

立法會
Legislative Council

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

**Minutes of the 15th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 21 March 2018, at 8:30 am**

Members present:

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)

Hon Charles Peter MOK, JP (Deputy Chairman)

Hon Abraham SHEK Lai-him, GBS, JP

Hon Tommy CHEUNG Yu-yan, GBS, JP

Hon Starry LEE Wai-king, SBS, JP

Hon CHAN Hak-kan, BBS, JP

Dr Hon Priscilla LEUNG Mei-fun, SBS, JP

Hon Paul TSE Wai-chun, JP

Hon Claudia MO

Hon Michael TIEN Puk-sun, BBS, JP

Hon Frankie YICK Chi-ming, SBS, JP

Hon WU Chi-wai, MH

Hon YIU Si-wing, BBS

Hon MA Fung-kwok, SBS, JP

Hon CHAN Chi-chuen

Hon CHAN Han-pan, JP

Hon LEUNG Che-cheung, SBS, MH, JP

Dr Hon KWOK Ka-ki

Hon Christopher CHEUNG Wah-fung, SBS, JP

Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
Hon Alvin YEUNG
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 Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LUK Chung-hung
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu

Members absent:

Hon Alice MAK Mei-kuen, BBS, JP
Hon Andrew WAN Siu-kin
Hon Jeremy TAM Man-ho
Hon Tony TSE Wai-chuen, BBS

Public officers attending:

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr HON Chi-keung, JP	Permanent Secretary for Development (Works)
Ms Bernadette LINN, JP	Permanent Secretary for Development (Planning and Lands)
Mr Donald TONG Chi-keung, JP	Permanent Secretary for the Environment

Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Francis LEUNG Lap-ki	Principal Assistant Secretary for Development (Works) ⁴
Ms Winnie HO Wing-yin, JP	Deputy Director of Architectural Services
Mr Andrew FUNG Chi-fung	Senior Project Manager 123 Architectural Services Department
Ms Cynthia LO Siu-han	Departmental Secretary Electrical and Mechanical Services Department
Mr Louis KAU Kin-hong	District Planning Officer (Hong Kong) Planning Department

Clerk in attendance:

Ms Doris LO	Chief Council Secretary (1) ²
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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
Ms Christy YAU	Legislative Assistant (1) ⁷
Ms Clara LO	Legislative Assistant (1) ⁸

Action

The Chairman advised that there were four funding proposals on the agenda for the meeting. All of the four proposals were items carried over from the previous meeting. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council ("LegCo"), they should disclose the nature of any direct or indirect pecuniary interests relating to the funding proposals under discussion at the meeting

before they spoke on the proposals. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

Head 703 – Buildings

PWSC(2017-18)30 794CL The demolition of existing superstructures at Caroline Hill Road site, Causeway Bay

2. The Chairman advised that the proposal, i.e. PWSC(2017-18)30, sought to upgrade 794CL to Category A at an estimated cost of \$52.6 million in money-of-the-day prices for demolition of the existing superstructures at the site situated at the junction of Caroline Hill Road and Leighton Road in Causeway Bay ("the CHR site"). The Subcommittee had commenced deliberation on the proposal at the meeting on 19 March 2018.

Future development planning

3. Mr CHU Hoi-dick expressed objection to the proposed demolition works. He questioned that by commencing the demolition works before obtaining the approval for rezoning the CHR site for commercial development, the Administration had deviated from the practice adopted in some demolition and development projects in the past. He requested the Administration to withdraw PWSC(2017-18)30 and re-submit the funding request for the demolition works only after completing the rezoning process.

4. In response, Deputy Secretary for Financial Services and the Treasury (Treasury)3 ("DS(Tsy)3/FSTB") said that the Government considered that the demolition works and the rezoning process could take place concurrently to facilitate the early development of the CHR site. Furthermore, the Government put forward the funding proposal in view of actual need. The implementation of the proposed demolition works was not necessarily related to the future planning of the CHR site. The Government therefore had no intention to withdraw PWSC(2017-18)30.

