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***Legislative Council***

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

**Minutes of the 13<sup>th</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Wednesday, 27 February 2019, 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 Claudia MO  
Hon Frankie YICK Chi-ming, SBS, JP  
Hon WU Chi-wai, MH  
Hon MA Fung-kwok, SBS, JP  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan, BBS, JP  
Hon LEUNG Che-cheung, SBS, 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 Holden CHOW Ho-ding  
Hon Wilson OR Chong-shing, MH  
Hon CHEUNG Kwok-kwan, JP  
Hon HUI Chi-fung  
Hon LUK Chung-hung, JP  
Hon LAU Kwok-fan, MH  
Dr Hon CHENG Chung-tai  
Hon KWONG Chun-yu  
Hon Jeremy TAM Man-ho  
Hon Gary FAN Kwok-wai  
Hon AU Nok-hin  
Hon Vincent CHENG Wing-shun, MH  
Hon Tony TSE Wai-chuen, BBS  
Hon CHAN Hoi-yan

**Member attending:**

Hon LAM Cheuk-ting

**Members absent:**

Hon Michael TIEN Puk-sun, BBS, JP  
Hon Tanya CHAN

**Public officers attending:**

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Miss Joey LAM Kam-ping, JP	Permanent Secretary for Development (Works)(Acting)
Ms Bernadette LINN, JP	Permanent Secretary for Development (Planning and Lands)

Mr Elvis AU Wai-kwong, JP	Deputy Director of Environmental Protection (1)
Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr David LAM Chi-man	Principal Assistant Secretary for Development (Planning and Lands)5
Mr Ricky LAU Chun-kit, JP	Director of Civil Engineering and Development
Mr LAI Cheuk-ho	Project Manager (North) North Development Office Civil Engineering and Development Department
Mr Zorro YUEN Tat-yung	Chief Engineer (North)2 North Development Office Civil Engineering and Development Department
Mr John CHUNG Wing-hong	Chief Engineer (North)3 North Development Office Civil Engineering and Development Department
Mr Kelvin LO Kwok-wah, JP	Director of Drainage Services
Mr Walter LEUNG Wing-yuen	Chief Engineer (Sewerage Projects) Drainage Services Department
Mr CHEN Che-kong	Assistant Director (Water Policy) Environmental Protection Department
Mr Anthony FOK	Principal Environmental Protection Officer (Sewerage Infrastructure) Environmental Protection Department
Ms Lily CHIU Lee-lee	Chief Estate Surveyor (Acquisition Section) Lands Department

Mr Andy LAM Siu-hong	Principal Assistant Secretary for Transport and Housing (Transport) <sup>3</sup>
Dr Kenny HO Chin-ho	Principal Veterinary Officer Agriculture, Fisheries and Conservation Department
Mr Stephen LAI Yue-hong	Senior Agricultural Officer (Agri-Park & Land) Agriculture, Fisheries and Conservation Department

**Clerk in attendance:**

Ms Doris LO	Chief Council Secretary (1) <sup>2</sup>
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**Staff in attendance:**

Mr Keith WONG	Council Secretary (1) <sup>2</sup>
Ms Christina SHIU	Legislative Assistant (1) <sup>2</sup>
Ms Christy YAU	Legislative Assistant (1) <sup>8</sup>
Ms Clara LO	Legislative Assistant (1) <sup>9</sup>

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Action

The Chairman advised that there were three funding proposals on the agenda for the meeting. All of them were items carried over from the previous meeting of the Subcommittee. These three funding proposals involved a total funding allocation of \$38,442.6 million. 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 707 — New Towns and Urban Area Development**

**PWSC(2018-19)41 747CL Advance site formation and engineering infrastructure works at Kwu Tung North new development area and Fanling North new development area**

**759CL First stage of site formation and engineering infrastructure at Kwu Tung North new development area and Fanling North new development area**

**828CL Remaining phase of site formation and engineering infrastructure works at Kwu Tung North new development area and Fanling North new development area**

