

立法會
Legislative Council

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(These minutes have been
seen by the Administration)

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

**Minutes of the 4th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 11 January 2017, at 8:30 am**

Members present:

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)
Hon Charles Peter MOK, JP (Deputy Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon WONG Ting-kwong, SBS, JP
Hon Starry LEE Wai-king, SBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Paul TSE Wai-chun, JP
Hon LEUNG Kwok-hung
Hon Claudia MO
Hon Michael TIEN Puk-sun, BBS, JP
Hon Steven HO Chun-yin, BBS
Hon Frankie YICK Chi-ming, JP
Hon WU Chi-wai, MH
Hon YIU Si-wing, BBS
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Hon LEUNG Che-cheung, BBS, MH, JP

Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
Dr Hon Elizabeth QUAT, JP
Dr Hon CHIANG Lai-wan, JP
Hon Alvin YEUNG
Hon Andrew WAN Siu-kin
Hon CHU Hoi-dick
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon SHIU Ka-chun
Hon Wilson OR Chong-shing, MH
Hon CHAN Chun-ying
Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LAU Kwok-fan, MH
Hon Kenneth LAU Ip-keung, MH, JP
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho
Hon Nathan LAW Kwun-chung
Dr Hon YIU Chung-yim
Dr LAU Siu-lai

Members absent:

Hon James TO Kun-sun
Hon Tommy CHEUNG Yu-yan, GBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon Jimmy NG Wing-ka, JP

Public officers attending:

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury)3
Mr HON Chi-keung, JP	Permanent Secretary for Development (Works)
Mr Michael WONG Wai-lun, JP	Permanent Secretary for Development (Planning and Lands)
Mr Donald TONG Chi-keung, JP	Permanent Secretary for the Environment
Ms Jasmine CHOI Suet-yung	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Kenneth LEUNG Tak-yan	Chief Civil Engineer (Public Works Programme) (Acting) Transport and Housing Bureau
Mr LAM Sai-hung, JP	Director of Civil Engineering and Development
Mr WAN Man-leung	Principal Project Coordinator (Housing Projects)1 Civil Engineering and Development Department
Mr HO Hin-leung	Chief Civil Engineer (1) Housing Department
Mr Stephen LEUNG Kin-man	Chief Architect (6) Housing Department

Clerk in attendance:

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

Miss Rita YUNG	Senior Council Secretary (1)2
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Mr Raymond CHOW	Senior Council Secretary (1)6
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 five funding proposals on the agenda for the meeting. Four of them were items carried over from the previous meetings of the Subcommittee on 7 and 21 December 2016. He 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 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 711 - Housing

PWSC(2016-17)38 778CL Site formation and infrastructure works for public housing developments at Chung Nga Road and Area 9, Tai Po

2. The Chairman advised that the proposal, i.e. PWSC(2016-17)38, was to upgrade part of 778CL to Category A at an estimated cost of \$1,146.8 million in money-of-the-day prices to carry out site formation works at Tai Po Area 9 site, and construct associated infrastructure works to support the public housing developments at Chung Nga Road East site and Tai Po Area 9 site ("proposed public housing developments"). The Subcommittee had commenced deliberation on the proposal at the last meeting on 21 December 2016. The supplementary information provided by the Administration on the proposal was circulated to members vide [LC Paper No. PWSC36/16-17\(01\)](#) on 10 January 2017.

Supplementary information provided by the Administration after the last meeting

3. Dr KWOK Ka-ki and Mr CHU Hoi-dick were dissatisfied with the allegation made by the Information Co-ordinator in an article that members had delayed the examination of this funding proposal at the last meeting on 21 December 2016 and this would result in a longer waiting time of the grassroots for public housing allocation. Dr KWOK said that members' questions were intended to urge for the provision of market facilities for the residents of the proposed public housing developments. Mr CHU enquired whether the allegation represented the Administration's position.

4. Mr CHU Hoi-dick further said that the Administration was too late in submitting the supplementary information paper to members after the last meeting, and the paper lacked substance. Chief Civil Engineer (Public Works Programme) (Acting), Transport and Housing Bureau ("CCE(PWP)/THB(Atg)"), replied that the proposed project aimed to carry out site formation works and construct associated infrastructure works to support the proposed public housing developments. The Administration would be happy to provide further information on the proposed project at the meeting.