Motion to adjourn discussion on PWSC(2017-18)30

5. At 8:39 am, when speaking on the item, Mr CHU Hoi-dick moved a motion pursuant to paragraph 33 of the Public Works Subcommittee Procedure to adjourn the discussion on PWSC(2017-18)30.

6. The Chairman said that the Subcommittee would proceed forthwith to deal with Mr CHU Hoi-dick's motion. Each member could speak once on the motion, and the speaking time should not be more than three minutes.

7. Mr CHU Hoi-dick reiterated that the Administration should seek funding for the proposed demolition works only after the rezoning process of the CHR site had been completed.

8. Dr Fernando CHEUNG, Mr CHAN Chi-chuen and Mr HUI Chi-fung spoke in support of the motion proposed by Mr CHU Hoi-dick. Mr WU Chi-wai said that the Administration should consider refurbishing the existing superstructures at the CHR site for use as transitional accommodation. Mr CHEUNG Kwok-kwan, Mr Frankie YICK, Mr YIU Si-wing and Mr LEUNG Che-cheung spoke against the motion.

9. In response, DS(Tsy)3/FSTB stressed that the Government would proceed with the rezoning of the CHR site in accordance with the relevant statutory procedures. The early commencement of the proposed demolition works at this stage could facilitate the release of the site for future development.

10. The Chairman reminded members that policy issues related to the future development and land use planning of the CHR site should be raised at the meetings of the Council or a relevant Panel.

11. In his closing remarks on the motion, Mr CHU Hoi-dick pointed out that since the Administration had yet to explain clearly to the public and LegCo Members the specific details of the redevelopment of the CHR site in future, he moved the motion to adjourn the discussion on this item, so that the Subcommittee could consider other less controversial funding proposals in the remaining time of the meeting.

12. The Chairman put to vote the question that discussion on PWSC(2017-18)30 be adjourned. At the request of Mr CHU Hoi-dick, the Chairman ordered a division. Five members voted for, 16 members voted against the motion and no one abstained. The votes of individual members were as follows:

For:

Mr MA Fung-kwok
Dr Fernando CHEUNG
Mr HUI Chi-fung
(5 members)

Mr CHAN Chi-chuen
Mr CHU Hoi-dick

Against:

Mr Tommy CHEUNG
Mr CHAN Hak-kan

Ms Starry LEE
Mr Paul TSE

Mr Frankie YICK
Mr CHAN Han-pan
Mr Christopher CHEUNG
Mr HO Kai-ming
Mr Wilson OR
Mr LUK Chung-hung
(16 members)

Mr YIU Si-wing
Mr LEUNG Che-cheung
Dr Junius HO
Mr Holden CHOW
Mr CHEUNG Kwok-kwan
Mr LAU Kwok-fan

Abstain:
(0 member)

13. The Chairman declared that the motion was negatived. The Subcommittee resumed discussion on PWSC(2017-18)30.

14. At the invitation of the Chairman, Permanent Secretary for Development (Planning and Lands) advised that the existing superstructures at the CHR site, which were built between the 1960s and 1970s, were in a dilapidated state, marred by concrete spalling and cracks. Major refurbishment would be required if the structures were to be reused. She reiterated that the implementation of the proposed demolition works was not necessarily related to the future planning of the CHR site. The existing superstructures were not suitable for reuse, irrespective of the future development planning of the site. Apart from the substantial resource input, major refurbishment would waste the opportunity to draw up a comprehensive plan for the site with superstructures and adjacent sites leased on short-term tenancies for recreational use, thus preventing the land from being put to optimal use. On the contrary, the expeditious commencement of the proposed demolition works could facilitate the early release and optimization of the development potential of the CHR site.

Future development planning

15. Ms Tanya CHAN and Mr HUI Chi-fung enquired about the respective areas in the CRH site that would be used for construction of the Judicial Complex for the District Court ("the Judicial Complex") and commercial purpose in future. Principal Assistant Secretary for Development (Works)4 ("PAS(W)4/DEVB") and District Planning Officer (Hong Kong), Planning Department ("DPO(HK)/PD"), replied that as proposed by the Administration, the gross floor area for development at the CHR site was about 170 000 square metres. After consulting the Judiciary, 70 000 square metres would be used for construction of the Judicial Complex, while the remaining 100 000 square metres would be used for commercial development.

