

立法會
Legislative Council

LC Paper No. CB(1)1166/16-17

(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV

Panel on Development

Minutes of meeting
held on Tuesday, 25 April 2017, at 2:30 pm
in Conference Room 1 of the Legislative Council Complex

Members present : Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)
Hon Kenneth LAU Ip-keung, MH, JP (Deputy Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon WONG Ting-kwong, SBS, JP
Hon CHAN Kin-por, BBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon LEUNG Kwok-hung
Hon Michael TIEN Puk-sun, BBS, JP
Hon Frankie YICK Chi-ming, JP
Hon WU Chi-wai, MH
Hon YIU Si-wing, BBS
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
Hon Alvin YEUNG
Hon Andrew WAN Siu-kin
Hon CHU Hoi-dick
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming

Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon CHAN Chun-ying
Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho
Hon Nathan LAW Kwun-chung
Dr Hon YIU Chung-yim
Dr Hon LAU Siu-lai

Members absent : Hon CHAN Han-pan, JP
Hon Kenneth LEUNG
Hon KWOK Wai-keung
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon SHIU Ka-chun
Hon LUK Chung-hung

Members attending : Hon James TO Kun-sun
Hon CHAN Hak-kan, BBS, JP
Hon SHIU Ka-fai

Public officers attending : **Agenda item IV**

Mr Thomas CHAN Chung-ching
Deputy Secretary for Development (Planning and Lands)¹

Mr WONG Wai-man, JP
Project Manager (NTE)
Civil Engineering and Development Department

Mr Stephen LI Tin-sang
Chief Engineer/NTE2
Civil Engineering and Development Department

Agenda item V

Mr Eric MA Siu-cheung, JP
Secretary for Development

Mr Thomas CHAN Chung-ching
Deputy Secretary for Development (Planning and
Lands)¹

Mr Janson WONG Chi-sing
Deputy Project Manager (Hong Kong Island and
Islands)
Civil Engineering and Development Department

Mr David LO Kwok-chung
Chief Engineer/Islands
Civil Engineering and Development Department

Ms Donna TAM Yin-ping
District Planning Officer/Sai Kung and Islands
Planning Department

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

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

Mr Raymond CHOW
Senior Council Secretary (1)⁶

Ms Christina SHIU
Legislative Assistant (1)²

Action

- I Confirmation of minutes**
(LC Paper No. CB(1)818/16-17 — Minutes of meeting on
28 February 2017)

The minutes of the meeting on 28 February 2017 were confirmed.

II Information papers issued since the last meeting

(LC Paper No. CB(1)761/16-17(01) — Letter dated 30 March 2017 from Hon CHAN Han-pan on safety of drinking water and replacement of aged water mains

LC Paper No. CB(1)801/16-17(01) — Administration's paper on ex-gratia allowance arrangement for business undertakings affected by Government's development clearance exercises

LC Paper No. CB(1)830/16-17(01) — Letter dated 13 April 2017 from Hon CHAN Han-pan on future development of country parks)

2. Members noted that the above information papers had been issued since the meeting on 28 March 2017.

III Items for discussion at the next meeting

(LC Paper No. CB(1)817/16-17(01) — List of outstanding items for discussion

LC Paper No. CB(1)817/16-17(02) — List of follow-up actions)

3. Members agreed to discuss the following items proposed by the Administration at the next regular meeting scheduled for Tuesday, 23 May 2017, at 2:30 pm:

- (a) Ex-gratia allowance arrangement for business undertakings affected by Government's development clearance exercises;
- (b) Creation and redeployment of Directorate posts in the Development Bureau and Planning Department to strengthen support for land use initiatives and district planning work; and
- (c) Interim Public Consultation on the Detailed Feasibility Study for Environmentally Friendly Linkage System for Kowloon East and Progress Report on Kai Tak Development.

(Post-meeting note: As requested by the Administration and with the concurrence of the Chairman, the items "PWP Item No. 3466RO — Improvement to Hoi Bun Road Park and adjacent area" and "Proposed creation of a permanent post of Chief Landscape Architect in the Architectural Services Department" have been included for discussion at the above meeting. The discussion on item (c) above will be deferred to a future meeting. Members were informed of the arrangement on 16 May 2017 vide LC Paper No. CB(1)950/16-17.)