**793CL Site formation and infrastructure works for Police facilities in Kong Nga Po**

**Head 704 — Drainage**

**388DS Shek Wu Hui Effluent Polishing Plant**

**Head 701 — Land Acquisition**

**37CA Special Ex-gratia Cash Allowance for the Kwu Tung North and Fanling North New Development Area**

2. The Chairman advised that the proposal, i.e. [PWSC\(2018-19\)41](#), sought to upgrade 747CL, 759CL, part of 828CL, 793CL and 388DS to Category A at the estimated costs of \$17,320.1 million, \$896.4 million, \$764.5 million, \$1,913 million and \$11,972.8 million in money-of-the-day prices respectively, and reserve funding for an estimated total cost of \$732.6 million for Subhead 37CA under Head 701 — Land Acquisition.

3. The Government had consulted the Panel on Development on the above projects on 22 January 2019. A report on the gist of the Panel's discussion was tabled at the meeting.

Arrangement on the number of times for which members could raise questions and speak

4. The Chairman said that he had received a letter from Mr CHAN Chi-chuen ([PWSC126/18-19\(04\)](#)) (Chinese version only) requesting him to consider increasing the number of times for which a member could raise questions and speak on this agenda item. In this connection, the Chairman pointed out that there were no specific provisions under RoP and the Public Works Subcommittee Procedure governing the speaking time of individual members on an agenda item during the meetings of the Subcommittee. In accordance with RoP 43, he, as the Chairman of

the Subcommittee, might decide at his discretion whether and how the rules of speaking under Part H of RoP should apply to the proceedings in the Subcommittee, so that the items could be scrutinized in a fair, orderly and efficient manner. In exercising the discretion, he would consider all the relevant factors, including the common practice of the Subcommittee, the contents of the item being scrutinized, whether the questions raised by members were of direct relevance, and whether the contents of the questions were repetitive.

5. The Chairman then pointed out that according to the common practice of the Subcommittee, members were allowed to ask several rounds of questions on an agenda item, and the speaking time limit for each round would be shortened progressively. When discussing agenda items (including those involving more than one funding proposals and different heads of expenditure) in the past, the Subcommittee basically followed these speaking arrangements. However, he had also exercised discretion to extend the question session from time to time having regard to the circumstances, so that the discussion could be held in an orderly and effective manner.

6. Mr CHAN stated in his letter that he would like the Chairman to allow the Subcommittee to scrutinize the funding proposals set out under this agenda item as three separate funding submissions. In response, the Chairman noticed that the funding proposals under this item were all related to the construction works of the Kwu Tung North ("KTN") and Fanling North ("FLN") new development areas ("NDAs") and the special ex-gratia cash allowance. As such, he considered it inappropriate to treat them as three separate funding submissions for scrutiny. However, the Chairman agreed that the scope of the funding proposals covered by this agenda item was rather extensive. He would therefore, as what he did in the past, deal with members' speaking time flexibly whenever necessary in the light of the scrutiny progress of the Subcommittee.

7. Mr CHAN Chi-chuen said that since the agenda item covered many costly and controversial public works projects, he hoped that the Chairman could consider increasing the number of times for which members might raise questions and speak. Dr CHENG Chung-tai expressed support for Mr CHAN Chi-chuen's suggestion. The Chairman reiterated that he would handle flexibly members' speaking time in each round, having regard to the circumstances.

Rehousing and ex-gratia allowance arrangements for affected households

8. Mr LAM Cheuk-ting and Mr Andrew WAN were concerned about the rehousing arrangements for the about 445 households that were affected by the First Phase development of the NDAs. They enquired whether Po Shek Wu ("PSW") Estate, the soon-to-be-completed public housing estate in Sheung Shui, would have sufficient number of units to timely rehouse all the affected households.

