

**立法會**  
***Legislative Council***

LC Paper No. PWSC234/16-17

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by the Administration)

Ref : CB1/F/2/1(21)B

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

**Minutes of the 20<sup>th</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Wednesday, 31 May 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 Tommy CHEUNG Yu-yan, GBS, JP  
Hon Jeffrey LAM Kin-fung, GBS, JP  
Hon Starry LEE Wai-king, SBS, JP  
Hon CHAN Hak-kan, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon WONG Kwok-kin, SBS, 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 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 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 KWONG Chun-yu  
Hon Jeremy TAM Man-ho  
Hon Nathan LAW Kwun-chung  
Dr Hon YIU Chung-yim  
Dr Hon LAU Siu-lai

**Members absent:**

Hon Paul TSE Wai-chun, JP  
Hon MA Fung-kwok, SBS, JP  
Dr Hon Helena WONG Pik-wan  
Hon Kenneth LAU Ip-keung, MH, JP

**Public officers attending:**

|                              |  |
|------------------------------|--|
| Mr Raistlin LAU Chun, JP     | Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup> |
| Mr HON Chi-keung, JP         | Permanent Secretary for Development (Works)                                      |
| Ms Selene TSOI Sze-long      | Deputy Secretary for Development (Planning and Lands) <sup>3</sup>               |
| Mr Donald TONG Chi-keung, JP | Permanent Secretary for the Environment  |

|                                 |   |
|---------------------------------|---|
| Ms Margaret HSIA Mai-chi        | Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)              |
| Mrs Betty FUNG CHING Suk-ye, JP | Permanent Secretary for Home Affairs  |
| Mr YEUNG Tak-keung, JP          | Commissioner for Sports Home Affairs Bureau   |
| Ms Linda LAW Lai-tan            | Principal Assistant Secretary for Home Affairs (Recreation and Sport) <sup>2</sup>                    |
| Mr Thomas CHAN Chung-ching, JP  | Deputy Secretary for Development (Planning and Lands) <sup>1</sup>                                    |
| Mr LAM Sai-hung, JP             | Director of Civil Engineering and Development   |
| Mr Janson WONG Chi-sing         | Deputy Project Manager (Hong Kong Island and Islands)<br>Civil Engineering and Development Department |
| Mr David LO Kwok-chung          | Chief Engineer (Islands)<br>Civil Engineering and Development Department                              |
| Ms Donna TAM Yin-ping           | District Planning Officer (Sai Kung and Islands)<br>Planning Department                               |

**Attendance by invitation:**

|                       |   |
|-----------------------|---|
| Mr Alastair GRAHAM    | KPMG Director (Infrastructure Advisory) |
| Mr Michael CAMERLENGO | KPMG Director (Infrastructure Advisory) |
| Mr Ramsey YU          | KPMG Manager (Infrastructure Advisory)  |

**Clerk in attendance:**

|                 |  |
|-----------------|--|
| Ms Sharon CHUNG | Chief Council Secretary (1) <sup>2</sup> |
|-----------------|--|

**Staff in attendance:**

|                   |                               |
|-------------------|-------------------------------|
| Miss Rita YUNG    | Senior Council Secretary (1)2 |
| Mr Raymond CHOW   | Senior Council Secretary (1)6 |
| Ms Mandy LI       | 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    |

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Action

The Chairman advised that there were 10 funding proposals on the agenda for the meeting. Seven 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 703 – Buildings**

**PWSC(2017-18)2      272RS      Kai Tak Sports Park**

2. The Chairman advised that the proposal, i.e. PWSC(2017-18)2, was to upgrade the remaining part of 272RS to Category A at an estimated cost of \$31,898.0 million in money-of-the-day ("MOD") prices for the development of the Kai Tak Sports Park. The Subcommittee's discussion on the proposal commenced on 6 May 2017 and continued at the meetings on 10, 17 and 20 May 2017.

Motions proposed under paragraph 32A of the Public Works Subcommittee Procedure

3. The Chairman advised that the Subcommittee's question session for PWSC(2017-18)2 had already ended at the meeting on 20 May 2017. At that meeting, the Subcommittee started considering, one by one, whether to proceed forthwith to deal with the motions proposed by members under paragraph 32A of the Public Works Subcommittee Procedure ("32A motions"). At the present meeting, the Subcommittee would consider whether to proceed to deal with the 32A motions which were proposed by members at the previous meeting but not yet put forward to the

Subcommittee for consideration, as well as those received by the Chairman after the previous meeting.