IV PWP Item No. 765CL — Development of Anderson Road Quarry Site — Road Improvement and Infrastructure Works

(LC Paper No. CB(1)699/16-17(09) — Administration's paper on PWP Item No. 765CL — Development of Anderson Road Quarry Site — Road Improvement and Infrastructure Works

LC Paper No. CB(1)847/16-17(01) — Administration's paper on PWP Item No. 765CL — Development of Anderson Road Quarry Site — Road Improvement and Infrastructure Works (Follow-up paper)

LC Paper No. CB(1)699/16-17(10) — Paper on the development of the Anderson Road Quarry site prepared by the Legislative Council Secretariat (Updated background brief))

Motion proposed by Hon Wilson OR Chong-shing

(LC Paper No. CB(1)817/16-17(03) — Wording of the motion proposed by Hon Wilson OR Chong-shing)

4. The Chairman said that at the previous meeting on 28 March 2017, the Panel had commenced the discussion on the agenda item. At that meeting, he had received a proposed motion from Mr Wilson OR. He

considered that the proposed motion was directly related to the agenda item. The proposed motion had been circulated to members. The Chairman said he would ask members to consider the proposed motion after the discussion on the agenda item.

5. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure of the Legislative Council, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

Impact of the development project on the traffic in Kowloon East

6. Mr WU Chi-wai, Mr CHAN Chun-ying, Mr Nathan LAW, Mr LAU Kwok-fan and Mr Frankie YICK expressed concern on the aggregate traffic impact of the proposed development at the Anderson Road Quarry ("ARQ") site on the traffic in Kowloon East. In particular, Mr WU and Mr CHAN pointed out that there were frequent traffic congestions at the junction of New Clear Water Bay Road and Shun Lee Tsuen Road, as well as that of Clear Water Bay Road and On Sau Road. Mr CHAN further enquired whether the Administration would consider widening Clear Water Bay Road.

7. In response, Project Manager (NTE), Civil Engineering and Development Department ("PM/NTE/CEDD"), said that the proposed widening of a section of New Clear Water Bay Road (Kowloon bound) near Shun Lee Tsuen Road from single-lane to two-lane aimed to solve the queuing problem at this bottleneck. With the improvement works at the junction of Clear Water Bay Road and On Sau Road, including the provision of a U-turn facility at Clear Water Bay Road near Fei Ngo Shan Road, the traffic performance at the above junction would be improved. According to the findings of the relevant traffic impact assessment ("TIA"), the proposed development at the ARQ site would not cause any unacceptable impact on the traffic in Kwun Tong. There was no other plan to widen Clear Water Bay Road.

8. Mr Nathan LAW expressed reservation on the funding proposal. Mr LAW and Mr Wilson OR queried how the proposed road improvement works could effectively address the aggregate impact of the proposed development at the ARQ site and the public rental housing ("PRH") development at Anderson Road on the traffic in Kowloon East before the full commissioning of Route 6, which comprised the Tseung Kwan O — Lam Tin Tunnel, Trunk Road T2 and Central Kowloon

Action

Admin Route. Mr OR requested the Administration to provide a written response to his question.

Admin 9. Mr Frankie YICK said that Members belonging to the Liberal Party supported the funding proposal. He requested the Administration to provide the findings of the TIA report for the proposed development at the ARQ site relating to the impact of additional traffic flows on local major roads and junctions arising from the proposed development.

Admin 10. Dr KWOK Ka-ki asked for the detailed breakdown of the costs of the proposed road construction works (\$955.3 million) and construction of the proposed vehicular flyover (\$106.1 million). He enquired about the role of and the work done by the Project Cost Management Office in the Administration's preparation of the cost estimates of the above proposed works. He requested the Administration to provide a written response to his questions.

