

立法會
Legislative Council

LC Paper No. PWSC81/10-11
(These minutes have been
seen by the Administration)

Ref : CB1/F/2/2

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

**Minutes of the 11th meeting
held in Room A of Legislative Council Building
on Tuesday, 14 June 2011, at 8:30 am**

Members present:

Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP (Chairman)
Hon Alan LEONG Kah-kit, SC (Deputy Chairman)
Hon James TO Kun-sun
Hon Andrew CHENG Kar-foo
Hon TAM Yiu-chung, GBS, JP
Hon WONG Kwok-hing, MH
Prof Hon Patrick LAU Sau-shing, SBS, JP
Hon KAM Nai-wai, MH
Hon Starry LEE Wai-king, JP
Hon CHAN Hak-kan
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Tanya CHAN

Members absent:

Hon Fred LI Wah-ming, SBS, JP
Hon CHAN Kam-lam, SBS, JP
Hon LAU Wong-fat, GBM, GBS, JP
Hon Miriam LAU Kin-ye, GBS, JP
Hon Timothy FOK Tsun-ting, GBS, JP

Hon Abraham SHEK Lai-him, SBS, JP
Hon LEE Wing-tat
Hon CHEUNG Hok-ming, GBS, JP
Hon Cyd HO Sau-lan
Dr Hon LEUNG Ka-lau
Hon WONG Kwok-kin, BBS
Hon Albert CHAN Wai-yip

Public officers attending:

Ms Doris HO Pui-ling	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr WAI Chi-sing, JP	Permanent Secretary for Development (Works)
Mr Thomas CHOW Tat-ming, JP	Permanent Secretary for Development (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment
Ms Joyce HO Kwok-shan	Principal Assistant Secretary for Financial Services and the Treasury (Works)
Mr CHAN Chi-chiu, JP	Director of Drainage Services
Mr Benny WONG Yiu-kam, JP	Deputy Director (1) Environmental Protection Department
Mr IP Wing-cheung	Chief Engineer (Project Management) Drainage Services Department
Mr TAI Wai-man	Chief Engineer (Consultants Management) Drainage Services Department
Mr LUK Wai-hung	Chief Engineer (Drainage Projects) Drainage Services Department
Miss Amy YUEN Wai-yin	Principal Assistant Secretary (Planning and Lands) ² Development Bureau
Mr HON Chi-keung, JP	Director of Civil Engineering and Development
Mr David LO Kwok-chung	Chief Engineer (Islands) Civil Engineering and Development Department
Mr Ivan CHUNG Man-kit	District Planning Officer (Sai Kung and Islands) Planning Department
Mr MA Lee-tak, JP	Director of Water Supplies
Mr LEE Chi-ming	Chief Engineer (Design) Water Supplies Department

Clerk in attendance:

Ms Debbie YAU

Chief Council Secretary (1)6

Staff in attendance:

Miss Jacqueline CHUNG

Council Secretary (1)1

Mr Frankie WOO

Senior Legislative Assistant (1)3

Ms Christy YAU

Legislative Assistant (1)1

The Chairman reported that a total of 41 projects amounting to \$36,796.31 million had been endorsed by the Public Works Subcommittee (PWSC) in the 2010-2011 session so far. Of the total amount endorsed, \$33,729.31 million was related to capital works projects.

Head 704 – Drainage

PWSC(2011-12)19 332DS Lam Tsuen Valley sewerage

2. The Chairman advised that the proposal was to upgrade part of 332DS to Category A at an estimated cost of \$274.4 million in money-of-the-day (MOD) prices for implementing sewerage works in 14 unsewered areas in Lam Tsuen Valley. The Panel on Environmental Affairs had been consulted on the proposal at its meeting on 23 May 2011, and raised no objection to the proposal. At the request of Panel members, the Administration had provided supplementary information on 3 June 2011.

