

立法會
Legislative Council

LC Paper No. CB(1)826/17-18
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV

Panel on Development

Minutes of meeting
held on Tuesday, 23 January 2018, at 2:30 pm
in Conference Room 1 of the Legislative Council Complex

Members present : Hon Kenneth LAU Ip-keung, BBS, MH, JP (Deputy
Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon CHAN Kin-por, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Mrs Regina IP LAU Suk-yeet, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon WU Chi-wai, MH
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Dr Hon Helena WONG Pik-wan
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon HO Kai-ming
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon CHAN Chun-ying

Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Dr Hon CHENG Chung-tai
Hon Jeremy TAM Man-ho

Members absent : Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)
Dr Hon Fernando CHEUNG Chiu-hung
Hon Alvin YEUNG
Hon Andrew WAN Siu-kin
Hon CHU Hoi-dick
Dr Hon Junius HO Kwan-yiu, JP
Hon Tanya CHAN
Hon LAU Kwok-fan, MH
Hon KWONG Chun-yu

Public officers attending : **Agenda item IV**

Mr LIU Chun-san, JP
Under Secretary for Development

Ms Doris HO Pui-ling, JP
Deputy Secretary for Development (Planning and Lands)¹

Mr Ivan CHUNG Man-kit
Principal Assistant Secretary (Planning and Lands)⁵
Development Bureau

Mr Albert CHEUNG Ka-lok
Assistant Director (Specialist 3)
Lands Department

Ms Lily CHIU Lee-lee
Chief Estate Surveyor (Acquisition)
Lands Department

Ms Phyllis LI Chi-miu, JP
Deputy Director of Planning/Territorial

Mr Michael FONG Hok-shing
Deputy Project Manager (West)
Civil Engineering and Development Department

Mr CHAN Tze-ho
Chief Engineer/West 4
Civil Engineering and Development Department

Agenda items V and VI

Mr Vitus NG
Principal Assistant Secretary (Works)3
Development Bureau

Mr LUK Wai-hung, JP
Acting Deputy Director of Water Supplies

Mr TAM Wai-kwong
Acting Chief Engineer/Project Management
Water Supplies Department

Agenda item VII

Mr Vitus NG
Principal Assistant Secretary (Works)3
Development Bureau

Mr LUK Wai-hung, JP
Acting Deputy Director of Water Supplies

Mr Thomas CHAN Tak-yeung
Chief Engineer/Consultants Management
Water Supplies Department

Clerk in attendance : Ms Doris LO
Chief Council Secretary (1)2

Staff in attendance : Miss Rita YUNG
Senior Council Secretary (1)2

Ms Mandy LI
Council Secretary (1)2

Ms Christina SHIU
Legislative Assistant (1)2

Action

I Confirmation of minutes

(LC Paper No. CB(1)484/17-18 — Minutes of special meeting on 31 October 2017)

The minutes of the special meeting on 31 October 2017 were confirmed.

II Information paper(s) issued since the last meeting

(LC Paper No. CB(1)392/17-18(01) — Referral memorandum on issues raised at the meeting between Legislative Council Members and Eastern District Council members on 14 July 2017 relating to garages in urban areas (Restricted to members)

LC Paper No. CB(1)397/17-18(01) — Administration's response to the letter dated 8 November 2017 from Hon Mrs Regina IP LAU Suk-yee on the work of the Joint Offices for Investigation of Water Seepage Complaints [LC Paper No. CB(1)237/17-18(01)]

LC Paper No. CB(1)422/17-18(01) — Administration's response to the letter dated 8 December 2017 from Hon Mrs Regina IP LAU Suk-yee on tree management [LC Paper No. CB(1)339/17-18(01)]

LC Paper No. CB(1)456/17-18(01) — Letter dated 8 January 2018 from Hon Tanya CHAN on Small House Policy and rural planning strategy)

2. Members noted that the above information papers had been issued since the last meeting on 20 December 2017.

III Items for discussion at the next meeting

(LC Paper No. CB(1)493/17-18(01) — List of outstanding items for discussion

LC Paper No. CB(1)493/17-18(02) — List of follow-up actions)

3. Members agreed to discuss the following items at the next regular meeting to be held on 27 February 2018:

- (a) PWP Item No. 268RS — Cycle track between Tsuen Wan and Tuen Mun — advance works;
- (b) Landscape and tree management work in Hong Kong;
- (c) Proposed creation of permanent posts of Chief Landscape Architect in the Civil Engineering and Development Department and Highways Department; and
- (d) Planning and Engineering Study for Housing Sites in Yuen Long South — Recommended Outline Development Plan.

