

立法會
Legislative Council

LC Paper No. CB(1)1948/08-09
(These minutes have been
seen
by the Administration)

Ref : CB1/PL/DEV/1

Panel on Development

Minutes of meeting
held on Tuesday, 20 January 2009, at 2:30 pm
in Conference Room A of the Legislative Council Building

Members present : Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
Prof Hon Patrick LAU Sau-shing, SBS, JP (Deputy Chairman)
Hon Albert HO Chun-yan
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP
Dr Hon Philip WONG Yu-hong, GBS
Hon Emily LAU Wai-hing, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon Albert CHAN Wai-yip
Hon LEE Wing-tat
Hon Alan LEONG Kah-kit, SC
Hon CHEUNG Hok-ming, SBS, JP
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king
Hon Tanya CHAN
Dr Hon Priscilla LEUNG Mei-fun
Hon IP Kwok-him, GBS, JP
Dr Hon Samson TAM Wai-ho, JP

Members attending : Hon WONG Kwok-hing, MH

Hon WONG Kwok-kin, BBS

Members absent : Hon WONG Yung-kan, SBS, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP

Public officers attending : **Agenda item IV**

Mrs Carrie LAM CHENG Yuet-ngor, JP
Secretary for Development

Mr Enoch LAM Tin-sing, JP
Deputy Secretary for Development (Works) 2

Mr Norman HEUNG Yuk-sai
Deputy Project Manager (Kowloon)

Mr MAK Chi-biu
Chief Engineer/Kowloon East
Civil Engineering and Development Department

Miss Ophelia WONG Yuen-sheung, JP
Deputy Director of Planning/District

Agenda item V

Mrs Carrie LAM CHENG Yuet-ngor, JP
Secretary for Development

Mr Enoch LAM Tin-sing, JP
Deputy Secretary for Development (Works) 2

Mr WONG Hang-chi
Deputy Director of Highways

Mr Frank CHAN Fan, JP
Deputy Director of Electrical and Mechanical Services
(Trading Services)

Agenda item VI

Mr Tommy YUEN Man-chung, JP
Deputy Secretary for Development (Planning and
Lands) 2

Mr Laurie LO Chi-hong
Principal Assistant Secretary for (Planning and Lands) 4

Agenda item VII

Mr Tommy YUEN Man-chung, JP
Deputy Secretary for Development
(Planning and Lands) 2

Mr Paul PANG Tat-choi
Assistant Director of Buildings

Attendance by Invitation : Agenda item VI

Mr Quinn LAW Yee-kwan
Managing Director
Urban Renewal Authority

Ms Iris TAM Siu-ying, JP
Executive Director
Urban Renewal Authority

Dr C K LAW
Policy Study Consultant
(The University of Hong Kong Research Team)

Mrs Sandra MAK
Chief Executive Officer
A-World Consulting Ltd.
(Public Engagement Consultant)

Clerk in attendance : Ms Anita SIT
Chief Council Secretary (1)4

Staff in attendance : Mr WONG Siu-yee
Senior Council Secretary (1)7

Ms Christina SHIU
Legislative Assistant (1)7

I Confirmation of minutes and matters arising

(LC Paper No. CB(1)611/08-09 -- Minutes of special meeting on 8 December 2008)

The minutes of the special meeting held on 8 December 2008 were confirmed.

II Information papers issued since last meeting

(LC Paper No. CB(1)471/08-09(01) -- Referral dated 15 December 2008 from the Complaints Division on small house policy

LC Paper No. CB(1)488/08-09(01) -- Letter dated 18 December 2008 from the Sha Tau Kok District Rural Committee, New Territories to the Director of Planning expressing views on rezoning of several land parcels adjoining the North East New Territories Landfill from "Green Belt" to "Other Specified Uses" annotated "Landfill" zone

LC Paper No. CB(1)532/08-09(01) -- Referral dated 24 December 2008 from the Complaints Division on flood prevention measures in Tai O)

2. Members noted that the above information papers had been issued since the last meeting.

III Items for discussion at the next meeting

(LC Paper No. CB(1)570/08-09(01) -- List of outstanding items for discussion

LC Paper No. CB(1)570/08-09(02) -- List of follow-up actions)

3. The Chairman said that the Administration had proposed the following items for discussion on 24 February 2009 --

(a) Lift safety;

- (b) Revitalization of historic buildings through Partnership Scheme -- Batch I and Batch II;
- (c) Planning and engineering study for the Lok Ma Chau Loop; and
- (d) Building (Minor Works) Regulation.

The Chairman further said that for the item on lift safety, this Panel and the Panel on Housing had held a joint meeting on 8 December 2008 to discuss the subject. He suggested that for the coming discussion of the subject, another joint meeting be held from 2:30 pm to 3:45 pm, and the regular meeting could start from 4:00 pm. Members agreed to the arrangements.

IV The implementation of Kai Tak Development

(LC Paper No. CB(1)570/08-09(03) -- Administration's paper on the implementation plan for the Kai Tak Development

LC Paper No. CB(1)570/08-09(04) -- Paper on Kai Tak Development prepared by the Legislative Council Secretariat (Background brief))

4. With the concurrence of the Chairman, the Secretary for Development (SDEV) gave a brief introduction to the employment situation in the construction sector before the Panel proceeded to discuss the implementation of Kai Tak Development (KTD). She said that the \$29 billion and \$10 billion estimated expenditures in the 2009-2010 financial year for public works projects and Hong Kong Housing Authority projects respectively would provide 55 000 job opportunities, representing an increase of 12 000 over the current year. The construction sector was an important ring in the workforce, accounting for about 7% to 8% of the total workforce. The latest seasonally adjusted unemployment rate had increased from 3.8% to 4.1% and the unemployment rate in the construction had also increased. Construction works could broadly be divided into site superstructure construction works and building renovation/maintenance works. While the increase in the unemployment rate for the former was slight, the increase for the latter was significant. The increase in labour force in the construction sector was higher than that in job opportunities, and some construction workers would return to Hong Kong from Macao to look for job opportunities. To alleviate the unemployment situation in the construction sector, apart from implementing major infrastructure projects, the Administration also intended to implement more minor works projects and building renovation/maintenance works projects.

