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

**Minutes of the 10th meeting
held in Conference Room 1 of the Legislative Council Complex
on Monday, 29 January 2018, at 2:45 pm**

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 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 Andrew WAN Siu-kin
Hon CHU Hoi-dick
Hon HO Kai-ming
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
Hon Jeremy TAM Man-ho

Members attending:

Hon Kenneth LEUNG

Members absent:

Hon CHAN Han-pan, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon LAM Cheuk-ting

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 WONG Chuen-fai	Assistant Director of Environmental Protection (Environmental Assessment)
Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mr Ivan CHUNG Man-kit	Principal Assistant Secretary for Development (Planning and Lands)5
Dr LEUNG Siu-fai, JP	Director of Agriculture, Fisheries and Conservation
Mr Bill WONG Kwok-piu	Principal Assistant Secretary for Food and Health (Food)3
Ms Lily CHIU Lee-lee	Chief Estate Surveyor (Acquisition) Lands Department
Mrs Sylvia LAM YU Ka-wai, JP	Director of Architectural Services
Mr HUI Chiu-kin	Assistant Director of Architectural Services (Property Services)
Mr Edwin TONG Ka-hung, JP	Director of Drainage Services
Mr LAM Sai-hung, JP	Director of Civil Engineering and Development
Mr WONG Wai-man, JP	Project Manager (North) Civil Engineering and Development Department
Ms Betty CHEUNG Miu-han	Assistant Director of Environmental Protection (Environmental Infrastructure)
Miss Hinny LAM Shuk-yee	Assistant Director of Environmental Protection (Waste Management Policy)
Mr CHUI Wing-wah	Deputy Director of Highways
Ms Julie O Fong-wa	Chief Engineer (1) (Major Works) (Acting) Highways Department

Ms Eugenia CHUNG Nga-chi, JP	Assistant Director of Home Affairs (2)
Mr Martin KWAN Wai-cheong	Chief Engineer (Works) Home Affairs Department
Mr Kelvin SIU Yun-piu	Assistant Secretary-General (Capital) University Grants Committee Secretariat
Mr LEE Sin-wah	Chief Maintenance Surveyor (School Premises Maintenance) Education Bureau
Mr Samuel FAN Kim-fung	Senior Property Services Manager (School Works Section) Education Bureau
Mr KOK Che-leung	Assistant Director of Social Welfare (Subventions)
Ms PANG Kit-ling	Assistant Director of Social Welfare (Elderly)
Mr Kenneth WOO Chi-man	Chief Executive Officer (Subventions/Planning) Social Welfare Department
Mr WONG Chung-leung, JP	Director of Water Supplies (Acting)
Mr Gavin WAH Kwok-kee	Chief Systems Manager (Governance and Resources) Office of the Government Chief Information Officer
Mr Kenneth LEUNG Tak-yan	Chief Civil Engineer (Public Works Programme) Transport and Housing Bureau

Clerk in attendance:

Ms Doris LO	Chief Council Secretary (1)2
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Staff in attendance:

Mr Raymond CHOW	Senior Council Secretary (1)6
Ms Mandy LI	Council Secretary (1)2
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 six funding proposals on the agenda for the meeting, all of which 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.

Capital Works Reserve Fund Block Allocations

PWSC(2017-18)25 — Provision for Capital Works Reserve Fund block allocations in 2018-19

2. The Chairman advised that the proposal, i.e. PWSC(2017-18)25, sought the approval of an allocation of \$12,490.1 million for the block allocation subheads under the Capital Works Reserve Fund ("CWRF") for 2018-2019. The Subcommittee had commenced deliberation on the proposal at the meeting on 22 January 2018.

Proposed allocation for 2018-2019

3. Mr LUK Chung-hung noticed that the total amount of the proposed allocation for CWRF block allocations for 2018-2019 was only 0.6% higher than that of the approved allocation in 2017-2018. He questioned whether the estimate of the Administration was too conservative. Mr LUK also pointed out that as compared with the approved allocations in 2017-2018, the proposed allocations for subheads under Head 706 – Highways and Head 711 – Housing even decreased by 7.6% and 20.9% respectively. He was concerned whether the decrease in the estimated provision for subheads under Head 706 and Head 711 had reflected the respective slow progress in implementing minor district works projects on barrier-free access facilities, road improvement, etc., and the pre-construction activities for public housing projects; and whether the livelihood of construction industry practitioners

would be affected if there was a corresponding decrease in the number of such projects.