IV Implementation arrangements for the Hung Shui Kiu New Development Area Project

(LC Paper No. CB(1)817/16-17(08) — Administration's paper on implementation

arrangements for Hung Shui Kiu New Development Area Project

LC Paper No. CB(1)343/17-18(06) — Paper on the implementation

arrangements for the Hung Shui Kiu New Development Area project

prepared by the
Legislative Council
Secretariat (Updated
background brief))

Other relevant papers

- (LC Paper No. CB(1)1422/16-17(01) — Letter dated 26 June 2017 from Hon Steven HO on implementation arrangements for the Hung Shui Kiu New Development Area Project (Chinese version only)
- LC Paper No. CB(1)1422/16-17(02) — Administration's response to the letter dated 26 June 2017 from Hon Steven HO on implementation arrangements for the Hung Shui Kiu New Development Area Project (LC Paper No. CB(1)1422/16-17(01))
- LC Paper No. CB(1)405/17-18(01) — Letter dated 29 December 2017 from Dr Hon KWOK Ka-ki on implementation arrangements for the Hung Shui Kiu New Development Area Project (Chinese version only)
- LC Paper No. CB(1)332/17-18(01) — Submission from a deputation (關注洪水橋新發展區聯盟) dated 2 December 2017)

Motions proposed by Hon CHU Hoi-dick and Hon LAU Kwok-fan respectively

- (LC Paper No. CB(1)390/17-18(01) — Wording of the motion proposed by Hon CHU Hoi-dick
- LC Paper No. CB(1)390/17-18(02) — Wording of the motion proposed by Hon LAU Kwok-fan)

4. Dr KWOK Ka-ki referred to his letter (LC Paper No. CB(1)405/17-18(01)) (Chinese version only) putting questions on the implementation arrangements for the Hung Shui Kiu ("HSK") New Development Area ("NDA") Project, and asked when the Administration would give a reply.

5. As the Administration was not invited to respond to members' questions on this agenda item at the last Panel meeting in December 2017, Ms Alice MAK asked whether similar arrangement would be adopted for this meeting. Mr Michael TIEN took the view that the Administration should be requested to respond to members' questions at this meeting.

6. The Deputy Chairman and Under Secretary for Development ("USDEV") explained that the Administration would provide a consolidated response to the questions raised by members at the last and this meeting in writing afterwards. At the invitation of the Deputy Chairman, the Clerk said that as instructed by the Chairman at the last meeting, given the limited meeting time and members' overwhelming concerns over this subject, the Administration was not required to respond to members' questions raised at the meetings, but should give its consolidated response in writing afterwards when all members had put questions on this item. She also said that the Chairman had called on the Administration to take into account members' views while finalizing the implementation arrangements for the HSK NDA project, and update the Panel on the arrangements again in due course.

7. The Deputy Chairman indicated that he would suitably allow the Administration to give its responses within the time limit for each member to put questions. If the time limit was exceeded, the Administration should provide its responses to the unanswered questions after the meeting.

(*Post-meeting note:* The Administration's consolidated written response was circulated to members vide LC Paper No. CB(1)828/17-18(01) on 18 April 2018.)

Members' questions and concerns

Planning direction

8. Mrs Regina IP enquired about the Administration's actual plan for taking forward the vision of developing HSK NDA into a "Regional Economic and Civic Hub" for the North West New Territories. In the light of the public concerns that the development of mega shopping malls would only benefit large business groups and chain stores, she called on the Administration to consider providing more community-styled small retail shops and street shops in HSK NDA, and review if the size of the development sites in the area would be too large and hence become monopolized by large developers.

9. In response, USDEV indicated that HSK NDA would provide spaces to meet the surging demand for various economic land uses, including land for offices, retail, hotels, logistics, technology and special industrial uses. Deputy Director of Planning/Territorial advised that a diversity of retail uses would be provided in the NDA which was positioned as a regional economic hub serving the whole North West New Territories. Other than shopping centres, street shops would be provided in residential neighbourhoods, along with some shopping streets at major pedestrian spines for promoting street vibrancy and local economy.

