

**立法會**  
***Legislative Council***

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by the Administration)

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

**Minutes of the 20<sup>th</sup> meeting  
held in Conference Room 1 of the Legislative Council Complex  
on Wednesday, 30 June 2021, at 9:00 am**

**Members present:**

Hon Tony TSE Wai-chuen, BBS, JP (Chairman)  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Frankie YICK Chi-ming, SBS, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Dr Hon Junius HO Kwan-yiu, JP  
Hon Holden CHOW Ho-ding  
Hon Wilson OR Chong-shing, MH  
Hon LUK Chung-hung, JP  
Hon LAU Kwok-fan, MH  
Dr Hon CHENG Chung-tai  
Hon Vincent CHENG Wing-shun, MH, JP

**Members absent:**

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Deputy Chairman)  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Tommy CHEUNG Yu-yan, GBS, JP

Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon MA Fung-kwok, GBS, JP  
Hon CHAN Han-pan, BBS, JP

**Public officers attending:**

Mr Howard LEE Man-sing	Deputy Secretary for Financial Services and the Treasury (Treasury) <sup>3</sup>
Mr LAM Sai-hung, JP	Permanent Secretary for Development (Works)
Ms Bernadette LINN, JP	Permanent Secretary for Development (Planning and Lands)
Dr Samuel CHUI Ho-kwong, JP	Deputy Director of Environmental Protection (1)
Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Dr CHUI Tak-yi, JP	Under Secretary for Food and Health
Mr Chris FUNG Pan-chung	Principal Assistant Secretary for Food and Health (Health) <sup>3</sup>
Mr Derek LAI Chi-kin	Principal Assistant Secretary for Education (Higher Education)
Mr Stephen IP Shing-tak	Chief Technical Adviser (Subvented Projects) Architectural Services Department
Mr Louis LEUNG Sze-ho	Deputy Secretary-General (1) University Grants Committee Secretariat
Mr Vic YAU Cheuk-hang, JP	Deputy Secretary for Development (Planning and Lands) <sup>1</sup>
Mr David LAM Chi-man	Principal Assistant Secretary for Development (Planning and Lands) <sup>5</sup>

Mr Ricky LAU Chun-kit, JP	Director of Civil Engineering and Development
Mr LAI Cheuk-ho, JP	Project Manager (North) North Development Office Civil Engineering and Development Department
Miss Winnie LAU Bo-yee	Assistant Director of Planning (Territorial)

**Attendance by invitation:**

Professor Rossa CHIU Wai-kwun	Associate Dean (Development) Faculty of Medicine The Chinese University of Hong Kong
Ms Nowell WONG Chak-hung	Faculty Secretary and Director of Planning, Faculty and Planning Office Faculty of Medicine The Chinese University of Hong Kong
Mr LI Sing-cheung	Director (Acting) Campus Development Office The Chinese University of Hong Kong

**Clerk in attendance:**

Ms Connie HO	Chief Council Secretary (1)2
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**Staff in attendance:**

Mr Keith WONG	Senior Council Secretary (1)2
Miss Iris SHEK	Council Secretary (1)2
Ms Christina SHIU	Legislative Assistant (1)2
Ms Christy YAU	Legislative Assistant (1)8
Ms Clara LO	Legislative Assistant (1)9

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The Chairman advised that there were two papers for discussion on the agenda for the meeting, both of which were new funding proposals submitted by the Administration. The two funding proposals involved a total funding allocation of \$1,051.8 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 708 — Capital Subventions**

### **PWSC(2021-22)25 63EF Renovation of Facilities in Choh-Ming LI Basic Medical Sciences Building (Remaining Works)**

2. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)25](#)) sought to upgrade 63EF to Category A at an estimated cost of \$57.2 million in money-of-the-day ("MOD") prices. The Administration had consulted the Panel on Health Services and the Panel on Education on the proposed works on 5 March 2021. Members of the two Panels supported the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panels' discussion was tabled at the meeting.