9. Permanent Secretary for Development (Planning and Lands) ("PS(PL)/DEVB") said that letters had been issued to households affected by the First Phase and the Remaining Phase of development, informing them of the relevant procedures of applying for rehousing and ex-gratia allowances. Those households affected by the First Phase development which opted for and were eligible for rehousing in PSW Estate would be given priority in the allocation of suitable units in the said housing estate. As PSW Estate would provide about 1 000 housing units, there would, presumably, be enough units to accommodate these households, as well as some of the households affected by the Remaining Phase development. In addition, other new public housing estates in the North District, which would be completed progressively, could also provide suitable units for households seeking local rehousing.

10. Regarding Mr LAM Cheuk-ting's enquiries about the arrangements in respect of the freezing survey and application for splitting of households, PS(PL)/DEVB said that for households which were not registered in the freezing survey due to special circumstances, the Government could deal with the rehousing and compensation arrangements on a discretionary basis provided that there was sufficient proof. Moreover, the Government would process applications for splitting of households submitted under the existing mechanism by affected households with adult members above the age of 18.

11. Mr LAU Kwok-fan and Dr CHEUNG Chung-tai were aware that the Administration required the affected households to submit applications and supporting documents for rehousing and ex-gratia allowances before the deadline i.e. early March this year. They enquired whether the eligibility of those households would be affected should they fail to reply before the deadline. Mr LAU and Mr LUK Chung-hung also enquired about the number of households among those affected by the Remaining Phase development had indicated to the Administration whether they intended to depart early from and surrender their squatter structures, and how the Administration would make the relevant arrangements as soon as possible.

12. As explained by PS(PL)/DEVB and Chief Estate Surveyor (Acquisition Section), Lands Department ("CES(A)/LandsD"), the Government noted that the Hong Kong Housing Authority ("HKHA") would commence shortly the allocation of housing units in PSW Estate. LandsD therefore issued letters to households that were affected by the First Phase development but had not yet submitted the relevant eligibility proof, inviting them to submit the relevant documentary proof by 8 March this year. As for the households affected by the Remaining Phase development, LandsD also issued letters to them at the same time, inviting them to reply if they would opt for early departure from and surrendering of their squatter structures voluntarily and submit the relevant documentary proof before the aforesaid date. So far, nearly 70 of those households had indicated that they were willing to depart early. The Government would arrange early rehousing on a discretionary basis which aimed at local rehousing. They clarified that the aforesaid date was not the application deadline for rehousing and ex-gratia allowances. Even if the households submitted their replies after that date, their eligibility of applying for rehousing and ex-gratia allowances under the system would not be affected although they might not be able to fit in the allocation schedule of PSW Estate. LandsD would continue to deploy staff to the district concerned to explain the relevant arrangements.

13. Dr CHEUNG Chung-tai was aware that affected households which opted for rehousing in housing estates under HKHA or Hong Kong Housing Society ("HKHS") were required to go to HKHA's offices in Tuen Mun or HKHS's headquarters in Tai Hang on Hong Kong Island in person to undergo the registration and eligibility vetting process. As most of the affected residents were elderly people with impaired mobility, he criticized that the administrative arrangement of the Administration had failed to take care of the residents' actual needs.

14. CES(A)/LandsD said that LandsD had deployed staff to explain to residents that if necessary, residents might make a request in advance for LandsD staff to come to their squatter huts to collect the forms of voluntary application for early departure from and surrendering of the squatter structure. Should residents have any difficulties in accessing the offices of HKHA or HKHS, they might contact LandsD or the Social Service Teams. The staff were willing to offer appropriate assistance.

#### Progress and cost of North East New Territories development

15. Mr Tony TSE noted that the cost estimate of the NDA development included a sum of nearly \$33 billion for the various site formation and engineering infrastructure works, etc. as set out in the discussion paper, and a provision exceeding \$13.3 billion for the relevant cost of land acquisition and



payment of other ex-gratia payment. He queried whether the cost of the NDA development was unduly high.