10. Mrs Regina IP expressed concern about whether and how the Administration would make use of the development of the "special industries" land use area in HSK NDA with a view to capitalizing on the opportunities arising from the development of the Guangdong-Hong Kong-Macau Bay Area.

Enhanced Conventional New Town Approach

11. Mr LAM Cheuk-ting said that members belonging to the Democratic Party objected to the Enhanced Conventional New Town Approach ("ECNTA"). He took the view that the Administration should consider resuming the private land in HSK NDA for public auction instead of through in-situ land exchange under ECNTA, so as to avoid public suspicion about collusion between the Government and business conglomerates that had assembled land in anticipation of the granting of land exchange by the Government under ECNTA.

12. Mr Michael TIEN asked if the Administration would revisit the refined criteria for considering land exchange applications for sites in the commercial zones of HSK NDA and also set the minimum threshold in respect of the size of the proposed sites to be surrendered at 4 000 square metres, such that small- and medium-sized developers would also become eligible to participate in the commercial developments there.

13. In response, Deputy Secretary for Development (Planning and Lands)¹ explained that the proposed use and development parameters of the land exchange application sites should comply with the restrictions as stipulated on the Outline Development Plan. That said, the Administration might examine the feasibility of allowing developments of different scales in the area.

14. Ir Dr LO Wai-kwok indicated that members belonging to the Business and Professionals Alliance for Hong Kong held the view that development projects of the New Territories should be implemented through a diversified approach. Ir Dr LO and Mr Frankie YICK suggested that the Administration should consider adopting a public-private partnership approach to encourage private sector participation in the HSK NDA development.

15. Noting that a large portion of 324 hectares ("ha") out of the total area of 441 ha to be developed under the HSK NDA project was under private ownership, Ir Dr LO Wai-kwok was concerned about how the Administration would properly balance between private property rights and the needs for land resumption for development. Ir Dr LO and Mr Abraham SHEK enquired about the estimated amount for the acquisition of private land under the HSK NDA project.

Arrangements for affected households

16. Given that the level of the special ex-gratia cash allowance of \$600,000 for eligible households affected by development had remained unchanged for many years, Mr LAM Cheuk-ting urged the Administration to review and adjust the allowance rate to help address the rehousing needs of the affected households.

Arrangement for affected brownfield operations

17. Ir Dr LO Wai-kwok and Mr Frankie YICK doubted how the existing 190 ha of affected brownfield operations could be sufficiently accommodated with merely 24 ha of land being reserved in HSK NDA for this purpose. Given that many brownfield operations, including

workshops, open storage, construction materials/machinery storage, recycling yards, had their value of existence, Ir Dr LO was concerned about how the Administration would optimize land use and accommodate those operations that could not be moved into multi-storey buildings ("MSBs"), such as heavy construction machinery storage. Mr YICK asked about the number of the existing brownfield operations which would be moved into MSBs as well as those needed to be accommodated on suitable open-air sites. He requested the Administration to provide the report on the feasibility study on MSBs for accommodating brownfield operations in HSK NDA. Ir Dr LO and Mr YICK both called on the Administration to step up efforts in making reprovion arrangements of brownfield operations affected by the HSK NDA project.

Village type development

18. Dr KWOK Ka-ki requested the Administration to provide the plans on the respective boundaries of "Village Type Development" zones and "Village Environs" within the area of HSK NDA between 1999 and 2017.

Transport infrastructure

19. Mr Abraham SHEK considered incumbent upon the Administration to improve the transport network to enhance the connectivity and accessibility of HSK NDA.

20. Dr CHENG Chung-tai asked how the Administration would enhance the existing transport network of Tin Shui Wai before the commissioning of a dedicated Green Transit Corridor to provide Environmentally Friendly Transport Services for HSK NDA. He also asked if the Administration would consider retaining Tin Ying Road to address the concerns of the local residents and Yuen Long District Council over the traffic problems. Mr LEUNG Che-cheung also called on the Administration to consider reprovioning Tin Ying Road in the form of a tunnel to reduce the traffic impacts on Ha Tsuen.

21. In response, USDEV explained that the transport function of Tin Ying Road would be replaced only after the newly introduced transport infrastructure for HSK NDA would become available in 2031 the earliest.

Provision of employment opportunities

22. Dr KWOK Ka-ki and Mr Abraham SHEK requested the Administration to provide the following information: (a) an elaboration on how the Administration had projected that HSK NDA would provide

about 150 000 jobs, setting out the details including the types of these jobs; and (b) the estimated costs to be involved for creating about 150 000 employment opportunities.