4. In response, Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works) said that the proposed block allocations for 2018-2019 covered about 10 000 projects in total, more or less the same as the number in 2017-2018.

5. Regarding the provision for Head 706, Deputy Director of Highways ("DDHy") and Chief Engineer (1) (Major Works) (Acting), Highways Department, explained that its subhead 6101TX covered works projects under the Universal Accessibility Programme. Since the account finalization for several related works contracts would be substantially completed in 2017-2018, the provision for subhead 6101TX in 2018-2019 would be some 10% less than that of the previous year. As for subhead 6100TX which covered minor works, the percentage change in the amount of estimated provision between 2017-2018 and 2018-2019 was merely a reflection of the different cashflow requirements of the projects funded.

6. The block allocation subheads under Head 711 covered projects related to housing, which generally included the feasibility studies and investigations for the main construction works. The number of projects covered in 2018-2019 was comparable to that of 2017-2018. The percentage change in the amount of estimated provision was mainly related to the scale and progress of projects. He said that the Administration would keep up its efforts to conduct relevant studies for potential projects on public housing developments.

Head 701 – Land Acquisition

Subhead 1100CA – Compensation and ex-gratia allowances in respect of projects in the Public Works Programme

7. Mr KWONG Chun-yu enquired whether the residents affected by development at Wang Chau (Phase 1), such as those living in Wang Chau, Fung Chi Tsuen and Long Ping Estate, were all aware of the arrangements on land resumption, compensation and rehousing. He also sought details of the traffic impact assessment for the project.

8. Chief Estate Surveyor (Acquisition), Lands Department ("CES(A)/LandsD"), responded that the private land affected by development at Wang Chau (Phase 1) had been reverted to the Government on 3 August 2017. The Lands Department had been progressively establishing contacts with the registered households to explain to them the relevant

arrangements on rehousing and ex-gratia allowance. Director of Civil Engineering and Development ("DCED") said that the Administration would attend the joint meeting of LegCo's Panel on Development and Panel on Housing in March 2018 to receive Members' views on "Rehousing policy for residents affected by land resumption and Head 711 project no. B780CL – Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long".

9. Mr CHU Hoi-dick pointed out that according to the supplementary information paper provided for the Subcommittee by the Administration ([LC Paper No. PWSC84/17-18\(01\)](#)) (Chinese version), a total of 138 structures were registered within the project scope of development at Wang Chau (Phase 1), Yuen Long, involving approximately 180 households. Mr CHU enquired about the number of domestic/non-domestic structures among them, and the number of households which had not been properly rehoused/granted ex-gratia allowances. He was also concerned that the households affected by development at Wang Chau (Phase 1) who were occupants of licensed non-domestic structures or structures covered by the 1982 Squatter Control Survey ("SCS") and registered for non-domestic use would not be granted ex-gratia allowances. Such an arrangement was different from the compensation package offered by the Administration to those affected by the projects of the Kwu Tung North and Fanling North New Development Areas ("KTN/FLN NDAs") and the Hung Shui Kiu New Development Area ("HSK NDA") in the New Territories. He requested the Administration to provide the same compensation package for land resumption for development at Wang Chau (Phase 1). He also requested the Administration to respond as to whether the estimated provision for the block allocations would be adjusted accordingly should members of the two Panels pass a motion at the aforesaid joint Panel meeting calling for an increase in the amount of ex-gratia allowances for households affected by the land resumption plan.

10. CES(A)/LandsD replied that among the registered households, about 100 households were residing in licensed domestic structures or structures covered by SCS and registered for domestic use. About 50 households were residing in licensed non-domestic structures or structures covered by SCS and registered for non-domestic use. The Administration had finished vetting the eligibility of 12 households, of which eight households had been allocated public housing while that of the remaining four were being arranged. The cases of other households were still at the vetting stage due to insufficient information.

11. CES(A)/LandsD further said that the Administration dealt with matters in relation to resumption of private land and clearance of government

land for public purposes in accordance with the established mechanism currently in place, and drew up the compensation and rehousing arrangements for land owners and affected parties pursuant to relevant policies and legislation. In view of the importance of the KTN/FLN NDAs and HSK NDA projects, the Administration had proposed the Special Ex-gratia Compensation Packages and Special Rehousing Schemes for affected eligible households.

