

**立法會**  
*Legislative Council*

LC Paper No. CB(1)1091/11-12  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/DEV/1

**Panel on Development**

**Minutes of meeting**  
**held on Tuesday, 22 November 2011, at 2:30 pm**  
**in Conference Room 1 of the Legislative Council Complex**

- Members present** : Prof Hon Patrick LAU Sau-shing, SBS, JP (Chairman)  
Hon LAU Wong-fat, GBM, GBS, JP (Deputy Chairman)  
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP  
Hon James TO Kun-sun  
Hon CHAN Kam-lam, SBS, JP  
Hon WONG Yung-kan, SBS, JP  
Hon Abraham SHEK Lai-him, SBS, JP  
Hon LEE Wing-tat  
Hon CHEUNG Hok-ming, GBS, JP  
Hon KAM Nai-wai, MH  
Hon Cyd HO Sau-lan  
Hon Starry LEE Wai-king, JP  
Dr Hon LAM Tai-fai, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, JP  
Hon IP Kwok-him, GBS, JP  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP  
Hon Alan LEONG Kah-kit, SC  
Hon Tanya CHAN  
Hon Albert CHAN Wai-yip
- Members attending** : Hon WONG Kwok-hing, MH  
Hon Ronny TONG Ka-wah, SC  
Hon WONG Kwok-kin, BBS  
Hon IP Wai-ming, MH

**Members absent** : Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP  
Hon Timothy FOK Tsun-ting, GBS, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon Paul TSE Wai-chun, JP

**Public officers attending** : **Agenda item III**

Ms Doris HO, JP  
Deputy Secretary (Treasury)<sup>3</sup>  
Financial Services and the Treasury Bureau

Ms Winnie HO  
Chief Assistant Secretary (Works)<sup>1</sup>  
Development Bureau

Mr Peter TSANG  
Chief Estate Surveyor (Acquisition)  
Lands Department

Mr LEUNG Koon-kee, JP  
Director of Architectural Services

Mr FONG Siu-wai  
Assistant Director (Property Services)  
Architectural Services Department

Mr CHAN Chi-chiu, JP  
Director of Drainage Services

Mr HON Chi-keung, JP  
Director of Civil Engineering and Development

Dr Ellen CHAN Ying-lung, JP  
Assistant Director (Environmental Infrastructure)  
Environmental Protection Department

Mr Elvis AU, JP  
Assistant Director  
(Nature Conservation and Infrastructure Planning)  
Environmental Protection Department

Mr Kevin LUK  
Deputy Director of Highways

Mr Eric HUI, JP  
Assistant Director (2)  
Home Affairs Department

Mr Frankie CHOU  
Chief Engineer (Works)  
Home Affairs Department

Mrs Dorothy MA  
Secretary-General (Acting)  
University Grants Committee Secretariat

Ms Angela LEE  
Principal Assistant Secretary (Health)2  
Food and Health Bureau

Mr Donald LI  
Chief Manager (Capital Planning)  
Hospital Authority

Ms Wendy CHUNG  
Principal Assistant Secretary  
(Infrastructure and Research Support)  
Education Bureau

Dr LEE Kin-wang  
Head (Estates, Health and Safety Division)  
Vocational Training Council

Mr TAM Koon-che  
Principal Education Officer  
(Curriculum Development)1  
Education Bureau

Mr Victor HO  
Chief Curriculum Development Officer  
(Physical Education)  
Education Bureau

Mr LAM Ka-tai  
Assistant Director (Subventions)  
Social Welfare Department

Mr MA Lee-tak, JP  
Director of Water Supplies

Mr Kenneth WONG Hung-keung  
Chief Civil Engineer  
Transport and Housing Bureau

**Agenda item IV**

Mr Jimmy CHAN Pai-ming  
Principal Assistant Secretary for Development  
(Works)<sup>3</sup>

Mr CHAN Kin-kwong  
Assistant Director/Projects and Development  
Drainage Services Department

Mr TAI Wai-man  
Chief Engineer/Consultants Management  
Drainage Services Department

Mr IP Wing-cheung  
Chief Engineer/ Project Management  
Drainage Services Department

Mr LUK Wai-hung  
Chief Engineer/Drainage Projects  
Drainage Services Department

Mr NG Chi-ho  
Assistant Director/New Works  
Water Supplies Department

Mr TANG Kwok-keung  
Chief Engineer/Consultants Management (Acting)  
Water Supplies Department

**Agenda item V**

Mrs Carrie LAM CHENG Yuet-ngor, GBS, JP  
Secretary for Development

Mr Raymond LEE Kai-wing  
Principal Assistant Secretary for Development  
(Planning and Lands)<sup>5</sup>

Mr Edwin TONG Ka-hung, JP  
Head of Civil Engineering Office  
Civil Engineering and Development Department

Mr Joseph CHAN Chung-shing  
Chief Engineer/Boundary Control Point  
Civil Engineering and Development Department

Miss Uson CHUNG  
Project Director/2  
Architectural Services Department

Mr LUK Wai-hung  
Chief Engineer/Drainage Projects  
Drainage Services Department

Ms Sophia CHIANG Chui-wan  
District Lands Officer (District Lands Office, North)  
Lands Department

**Agenda item VI**

Mrs Carrie LAM CHENG Yuet-ngor, GBS, JP  
Secretary for Development

Ms Gracie FOO Siu-wai, JP  
Acting Permanent Secretary for Development  
(Planning and Lands)

Ms Phyllis LI Chi-miu  
Assistant Director/Special Duties  
Planning Department

Ms Fiona LUNG Siu-yuk  
Chief Town Planner/Special Duties  
Planning Department

**Agenda item VII**

Mrs Carrie LAM CHENG Yuet-ngor, GBS, JP  
Secretary for Development

Ms Gracie FOO Siu-wai, JP  
Acting Permanent Secretary for Development  
(Planning and Lands)

Mr Tony LI Yeuk-yue  
Principal Assistant Secretary for Development  
(Planning and Lands)<sup>2</sup>

Ms Phyllis LI Chi-miu  
Assistant Director/Special Duties  
Planning Department

Ms YING Fun-fong  
Chief Traffic Engineer/Hong Kong  
Transport Department

Mr Tom MING Kay-chuen  
Executive Secretary (Antiquities & Monuments)  
Leisure and Cultural Services Department

**Attendance by Invitation** : **Agenda item VI**

Ms Carmen CHU  
Associate Director  
Ove Arup & Partners Hong Kong Ltd

**Clerk in attendance** : Ms Connie SZETO  
Chief Council Secretary (1)<sup>4</sup>

**Staff in attendance** : Ms Sharon CHUNG  
Senior Council Secretary (1)4

Mr Simon CHEUNG  
Senior Council Secretary (1)9

Ms Christina SHIU  
Legislative Assistant (1)4

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Action

**I Information papers issued since the last meeting**

(LC Paper No. CB(1)323/11-12(01) -- Administration's paper on Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development -- Stage 1 Public Engagement

LC Paper No. CB(1)356/11-12(01) -- Administration's paper on work progress of the Development Opportunities Office)

2. Members noted that the above information papers had been issued since the meeting on 25 October 2011.

**II Items for discussion at the next meeting**

(LC Paper No. CB(1)346/11-12(01) -- List of outstanding items for discussion

LC Paper No. CB(1)346/11-12(02) -- List of follow-up actions)

3. Members agreed that the following items would be discussed at the regular meeting scheduled for 19 December 2011, and the meeting would be held from 9:00 am to 12:00 noon --

- (a) Energizing Kowloon East;
- (b) Measures to expand land resources; and
- (c) PWP Item No. 7268RS -- Cycle track between Tsuen Wan and Tuen Mun

### **III Capital Works Reserve Fund Block Allocations for 2012-2013**

(LC Paper No. CB(1)106/11-12(01) -- Administration's paper on Capital Works Reserve Fund Block Allocations for 2012-2013

LC Paper No. CB(1)346/11-12(03) -- Administration's supplementary paper on Capital Works Reserve Fund Block Allocations for 2012-2013)

4. To allow more time for members to raise questions in relation to the various projects, the Chairman proposed and members agreed that the meeting should proceed directly to the question and answer session.

#### Subhead 8001SX – Welfare facilities at Tung Chung Area 56 public housing development

5. In response to Mr WONG Kwok-hing's enquiry about provision of welfare facilities in Tung Chung Area 56, Assistant Director (Subventions)/Social Welfare Department advised that the Social Welfare Department ("SWD") had adopted a multi-pronged approach in identifying suitable premises for provision of welfare facilities over the years. To dovetail with the public rental housing ("PRH") development in Tung Chung Area 56, SWD would provide a residential care home for the elderly, a day activity centre, a hostel for severely mentally handicapped persons and an integrated service centre sub-base in the area. As the works agent for the above welfare facilities, the Housing Department ("HD") would proceed with development of the above welfare facilities in 2012-2013. The commissioning of the welfare facilities would tie in with the intake of residents in the PRH development. He added that HD had consulted the Islands District Council ("the Islands DC") on the PRH project including the above welfare facilities, and received no adverse comments on the provision of the welfare facilities at the subject site.