Impacts of the proposed public housing developments on local traffic

5. Dr Fernando CHEUNG requested the Administration to provide the traffic impact assessment ("TIA") report and the technical report on baseline assessment of air quality impact conducted for the proposed public housing developments. Director of Civil Engineering and Development ("DCED") said that the Administration had conducted a TIA for the proposed public housing developments and provided members with the relevant information. As for the technical report on baseline assessment of air quality impact, Chief Civil Engineer (1), Housing Department ("CCE(1)/HD"), explained that the report was a technical document and a summary of conclusion of the report had been provided to members. The Administration undertook to provide the report requested by Dr CHEUNG after the meeting.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC47/16-17\(01\)](#) (Chinese version) on 17 January 2017.)

6. Mr Alvin YEUNG commented that the scope of TIA should not be confined to the impacts of the proposed public housing developments on surrounding roads. It should cover the impacts of various housing development projects in Tai Po on both the internal and external traffic of the district as a whole, including the roads leading to Tai Po town centre, Tolo Highway and MTR East Rail Line. Dr YIU Chung-yim, Mr Nathan LAW and Mr CHAN Chi-chuen also expressed similar requests.

7. Principal Project Coordinator (Housing Projects)1, Civil Engineering and Development Department ("PPC(HP)1/CEDD"), replied that in order to address members' concerns, the Administration had conducted an assessment of the traffic impact that would have on the roads leading to Tai Po town centre after the population intake of the proposed public housing developments. The assessment findings indicated that the relevant road

sections, upon completion of road improvement works, could adequately accommodate the additional traffic flow.

8. Mr CHU Hoi-dick said that in view of the impacts of various housing development projects in Tai Po on both the internal and external traffic of the district as a whole, the Administration should conduct a district-based TIA and recommend traffic improvement measures in the light of the assessment findings.

(Post-meeting note: Mr CHU Hoi-dick, Dr Fernando CHEUNG and Mr YAM Man-chuen, a member of Tai Po District Council, wrote to the Chairman regarding the proposed project on 10 January 2017 ([LC Paper No. PWSC40/16-17\(01\)](#)) (Chinese version only) requesting the Administration to provide the report on the district-based TIA mentioned above, construct public markets in the proposed public housing developments and introduce MTR feeder bus services in Fu Heng Estate. The letter was circulated to members on 11 January 2017. The Administration's written response was circulated to members vide [LC Paper No. PWSC40/16-17\(02\)](#) (Chinese version) on 16 January 2017.)

Market and retail facilities

9. Mr WU Chi-wai said that a number of members had requested the Administration to provide markets in the proposed public housing developments. However, the Administration was concerned that there would be difficulties in effectively operating such markets as their scale was too small. As such, he suggested that a sizable market be constructed at Chung Nga Road site to serve the shopping needs of the existing residents of both Fu Heng Estate and Chung Nga Court, as well as those of the future residents of the public housing developments at Chung Nga Road East, Chung Nga Road West and Tai Po Area 9.

10. Chief Architect (6), Housing Department ("CA(6)/HD"), explained that in deciding whether to provide market facilities in newly developed housing estates, the Hong Kong Housing Authority ("HKHA") had to consider a host of factors, such as demographic mix, community needs and the availability of nearby market facilities. There were currently eight markets in Tai Po District. Among them, Fu Heng Market, which was closest to the proposed public housing developments, had not been operating satisfactorily and its vacancy rate still stood at about 10% even after some of the stalls had been converted to cooked food stalls. In view of this, the Administration considered that providing a market in the proposed public

housing developments might not be the most appropriate arrangement and the market might not be self-sustainable financially.

11. Dr LAU Siu-lai was of the view that public markets and private markets were different in terms of service targets and goods prices. The operation difficulties experienced by the privately-operated Fu Heng Market did not necessarily suggest that residents would not shop in public markets. Mr CHU Hoi-dick expressed similar views. Dr LAU enquired whether the Administration had examined the reasons why local residents did not shop in Fu Heng Market and assessed those residents' demand for new public markets.

12. CA(6)/HD replied that HKHA was aware that many residents were keen to have a market near their homes. Nevertheless, HKHA must ensure the effective operation of such retail facilities in order to meet residents' needs.

13. Mr CHAN Chun-ying opined that as the funding proposal only involved works relating to site formation, road improvement, etc., the Administration could, after obtaining the funding approval, re-plan the supporting transport and market facilities for the proposed public housing developments during the construction period without affecting the works progress. In this connection, he enquired about the construction schedule of the proposed works and the time required for re-planning the relevant facilities.

14. CCE(PWP)/THB(Atg) replied that the proposed works were expected to be commenced in mid-2017 and completed progressively in mid-2020 and late 2022. CA(6)/HD supplemented that the infrastructure works under the proposed item were built to complement the proposed public housing developments. While minor design modifications would not have a significant impact on the original layout of infrastructure facilities, major design modifications, if such were involved, would affect their layout. The Administration estimated that it would take about six months to complete the work arising from relevant design modifications.