12. Permanent Secretary for Development (Planning and Lands) further explained that at present, the Administration paid compensation for land resumption and clearance-related allowances through the block allocations mechanism under CWRF. The Administration was not at liberty in determining who should be eligible and the quantum involved as the criteria for statutory compensation and those for ex-gratia allowances were set out respectively in the relevant laws and framework for various ex-gratia allowances approved by the Finance Committee ("FC"). She pointed out that according to the remarks made by the Secretary for Development on a number of occasions, the Administration understood that some affected clearerees would like the Government to consider enhancing the existing ex-gratia allowance and rehousing arrangements for land resumption and clearance. The Administration would continue to listen to the views expressed by all parties concerned. Pursuant to established practice, the Administration would compensate and rehouse eligible households affected by clearance projects in accordance with the prevailing compensation mechanism for land resumption.

13. Regarding the project on "The establishment of an agricultural park in Kwu Tung South (phase 1) – road works", Dr Fernando CHEUNG referred to the Administration's supplementary information paper ([LC Paper No. PWSC95/17-18\(01\)](#)) (Chinese version) and pointed out that the traffic volume of the agricultural park ("Agri-Park") during peak hours upon commissioning was expected to be less than 100 vehicles per hour and initially, the number of visitors would be limited to about 500 persons per day. Given the expected traffic and visitor volume, he questioned the actual need of building a single two-lane carriageway in the Agri-Park. Mr CHU Hoi-dick also raised a similar question.

14. Project Manager (North), Civil Engineering and Development Department, and DCED replied that taking into account the recommendations of the consultant, the Administration considered it necessary to construct a new carriageway and footpaths in the Agri-Park to connect Tsiu Keng Road and Fan Kam Road, so as to support the overall development and operational needs of the Agri-Park. The Administration was required under the

Transport Planning Design Manual ("TPDM") of the Transport Department ("TD") to adopt the design of a single two-lane carriageway.

15. Dr Fernando CHEUNG pointed out that according to the report of the engineering feasibility study for the Agri-Park, a "single lane 2-way" carriageway would be constructed in the Agri-Park. He sought explanation on why the proposed new carriageway was referred to as a "single two-lane" carriageway in the Gazette notice on the proposed road works for the Agri-Park (Phase 1). Given that the proposed new carriageway would connect Tsiu Keng Road and Fan Kam Road, Dr CHEUNG also enquired about the implications of the estimated traffic volume concerned on the traffic of Tsiu Keng Road and Fan Kam Road; in view of this, whether corresponding road widening works for Tsiu Keng Road would be included under the road works for the Agri-Park (Phase 1); and whether the feasibility study for the project on Improvement to Fan Kam Road had taken into account the traffic impact of the Agri-Park project on Fan Kam Road.

16. DCED clarified that "single lane 2-way" and "single two-lane" referred to the same type of carriageway, and there was no difference between them. Moreover, he said that the scope of the proposed road works for the Agri-Park (Phase 1) did not include widening of Tsiu Keng Road. DDHy said that the feasibility study for the project on Improvement to Fan Kam Road was completed as early as in 2012, and hence did not cover the traffic impact of the Agri-Park project on Fan Kam Road. The Highways Department ("HyD") was working on the site investigation and preliminary design for the project on Improvement to Fan Kam Road. Based on the initial traffic assessment of the Agri-Park, the Administration concluded that the additional traffic generated by the Agri-Park would only bring about minor traffic impact on the project on Improvement to Fan Kam Road. At the request of Dr CHEUNG, the Administration would provide supplementary information on the design criteria under TPDM which had formed the basis of the proposal to adopt a single two-lane design for the proposed carriageway.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC122/17-18\(01\)](#) (Chinese version) on 20 February 2018.)

17. Dr KWOK Ka-ki was dissatisfied that some contents, including those related to the floor area/outdoor open area of the Agri-Park, were redacted from the report of the engineering feasibility study for the Agri-Park provided by the Administration. Ms Claudia MO questioned the need to redact some words in the report relating to the objectives of establishing the Agri-Park.

DCED explained that the feasibility study report contained some sensitive information which warranted proper redaction.