6. Ms Cyd HO pointed out that, very often, local residents would not welcome the Administration's proposals to set up hostels for severely mentally handicapped persons in their neighbourhood. She urged that the Administration should actively engage the local community through local



organizations, including the Islands DC and the relevant Area Committees, with a view to soliciting residents' support for the facility.

Subhead 5101CX -- Engineering feasibility studies for the potential columbarium development in various districts

7. Referring to the engineering feasibility studies for the potential columbarium development in various districts, Mr WONG Kwok-hing and Mr CHAN Kam-lam enquired about the selected locations of the columbaria, and expressed concern about the projects, in particular, whether the Administration would first secure local residents' support for the locations before launching the studies which could be costly, and take considerable time to complete. They cautioned that as construction of columbaria was a highly sensitive subject, the Administration should act with utmost care and prudence to prevent arousing negative sentiments of the local community. Sharing the views, Ms Cyd HO considered that the Administration should engage the local community in the process, including working closely with relevant DCs, in order to reach a consensus with the local communities on the selected locations of the columbaria.

8. Director of Civil Engineering and Development ("DCED") advised that as the Administration had explained during briefings to DCs, in addressing the pressing public demand for columbarium facilities, the responsibility of developing new columbaria should be shared among the 18 districts. In July 2010, the Administration announced the first batch of 12 potential sites in seven districts for the columbarium development. Another two batches comprising a total of 12 potential sites in 11 districts were announced in December 2010 and April 2011. Upon securing funding approval under Subhead 5101CX, the Civil Engineering and Development Department would undertake engineering feasibility studies for nine potential sites in eight districts in Batches 2 and 3 in Central and Western District, Sham Shui Po District, Kwun Tong District, Southern District, Tsuen Wan District (two sites), Yuen Long District, Tai Po District and Sai Kung District. The proposed studies would cover geotechnical appraisal of the sites and technical assessments on traffic, drainage, sewerage, landscape and environment. The proposed studies would commence in mid 2012 for completion in phases from mid 2013 to mid 2014. He assured members that the Administration was aware of concerns of local communities on the projects and, where necessary, would engage the relevant DCs for views during various stages of the proposed studies. At the request of members, the Administration undertook to provide the list of proposed sites for potential columbarium development in the territory for members' reference.

9. Mr WONG Yung-kan enquired about the location of the proposed columbarium in Tai Po, and whether the Administration would continue to consult Tai Po DC on the project. DCED advised that the proposed site for columbarium development in Tai Po was at the south western corner of the Shuen Wan Ex-Landfill, near Tai Po Industrial Estate. He assured members that the Administration would consult all relevant DCs before confirming the sites for the columbarium development.

*(Post-meeting note: The information requested by members was circulated to the Panel vide LC Paper No. CB(1)597/11-12 on 12 December 2011.)*

Subhead 1100CA -- Reclamation works relating to the construction of the Hong Kong-Zhuhai-Macao Bridge

10. Noting that the Administration had to reclaim about 59 hectares of land for the construction of the Hong Kong-Zhuhai-Macao Bridge ("HKZMB") and related projects, Mr CHAN Kam-lam and Mr WONG Yun-kan expressed concern that reclamation works might adversely affect the livelihood of fishermen, and urged the Administration to maintain effective communication with relevant fishermen organizations to work out appropriate arrangements enabling timely payment of compensation and ex-gratia allowances ("EGA") to the affected fishermen.

11. Chief Estate Surveyor (Acquisition)/Lands Department advised that the Lands Department ("LandsD") was responsible for coordinating the provision of ex-gratia allowances to fishermen affected by capital works projects. As for HKZMB-related projects, LandsD and the relevant departments would follow the existing practices in ascertaining the extent of the waters that would be affected by the works projects and assessing the loss that would be suffered by fishermen arising from the works. LandsD and relevant departments would then approach the affected fishermen and relevant parties to brief them on the EGA arrangements. Mr CHAN Kam-lam and Mr WONG Yung-kan called on the Administration to expedite assessment on possible loss as soon as practicable and enhance communication with the affected fishermen.

Subhead 3101GX -- Construction of a public toilet at Tai Hang Tsz Tong Tsuen, Tai Po

12. Miss Tanya CHAN queried the high cost of \$3.25 million for constructing a public toilet at Tai Hang Tsz Tong Tsuen in Tai Po.

13. Director of Architectural Services ("DArchS") explained that the relative high construction cost of the public toilet project at Tai Hang Tsz Tong Tsuen was attributed to its location, which would require the contractor to undertake works to connect the sewers of the toilet with the government sewers located some 280 metres away. He added that the toilet had high utilization rate ranging from some 600 users daily during weekdays to over 1 000 users during weekends.

Subhead 3004GX -- Refurbishment of the public toilet in Tai Nan Street public toilet cum bathhouse

14. Responding to Miss Tanya CHAN's enquiry, DArchS advised that the Architectural Services Department had been working closely with the Food and Environmental Hygiene Department ("FEHD") in setting priorities for undertaking refurbishment work for the public toilets in the territory. The public toilet in Tai Nan Street, with a high utilization rate, had a size of about 2 000 m<sup>2</sup>. Upon members' request, the Administration would provide the following information for members' reference after the meeting --

- (a) details of the refurbishment project, including the works to be covered;
- (b) the utilization rate of the public toilet and bath house; and
- (c) current standards of provision of public toilet and bathhouse managed by FEHD.

*(Post-meeting note: The information requested by members was circulated to the Panel vide LC Paper No. CB(1)597/11-12 on 12 December 2011.)*

Subhead 5101DX -- Sewerage provision study in Yuen Long District

15. Mr CHEUNG Hok-ming enquired about the need to undertake the proposed sewerage provision study in Yuen Long District, and whether the Administration had plans to undertake similar studies in other areas in New Territories ("NT"). He also noted that the Administration had carried out major sewerage improvement works for different villages in remote areas of NT.

16. Assistant Director (Environmental Infrastructure)/Environmental Protection Department advised that with the continuous extension of trunk sewers to serve the unsewered areas in remote village areas, some 180 villages within Yuen Long District would be progressively covered by the catchment area of the government sewers. The purpose of the sewerage provision study in Yuen Long, which was scheduled to commence in May 2012, was to collect information to assist the Administration in setting the implementation priorities for developing a village sewerage programme for these villages. She added that the study was to implement the recommendations of the Director of Audit's report on sewerage provision in remote NT villages published in 2010. She supplemented that although the trunk sewers completed in 1990s had extended the catchment area of government sewers to 44 villages, only 15 of these villages agreed to connect to the trunk sewers so far. The sewerage provision study would enable the Administration to capture useful information such as local aspirations, population, location, development status, constraints and financial implications for implementation of village sewerages. She advised that similar studies were being carried out in North District and Tolo Harbour catchment area. As for other districts, given that they had been covered by the government sewers, it was unnecessary to carry out studies in these districts.

17. While the Administration had spent huge sum in extending the trunk sewers to the remote villages in NT, Mr Albert CHAN noted that only a small number of village houses had connected their sewers to the trunk sewers as villagers had to bear the cost for the connection works. He urged the Administration to consider feasible measures to encourage villagers to connect their sewers to the government sewers. For instance, to relieve the cost burden on villagers, the Administration should provide more connection points in the vicinity of village houses so as to reduce costs of the connection works.

Subhead 9100WX -- Waterworks, studies and investigation for items in Category D of the Public Works Programme

18. Ms Cyd HO noted that the projects under Subhead 9100WX involved pressure management works and retrofitting plumbing appurtenance with water saving devices in government buildings. She enquired about the criteria for prioritizing projects under the subhead, and the effectiveness of the water saving devices in conserving water.

19. Director of Water Supplies advised that for pressure management works, the water pressure on the water mains and the conditions of the mains were the key factors to be considered in working out the priorities of the works. For retrofitting plumbing appurtenance with water saving devices in schools and government buildings, the Administration would take into account the service lives of the existing equipment/devices. On the effectiveness of the water saving devices, he pointed out that preliminary assessment of Phase I of the retrofitting programme had shown that devices, such as low flow showers, dual flush cisterns, sensor type urinals and low flow sensor type water taps, could achieve saving up to 20% of water. The results were encouraging.

Subhead 5101DX -- Feasibility study on the provision of compensatory marine park for integrated waste management facilities at an artificial island near Shek Kwu Chau

20. In connection with the Administration's proposal to construct an incinerator on an artificial island near Shek Kwu Chau, Mr WONG Yung-kan expressed concern that the Administration had not yet approached the fishermen organizations, which had raised objection on the project, on the related compensation arrangements.

21. Assistant Director (Nature Conservation and Infrastructure Planning)/Environmental Protection Department advised that since the release of the results of the Environmental Impact Assessment Study for the project in February 2011, the Administration had met with over 1 000 members of public and some 40 organizations including Islands DC, Cheung Chau Rural Committee and fishermen organizations to exchange views on the Integrated Waste Management Facilities Phase I proposal, and responded to their concerns.

Maintenance works for government buildings and premises

22. Mr Albert CHAN expressed concern that frequent maintenance and beautification works were carried out in government buildings and premises which were still in good conditions. He urged the Administration to act with prudence in selecting government buildings for undertaking renovation and maintenance works and only to undertake those works which were strictly necessary so as to save public money. He also remarked that the Director of Audit should consider conducting an audit check on this subject.