#### Works arrangements

3. Noting that the item under consideration at the meeting was the remaining works of the renovation of facilities in Choh-Ming LI Basic Medical Sciences Building ("BMSB"), the Chairman enquired why the works had to be taken forward in stages instead of in one go. Associate Dean (Development), Faculty of Medicine, The Chinese University of Hong Kong ("AD(D)/Med of CUHK") explained that given the limited space at Choh-Ming LI BMSB, in order not to affect the day-to-day teaching and learning activities, the works were carried out in two stages to prevent the need for complete closure of the whole building during construction. The more urgent works, such as the renovation and expansion of the dissecting laboratories, had been completed in the first stage, while renovation of classrooms and other facilities would be carried out under the proposed remaining works, which were targeted for completion in two years. The building would remain in operation during the works period. In response to the Chairman's enquiry as to whether the works could be squeezed into the summer break, Chief Technical Adviser (Subvented Projects), Architectural Services Department ("CTA(SP)/ArchSD"), said that the schedule of the internal renovation works had to take into account the use

of those facilities by the university. It was also very common to implement works in stages.

4. The Chairman noted that the proposed works would include facilities enhancement, such as replacement of the air conditioning system. The Chairman was concerned whether the implementation of works while there were teaching and learning activities would affect the teaching and learning environment. AD(D)/Med of CUHK said that the works schedule was formulated upon in-depth discussion between the team responsible for the project and the teaching team. Teaching and learning activities in the following two years would be arranged in the light of the works schedule.

#### Construction cost

5. Mr LEUNG Che-cheung expressed support for the proposed project. He noted from the Administration's paper that the estimated construction unit cost of the proposed project, represented by the building and building services costs, was \$11,195 per square metre of construction floor area, which was lower than the per-square-metre construction unit cost in the region of \$30,000 to \$40,000 for other public works projects. In this connection, he enquired about the percentage taken up by the costs of building and building services in the total project cost.

6. CTA(SP)/ArchSD said that the proposed project sought to renovate and improve the facilities of an existing building. As it involved only internal improvements and would not require the construction of new buildings, the per-square-metre construction unit cost would be lower than projects involving the construction of new buildings. The construction unit cost of \$11,195 per square metre was considered reasonable. Besides, the costs of building and building services were \$19.7 million and \$23.4 million respectively, making up about 40% of the total project cost.

#### Other works projects for upgrading and increasing healthcare teaching facilities

7. The Chairman noted that the Administration had earmarked \$20 billion for upgrading and increasing the healthcare teaching facilities of the Chinese University of Hong Kong, the University of Hong Kong and the Hong Kong Polytechnic University. In this connection, the Chairman enquired about the implementation progress and the schedules of the relevant projects.

8. Under Secretary for Food and Health said that in view of the need to cater for the healthcare teaching needs and the impending increase in the

number of medical and nursing training places, various short-, medium- and long-term projects were and would be launched to enhance the healthcare teaching facilities of the three universities with regard to their actual setting, existing facilities provision and future development needs. These short-, medium- and long-term projects were targeted for completion in 2023-2024, 2025-2026 and 2028-2029 respectively. The short- and medium-term projects that had commenced made up about 11% (i.e. around \$2.2 billion) of the \$20 billion provision. In respect of the remaining projects, funding approval would be sought from LegCo for projects with costs more than \$50 million upon completion of their preliminary planning, while the implementation of short-term projects with costs less than \$50 million would be funded by the Capital Works Reserve Fund.

Voting on PWSC(2021-22)25

9. There being no further questions from members on the item, the Chairman put [PWSC\(2021-22\)25](#) to vote.

10. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of the Finance Committee ("FC"). No member raised such a request.