5. The Deputy Secretary for Development (Works)2 (DS(W)2) delivered a powerpoint presentation to introduce the details of the implementation plan for KTD.

(Post-meeting note: The soft copy of the powerpoint presentation materials (LC Paper No. CB(1)656/08-09(05)) was issued to members by email on 21 January 2009.)

Odour problem at the Kai Tak Approach Channel

6. Mr CHAN Kam-lam considered that KTD should be implemented as soon as possible. However, he expressed concern that creating a 600-metre wide opening in the former runway and tidal flush might not solve the odour problem at the Kai Tak Approach Channel (KTAC). The opening might even aggravate the odour problem at the To Kwa Wan Typhoon Shelter. In this regard, the Administration should report the outcome of its consideration on the previous suggestion of decking over KTAC.

7. Ms Starry LEE welcomed the implementation of the much awaited KTD. However, she said that residents of To Kwa Wan objected to creating the 600-metre opening. They were worried that the water quality at the To Kwa Wan Typhoon Shelter would further deteriorate after creating the opening. The previous term of the Kowloon City District Council had urged the Administration to deck over KTAC. The Administration should release information on the costs and effectiveness of creating the opening to treat KTAC.

8. Expressing a similar concern, Mr LEE Wing-tat was pessimistic about the effectiveness of creating the 600-metre opening in solving the odour problem at KTAC because tidal flush could not carry away the contaminated sediments which caused the odour. The odour might affect public health and become a blemish for the Metro Park and other developments in KTD. He asked whether the Administration had conducted independent assessment to demonstrate that tidal flush would be effective in solving the odour problem.

9. DS(W)2 explained that the successful treatment of Shing Mun River demonstrated that bio-remediation treatment was an effective method to eliminate odour generation by the bacteria in the contaminated sediments. The Administration had conducted field trials on site at KTAC and the results demonstrated that the method would be effective for treating KTAC. The Administration could organize a site visit to KTAC for Members to demonstrate the effectiveness of bio-remediation treatment. The Deputy Project Manager (Kowloon) (DPM(K)) added that the crux of solving the odour problem using bio-remediation was to treat the sediments in-situ. Only a thickness of about 500 to 700 millimetres of sediments at the surface of the channel bed would need to

be treated to eliminate the odour. After treating KTAC, the 600-metre wide opening would be created to enhance water circulation between KTAC and the Victoria Harbour, and the water quality of the latter would not be affected. As regards the previous suggestion of decking over KTAC, SDEV said that unless the overriding public needs test could be met, the Administration would not carry out reclamation at KTAC. The Administration would tackle the odour problem at KTAC by adopting a "zero reclamation" approach.

10. Mrs Sophie LEUNG said that she had opposed to decking over KTAC and welcomed the Administration's decision of not decking over KTAC. She had confidence that KTAC could be treated better than Shing Mun River.

11. Mr KAM Nai-wai considered that the Administration should first demonstrate the effectiveness of its proposed measures for tackling the odour problem at KTAC by alleviating the odour problem at other harbourfront areas, such as Western district.

12. Dr Priscilla LEUNG noted that Taiwan and Singapore had successful experience in treating the odour problem at water bodies and urged the Administration to provide an explanation on the techniques proposed for treating KTAC. She asked whether the odour problem at Yau Ma Tei Typhoon Shelter could be solved.

13. Ir Dr Raymond HO said that although the Administration had successfully treated Shing Mun River, the situation at KTAC was more complicated and the effectiveness of the proposed measures remained yet to be seen. Even if KTAC could be successfully treated, it might take a long time. The Administration should provide further information in this regard. He also expressed concern on whether creating the 600-metre wide opening would be an effective measure in the long run.

14. SDEV responded that the Administration would explore site-specific odour abatement measures for tackling the odour problem at different locations. She agreed to provide further information on the various proposed measures and their costs and effectiveness in tackling the environmental problems at KTAC.

(Post-meeting note: The Administration's supplementary information (LC Paper No. CB(1)1121/08-09(01)) was issued to members on 24 March 2009. A site visit of Panel members to KTAC was held on 26 February 2009.)

Infrastructure projects and community facilities

15. Mr CHAN Kam-lam said that Members of the Democratic Alliance for the Betterment and Progress of Hong Kong had suggested that the

Administration should establish a one-stop government service centre in KTD, and he was disappointed that the Kai Tak Government Offices would only accommodate three departments. He also considered that the Administration should provide a district hospital in KTD. For the proposed bridge connection between the former runway and Kwun Tong, the Administration should further study the navigation clearance required. The Kwun Tong District Council had expressed support for the proposed bridge connection. He urged the Administration to reconsider the above issues. Otherwise, Members of the Democratic Alliance for the Betterment and Progress of Hong Kong would have reservations on the funding proposals for KTD.

16. Ms Starry LEE considered that more departments currently located at prime sites should be accommodated at the proposed Kai Tak Government Offices so that those prime sites could be put to other uses.

17. Miss Tanya CHAN also expressed concern on whether there would be sufficient medical and community facilities to meet the needs of KTD.

18. SDEV responded that apart from the Kai Tak Government Offices, the Administration had reserved sites for various government and community facilities in KTD. The Administration was reviewing whether to relocate government departments at prime sites, such as those currently accommodated at the three government office towers in Wan Chai. If the Administration considered that more government departments should be relocated to KTD, the required sites would be available. She would relay members' views to the relevant bureaux. A site had been reserved for a district hospital and the implementation timetable would depend on the relevant policy bureau and the progress of other necessary infrastructure projects. The land uses, development parameters and development modes of KTD were set out in the relevant approved Outline Zoning Plan after extensive public engagement. The Administration's paper for this meeting included only some of the works projects to be implemented in KTD. Other projects would be implemented in due course. The Administration was studying the feasibility of the proposed bridge connection between the former runway and Kwun Tong and expanding the proposed monorail system in KTD. The Deputy Director of Planning/District (DD of Plan) agreed to provide information on the planned facilities to be developed on the Government, Institution or Community sites in KTD.

(Post-meeting note: The Administration's supplementary information (LC Paper No. CB(1)1121/08-09(01)) was issued to members on 24 March 2009.)