23. DArchS thanked Mr CHAN for his view and advised that the maintenance of government buildings and premises was prioritized taking into account their conditions. The Administration would discuss with the client departments in deciding the time frame for carrying out maintenance works.

Submission to Public Works Subcommittee and Finance Committee

24. The Chairman concluded the discussion on the item. Members agreed that the funding proposal should be submitted to the Public Works Subcommittee ("PWS") and Finance Committee ("FC") for approval.

**IV Public Works Project funding papers scheduled for the Public Works Subcommittee and the Finance Committee meetings on 14 December 2011 and 6 January 2012**

(LC Paper No. CB(1)294/11-12(01) -- Administration's paper on 189WC -- Replacement and rehabilitation of water mains, stage 4 phase 2

LC Paper No. CB(1)294/11-12(02) -- Administration's paper on 103CD -- Drainage improvement in Northern Hong Kong Island -- Hong Kong West drainage tunnel

LC Paper No. CB(1)294/11-12(03) -- Administration's paper on 111CD -- Drainage improvement in Tsuen Wan, Kwai Chung and Tsing Yi -- Tsuen Wan drainage tunnel

LC Paper No. CB(1)294/11-12(04) -- Administration's paper on 148CD -- Drainage improvement works in Ping Kong, Kau Lung Hang, Yuen Leng, Nam Wa Po and Tai Hang areas)

25. The Chairman reminded members that according to rules 83A and 84 of the Rules of Procedures of the Legislative Council, they had the responsibility to disclose direct or indirect pecuniary interests, if any, relating to the subjects under discussion at the meeting.

189WC -- Replacement and rehabilitation of water mains, stage 4 phase 2

26. Mr Albert CHAN found it encouraging that with the implementation of the water mains replacement and rehabilitation ("R&R") programme, coupled with leakage control and pressure management measures, the number of mains bursts had reduced in recent years. With advancement in technology, he enquired whether the Water Supplies Department ("WSD") would consider using cheaper and yet stronger and more durable water mains in order to reduce costs.

27. Assistant Director/New Works/Water Supplies Department advised that water mains made of more durable materials were widely used since implementation of R&R programme. For large diameter water mains, mild steel pipes (軟鋼管) and ductile iron pipes (球墨鑄鐵管) would be used. For smaller water mains with a diameter below 300mm, polyethylene pipes (聚乙烯管) would be used. To enhance durability and to ensure the quality of the polyethylene pipes, WSD would only acquire pipes made of fully new material from suppliers. These new water mains were expected to have a life expectancy of 50 to 60 years.

148CD -- Drainage improvement works in Ping Kong, Kau Lung Hang, Yuen Leng, Nam Wa Po and Tai Hang areas

28. Mr CHEUNG Hok-ming referred to paragraph 8 of the Administration's paper and expressed concern that the drainage works at Ping Kong had been suspended for a year due to opposition from local villagers, and the Administration had to apply an Injunction Order ("IO") from the High Court in order to resume works. The delay in works had resulted in an estimated increase of \$37.90 million in the project cost. To

avoid unnecessary delay and wastage of public money, he urged the Administration to learn from the case and enhance communication with the Heung Yee Kuk, Rural Committees and Village Representatives in securing support of local residents in carrying out works projects.

29. Chief Engineer/Drainage Projects and Assistant Director/Projects and Development, Drainage Services Department explained that prior to commencement of the drainage improvement works in Ping Kong, DSD had widely consulted North District Council, local Rural Committee Village Representatives and local villagers on the intended drainage improvement works, and had, in response to the feedback collected, amended the original designs of the drainage improvement works as appropriate. Nevertheless, some villagers, claiming that the drainage improvement works had brought certain damage to their house, obstructed the contractor to work on the site, despite repeated efforts made by DSD in conjunction with North District Office, District Lands Office, Police, local Rural Committee and Village Representatives. The residents also turned down DSD's offer to repair the damage to the house. As the last resort, with the assistance of the Department of Justice, DSD applied an IO from the High Court to stop the villagers' obstruction to the drainage improvement works. The villagers complied with the IO and allowed the contractor to resume the works. Further, with DSD's assurance to closely monitor impact of the works on the house throughout the project, the villagers allowed the contractor to enter their house to carry out the repair works. Mr CHEUNG Hok-ming pointed out that since the drainage improvement works had damaged the villagers' house, they had a genuine cause to object the works. He opined that the Administration should have done better in its communication with local residents in securing their support for the works. The Administration took note of Mr CHEUNG's views.

103CD -- Drainage improvement in Northern Hong Kong Island -- Hong Kong West drainage tunnel

30. Noting that over 81% of works of the project had been completed, Ms Cyd HO enquired why the Administration had to seek a supplementary provision of \$336.6 million in the project cost. Since the proposed increase in project cost had to be approved by FC, she was concerned whether the remaining project estimate would be sufficient to cover the project expenses before FC approved the additional funding. In her opinion, the Administration should have identified the funding shortfall earlier. She further enquired about the funding arrangements between the Administration



and the contractors, and whether the payments to contractors were subject to adjustment in line with fluctuation in market costs.

31. Chief Engineer/Project Management, Drainage Services Department advised that payments to contractors for most capital works projects, including 103CD, were adjusted in line with market fluctuation in labour and material costs, which were known as Contract Price Fluctuation ("CPF") adjustment. Increase in CPF index would lead to increase in payments to the contractors, or vice versa; and any unspent project funds would be returned to the Treasury. For project 103CD, among the approved project estimate ("APE") of \$3,044.7 million given by FC in June 2007, a provision of \$94.7 million was earmarked for CPF payments. 81% of works in the project had been completed as at end September 2011 and about 90% of works would be expected to complete by March 2012. With works approaching substantial completion, the Administration could make a more accurate projection in the project expenses and in a better position to review the financial position of various cost items. He advised that the proposed increase in APE was to cater for estimated substantial rises in CPF payments. Of the \$3,044.7 million APE for the project, about \$2,400 million had been paid to the contractors, hence there would be sufficient cash flow to cater for payments to contractors in the following months. He added that it was a practice in works contracts to withhold certain payments to contractors until after completion of the contracts when works were satisfactorily completed in compliance with the quality and standards stipulated in the contracts.

**V Progress report on the development of Liantang/Heung Yuen Wai Boundary Control Point**

(LC Paper No. CB(1)346/11-12(04) -- Administration's paper on progress report on the development of Liantang/Heung Yuen Wai Boundary Control Point

LC Paper No. CB(1)346/11-12(05) -- Paper on Liantang/Heung Yuen Wai Boundary Control Point prepared by the Legislative Council Secretariat (Updated background brief))

32. At the invitation of the Chairman, Chief Engineer/Boundary Control Point/Civil Engineering and Development Department ("Chief

Engineer/BCP/CEDD") and Principal Assistant Secretary for Development (Planning and Lands)5 ("PAS/DEV(P&L)5") briefed the Panel on the progress of the development of the Liantang/Heung Yuen Wai Boundary Control Point ("the new BCP") with the aid of powerpoint and video presentations.

*(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)431/11-12(01) on 23 November 2011.)*

33. Chief Engineer/BCP/CEDD highlighted that the new BCP, which was scheduled for commissioning in 2018, was designed to handle 30 000 passengers and 17 850 vehicles trips daily. In March 2011, the project was included as one of the seven major items of Hong Kong and Guangdong Co-operation under the National 12<sup>th</sup> Five-Year Plan. For the convenience of the public, the Administration planned to provide direct access facilities at the new BCP, which would comprise a public carpark with no less than 400 car parking spaces, pick-up/drop-off points for private cars and a pedestrian subway of 150 metres linking the BCP and the adjacent Lin Ma Hang Road. A public transport interchange with pick-up/drop-off points for school buses would be provided near the passenger terminal building ("PTB") to serve the passengers and cross-boundary students. He further advised that an International Design Ideas Competition for PTB were jointly organized by the Hong Kong and Shenzhen ("SZ") Governments in December 2010. Competition results were announced in a prize award ceremony on 1 September 2011. Detailed design of the works for PTB and associated facilities in the BCP would commence in 2013.

34. Chief Engineer/BCP/CEDD supplemented that, to cater for the development of the new BCP, the Administration planned to upgrade the flood protection level of the section of SZ River between Ping Yuen River and Pak Fu Shan. As the river improvement works would encroach upon the land occupied by the existing boundary patrol road alongside the SZ River, it was necessary to re-provision the boundary patrol road and the associated security facilities on a shifted alignment to make way for the river improvement works. To this end, the Administration planned to submit a funding proposal to PWSC in December 2011 and later to FC to part-upgrade PWP item 13GB entitled "Liantang/Heung Yuen Wai Boundary Control Point and associated works" to Category A at an estimated cost of \$393.5 million for carrying out the re-provisioning works.