11. Mr CHAN Chun-ying expressed support for the funding proposal. He sought elaboration on the proposed installation of noise semi-enclosure and noise full enclosure, as well as the greening of noise barriers. PM/NTE/CEDD responded that the installation of noise semi-enclosure, noise full enclosure or noise barrier was proposed according to the recommendations of the relevant environmental impact assessment report approved by the Director of Environmental Protection. Greening of noise barriers would be considered as appropriate.

Provision of pedestrian connectivity facilities

12. Mr WU Chi-wai said that Members belonging to the Democratic Party supported the proposed road improvement and infrastructure works. Noting that there was an existing walking path between Hiu Yuk Path and Hiu Ming Street, Mr WU enquired about the reason for providing the proposed escalator link at a different location, instead of providing it at the location of the existing walking path. Dr KWOK Ka-ki expressed concern about the cost of \$64.8 million for constructing the proposed escalator link. Referring to the escalator incident that had happened at Langham Place in Mong Kok in March 2017, Dr KWOK asked how the Administration could ensure the safety of the proposed escalator link.

13. In response, PM/NTE/CEDD said that the proposed escalator link was consisted of seven sets of escalators, with a total vertical rise of 45 metres. The proposed alignment of the escalator link was adopted taking into account the condition of the slope at site, and that the

construction works would not require large extent of slope cutting. The design and construction of the proposed escalator link should comply with the statutory requirements on escalator safety, the relevant code of practice and international standards.

14. Mr Paul TSE expressed support for the proposed road improvement and infrastructure works. Mr TSE, Mr WU Chi-wai and Mr LAU Kwok-fan enquired about the implementation progress of the construction of pedestrian connectivity facilities to enhance the commuting of residents from the Sau Mau Ping area to Kwun Tong town centre.

15. PM/NTE/CEDD responded that the Administration had proposed to construct nine sets of pedestrian connectivity facilities, comprising footbridges, lift towers and/or escalators, in the area. Funding for the first four sets had been approved by the Finance Committee ("FC") in June 2016 and their construction would commence soon. The proposed works under the subject funding proposal included the construction of a two-way escalator link between Hiu Yuk Path and Hiu Ming Street. For the remaining four pedestrian connectivity facilities near Po Tat Estate, Sau Mau Ping (South) Estate and Sau Mau Ping Estate, more time was required to sort out land issues such as potential land resumption or creation of easement. Once these issues were resolved, the Administration would seek funding approval from FC and would strive to complete these remaining works by 2023-2024 to tie in with the anticipated first population intake of the ARQ development.

16. Noting that the population intake of the PRH development at Anderson Road had already commenced, Dr Fernando CHEUNG considered it undesirable that the provision of the pedestrian connectivity facilities and other community service facilities could not tie in with the aforesaid population intake for the ARQ development. He urged for timely provision of the relevant facilities.

Housing mix of the residential developments

17. Mr WU Chi-wai, Mr CHU Hoi-dick and Dr Fernando CHEUNG opined that the Administration should revise the private-to-subsidized housing ratio of 80:20 for the ARQ site, and to provide more Home Ownership Scheme and PRH units at the site. Mr CHU said he did not support the funding proposal.

Action

18. Deputy Secretary for Development (Planning and Lands)1 ("DS/DEV(PL)1") responded that the planned population for the ARQ development would be 25 000, with a private-to-subsidized housing ratio of 80:20. The subsidized housing to be provided was tentatively planned to be Home Ownership Scheme developments. Together with the Development at Anderson Road under construction, which would provide PRH units for a planned population of about 48 000, over 70% of new supply of housing units in the Sau Mau Ping area as a whole would be public housing. The private-to-subsidized housing ratio of 80:20 had thus been proposed for the ARQ development during the planning process in order to achieve a balanced housing mix in the area. The proposed ratio was supported by the Sai Kung District Council, Kwun Tong District Council as well as members of the public during the community engagement exercises conducted under the "Planning Study on Future Land Use at Anderson Road Quarry — Feasibility Study". DS/DEV(PL)1 added that the proposed housing ratio could be reviewed if there were major changes in planning circumstances including adjustments to the overall housing policy and target of housing supply in the future.