4. At the request of Dr KWOK Ka-ki, the Chairman invited the Administration to brief members on the supplementary information paper tabled at the meeting (LC Paper No. [PWSC182/16-17\(01\)](#)). Permanent Secretary for Home Affairs briefed members on the supplementary information on the Kai Tak Sports Park project provided by the Government at members' request made at the meeting on 20 May 2017.

5. The Chairman put to vote the questions, one by one, that the Subcommittee would proceed forthwith to deal with the following 11 proposed motions:

| Proposed motion No.         | Proposed by        |
|-----------------------------|--------------------|
| <a href="#">019 and 022</a> | Dr KWOK Ka-ki      |
| <a href="#">023</a>         | Dr Fernando CHEUNG |
| <a href="#">024 to 026</a>  | Mr LEUNG Kwok-hung |
| <a href="#">027</a>         | Dr LAU Siu-lai     |
| <a href="#">028 and 029</a> | Mr LEUNG Kwok-hung |
| <a href="#">030 and 031</a> | Dr LAU Siu-lai     |

6. At the request of members, the Chairman ordered a division for each of the questions put, and the division bell rang for one minute before members voted on individual questions. All of the aforesaid 11 questions were voted down by a majority of members.

#### Voting on PWSC(2017-18)2

7. There being no further 32A motions or questions from members on the item, the Chairman put PWSC(2017-18)2 to vote. At the request of members, the Chairman ordered a division, and the division bell rang for one minute. Eighteen members voted for, 17 members voted against the funding proposal and no one abstained. The votes of individual members were as follows:

#### *For:*

Mr Tommy CHEUNG  
Mr CHAN Hak-kan  
Mr Steven HO  
Mr YIU Si-wing  
Mr LEUNG Che-cheung  
Mr KWOK Wai-keung  
Mr HO Kai-ming

Mr Jeffrey LAM  
Mr Michael TIEN  
Mr Frankie YICK  
Mr CHAN Han-pan  
Ms Alice MAK  
Dr CHIANG Lai-wan  
Mr Holden CHOW

Mr Wilson OR  
Mr CHEUNG Kwok-kwan  
(18 members)

Mr CHAN Chun-ying  
Mr LAU Kwok-fan

*Against:*

Mr LEUNG Kwok-hung  
Mr WU Chi-wai  
Dr KWOK Ka-ki  
Mr Alvin Yeung  
Mr LAM Cheuk-ting  
Ms Tanya CHAN  
Mr KWONG Chun-yu  
Mr Nathan LAW  
Dr LAU Siu-lai  
(17 members)

Ms Claudia MO  
Mr CHAN Chi-chuen  
Dr Fernando CHEUNG  
Mr CHU Hoi-dick  
Mr SHIU Ka-chun  
Mr HUI Chi-fung  
Mr Jeremy TAM  
Dr YIU Chung-yim

*Abstained:*

(0 member)

8. The Chairman declared that the item was endorsed by the Subcommittee. Mr CHU Hoi-dick requested that the item, i.e. PWSC(2017-18)2, be voted on separately at the relevant meeting of the Finance Committee.

**Head 707 – New Towns and Urban Area Development**  
**PWSC(2017-18)3      786CL      Tung Chung New Town Extension**

9. The Chairman advised that the proposal, i.e. PWSC(2017-18)3, was to upgrade part of 786CL to Category A at an estimated cost of \$20,568.9 million in MOD prices. The Panel on Development was consulted on the proposed works on 25 April 2017. A report on the gist of the Panel's discussion had been tabled at the meeting.

Land uses and supply of public and private housing

10. Dr KWOK Ka-ki pointed out that substantial commercial floor space would be provided in the Airport North Commercial District and the topside development at the Hong Kong Boundary Crossing Facilities ("HKBCF") Island of the Hong Kong-Zhuhai-Macao Bridge ("HZMB"). He opined that the Administration should reduce the area of commercial sites and private housing sites in Tung Chung East ("TCE") Development Area in order to increase the supply of public housing sites for the construction of more public rental housing ("PRH") flats. Expressing similar views, Mr CHU Hoi-dick

and Dr Fernando CHEUNG pointed out that private housing sites had many sources of supply while reclamation involved a lot of public money and created environmental impact. As such, reclaimed land should be used for the construction of PRH flats for the benefit of more grass-roots people. Mr LEUNG Kwok-hung pointed out that the suspension of the Tung Chung New Town Extension ("TCNTE") project years ago had reduced the supply of public housing flats. He held that the Administration should increase the number of public housing flats in TCE Development Area.