16. PS(PL)/DEVB clarified that the provision of about \$13.3 billion was to cover the estimated cost of land acquisition and payment of other ex-gratia payment for the First Phase development. The annual cashflow of which would be charged to Subhead 1100CA of Head 701—Land Acquisition under the Capital Works Reserve Fund. The actual expenditure would depend on the relevant ex-gratia cash allowances to be paid out. As affected households would not be eligible for the ex-gratia allowance in lieu of rehousing once they accepted the rehousing arrangement of the Government, it was expected that the actual expenditure might be less than \$13.3 billion.

17. Mr Gary FAN pointed out that some private land owners had submitted in-situ land exchange applications to the Government for private development. He enquired about the progress of those private development projects and how the Administration would ensure their early completion.

18. PS(PL)/DEVB said that two in-situ land exchange applications were involved in the First Phase development of the NDAs. The Buildings Department had approved the building plans of the developers concerned. It was expected that the related projects in KTN and FLN would be ready for occupation in 2025 and 2023 respectively and meet the Government's development schedule. She added that the agreement reached between the Government and the landowner for an in-situ land exchange would specify a date by which the project should be completed.

19. Dr KWOK Ka-ki was concerned that the Administration's policy of in-situ land exchange tended to favour major private developers. PS(PL)/DEVB said that 68 hectares of private land was to be resumed under the First Phase development of the NDAs. By comparison, only about two hectares of land was involved in the two approved applications for in-situ land exchange. She stressed that in land use planning, the Government would only be mindful of the sound planning principles while the ownership of the land was never a consideration.

20. Mr CHU Hoi-dick pointed out that the owners of some planned development sites had not filed in-situ land exchange applications with the Government. He enquired whether the resumption of such private land required the invocation of the Lands Resumption Ordinance (Cap. 124) ("LRO"), and whether such a move would trigger judicial reviews by landowners and cause delay to the development programme.

21. PS(PL)/DEVB said that the Government might invoke LRO to resume private land only after establishing a public purpose for the land concerned pursuant to the law. As regards the KTN and FLN NDA development, the public purpose of the land concerned had been established and the Government could resume the private land by invoking LRO as appropriate.

Transport infrastructure projects to support the new development in Kwu Tung North and Fanling North

22. Mr Tony TSE, Mr WU Chi-wai, Mr LUK Chung-hung, Mr LAM Cheuk-ting and Mr Gary FAN pointed out that there was heavy traffic congestion in New Territories North and the connecting railway lines had also reached its capacity. They were concerned that the existing transport network could barely cope with an additional population of nearly 200 000 should the commissioning of the new traffic and transport networks of the NDAs failed to tie in with the population intake. They enquired how the Administration could improve the transport support for New Territories North, and about the commissioning date of the Northern Link railway to meet the traffic demand arising from the additional population. Mr Gary FAN and Mr LAU Kwok-fan enquired when the population intake of NDAs would start.

23. Regarding improving road networks, Director of Civil Engineering and Development ("DCED") said that the Government had formulated a host of improvement measures to support the transport network of New Territories North, including the improvement works to the Pak Shek Au interchange at Kwu Tung and construction of Fanling Bypass (Eastern Section), with a view to enhancing the connectivity between NDAs and the existing trunk roads. Moreover, the Government would also continue with the widening works of Fanling Highway and improve the traffic flow at major trunk roads in Sha Tin District to relieve traffic pressure.

24. On the planning progress of the Northern Link, PS(PL)/DEVB said that according to the current planning objectives, Kwu Tung Station was expected to be completed for commissioning in 2027 to tie in with the estimated completion of the first batch of public housing development at KTN in 2026 to 2027. The construction schedule of the whole Northern Link, on the other hand, would target at dovetailing with the completion of the whole KTN and FLN NDAs. In other words, the current estimated completion date of the NDA development in 2032 to 2033 would also be the target commissioning date of the Northern Link. Principal Assistant Secretary for Transport and Housing (Transport)<sup>3</sup> supplemented that the Government was conducting a study on the planning direction for the

Northern Link, including examining ways to address the ecological implications of railway construction. The exact date of completion of the study could not be made public at this stage. PS(PL)/DEVB added that the private development project implemented by way of in-situ land exchange at FLN would be ready for resident intake in 2023 and provide a total of about 1 000 flats. It would be the first project to be completed for population intake in the NDAs. Meanwhile, the first batch of private developments at KTN was also expected to be ready for resident intake in 2025 although the number of flats available would be limited and could just accommodate about 1 000 households. As the private development projects which would be completed earlier were smaller in scale, it was anticipated that the existing road network could still manage to cope with the additional population.