3. Mr IP Kwok-him appreciated the urgency of the proposed sewerage facilities. He noted that the proposed works at an estimated cost of \$274.4 million would serve some 1 140 village houses, which translated into a cost of about \$240 000 per village house. Likewise, the estimated cost of the proposed sewerage works for the next item under PWSC(2011-12)20 would be about \$470 000 per village house. Mr IP considered the proposed works not value for money to meet the environmental needs.

4. The Director of Drainage Services (DDS) explained that the unit cost was not that high having regard to the number of households and

inhabitants to be benefited in each village house. He emphasized that if the sewage was not properly treated before discharge, it would be detrimental to the water quality of the water catchment area, the streams nearby and the receiving waters of Tolo Harbour. Apart from the considerable length of sewers to be laid for connection to the village houses which was a major cost factor, the estimated cost had reflected the measures to be undertaken. In view of the physical constraints of the project area, special measures had to be undertaken to minimize the impact on building structures of the village houses and the inconvenience to inhabitants during construction. Moreover, special precaution would need to be taken to address the complexities on laying sewers underground which were already packed up by other public utilities facilities. He added that sewerage works were also carried out at comparable costs in the urban areas which shared similar underground conditions. DDS further advised that for the proposed sewerage works under PWSC(2011-12)20, in order to maintain the traffic flow in the areas, a trenchless method would be adopted which thus resulted in a higher cost of construction.

5. The item was voted and endorsed.

PWSC(2011-12)20 339DS North District sewerage, stage 1 phase 2C and stage 2 phase 1

6. The Chairman advised that the proposal was to upgrade part of 339DS to Category A at an estimated cost of \$226.8 million in MOD prices for implementing sewerage works in three unsewered areas in North District and Tai Po. The Panel on Environmental Affairs had been consulted on the proposal at its meeting on 23 May 2011. At the request of Panel members, the Administration had provided supplementary information on 3 June 2011.

7. The item was voted and endorsed.

PWSC(2011-12)21 345DS North District sewerage, stage 2 part 2A

8. The Chairman advised that the proposal was to upgrade part of 345DS to Category A at an estimated cost of \$272.1 million in MOD prices for implementing sewerage works in nine unsewered areas in Sha Tau Kok. The Panel on Environmental Affairs had been consulted on the proposal at its meeting on 23 May 2011. At the request of Panel

members, the Administration had provided supplementary information on 3 June 2011.

9. The item was voted on and endorsed.

PWSC(2011-12)22 140CD Reconstruction and rehabilitation of Kai Tak Nullah from Po Kong Village Road to Tung Kwong Road — remaining works

10. The Chairman advised that the proposal was to upgrade 140CD to Category A at an estimated cost of \$1,602.0 million in MOD prices for reconstruction and rehabilitation of a section of Kai Tak Nullah from Po Kong Village Road to Tung Kwong Road. An information paper on the project had been circulated to the Panel on Development on 12 May 2011.

11. Mr IP Kwok-him expressed support for the proposed works. Noting that the in-situ re-provisioning of an existing footbridge near Tung Tai Lane would be completed by May 2017, he enquired about the temporary arrangement for pedestrian crossing in the interim. The Chief Engineer (Project Management), Drainage Services Department replied that the existing footbridge would be in use during the construction of the proposed works. After the demolition of the footbridge, a temporary footbridge across the nullah would be provided to facilitate pedestrian crossing.

12. The item was voted on and endorsed.

PWSC(2011-12)23 160CD Happy Valley underground stormwater storage scheme

13. The Chairman advised that the proposal was to upgrade 160CD to Category A at an estimated cost of \$1,065.8 million in MOD prices for constructing an underground stormwater storage tank with a capacity of 60 000 cubic metres, a pump house and the associated drainage works at Happy Valley Recreation Ground (the Recreation Ground). The Panel on Development had been consulted on the proposal at its meeting on 20 April 2011. Panel members generally supported the proposal. At the request of Panel members, the Administration had provided supplementary information to the Panel on 17 May 2011.

14. The Chairman declared that he was an honorary advisor to a related consultant company and he had not been approached for any advice relating to this project.