16. Mr CHEUNG Kwok-kwan said that he was not opposed to the construction of the Judicial Complex at the CHR site. He enquired whether there was a shortage of office space on Hong Kong Island. Mr CHU Hoi-dick pointed out that commercial development in Causeway Bay was concentrated along the area to the north of Leighton Road. Both he and Mr HUI Chi-fung questioned the justifications of the Administration for rezoning the CHR site for commercial use, given that a large part of the district had already been used for commercial development.

17. In response, DPO(HK)/PD said that based on the study findings of Hong Kong 2030+: Towards A Planning Vision and Strategy Transcending 2030, there would be a shortfall of 310 000 square metres in the overall supply of office floor area in Hong Kong in 2033. To cope with the demand, the Administration was working proactively to increase the supply of land for commercial use in various districts of Hong Kong. The rezoning of part of the CHR site for commercial development could provide 100 000 square metres of commercial floor area.

18. Mr HUI Chi-fung and Mr WU Chi-wai requested the Administration to provide supplementary information on the relevant procedures and timetable for rezoning the CHR site for commercial use and construction of the Judicial Complex.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC157/17-18\(01\)](#) (Chinese version) on 28 March 2018 .)

19. Mr HUI Chi-fung enquired about the merits of the Administration's proposal to commence the demolition works before obtaining the approval for rezoning the CHR site for commercial development. Mr Paul TSE enquired how the Administration would shorten the period between the completion of the proposed demolition works and commencement of the development works during which the site was left vacant.

20. PAS(W)4/DEVB replied that subject to the funding approval of the Finance Committee, the Administration planned to commence the proposed demolition works in the second quarter of 2018 for completion in the fourth quarter of 2019. Meanwhile, the Administration intended to consult Wan Chai District Council ("DC") on the rezoning proposal for the CHR site and commence the statutory plan amendment process in the second quarter of 2018. The whole statutory plan amendment process took about 11 months to complete. Under the current work plan, the Administration anticipated that the timing of the demolition works could dovetail with the statutory plan

amendment process, and the CHR site could be put to long-term development use once the demolition works had been completed.

21. Ms Tanya CHAN requested the Administration to provide supplementary information on its current policy on the resumption and rezoning of land granted for use as "Sports and Recreation Clubs" for commercial use, and the justifications for rezoning the site of Pacific Century Cyber Works ("PCCW") Recreation Club at the CHR site for commercial development. Given that the future Judicial Complex would be located next to other commercial developments, Ms CHAN also requested the Administration to provide supplementary information on the considerations and arrangements concerning the special security measures for the District Court, including the security procedure of escorting remanded persons or prisoners.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC157/17-18\(01\)](#) (Chinese version) on 28 March 2018 .)

22. Mr KWONG Chun-yu pointed out that members of Wan Chai DC and local residents found leisure/recreation and community facilities in the district inadequate. They were all opposed to the Administration's rezoning of the CHR site for commercial development. DPO(HK)/PD clarified that based on the standards set out in the Hong Kong Planning Standards and Guidelines, the provision of major community facilities and open space in Wan Chai District was sufficient to meet the needs of local residents.

23. Dr KWOK Ka-ki and Ms Tanya CHAN opined that besides the construction of the Judicial Complex, the CHR site should be used for provision of social welfare or community facilities in future, instead of being rezoned for commercial use. Dr KWOK enquired whether the current supply of land for development of social welfare facilities and residential care home places for the elderly/the disabled/children on Hong Kong Island was sufficient; and whether the Development Bureau/Planning Department had, when planning the future development of the CHR site, consulted the relevant Bureaux/government departments (including the Labour and Welfare Bureau, etc.) on the need to use the site for provision of social welfare or community facilities. The Administration undertook to provide a written response to Dr KWOK's enquiries after the meeting.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC157/17-18\(01\)](#) (Chinese version) on 28 March 2018 .)