11. Mr LAM Cheuk-ting opined that the Administration should consider imposing conditions such as "flat size restrictions" when auctioning the private housing sites in TCE Development Area so that Mainland consortia would be less likely to offer high prices in land auctions which would in turn drive up the selling prices of the private housing flats concerned to a level which was far beyond the reach of local residents.

12. District Planning Officer (Sai Kung and Islands), Planning Department ("DPO(SKI)/PD"), said that when a three-stage public engagement programme was conducted from 2012 to 2014 under the TCNTE Study, the public generally agreed that a balance should be struck between public and private housing supply in Tung Chung. The current planning and land uses for TCE Development Area had duly considered and fully reflected the public comments received during the planning study and statutory planning process. Deputy Secretary for Development (Planning and Lands)1 ("DSD(PL)1") further advised that the public/private housing split of roughly 63:37 for the development of TCE was slightly higher than the ratio set out in the Long Term Housing Strategy in order to address the demand for more public housing. He pointed out that since the average size of private flats was larger than that of public housing flats, the public/private housing split was about 48:52 in terms of site area. DSD(PL)1 stressed that as there was still a long lead time from now to the completion of the TCNTE project, should there be significant changes in planning circumstances in future such as revisions to the housing policy or the housing supply target, the Administration would examine if there was any genuine need to further review the planned land uses and the public/private housing split.

13. Mr CHU Hoi-dick and Dr Fernando CHEUNG considered that the public housing flats in TCE Development Area should primarily be PRH flats in order to help shorten the waiting time of the grass roots people for PRH flats. DSD(PL)1 advised that under the current practice, the types of flats to be provided in public housing developments (i.e. PRH flats or subsidized sale flats) were determined by the Hong Kong Housing Authority ("HKHA") based on the circumstances of individual projects and prevailing housing

needs. HKHA so far had not conducted detailed planning for the public housing development in TCE Development Area.

14. Mr Holden CHOW, Mr CHAN Han-pan and Dr CHIANG Lai-wan were supportive of maintaining the split between public and private housing supply in TCE Development Area at about 60:40 given the different housing needs of the public. Dr CHIANG pointed out that HKHA's recent sale of flats in a PRH development under the Green Form Subsidized Home Ownership Pilot Scheme was well received by the public, which indicated that there was a certain demand for subsidized sale flats in the community. Mr CHAN Han-pan and Dr CHIANG Lai-wan also supported the provision of land for commercial use in TCE Development Area to create economic activities and employment opportunities.

15. Mr YIU Si-wing opined that the Administration should consider only allowing enterprises operating on the airport island to participate in the auctions of certain private housing sites in TCE Development Area for the construction of staff quarters to facilitate those enterprises in recruiting staff to work at the airport. DSD(PL)1 noted Mr YIU's views and advised that the Administration currently did not have any policy to allocate residential sites for use by specified sectors.

#### Transport support facilities

16. Dr CHIANG Lai-wan considered that the Administration should provide adequate transport support facilities in TCE Development Area before the first population intake in 2023. Mr Holden CHOW urged the Administration to discuss with the MTR Corporation Limited ("MTRCL") on bringing forward the commissioning of TCE MTR Station to 2023 so as to tie in with the first population intake in 2023.

17. Deputy Project Manager (Hong Kong Island and Islands), Civil Engineering and Development Department, responded that under the Railway Development Strategy 2014, the MTR Tung Chung Line was planned for extension westwards with a Tung Chung West ("TCW") Station, with an indicative implementation window from 2020 to 2024. As for TCE MTR Station, the TCNTE Study recommended that operation should be started by 2026. To this end, the Transport and Housing Bureau ("THB") had invited MTRCL in early January 2017 to submit a proposal for the implementation of the TCW Extension and TCE Station, and would evaluate the proposal in due course. If the project was to be implemented, the Administration would consult the public on railway alignment, station location, implementation timetable, etc.



18. Given that the business establishments/organizations on the airport island, including the Airport Authority Hong Kong ("AAHK"), AsiaWorld-Expo and the proposed Airport North Commercial District, could offer a large number of jobs, Mr Holden CHOW, Mr CHAN Han-pan and Mr Michael TIEN requested the Administration to actively study the provision of a railway transport system connecting Tung Chung and the airport island (such as extending the MTR Tung Chung Line, constructing a light rail system or providing shuttle service using the spare capacity of the tracks of the Airport Express Line ("AEL")) to facilitate the residents in Tung Chung commuting to and from the airport island for work.