Greening, landscape works and ancillary facilities for open spaces

19. Dr YIU Chung-yim expressed support for the proposed road improvement and infrastructure works. He sought elaboration on the cost of \$266.7 million for the greening, landscape works and ancillary facilities for open spaces. PM/NTE/CEDD said that the area of the open spaces at the ARQ site was around 15.5 hectares. Greening, landscape works and ancillary facilities for the open spaces would be designed by landscape architects. The construction of an artificial stormwater attenuation lake had been proposed. The lake would serve as a flood control facility to store and attenuate the stormwater discharge to downstream drainage system during rainy days. On the other hand, the lake would also serve as a recreational facility during non-rainy days. Given the large area of the open spaces, the Administration considered the cost of \$266.7 million for the greening, landscape works and ancillary facilities reasonable.

Land acquisition

20. Mr Jeremy TAM and Dr YIU Chung-yim enquired about the details of the compensation cost, estimated at \$10,000, for the creation of easements and other permanent rights in about 137 square metres of private land. Chief Engineer/NTE2, Civil Engineering and

Development Department, responded that the proposed works at the ARQ site did not involve land resumption and clearance, but required creation of easements and other permanent rights in the private land of the Hong Kong Housing Authority and the Link Asset Management Limited. The easements and other permanent rights were to be provided for the Government to have the right to enter, occupy or remain in the land for the purpose of carrying out the works including necessary management, maintenance and repairs of the noise barriers to be installed on Sau Mau Ping Road under the proposed road improvement works. PM/NTE/CEDD said that the order to create relevant easements and other permanent rights, as well as the determination of the compensation cost, were made pursuant to the Roads (Works, Use and Compensation) Ordinance (Cap. 370).

Motion proposed by Mr Wilson OR

21. Members agreed that Mr Wilson OR's proposed motion be dealt with at the meeting.

22. At the invitation of the Chairman, Mr Wilson OR spoke on his motion. He said that the Kwun Tong District Council opined that the Administration had only proposed minor road improvement works, and queried the effectiveness of these proposed works in improving the traffic conditions in the Sau Mau Ping area. The wording of his motion was as follows:

(Translation)

"This Panel is concerned that the housing development projects at the former Anderson Road Quarry site have affected the residents in the vicinity, and requests that the bottleneck section at the Sau Mau Ping Road roundabout be widened and an elevated carriageway be constructed there, so that the major access roads at the future Anderson Road Quarry developments may be connected to Kwun Tong Bypass or other roads, thereby reducing the vehicular flow on Sau Mau Ping Road, Clear Water Bay Road and Tsueng Kwan O Road."

23. Mr HO Kai-ming expressed support for Mr Wilson OR's motion. He urged the Administration to consider constructing an elevated carriageway to connect the proposed development at the ARQ site and the PRH development at Anderson Road to Kwun Tong Bypass.

24. PM/NTE/CEDD responded that according to the findings of the TIA, the proposed development at the ARQ site would not cause any unacceptable impact on the traffic in Kwun Tong. The proposed road improvement works were anticipated to improve the traffic conditions of Sau Mau Ping Road, Clear Water Bay Road, New Clear Water Bay Road, etc. On the other hand, huge technical difficulties were envisaged for the construction of an elevated carriageway connecting to Kwun Tong Bypass proposed under Mr OR's motion.

25. The Chairman put the motion proposed by Mr Wilson OR to vote. At members' request, the Chairman ordered a division and the voting bell was rung for five minutes. Twenty-five members voted for, no member voted against the motion and one member abstained. The votes of individual members were as follows:

For:

Mr Kenneth LAU (Deputy Chairman)	Mr WONG Ting-kwong
Mr CHAN Kin-por	Mr WONG Kwok-kin
Mr Paul TSE	Mr LEUNG Kwok-hung
Mr Michael TIEN	Mr Frankie YICK
Mr YIU Si-wing	Mr MA Fung-kwok
Mr CHAN Chi-chuen	Ms Alice MAK
Dr KWOK Ka-ki	Mr Andrew WAN
Mr HO Kai-ming	Mr LAM Cheuk-ting
Mr Holden CHOW	Mr Wilson OR
Mr CHAN Chun-ying	Ms Tanya CHAN
Mr CHEUNG Kwok-kwan	Mr HUI Chi-fung
Mr LAU Kwok-fan	Mr KWONG Chun-yu
Mr Jeremy TAM	
(25 members)	