Motions proposed by members

23. Due to the absence of a quorum, the Deputy Chairman instructed the Clerk to ring the quorum bell to summon members before proceeding to deal with the motions. A quorum was subsequently present.

Motion proposed by Mr CHU Hoi-dick

24. The Deputy Chairman put to vote the following motion which was proposed by Mr CHU Hoi-dick:

(Translation)

"To avoid turning more agricultural lands in other areas into brownfield sites, the clearance and relocation of brownfield operations in the Hung Shui Kiu New Development Area ("NDA") should be carried out under the principle of relocation within the NDA; and the authorities should study the expansion of the size of the brownfield relocation area and fully consult the operators, so as to ensure smooth relocation of the brownfield sites."

25. The Deputy Chairman announced that two members voted for, two members voted against the motion, and four members abstained. The Deputy Chairman declared that the motion was not carried.

Motion proposed by Mr LAU Kwok-fan

26. The Deputy Chairman then put to vote the following motion which was proposed by Mr LAU Kwok-fan:

(Translation)

"This Panel acknowledges the importance of the Hung Shui Kiu development, but it requests that the authorities should face up to the demands of the affected households, farmers and brownfield operators in the New Development Area ("NDA"), especially their demand for "rehousing before clearance" which will enable the households to resettle in the current locality, the farmers to resume farming and the brownfield operators and their staff to continue their operations and maintain their livelihood; meanwhile, in order

to speed up land resumption and the rehousing of households, the authorities should exempt the affected households from the income and asset tests and rehouse them to public housing. In addition, this Panel requests that in planning for NDAs in the long run, the Development Bureau should be allowed to develop rehousing blocks."

27. The Deputy Chairman announced that eight members voted for, no member voted against the motion, and no member abstained. The Deputy Chairman declared that the motion was carried.

(Post-meeting note: The wording of the motion passed was circulated to members vide LC Paper No. CB(1)519/17-18(01) on 24 January 2018. The Administration's written response to the motion was issued to members vide LC Paper No. CB(1)807/17-18(01) on 16 April 2018.)

V PWP Item No. 196WC — Implementation of Water Intelligent Network

(LC Paper No. CB(1)493/17-18(03) — Administration's paper on 196WC — Implementation of Water Intelligent Network)

28. At the invitation of the Deputy Chairman, Principal Assistant Secretary (Works)3, Development Bureau ("PAS(W)3/DEVB"), briefed members on the funding proposal to upgrade part of PWP Item No. 196WC to Category A for the implementation of the second stage of Water Intelligent Network ("WIN") at an estimated cost of \$655.4 million in money-of-the-day ("MOD") prices. He said that the project scope comprised the construction of chambers, pipeworks and other associated works for the establishment of about 275 District Metering Areas ("DMAs") and Pressure Management Areas ("PMAs") in Islands, Tsuen Wan, Wong Tai Sin, Kwun Tong, Sai Kung, Sha Tin and Tai Po districts with the installation of monitoring and sensing equipment in the respective part of the water distribution network.

29. The Deputy 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.

Benefits and effectiveness of implementing the Water Intelligent Network

30. Mr Jeremy TAM stated that members belonging to the Civic Party supported the proposed project. He expected that the implementation of WIN could reduce water loss and minimize the impact of water mains leakage on other public underground utilities. In this connection, he asked the Administration to give actual examples of how WIN could effectively enhance management of the water distribution network. He also asked about the plan for the full implementation of WIN in the next stage.

31. Ir Dr LO Wai-kwok also expressed support for implementing WIN that would facilitate analysis and continuous monitoring of the condition of the water distribution network by utilizing advanced technologies, hence reducing the risks and related impact of water mains leakage or bursting.