24. Ms Claudia MO commented that the Administration should retain the three government towers in Wan Chai North, so that the District Court currently situated in Wan Chai needed not to be relocated and the CHR site could be used for housing purpose. DPO(HK)/PD said that the Administration should address the land demand for different purposes (including housing and commercial uses, etc.) in land use planning. In view of the shortfall of commercial floor area in Hong Kong in future and the proximity of the CHR site to the commercial district of Causeway Bay, the Administration considered it appropriate to convert part of the site for commercial use.

Traffic implications of future development

25. Ms Tanya CHAN and Dr KWOK Ka-ki pointed out that traffic in Causeway Bay was very congested already. They were concerned that the road networks in the district would be subject to even greater pressure after the CHR site was developed for commercial use. Mr MA Fung-kwok and Mr CHEUNG Kwok-kwan said that they supported the proposed demolition works in principle. Mr MA was particularly concerned that the commercial development at the CHR site in future would worsen the traffic congestion along the junction of Leighton Road/Link Road/Caroline Hill Road. Mr CHEUNG pointed out that the vicinity of the CHR site would see heavy pedestrian traffic whenever major events were staged at the Hong Kong Stadium. He suggested that the Administration should require the developers concerned to provide access or facilities in the commercial development at the CHR site to improve pedestrian flow.

26. PAS(W)4/DEVB and DPO(HK)/PD responded that the Government was conducting a traffic impact assessment ("TIA") for the proposed rezoning of the CHR site for commercial use and construction of the Judicial Complex. The traffic and pedestrian flow during the time when major events were taking place at the Hong Kong Stadium would be examined in this context. The Administration would provide the TIA findings in its consultation with Wan Chai DC on the proposed rezoning of the CHR site in due course. DPO(HK)/PD further said that in planning the future use of the CHR site, the Administration had duly considered the traffic capacity of the district. Under the current proposal, the plot ratio of the future commercial development at the CHR site was around 7, which was lower than the plot ratio of up to 15 generally adopted for commercial sites on Hong Kong Island.

27. Dr CHENG Chung-tai enquired how the Administration assessed the implications of the implementation of the demolition works and the completion of the commercial development at the CHR site in future on the

operation of So Kon Po Driving Test Centre and the driving test routes nearby, and whether it had plans to close the driving test centre. The Administration undertook to provide a written response to Dr CHENG's enquiries after the meeting.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC157/17-18\(01\)](#) (Chinese version) on 28 March 2018 .)

Proposed refurbishment of the existing superstructures for other uses

28. Dr Fernando CHEUNG opined that the Administration should retain and refurbish the existing superstructures for use by social welfare organizations. Mr Michael TIEN and Dr KWOK Ka-ki questioned whether the existing superstructures were so dilapidated that demolition was the only option. Mr TIEN and Dr CHEUNG enquired how the Administration assessed the feasibility and the estimated cost of refurbishing and reusing the existing superstructures at the CHR site, and about the comparison between refurbishing and demolishing the structures in terms of cost-effectiveness. The Administration undertook to provide a written response to the enquiries of Mr TIEN and Dr CHEUNG after the meeting.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC157/17-18\(01\)](#) (Chinese version) on 28 March 2018 .)

Environmental implications

29. Ms Tanya CHAN enquired how the Administration ensured that the three important trees within the scope of the proposed demolition works would not be affected. Deputy Director of Architectural Services replied that suitable terms (including penalty) had been incorporated in the works contract to ensure that the contractor would comply with the relevant standards and requirements for protection of trees within the work site.

[At 10:27 am, the Chairman said that a few members were still waiting for their turns to speak. He asked members if they agreed to extend the meeting until Mr Paul TSE finished asking his questions. Members present agreed.]

30. The Chairman said that the Subcommittee would continue to discuss this item at the next meeting. The meeting ended at 10:32 am.