Against:

(0 member)

Abstain:

Mr CHU Hoi-dick
(1 member)

26. The Chairman declared that the motion was carried.

(Post-meeting note: A copy of the wording of the motion passed was circulated to members on 27 April 2017 vide LC Paper No. CB(1)880/16-17(01).) The Administration's response to the

motion was circulated to members on 1 June 2017 (Chinese version) and 5 June 2017 (English version) vide LC Paper No. CB(1)1051/16-17(01).)

V PWP Item No. 786CL — Tung Chung New Town Extension — Reclamation and Advance Works

(LC Paper No. CB(1)817/16-17(04) — Administration's paper on Public Works Programme Item No. 786CL — Tung Chung New Town Extension Reclamation and Advance Works

LC Paper No. CB(1)817/16-17(05) — Paper on Tung Chung New Town Extension prepared by the Legislative Council Secretariat (Updated background brief))

27. Secretary for Development ("SDEV") said that the Tung Chung New Town Extension ("TCNTE") was one of the major initiatives to increase land supply in the medium-to-long term. From 2012 to 2014, the Administration had conducted a three-stage public engagement exercise to gauge public views on the planning for TCNTE. The development of TCNTE would be implemented in phases, with reclamation works at Tung Chung East ("TCE") targeted for commencement in end-2017, subject to funding approval of FC. The target schedule for the first population intake was 2023.

28. With the aid of a powerpoint presentation, Chief Engineer/Islands, Civil Engineering and Development Department ("CE/Is/CEDD"), briefed members on the Administration's proposal to upgrade part of "PWP Item No. 786CL — Tung Chung New Town Extension" to Category A at an estimated cost of \$20,568.9 million in money-of-the-day prices, for carrying out reclamation works at TCE and advance works for TCNTE. Details of the proposal were given in the Administration's paper (LC Paper No. CB(1)817/16-17(04)).

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)879/16-17(01) by email on 26 April 2017.)

29. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure of the Legislative Council, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

Proposed uses of the reclaimed land

30. Dr KWOK Ka-ki, Mr CHU Hoi-dick and Mr LEUNG Kwok-hung said they did not support the proposed reclamation at TCE. Given that there would be a large supply of commercial/office space in the planned developments in the vicinity of Lantau, such as the North Commercial District on the Airport Island, and the topside development at the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge ("HZMB"), Dr KWOK Ka-ki, Ms Tanya CHAN, Mr LEUNG Kwok-hung and Dr Fernando CHEUNG opined that the area of land at TCE to be provided for commercial uses should be reduced. Mr CHU Hoi-dick, Mr LEUNG Kwok-hung, Mr Jeremy TAM and Dr Fernando CHEUNG also did not support the development of low-density or low-rise private housing at TCE. These members and Mr Abraham SHEK opined that more land at TCE should be provided for the development of subsidized housing, in particular PRH. Mr LAU Kwok-fan said that the Administration should ensure an adequate supply of private housing units, so as to help restoring the balance between supply and demand of private residential properties, as well as stabilizing the property prices.

31. SDEV responded that there were several large-scale infrastructure projects in progress in the vicinity of Tung Chung, including HZMB and the Three-Runway System of the Hong Kong International Airport ("HKIA"). These projects would bring about benefits of the "bridgehead economy" and create potentials for developing Tung Chung into an attractive regional office, retail and tourism node. The commercial developments at TCE would also create job opportunities for local residents.

32. SDEV further said that, according to the Long Term Housing Strategy, the ratio of public and private housing unit supply target was 60:40. The TCE reclamation area would be capable of providing about 40 800 flats, of which 63% would be public/subsidized housing. In line with the planning and urban design principle, the intensity of developments at TCE would descend from the inland towards the waterfront in accordance with the stepped height profile, with

medium-density private housing developments planned along the waterfront to the north.