19. Dr Priscilla LEUNG noted the progress of the temporary Kwun Tong Waterfront Promenade. She considered that there should be good pedestrian connectivity along harbourfront areas and KTD should play a role in connecting

the harbourfront areas of Eastern and Western Kowloon. The Administration should report the progress on the suggestion of providing a pedestrian link, such as boardwalk, at the cement plant of the Green Island Cement Company Limited.

20. SDEV responded that creating a continuous waterfront promenade was a vision for all and the Administration would continue with its work in this regard. For the suggestion of providing a pedestrian link at the cement plant of the Green Island Cement Company Limited, the relevant company owned the harbourfront site and the pier. The Subcommittee on Harbourfront Planning under the Panel on Development had recently discussed relevant issues.

21. Ir Dr Raymond HO and Miss Tanya CHAN expressed concern on whether there would be adequate transport facilities to cater for the large number of audiences attending events held at the Multi-purpose Stadium Complex. Ir Dr Raymond HO also considered that the ancillary facilities in KTD should dovetail with the completion of the Cruise Terminal.

22. Mr WONG Kwok-hing asked whether the Administration could advance the implementation of parks and other community facilities in KTD so that residents moving into the public rental housing implemented in Package A could use those facilities at an earlier time. He also asked whether the Cruise Terminal could cater for mega cruise ships.

23. Mr Albert CHAN considered that the road infrastructure and community facilities should be completed in time to serve the residents of the residential developments.

24. DPM(K) responded that while Package A developments could start construction after obtaining the necessary funding approval, designated projects under the Environmental Impact Assessment (EIA) Ordinance in Package B would need more time because they should only commence design after completing the EIA for KTD. The implementation of the Multi-purpose Stadium Complex would dovetail with that of the To Kwa Wan Station of the Shatin to Central Link. Other community facilities would be implemented when the necessary infrastructure projects had been completed. By way of illustration, the Metro Park would be implemented after the completion of the deck over the 600-metre opening. SDEV said that there would be sufficient facilities for the public rental housing residents who would move into KTD during the first stage of its implementation. As regards the Cruise Terminal, it could cater for mega cruise ships.

25. Noting this, Mr WONG Kwok-hing asked whether the design of Package B developments could commence before completion of the EIA.

26. DPM(K) explained that the Administration would need to complete the necessary statutory procedures before submitting funding proposals for the design of designated projects. DS(W)2 added that if the Administration sought funding approval from the Legislative Council for the design of designated projects before completion of the EIA for KTD, there was a risk that some designated projects could not fully meet the requirements of the EIA and had to be amended. Under the circumstances, the funds expended might be wasted. For projects which were not designated projects, consultancy studies and design could be carried out at an earlier stage.

Connectivity and integration with nearby old districts

27. Mr LEE Wing-tat and Mr KAM Nai-wai considered that there should be good connectivity and integration between KTD and the nearby old districts. Mr LEE Wing-tat said that KTD should facilitate the revitalization of those districts and make up for the shortfall in amenities in those districts to enhance the living conditions of the residents concerned.

28. SDEV said that accessibility was an important guiding principle in the implementation of KTD. The proposed monorail system and pedestrian links including 20-metre wide underground streets with shops would provide good connectivity in KTD and between KTD and nearby districts. There would be more than 10 linkage points with nearby districts.

29. Ms Starry LEE however said that residents of Kowloon City considered that the connectivity between KTD and Kowloon City was still insufficient and they urged the Administration to continue to discuss with them on the matter. She suggested that some of the vacant sites in KTD could be put to public use on a temporary basis.

30. Mr Alan LEONG said that when planning for a new district, nearby old districts should be included in the planning so as to enhance connectivity and integration between the new and the old districts.

31. Dr Priscilla LEUNG considered that KTD should facilitate urban renewal in nearby old districts.

32. Mrs Sophie LEUNG said that KTD would act as a catalyst for the evolution of Kowloon City in future. She did not agree that the planning for Kowloon City should be handled at present because old districts would evolve naturally in response to changing circumstances.

33. SDEV responded that the Administration had conducted extensive public engagement on the implementation of KTD, which was considered by a local think tank as a successful example of the Administration's public

engagement work. The Administration had consulted and would continue to consult relevant District Councils and parties concerned on major projects to be implemented in KTD. The nearby districts would be taken into account in the planning for KTD. Apart from those projects undertaken by the Hong Kong Housing Society and Urban Renewal Authority (URA), some self-initiated rehabilitation projects in old districts had been carried out, which illustrated that opportunities for urban renewal would arise in response to changes in the surrounding districts. The Administration would take every opportunity to make good use of vacant sites in KTD on a temporary basis, such as the construction of the temporary Kwun Tong Waterfront Promenade.

34. Ms Cyd HO said that the implementation of KTD would bring great incentives for carrying out urban renewal projects by the private sector in districts such as Kowloon City, To Kwa Wan and Kwun Tong. The Administration should conduct social impact assessment before such projects were being carried out. The next population census would provide a good opportunity for conducting social impact assessment in various districts to see how well residents could cope with urban renewal. The Administration should consider accommodating eligible residents affected by urban renewal projects in those districts at the public rental housing in KTD so that their social network could be maintained. Although a substantial amount of public funds were required for implementing KTD, the Government would have proceeds from the sale of sites in KTD and peripheral districts, and private urban renewal developments in those districts would also generate economic benefits.

35. SDEV said that the Administration supported in principle the suggestion of conducting social impact assessment in relation to urban redevelopment projects. Rather than capitalizing on the next population census, such assessment should focus on old districts. The Administration was discussing the matter internally and would report to members at an opportune time. The Administration did not consider KTD as a project which should be implemented on a cost-recovery basis. It was an investment to meet Hong Kong's development needs, just like the implementation of new towns and new development areas.

Planning issues

36. Ms Emily LAU expressed concern on the time it would take to implement KTD because the community had yet to arrive at a consensus on some issues. She enquired about the environmental friendly measures to be implemented in KTD. Although the monorail system could provide good connection between different locations, she was worried about its visual impact. She also expressed concern on whether the public rental housing and private housing developments would have an adverse visual impact.