32. In response, PAS(W)3/DEVB indicated that the implementation of WIN could enable timely detection and speedy repair of water main leaks and bursts, thereby reducing water loss in the water distribution network. Acting Deputy Director of Water Supplies ("DDWS(Atg)") further illustrated with the example of Yuk Wah Street DMA in Kwun Tong. He said that there were about 1 300 cubic metres ("m³") of fresh water lost every day in the area in 2017 before establishment of the said DMA. Following the establishment of the said DMA forming part of the WIN at a cost of about \$1 million, three locations of water main leaks were detected and fixed, and as a result the daily leakage rate was substantially reduced to 300 m³. He further advised that for full implementation of WIN, about 2 000 DMAs and PMAs would be established throughout the territory. Among them, about 1 500 had been established or were under construction. 275 DMAs and PMAs were planned to be established under the proposed project by the second quarter of 2022. Meanwhile, the design of the remaining 240 DMAs and PMAs was underway and the Water Supplies Department ("WSD") planned to seek funding approval for the relevant construction and associated works in 2019 targeting for completion in 2023.

33. Dr Helena WONG expressed support for the proposed project. Yet, she was concerned over the high water mains leakage rate in Hong Kong (i.e. 15%) when compared with that in overseas cities, such as Tokyo (2%) and Singapore (5%). She asked about the effectiveness of WIN in reducing water mains leakage and whether WSD would take forward other measures to further lower the leakage rate.

34. PAS(W)3/DEVB and DDWS(Atg) responded that WSD hoped to reduce the water mains leakage rate to less than 15% by implementing WIN with advanced technologies. Besides, it had been taking some on-going measures such as strengthening the asset management of the water mains and speedy repairing the water mains with frequent bursting. WSD was also exploring the feasibility of applying the latest technology on the management of water distribution network (e.g. installing fibre-optic cables in new water mains to monitor the mains condition). On Dr Helena WONG's further request, the Administration agreed to provide the plans showing the distribution of the DMAs and PMAs to be established throughout the territories.

35. Mr Michael TIEN further asked about the estimated benefits of implementing WIN, in terms of the annual cost savings arising from the reduction in the public mains leakage rate, or in other words, the cost of the water lost otherwise. DDWS(Atg) said that according to WSD's statistics, the establishment of a DMA and a PMA could on average reduce water loss of the area concerned by about 18.8% and 25.2% respectively. He undertook to supplement further information as requested by Mr TIEN after the meeting.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)695/17-18(01) on 14 March 2018.)

Replacement and rehabilitation of aged water mains

36. Mr Holden CHOW expressed support for the proposed project. On the replacement and rehabilitation of aged water mains, he noted that the programme of replacement and rehabilitation ("R&R") launched in 2000 had covered only around 3 000 kilometres ("km") of the aged water mains in Hong Kong. Given that the total length of water mains in Hong Kong was about 8 000 km, he was concerned about the plan for the replacement or rehabilitation of the remaining sections of water mains not yet covered under the R&R programme. He also enquired about how the WIN project and the replacement of the remaining sections of water mains would dovetail with each other. He considered that timely implementation of WIN and establishment of DMAs covering the remaining sections of water mains could enable WSD to identify those water mains that should be replaced and those not, thereby obviating unnecessary replacement and saving replacement costs.

37. Ir Dr LO Wai-kwok said that while the condition of the remaining 5 000-km water mains might not require replacement at the moment, their

condition would deteriorate over time. As such, he considered that WSD should formulate a long-term replacement plan for these water mains.

38. PAS(W)3/DEVB and DDWS(Atg) responded that with the implementation of WIN, WSD would be able to analyze the condition of the water distribution network and determine the most cost-effective means, including replacement or rehabilitation of aged water mains where necessary, to maintain the healthiness of the network. Further, an intelligent network management system ("INMS") would come into operation in 2019 to enable timely determination of the priorities and the most effective network management measures for DMAs and PMAs. In particular, INMS would facilitate analysis of data collected from the monitoring and sensing equipment of DMAs and PMAs for assessing the level of leakage for further investigation. If the leakage problem recurred despite the repair works undertaken, WSD would consider replacing the water mains in the DMAs/PMAs concerned.

Traffic impact of the proposed project

39. Mr CHAN Chun-ying noted that the DMAs and PMAs to be established under the proposed project were in areas with heavy traffic. He enquired about the reasons why in the Traffic Impact Assessment conducted by the Administration, it was concluded that the proposed works would not cause any significant impact on the traffic. Mr CHAN also suggested that the installation or associated works of other underground public utilities (such as power cables and gas mains) could be carried out in parallel with the WIN project, so as to obviate the repeating need for road excavation works.