**Head 707 — New Towns and Urban Area Development**

**PWSC(2021-22)26 852CL First Phase Development of the New Territories North—San Tin/Lok Ma Chau Development Node**

**854CL Remaining Phase Development of the New Territories North (NTN)—Planning and Engineering Study for NTN New Town and Man Kam To**

11. The Chairman advised that the proposal (i.e. [PWSC\(2021-22\)26](#)) sought to upgrade part of 852CL and 854CL to Category A at the respective estimated costs of \$793.8 million and \$200.8 million in MOD prices for engaging consultants to undertake the investigation and detailed works design for the First Phase Development of the New Territories North ("NTN") covering the San Tin/Lok Ma Chau Development Node ("ST/LMC DN") and the land to be released from the Lok Ma Chau Boundary Control Point ("LMC BCP") ("the proposed ST/LMC DN Study") and engaging consultants to undertake the planning and engineering study for the Remaining Phase Development of the NTN ("the proposed NTN Remaining Phase Study"). The Administration had consulted the Panel on Development on the two projects on 10 May 2021. Panel members generally supported the

submission of the two funding proposals to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

852CL — First Phase Development of the New Territories North—San Tin/Lok Ma Chau Development Node

*Residential development*

12. Mr LAU Kwok-fan noted that while the proposed ST/LMC DN occupied a total area of about 320 hectares, only 10% (i.e. approximately 33 hectares) of the land would be used for residential development to provide about 31 000 flats for accommodating about 84 000 people. He opined that given the current short supply of housing, such housing provision was indeed inadequate. He suggested that the proportion of land used for residential development should be raised as appropriate to increase the supply of residential flats in the area.

13. Permanent Secretary for Development (Planning and Lands) ("PS(PL)/DEVB") explained that as a usual practice, more than half of the development sites in new development areas ("NDAs") were reserved for the construction of infrastructure (such as roads) and provision of other community facilities and open space. For the rest of the development sites, about 20% would be used for commercial and industrial development, while another 20% or so for housing development, as in the case of the proposed land uses of ST/LMC DN. The Administration would consider the comments raised by members at the meeting of the Panel on Development and review the scope for reducing and/or re-positioning the proposed distribution of areas earmarked for green belt or agricultural uses, so as to increase the proportion of land for housing development and maximize the development potential of the proposed ST/LMC DN.

14. Dr CHENG Chung-tai pointed out that the proposed ST/LMC DN was close to San Tin Barracks and Tam Mei Barracks. He was concerned if people living in the area would be affected by the manoeuvres conducted in the barracks.

15. PS(PL)/DEVB said that San Tin Barracks and Tam Mei Barracks were both located outside the scope of ST/LMC DN. Unlike the nature of Shek Kong Barracks which would conduct aviation activities making it necessary to impose building height restrictions on its adjacent areas, there would not be aviation activities at the two military camps which also did not fall within the artillery range. In other words, the two military camps would have no implications on the development of ST/LMC DN. Still, out of security concerns, the areas in the closest proximity to the military camps

would be reserved for the development of open space, roads, and lower-rise community facilities under the planning of the proposed ST/LMC DN, so as to provide a buffer.

16. Mr Holden CHOW suggested that the Administration should provide sufficient number of parking spaces under the planning of the proposed ST/LMC DN to meet the demand of the residents in the area. PS(PL)/DEVB said that the planning of parking spaces would not be conducted until during the detailed planning of the land parcels. Sufficient number of parking spaces would be provided in the area in accordance with the planning standards.

*Enterprise and technology park development*

17. Mr Holden CHOW supported the conduct of the proposed ST/LMC DN Study in principle. Noting that about 65 hectares of land in the proposed ST/LMC DN would be used for enterprise and technology park development, as well as for logistics, storage and workshop uses, he enquired whether local food processing factories could set up smart production lines in the area as a way to support the development of local traditional industries.

18. PS(PL)/DEVB replied that the proposed NTN Remaining Phase Study would cover the development of the Logistics Corridor in Man Kam To. As Man Kam To was a major boundary control point for the export of fresh food from the Mainland, local industries involved in fresh food business might find it opportune to set up production operations in the Logistics Corridor.

