

**立法會**  
***Legislative Council***

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**Finance Committee of the Legislative Council**

**Minutes of the 24<sup>th</sup> meeting  
held at Conference Room 1 of the Legislative Council Complex  
on Friday, 16 January 2015, at 3:45 pm**

**Members present:**

Hon Tommy CHEUNG Yu-yan, SBS, JP (Chairman)  
Hon CHAN Kin-por, BBS, JP (Deputy Chairman)  
Hon Albert HO Chun-yan  
Hon LEE Cheuk-yan  
Hon James TO Kun-sun  
Hon CHAN Kam-lam, SBS, JP  
Hon LEUNG Yiu-chung  
Hon Emily LAU Wai-hing, JP  
Hon TAM Yiu-chung, GBS, JP  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon Vincent FANG Kang, SBS, JP  
Hon WONG Kwok-hing, BBS, MH  
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN  
Hon Jeffrey LAM Kin-fung, GBS, JP  
Hon Andrew LEUNG Kwan-yuen, GBS, JP  
Hon WONG Ting-kwong, SBS, JP  
Hon Cyd HO Sau-lan, JP  
Hon Starry LEE Wai-king, JP  
Hon CHAN Hak-kan, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon CHEUNG Kwok-che  
Hon WONG Kwok-kin, SBS

Hon IP Kwok-him, GBS, JP  
Hon Mrs Regina IP LAU Suk-yee, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon Albert CHAN Wai-yip  
Hon WONG Yuk-man  
Hon Claudia MO  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon James TIEN Pei-chun, GBS, JP  
Hon Steven HO Chun-yin  
Hon Frankie YICK Chi-ming  
Hon WU Chi-wai, MH  
Hon YIU Si-wing  
Hon Gary FAN Kwok-wai  
Hon Charles Peter MOK, JP  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan, JP  
Dr Hon Kenneth CHAN Ka-lok  
Hon CHAN Yuen-han, SBS, JP  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Alice MAK Mei-kuen, JP  
Dr Hon KWOK Ka-ki  
Hon KWOK Wai-keung  
Hon Dennis KWOK  
Hon Christopher CHEUNG Wah-fung, SBS, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Hon SIN Chung-kai, SBS, JP  
Dr Hon Helena WONG Pik-wan  
Hon IP Kin-yuen  
Dr Hon Elizabeth QUAT, JP  
Hon Martin LIAO Cheung-kong, SBS, JP  
Hon POON Siu-ping, BBS, MH  
Hon TANG Ka-piu, JP  
Dr Hon CHIANG Lai-wan, JP  
Ir Dr Hon LO Wai-kwok, BBS, MH, JP  
Hon CHUNG Kwok-pan  
Hon Christopher CHUNG Shu-kun, BBS, MH, JP  
Hon Tony TSE Wai-chuen, BBS

**Members absent:**

Dr Hon LAU Wong-fat, GBM, GBS, JP  
Hon Ronny TONG Ka-wah, SC  
Dr Hon LAM Tai-fai, SBS, JP  
Dr Hon LEUNG Ka-lau  
Hon NG Leung-sing, SBS, JP  
Hon MA Fung-kwok, SBS, JP  
Hon Kenneth LEUNG

**Public officers attending:**

Ms Elizabeth TSE Man-ye, JP	Permanent Secretary for Financial Services and the Treasury (Treasury)
Ms Esther LEUNG, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>1</sup>
Mr Alfred ZHI Jian-hong	Principal Executive Officer (General), Financial Services and the Treasury Bureau (The Treasury Branch)
Mr CHAN Chi-ming, JP	Deputy Secretary for Development (Works) <sup>2</sup>
Mr HON Chi-keung, JP	Director of Civil Engineering and Development
Mr Edwin TONG Ka-hung, JP	Project Manager (Hong Kong Island and Islands), Civil Engineering and Development Department
Ms Amy CHEUNG Yi-mei	Assistant Director of Planning (Territorial), Planning Department

**Clerk in attendance:**

Ms Anita SIT	Assistant Secretary General 1
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**Staff in attendance:**

Mr Derek LO	Chief Council Secretary (1) <sup>5</sup>
Mr Daniel SIN	Senior Council Secretary (1) <sup>7</sup>
Mr Ken WOO	Senior Council Secretary (1) <sup>5</sup>
Mr Raymond SZETO	Council Secretary (1) <sup>5</sup>