35. PAS/DEV(P&L)5 said that the implementation of the new BCP required the resumption and clearance of Chuk Yuen Village, which was a pre-1898 recognized village within the Frontier Closed Area. With the participation and assistance of Heung Yee Kuk, the Administration had been engaging the affected villagers on the arrangements for reprovisioning of Chuk Yuen Village for over three years. A village resite area would be provided at Ta Kwu Ling with supporting infrastructure for those in Chuk Yuen Village who were eligible for village removal terms. FC had approved a capital cost of \$51.3 million for the provision of the village resite ("Village Resite Area"). Works for the Village Resite Area started in August 2010 and were on schedule for completion by the first quarter of 2012. In view of the unique circumstances of Chuk Yuen Village, of which the indigenous villagers ("IVs") and non-IVs had been living together in the Frontier Closed Area as a closely-knitted community for a long time, the Administration would offer, as an additional alternative to existing rehousing arrangements, a "Cottage House Option" to non-IVs of Chuk Yuen Village on a "structure-for-structure" basis. Under this option, non-IVs might purchase suitable agricultural land in the Extended Village Area adjoining the Village Resite Area and apply to the Lands Department for building a 2-storey domestic structure with a maximum roofed-over area of 500 square feet per floor on their purchased private agricultural land by way of an in-situ land exchange, subject to their paying the full market value premium for the land exchange. To avoid double benefits, the non-IVs who opted for the "Cottage House Option" would not be entitled to other rehousing arrangements under the prevailing policy.

36. SDEV added that the proposed arrangements for direct vehicular and pedestrian access to the new BCP was made in response to the views expressed by Panel members during previous meetings. The Development Bureau would work closely with concerned Government departments to substantiate the arrangements before commissioning of the new BCP in 2018. She invited members to take note of the progress of the new BCP project and support the funding proposal to part-upgrade PWP item 13GB.

37. The Chairman reminded members that in accordance with rules 83A and 84 of the Rules of Procedures of LegCo, they should disclose direct or indirect pecuniary interests, if any, relating to the subject under discussion at the meeting as appropriate.

Vehicle and pedestrian access to the new BCP

38. Mr Albert CHAN appreciated the Administration's efforts in making arrangements for direct vehicular and pedestrian access to the new BCP and suggested that the same arrangements be made for existing BCPs where practicable and as soon as possible. He sought clarification on whether the connecting road to the new BCP would be a dual three-lane or dual two-lane road. He suggested that the incoming and outgoing traffic within the BCP area should be properly diverged to avoid possible traffic congestion. As regards the 150-metre pedestrian subway linking the new BCP and Lin Ma Hang Road, Mr CHAN expressed grave concern about possible low utilization and security problems.

39. In response, Chief Engineer/BCP/CEDD advised that the connecting road would be a dual two-lane road, which would have sufficient capacity to meet the traffic demand at the area up to 2030 as indicated in the traffic impact assessment conducted by the Administration. As for the subway, the Administration would consider installing closed-circuit television ("CCTV") cameras at the entrances or other effective measures to monitor the pedestrian flow and address security concern when formulating the detailed design of the associated works. For both passenger and vehicular flows in the new BCP, he advised that the BCP would be a two-storey design in which the clearance of cross-boundary passengers/private cars/coaches and goods vehicles would be processed separately at two different levels to avoid possible chaos.

40. Mr Albert CHAN requested the Administration to provide information about the detailed traffic diverging plan for the new BCP area. He held the view that while the dual two-lane design for the connecting road might be able to cope with the traffic demand under the current planning, it might not be adequate to cater for further development in the area. Furthermore, referring to overseas experience which had revealed the ineffectiveness of CCTV cameras in monitoring the conditions in subways in remote areas to protect the safety of pedestrians, he considered that provision of pedestrian bridges might be a better option. Sharing the view, the Chairman opined that the Administration should review whether the subway was the best option to provide pedestrian access from Lin Ma Hang to the new BCP.

41. Mr CHEUNG Hok-ming noted that the connecting road to the new BCP would be linked up with the Tolo Highway in the east, and enquired whether the Administration had plans to connect the new BCP via the North

East New Territories New Development Areas ("NENT NDAs") to the west of the territory.

42. Chief Engineer/BCP/CEDD explained that vehicular connection for the new BCP in the western direction would be provided through the improvement to the Fanling Bypass, which was part of the plans for the Ping Che/Ta Kwu Ling NDA, and the widening of the section of Lin Ma Hang Road leading to Man Kam To.

43. Mr IP Wai-ming expressed concern about the capacity of the Tolo Highway in coping with increasing traffic arising from future development of NENT NDAs and the operation of the new BCP. He enquired about the details of the Administration's traffic impact assessment for the BCP project on the planning of road network in north New Territories, and the traffic impact of the new BCP on east and north New Territories. Mr CHEUNG Hok-ming considered that supplementary information about transport planning in north New Territories, in particular, connection of the new BCP with the western side of the territory via NENT NDAs, should be provided for members' reference.

44. In response, Chief Engineer/BCP/CEDD advised that the Administration's traffic impact assessment for the new BCP project covered traffic demand up to 2030, by when the Phase 2 widening works for the Tolo Highway from the existing dual 3-lane to dual 4-lane would have completed to enhance the traffic capacity by 30%. Hence, the expected increase in traffic flow would be well absorbed by the new road networks. Moreover, it was observed that cross-boundary traffic coming from Shenzhen normally headed for the south of Hong Kong, rather than the west, via the Tolo Highway. The Administration would provide supplementary information on the traffic impact assessment in respect of the new BCP project after the meeting.

45. Ms Cyd HO considered that, before the funding proposal to part-upgrade PWP item 13GB was submitted to PWSC, the Administration should provide information to update members on the progress of the opening of the Frontier Closed Area and the development of NDAs in north New Territories in connection with the planning of road networks to cater for the increased population in these areas as well as the operation of the new BCP. She opined that the information would be helpful to address members' concern about the capacity of future road networks for these areas and the traffic impact on the main roads connecting the areas and the urban area. She recalled that there was a proposal from the Administration to develop a new

town with a population of 100 000 and 30 000 job opportunities at the border area, and expressed concern about the capacity of the road network to cater for such proposal.

46. SEDV advised that the planning and engineering study on the development of NENT NDAs covering three areas, namely, Fanling North, Kwu Tung North and Ping Che/Ta Kwu Ling, was underway. The three NDAs were outside the Frontier Closed Area and the total population would be more than 100 000. As for the progressive opening of the Frontier Closed Area, SEDV said that views collected from public consultation on the study of "Land Use Planning for the Closed Area" indicated support for conservation of the existing natural and cultural resources at the frontier area but not large-scale urbanised developments. On the basis of the findings of the Study, five Development Permission Area Plans covering the Frontier Closed Area had been prepared and gazetted. The Administration would provide information on the progress of opening of the Frontier Closed Area and development of NENT NDAs for members' reference after the meeting.

*(Post-meeting note: The Administration provided supplementary information about traffic arrangement within the BCP area, the future road network in conjunction with the development of the new BCP, progress of development of NENT NDAs and opening of the Frontier Closed Area, and assessment of their impacts on the traffic in north New Territories, which was circulated to members vide LC Paper No. CB(1) 611/11-12(01) on 13 December 2011.)*

#### Reprovisioning of Chuk Yuen Village

47. Mr CHEUNG Hok-ming pointed out that the new "Cottage House Option" for non-IVs of Chuk Yuen Village was not actually offered on a "structure-for-structure" basis as claimed by the Administration, since the non-IVs had to purchase agricultural land in the Extended Village Area adjoining the Village Resite Area in Ta Kwu Ling and build the new domestic structures at their own cost. Knowing that some non-IVs faced financial difficulties in land purchase, he enquired if the Administration had any other options for the non-IVs. Taking into account that the qualified non-IVs of Chuk Yuen Village would in fact be offered an opportunity for land exchange to build a cottage in the Extended Village Area, and that the amount of the ex-gratia allowance was small, Mr CHEUNG further called on the Administration to discuss with the non-IVs in enhancing the arrangements to better meet their rehousing needs. He said that the non-IVs

had expectation on the Administration to assist them in rehousing arrangements.

48. SDEV said that under the established New Territories Village Removal Policy, where land resumption was required to facilitate implementation of public works, affected non-IVs not owning any building land were only eligible for rehousing to public rental housing upon meeting the comprehensive means test, interim housing, or ex-gratia allowances. In response to the strong wish of both the IVs and non-IVs of Chuk Yuen Village for continuing to live in the same community after relocating to the Village Resite Area in Ta Kwu Ling, and taking into account the unique circumstances of Chuk Yuen Village, the Administration had exceptionally offered the "Cottage House Option", which was explained to members in the paper, as an additional alternative to the existing arrangements. This option would enable non-IVs to continue residing with the IVs in the vicinity of the Village Resite Area. She stressed that the Administration was mindful of the situations of the non-IVs, and that the Option was a pioneer and special arrangement made on compassionate ground only for non-IVs living within the village environs of Chuk Yuen Village for a long time. The Administration had invited concerned non-IVs to submit eligibility screening forms with a view to verifying their qualification for taking the Option.