19. Mr LAU Kwok-fan and Mr Holden CHOW opined that the land reserved in the proposed ST/LMC DN for enterprise and technology park development should also be used to provide talent apartments, so as to meet the housing needs of the innovation and technology ("I&T") talent working there and boost the vitality of the commercial sites.

20. PS(PL)/DEVB said that the Development Bureau ("DEVB") would work with the Innovation and Technology Bureau to study the feasibility of providing residential flats and talent apartments in the enterprise and technology park zone of ST/LMC DN, including exploring ways to mitigate the traffic impact arising from such facilities. Furthermore, the Chief Executive had earlier appointed a Strategic Planning Advisor for Hong Kong/Shenzhen Co-operation to advise her on the ways to promote cooperation between Hong Kong and Shenzhen and formulate planning strategies for expanding the Shenzhen-Hong Kong Boundary Control Points Economic Belt, including the ways to promote industrial development in the economic belt. DEVB would also take into account the views given by the advisor when conducting studies for NTN.



*Development of Wetland Buffer Area*

21. Dr CHENG Chung-tai pointed out that the proposed ST/LMC DN was close to the designated Wetland Conservation Area and Wetland Buffer Area of Mai Po and Deep Bay. Expressing concerned that the development of ST/LMC DN would affect the ecology of these areas, he urged the Administration to engage conservation organizations in the proposed ST/LMC DN Study.

22. PS(PL)/DEVB said that none of the land covered under the proposed ST/LMC DN Study was within the Wetland Buffer Area, except for the over 20 hectares of land at the existing LMC BCP and some of its adjacent areas. She pointed out that an environmental impact assessment, among others, would be conducted under the proposed ST/LMC DN Study in compliance with the Environmental Impact Assessment Ordinance (Cap. 499) ("EIAO"). The development proposals also included some designated projects under EIAO which would require Environmental Permits for their construction and operation. The public and environmental protection groups might put forward their views on the project in the course of the relevant statutory procedures.

23. Mr LAU Kwok-Fan pointed out that the future implementation of the co-location arrangement at Huanggang Port could release over 20 hectares of land at the existing LMC BCP for other uses. As the land was close to the Lok Ma Chau Loop ("the Loop"), he urged the Administration to make proper planning for the site and study the feasibility of developing the site with the nearby land within the Wetland Buffer Area in a holistic manner.

24. PS(PL)/DEVB said that the proposed ST/LMC DN Study would include exploring how the land to be released by LMC BCP could be better utilized. She added that the possibility of including the land currently located in the Wetland Buffer Area in the scope of the proposed Study could not be ruled out should it be found that the land could facilitate the planning and development of the surrounding area.

*Development of other infrastructure and community facilities*

25. Dr CHENG Chung-tai noted that the San Tin Columbarium would be developed within the proposed ST/LMC DN. He was concerned that the development of a columbarium in the boundary area adjacent to Shenzhen might arouse discontent not only among people in the local community but also residents in Shenzhen. He also enquired about the uses of the

Government, Institution or Community ("G/IC")/Government ("G") sites adjacent to the San Tin Columbarium and suggested that the Administration should promote green burial proactively.

26. PS(PL)/DEVB explained that the Government had in earlier years identified a number of potential sites for development of public columbaria in the 18 districts under the district-based columbarium development scheme, including the development of the San Tin Columbarium at the proposed site in San Tin. To meet the public demand for niches, the Food and Health Bureau would take forward the development plan of the San Tin Columbarium. She added that in the course of detailed land use planning, appropriate community facilities would be proposed for the G/IC sites adjacent to the San Tin Columbarium in the light of the planning standards and demography.