Mr Frankie WOO  
Ms Michelle NIEN  
Miss Yannes HO

Senior Legislative Assistant (1)3  
Legislative Assistant (1)5  
Legislative Assistant (1)6

Action

**Item No. 1 – FCR(2014-15)46A**

**HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT**

**Civil Engineering – Land Development**

**770CL – Planning, engineering and architectural study for topside development at Hong Kong boundary crossing facilities island of Hong Kong–Zhuhai–Macao Bridge**

1. The Committee continued to deliberate the item which was carried over from the meetings on 9 January 2015.

Transport arrangements of the Hong Kong-Zhuhai-Macao Bridge

2. Mr James TIEN said that Members belonging to the Liberal Party supported the funding proposal for the planning, engineering and architectural study for the topside development at Hong Kong boundary crossing facilities ("HKBCF") island of Hong Kong-Zhuhai-Macao Bridge ("HZMB"). He enquired about the parking facilities and arrangements for Mainland and Macao vehicles which arrived in Hong Kong through the HZMB after it was commissioned. Mr Tony TSE suggested that the Administration should ensure efficient road network to ensure convenient accessibility to the HKBCF island. Director of Civil Engineering and Development ("DCED") said that a co-ordinating committee had been set up among the authorities in Hong Kong, Zhuhai and Macao to develop policies and measures on the traffic arrangements. The Transport and Housing Bureau would report to the relevant Panel on the progress of the proposed study in due course.

Impact of delay in approving the funding proposal

3. Dr LO Wai-kwok said that Members belonging to the Business and Professionals Alliance for Hong Kong supported the funding proposal as it had been thoroughly discussed at the Public Works Subcommittee in June 2014 and had been included in the Committee's agenda since July 2014. Dr LO said that the engineering sector was concerned that further procrastination on the item could result in cost escalation and lost opportunities in economic development. He commented that the environmental impact assessment ("EIA") studies

included in the funding proposal could address conservation and other issues arising from the development of the HKBCF island.

4. Dr KWOK Ka-ki asked how the Administration would ensure that there would not be excessive cost overrun for the topside development at the HKBCF island. DCED explained that the proposed study would cover a preliminary study on the market positioning for the topside development at the HKBCF island and the supporting infrastructure needed. Further cost estimates of the public works required would be formulated during the subsequent detailed design stage, having regard to the prevailing market situation.

Economic assessment on the proposed topside development

5. Mr WU Chi-wai asked if the proposed planning, engineering and architectural study would include an economic assessment of the region west of Zhuhai. Mr WU also asked if there was co-ordination within the Administration to examine the development potential of the land available in the HKBCF island and the supporting facilities that needed to be provided in connection with the operation of BCF in order to create better synergy among different types of development there.

6. DCED responded that in the first few months of the proposed study, the focus would be placed on defining the market positioning of the topside development at the HKBCF island of the HZMB. This part of the study would include assessment of the economic outlook of the west Zhuhai region. DCED added that close co-ordination was being maintained between the Civil Engineering Development Department and the Highways Department on the technical aspects of development. However, fundamental information had to be obtained from the proposed study before decisions could be taken on other infrastructural support facilities to be provided on the HKBCF island.

7. Mr Tony TSE supported the funding proposal. Noting that \$2.1 million was earmarked in the consultants' fees for a financial viability study, Mr TSE expressed whether the amount was sufficient to assess comprehensively the impact of the commercial development and the development of other economic activities at the HKBCF island on the neighbouring areas such as Tung Chung. Mr YIU Si-wing noted that the Hong Kong Airport Authority ("HKAA") intended to develop the northern part of the airport island into a commercial district. He asked if the Administration would co-operate with HKAA in the planning of the topside development at the HKBCF island to create synergy and to avoid duplication of efforts.

8. DCED advised that the proposed study would examine all the development opportunities and the development of other economic activities around the HKBCF island in a comprehensive manner. To this end, the Administration would maintain close liaison with HKAA. He assured members that there would not be duplication of resources.

9. The Chairman directed that the speaking time for the second round of question should be limited to three minutes each, including the Administration's response.

10. Mr WU Chi-wai asked if the public works to be carried out at the HKBCF would impose constraints on the parameters of the proposed planning, engineering and architectural study and whether the proposed study would look into the development of various possible economic activities at the HKBCF island (such as creative industries, logistics and columbarium) individually.