33. Referring to the 877 000 square metres of commercial floor area to be provided at TCNTE, Ms Alice MAK asked whether sufficient job opportunities would be created for the residents in Tung Chung. SDEV responded that in addition to the regional commercial developments, local retail provision at the residential developments at TCE would also create various job opportunities to meet the employment needs of local residents.

34. Mr YIU Si-wing expressed support for the proposed reclamation at TCE to create new land for both residential and commercial uses. He asked about the area of land to be formed at TCE for hotel development. He requested the Administration to provide a written response to his question.

(Post-meeting note: The Administration's written response was circulated to members vide LC Paper No. CB(1)909/16-17(01) on 8 May 2017.)

35. Given that there was already a hotel development at Tung Chung Area 53A, Mr Jeremy TAM queried whether there would be an excess supply of hotel rooms in Tung Chung. In response, District Planning Officer/Sai Kung and Islands, Planning Department ("DPO/SKIs/PlanD"), said that a hotel site had been planned at TCE to promote vibrancy of the waterfront, as well as to create diversified job opportunities for the residents in Tung Chung.

36. Mr Abraham SHEK expressed support for the funding proposal. He suggested that alfresco dining should be promoted at the commercial developments at the waterfront. The Administration took note of Mr SHEK's suggestion.

37. Mr CHU Hoi-dick said that the open area adjacent to the existing MTR Tung Chung Station was zoned "Commercial" on the Outline Zoning Plan, and was managed by a private property developer. He was concerned that public enjoyment of the aforesaid open area would therefore be restricted. He urged that the open area adjacent to the future MTR TCE Station should be a public space to be managed by the Government, so as to ensure a high degree of public enjoyment.

38. In response, DPO/SKIs/PlanD said that one of the key planning features of TCE was the Central Green, which was designed as a signature, high-quality open space corridor through the heart of the commercial development for the enjoyment of the public. Public open spaces would also be provided along the waterfront promenade.

The proposed marina

39. Dr KWOK Ka-ki, Ms Tanya CHAN, Ms Alice MAK, Mr HUI Chi-fung, Mr Jeremy TAM, Mr LEUNG Kwok-hung and Dr Fernando CHEUNG expressed concern that the proposed marina at TCE could only be used by a small sector of the society, i.e. those who owned or were allowed to use private pleasure vessels. They urged that the proposed marina should be made an open area to accommodate different types of boats and vessels. They also suggested that the Administration should consider setting up a water sports centre at the site for the enjoyment of the general public.

40. Mr YIU Si-wing and Mr Abraham SHEK expressed support for the proposed provision of a marina. Mr YIU said that the tourism sector also owned many pleasure vessels which were available for hire, and there had all along been a lack of berth spaces for many years. Mr SHEK said that vessel repair and maintenance services could be developed at the proposed marina to generate more economic activities and create jobs.

41. In response, SDEV and Deputy Secretary for Development (Planning and Lands)¹ said that the provision of a marina formed part of the preliminary planning concept proposed in the earlier rounds of the public engagement exercise under the TCNTE Study. It aimed to promote vibrancy and diversity of the waterfront promenade at TCE, as well as to meet the growing demand for berthing places and ancillary facilities for pleasure vessels in the territory. The detailed planning and design of the proposed marina site, as well as the implementation mode, would be determined at a later stage. Taking note of members' views on the proposed marina and the different requests for other facilities to support activities such as water sports, yachting and the fishing trade, the Administration would continue to engage the public and key stakeholders on the possible use of the site.

Transportation and connectivity

42. Mr Holden CHOW said that Members belonging to the Democratic Alliance for the Betterment and Progress of Hong Kong supported the proposed reclamation at TCE. Dr CHENG Chung-tai said he did not support the funding proposal. Mr Holden CHOW, Ms Alice MAK and Dr CHENG Chung-tai urged for the early construction of the MTR TCE Station, so as to tie in with the target schedule for the first population intake for TCE.