27. Mr Michael TIEN suggested that the Administration should consider providing a spur line connecting to the new Huanggang Port and the Loop during the construction of the Northern Link ("NOL"). PS(PL)/DEVB said that the Transport and Housing Bureau ("THB") had commissioned the MTR Corporation Limited ("MTRCL") to study the feasibility and the cost and benefits of building a spur line connecting to the new Huanggang Port via the Loop under its detailed planning and design of NOL.

#### *Compensation for land resumption*

28. Noting that the remaining works of 852CL would be retained in Category B, Mr LAU Kwok-Fan asked in offering ex-gratia compensation to land owners affected by land resumption during different stages of development under the proposed ST/LMC DN, whether the compensation rate applicable to Zone A would be provided across the board. PS(PL)/DEVB replied that as the project involved new town/NDA development, the Administration would offer ex-gratia compensation at the rate applicable to Zone A across the board to land owners affected by the land resumption. However, as the ex-gratia compensation rate would be revised bi-annually, the amounts of compensation received by individual land owners might vary as the land resumption took place at different time.

#### *Cost and lead time required for the investigation and detailed works design*

29. Mr LEUNG Che-cheung pointed out that the overall cost of the proposed ST/LMC DN Study, covering a study area of about 300 hectares, reached around \$800 million, which was even more expensive than the studies related to artificial islands around Kau Yi Chau in the Central Waters with a study area of around 1 000 hectares. He also noted that under the Study, the consultants' fees incurred for preparation of tender documents and assessment

of tenders were estimated to be \$44.1 million, which he considered was exceedingly high. Mr LEUNG and the Chairman requested the Administration to provide supplementary information to explain the reasons for the high consultants' fees and give details of the number and contents of the tender documents attributed to the above provision.

*(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC162/20-21\(01\)](#) on 15 July 2021.)*

30. PS(PL)/DEVB explained that the cost of the proposed ST/LMC DN Study was higher than that of the studies related to artificial islands around Kau Yi Chau in the Central Waters because the former covered both the investigation and detailed works design while the latter did not include detailed works design. Director of Civil Engineering and Development ("DCED") supplemented that the construction works of ST/LMC DN would commence right after completion of the proposed detailed works design and would be implemented through multiple contracts awarded to contractors by way of tenders. Consultant(s) were engaged to prepare the tender documents setting out the project details, works requirements, working drawings, etc. and assist in the assessment of tenders received. As the project would be taken forward under this multi-contract arrangement, the resources and consultants' fees incurred for the related tender documents were included under the current study. This practice and the estimated cost were in line with those of other NDA projects.

31. Mr LUK Chung-hung requested the Administration to explain why the respective multipliers of 2.0 and 1.6 were applied to estimate the actual staff costs for the consultancy work and of resident site staff under the proposed ST/LMC DN Study.

32. DCED explained that in making estimation of the consultants' fees, the Government would need to take into account the basic wage cost, as well as other costs such as expenditure for office and support services, end-of-contract gratuity for staff, Mandatory Provident Fund contributions and medical benefits when calculating the cost incurred by the consultant. In general, the estimated non-wage costs were factored into the calculation by applying a multiplier to the average salary point in the Master Pay Scale. The site office for resident site staff was usually provided by the Government under the works contract and covered by the estimate of the works contract. A smaller multiplier was thus applied to the staff cost attributed to resident site staff after deducting the relevant cost.

33. Mr LEUNG Che-cheung, Mr LUK Chung-hung and Ms Alice MAK opined that the time required for completing the whole proposed ST/LMC DN Study, which spanned 52 months, was too long. Mr LAU Kwok-fan also pointed out that the Government often implemented new town developments in phases. The overall development progress was slowed down as the Government would not advance the development schedule even if land owners involved in the later phases of development were willing to surrender their lands to the Government earlier. The Chairman also expressed similar concern and considered that this approach had hindered the development of new towns.