18. Ms Claudia MO quoted the submissions from villagers of Tsiu Keng Tsuen and Cheung Lek Tsuen on the planning of the Agri-Park, and pointed out that the villagers had criticized the Administration for working behind closed doors. She enquired whether the Administration had consulted the villagers and farmers at Tsiu Keng Tsuen and Cheung Lek Tsuen on the development plan of the Agri-Park; if not, whether the Administration would consider explaining the preliminary plan of the project to the affected villagers and farmers in the first place. Dr Fernando CHEUNG also sought the specific details of the consultation with affected farmers on the Agri-Park project.

19. Director of Agriculture, Fisheries and Conservation ("DAFC") explained that the Government had briefed the North District Council ("DC") in July and October 2017 on the works of the Agri-Park (Phase 1). It had also conducted extensive consultation between July and September in the same year with local stakeholders, including the Sheung Shui District Rural Committee, local villagers and village representatives, land owners, farmers, representatives from the agricultural product marketing industry, business operators and interest groups, explaining to them the specific details of the Agri-Park project and issues relating to the works, and received their views. On the whole, the stakeholders generally supported the establishment of the Agri-Park.

20. DAFC further said that after considering the views gathered during the consultation period and examining the technical feasibility, the Administration had modified slightly the alignment of the proposed carriageway in the Agri-Park (Phase 1). On 3 November 2017, the works of the proposed carriageway was gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) to consult the public.

21. Dr Fernando CHEUNG enquired whether the Administration could ensure a seamless transition in its arrangements for relocating the affected farmers to the Agri-Park to re-establish their farms in future. DAFC said that the Government had contacted the affected farmers who had been farming within the site of the proposed Agri-Park, recorded their farming activities, and briefed them on the Agri-Park project and arrangements on land resumption compensation, ex-gratia allowances and rehousing. He further said that arrangements would be made in future to accord priority to the affected farmers in leasing farmland in the Agri-Park (Phase 1), and assist those farmers in re-establishing their farms in the Agri-Park.

22. Dr Fernando CHEUNG noted that the Administration had commissioned Jacobs China Limited ("Jacobs") to carry out the investigation, design and construction work for the Agri-Park. He pointed out that in view of Jacobs' unacceptable performance in executing the consultancy agreement for "Management and Operation of Public Works Regional Laboratory (Siu Ho Wan) to Provide Fill Compaction Control and Other Construction Materials Compliance Testing Services", the Civil Engineering and Development Department ("CEDD") had decided to suspend Jacobs from tendering for architectural and engineering consultancy agreements for 12 months (i.e. from 2 June 2017 to 1 June 2018). Dr CHEUNG enquired whether Jacobs was awarded the consultancy agreement in respect of the Agri-Park during the suspension period. In addition, he also enquired whether the researchers of Jacobs were agricultural experts. Mr CHU Hoi-dick expressed similar concern.

23. In response, DCED said that the engineering feasibility study commissioned by the Administration in 2016 for the establishment of the Agri-Park was undertaken by Halcrow China Limited. Subsequently, Jacobs was commissioned in March 2017 to carry out detailed design and site investigation work for the infrastructure support relating to the establishment of the Agri-Park. In other words, Jacobs was awarded the consultancy agreement on the Agri-Park before it was suspended from tendering. DCED and DAFC said that although the researchers of Jacobs were not agricultural experts, they would consult the Agriculture, Fisheries and Conservation Department and relevant departments on their requirements and views regarding the studies on the Agri-Park project before commencing the investigation.

24. Dr KWOK Ka-ki questioned why the Administration had not updated the relevant Panel(s) on the progress of the Agri-Park project. As the Agri-Park would only be used for general farming, he questioned the purpose of providing a visitor centre in the park. Dr KWOK requested the Administration to advise when a meeting would be held with the relevant Panel(s) on the Agri-Park project. The Chairman advised that in view of members' grave concern about the Agri-Park project, the Administration should explain the preliminary plan of the project to the relevant Panel(s) as soon as possible.

25. DAFC said that the Administration was expected to report to the relevant Panel(s) the latest progress of the initiatives under the New Agriculture Policy (including the development plan of the Agri-Park) before the LegCo summer recess of 2018 at the earliest. The funding proposal for the main works of the Agri-Park (Phase 1) was expected to be submitted to the Subcommittee and FC for consideration in

end-2018/early-2019 after the relevant Panel(s) had been consulted. The Administration undertook that the provision for land resumption compensation would only be used to commence land resumption work after FC had approved the funding for the main works of the Agri-Park (Phase 1).