43. SDEV responded that, according to the TCNTE Study, it was anticipated that the MTR TCE Station would be in operation by 2026. On the other hand, according to the Railway Development Strategy 2014, the implementation window for the MTR Tung Chung West ("TCW") Station would be between 2020 and 2024. To this end, the Transport and Housing Bureau had invited the MTR Corporation Limited in early January 2017 to submit a proposal for the implementation of the TCE Station as well as the TCW Station, and would evaluate the proposal upon receiving it. Deputy Project Manager (Hong Kong Island and Islands), Civil Engineering and Development Department, supplemented that the first population intake for TCE, of about 20 000 residents, would take place in 2023, a target schedule, before the operation of the TCE Station. To meet the first population intake, a new public transport interchange would be provided in the Phase 1 development. The relevant bureau and departments would closely monitor the situation and review the provision of transport facilities in the area.

44. Mr Holden CHOW, Mr Michael TIEN and Mr LAU Kwok-fan urged that the Administration should enhance the connectivity between Tung Chung and the Airport Island, so as to facilitate local employment and reduce external traffic. Mr TIEN suggested that a circular line making use of the tracks of the Airport Express Line be developed to link up the future MTR TCE Station and the Airport Island.

45. In response, SDEV said that the Airport Authority Hong Kong ("HKAA") had embarked on a consultancy study in June 2016 to review the technical feasibility, financial viability and operation strategy for a shuttle service running between TCE and the Airport Island using the spare capacity of the existing tracks of the Airport Express Line. The study was still in progress.

Reclamation works

46. Referring to media reports on the collapse of seawalls during the implementation of the HZMB Hong Kong Link Road project, Ms Tanya CHAN sought elaboration on the non-dredged method to be adopted for the proposed reclamation at TCE. She asked whether the reclamation works would be completed in time to meet the first population intake, of which the target schedule was 2023.

47. CE/Is/CEDD responded that, with the adoption of the non-dredged method, the seabed at TCE would be reclaimed under the proposed project without removing the marine mud. To strengthen the weak marine mud stratum, the deep cement mixing method would be adopted to stabilize the seabed before the construction of the seawall foundation. It was anticipated that the first site would be handed over to the Housing Department in 2020 for foundation and building works, so as to meet the target schedule of the first population intake.

48. Mr LAU Kwok-fan asked about the disposal of the inert construction waste generated from the proposed project. CE/Is/CEDD said that inert construction materials would be used as fill surcharge to accelerate the settlement rate of the newly reclaimed land. Upon completion of surcharging work, the inert construction materials would then be delivered to public fill reception facilities for subsequent use.

Noise pollution

49. Mr CHAN Chi-chuen said he did not support the funding proposal. Given that the proposed reclamation area was close to HKIA, Mr CHAN asked about the aircraft noise mitigation measures to be adopted by the Civil Aviation Department and/or the HKAA, if the Noise Exposure Forecast ("NEF") 25 contour was updated upon the full commissioning of the Three-Runway System in 2023, resulting in the proposed TCNTE being located within the NEF 25 contour. He requested the Administration to provide a written response to his question.

(Post-meeting note: The Administration's written response was circulated to members vide LC Paper No. CB(1)909/16-17(01) on 8 May 2017.)

50. The Chairman said that Members belonging to the Liberal Party supported the funding proposal.

Motions proposed by Mr Michael TIEN

51. The Chairman advised that he had received two proposed motions from Mr Michael TIEN. He considered that the proposed motions were directly related to the agenda item. Members agreed that the motions be proceeded with at the meeting.

Motion numbered 001

52. At the invitation of the Chairman, Mr Michael TIEN spoke on his motion, which suggested that the "tendering before funding application" arrangement should be adopted in taking forward the proposed project. Mr TIEN held the view that the aforesaid arrangement would enable the Administration to present a more accurate project estimate to the Public Works Subcommittee and FC, and avoid the need for the Administration to apply for supplementary provisions with FC due to higher-than-expected tender prices and cost overrun.