34. PS(PL)/DEVB said that to expedite land development, the Government would strive to commence detailed design for part of the works ahead of the completion of the statutory town planning procedures for the land use proposal under the proposed ST/LMC DN Study. It would also commence early discussion with affected parties on matters related to compensation and rehousing, in a bid to submit funding proposal for the main works to LegCo earlier. Furthermore, the Government also adopted an open attitude towards advance submission of in-situ land exchange applications for private development by land owners. She added that while it took 11 and nine years respectively for Kwu Tung North/Fanling North NDA and Hung Shui Kiu/Ha Tsuen NDA to complete planning studies before construction works could commence, all the planning studies and design work for ST/LMC DN were targeted for completion in six years (i.e. from 2019 when the feasibility study was conducted to the targeted commencement of construction works in 2025), reflecting a more proactive development timetable of the Government. That said, as stated in its paper, DEVB would make further efforts and examine if the construction works could start before 2025 through the aforesaid procedural arrangements.

35. Mr LUK Chung-hung pointed out that the Government had commenced the feasibility study of ST/LMC DN (i.e. the First Phase Development of the NTN) as early as in 2019. He enquired about the differences between the feasibility study conducted in 2019 and the proposed ST/LMC DN Study, and asked why the two studies were not carried out together in order to reduce the planning time required.

36. PS(PL)/DEVB said that the feasibility study of the development of ST/LMC DN conducted in 2019 did not cover public engagement work. As the feasibility study was largely completed, the Government proposed to draw on the findings and commence studies for the next stage, including starting the investigation and detailed design. She added that the planning of NOL had not yet begun when DEVB conducted the feasibility study in 2019. Now, with THB's commissioning of MTRCL to conduct the detailed planning and

design of NOL, DEVB had forwarded to MTRCL the data obtained from the 2019 feasibility study to serve as reference for the design of NOL, in order to help speed up the planning process. The proposed ST/LMC DN Study would tie in with the detailed planning and design of NOL by MTRCL, with a view to optimizing the development potential of the area near the stations of NOL.

37. Ms Alice MAK opined that the Administration should conduct an overall review of ways to expedite land development, including looking into the existing legislation related to town planning, so as to shorten the time required for land development planning. She also urged the Administration to pursue its railway infrastructure-led approach and make sure that the completion time of the railway infrastructure could match with the population intake schedule.

38. PS(PL)/DEVB said that DEVB was in the process of reviewing existing legislation related to town planning, reclamation and road works, land resumption procedures, etc., with a view to reducing the time required for land development through streamlining the processes. The Government would strive to consolidate the proposed legislative amendments and introduce specific proposals for exchanges with Members and stakeholders within the current year, so that the proposals could be put forward to LegCo for consideration as soon as possible in the next legislative session.

854CL — Remaining Phase Development of the New Territories North (NTN)—Planning and Engineering Study for NTN New Town and Man Kam To

*Railway and major road infrastructure*

39. Mr Michael TIEN pointed out that NTN New Town, which covered Heung Yuen Wai, Ping Che, Ta Kwu Ling, Hung Lung Hang and Queen's Hill, had the potential of accommodating an additional population of not less than 200 000. To cope with the new traffic demand, he suggested that the Administration should plan for the construction of a new elevated light rail system linking up NTN New Town and the industrial area in Tai Po to the existing MTR Tai Wai Station, so as to provide residents of the new town with quick access to Tai Wai for interchanging to other routes for urban areas. He also suggested that the Government explore the construction of a railway linking Tsuen Wan and Tai Wai (via Lei Muk Shue) to further improve the railway connection between the eastern and western parts of the New Territories. Should his suggestion be taken on board, there would be three east-west running railways serving the New Territories, namely NOL, the railway between Tsuen Wan and Tai Wai, as well as the Tuen Ma Line.

Mr LAU Kwok-fan also opined that the planning of NTN New Town and the new connecting railway should go hand in hand, so that the provision of railway services could tie in with the population intake. He also hoped that the Administration would consider the aspiration of residents in New Territories East for providing an additional railway station near the residential area of Pak Shek Kok and the Hong Kong Science Park.