Head 703 – Buildings

Subhead 3004GX – Refurbishment of government buildings for items in Category D of the Public Works Programme

26. Ms Claudia MO noted that according to the supplementary information paper provided for the Subcommittee by the Administration ([LC Paper No. PWSC95/17-18\(01\)](#) (Chinese version)), the Hong Kong Zoological and Botanical Gardens ("HKZBG") would consider converting some aviaries into walk-in zones to showcase bird species. In this connection, she enquired whether the walk-in zones meant open bird parks. Director of Architectural Services ("DArchS") confirmed that the project would incorporate the elements of open bird parks. Ms MO also noted that HKZBG intended to bring in shortly two more mammal species, namely the Geoffroy's tamarin and the lion tamarin. She requested the Administration to provide supplementary information to further explain how HKZBG would bring in the two species, and whether the animals concerned were bred in captivity or captured from the wild.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC122/17-18\(01\)](#) (Chinese version) on 20 February 2018.)

Subhead 3100GX – Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme

27. Regarding the project on "Additional courtrooms and associated facilities on LG4/F in the High Court Building – consultants' fees", Mr CHAN Chi-chuen enquired about the timing for seeking funding for the associated main works, the expected implementation and completion time of the works, and whether the construction works would involve structural alteration of the existing building.

28. DArchS replied that the proposed project sought to engage a consultant to carry out the advance design study for the proposed works of additional courtrooms and associated facilities, so as to address the shortage of courtrooms in the High Court Building. Upon completion of the study, the Architectural Services Department would review the options

recommended by the consultant with the High Court, and then submit the funding proposal of the main works for FC's consideration.

Head 705 – Civil Engineering

Subhead 5101CX – Civil engineering works, studies and investigations for items in Category D of the Public Works Programme

29. Regarding the project on "Study on the technical issues related to the potential reclamation site at Ma Liu Shui – Consultants fees", Dr Fernando CHEUNG opined that given the controversy involved in the reclamation plan at Ma Liu Shui, the Administration should consult the public on the study findings before putting the project under the proposed block allocations. He pointed out that the executive summary of the study report did not explain how the environmental and traffic impacts of the proposed reclamation works would be mitigated. He requested the Administration to provide the full text of the study report.

30. DCED replied that the study on the technical issues related to the potential reclamation site at Ma Liu Shui was completed in 2017. The executive summary of the study report had been uploaded onto CEDD's website. CEDD was reviewing the report content. A copy of the report would be provided for members' reference in due course after leaving out sensitive information pursuant to the Code on Access to Information. The Administration would also consult the public on the report findings as appropriate.

31. Regarding the project on "Technical study on transport infrastructure at Kennedy Town for connecting to East Lantau Metropolis", Mr CHU Hoi-dick pointed out that among the four possible schemes put forth by the Administration on the transport infrastructure for linking the East Lantau Metropolis ("ELM") with Hong Kong Island West, three of them involved reclamation, while the remaining one could not connect to the Central-Wan Chai Bypass. As such, he enquired which scheme the Administration would decide to adopt and requested the Administration to provide the full text of the study report for members' reference.

32. DCED explained that the technical study aimed at assessing how the transport infrastructure linkages from Kennedy Town to ELM and the "Land Use Review of the Western Part of Kennedy Town" would influence each other and the preliminary technical feasibility of such linkages, so as not to affect the long-term development of Kennedy Town. As regards the option to be adopted for connecting ELM and Kennedy Town, it would be considered in the context of future studies on ELM.

(*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC122/17-18\(01\)](#) (Chinese version) on 20 February 2018.)

33. Mr Andrew WAN sought details of the project on "Engineering feasibility studies for proposed near shore reclamation at Lung Kwu Tan". DCED replied that the relevant feasibility study was completed substantially in 2017. The study report recommended reclamation of about 200 hectares be carried out for industrial and associated development. The executive summary of the report had been uploaded onto CEDD's website.

Head 706 – Highways

Subhead 6100TX – Highway works, studies and investigations for items in Category D of the Public Works Programme

34. Mr HUI Chi-fung opined that the consultation work conducted by the Administration on the project on "Braemar Hill pedestrian link — detailed design" was inadequate. He enquired whether the project design had taken into account the opposing views of some residents. He also urged the Administration to revise the design in the light of residents' feedback and consult the local DC and residents afresh on the updated design options.

