improvements to the facilities in the public toilet at the entrance of Tai O town centre

28. Mr LEUNG Yiu-chung expressed dissatisfaction at the exclusion of the improvement works to the public toilet at the entrance of Tai O town centre from the scope of the proposed project. He enquired about the studies that had been conducted by the Food and Environmental Hygiene Department ("FEHD") and the data based on which FEHD had come to the conclusion that the public toilet did not need improvements.

29. DCED said that CEDD had consulted FEHD on the need to improve the facilities in the public toilet at the entrance of Tai O town centre. According to a reply of FEHD, the facilities in the public toilet were adequate to meet the needs of both Tai O residents and visitors.

Motion on adjournment of discussion on PWSC(2016-17)32

30. At 9:38 am, Mr LEUNG Yiu-chung moved a motion to adjourn the discussion on PWSC(2015-17)32 pursuant to Paragraph 33 of the Public Works Subcommittee Procedure.

31. The Chairman said that the Subcommittee would proceed forthwith to deal with Mr LEUNG's motion. Each member could speak once on the motion, and the speaking time should not be more than three minutes.

32. Mr LEUNG Yiu-chung said that there was no need to relocate the existing bus terminus as the cancellation of private car parking spaces near the bus terminus would release adequate space for providing more bus parking spaces and for coaches to load/unload passengers. Moreover, Mr LEUNG was of the view that vehicle-pedestrian conflicts at Tai O were mainly attributable to the inadequacy of public bus services, and the proposed project was not an effective solution to this problem. He also pointed out that as there were crowds of passengers waiting for buses at the Tai O bus terminus during holidays, it was necessary for the Administration to improve the public toilet at the entrance of Tai O town centre to cater for the needs of the waiting passengers.

33. Mr LEUNG Yiu-chung also expressed worries about the expansion of the proposed public open space. He was concerned about whether the Administration would reserve space in the public open space for accommodating iconic structures in the future. He took the view that this kind of structures would have an impact on the natural landscape of Tai O. He also queried whether the provision of additional parking spaces for private cars under the proposed project was to pave way for future relaxation of the traffic restrictions in Lantau.

34. Dr KWOK Ka-ki, Dr Fernando CHEUNG, Mr LEE Cheuk-yan, Mr Albert CHAN, Mr CHAN Chi-chuen and Dr Kenneth CHAN spoke in support of Mr LEUNG Yiu-chung's motion. Miss CHAN Yuen-han and Mr LEUNG Che-cheung spoke against the motion.

35. In response, DCED said that there was a practical need for the proposed project in order to address the existing problems of vehicle-pedestrian conflicts and illegal parking at Tai O. Regarding

members' request for improving the facilities in the public toilet at the entrance of Tai O town centre, DCED undertook to convey members' views to FEHD for consideration.

36. Regarding members' concern that the proposed public open space might be used for holding publicity activities in the future, DCED explained that as extensive greening facilities and benches, etc. would be provided in the public open space, there should not be enough space for publicity activities. As to the worries expressed by some members that the Administration might place iconic structures in the public open space in the future, DCED reiterated that CEDD had considered the suggestion of individual members of the Islands DC for placing iconic structures in the public open space but it was given to know that the suggestion was not agreeable to the local community. CEDD had undertaken that no iconic structure or landmark would be placed in the public open space. However, the Administration did not agree that the size of the public open space should be reduced because the greening measures there would help improve the overall environment.

37. Mr LEUNG Yiu-chung reiterated that he had no objection to the Tai O improvement works. He only opposed its design concept. He criticized the Administration for failing to listen to the views of local residents.

38. The Chairman put to vote the question that the discussion on the item PWSC(2016-17)32 be then adjourned. At the request of Mr LEUNG Che-cheung, the Chairman ordered a division and the division bell was rung for five minutes. The Chairman said that 10 members voted for and 22 voted against the motion and no one abstained. The votes of individual members were as follows —

For:

Mr LEE Cheuk-yan
Ms Cyd HO
Mr Albert CHAN
Mr CHAN Chi-chuen
Dr Fernando CHEUNG
(10 members)

Mr LEUNG Yiu-chung
Mr LEUNG Kwok-hung
Ms Claudia MO
Dr KWOK Ka-ki
Mr Alvin YEUNG

Against:

Mr Albert HO
Mr CHAN Kam-lam
Mr WONG Kwok-hing
Mr WONG Ting-kwong
Mr CHAN Hak-kan

Mr James TO
Mr TAM Yiu-chung
Mr Andrew LEUNG
Ms Starry LEE
Mr WONG Kwok-kin

Mr IP Kwok-him
Mr Steven HO
Mr LEUNG Che-cheung
Mr SIN Chung-kai
Dr Elizabeth QUAT
Mr Christopher CHUNG
(22 members)

Mr Michael TIEN
Mr WU Chi-wai
Miss Alice MAK
Dr Helena WONG
Dr CHIANG Lai-wan
Mr Tony TSE

Abstain:
(0 member)

39. The Chairman declared that the motion was negated. The Subcommittee resumed the discussion on PWSC(2016-17)32.

Tai O's tourist receiving capacity

40. Ms Cyd HO considered that while developing Tai O as a tourist spot, the Administration should protect the ecology of Tai O and preserve the living style in the local community as far as possible. Ms HO asked whether the Administration had conducted any assessment on Tai O's capacity to receive tourists from the perspective of "green tourism" development.

41. In response, DCED said that a three-month public engagement exercise on the proposed development strategy for Lantau had been completed and the views collected during the exercise were being consolidated. A blueprint for the development of Lantau would be published by the end of this year.

Date of next meeting

42. The Chairman said that the time was up for the meeting but the Subcommittee had not completed the discussion on PWSC(2016-17)32. He had instructed the Clerk to consult members on their availability for attending an additional meeting at 8:30 am on Wednesday, 29 June 2016. Subject to members' replies, he would decide whether an additional meeting should be held.

(Post-meeting note: Having considered members' replies, the Chairman decided that an additional meeting should be held from 8:30 am to 10:30 am on 29 June 2016. A circular was issued to members vide LC Paper No. PWSC277/15-16 on 22 June 2016. The Subcommittee would continue the discussion on PWSC(2016-17)32 at the meeting on 29 June 2016.)

43. The meeting ended at 10:30 am.

Council Business Division 1
Legislative Council Secretariat
7 July 2016