53. In response, SDEV said that it was the usual practice of the Administration to submit funding proposals on public works projects to FC for consideration prior to commencing the tendering process. To expedite the implementation of public works projects, the funding applications for some projects might be fast-tracked and proceed in parallel with the invitations of tenders, but the Administration would only award the contracts after FC had approved the relevant funding proposals. It would hence be difficult to seek funding applications for public works projects only after tendering of the works without delaying the implementation of the projects.

54. Mrs Regina IP said that there would be operational difficulties for contractors in submitting tenders under the "tendering before funding application" arrangement, given the uncertainty in the time for the award of contracts.

55. Ms Alice MAK opined that, if the "tendering before funding application" arrangement was agreed to by the Panel and adopted, members of FC would have the responsibilities to ensure that funding applications would be approved at an appropriate time taking into consideration the time of the award of contracts.

56. The Chairman said that FC of the Fifth Legislative Council had discussed the pros and cons of the "tendering before funding application" and "funding application before tendering" arrangements.

57. The Chairman put the motion to vote. At members' request, the Chairman ordered a division and the voting bell was rung for five minutes. One member voted for, 11 members voted against the motion, and six members abstained. The votes of individual members were as follows:

For:

Mr Michael TIEN
(1 member)

Against:

Mr Kenneth LAU (Deputy Chairman)	Mr Abraham SHEK
Mrs Regina IP	Mr CHAN Chi-chuen
Dr KWOK Ka-ki	Dr Fernando CHEUNG
Mr CHU Hoi-dick	Ms Tanya CHAN
Mr HUI Chi-fung	Mr KWONG Chun-yu
Mr Jeremy TAM	
(11 members)	

Abstain:

Mr YIU Si-wing	Ms Alice MAK
Dr Junius HO	Mr Wilson OR
Mr CHAN Chun-ying	Mr LAU Kwok-fan
(6 members)	

58. The Chairman declared that the motion was not carried.

Motion numbered 002

59. At the invitation of the Chairman, Mr Michael TIEN spoke on his motion. He urged the Administration to consider constructing a circular line making use of the tracks of the Airport Express Line to link up the future MTR TCE Station and the Airport Island. The wording of his motion was as follows:

(Translation)

"While the reclamation works for about 130 hectares of land at TCE aim to accommodate a new population of 120 000 and create 40 000 new jobs, 30 000 out of the 70 000 working population in TCE still need to look for jobs outside TCE. At the same time, with the creation of 150 000 new jobs upon the commissioning of

the third runway in Lantau and the completion of the Hong Kong-Zhuhai-Macao Bridge ("HZMB") and various large-scale commercial developments such as the North Commercial District ("NCD") after 2030, there is a pressing need for the Government to provide seamless transport connectivity. Besides, as the Government places emphasis on the development of Tung Chung into a "livable town" where its residents can get employment nearby, it is necessary to provide good transport links for the additional 30 000 working population to commute between Tung Chung and the third runway, HZMB and NCD. Regarding the reclamation plan for TCE, this Panel urges the Government to expeditiously explore with the Transport and Housing Bureau the implementation of the "TCE Rail Link" between 2023 and 2030, thereby making use of the idle time of the Airport Express Line to provide train services between TCE station and the airport island, so as to encourage Tung Chung residents to take up local employment and save time in commuting to work, as well as to tie in with the first population intake of TCE."

60. Mrs Regina IP expressed support for Mr Michael TIEN's motion.
61. The Chairman put the motion to vote. After counting the number of members voting for and against the motion by a show of hands, the Chairman said that 10 members voted for, seven members voted against the motion, and no member abstained. The Chairman declared that the motion was carried.
62. Concluding the discussion, the Chairman called on the Administration to take note of members' views and queries on various issues related to the proposed reclamation at TCE. He said that the Administration, in considering whether to submit the funding proposal to the Public Works Subcommittee, should address these views and queries.
63. The Chairman said that the time was up for the meeting. There was no time for conducting discussions on agenda items VI to VIII.

VI Any other business

64. There being no other business, the meeting ended at 5:26 pm.