35. In response, DDHy said that the Administration took note of the strong views of some residents towards the proposed project, and had instructed the consultant to study those views in detail so as to incorporate such views in the design as appropriate. Upon completion of the study, the Administration would consult the local DC and residents on the suitable design option as soon as possible.

36. Mr CHAN Chi-chun enquired whether the project on "Widening of eastern section of Lin Ma Hang Road — ground investigation stage 1" would involve land of high ecological value; if so, how it would ensure that the proposed investigation works would not affect the ecology of the area. DDHy responded that HyD was planning the ground investigation work, while the environmental impact assessment study for the relevant road widening works was underway. HyD would, after completion of the study, publish the relevant information as and when appropriate.

37. Mr Holden CHOW enquired about the completion time of the project on "Review of assessment mechanism for hillside escalator links and elevator systems and preliminary feasibility studies — feasibility study". DDHy replied that the feasibility study aimed at reviewing and improving the

assessment mechanism established in 2009 for hillside escalator links and elevator system ("HEL") proposals. The study would form the basis of the initial screening and assessment of more than 100 new HEL proposals received in the past years for the sake of selecting feasible and justifiable proposals in priority and drawing up a timetable for implementing the proposals in future. TD had commenced the study in 2017 and the expected completion date was 2020. TD would conduct a consultation on the relevant improvement recommendations in due course.

38. Regarding the project on "Electronic road pricing pilot scheme in Central and its adjacent areas — feasibility study", Dr KWOK Ka-ki said that the proposed electronic road pricing ("ERP") was controversial and the community had yet to reach a consensus. He enquired whether a consultant had been engaged to carry out the feasibility study, whether the study would be conducted in phases and whether the pilot scheme would be halted should the preliminary study findings indicate that it was not worthwhile to implement the proposed ERP.

39. In response, DDHy said that TD conducted a public engagement exercise between December 2015 and March 2016 to gauge the views of the public and stakeholders on the pilot scheme. In this connection, the Administration engaged a consultant in December 2017 to conduct an in-depth feasibility study for the pilot scheme, in which the comments received during the public engagement exercise were analyzed in detail. Latest traffic data, overseas experiences and the findings of previous studies on ERP, etc. were also considered in the formulation of detailed options to implement the pilot scheme for further discussion by the public.

Head 707 – New Towns and Urban Area Development

Subhead 7017CX – Signature Project Scheme

40. Mr KWONG Chun-yu said that some residents of Wan Chai District were discontent with the demolition of the existing volleyball courts to make way for the construction of Moreton Terrace Activities Centre ("MTAC"). Given the controversy involved in the MTAC project, he enquired whether Wan Chai DC would discuss afresh the proposed project.

41. Assistant Director of Home Affairs (2) ("ADHA(2)") explained that subhead 7017CX covered the costs to be incurred in planning and design of works-related components of projects under the Signature Project Scheme ("SPS"), and the consultants' fees for contract procurement. The funding proposals for the main works of SPS projects would be submitted separately to the Subcommittee and FC for consideration in accordance with established

procedures. The proposal for the main construction works of the MTAC project had been endorsed by the Subcommittee at its meeting on 20 June 2016. In fact, FC had commenced discussion on the relevant funding application during the previous LegCo term, but had yet to vote on it by the end of the legislative session concerned. As Wan Chai DC held that the local community still wanted an additional performance and activity venue in the district, the Administration had re-submitted the project to LegCo according to the execution plan endorsed by Wan Chai DC. ADHA(2) added that since the commencement of the current DC term, no members of Wan Chai DC had requested to discuss the project.

Subhead 7100CX – New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme

42. Mr CHU Hoi-dick enquired about the project on "Feasibility Study on Traffic Improvement Scheme for Kam Sheung Road". In view of the serious traffic accident that occurred earlier at the bus stop at the toll plaza of Tai Lam Tunnel, he opined that the feasibility study should include a review of the safety issues involved in waiting for buses at the interchange at Tai Lam Tunnel, and the feasibility of relocating the interchange. In addition, he suggested that the Administration should consider providing permanent toilets near the interchange at Tai Lam Tunnel. DCED took note of Mr CHU's views.