15. Mr Jeremy TAM enquired about the maximum number of stalls that could be accommodated by a market in the proposed public housing developments, if HKHA decided to provide a market on the premise that the progress of the proposed works would not be affected and no major changes would be made to the original design of the public housing developments.

16. CA(6)/HD responded that, HKHA estimated that the market could accommodate about 40 stalls if, based on the above premise, some retail

facilities originally planned for the proposed public housing developments were converted into market facilities.

17. Mr Jeremy TAM requested the Administration to reconsider providing a market in the proposed public housing developments on the above premise. Dr KWOK Ka-ki, Dr YIU Chung-yim and Mr Nathan LAW also urged the Administration to consider providing a market in the proposed public housing developments. Dr KWOK Ka-ki was dissatisfied that the proposed public housing developments, which were larger in scale than Fu Heng Estate, were not provided with any market facilities. Mr LEUNG Kwok-hung found it unacceptable that the future residents of the proposed public housing developments had to shop at the farther Fu Heng Market. Mr LAU Kwok-fan urged the Administration to convert the originally planned retail facilities into market facilities to meet the residents' shopping needs, so as to expedite the commencement of the proposed works and the public housing development projects for the early allocation of public housing units to the people in need.

18. CA(6)/HD said that the retail facilities of the proposed public housing developments included a frozen meat shop and a supermarket which would be permitted to sell wet goods. At members' request, HKHA undertook to explore the feasibility of converting a portion of the frozen meat shop and the wet goods section of the supermarket into a market.

19. The Chairman and Dr KWOK Ka-ki requested the Administration to provide a supplementary information paper on the provision of a market in the proposed public housing developments. Mr Jeremy TAM requested the Administration to provide the aforesaid supplementary information paper before submitting the funding proposal of the proposed item to the Finance Committee ("FC") for consideration. The Administration undertook to provide the information after the meeting.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC47/16-17\(01\)](#) (Chinese version) on 17 January 2017.)

20. Dr LAU Siu-lai welcomed the idea of providing market facilities in the proposed public housing developments. She said that the Hong Kong Planning Standards and Guidelines ("HKPSG") was revised in 2009 with the deletion of the population-based planning standard for public markets (i.e. approximately 40 to 45 stalls per 10 000 persons). Dr LAU enquired whether the Administration would determine the number of market stalls to be provided in the proposed public housing developments according to the planning standard for public markets enshrined in HKPSG before its revision.

21. CA(6)/HD said that when HKPSG was revised in 2009, the Planning Department deleted the population-based planning standard for public markets and instead based its consideration of whether to build a public market in a certain place on a host of factors. Besides, the Administration must ensure that the market would operate effectively and the conversion of some of the retail facilities in the proposed public housing developments into a market would be carried out without affecting the progress of the proposed works.

22. Mr Jeremy TAM enquired whether the Administration would reduce the size of the supermarket or even exclude the supermarket from the proposed public housing developments in view of the need to convert some of the retail facilities into a market.

23. CA(6)/HD responded that in the light of the aforesaid design modifications, HKHA would have to review the scale of the retail facilities for the proposed public housing developments. That said, if HKHA were to provide a market, it would only set aside the wet goods portion of the supermarket. Therefore, there would still be a supermarket in the proposed public housing developments.

24. Dr Junius HO opined that the Subcommittee might first endorse the funding for items (a) to (f) in paragraphs 8 of the discussion paper (i.e. funding for site formation and road improvement works, etc.) while the funding for the remaining items (g) to (k) (i.e. funding for on-cost payable to HKHA, consultants' fee, contingencies, provision for price adjustment, etc.) could be considered after the Administration had incorporated in the design the conversion of some of the retail facilities in the proposed public housing developments into a market. Ms Claudia MO also suggested that the Administration should split the funding proposal for the proposed works into separate parts and submit only the cost estimates for the necessary advance works to the Subcommittee for consideration.

25. The Chairman advised that any proposals to change the cost estimates for public works projects must be put forward by the Administration for consideration by the Subcommittee. Moreover, the cost for the construction of market was not included in the construction cost of the proposed works.

26. CCE(PWP)/THB(Atg) responded that the proposed project submitted by the Administration to the Subcommittee, which was to carry out the advance works for the proposed public housing developments, was an

item under the Capital Works Reserve Fund, while the proposed public housing developments were works projects of HKHA.

27. Noting that the retail area of the proposed public housing developments had been reduced from the original 5 700 square metres ("sq m") to 5 000 sq m, Mr Nathan LAW enquired about the details of the changes made to the retail facilities. CA(6)/HD responded that there were no significant changes to the facilities concerned except that the retail area was smaller than originally designed.