37. Mr KAM Nai-wai was worried that the public might have reservations if the height limit near the tourism node could be relaxed to 200 metres above the Hong Kong Principal Datum (mPD). On the monorail system, he said that in Sydney, there were debates in the city on whether its monorail system should be demolished. He considered that there should be centralized utility ducts in KTD and solar energy should be used. He asked when the Administration would submit the various funding proposals for KTD.

38. DPM(K) responded that KTD would be implemented according to many environmental friendly concepts. The area of greenery, parks and waterfront promenades would cover about 100 hectares out of the 323-hectare KTD. Kai Tak River would also provide a leisure environment for the public. Road surface would only cover about 72 hectares and the ratio was much lower than that of many other urban districts. The monorail system would be an environmental friendly transport system. These measures would greatly reduce air pollution. The Administration would also implement a district cooling system in KTD, which would save much energy.

39. Noting this, Mr Alan LEONG said that there should be indicators to assess whether environmental friendly facilities, such as the district cooling system, had achieved their targets.

40. On building height control, the Deputy Director of Planning/District (DD of Plan) responded that the relevant approved Outline Zoning Plan had clear specifications on the height limits of different zones in KTD, which were determined after extensive public consultation. The public rental housing developments were subject to a maximum height control of 120 mPD. The height limits of most developments would range from 45 to 65 mPD along the former runway, 40 mPD for sites along Kai Tak River, 175 mPD at the city centre north of the Shatin to Central Link Kai Tak Station, and 100 mPD near the tourism node at the end of the former runway, the last of which could be relaxed to 200 mPD for a landmark building with an observation gallery for public use upon application to the Town Planning Board for approval.

41. SDEV said that the planning parameters for KTD were decided after extensive public engagement. The setting of height limits was an important issue during the public engagement. Relaxing the height to 200 mPD near the tourism node after obtaining approval for the Town Planning Board would allow the development of a landmark building. The plot ratio was only 3 to 5 for private residential developments, 5.5 and 6.3 for the two public rental housing sites, and 3.5 to 9.5 for commercial sites. The proposed population had been reduced from 260 000 to 86 000. KTD was not a high density development. The Administration would submit funding proposals for works projects according to the established procedures. The estimated total cost of the first batch of seven projects was about \$3.3 billion. The funding proposals for other works projects

would be submitted in due course. The Administration had consulted the Panel on Environmental Affairs on the funding proposal for the district cooling system.

42. Miss Tanya CHAN enquired about the height limits of the residential/commercial zones at the Runway Precinct. She also enquired about the distance between the proposed landmark building at the tourism node and the heliport.

43. DD of Plan responded that the height limits for most sites in the residential/commercial zones on the Runway Precinct were 45 to 55 mPD for the front row and 45 to 65 mPD for the back respectively. As helicopters would take off and land from the direction of Victoria Harbour, a distance of several hundred metres between the heliport and the landmark building would suffice.

44. Ir Dr Raymond HO considered that KTD should be implemented as soon as possible. He welcomed that the Panel on Environmental Affairs had expressed support for the district cooling system. He expressed support for the monorail system and did not consider that it would have adverse effects on the environment.

45. Prof Patrick LAU considered that there should be a three-dimensional model and sufficient drawings to facilitate members' understanding of the design of KTD. He asked why it was necessary to deck over the 600-metre wide opening after creating it. He urged the Administration to implement KTD as soon as possible and advance the completion date of the whole development to dovetail with the completion of the Shatin to Central Link in 2015. He asked whether there would be project managers to oversee the implementation of KTD.

46. SDEV responded that there would be consultation for individual projects in KTD and the Administration had always been providing sufficient information on its projects in the past. The Administration could discuss in detail with members on the implementation of KTD and organize a site visit to display a three-dimensional model and drawings of KTD. Subject to engineering and technical constraints, the Administration would implement KTD as soon as practicable. There would be project managers for implementing KTD. DD of Plan added that the three-dimensional model had been displayed at public engagement activities and society in general expressed support for KTD.

47. Mr Alan LEONG was worried about the planning controls for KTD, pointing out that there were various means for project proponents to circumvent the planning controls. The Administration should have a mechanism to ensure that KTD would be implemented as planned. He considered that the public engagement process should continue throughout the implementation of KTD,

such as re-activating the relevant subcommittee under the Harbour-front Enhancement Committee. He would have reservations on the implementation of KTD if the Administration could not address his concerns.

48. SDEV responded that the Administration would consult the Panel on individual projects as appropriate. Outline Zoning Plans were statutory plans to guide and control the developments in the relevant areas covered. By way of illustration, conservation of the Longjin Bridge remains might require amendments to the relevant Outline Zoning Plan. As agreed by the Harbour-front Enhancement Committee, the Administration would consult it on the implementation of harbourfront-related projects in KTD. The Administration welcomed that the implementation of KTD would continue to be appropriately monitored.

49. Ms Cyd HO expressed support for a water affinity policy and enquired about the implementation details of the works related to Kai Tak River, such as the source of water and sedimentation problem.

50. SDEV said that with the support of the Wong Tai Sin District Council, the Administration would implement works to enhance Kai Tak River instead of decking over it. DS(W)2 added that water would be supplied from Tai Po and Shatin to Kai Tak River and the dry season would not pose any problem. The treatment of Kai Tak River and that of Kai Tak Approach Channel were two different issues. While there were contaminated sediments on the channel bed of the latter, the channel bed of the former was comparatively cleaner and did not have the latter's sedimentation problem.

51. Mr Albert CHAN was disappointed at KTD and considered it the worst planning he had ever seen. He commented that the original intention of facilitating urban renewal in East Kowloon to enhance livelihood and reduce population density was scrapped in the current planning. The plan lacked a macro perspective and long-term vision and could not satisfy community needs. It was just a juggling of facilities resulting from political pie-sharing. He suggested that the Multi-purpose Stadium Complex be removed from KTD. He was worried that the site of the Hong Kong Stadium at Happy Valley would be redeveloped after the completion of the Multi-purpose Stadium Complex at KTD.