25. PS(PL)/DEVB also pointed out that the Steering Committee on Land Supply chaired by the Financial Secretary would explore introducing the planning model of "creating capacity with 'infrastructure first'" under which strategic transport infrastructure projects would be completed for commissioning before the passenger volume reached the forecast level.

26. Mr WU Chi-wai requested the Administration to provide supplementary information on the development timetables for the Northern Link and Kwu Tung Station, including the expected time when the specific alignment of the Northern Link would be confirmed, the funding applications would be submitted to LegCo, and works would be commenced and completed. In addition, he also requested the Administration to advise whether it would make further efforts to develop a competitive public bus network instead of tilting towards railway development when planning public transport infrastructure for the North East New Territories ("NENT") development.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members via [LC Paper No. PWSC150/18-19\(01\)](#) (Chinese version) on 18 March 2019.)*

#### Relocation of elderly homes at Dills Corner Garden

27. Mr WU Chi-wai and Dr Fernando CHEUNG pointed out that before the commissioning of the new Multi-welfare Services Complex ("the new complex") in Area 29 of the KTN NDA in 2023, about 160 residents of the residential care homes for the elderly ("RCHEs") at the Dills Corner Garden ("DCG") affected by the first phase demolition of DCG had to move to other RCHEs at DCG during the interim period. They were concerned whether the above arrangement violated the Administration's previous undertaking of a seamless transition. Mr WU and Mr LUK Chung-hung enquired whether

the operators of the existing RCHEs at DCG had agreed to move affected residents to other homes in the area to facilitate the works arrangement of the Administration. Mr WU also enquired whether the Administration would assist these operators in continuing with their RCHE operation in the new complex.

28. PS(PL)/DEVB said that in view of the first phase demolition of DCG, the Administration would like to help the some 160 affected RCHE residents move to other homes at DCG which were not subject to the impact of the first phase demolition. The Administration was discussing with the RCHE operators at DCG the relocation arrangement for the residents during the interim period and hopefully, a consensus could soon be reached. Regarding the RCHE service to be provided in the new complex, the Social Welfare Department would consider whether the potential operators had plans to well handle and take over the RCHE residents and staff affected by the demolition of DCG in tender assessment. In other words, the existing service operators with a proper take-over plan would have an advantage in bidding for the service contract.

29. Mr WU Chi-wai and Dr Fernando CHEUNG enquired whether the Administration could modify the development programme of KTN (including the scope and commencement schedule of development) so that the demolition of DCG would commence only after the completion of the new complex. Then the RCHE residents could move to the new complex seamlessly.

30. PS(PL)/DEVB and Principal Assistant Secretary for Development (Planning and Lands)<sup>5</sup> said that the new complex and the housing development at KTN would be ready for commissioning and resident intake in mid-2023 and 2025 respectively. The KTN transport interchange and the adjacent roads thus needed to be completed for commissioning by 2025 to meet the additional traffic demand. Given its proximity to the future railway station and that the connecting roads under planning were expected to be completed ahead of the interchange itself, DGC would be the location of the future KTN transport interchange. As the first phase demolition of DCG had to commence in the first half of 2020 to tie in with the completion schedule of the transport interchange, there was hardly any room for modifying the commencement schedule and scope of the first phase of demolition works.

#### Handling of animals affected by development

31. Mr Jeremy TAM and Mr KWONG Chun-yu pointed out that a lot of animals were expected to be rendered homeless by the development in KTN

and FLN. They enquired about the Administration's policy on dealing with kept animals and stray animals in the area, and whether it would assist residents who were rehoused in public housing to move in the units with their animals.