11. DCED explained that a fundamental principle of any development or economic activities to be carried out in the topside of the HKBCF island was that it should not affect the works schedule and the future operation of HZMB. The proposed study would first identify the market positioning of the topside development of the HKBCF island, and the infrastructure needed to support those developments for the subsequent planning and development works. The study would explore the overall development potential of the HKBCF island and would not single out individual economic activity as separate study component.

12. In response to Mr WU Chi-wai's comment, DCED agreed that the Administration would report to the relevant Panel on the progress of the proposed study in due course.

#### Intended targets of the proposed topside development

13. Dr Kenneth CHAN pointed out that the Administration had clearly mentioned in a paper to the Commission on Strategic Development ("CSD") that commercial development at the HKBCF island would be provided to meet the needs of Mainland visitors. Dr CHAN asked whether the Administration had already formulated a scheme to achieve this objective and queried the need for spending more than \$60 million in the proposed study when the Administration had already reached a conclusion on the development direction. Dr CHAN said that he would not support the funding proposal. Mr LEUNG Kwok-hung made a similar comment.

14. DCED said that he was unable to comment on the paper for CSD which Dr Kenneth CHAN referred to as he did not have it. DCED said that the HKBCF island offered good potential for commercial development which would be beneficial to both visitors to Hong Kong as well as the Hong Kong community as a whole. The Administration did not have a pre-set development scheme for the HKBCF island.

15. Referring to Dr Kenneth CHAN's earlier remarks, Mr CHAN Han-pan said that, as a member of CSD, he was aware that CSD had discussed the proposed topside development at the HKBCF island and CSD members had made comments on various development options and suggested issues for further detailed examination by the Administration. Mr CHAN commented that some members were repeating their questions and many of the questions would be addressed in the proposed planning, engineering and architectural study.

16. The Chairman directed that members' speaking time for the third round of questions should be limited to two minutes each, including the Administration's response.

17. Dr Fernando CHEUNG enquired about the estimated proportion of people at the HKBCF island who would be using the commercial or other facilities of the HKBCF island within the closed area. DCED said that the Administration did not have the requested information, but the consultants of the proposed study might be able to provide such assessment for review by the Administration.

18. The Chairman directed that the speaking time for the fourth round of questions should be limited to one minute each, including the Administration's response.

#### Environmental impacts of the proposed topside development

19. Ms Cyd HO opined that the Administration should first determine the planning direction of the topside development of the HKBCF island without which the Administration would lack the basis for conducting EIA studies. DCED said that the proposed planning, engineering and architectural study would first focus on identifying the market positioning of the HKBCF island development. Once it was formulated, the infrastructure support could then be defined and planned, and the environmental impact studies on the development could then be carried out. DCED added that these components were interlinked and would be looked into in a comprehensive manner.

20. Dr Fernando CHEUNG asked the Administration to confirm the media report that seven sites at the HKBCF island had been identified for commercial development, two of which were located within the closed area of the boundary control facilities of the HZMB and designated for catering, shopping, entertainment uses and the remaining five sites were outside the close area for hotel development. He asked if the Administration intended that Mainland visitors could use commercial facilities in Hong Kong without having completed entry formalities. DCED said he was not aware of the media report referred to by Dr CHEUNG and reiterated that the Administration had not formulated detailed land use planning for commercial development at the HKBCF island.

Motion to adjourn discussion on the item FCR(2014-15)46A

21. Mr Albert CHAN said that the Administration had already made a conclusion on the topside development of the HKBCF island before it conducted the proposed study. To allow more opportunity for debate on the issue, he moved, without notice, a motion to adjourn the discussion on the item FCR(2014-15)46A pursuant to paragraph 39 of the Finance Committee Procedure.

22. The Chairman thereupon put the question on Mr Albert CHAN's motion to adjourn. He directed that each member could speak once for not more than three minutes.

23. Mr Albert CHAN spoke on his motion. He commented that the planning of the HKBCF island had been carried out without thorough public consultation. Mr CHAN Chi-chuen, Dr Fernando CHEUNG, Mr LEUNG Kwok-hung and Mr LEE Cheuk-yan spoke in favour of the motion. In gist, these members commented that adjourning discussion of the item would allow other pressing and livelihood-related items to be accorded priority for deliberation by the Committee, and would allow time for the Administration to account for the planning intention of the development.