19. Director of Civil Engineering and Development ("DCED") advised that AAHK had embarked on a consultancy study in June 2016 to review the technical feasibility, financial viability and operation strategy for a shuttle service between TCE and the airport island using the spare capacity of the AEL tracks. Besides, the connectivity between Tung Chung, the airport island and the HKBCF Island was also being explored under the Planning, Engineering and Architectural Study for Topside Development at HKBCF Island of HZMB–Feasibility Study. Upon completion of these studies, the relevant bureaux and departments would follow up on the study findings and the way forward. DCED further advised that the Administration proposed to establish a dedicated Sustainable Lantau Office to better coordinate the implementation of various development projects in North Lantau, including addressing the need to improve the traffic connectivity between Tung Chung New Town and the airport island.

20. Mr CHAN Han-pan enquired about the number of parking spaces to be provided in TCE Development Area. He urged the Administration to provide sufficient parking spaces to support the residential and commercial developments in TCE. DCED replied that under the current planning, TCE Development Area would provide about 10 000 parking spaces. DSD(PL)1 further advised that the number of parking spaces was determined according to the existing standards stipulated in the Hong Kong Planning Standards and Guidelines ("HKPSG"). Should THB propose to revise the standards and guidance for the supply of parking spaces under HKPSG in future, the Development Bureau would review the planning for parking spaces in TCE Development Area accordingly.

21. Mr CHAN Han-pan enquired about the progress of the proposed Road P1, the primary distributor road connecting TCE Development Area to the Tai Ho Section of the North Lantau Highway. DCED replied that the scope of the TCNTE project covered the construction of Road P1 which connected TCE Development Area to the proposed interchange in Tai Ho.

The proposed development of a marina

22. Mr CHAN Han-pan expressed support for the provision of a marina in TCE Development Area to meet the demand of the residents in Lantau or Tung Chung for berthing spaces for pleasure vessels while making the future TCE waterfront more vibrant and attractive. Mr YIU Si-wing pointed out that in recent years, marinas were also actively developed in Mainland cities such as Zhuhai and Nansha. He supported the provision of the proposed marina to maintain Hong Kong's status as an international city. Mr LAM Cheuk-ting and Mr Andrew WAN enquired about the demand of the residents in Lantau or Tung Chung for berthing spaces for pleasure vessels, and whether the provision of a marina in TCE was sufficiently justified.

23. DSD(PL)1 responded that the proposed marina was a planning concept raised by the Administration in the TCNTE Study. Taking into account the public views collected during the three-stage public engagement programme from 2012 to 2014, the number of berthing spaces to be provided in the proposed marina was reduced to around 95. The Administration noted that at the meeting the Panel on Development held on 25 April 2017, members suggested that the proposed marina should instead accommodate different types of vessels and water activities and be open to the public. The Administration would, in the light of the public views on the relevant planning and facilities, work out in due course the detailed design and implementation proposal of the marina for consultation purpose. At the request of Mr LAM Cheuk-ting, the Administration undertook to provide, after the meeting, supplementary information on the growth in the number of pleasure vessels and the demand and supply of berthing spaces in Hong Kong in recent years.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC190/16-17\(01\)](#) on 7 June 2017.)*

24. Mr KWONG Chun-yu enquired whether the site adjacent to the proposed marina and zoned "other specified uses" would be granted under a Private Recreational Lease ("PRL") for the development of a privately operated yacht club. DSD(PL)1 replied that the aforesaid site zoned "other specified uses" was preliminarily intended for use as a marina club, boat repairing and commercial facilities associated with marina development. The current land planning for TCE Development Area had not earmarked any sites to be granted under a PRL.

Techniques adopted in the reclamation works and construction costs

25. Mr CHAN Han-pan, Mr KWONG Chun-yu and Mr LEUNG Che-cheung were concerned about the technological readiness and feasibility of the proposed non-dredged method and deep cement mixing ("DCM") method. They enquired how the Administration would ensure that the problems of drifting artificial islands and seawall collapse encountered in the HZMB project would not occur in the TCE reclamation works.