32. Principal Veterinary Officer, Agriculture, Fisheries and Conservation Department, said that according to the records of the dog licensing system of the Agriculture, Fisheries and Conservation Department ("AFCD"), there were more than 500 dogs with a valid licence in the KTN and FLN areas, involving about 280 dog owners.

33. PS(PL)/DEVB said that HKHA would grant discretionary approval for rehoused tenants to move in their public housing units with their dogs if they could produce a medical certificate which stated that it was not advisable for them to separate from the dogs they had been keeping for a long time. For other stray animals and kept dogs that were not allowed to move in public housing with their owners, AFCD was liaising with non-profit-making organizations in order to make arrangements for receiving and adopting those dogs. In addition, the Government had earmarked \$1 billion for implementing a funding scheme to support the use of vacant government sites by non-government organizations ("NGOs"). NGOs might apply for funding under the scheme to set up animal adoption centres at suitable vacant government sites.

#### Shek Wu Hui Effluent Polishing Plant

34. Mr CHAN Hak-kan pointed out that the odour emitted from the existing Shek Wu Hui Sewage Treatment Works ("SWHSTW") caused nuisance to the neighbourhood, and the traffic throughput also increased the load on surrounding roads. He enquired whether the Administration's plan of redeveloping SWHSTW into the upgraded Shek Wu Hui Effluent Polishing Plant ("SWHEPP") had secured the support of local residents, the District Council ("DC") and the Rural Committee ("RC"), and whether the odour and traffic problems could be mitigated after the redevelopment.

35. Director of Drainage Services ("DDS") said that before embarking on the planning work for redeveloping SWHSTW into SWHEPP, the Government had consulted DC and the relevant RC, neither of which opposed the project. The Government had also adopted their recommendations on the project, including the provision of communal facilities at SWHEPP for use by the community and a green roof that would be open for bird-watching activities. SWHEPP would adopt a fully enclosed design to alleviate the possible odour and noise nuisances. Moreover, according to the traffic flow assessment, the estimated maximum

traffic volume of 20 vehicles per hour during construction would have no implications on local traffic. He added that during construction, residents might continue to forward their enquiries and comments on issues related to the project to the Government directly through the community liaison group.

36. Dr KWOK Ka-ki hit out at the exorbitant cost of the proposed SWHEPP, which stood as high as \$11.9 billion. He sought justifications from the Administration for taking forward the project and enquired whether the construction cost of the project had been reviewed by the Project Cost Management Office.

37. DDS said that the existing SWHSTW had been in operation for over 30 years. Both its design and sewage treatment capacity failed to meet the prevailing tertiary standard. It was therefore necessary for the Government to redevelop the treatment works to cope with the additional sewage volume generated from the development in the surrounding areas. Regarding members' comments on the high project cost, he explained that the redevelopment works had to be executed in phases in order to maintain the sewage treatment service for a local population of around 300 000 during the redevelopment. In addition, given the location of SWHSTW within a congested site, the new effluent polishing plant had to adopt the more costly yet compact and efficient units, and a partially-sunken design to reduce the space taken up by those units. These requirements had contributed to the higher overall project cost. The cost estimate of the proposed redevelopment project had been reviewed by the Project Cost Management Office.

#### Site formation and infrastructure works for police facilities in Kong Nga Po

38. Mr CHU Hoi-dick pointed out that the proposed site formation and infrastructure works for the police facilities in Kong Nga Po ("KNP") fell outside the scope of KTN or FLN development. He sought justifications from the Administration for merging the proposed project and the other projects under NENT development into a single funding proposal for scrutiny by the Subcommittee.

39. PS(PL)/DEVB said that upon completion of the site formation and infrastructure works, the KNP site would be used for reprovisioning the existing Weapons Training Division and Police Driving and Traffic Training Centre of the Hong Kong Police Force ("HKPF") located at Fan Garden near Fanling, and the Ma Tso Lung Firing Range and Lo Wu Firing Range together with a helipad located within the KTN NDA. The relocation of those police training facilities to the KNP site would release nearly 10 hectares of land for use in KTN and FLN. The Government would like

to review the land use of those sites in the context of 828CL, for which funding approval was being sought, and explain to Members how it was related to the proposed project at KNP in order to facilitate a more thorough and smooth discussion at the meeting. She added that members might request that different projects be voted on separately when the funding proposal was being scrutinized by the Finance Committee.