40. DDWS(Atg) explained that the WIN project only involved the construction of underground chambers for installing the monitoring and sensing equipment in the water distribution network. As the chambers would usually be located under the pedestrian pathway, the construction works would not cause significant impact on the traffic. As for road excavation works, under the current arrangements, the works promoters would be required to obtain the Excavation Permit(s) issued by the Highways Department ("HyD") before commencing the relevant works. HyD would identify if there were other excavation works near the proposed works site(s), and if so, the works promoters concerned had to draw up a co-ordinated works programme of the proposed trench openings for their works.

Other issues

41. Dr Helena WONG referred to the problem of communal water mains leakage in some large-scale housing courts, and pointed out that the rate of water loss in that way was as high as 32%. Dr WONG urged WSD to install master meters for housing courts.

42. PAS(W)3/DEVB advised that the Administration was examining the feasibility of a proposal, which would require legislative amendment, seeking to impose water charges on management companies according to the amount of water loss from their communal water mains based on the master meters and planned to consult the public in 2018.

43. Mr CHAN Chun-ying enquired whether the Administration would introduce a system similar to WIN to monitor the sewer network. DDWS(Atg) replied that the maintenance of sewer network was under the purview of the Drainage Services Department ("DSD"). As far as he understood, DSD had planned a sewer rehabilitation programme to deal with the problem of sewer leakage.

VI PWP Item No. 355WF — Water supply to new housing developments in Sheung Shui and Fanling

(LC Paper No. CB(1)493/17-18(04) — Administration's paper on 355WF — Water supply to new housing developments in Sheung Shui and Fanling)

44. At the invitation of the Deputy Chairman, PAS(W)3/DEVB briefed members on the funding proposal to upgrade PWP Item No. 355WF "Water supply to new housing developments in Sheung Shui and Fanling" to Category A, at an estimated cost of \$1,699.7 million in MOD prices, for the improvement of fresh water supply to Sheung Shui and Fanling ("SSF") areas for the planned housing developments. The scope of works comprised the construction of a new fresh water service reservoir at Tong Hang, upgrading of the existing Tai Po fresh water pumping station, laying of trunk mains and distribution mains and other associated works.

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

Construction of a new fresh water service reservoir at Tong Hang

46. Mr CHAN Hak-kan said that he had no objection in principle to the proposal. He pointed out that the proposed new fresh water service reservoir would be built next to the existing two fresh water service reservoirs at Tong Hang. In view of this, he urged the Administration to draw a lesson from the incident in mid-November 2017 where the maintenance works carried out in a compartment of the Tsuen Wan Fresh Water Service Reservoir had caused unpleasant odour in drinking water in Tsuen Wan and Kwai Chung, and take adequate preventive measures while carrying out the construction works.

47. PAS(W)3/DEVB assured members that the construction works of the new service reservoir would be isolated and would not affect the operation of the existing service reservoirs at Tong Hang. When carrying out the works for connecting the new service reservoir to the existing fresh water mains, appropriate precautionary measures would be implemented to avoid contamination of the drinking water.

48. Mr Holden CHOW expressed support for the proposal. He noted that upon completion of the construction of the new fresh water service reservoir, the total service reservoir storage capacity in SSF areas would be 194 500 m³, whilst the daily water demand in the areas was 203 000 m³ per day. In view of this, he was concerned whether the daily water demand in the areas could be fully met even with the construction of the new fresh water service reservoir. Besides, Mr CHOW also asked if the rooftop of the proposed new fresh water service reservoir would be open for recreational use by members of the public.

49. DDWS(Atg) confirmed that with the addition of the proposed fresh water new service reservoir, the total service reservoir storage capacity within SSF areas could meet the daily demand in the areas. He explained that service reservoirs were used for transient storage of fresh water conveyed from water treatment works. Fresh water could be pumped into service reservoirs more than once per day for supply to customers through the distribution networks. On the use of the rooftop of a service reservoir, DDWS(Atg) advised that under the current practice, the Leisure and Cultural Services Department ("LCSD"), other government departments and organizations might approach WSD for any proposed use of a service reservoir roof. WSD had consulted LCSD regarding the case of the new fresh water service reservoir at Tong Hang but LCSD had made no request for converting the rooftop concerned to recreational use.

Traffic impact of the proposed project

50. Given that the laying of trunk mains under the proposed project would straddle across the Fanling Highway, Mr CHAN Hak-kan was concerned about the related impact on the traffic of the Fanling Highway. He asked whether road closure would be required during construction.