49. On the suggestion from members for the Administration to consider enhancement to arrangements for non-IVs of Chuk Yuen Village, SDEV said that she had been directly involved in the discussion with villagers on the rehousing of IVs and non-IVs and paid several visits to meet with the villagers in the past three years. While she was willing to continue the dialogue with affected villagers to address their rehousing needs, the Administration had to follow the established policy for village removal and compensation. She stressed that under this premise, the "Cottage House Option" was a breakthrough in that non-IVs would be able to continue residing with the IVs in the Extended Village Area adjoining the Village Resite Area. It would be difficult for the Administration to subsidize the non-IVs who did not own any land or properties in Chuk Yuen Village in building cottages in the Extended Village Area. To meet the financial need for building new cottages houses, non-IVs could consider applying for mortgage loans from banks and lease out part of the new cottage houses after completion to help re-pay the mortgage loans. She hoped that the non-IVs of Chuk Yuen Village would actively respond to the Administration's invitation to submit eligibility screening forms so that arrangements for the "Cottage House Option" could proceed early, and the Administration could better

understand their individual circumstances with a view to providing additional assistance as appropriate.

Operation and building design of the new BCP

50. Given that the new BCP would be situated in a low populated area and thus noise nuisance would not be an issue in the operation of the new BCP, Mrs Regina IP enquired whether the Administration had any plan to provide 24-hour clearance service at the new BCP. She was also concerned about the arrangements at the BCP to facilitate the daily travelling of cross-boundary students.

51. Chief Engineer/BCP/CEDD advised that while the facilities at the new BCP would be designed to support 24-hour clearance service, the need for providing round-the-clock clearance service at the BCP would be considered at a later stage. As regards the travelling of students, there would be sufficient pick-up and drop-off spaces for cross-boundary school buses on both the ground floor and upper deck of the new PTB. The new facilities would provide much convenience to school students.

52. In response to Mr IP Wai-ming's enquiry about the Administration's plan to encourage cross-boundary travellers and drivers to use the new BCP, SDEV advised that, in line with the planning principle of "East in - East out, West in - West out" for cross-boundary traffic, the new BCP, situated in the east of the territory, aimed at facilitating the passage of travellers and vehicles to and from the eastern part of the Guangdong Province and Hong Kong, while the traffic from the western part would continue to use the Shenzhen Bay Port or the Lok Ma Chau BCP. The Administration would review the travel pattern of passengers and vehicles after commissioning of the new BCP to see if it was necessary to introduce measures for promoting the use of the new BCP.

53. Noting that an international competition had been organized for the design of the PTB and the results were announced in September 2011, the Chairman enquired whether the winner would have a chance to participate in the actual design of the PTB.

54. Head of Civil Engineering Office/CEDD said that the detailed design of the works for the PTB and associated facilities in the BCP would begin in 2013. While the Hong Kong and SZ Governments had agreed to make reference to the design ideas excerpted from the winning entry taking account of several key principles including (a) the design of the PTB should



duly consider the buildability, (b) the design ideas of the winning entry would be used as the reference for the design of a unified style of the PTB outlook, and (c) ideas of the winning design would be enhanced and simplified to meet the functional requirements of the PTB; there was no decision yet about the role of the winner in the process of the detailed design. He said that the Administration would take note of the Chairman's view in this regard.

#### Housing development in the vicinity of the new BCP

55. Mr Albert CHAN pointed out that the deserted agricultural land near the new BCP might be suitable for housing development. To meet housing needs and to ensure coordinated development within the district, he urged that the Administration should commence feasibility and planning studies early.

56. SDEV agreed that the area in the vicinity of the BCP connecting road, such as the Ping Che/Ta Kwu Ling NDA might have potential for housing development. She said that Mr CHAN's suggestion would be considered in the context of the Administration's initiative of multi-pronged approach to expand land resources under the 2011-2012 Policy Address, such as the use of degraded green belt areas in the New Territories for housing development.

#### Submission of the proposal to the Public Works Subcommittee and the Finance Committee

57. The Chairman concluded the discussion. He said that members in general supported the Administration's proposal to seek the endorsement of PWSC for part-upgrading PWP item 13GB entitled "Liantang/Heung Yuen Wai Boundary Control Point and associated works" to Category A in December 2011 and the funding approval of FC in January 2012. The Administration was required to provide supplementary information relating to transport planning and new town development in north New Territories as requested by members.

- VI Planning study on future land use at Anderson Road Quarry**  
(LC Paper No. CB(1)346/11-12(06) -- Administration's paper on planning study on future land use at Anderson Road Quarry -- initial land use options  
LC Paper No. CB(1)346/11-12(07) -- Paper on the planning study on future land use at Anderson Road Quarry prepared by the Legislative Council Secretariat (Information note))

58. SDEV briefed members on the background and features of the Planning Study on Future Land Use at Anderson Road Quarry ("the Study") which was a project under the initiatives to increase housing land supply announced in the Chief Executive's 2010-2011 Policy Address. The Study was conducted years in advance of the cessation of the operation of the Anderson Road Quarry in 2015 to shorten the idling period of the quarry site ("the Site") so that housing development for a target population ranging from 22 000 to 30 000 could start as soon as possible. She added that the Study had adopted sustainable development, mixed uses and creation of economic opportunities as its important guiding principles at the initial stage. The Administration considered that with its distinct landform and grand views of East Kowloon and Victoria Harbour, the Site would offer great potentials for rock cavern uses and tourism.

59. With the aid of a powerpoint presentation, Assistant Director/Special Duties/Planning Department ("AD(SD)/PlanD") introduced the scope, objectives and guiding principles of the Study, as well as the constraints, opportunities, planning and design concepts, initial land use options, proposed road improvement measures and the way forward of the Study.

*(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)431/11-12(02) on 23 November 2011.)*

60. AD(SD)/PlanD said that the Study, commissioned by PlanD and commenced in January 2011, aimed to examine the future land uses of the Site, including its potential for residential and other uses. The Site would be rehabilitated by mid-2016 to provide a platform of about 40 hectares for development. The Study Area covered about 298 hectares, including not

only the Site, but also the planned Development at Anderson Road ("DAR") for PRH (with a planned population of about 48 300) and the existing residential areas in Sau Mau Ping. The vision of the Study was to reshape the Site into a green and livable community that met territorial, district and local needs. The Site was subject to major development constraints, including road traffic and sewerage capacities, the need to protect the ridgeline of Tai Sheung Tok, and the existence of drop-cut areas, fault zones and two underground flood storage tanks within the platform area. On the other hand, the Site provided good opportunities for housing development as well as commercial and community facilities, respecting the unique quarry history, preserving a visual corridor for public enjoyment of the spectacular views of East Kowloon and Victoria Harbour, and enhancing the existing landform through greening.

61. AD(SD)/PlanD further advised that, taking into consideration that the adjacent DAR would be wholly for PRH and the Sau Ming Ping area was mainly for subsidized housing, a private-to-subsidized housing ratio of 80:20 was proposed for the Site to improve the housing mix of the area. Two initial land use options, one featuring a Quarry Park of more than 15 hectares, another featuring large pieces of land for Government, Institution and Community ("GIC") uses, had been formulated. To facilitate future access to the Site, junction and road improvement measures at New Clear Water Bay Road, Tsueng Kwan O Road/Lin Tak Road and New Clear Water Bay Road/Lung Cheung Road would be considered in addition to the traffic improvement measures proposed in the Study on DAR. The community engagement for the Study would be conducted in two stages. Stage 1 was in progress to gather public views on the proposed planning concepts and initial land use options. Taking into account the public views collected, a preferred option would be formulated to form the basis for preparation of the Preliminary Outline Development Plan for the Stage 2 Community Engagement. It was expected that the Site would be available for development after 2020 but the Administration would strive to condense the lead-time.

#### Housing development at the Site

62. In view of the strong demand for housing, in particular in the urban areas, Mr LEE Wing-tat opined that the plot ratio for the housing development at the Site could be slightly relaxed without compromising greening and spacious living environment for residents. Taking note of Mr LEE's view, SDEV remarked that the relatively lower plot ratios granted for residential developments in recent years were to meet public aspiration

for maintaining a sustainable built environment, which had also been underpinned by measures such as increasing building separation and reducing building density near the waterfront. She clarified that the Administration had not deliberately lowered the plot ratios in the proposed developments on the Site. AD(SD)/PlanD supplemented that the plot ratios for various parts of the Site had yet to be worked out. The development intensity at the Site would be mainly constrained by the existing and planned road traffic capacity and sewerage systems, which could only support a maximum population of about 30 000; as well as the need to protect the ridgeline, which required the highest 20% of the Tai Sheung Tok ridgeline be designated as "building free zone".

63. Noting the unique landform and geological feature of the Site, Mr Albert CHAN had reservation using the Site mainly for housing development which might restrict its further development in the future. He considered that the Administration should conduct further studies to explore feasibility of turning a substantial part of the Site into recreational, sport training, educational and ecology conservation uses.

64. SDEV emphasized that there was pressing demand for housing land supply and the Chief Executive had announced in his 2011-2012 Policy Address that the Government aimed to ensure supply of land for annual production of an average of 40 000 residential units of various types. While the Administration was optimistic about achieving the target in the first five-year period, there was concern about land shortage in the second five-year period. Deploying the Site for non-housing uses might affect the supply of housing land in the second five-year period. In fact, due to constraints in road traffic and sewerage capacity, the scale of the housing development at the Site would be modest. SDEV said that the Administration would ensure adequate preservation of the unique landform of the Site and reserve sufficient areas for development of recreational facilities.