26. DCED responded that the Administration had carried out detailed seabed geological investigations in the proposed reclamation area to understand the geological characteristics of the seabed and proposed to adopt the DCM method to strengthen the marine mud so as to stabilize the seabed underneath the seawall before commencing the construction of the seawall foundation and the reclamation works. The non-dredged method and the DCM method were widely adopted in Asia (mainly in Japan and South Korea). The Administration had also sought advice from overseas engineering expert consultant and ascertained that the DCM method was suitable for the proposed TCE reclamation works. The Administration would make every effort to monitor the implementation of the works to ensure that both the construction and works quality would be up to standard.

27. Mr CHAN Chun-ying enquired how the Administration would ensure that site settlement problems similar to those encountered in Tseung Kwan O would not occur in the TCE reclamation area. DCED replied that when carrying out the proposed works, the contractor would install vertical drains into the ground in the reclamation area to accelerate the drainage of water from the soil, thereby strengthening the ground in the reclamation area and minimizing future residual settlement.

28. Mr LEUNG Che-cheung was supportive of developing land in TCE through reclamation, which would help increase housing supply. He was concerned how the fill materials to be used for the TCE reclamation works would be transported to the works site from Tseung Kwan O Fill Bank and/or Tuen Mun Fill Bank. DCED replied that the majority of fill materials would be transported to the site of the reclamation works by sea and, therefore, the proposed works would not cause any significant impact to land traffic.

29. Dr YIU Chung-yim enquired why the unit cost of the proposed TCE reclamation works was much higher than that of the reclamation works under the project of the Three Runway System of the Hong Kong International Airport ("3RS"). He requested the Administration to provide supplementary information on the detailed cost breakdown of the proposed TCE reclamation works.

30. DCED responded that the Administration had made reference to the cost estimate of 3RS and also taken into consideration the engineering constraints facing the TCE project before drawing up the cost estimate of the TCE reclamation works. He pointed out that the geographical location and shape of the TCE reclamation area were different from those of 3RS. The seawall length to reclamation area ratio of the TCE reclamation works was higher than that of the 3RS. As the layer of marine mud beneath the seawall had to be strengthened by the adoption of the DCM method, a higher seawall length to reclamation area ratio meant higher overall construction costs. Moreover, since the TCE reclamation area was in close proximity of dwellings, the working hours of the reclamation works would be restricted to minimize nuisances to the residents. The Administration undertook to provide the supplementary information requested by Dr YIU after the meeting.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide [LC Paper No. PWSC190/16-17\(01\)](#) on 7 June 2017.)*

31. Dr YIU Chung-yim and Mr Andrew WAN enquired about the number of mechanical plants for non-dredged and/or DCM reclamation works currently available in Hong Kong; among them, the number of mechanical plants being/to be used in 3RS; and the estimated number of mechanical plants required for the proposed TCE reclamation works. They were concerned whether there would be any shortage of such mechanical plants for the TCE reclamation works; if so, the Administration's solution. The Administration undertook to provide a written response to the questions and concerns raised by Dr YIU and Mr WAN after the meeting.

*(Post-meeting note: The Administration's written response was circulated to members vide [LC Paper No. PWSC190/16-17\(01\)](#) on 7 June 2017.)*

### Community support facilities

32. Dr CHIANG Lai-wan urged the Administration to provide adequate community support facilities, such as a public market, schools and welfare facilities, in TCE Development Area before the first population intake in 2023. DSD(PL)1 noted Dr CHIANG's views. He advised that the Administration had preliminarily identified a suitable site in the east of TCE Development Area for the construction of a sizable public market. As the site was close to both the proposed TCE MTR Station and public transport interchanges, it is accessible to more members of the public. The relevant

bureaux and departments would work closely together in this respect during the detailed design and implementation stages of TCNTE.

Acquisition of land currently used for government, institution or community purposes

33. Mr CHAN Chun-ying noted that the proposed developments in TCW would involve acquisition of land which was currently used for government, institution or community purposes. He enquired about the community services involved and urged the Administration to ensure that the services provided by the affected community service organizations would not be disrupted during the re-provisioning of the facilities concerned. DPO(SKI)/PD replied that a small number of temporary community facilities in TCW would be affected by the aforesaid land acquisition. The relevant departments were liaising with the non-governmental organizations operating those facilities for their re-provisioning in Tung Chung in due course.

*[At 9:36 am, the Chairman left the conference room and the Deputy Chairman took the chair. At 10:07 am, the Chairman returned to the conference room and resumed the chair.]*

34. The Chairman said that the Subcommittee would continue its discussion on the item at the next meeting. The meeting ended at 10:30 am.