52. SDEV disagreed that KTD was a failure. Such a view was unfair to all those government departments and members of the public who had participated in the planning for Kai Tak. The original objective of enhancing the livelihood of nearby residents through the implementation of KTD would be maintained. By way of illustration, KTD would provide about 100 hectares of open space. The Administration would explore the feasibility of further enhancing the connectivity of KTD.

53. Mrs Sophie LEUNG expressed support for the relevant Outline Zoning Plan covering KTD. She said that KTD had included new elements like conservation and green features in its comprehensive planning, and urged the Administration to adopt a comprehensive planning approach for future developments as in the case of KTD. The public funds required for implementing KTD should be viewed as an investment to create a green and sustainable environment for future generations. She urged the Administration to consider reconstructing a plaque at the site where the Longjin Bridge remains were discovered and provide further information on the conservation of the Longjin Bridge remains in future. As conservation of all components might not be possible in every case of heritage conservation, reconstruction of those components could be a perspective in conservation in future. The Administration should solicit more participation from professional organizations on how to implement conservation initiatives during the overall planning for a district in future.

54. SDEV noted Mrs Sophie LEUNG's views.

V Delivery of minor works projects in the Capital Works Programme

(LC Paper No. CB(1)570/08-09(05) -- Administration's paper on delivery of minor works projects in the Capital Works Programme)

55. SDEV said that the Administration proposed to increase the approved total allocation for works-related block allocations under the Capital Works Reserve Fund for 2009-2010 by \$988.3 million in order to implement more minor works projects. Many of the additional minor works projects to be implemented were related to the theme of enhancing green and sustainable environment. With the support from Members, the Administration intended to submit the additional projects to the Public Works Subcommittee and Finance Committee as soon as possible.

Implementation process

56. Ms Emily LAU expressed support for the Administration's proposal because it could create job opportunities. She said that where possible, the Administration should package the minor works projects into smaller contracts to facilitate small and medium-sized contractors in bidding for the projects. She requested the Administration to elaborate on the fast-track approach in Annex B to the Administration's paper because she was concerned about whether

compressing the timeframe would compromise the integrity of the implementation procedures.

57. SDEV responded that different minor works projects would differ in scale. Those of a larger scale required procurement of consultancy services for detailed design work and tendering for works. Public consultation might also be required. Implementing minor works projects of a smaller scale under the fast-track approach would not require the procurement of consultancy services. A works order would be issued under an existing term contract and no tendering for works would be required. As a result, the implementation timeframe could be expedited under the fast-track approach. However, small and medium-sized contractors did have the capacity to undertake term contracts. The Administration would only implement minor works projects using the fast-track approach after taking into account all relevant considerations.

58. Mr Albert CHAN expressed support for the Administration's direction in principle. He was however worried that some building renovation works such as installing marble tiles or curtain walls would be implemented unnecessarily merely for the sake of increasing expenditure, which would be a waste of public funds and create construction wastes. The Administration should have an internal monitoring mechanism to ensure that public funds required for implementing those additional minor works projects would be well spent for the benefit of the citizens. SDEV responded that the Administration had a stringent mechanism for monitoring the implementation of works projects.

59. Mr IP Kwok-him expressed support for the Administration's proposal. He asked whether the Administration could shorten the time required for implementing medium sized minor works projects without compromising the integrity of the implementation procedures because a period of 19 months was too long when compared with that in other places. He enquired about the estimated proportion of minor works projects which could be implemented in 2009-2010 using the fast-track approach in Annex B to the Administration's paper.

60. Expressing a similar concern, Prof Patrick LAU considered that the Administration should expedite the implementation of medium sized minor works projects by shortening the time required for vetting by various government departments.

61. SDEV responded that although some statutory procedures were inevitable, the works departments would compress the time required for implementing medium sized minor works projects as far as possible by expediting the internal procedures without comprising the integrity of the necessary procedures, such as accounting procedures. She agreed to provide the information requested by Mr IP Kwok-him.

(Post-meeting note: The Administration's supplementary information (LC Paper No. CB(1)936/08-09(01)) was issued to members on 2 March 2009.)

Enhancing green and sustainable environment

62. Ms Emily LAU expressed support for additional minor works projects related to enhancing green and sustainable environment. She sought further information on the installation and retrofitting of energy efficient electrical and mechanical facilities for various government departments mentioned in paragraph 13(b)(i) of the Administration's paper. She considered that if the staff of the Government and public organizations could turn off electrical appliances such as lights and air conditioners when they were not required, much electricity could be saved.

63. The Deputy Director of Electrical and Mechanical Services (Trading Services) responded that most staff of the Government would turn off electrical appliances when they were not required. New energy saving measures such as using light emitting diodes and water-cooled air conditioning systems could reduce electricity consumption by up to 90% and 20% respectively. He was confident that half of the additional minor works projects to be implemented by the Electrical and Mechanical Services Department could be launched before June 2009.

64. Mr Albert CHAN suggested that the Administration should adopt a strategic approach and minor projects such as installing energy efficient lighting systems, replacing street lights by those with lower luminance, planting trees and implementing roadside greening measures could be introduced.

65. SDEV concurred and said that two types of additional minor works projects, viz. those enhancing Government's infrastructural asset management and those enhancing green and sustainable environment, would be implemented. Projects such as installing energy-saving lighting installation and enhancing roadside slope greening would be implemented.

66. Ms Cyd HO expressed support for projects on enhancing green and sustainable environment and urged the Administration to disseminate information on the costs and effectiveness of implementing green and energy efficient measures so as to promote the use of green and energy efficient devices to owners of private developments.

67. SDEV responded that the anticipated saving in electricity charges arising from energy saving initiatives for various government departments to be implemented by the Electrical and Mechanical Services Department was

provided in the Administration's paper. The Administration would explore how to quantify the effectiveness of implementing green and energy efficient measures where feasible.

68. As regards rooftop greening, Mr WONG Kwok-hing noted from the media that some non-government organizations employed persons with disabilities to carry out such greening work in private developments. He asked whether the Administration would make the same arrangements for greening work in government buildings. He suggested that the Administration should consider the feasibility of carrying out greening for external walls of government buildings.