65. Mr WONG Kwok-kin enquired about the criteria for proposing a private-to-subsidized housing ratio of 80:20 for the Site. As the Site was surrounded by existing PRH developments, such as Shun Lee Estate and Shun Tin Estate, he considered that a higher ratio of PRH or subsidized housing for the Site should be accepted by the local community. He pointed out that in the planning of road networks and other facilities at the Site, the private-to-subsidized housing ratio was an important factor for consideration. Hence, the Administration should set the ratio carefully before proceeding with further planning.

66. SDEV said that past experience had demonstrated that increase in PRH developments was not welcomed by local communities in areas where there were already a large proportion of similar developments. In fact, consultation with the Kwun Tong District Council revealed that the local community supported private housing at the Site. She said that in formulating the private-to-subsidized housing ratio for the Site, the Administration would need to consider what would be the best housing mix for the development of the community. Separately, the Administration would strive to identify suitable sites for PRH developments in the territory to meet the public demand.

67. Miss Tanya CHAN enquired whether the Administration would conduct studies on future use of the remaining quarry sites in Hong Kong for housing development. AD(SD)/PlanD advised that the quarry site at Lamma Island would be available for development in the near future as rehabilitation works after cessation of quarry operation had been completed. The Administration would conduct a study on the land use of that site with a view to exploring its potential in providing land for housing and recreational purposes.

68. Miss Tanya CHAN enquired whether the two underground flood storage tanks situated at a high level at the Site would continue their purposes. She noted that flood storage tanks were usually constructed at lowland areas. Noting that no buildings would be allowed on and above these flood storage tanks, she asked whether recreational facilities could be constructed on the top. In this connection, Mr LEE Wing-tat remarked that the Administration should consider using the land above flood storage tanks and service reservoirs for provision of recreational facilities.

69. AD(SD)/PlanD advised that the two storage tanks had been in use in the past for collection of excess rain water at the Site and they would continue to perform the same drainage function in future. She added that the two initial land use options had incorporated plans to make use of the water retention facility for recreational purposes, including the provision of a pond within the proposed Quarry Park.

Vehicular and pedestrian connections for the Site

70. In anticipation of the transportation need of the projected population of some 48 000 at DAR and 30 000 at the Site, Mr CHAN Kam-lam expressed grave concern on the capacity of the future road networks at these areas in accommodating the increased traffic flow generated from the new developments and connecting the developments with the Kwun Tong town centre. He was concerned that the junction and road improvement measures at Tseung Kwan O Road/Lin Tak Road and New Clear Water Bay Road/Lung Cheung Road, and the widening of part of the carriageway of New Clear Water Bay Road from three to four traffic lanes as proposed by the Administration would not be sufficient to address the possible congestion problems at Po Lam Road, Kwun Tong Bypass, New Clear Water Bay Road and Lung Cheung Road. Mr WONG Kwok-kin shared Mr CHAN's view and urged that the Administration should carefully plan the road traffic arrangements for future population at DAR and the Site. Miss Tanya CHAN said that increased traffic would be generated not only by the residents, but also the visitors using the community facilities at the Site.

71. Associate Director/Ove Arup & Partners Hong Kong Ltd advised that the proposed improvement measures would involve large-scale road and junction improvement works. For instance, a flyover would be provided from Lin Tak Road to Sau Mau Ping Road at the junction of Sau Mau Ping Road/Tseung Kwan O Road and the existing signal-controlled junction would be reconfigured to a free flow traffic lane. To facilitate the proposed measures, part of Lin Tak Road and Sau Mau Ping Road would need to be widened. To the north of the Site, it was recommended that part of the New Clear Water Bay Road be widened to a single 4-lane carriageway (dual direction). At the Choi Hung Interchange, it was suggested that an underpass be constructed to allow direct flow of traffic from the Clear Water Bay Road to Prince Edward Road East. It was believed that the proposed junction measures, together with other planned road infrastructure in East Kowloon, such as the Central Kowloon Route and Trunk Road T2, would effectively improve the traffic conditions and accommodate the additional traffic to be generated by the developments at DAR and the Site. She stressed that the consultant was working closely with the Transport Department and the Civil Engineering and Development Department in studying the traffic demand of the area. A detailed traffic impact assessment would be undertaken at the next stage of the Study. AD(SD)/PlanD added that the aforesaid plans were preliminary proposals. Substantive plans would be formulated upon the completion of the detailed traffic impact assessment.

72. Mr CHAN Kam-lam queried the feasibility of constructing an underpass underneath Clear Water Bay Road in an area laid with underground railway facilities. He remained concerned about the capacity of the vehicular connections between the Site and the Kwun Tong town centre in meeting the future traffic demand arising from the developments at DAR and the Site. Upon members' request, the Administration agreed to provide detailed information about --

- (a) preliminary traffic assessment for the development area, covering both DAR and the Site; and
- (b) initial traffic and road improvement measures, and how these measures would address the anticipated increase in traffic flow arising from the new developments.

*(Post-meeting note: Supplementary information provided by the Administration was circulated to members vide LC Paper No. CB(1) 657/11-12(01) on 16 December 2011.)*

73. Referring to the proposed pedestrian facilities to connect the Site and the Kwun Tong town centre downhill via the pedestrian connection facilities for DAR and Sau Mau Ping, Mr CHAN Kam-lam urged the Administration to consider providing uphill pedestrian connection to facilitate future residents at the Site. He stressed the importance to provide such free pedestrian facilities, otherwise residents, in particular the elderly, would need to travel daily by public transport and the travelling expenses would be a burden on them. Mr WONG Kwok-kin called on the Administration to include means of no-barrier access, such as lifts/escalators, in the pedestrian access plan. He stressed that without such access the connection between the new and old communities in the area could be adversely affected.

#### History and landform of the Site

74. Mr LEE Wing-tat suggested that the Administration should consider carrying out beautification works for the rock faces at the Site to improve the landscape and cater for recreational activities. In addition, a small exhibition hall could be furnished to display historical and educational materials related to geology and the history of the quarry. He expressed strong support for constructing an elevated viewing deck at the Site (with free admission) to give visitors a spectacular view of Victoria Harbour. As for the potential of the use of rock cavern at the Site, he suggested that the Administration

should explore the feasibility to develop a trail inside the cavern for sightseeing and educational purposes.

75. The Chairman pointed out that the existence of rich landscape resources, including the rocks, hills and water, at the Site would provide a good opportunity for landscape architects to demonstrate their talents and creativity in developing the Site into a green and liveable community. He urged the Administration to consider organizing an open competition on the landscape design for the Site at a later stage. Furthermore, the Administration should promote business opportunities in making use of the rock caverns as wine cellars, restaurants, spa houses, etc. in order to bring economic benefits to the community. The Chairman considered that the Administration should gather public views on the design and the proposed commercial uses at the Site in the community engagement activities.

76. SDEV assured members that following the practice in recent land development projects, the history of sites would be duly respected. She thanked Mr LEE and the Chairman for their suggestions and said that they would be considered during the detailed design stage.

### Community engagement

77. Mr Alan LEONG expressed appreciation for the Administration's efforts in engaging local residents in Sau Mau Ping and Po Tat Estate proactively to collect their views and listen to their concerns during previous public engagement exercises on the DAR project. He pointed out that local residents had aspiration that the development of the Site could address existing inadequacy in community facilities for the area. He urged the Administration to proactively approach local residents and arouse their interest in discussing relevant issues and giving their views.

78. AD(SD)/PlanD advised that through the Stage 1 Community Engagement exercise which commenced in late August 2011, representatives of the Administration and the consultant had communicated directly with local residents to gauge their views on the initial land use options proposed for the Site. Such occasions included a public forum, roving exhibitions and briefing sessions to Kwun Tong and Sai Kung District Councils and the relevant Area Committees. The views collected would provide important inputs for the formulation of the preferred option to be developed at the next stage of the Study.



**VII Proposed redevelopment scheme for the West Wing of the Central Government Offices**

(LC Paper No. CB(1)346/11-12(08) -- Administration's paper on redevelopment of West Wing of Central Government Offices

LC Paper No. CB(1)346/11-12(09) -- Paper on redevelopment scheme for the West Wing of the Central Government Offices prepared by the Legislative Council Secretariat (Updated background brief))

79. With the aid of a powerpoint presentation, Assistant Director/Special Duties/Planning Department briefed members on the revised redevelopment scheme for the West Wing of the Central Government Offices ("revised redevelopment scheme for CGO West Wing"). She highlighted the following points --

- (a) The Administration had conducted a three-month public consultation on the redevelopment of CGO West Wing from September to December 2011. In the light of public views collected from and taking into account concerns expressed by different sectors, the Administration had refined and improved the redevelopment scheme for CGO West Wing.
- (b) The Administration considered that the revised redevelopment scheme for CGO West Wing would strike a balance between conservation and development needs of Hong Kong as CGO Main and East Wings, which were of higher heritage value, would be retained while CGO West Wing, which was of lower heritage value, would be redeveloped into a large public open space ("POS") and an office tower with Government, Institution and Community ("G/IC") cum ancillary office uses.
- (c) In terms of development parameters, the total gross floor area ("GFA") was reduced from about 42 000m<sup>2</sup> in the original scheme to about 40 300m<sup>2</sup> in the revised scheme, with reduction of plot ratio from about 7.34 to about 7.05.