24. Mr WONG Kwok-hing, Mr Jeffrey LAM, Mr KWOK Wai-keung and Mr CHAN Kin-por spoke against the motion. These members criticized members of the pan-democratic camp for procrastinating the Committee's decision making process.

25. During Mr LEUNG Kwok-hung's speech, Mr WONG Kwok-hing spoke loudly in his seat. The Chairman directed that Mr WONG should remain silent while another member was speaking, or otherwise he would ask Mr WONG to withdraw from the meeting.



26. At invitation of the Chairman, DCED said that as the topside development at the HKBCF island would mainly be used for commercial and suitable economic activities, the Administration did not envisage significant impacts on the environment. The Administration considered it necessary to conduct the proposed study to determine the market positioning of the development and the supporting infrastructure needed. Thorough EIA studies would be conducted in the light of the study findings to identify measures to mitigate the impacts on the environment.

27. Mr Albert CHAN gave concluding remarks.

28. The Chairman put Mr Albert CHAN's motion to vote. As requested by members, the Chairman ordered a division and the division bell was rung for five minutes.

29. The Chairman announced that 17 members voted in favour of the motion and 33 voted against the motion. The voting results of individual members were as follows –

*For:*

Mr Albert HO Chun-yan  
Mr LEUNG Yiu-chung  
Mr Frederick FUNG Kin-kee  
Mr CHEUNG Kwok-che  
Mr Albert CHAN Wai-yip  
Mr Gary FAN Kwok-wai  
Dr Kenneth CHAN Ka-lok  
Mr SIN Chung-kai  
Mr IP Kin-yuen  
(17 members)

Mr LEE Cheuk-yan  
Ms Emily LAU Wai-hing  
Ms Cyd HO Sau-lan  
Mr LEUNG Kwok-hung  
Ms Claudia MO  
Mr CHAN Chi-chuen  
Dr Fernando CHEUNG Chiu-hung  
Dr Helena WONG Pik-wan

*Against:*

Mr CHAN Kam-lam  
Mr Vincent FANG Kang  
Prof Joseph LEE Kok-long  
Mr Andrew LEUNG Kwan-yuen  
Ms Starry LEE Wai-king  
Mr CHAN Kin-por  
Mr WONG Kwok-kin  
Mrs Regina IP LAU Suk-yee  
Mr Steven HO Chun-yin  
Mr YIU Si-wing

Mr TAM Yiu-chung  
Mr WONG Kwok-hing  
Mr Jeffrey LAM Kin-fung  
Mr WONG Ting-kwong  
Mr CHAN Hak-kan  
Dr Priscilla LEUNG Mei-fun  
Mr IP Kwok-him  
Mr Michael TIEN Puk-sun  
Mr Frankie YICK Chi-ming  
Mr CHAN Han-pan

Miss CHAN Yuen-han  
Miss Alice MAK Mei-kuen  
Dr Elizabeth QUAT  
Mr POON Siu-ping  
Dr CHIANG Lai-wan  
Mr CHUNG Kwok-pan  
Mr Tony TSE Wai-chuen  
(33 members)

Mr LEUNG Che-cheung  
Mr KWOK Wai-keung  
Mr Martin LIAO Cheung-kong  
Mr TANG Ka-piu  
Ir Dr LO Wai-kwok  
Mr Christopher CHUNG Shu-kun

30. The Chairman declared that the motion was negatived.

31. The meeting resumed deliberation on the item.

Air quality at the HKBCF island

32. Mr LEUNG Kwok-hung and Mr Albert CHAN expressed concern on the suitability of commercial development at the topside of the HKBCF island given that the air quality of the area would be adversely affected by the operation of the nearby Hong Kong International Airport. Mr Albert CHAN asked if the Administration would conduct an assessment on whether the air quality in the HKBCF island was suitable for commercial development and other economic activities before examining other aspects of project feasibility. DCED responded that the proposed study would cover various relevant aspects, including air quality and other environmental impacts.

Viability of the proposed topside development at the HKBCF island

33. Mr WONG Ting-kwong commented that the proposed topside development at the HKBCF island was important in promoting Hong Kong's economy and employment. He appealed to members not to procrastinate the funding process any further. Mr LEUNG Kwok-hung commented that since it was not uncommon in the past that many development proposals had become "white elephants" projects, members had a duty to examine the development proposals cautiously. Dr Fernando CHEUNG expressed a similar concern, as he noted that the proposed topside development of the HKBCF island involved about three million square metres of gross floor area and in contrast, about 12 hectares of land in the airport island had been laid idle for many years.