Provision of MTR feeder bus services

28. Mr CHU Hoi-dick said that MTR feeder bus services were available in many housing estates in Tai Po District, except Fu Heng Estate. He requested the Administration to urge the MTR Corporation Limited to provide MTR feeder bus services for Fu Heng Estate and the proposed public housing developments, so as to meet the residents' transport needs.

29. CCE(1)/HD replied that at present, residents of Fu Heng Estate could use the bus services provided by the Kowloon Motor Bus Company (1933) Limited to commute to Tai Po Market MTR Station. The Administration would encourage public transport operators to provide free feeder services or interchange concessions for the residents concerned.

Number of flats provided by the proposed public housing developments

30. Referring to the approximately 7 070 flats to be provided by the proposed public housing developments at Tai Po Area 9 and Chung Nga Road East as mentioned in the discussion paper, Dr Fernando CHEUNG said that this number of flats was higher than the figure provided in a paper submitted earlier by the Administration to Tai Po District Council. He enquired whether the increase in the number of flats to be provided in the proposed public housing developments was achieved by measures such as increasing the plot ratio of the sites.

31. CA(6)/HD explained that in order to meet the demand of Waiting List applicants for small flats in recent years, HKHA had converted some two-to-three-person flats and three-to-four-person flats to single-person flats, resulting in an increase in the number of flats.

32. Mr Nathan LAW enquired about the number of two-to-three-person flats and three-to-four-person flats in the proposed public housing developments converted to single-person flats and the sizes of different types of flats. Ms Claudia MO was concerned whether the Administration would

build smaller flats in future in order to increase the number of newly-built public housing flats.

33. CA(6)/HD said that although the conversion of some large flats to small flats by HKHA would increase the number of flats, the total population remained unchanged. HKHA did not have on hand the relevant figures on changes in the number of flats.

Transportation of construction waste

34. Noting that 87% (i.e. 529 800 tonnes) of inert construction waste generated by the proposed works would be delivered to public fill reception facilities for subsequent reuse, Mr CHAN Chi-chuen enquired whether the Administration had assessed the impacts on surrounding roads brought about by construction waste transportation vehicles entering and leaving the construction sites, and sought information on the temporary traffic arrangements to be implemented during the construction period. Mr LEUNG Kwok-hung asked whether the Administration had stipulated the amount of construction waste that could be transported away by contractors each day during the construction period.

35. PPC(HP)1/CEDD explained that the Administration had briefed and consulted nearby hospitals and schools on the proposed temporary traffic arrangements during the construction period. The Administration would finalize the specific arrangements with contractors and consult stakeholders prior to the commencement of the works concerned. As for the arrangements for transporting construction waste, DCED said that the Administration would discuss with the contractors the details of the arrangements in the light of the traffic conditions in the vicinity of the construction sites during the construction period.

Motion on adjournment of discussion on PWSC(2016-17)38

36. At 9:58 am, Mr LEUNG Kwok-hung moved a motion to adjourn the discussion on PWSC(2016-17)38 pursuant to Paragraph 33 of the Public Works Subcommittee Procedure.

37. 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.

38. Mr LEUNG Kwok-hung said that the Subcommittee should continue the discussion on the proposed works only after obtaining the information

requested by members, including the report on the district-based TIA requested by Mr CHU Hoi-dick.

39. Mr CHU Hoi-dick, Mr CHAN Chi-chuen, Mr Nathan LAW and Mr Alvin YEUNG spoke in support of Mr LEUNG Kwok-hung's motion. Mr LAU Kwok-fan and Mr WU Chi-wai spoke against the motion.

40. Dr Fernando CHEUNG was concerned about the suitability of the sites at Chung Nga Road East, Chung Nga Road West and Tai Po Area 9 for public housing developments, as well as the impacts of such developments on local residents, users of rehabilitation facilities and the natural environment of Fung Yuen. Dr KWOK Ka-ki considered that the motion moved by Mr LEUNG Kwok-hung aimed to enable the Administration to properly respond to the various concerns raised by members before obtaining funding for the proposed works. Mr Jeremy TAM opined that members' concerns could be allayed if the Administration could provide a supplementary information paper and undertook to provide a market in the proposed public housing developments before FC proceeded to examine the funding proposal on the proposed works.

41. The Chairman advised that the Subcommittee would continue to debate on the motion proposed by Mr LEUNG Kwok-hung at the next meeting on 17 January 2017.

42. There being no other business, the meeting ended at 10:30 am.