- (d) The new POS would be increased by 11% from 6 800 m<sup>2</sup> to 7 600 m<sup>2</sup>. The POS, which would be designed and built by the developer, would be owned by the Government. It would be handed over to the Leisure and Cultural Services Department ("LCSD") for management and maintenance upon completion. There would be easy street access to the POS at the Lower Albert Road level, and a more direct pedestrian connection from Queen's Road Central would be provided.
- (e) The Grade A office tower with a maximum building height of 150 mPD and total GFA of 28 500 m<sup>2</sup> proposed in the original scheme would be retained. The Administration had invited the Securities and Future Commission ("SFC") and the Hong Kong Exchanges and Clearing Limited ("HKEx") to consider becoming anchor tenants in the office tower to enhance Central's status and image as a core financial district. The external façade design of the office tower would adopt an architectural style and language similar to CGO Main Wing.
- (f) The shopping centre proposed in the original scheme for the portion below Lower Albert Road level would be replaced by G/IC cum ancillary office uses. Among the total GFA of about 11 800 m<sup>2</sup> in that portion, some 3 800 m<sup>2</sup> would be earmarked for allocation to local, regional and/or international organizations, and the commercial GFA in that portion would be reduced to around 2 000 m<sup>2</sup>. The G/IC accommodation would be built by the developer and handed back to the Administration. A green terrace design would be adopted for the external façade to provide natural light for the ancillary office use in that portion.
- (g) Efforts would be made to preserve the trees at the site. Tree Protection Zones would be determined for Old and Valuable Trees and Significant Sized Trees. The developer would be required to submit a Landscape Master Plan for consideration of the Town Planning Board ("TPB").
- (h) Due to deletion of the proposed shopping centre from the redevelopment scheme, less traffic would be generated. Car parking and loading/unloading spaces would be reduced from 164 and 32 to 93 and 13 respectively. An updated preliminary traffic assessment conducted by the Transport Department had

affirmed that the revised scheme would generate no significant traffic impact on major roads in the area.

- (i) The CGO West Wing site would be sold by open tender. The Administration would adopt a "two-envelope" approach with due weight accorded to technical and design aspects other than price in the tender assessment. To ensure the quality of management of the development, the Administration would include a "non-alienation except as a whole" clause in the land lease.
- (j) The Administration would propose amendments to the Central District Outline Zoning Plan ("OZP") to TPB for rezoning the CGO West Wing site to "Comprehensive Development Area" ("CDA"). The public could make representations and comments on the OZP amendments in accordance with the Town Planning Ordinance. The developer would be required to submit a Master Layout Plan, a Landscape Master Plan and other technical assessments for consideration and approval by TPB. Planning Brief would be prepared to provide guidance in the planning and design of the future development. Further comments could be made at the planning application stage.

80. SDEV advised that since she took up the office on 1 July 2007, the Administration had done a great deal of work in pursuit of heritage conservation. She hoped that the revised redevelopment scheme for CGO West Wing could proceed smoothly. Citing the preservation of the Central Market and the Former Police Married Quarters at Hollywood Road as examples, she assured members that the Administration was willing to give up huge revenue for the cause of heritage conservation. On the redevelopment of CGO West Wing, she stressed that the building had not been included in the List of Graded Historic Buildings before. It should be noted that CGO West Wing redevelopment scheme had undergone a most serious and stringent appraisal process conducted by an internationally renowned firm of architects and historic building consultants led by Mr Michael MORRISON. Having conducted extensive researches on relevant information including reference materials available, such as those in the archives of the United Kingdom, the appraisal was highly convincing. Against such background, she considered that criticisms over the reliability of the appraisal were unfair and unjustified.

81. SDEV added that after an extensive public consultation in 2010, the Administration had revised the redevelopment scheme with assistance from a well-known local architect engaged by the Planning Department under the theme of "*Restoring Green Central -- The New Landscape of Central Government Offices*". The revised scheme had given up the shopping centre below the Lower Albert Road level and replaced it with G/IC cum ancillary office uses. With the removal of the shopping centre, possible negative impact on local traffic would be reduced. Furthermore, the size of POS had been increased from about 6 800 m<sup>2</sup> to about 7 600 m<sup>2</sup>. The Administration's commitment to own and manage the POS through LCSD had removed the possibility that the POS would become a *de facto* part of the development. In order to enhance Central's status as a core financial district, the Administration had invited SFC and HKEx to move in as anchor tenants of the new office tower. For the portion below Lower Albert Road level, local, regional and/or international organizations which could enhance Hong Kong's image as a world leading financial and legal services hub, would be brought in. These organizations would be expected to have a good reason to be located in Central. In line with the highly transparent town planning procedure, the Administration would proceed to amend the Central District OZP to rezone the CGO West Wing site from "G/IC" to "CDA". She assured that the public could still comment on the redevelopment scheme during the statutory planning process. If things went on smoothly, the Administration would invite tender for selling the site in late 2013. SDEV said that the Administration was confident that by adopting a "two-envelope" approach for the open tender, the redevelopment scheme would be of quality design compatible with the surrounding environment, and in compliance with requirements laid down in the Planning Brief for the "CDA" site. She stressed that in vetting the tenders from developers, the Administration would consider inviting participation of local experts and professionals.

82. SDEV believed that development of the Grade A office tower on the site would help alleviate serious shortage of office space in Central. In parallel with the efforts to enhance the supply of office space in Central, she said that the Administration would explore other measures to increase the supply of office space in other districts. Plans in this regard included freeing up government accommodation not requiring a prime location and developing new office clusters at strategic locations in the other districts, such as Kai Tak Development Area ("KTDA") and Kowloon East. In this respect, the Administration had plans to relocate the Trade and Industry Department Tower in Mong Kok and government office buildings in Wan Chai to KTDA and Kowloon East.

General views on the revised redevelopment scheme for CGO West Wing

83. Mrs Regina IP said that the New People's Party supported the revised redevelopment scheme for CGO West Wing. Given the dilapidated condition of the building, its low archaeological and historic value, and the need to address acute shortage of Grade A office space in Central, CGO West Wing should be demolished and redeveloped. She considered that preservation of CGO East and Main Wings could already fulfill the objective of conserving the Government Hill. Mr IP Kwok-him shared the views and said that the Democratic Alliance for the Betterment and Progress of Hong Kong supported the revised redevelopment scheme of CGO West Wing.

84. Ir Dr Raymond HO said that as compared with the hasty decision to preserve the Central Market, he considered that the Administration had made improvement in formulating the redevelopment scheme for CGO West Wing and allowing sufficient time for the public to give views on the proposal. While he expressed support for adopting the "two-envelope" approach for the tender, he had reservation over removing the shopping centre from the revised redevelopment scheme. On the Administration's efforts in pursuing heritage conservation, Ir Dr Raymond HO considered that the Administration should be selective in choosing historic sites/buildings for conservation since a conservation project could cost billions of public money. He further stressed the need for the Administration to promote collaboration with the private sector in pursuing heritage conservation initiatives and enhance the participation of local professionals in conservation-related projects.

85. Mr Albert CHAN referred to the recent overseas duty visit conducted by the Subcommittee on Harbourfront Planning to cities in the United States and Canada, where he was deeply impressed by the guiding principle adopted by the cities in pursuing development, i.e. "*returning the open land to the people*". He said that the People Power strongly believed that the Government Hill belonged to the people and should be returned to the people. He added that he had urged for years to move all government offices to KTDA. Yet, to his disappointment, the Administration had chosen Tamar to build the new CGO. He considered that the relocation of CGO to Tamar could aggravate the shortage of office space in Central as the Tamar site was an excellent site for construction of Grade A offices.

86. Mr Abraham SHEK said that members belonging to the Business and Professional Alliance supported the revised redevelopment scheme for CGO West Wing as it had balanced the needs and concerns of different

sectors of the community, and would provide some 7 600 m<sup>2</sup> additional POS in the "concrete jungle" of Central.

87. Mr KAM Nai-wai said that the Democratic Party was against the Administration's plan to sell any part of the Government Hill and to change the existing land use zoning to "CDA".

Adoption of the "two-envelope" approach

88. Mr KAM Nai-wai expressed grave concern about adopting a "two-envelope" approach for the tender. As the CGO West Wing site was close to the Cheung Kong Centre, he was worried that the redevelopment scheme would provide the consortium with an opportunity to extend its influence into the Government Hill, thus giving rise to another incident of "land monopoly" or "developer hegemony".