69. SDEV responded that the suggestion of engaging non-government organizations and employing persons with disabilities to carry out greening work could be explored in future. The Environment Bureau was promoting rooftop greening to schools and non-government organizations through providing funds from the Environment and Conservation Fund. If the measure was supported by the community, could create job opportunities and found to be cost effective, the Administration would promote the measure to private developers.

70. Mr Alan LEONG said that Members of the Civic Party welcomed the Administration's proposal, in particular those projects under the theme of enhancing green and sustainable environment, and urged the Administration to pay attention to the Green New Deal and sustainable development while creating more job opportunities. He shared the view that the Administration should promote the implementation of green and energy efficient measures to various parties such as owners' corporations, schools and non-government organizations so that the number of job opportunities to be created would be greatly augmented.

71. SDEV responded that the Environment Bureau and the Development Bureau would promote the implementation of green and energy efficient measures to private developers. The Hong Kong Green Building Council would be established in the first quarter of 2009 and it would mainly be responsible for promoting such measures.

Other views and concerns

72. Mr CHEUNG Hok-ming expressed support for the Administration's proposal because it could create more job opportunities. He noted that the outstanding projects of the two former municipal councils were not included in the additional works projects to be implemented and asked whether they would also be included. He further asked whether projects under the Rural Planning and Improvement Strategy could also be included.

73. SDEV explained that those two types of projects were not classified as minor works projects implemented under block allocations. Outstanding projects of the two former municipal councils were usually large scale projects valued above \$21 million and they would be implemented according to the established procedures for major public works projects. Projects under the Rural Planning and Improvement Strategy Programme and local public works projects were under the purview of the Home Affairs Department. The additional minor works projects to be implemented under the current proposal should incur no additional recurrent expenditure.

74. Ms Cyd HO expressed support for creating more job opportunities and considered that many proposed additional projects were indeed necessary. She urged the Administration to consult District Councils on the details and priority of implementing works projects. By way of illustration, drainage enhancement projects to alleviate flooding in Sheung Wan, Wan Chai and Happy Valley should be implemented.

75. SDEV responded that the Administration would consult District Councils on a regular basis and it was aware of their priorities in implementing works projects. Nevertheless, for works projects which were not implemented under block allocations, the relevant established procedures would have to be adhered to.

76. Mr Albert CHAN urged the Administration to expedite the construction of a breakwater in Ping Chau. SDEV responded that the Development Bureau and its departments would help coordinate the work if the Marine Department decided to implement the project and Mr Albert CHAN could discuss with the relevant bureau and department in this regard. The Civil Engineering and Development Department had already conducted some preliminary studies.

77. Prof Patrick LAU welcomed the Administration's proposal. He said that even for minor works projects, the Administration should still pay attention to the design and the quality of the materials. The Administration should engage architects to carry out the design work. For instance, the Administration should give some thoughts to the colour schemes of the external walls to be refurbished and the types of materials to be used. He urged the Administration to enhance the pedestrian pavements, especially those in Central, because such enhancement works projects could be implemented within a short time.

78. SDEV responded that the Architectural Services Department, which was responsible for the majority of the design work of minor works projects for government buildings, would be requested to pay attention to this particular area of work. The Deputy Director of Highways said that the Highways Department

had landscape architects and engineers for handling the design work of minor works projects, such as the appropriate types of road bricks to be used.

79. Mr WONG Kwok-hing welcomed and expressed support for the Administration's proposal. He urged the Administration to adopt an open mind in considering suggestions made by Members and the relevant local community on what additional minor works projects to implement and where to implement such projects.

80. SDEV responded that the Administration had been adopting an open mind in implementing minor works projects. By way of illustration, the construction of a 200-metre temporary waterfront promenade in Kwun Tong was suggested by the Kwun Tong District Council and the local community. The Administration would continue to solicit input from District Councils on further additional minor works projects for implementation in future.

81. Mr Alan LEONG asked whether the Administration had any plan to implement green and energy efficient measures in public rental housing estates. He also considered that the Administration should implement works projects such as installation of lifts and escalators in public rental housing estates. SDEV said that she would relay Mr Alan LEONG's views on public rental housing estates to the Transport and Housing Bureau.

VI Review of the Urban Renewal Strategy

- (LC Paper No. CB(1)570/08-09(08) -- Administration's paper on review of the Urban Renewal Strategy
- LC Paper No. CB(1)570/08-09(09) -- Paper on Urban Renewal Authority and Urban Renewal Strategy prepared by the Legislative Council Secretariat (Background brief)
- LC Paper No. CB(1)482/08-09(01) -- Letter dated 17 December 2008 from Hon Cyd HO Sau-lan on review of the Urban Renewal Strategy
- LC Paper No. CB(1)574/08-09(01) -- Submission on review of the Urban Renewal Strategy and the proposal to facilitate private redevelopment from Li Li CHAN, a member of the public
- LC Paper No. CB(1)617/08-09(01) -- Submission on review of the

Urban Renewal Strategy and
the Urban Renewal
Authority's H19 project from
Soho Residents Committee)

82. Members noted the following papers tabled at the meeting --
- (a) letter dated 19 January 2009 from Hon Cyd HO Sau-lan;
 - (b) submission dated 19 January 2009 from H19 Owners' and Tenants' Right Concern Group;
 - (c) submission dated 19 January 2009 from The Hong Kong Council of Social Services; and
 - (d) submission from H15 Concern Group and organizational and individual cosigners.

(Post-meeting note: The soft copies of the papers tabled (LC Paper Nos. CB(1)656/08-09(01) to (04) were issued to members by email on 21 January 2009. LC Paper No. CB(1)656/08-09(01) was re-issued vide LC Paper No. CB(1)861/08-09 on 20 February 2009))

83. The Deputy Secretary for Development (Planning and Lands) 2 (DS(P&L)2) said that over the years, community values and aspirations over urban regeneration had changed considerably. In order to reflect the changing circumstances and public aspirations, the Administration launched the review of the Urban Renewal Strategy (URS Review) in July 2008. The URS Review comprised three stages and it did not have any pre-determined agenda. He briefed members on the details of the three stages of the URS Review, namely "Stage 1 -- Envisioning", "Stage 2 -- Public Engagement" and "Stage 3 -- Consensus Building". There would be robust and extensive public engagement, including the setting up of an "Idea Shop" and the launching of a Partnering Organization Programme. The Administration would also draw reference from the challenges faced by six comparable Asian cities in urban renewal and the methods they used to overcome those challenges.