51. PAS(W)3/DEVB and DDWS(Atg) replied that the Administration had carried out Traffic Impact Assessment for the proposed project. At locations where there was heavy traffic, trenchless techniques would be adopted for laying water mains to reduce the traffic impact. No closure of Fanling Highway would be required during construction.

Assurance of drinking water quality

52. Dr Helena WONG said that she supported taking forward the proposed project to improve the water supply facilities for new housing developments. Dr WONG considered it incumbent upon WSD to closely monitor waterworks projects and step up efforts in ensuring the quality of drinking water.

53. Dr Helena WONG mentioned about a recent incident where blue copper salts were found in the water pipes of some households in certain public rental housing ("PRH") estates, all of which had pipes replaced after being affected by the incidents of excess lead found in drinking water ("excess-lead-in-drinking water incidents") in 2015. She said that plumbing workers had applied flux on the inside of pipes to solder pipe joints, thus causing corrosion of copper pipework and a high level of copper in water. Dr WONG was gravely disappointed that after the excess-lead-in-drinking water incidents, flux was still not used properly for soldering pipe joints. She denounced WSD for failing to monitor the works of the plumbers and plumbing workers and provide guidelines to them in conducting plumbing works. She demanded the Administration to give a detailed account of the aforementioned incident of copper salts found in water samples, disclose the test results of the water samples and conduct a full inspection of water pipes in those PRH estates that had pipes replaced after the excess-lead-in-drinking water incidents. To ensure overall drinking water quality, she urged the Administration to set up an independent regulatory body to oversee the performance of WSD, engage external experts to provide advice on issues related to drinking water safety, and introduce mandatory training courses for plumbers as a condition for renewal of their licenses.

54. On the aforementioned incident, PAS(W)3/DEVB and DDWS(Atg) advised that WSD had obtained three water samples from the households concerned for testing. According to the test results, the copper levels of three water samples were 19 micrograms, 30 micrograms and 170 micrograms per litre respectively, which were below the level set by the World Health Organization (i.e. 2 000 micrograms per litre), meaning that the water was safe for drinking. The formation of copper salts was caused by the oxidation of flux inside copper pipes. Yet, as an agent to improve the mechanical strength in solder joints, the flux was suitable for use in potable water installations and would not affect drinking water quality. WSD would issue guidelines on the proper use of flux, and request the Construction Industry Council and the Vocational Training Council to cover related topics in the training courses for plumbers and plumbing workers. To prevent the recurrence of similar incidents, WSD would collaborate with the Housing Department to improve the existing procedures for plumbing works at PRH estates. For example, as copper salts would not be formed if the copper pipes were thoroughly flushed with fresh water after soldering, contractors had been requested to do so prior to the acceptance tests. Residents were advised to clean and re-install the nozzle and the water saving device installed at their water taps regularly.

55. Dr Helena WONG requested the Administration to brief the Panel the corresponding preventive measures taken including the guidelines issued by WSD in response to the various water safety incidents. The Administration took note of her request.

VII PWP Item No. 365WF — Siu Ho Wan Water Treatment Works Extension

(LC Paper No. CB(1)493/17-18(05) — Administration's paper on 365WF — Siu Ho Wan Water Treatment Works Extension)

56. At the invitation of the Deputy Chairman, PAS(W)3/DEVB briefed members on the funding proposal to upgrade part of PWP Item No. 365WF to Category A for carrying out the investigation study, design and associated site investigation works for the Siu Ho Wan water treatment works ("SHWWTW") extension at an estimated cost of \$111.5 million in MOD prices.

57. The Deputy Chairman reminded members that in accordance with Rule 83A of RoP of LegCo, they should disclose the nature of any direct or

indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

58. Mr Holden CHOW noted that the proposed extension works would expand the water treatment capacity of SHWWTW to 300 000 m³ per day to meet the increasing water demand. Mr CHOW enquired whether the expanded water treatment capacity of SHWWTW could fully address the water demand arising from the future developments of the Tung Chung New Town Extension and the Hong Kong International Airport ("HKIA") Three-Runway System.

59. PAS(W)3/DEVB confirmed that the expanded water treatment capacity of SHWWTW could fully address the projected water demand arising from the developments in North Lantau including those in Tung Chung New Town Extension, HKIA Three-Runway System and the Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities as well.

VIII Any other business

60. There being no other business, the meeting ended at 4:28 pm.