40. PS(PL)/DEVB said that since NTN New Town would accommodate an additional population of not less than 200 000, the Government would explore ways to further enhance the transport infrastructure to meet the new traffic demand of the area. Furthermore, funding had been approved in 2020 for THB to conduct the "Strategic Study on Railways beyond 2030" and the "Strategic Study on Major Roads beyond 2030". As the two studies were targeted for completion around the end of 2023, it was essential that the proposed NTN Remaining Phase Study and these two studies would be complementary to each other to ensure that the development scale and the planned land uses of NTN New Town would be supported by corresponding railway and trunk road alignment. She added that THB would pay due attention to the views of Members and the community about the development of railways and trunk roads in Hong Kong. She also undertook to relay Mr TIEN's suggestions on improving the railway connection between the eastern and western parts of the New Territories to THB.

41. Mr Holden CHOW pointed out that many employment opportunities would be provided in the proposed ST/LMC DN and the Loop in the future. He opined that new transport networks should be built to connect the two areas and NTN New Town, so as to facilitate residents of NTN New Town to commute to the two areas.

42. PS(PL)/DEVB said that the proposed ST/LMC DN would create about 64 000 job opportunities, while NTN New Town and Man Kam To Logistics Corridor would also provide about 134 000 jobs mainly in the I&T, commercial, logistics and retail/dining/entertainment sectors. The job-population ratio of the proposed ST/LMC DN was over 70%, which was higher than that of other NDAs. In the NTN planning, the Government aimed to increase job opportunities in the area to reduce the need for the resident population to commute to another districts, so as to relieve the traffic demand and traffic load. Furthermore, the Strategic Planning Advisor for Hong Kong/Shenzhen Co-operation would also explore ways to facilitate cross-boundary commuters.

*Scope of study*

43. Mr LAU Kwok-fan said that he had proposed to the Administration that Sha Tau Kok be included in the scope of the proposed NTN Remaining Phase Study. He asked if the Administration would consider his proposal.

44. PS(PL)/DEVB said that the scope of work of the Strategic Planning Advisor for Hong Kong/Shenzhen Co-operation included exploring the future development direction of Sha Tau Kok. The Administration would consider the appropriateness of including Sha Tau Kok in the scope of the proposed NTN Remaining Phase Study in the light of the advisor's views.

*Man Kam To Logistics Corridor*

45. Mr LAU Kwok-fan pointed out that the scope of the proposed Man Kam To Logistics Corridor covered a number of private land plots, some of which had also been used for brownfield operations or logistics. He enquired whether the land owners could be allowed to apply for in-situ land exchange to continue with their logistics business, making reference to the Enhanced Conventional New Town Approach.

46. PS(PL)/DEVB replied that in the development of Hung Shui Kiu/Ha Tsuen NDA earlier, the Government did not provide land owners with the option of in-situ land exchange as it sought to take the lead in the development plan of the land earmarked for multi-storey logistics facilities and explore their mode of operation. For the proposed Man Kam To Logistics Corridor, the Government appreciated that there were existing logistics operations in the scope of development. In future implementation, the Government would consider the feasibility of allowing land owners to apply for in-situ land exchange.

47. Mr LAU Kwok-fan pointed out that some Dongjiang water mains were currently laid on the ground in the Man Kam To area. He suggested that some of those mains should be moved underground to release the ground space for development of the Logistics Corridor. PS(PL)/DEVB said that the above view of Mr LAU would be relayed to the Water Supplies Department.

Voting on PWSC(2021-22)26

48. There being no further questions from members on the item, the Chairman put PWSC(2021-22)26 to vote.

49. The item was voted on and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. Ms Alice MAK requested that the item (i.e. [PWSC\(2021-22\)26](#)) be voted on separately at the relevant meeting of FC.

50. The meeting ended at 10:38 am.

Council Business Division 1  
Legislative Council Secretariat  
20 July 2021