Approaches to urban renewal

84. Ms Starry LEE welcomed the URS Review. She said that while some members of the public considered that the Urban Renewal Authority (URA) had adopted a bulldozing approach to urban renewal which was not in line with their aspirations, some residents in old districts such as Kowloon City were disappointed that URA had no intention to carry out urban renewal projects in their districts. She considered that for very dilapidated districts, redevelopment was an appropriate solution. She urged URA to consider residents' views on where to carry out urban renewal projects.

85. Mr CHAN Kam-lam considered that URA's work was commendable and urged URA to keep it up. He also pointed out that some residents living in old districts hoped that their districts could be redeveloped. He suggested that the Administration could solicit the public's views on where urban renewal projects should be carried out because this would reduce resistance in implementing urban renewal projects. In considering which approach to adopt for an urban renewal project, the Administration should consult residents on their intention because some preferred redevelopment to rehabilitation. The Administration should strike a balance in this regard. If heritage buildings were to be conserved, their redevelopment value would be greatly reduced. As such, the Administration should consult the parties affected and consider compensation issues to reduce resistance.

86. DS(P&L)2 responded that the Administration had received many similar views during the Envisioning Stage of the URS Review and the Administration would collate those views for public discussion in the Public Engagement Stage. Many options on where to implement urban renewal projects and how to decide whether to conserve or to redevelop were available for consideration. The Administration would disseminate the relevant information to the public to facilitate informed discussions.

87. Ms Starry LEE considered that URA should step up its efforts in revitalizing old districts. By way of illustration, many bazaars in Yau Ma Tei, Tsim Sha Tsui and Mong Kok had not been revitalized. There should be integration between the point-line-plane approach in heritage conservation and urban renewal. There should be a dedicated mechanism to dovetail the planning for new districts and implementation of urban renewal projects.

88. DS(P&L)2 responded that the Administration had been adopting the point-line-plane approach in its heritage conservation initiatives in Wan Chai. The Administration would consider adopting this approach in other districts based on the experience gained. The URS Review would include such aspects.

89. Mr KAM Nai-wai said that while the work of URA had some improvements over that of the former Land Development Corporation, there was still dissatisfaction in society. While some residents of old districts supported redevelopment of their districts, some residents living nearby thought otherwise. The conflict between the two would become more and more obvious and escalate. The URS Review should therefore consult the public on the future direction of urban renewal, such as the relative weighting among redevelopment, rehabilitation, revitalization and preservation. He believed that the general view of society was that the weighting of redevelopment should be reduced. He further suggested that instead of implementing building rehabilitation projects by URA and Hong Kong Housing Society separately, there should be one-stop services.

90. Mr Quinn LAW Yee-kwan, Managing Director, Urban Renewal Authority concurred that some residents preferred redevelopment while others preferred rehabilitation, as could be reflected from the views collected during the Envisioning Stage of the URS Review. URA would further study various issues in detail during the Public Engagement Stage.

91. Prof Patrick LAU considered the duration of the URS Review too long because the Administration should have already gauged the views of the community. He shared the view that local experience was important. In determining where urban renewal should be carried out, the Administration should adopt a macro planning perspective. At present, it failed to disseminate information on how to define the boundaries of redevelopment projects and once the boundaries were set, flexibility was lost. By way of illustration, it was unreasonable not to include the adjoining areas in the redevelopment boundary of the Nga Tsin Wai Village project. On the other hand, some areas most deserving to be conserved, such as Peel Street/Graham Street, became included in redevelopment projects. He concurred that KTD should facilitate urban renewal in nearby old districts. The Administration should conserve the characters and activities of a district in addition to heritage buildings. As many affected residents wanted to participate in redevelopment of their districts, the Administration should consider introducing this option in future redevelopment projects.

92. DS(P&L)2 noted Prof Patrick LAU's views and said that the Administration would view urban renewal from a wider perspective.

93. Mr James TO declared that he was a non-official non-executive director of the URA Board. He said that while some members of the public were not in favour of redevelopment, some others supported redevelopment. Some urban renewal projects would be carried out under the Land (Compulsory Sale for Redevelopment) Ordinance if the maximum allowable plot ratio had not yet been reached. For sites which had reached or nearly reached the maximum allowable plot ratio, even if the majority of the owners supported redevelopment, URA might not find such projects financially feasible unless there was community consensus that Government funds should be used to implement such projects. The Administration could consider introducing a mechanism whereby priority would be given to implementing urban renewal projects in areas with majority support from the owners. This approach should be considered in the URS Review because it would minimize resistance and shorten the implementation timeframe.

94. DS(P&L)2 said that there could be different perspectives in how urban renewal projects should be implemented, such as based on a macro planning perspective or the majority views of the owners concerned. Through the URS

Review, the Administration would endeavour to build a community consensus on the future direction of urban renewal.

95. Miss Tanya CHAN declared that she was a non-official non-executive director of the URA Board. She shared the view that there could be conflicting views between those living within the redevelopment boundary and those living nearby outside the boundary. It was unreasonable for redevelopment projects to destroy the existing urban fabric, including the characters of the districts and the social networks. She urged the Administration to expedite the URS Review because the Administration should have grasped the relevant problems.

96. DS(P&L)2 said that as urban renewal was a complicated task and many parties and issues were involved, the Administration should not conduct the URS Review hastily. He hoped that a consensus on the future direction of urban renewal could be reached as soon as possible.

97. Mr LEE Wing-tat said that although there had been improvements in individual districts as a result of urban renewal of projects, society had different views on the overall achievements of urban renewal. The implementation of new districts and renewal of nearby old districts should be considered together. The Administration should consider capitalizing on KTD to facilitate urban renewal in districts such as Kowloon City and To Kwa Wan, because KTD was much larger than any URA redevelopment site and it provided a good opportunity for facilitating urban renewal. As the values of society had changed, new development parameters for urban renewal projects were required to meet community aspirations and many of URA's future redevelopment projects would not be self-sufficient financially. It was important to have a major change in the strategy for urban renewal. Apart from the \$10 billion injection, the Administration should consider the resource needs of URA. DS(P&L)2 noted Mr LEE Wing-tat's views.