43. Regarding the project on "Preliminary feasibility study of traffic and transport for Lantau, coastal road between Tung Chung and Tai O and connection between North Lantau and Mui Wo", Dr KWOK Ka-ki sought details of the feasibility study, e.g. the use of the funding, the scope of study, etc. Moreover, Dr KWOK was concerned that the construction of the coastal road between Tung Chung and Tai O would cause irreversible damage to the ecology of South Lantau.

44. DCED said that the coastal road between Tung Chung and Tai O was one of the topics of the Administration's studies on the overall traffic and transport for Lantau. The funding provided would be used to cover the expenses of engaging consultants to conduct preliminary design work for the traffic and transport for Lantau, the coastal road between Tung Chung and Tai O and the connection between North Lantau and Mui Wo, and examining the environmental implications of these projects. The feasibility study was expected to be completed in 2018, and the public would be consulted on the findings. At the request of Dr KWOK Ka-ki, the Administration undertook to provide a written response on whether it would continue to seek FC's funding approval for the remaining stages of the feasibility study should the preliminary study find those infrastructural projects unfeasible.

(*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC122/17-18\(01\)](#) (Chinese version) on 20 February 2018.)

45. Regarding the project on "Study on existing profile and operations of brownfield sites in the New Territories — feasibility study", Dr KWOK Ka-ki enquired whether the feasibility study covered the operations of brownfield sites at Yuen Long South, Hung Shui Kiu and other NDAs, the use of the funding, and the completion time of the study. He also requested the Administration to clarify how the feasibility study was different from the "Study on proposed multi-storey buildings in Yuen Long area for brownfield operations", and whether the respective consultancy agreements for the two studies were awarded to two different consultants. Dr KWOK was concerned that due to the slow progress of the studies on existing profile and operations of brownfield sites, land owners would vandalize and change the use of these sites.

46. Principal Assistant Secretary for Development (Planning and Lands)⁵ explained that the Planning Department had commissioned the "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" to review comprehensively the overall distribution and existing profile of 1 300 hectares of brownfield sites, including those located in NDAs at Hung Shui Kiu, Kwu Tung North and Yuen Long South, etc. The Administration would pay the consultants' fees according to the progress of the study concerned. DCED pointed out that the "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" and "Study on proposed multi-storey buildings in Yuen Long area for brownfield operations" were different in scope, and were undertaken by two different consultants. Both studies had commenced and were expected to be completed in 2018.

47. Mr CHU Hoi-dick enquired about the project on "Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas". He enquired whether the ecological study would address the existing issues of illegal dumping of construction waste and damages to the ecological in the area of Pui O and Shui Hau. In response, DCED said that the ecological study aimed at reviewing and consolidating the existing ecological data of Pui O, Shui Hau, Tai O and neighbouring areas. Since its establishment, the Sustainable Lantau Office had been exploring and discussing with relevant departments various ways to help alleviate the problem of fly-tipping in South Lantau.

Head 709 – Waterworks

Subhead 9100WX – Waterworks, studies and investigations for items in Category D of the Public Works Programme

48. Regarding the project on "Condition survey on Dongjiang water mains", Dr Helena WONG enquired whether the scope of the survey would cover the mains in Hong Kong or those on the Mainland, whether the surveying work was carried out on-site regularly, and whether the governments of Hong Kong and the Mainland would bear the respective surveying and maintenance costs of the water mains. She also asked whether the project estimate would cover the expenses of mains replacement, and why the Water Supplies Department ("WSD") was required to engage consultants instead of deploying internal engineering personnel to conduct the survey.

49. Director of Water Supplies (Acting) explained that the project sought to conduct a condition survey on Dongjiang water mains within Hong Kong, while the governments of Hong Kong and the Mainland would undertake the survey and maintenance of their respective water mains. As the survey on water mains involved specialized tasks, WSD would engage consultants to conduct the survey. He further said that as Dongjiang water mains spanned dozens of kilometres in length and had been in use for more than 30 years in general, the Administration had already surveyed the condition of the water mains in phases. The provision being sought in the funding request would be used to carry out a condition survey on the water mains which had not been surveyed. Normally, condition surveys on water mains had to be conducted only at regular intervals. Moreover, WSD would determine whether the water mains required repair or replacement in the light of the findings of the condition surveys. WSD would seek FC's funding approval separately should the expenses incurred exceed the financial ceiling (i.e. \$30 million) of subhead 9100WX.