89. SDEV said she was surprised by Mr KAM Nai-wai's comments, which had turned the good intention of the "two-envelop" approach into a "conspiracy" between the Administration and developers. She stressed that the "two-envelop" approach aimed to accord appropriate weight to aspects of technical, design and price in the tender assessment. Due to the importance of maintaining the existing landscape of CGO and achieving a harmony with the surrounding environment, she had braved all obstacles, including concern from the Financial Services and Treasury Bureau about loss of public revenue from land sale as well as the greater need to put in place adequate corruption prevention measures with the help of the Independent Commission Against Corruption, to decide to go for the approach. She remarked that while the proposed "two-envelop" approach was a well-intended proposal, the Administration would consider shelving it if the public had the same concern as Mr KAM.

90. Mr CHAN Kam-lam expressed support for the "two-envelope" approach and believed that it was an effective means to ensure good project designs and heritage conservation for the redevelopment scheme. As there would be high transparency in the tender process, there should not be any concern about "conspiracy" between the Administration and developers. On the contrary, he considered that if Cheung Kong (Holdings) Limited offered the best project design and price, the Administration should not, for fearing possible public suspicion about collusion with the business sector, exclude the company from the tender exercise.

91. Mr Albert CHAN said that while he supported adoption of the "two-envelope" approach, it was important for the assessment exercise to be entrusted to a fully independent team comprising the necessary professionals and experts in the field who commanded public respect so that the best balance between aspects of technicality, design and price could be struck for the project. He was concerned that many senior government officials were "technocrats" who were incapable of undertaking assessment for the tender.

Provision of accommodation for statutory organizations in the revised redevelopment scheme

92. Mr IP Kwok-him declared interest that he was a non-executive director of the Mandatory Provident Fund Schemes Authority ("MPFA"). He enquired whether the Administration would invite other statutory bodies, such as MPFA, to be anchor tenants in the new office tower or to use the G/IC floor space at the site. He further asked whether the Administration had any plan to provide office accommodation for statutory bodies in government developed premises in the future.

93. SDEV said that under existing government policy and due to various constraints, the responsibility for providing office accommodation to statutory bodies had to be left to the market. She remarked that it might not be appropriate for MPFA to be accommodated in the new office tower as it was not regarded as an organization that had to be located in Central. She stressed that notwithstanding that the Administration had invited SFC and HKEx to be anchor tenants, they had to pay market rental for the office accommodation in the new office tower. As for the allocation of G/IC cum ancillary office areas in the redevelopment scheme, the principle for consideration would be those local, regional and/or international organizations whose presence in Hong Kong, in Central in particular, would complement the presence of the Department of Justice in the Main and East Wings and SFC and HKEx in the office tower, thereby enhancing Hong Kong's image as an international financial centre and legal services hub.

94. Mr CHAN Kam-lam declared interest that he was a non-executive director of SFC. He considered that it would be beneficial to SFC's development in the long run if it purchased its own office accommodation. He enquired whether it was possible for the Administration to engage SFC as a partner in the development of the new office tower instead of just becoming an anchor tenant.

95. SDEV explained that SFC was a statutory body and HKEx was a listed company. As such, it would be difficult for the Administration to engage the two as partners in the redevelopment scheme. Moreover, given the statutory functions of SFC, it would be for SFC to consider whether it should be involved in property development business. Nonetheless, if SFC and HKEx had interest in participating in the tender for redeveloping the site, they could do so.

96. Mr CHAN Kam-lam re-iterated the advantage for SFC to operate in a self-owned office accommodation and pointed out that the present arrangement had ruled out such option for SFC as there would be a "non-alienation" clause in the land lease which would prevent the future developer to sell the new office tower except in whole.

#### Request for conducting a new appraisal for CGO West Wing

97. Miss Tanya CHAN expressed appreciation on SDEV's persistent efforts in conserving the Ho Tung Gardens in the past few months, and hoped that the same could be made for the Government Hill. Noting that the appraisal on CGO Main, East and West Wings conducted by Mr Michael MORRISON in 2009 was more on the architectural and historic aspects of the buildings, she urged the Administration to consider engaging an independent consultant to carry out a more comprehensive appraisal on the CGO complex covering other aspects of the buildings, and conducting another round of public consultation on the basis of the outcome.

98. Mr Alan LEONG referred the Administration to a recent report on the South China Morning Post that Dr Hilary du CROS, an international heritage specialist who helped in the drafting of the Burra Charter, had felt offended by the Administration using the Charter as a means to fast-track the redevelopment scheme of CGO West Wing. He said that according to Dr du CROS, the Administration should have done a lot more before reaching a redevelopment option for CGO West Wing and should have engaged historians, archaeologists, landscape architects and other experts in the appraisal of the Government Hill in order to reflect its "cultural significance". Mr LEONG emphasized that Burra Charter actually took "cultural significance", rather than "historical" and "archaeological" value, as the decisive factor for steering the heritage conservation actions of a place. He shared Miss CHAN's views, and asked whether the Administration would consider conducting the appraisal of CGO West Wing afresh in accordance with the requirements laid down in Burra Charter and putting forward new options for redeveloping CGO West Wing for public consultation.



99. SDEV re-iterated that CGO West Wing had never been included in the List of Graded Historic Buildings in Hong Kong. The Administration, on its own initiation, had commissioned Mr Michael MORRISON to carry out the appraisal of the CGO buildings in 2009, which was detailed and comprehensive covering all aspects of the buildings. Based on the appraisal, the Administration had worked out the original redevelopment scheme in 2010, and had now revised it taking into account views received in the public consultation exercise. She added that while the Administration had no plan to conduct another appraisal on CGO West Wing, she was aware that the Antiquities Advisory Board ("AAB") would discuss the grading of CGO West Wing at a meeting scheduled on the following day. AAB might consider engaging studies for grading the building if necessary. She said that the case of CGO West Wing was different from the preservation of the Ho Tung Gardens. In the latter case, ownership of private property was involved and it was necessary for the Administration to protect private ownership. As for the former case, the Administration believed that the preservation of CGO Main and East Wings and the revised redevelopment scheme for West Wing would strike a reasonable balance between preserving the integrity of the Government Hill on one hand, and meeting the development needs of Hong Kong on the other. Through the redevelopment scheme, the CGO complex, which was a valuable public asset, would be put to the best possible use. As for the next step, SDEV said that after consulting the Panel on the revised redevelopment scheme, the Administration would proceed with the town planning procedure of rezoning the West Wing site.

100. As regards concern on the Burra Charter, the Executive Secretary (Antiquities and Monuments) clarified that when quoting the Charter and other similar international charters, the Administration cited the relevant sections direct, without imposing its own interpretation. He said that, in essence, international charters on heritage conservation did not preclude the addition of new elements to heritage sites. The appraisal study on the CGO complex conducted by Purcell Miller Tritton LLP under the leadership of Mr Michael MORRISON was comprehensive and informative. Although the appraisal had focused on the historic and architectural aspects of the CGO buildings, the cultural aspect of the buildings was also covered which was evidenced by the considerable number of paragraphs recording the results on this aspect in the appraisal report.

Public Open Space and communal facilities in the revised redevelopment scheme

101. Mr LEE Wing-tat commented that over the years, Central had gradually developed into a place for the rich people, and this trend had led to grievances among people at the grass root level. He opined that in addition to the provision of the large POS at the site, the Administration should strive to provide public access to as many areas as possible within the site for public enjoyment. For instance, the roof-top and sky gardens in the office tower should be open to the public. Moreover, communal facilities, such as conference room, should be provided for use by the general public at reasonable charges for holding community activities like talks/seminars/public forum, or exhibition space displaying items to recap the collective memories about the Government Hill. Through provision of such facilities at the site, the Administration would send a clear message to the community that Central belonged to all people of Hong Kong.

102. SDEV advised that in response to public aspirations, the Administration had substantially increased the size of POS in the revised redevelopment scheme. The 7 600 m<sup>2</sup> POS, which would be managed by LCSD, would be owned permanently by the Government. Besides, SFC and HKEx were considering plans to use the floor space in the lower floors of the new office tower to set up public resource or education centres for the benefit of the community. She stressed that the organizations to be accommodated in the G/IC portion of the future development should be complementary to the financial and legal service functions of Central, and had a good reason to be located in Central. She informed members that the Administration was currently looking into possible uses of the Former French Mission Building, which might be assigned to a non-profit making organization for running law-related activities, after relocation of the Court of Final Appeal.

Special meeting to receive public views on the revised development scheme for CGO West Wing

103. The Chairman said that the Government Hill Concern Group had written to the Panel proposing to hold a public hearing session to receive views on the revised redevelopment scheme for CGO West Wing. As many members had already left the meeting, he said that he would seek members' views on the matter through issuing a circular after the meeting.

*(Post-meeting note: A circular was issued on 25 November 2011 (LC Paper No. CB(1)452/11-12) to consult members on the matter. Eight members indicated support for the Panel to hold a public hearing session to receive public views, whereas 11 members considered it unnecessary and three members had expressed no comment. Taking*

into account the views expressed by members, the Chairman decided that the Panel would not hold a public hearing session for the purpose. Members were informed of the results of the consultation and the Chairman's decision vide LC Paper No. CB(1)576/11-12 issued on 9 December 2011.)

**VIII Any other business**

104. There being no other business, the meeting ended at 7:06 pm.

Council Business Division 1  
Legislative Council Secretariat  
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