40. Mr CHU Hoi-dick enquired why the Administration had never disclosed to the public during its consultation exercise on NENT development that the relocation of police facilities would release nearly 10 hectares of land. Moreover, he enquired whether the Administration would use the land vacated for re-provisioning the villages affected by land resumption, or resettling animals affected by the development.

41. PS(PL)/DEVB said that with the support of the Security Bureau ("SB") during the planning process, the Government proposed recently the relocation of police facilities so as to release more land for other development purposes. She added that given the time required for constructing the police facilities in KNP, the 10 hectares of land would unlikely be released within a short time for the resettlement of villagers and animals.

42. In response to Mr CHAN Chi-chuen's enquiry about the area of the KNP site, PS(PL)/DEVB said that the area of the site was similar to the combined area of HKPF's existing training centres at Fan Garden, Ma Tso Lung Firing Range and Lo Wu Firing Range together with the helipad.

43. Mr CHAN Chi-chuen and Mr AU Nok-hin requested the Administration to provide supplementary information on the police training facilities to be provided at the KNP site, and whether they included anti-terrorism training facilities. Mr Tony TSE also enquired whether the relevant facilities would replace the Police College in Wong Chuk Hang in providing training for police officers.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC150/18-19\(01\)](#) (Chinese version) on 18 March 2019.)*

44. PS(PL)/DEVB said that the proposed project involved site formation and infrastructure works. Upon completion of the works, the Government would seek LegCo's funding approval for the construction works of the police facilities. At that time, SB should be able to provide members with detailed information on the police training facilities. She undertook to coordinate with SB for the provision of the written supplementary information requested by members.

45. Mr Andrew WAN pointed out that residents in the KNP area were concerned that the shooting training to be conducted at the new police facilities would cause noise and odour nuisances to the residents and pig farms nearby. He enquired about the measures to mitigate the noise and odour nuisances arising from the police facilities in KNP.

46. DCED said that the police facilities in KNP were located on a hill about 200 to 300 metres away from residential dwellings. The facilities would be surrounded by walls measuring about 2.5 metres in height while the firing range inside would be enclosed by additional walls which were about 5 metres tall, so as to minimize the noise and odour impacts on the residents and pig farms nearby.

47. Mr CHAN Chi-chuen enquired whether the Administration had assessed the traffic impact of the construction of police facilities at the KNP site. Mr AU Nok-hin requested the Administration to provide the report of the relevant traffic flow assessment detailing the additional traffic volume of Kong Nga Po Road and nearby roads after the completion and commissioning of the police facilities in KNP, as well as Organic Resources Recovery Centre Phase 2 at Sha Ling in the North District.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC150/18-19\(01\)](#) (Chinese version) on 18 March 2019.)*

48. Project Manager (North), North Development Office, Civil Engineering and Development Department, said that according to the findings of the traffic assessment, the anticipated traffic volume at peak hours was around 60 small vehicles per hour per direction after the commissioning of the police facilities in KNP. It was expected that the widened Kong Nga Po Road could cope with the additional traffic volume.

49. Mr CHAN Chi-chuen and Mr AU Nok-hin asked the Administration about the works items included in the infrastructure works of the police facilities in KNP. DCED said that the infrastructure works would include road works (widening Kong Nga Po Road to 7.3 metres), waterworks (building some 6.6 kilometres ("km") of water mains), drainage works (building some 3.8 km of pipes and rainwater storage chamber), sewerage works (building some 2.9 km of sewerage and sewage storage equipment) and landscaping works (including greening on slopes and building retaining walls).



50. The meeting ended at 10:29 am.

Council Business Division 1  
Legislative Council Secretariat  
2 May 2019