Traffic and environmental impacts

15. Noting that the vehicular entry and exit point of the project site would be located just opposite to the exit of the St. Paul's Primary Catholic School (the School) at Wong Nai Chung Road, Miss Tanya CHAN said that the School as well as local residents of Happy Valley had expressed grave concerns about the arrangement on the safety of students and the noise and dust nuisance to the environment. She asked whether the Administration had considered other vehicular entry and exit points for the project site.

16. DDS advised that the Administration had explored different options, such as a point near the upper part of the Wong Nai Chung Road but the option was considered undesirable as there were a public toilet and a busy pedestrian subway affecting public safety. Another option near Wong Nai Chung Road Crescent Garden was considered inappropriate as access to the leisure facilities there would be affected.

17. On safety concerns, DDS advised that the contractor would deploy staff to monitor and direct traffic during school peak hours. Consideration could also be given to installing crash barriers around the exit of the School to provide better safeguard for the students. In reply to Mr KAM Nai-wai's enquiry about the number of truck trips per day, DDS responded that the number of truck trips during school peak hours would be kept to a minimum. The estimated average and maximum number of dump trucks per hour during the peak construction periods were 8 and 15 respectively which would generate no adverse traffic impact. Nevertheless, the Administration would establish a Traffic Management Liaison Group to discuss, scrutinize and review the proposed temporary traffic arrangements during the construction period.

18. To control noise, dust and site run-off nuisances arising from the proposed project, DDS said that a fully enclosed conveying belt system would be installed for carrying construction waste within the site, and construction waste would be delivered by well-covered dump trucks. Moreover, major construction works would be carried out near the center of the Recreation Ground which was further away from nearby residence and hospital in order to minimize the environmental impact to the vicinity.

DDS said that the Government would make useful reference to the successful experience with the Hong Kong West Drainage Tunnel project in which the Administration had built trust with the affected True Light Middle School of Hong Kong, and implement effective environmental mitigation measures to minimize disturbance to the operation of the School and protect students' safety.

19. Noting the Administration's explanation, Miss Tanya CHAN said that some local residents recently observed that stones and sands were dropped from moving well-covered dump trucks and posed danger to other road users and caused environmental nuisance. DDS stressed that the operation of the dump trucks would be closely monitored and controlled in response to various traffic conditions during construction.

20. In reply to Miss Tanya CHAN's further enquiry on the communication channels available when the project was in progress, DDS advised that apart from the liaison officer who would provide assistance to affected parties in need, a dedicated enquiry hotline would also be set up to facilitate communication and receive complaints. DDS said he was confident that similar rapport as with the True Light Middle School of Hong Kong and affected residents under the Hong Kong West Drainage Tunnel project could be developed with local residents and the School.

21. Mr Alan LEONG considered the proposed project necessary in preventing flooding in Happy Valley and the vicinity areas during major rainstorms. He asked if the scale of the project could be reduced to minimize the impacts on the local residents and the School.

22. In reply, DDS explained that in addition to the external consultant commissioned for the project, the Administration had also engaged hydraulic experts, including Professor Joseph LEE Hun-wei, Vice-President for Research and Graduate Studies of The Hong Kong University of Science and Technology, to confirm the need and the scale of the project. DDS emphasized that as the purpose of the proposed underground stormwater storage tank was to collect stormwater of 60 000 cubic metres (equivalent to 24 swimming pools) during heavy rainstorm for temporary storage in order not to overload the drainage network, the absence of which would expose about 12 hectares of land in Happy Valley and Wan Chai to various degree of flooding. The scale of the proposed works was therefore considered justified.

23. Mr Alan LEONG and Miss Tanya CHAN sought clarification on

the number of trees within the project boundary as the numbers in the relevant papers provided for the Panel on Development and the Subcommittee were different. Mr LEONG expressed concern about the preservation of trees under the proposed project to provide a desirable environment for leisurely walks.

24. In response, DDS pointed out that of the 81 trees within the project boundary, 77 trees would be preserved. The proposed works would involve transplantation of four trees within the site and all of them were not important trees.