Social impact assessment, tracking studies and social service teams

98. Ms Cyd HO said that the URS Review was long overdue. While gathering overseas experience in urban renewal, the Administration should also learn from local failure. She asked whether the relevant overseas research had studied the impact of urban renewal on residents, conducted tracking studies and collected the views of dissenting civic organizations in addition to those of the official and statutory bodies. She expressed concern that using the results of the research in the URS Review would lead to biases because of the inherent limitations in the scope of the research. She considered that local tracking studies on residents affected by urban renewal and those living in nearby districts should be conducted.

99. Mr Alan LEONG shared the view that local experience was important. It would be putting the cart before the horse if the focus was on overseas experience. He would be surprised if the Administration did not see the need for conducting tracking studies because it was the core issue of the URS Review. The Administration should demonstrate to what extent the social network of affected residents could be maintained and re-housing in the same district could be achieved. Many relevant non-government organizations had information on the whereabouts of residents affected by urban renewal projects. For the URS Review to be credible, the Administration should collect such type of information. Otherwise, the Administration lacked seriousness and sincerity in conducting the URS Review.

100. As regards social service teams, Miss Tanya CHAN said that although the engagement contracts were offered through tendering, some social workers had an impression that they were under pressure because the social work organizations for which they worked were entrusted by URA to provide assistance to affected residents to facilitate the implementation of urban renewal projects. They would be in a dilemma if some residents objected to those projects. She suggested setting up a fund for providing such social services, conducting more comprehensive social impact assessment before and after carrying out urban renewal projects, as well as for conducting tracking studies. She considered the existing social impact assessment inadequate and not in-depth.

101. Dr C K LAW, Policy Study Consultant (The University of Hong Kong Research Team), explained that it was difficult to locate affected residents after they had moved out for a long time. However, his research team had met with some of the residents who moved back after redevelopment. The research team had discussed with official and non-official organizations to solicit their views on the same subject. It would not solely depend on the views of a single party because in some cases, the views of different parties could be conflicting. The research team had made reference to many academic articles and they served as useful and objective reference.

102. DS(P&L)2 said that URA would conduct social impact assessment before implementing urban renewal projects. At present, there was no mechanism for URA to track affected residents after redevelopment. They could voluntarily provide information after they had moved out, but it was not a mandatory requirement. The Administration would maintain an open mind on the suggestion of conducting tracking studies and it would consider this suggestion.

Acquisition, compensation and re-housing

103. Mr CHAN Kam-lam said that the Administration should adopt an open mind in considering whether it was necessary to enhance the compensation for parties affected by urban renewal projects. DS(P&L)2 responded that many options on how to compensate affected parties were available for consideration.

104. Mr KAM Nai-wai said that the current arrangement of offering acquisition and re-housing after completion of the statutory planning procedures was undesirable. During the interim, various problems such as conflicts between landlords and tenants would arise, leading to unceasing internal debates in society. Compensation was a controversial issue which needed to be included in the URS Review. Many residents considered that the current compensation was insufficient for them to purchase a seven-year flat in the same district, but some members of the public considered that the compensation was too generous. This again created conflicts in society and how to strike the right balance should be considered in the URS Review. The Administration should conduct genuine consultation to address the above issues. DS(P&L)2 noted Mr KAM Nai-wai's views.

105. Ms Cyd HO said that some citizens found it difficult to afford the rentals in redeveloped areas in Central and Western District. She hoped that this would not recur in other districts. There were many aggrieved cases when URA exercised its powers in urban renewal. The Administration should provide various urban regeneration and compensation options for affected residents.

106. Miss Tanya CHAN said that she understood the sensitivity of the information on where urban renewal would be carried out because disclosing such information might lead to speculation by buying a flat and demanding an exorbitant sum of money when putting the flat for sale. The Administration should however reconsider the relationship between making acquisition offers and completing the statutory planning procedures, and strike a balance between maintaining sensitivity and enhancing transparency.

Public engagement

107. Mr Alan LEONG asked whether the general public could participate in the public engagement activities of the URS Review. The Administration should draw reference from London's experience in designing the Olympic Park by reaching out to the public, such as setting up booths in Mass Transit Railway stations for collecting public views. Mr LEE Wing-tat considered that the public engagement activities should be as open and accommodating as possible.

108. Mrs Sandra MAK, Chief Executive Officer, A-World Consulting Ltd. (Public Engagement Consultant) said that although participation in the 20 focus groups during the Envisioning Stage was mainly by invitation, many affected parties and members of the general public also voluntarily participated in those focus groups and took part in the discussion. The report of those discussions had incorporated the views of all participants. There would be five open public forums to solicit the views of the general public, which would be widely publicized. Topical discussion sessions on issues such as compensation were being planned. To facilitate collecting views from the general public, there would be road show exhibitions at eight locations including Mass Transit Railway stations. There would be a discussion corner and a video camera would be installed at the exhibitions for the public to voice their views. An idea shop would be set up in Wan Chai and a dedicated website for collecting public views had been in use.

Proposal of establishing a subcommittee to study urban renewal matters

109. Ms Cyd HO proposed that a subcommittee under the Panel be established to study urban renewal matters, communicate with the Administration in a more focused manner and receive public views on urban renewal matters. The Chairman said that as Ms Cyd HO's proposal was not on the agenda of the present meeting, it would be placed on the agenda of and considered at the next regular meeting.

VII Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme

(LC Paper No. CB(1)570/08-09(06) -- Administration's paper on Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme -- regulation of service providers

LC Paper No. CB(1)570/08-09(07) -- Paper on Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme prepared by the Legislative Council Secretariat (Background brief))

110. Due to time constraints, members agreed that discussion of the item would be deferred to another meeting.

VIII Any other business

111. There being no other business, the meeting ended at 6:45 pm.

Council Business Division 1
Legislative Council Secretariat
17 June 2009