Head 710 – Computerisation

Subhead A007GX – New Administrative Computer Systems

50. Regarding the project on "Upgrade of e-Application for Ad Hoc Quotas for Cross Boundary Private Cars and Lantau Closed Road Permit", Mr CHU Hoi-dick enquired whether TD had plans to install vehicle gates at the closed roads leading to South Lantau and hence, preparation had to be made to allow holders of relevant permits to pass through those gates using electronic tags in future. The Administration would provide the supplementary information requested by Mr CHU after the meeting.

(*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC122/17-18\(01\)](#) (Chinese version) on 20 February 2018.)

Head 711 – Housing

Subhead B100HX – Minor housing development related works, studies and investigations for items in Category D of the Public Works Programme

51. Mr CHU Hoi-dick referred to the project on "Site formation and infrastructure works for public housing development near Tan Kwai Tsuen, Yuen Long — design and investigation". He noted that the North West New Territories Refuse Transfer Station ("NWNT RTS") was currently located fewer than 100 metres away from the project site of the public housing development near Tan Kwai Tsuen, Yuen Long. As the project of refurbishing and modifying NWNT RTS was included under subhead 5101DX of Head 705, he enquired whether the Administration would consider relocating NWNT RTS to a place far away from Tan Kwai Tsuen. He also asked whether the Administration would implement other major development projects in the vicinity of the proposed development near Tan Kwai Tsuen, and whether it was necessary to plan for a carriageway to link Tan Kwai Tsuen with Tin Shui Wai and Yuen Long Town. The Administration would provide supplementary information on Mr CHU's enquiries after the meeting.

(*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC122/17-18\(01\)](#) (Chinese version) on 20 February 2018.)

52. Mr CHU Hoi-dick further enquired whether the project on "Preliminary land use study for Lam Tei Quarry and the adjoining areas" under subhead 7100CX of Head 707 was related to the development project near Tan Kwai Tsuen, Yuen Long.

53. DCED explained that as the operation contract of Lam Tei Quarry would expire in 2022, the Administration had to draw up plans for the site (including the rural land near the quarry) early, so as to put land resources to effective use. The study did not overlap with the proposed development near Tan Kwai Tsuen.

54. Regarding the project on "Preliminary development review for housing sites at Tuen Mun Central", Mr Andrew WAN criticized the Administration for applying to the Town Planning Board ("TPB") for

rezoning despite the opposition of Tuen Mun DC and local residents to the rezoning of Tuen Mun Central for public housing development. He was concerned about the extra traffic load on the local traffic network arising from the proposed development.

55. Chief Civil Engineer (Public Works Programme), Transport and Housing Bureau, explained that the Administration had conducted a technical study for the development project and the proposed road improvement measures were set out in the study report. In its application for rezoning the development sites, the Administration had submitted together the views of Tuen Mun DC on the proposed housing development and the report of the above technical study for TPB's reference. The relevant contents were available for public inspection on TPB's website. Moreover, the Administration had taken note of the public's views on the development project in the course of rezoning, and would consider their concerns in the design process which would commence shortly.

56. Mr Andrew WAN was dissatisfied with the Administration's reply. He urged the Administration to provide supporting transport facilities to ease the current traffic congestion at Wong Chu Road/Castle Peak Road.

57. The Chairman reminded members that under the proposed block allocations, the amount of funding involved in each project did not exceed \$30 million in most cases, except for certain subheads such as compensation on land resumption. The funding would be used to carry out minor works or the pre-construction works for the underlying major works projects in Category B status. Under the current mechanism, the Administration was required to consult the relevant Panel(s) separately on the main works before submitting the funding proposals of the projects for consideration by the Subcommittee and FC. Members might follow up on issues relating to the main works at the relevant Panel(s).

58. The Chairman called on members who intended to propose motions under paragraph 32A of the Public Works Subcommittee Procedure to forward their proposed motions to the Secretariat by 5:00 pm on 30 January 2018.

[During the meeting, some observers spoke loudly in the public gallery. The Chairman repeatedly reminded observers that they must behave themselves and must not shout.]

59. The Chairman said that the Subcommittee would continue to discuss this item at the next meeting. The meeting ended at 4:43 pm.

Council Business Division 1
Legislative Council Secretariat
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