Landscaping works and the re-provisioning of the sport pitches

25. Prof Patrick LAU expressed concern that \$67 million was earmarked for the proposed re-provisioning of the sport pitches and landscaping works. DDS responded that the relevant funding involved the re-provision of the affected sport pitches with artificial turf and the provision of vertical and roof greening for the proposed pump house and fan room. DDS assured members that a landscape architect would be engaged to undertake the landscaping works. At Prof LAU's request, the Administration agreed to provide drawings showing the future landscaping works and the surfaces of the re-provisioned sport pitches.

Admin

26. In response to Mr KAM Nai-wai's enquiry on the closure of the sport pitches to make way for the proposed works, DDS advised that out of 11 sport pitches in the Recreation Ground, no more than three would be closed during each of the two construction phases, and each phase of the works was expected to last for three to four years. The pitches in the second phase would only be closed after the re-opening of the pitches affected in the first phase to minimize disturbance to the public. DDS further advised that the Leisure and Cultural Services Department and major users including the Hong Kong Football Association and Hong Kong Rugby Football Union had agreed to the proposed arrangements.

Future developments of Happy Valley

27. Mr KAM Nai-wai said that some local residents of Happy Valley and district council members were concerned whether space had been earmarked during the design of the proposed project for the future provision of a MTR station in Happy Valley and a pedestrian subway connecting Happy Valley with Causeway Bay.

28. DDS explained that the proposed underground stormwater storage

tank would occupy only about 30% of the underground area of the Recreation Ground and there was sufficient room for future developments of other facilities. DDS said he understood that the proposed pedestrian subway between Causeway Bay and Happy Valley would be located at Leighton Road/Sports Road which was outside the site of the project under discussion.

29. Prof Patrick LAU expressed concern on the impact of the proposed box culvert on existing and future underground utilities. DDS explained that as the internal dimension of the proposed twin-cell box culvert would just be two metres high and four metres wide, it would not pose impact on existing underground utilities and there would still be sufficient underground space for any future works.

Public consultation

30. Miss Tanya CHAN said that the local residents of Happy Valley were gravely concerned that they were not consulted until May 2011 after the Administration had consulted other stakeholders, including the Hong Kong Jockey Club, and Panel on Development on the proposed project. These residents expressed strong dissatisfaction when they noted that another briefing by the Administration would be held on 25 July 2011 when the proposed project would have already been approved by the Finance Committee (FC). Miss CHAN and Mr Alan LEONG considered this inappropriate.

31. In response, DDS advised that in gauging the views of the various stakeholders on the proposed project, the Administration had consulted the Wan Chai District Council and its committees as well as conducted a series of briefing sessions for members of the public and Area Committees of Wan Chai district. The Administration would continue the dialogue with the local residents and the School. DDS added that apart from the briefing session scheduled for 25 July 2011, the Administration would also issue newsletters periodically and conduct regular briefings for the local residents. Miss Tanya CHAN requested the Administration to advance the briefing for the local residents of Happy Valley to the end of June 2011 before the funding proposal was considered at the relevant meeting of the FC.

Admin

32. The item was voted on and endorsed. Miss Tanya CHAN requested that this item be voted on separately at the relevant FC meeting.

Head 707 – New Towns and Urban Area Development

PWSC(2011-12)24 712CL Planning and engineering study on the remaining development in Tung Chung

33. The Chairman advised that the proposal was to upgrade 712CL to Category A at an estimated cost of \$44 million in MOD prices for carrying out a planning and engineering study on the remaining development in Tung Chung (the Study) and associated site investigation works. The Panel on Development had been consulted on the proposal at its meeting on 24 May 2011. Panel members generally supported the proposal.

34. Mr WONG Kwok-hing queried the need for conducting another study (i.e. the Study) as in his view the development of Tung Chung should have already been mapped out in the engineering works proposal for Tung Chung phase 3 under PWP Item No. 667CL discussed by the former Panel on Planning, Lands and Works on 18 May 2000. He expressed grave concern that since the proposed works had undergone thorough consultation with the Islands District Council, the Advisory Council on Environment and the Town Planning Board, re-doing it again was indeed a waste of public resources. Mr TAM Yiu-chung shared the concern.