34. DCED responded that the demand for commercial land increased rapidly and had exceeded supply. The opportunity to develop available space at the HKBCF island should not be missed. Dr Fernando CHEUNG said that he was not convinced as the chronically low utilization of the Asia World Expo had demonstrated that demand for commercial facilities in the area was weak.

35. Mr LEUNG Kwok-hung expected the number of Mainland visitors to Hong Kong would continue to fall in the coming years and could not sustain the proposed topside development at the HKBCF island. Dr Fernando CHEUNG expressed a similar concern as he considered that the Administration had over-estimated the projected passenger and vehicular flows and hence the utilization of the future facilities.

36. DCED said that according to the best estimates currently available, there would be 9 000 to 14 000 vehicle trips and more than 70 000 visitors arrivals at the HKBCF. More accurate projections could be obtained after the HZMB had commenced operation. DCED supplemented that space for commercial development and economic activities was essential to sustain economic growth of Hong Kong. As a point of illustration between 2003 and 2013, the Gross Domestic Product of Hong Kong had grown much faster than the growth of the floor space for private commercial activities and office over the same period. The vacancy rates of private commercial and office premises were 7% and the hotel occupancy rate was more than 90%. DCED stressed that the Administration had been trying to meet the shortage in land supply for commercial development.

37. Dr Fernando CHEUNG argued that the size of the proposed topside development at the HKBCF island was three times that of the Times Square in Causeway Bay. He queried whether the proposed development of such a scale was justified as the estimated maximum visitor flow in the proposed topside development at the HKBCF island would only be around 70 000 per day in 2016. DCED advised that the number of visitors from the airport should also be taken into account in determining the viability of the development.

#### Consultancy studies on HKBCF island topside development

38. Mr LEE Cheuk-yan asked whether economic analyses and the planning and engineering studies should be conducted separately, so that the findings of the economic analyses could be fed into the planning and engineering studies.

39. DCED responded that the market positioning of the proposed topside development at the HKBCF island would affect the range of economic activities and commercial development that should be supported, which, in turn, would affect estate surveying, engineering, planning, architecture and even environmental aspects of the topside development projects. These elements were interconnected and should be examined in a comprehensive and holistic manner.

Motions proposed by members pursuant to paragraph 37A of the Finance Committee Procedure

40. There being no further question from members, the Chairman declared that the question and answer session on the item had completed. He said that Mr CHAN Chi-chuen had submitted 25 proposed motions to be moved under paragraph 37A of the Finance Committee Procedure to express views on the item and he had ruled that all of them were directly related to the item. The Chairman said that he would put the proposed motions to the Committee to decide whether any of them should be proceeded forthwith.

*Motion proposed by Mr CHAN Chi-chuen*

41. The Chairman put to vote the question that the motion numbered 0001 by Mr CHAN Chi-chuen be proceeded forthwith. At the request of members, the Chairman ordered a division and that the division bell be rung for five minutes. With the agreement of the Chairman, Mr CHAN read out his proposed motion during the ringing of the division bell. The question was negatived.

Motion to shorten the duration of the division bell

42. Mr IP Kwok-him moved without notice under paragraph 47 of the Finance Committee Procedure that in the event of further divisions being claimed in respect of any motions or questions under the same agenda item, the Committee should proceed to each of such divisions immediately after the division bell had been rung for one minute.

43. The Chairman proposed the question on Mr IP Kwok-him's motion. As no member indicated intention to speak on the question, the Chairman put the motion to vote. The Chairman declared that the motion was carried.

*Motions proposed by Mr CHAN Chi-chuen*

44. The Chairman put to vote the questions, one by one, that the motions proposed by Mr CHAN Chi-chuen numbered 0002 to 0007 be proceeded forthwith. As requested by members, the Chairman ordered a division for each of the proposed motions and the division bell was rung for one minute for each division. With the agreement of the Chairman, Mr CHAN read out his proposed motions during the ringing of the division bell. All the questions were negatived.

45.        The Chairman declared the meeting adjourned, and that the meeting would continue to deal with the remaining motions from Mr CHAN Chi-chuen at the next meeting after a break of ten minutes.

46.        The meeting was adjourned at 5:45 pm.

Legislative Council Secretariat

19 May 2015