35. The Director of Civil Engineering and Development Department (DCED) responded that there were a number of developments further to the aforesaid engineering works proposal in 2000, including the formulation of the Concept Plan for Lantau in 2004, the Revised Concept Plan for Lantau in mid-2007, and the implementation of the Hong Kong Boundary Crossing Facilities of Hong Kong-Zhuhai-Macao Bridge. These developments had a direct impact on the parameters, scope and mode of development of Tung Chung. As such, it was appropriate to carry out a planning and engineering study again on the remaining development in Tung Chung having regard to its previous development and restrictions.

36. Mr WONG Kwok-hing shared the grave concerns of residents of the Yat Tung Estate that the proposed Tung Chung West MTR Station (the Station), which was originally included in 667CL, was now absent in the Study. DCED advised that the planning for the Station had been included in the review and update of the Railway Development Strategy 2000 currently being undertaken by the Highways Department. As the

Station would be situated in future reclaimed land, the Government would give due consideration on the associated environmental concern and examine the need and feasibility for providing the Station.

Admin

37. At the request of Mr WONG Kwok-hing, DCED agreed to confirm whether reclamation would be required for the construction of the Station under 667CL. DCED also agreed to meet with district council members and resident representatives before the funding proposal was considered at the relevant FC meeting.

38. While expressing support for the proposal, Mr TAM Yiu-chung expressed concern that the Study might take as long as 30 months to complete. He asked whether the Study and hence the related developments for Tung Chung East could be proceeded first, as in his view Tung Chung West where Tung Chung River situated might involve more complexities in development. DCED explained that in the light of the public engagement exercises and the environmental impact assessment (EIA) required, in particular the need to address the impact on the ecological habitat at the basin and estuary of Tung Chung River, the Study would take a relatively longer period of time to complete. DCED said that the Government had always committed to meeting the long-term housing need of the community and would accord priority to the development of Tung Chung East for the purpose if this was feasible.

39. Noting that the Hong Kong Housing Authority was conducting assessments for changing the land use of Tung Chung Area 39 for public housing development, Mr TAM Yiu-chung urged the Administration to expedite the process with a view to providing public rental housing for those in need as soon as possible.

40. Miss Tanya CHAN referred to the submission by Green Power tabled at the meeting, which advocated for co-existence of conservation and development by preserving the Tung Chung River. She enquired whether the Study would cover a detailed analysis in respect of preserving the ecological value of the Tung Chung River. DCED advised that the Administration had briefed some ten green groups, including Green Power, The Conservancy Association and WWF-Hong Kong on the latest progress of the proposed project on 19 April 2011. The Administration took note of their concern on the possible implications of future reclamation on the ecological habitat at the basin and estuary San Tau Wan of Tung Chung River, and would assess and address these issues in the Study.

41. Expressing similar concern on the preservation of the Tung Chung River amid the development of the Tung Chung harbourfront areas, Prof Patrick LAU said that Members participating the overseas duty visit of the Subcommittee on Harbourfront Planning to Boston, New York and Vancouver had gained valuable insights into the ways in which harbourfront areas could be developed under the principle of co-existence of conservation and development. He said that he would send a copy of the duty visit report to the Administration once available. The Chairman requested the Administration to make reference to the report in conducting the Study.

42. The item was voted on and endorsed.

Head 708 – Waterworks

**PWSC(2011-12)25 96WC Water supply to Pak Shek Kok
reclamation area, Tai Po — stage 2**

43. The Chairman advised that the proposal was to upgrade part of 96WC to Category A at an estimated cost of \$79.8 million in MOD prices for expanding the capacity of the existing service reservoir for supplying fresh water to the Pak Shek Kok reclamation area. An information paper on the project had been circulated to the Panel on Development on 12 May 2011.

44. The item was voted on and endorsed.

45. There being no other business, the meeting ended at 9:44 am.