

立法會
Legislative Council

LC Paper No. CB(1)1331/18-19
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV

Panel on Development

Minutes of meeting
held on Tuesday, 22 January 2019, at 2:30 pm
in Conference Room 1 of the Legislative Council Complex

Members present : Hon LEUNG Che-cheung, SBS, MH, JP (Chairman)
Hon Kenneth LAU Ip-keung, BBS, MH, JP (Deputy
Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Tommy CHEUNG Yu-yan, GBS, JP
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon CHAN Hak-kan, BBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, BBS, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Elizabeth QUAT, BBS, JP
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon Alvin YEUNG
Hon Andrew WAN Siu-kin
Hon CHU Hoi-dick
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH

Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon Jeremy TAM Man-ho
Hon Gary FAN Kwok-wai
Hon Vincent CHENG Wing-shun, MH
Hon Tony TSE Wai-chuen, BBS

Members attending : Hon SHIU Ka-fai
Hon CHAN Chun-ying, JP

Members absent : Dr Hon Helena WONG Pik-wan
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming

Public officers attending : **Agenda item IV**

Mr Michael WONG Wai-lun, JP
Secretary for Development

Ms Bernadette LINN, JP
Permanent Secretary for Development (Planning & Lands)

Mr LAM Sai-hung, JP
Permanent Secretary for Development (Works)

Ms Doris HO Pui-ling, JP
Deputy Secretary for Development (Planning and Lands)¹

Mr David LAM Chi-man
Principal Assistant Secretary for Development
(Planning & Lands)⁵

Mr TSE Chin-wan, BBS, JP
Under Secretary for the Environment

Mr Elvis AU Wai-kwong, JP
Deputy Director of Environmental Protection (1)

Mr CHEN Che-kong
Assistant Director (Water Policy)
Environmental Protection Department

Mr LAI Cheuk-Ho
Project Manager (North)
Civil Engineering and Development Department

Mr LAW Man-tim
Deputy Project Manager (North)
Civil Engineering and Development Department

Mr Zorro YUEN Tat-yung
Chief Engineer/North 2
Civil Engineering and Development Department

Mr John CHUNG Wing-hong
Chief Engineer/North 3
Civil Engineering and Development Department

Ms Lily CHIU Lee-lee
Chief Estate Surveyor/Acquisition
Lands Department

Mr WONG Sui-kan
Assistant Director/Projects & Development
Drainage Services Department

Mr Walter LEUNG Wing-yuen
Chief Engineer/Sewerage Projects
Drainage Services Department

Mr Stephen LAI Yue-hong
Senior Agricultural Officer (Agri-Park & Land)
Agriculture, Fisheries and Conservation Department

Dr Esther TO Man-wai
Senior Veterinary Officer (Animal Management)
Operations
Agriculture, Fisheries and Conservation Department

Agenda item V

Mr Michael WONG Wai-lun, JP
Secretary for Development

Miss Joey LAM Kam-ping, JP
Deputy Secretary for Development (Works)1

Mr José YAM Ho-san
Commissioner for Heritage
Development Bureau

Ms Susanna SIU Lai-kuen
Executive Secretary (Antiquities and Monuments)
Antiquities and Monuments Office

Agenda item VI

Mr Victor CHAN Fuk-yiu
Principal Assistant Secretary for Development (Works)2

Mr Terence TSE Koon-hung
Assistant Secretary for Development (Works Policies 2)2

Mr Michael LEUNG Chung-lap, JP
Project Manager (East)
Civil Engineering and Development Department

Mr Sunny LO Sai-pak
Chief Engineer/E1
Civil Engineering and Development Department

Agenda item VII

Ms Brenda AU Kit-ying, JP
Head of Energizing Kowloon East Office
Development Bureau

Mr Edwin WONG Kuo-yang
Deputy Head of Energizing Kowloon East Office
Development Bureau

Mrs Doris FOK LEE Sheung-ling
Assistant Director (Leisure Services) 1
Leisure and Cultural Services Department

Mr Edward TSE Cheong-wo
Project Director 3
Architectural Services Department

Ms Wendy KWOK Wing-yin
Senior Project Manager 328
Architectural Services Department

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

Staff in attendance : Miss Rita YUNG
Senior Council Secretary (1)2

Mr Keith WONG
Council Secretary (1)2

Ms Christina SHIU
Legislative Assistant (1)2

Action

- I Confirmation of minutes**
(LC Paper No. CB(1)455/18-19 Minutes of policy
— briefing-cum-meeting on
23 October 2018)

The minutes of the policy briefing-cum-meeting on 23 October 2018 were confirmed.

- II Information paper(s) issued since the last meeting**
(LC Paper No. CB(1)453/18-19(01) — Letter dated 10 January
2019 from Hon Alice
MAK on her proposed
Member's Bill
(Waterworks (Waterworks
Regulations) (Amendment))

Bill 2019) to amend the
Waterworks Regulations
(Cap. 102 sub. Leg. A))

2. Members noted that the above information paper had been issued since the last meeting on 19 December 2018.

III Items for discussion at the next meeting

(LC Paper No. CB(1)456/18-19(01) — List of outstanding items
for discussion

LC Paper No. CB(1)456/18-19(02) — List of follow-up actions)

3. Members agreed that the next regular meeting scheduled for Tuesday, 26 February 2019, at 2:30 pm would be extended to end at 6:00 pm to discuss the following items proposed by the Administration:

- (a) PWP Item No. 7469CL — Kai Tak development ("KTD") — infrastructure at north apron area of Kai Tak Airport and progress report on KTD;
- (b) Proposed creation of two permanent posts of Chief Electrical and Mechanical Engineer in the Electrical and Mechanical Services Department;
- (c) Technical amendments to two pieces of subsidiary legislation made under the Buildings Ordinance (Cap. 123); and
- (d) Drainage Improvement Works at Tsung Yuen (Kwu Tung North), Pok Fu Lam, Ngong Ping and Yuen Long, and measures to handle flooding issues in rural areas.

(Post-meeting note: At the request of the Administration and with the concurrence of the Chairman, the agenda for the above meeting was revised as follows:

- item (a) above was retitled as "Kai Tak development ("KTD") — infrastructure at former north apron area of Kai Tak Airport, additional district cooling system and progress report on KTD" to precisely reflect the subject for discussion;

- item (b) above was deferred to a future meeting; and
- an item on "PWP Item No. 4171CD — Revitalization of Tsui Ping River" was included in the agenda of the above meeting.

Members were informed of the above changes on 13 February 2019 vide LC Paper No. CB(1)567/18-19.)

4. Mr LAU Kwok-fun said that the Task Force on Land Supply ("TFLS") had already submitted its report to the Government, and suggested that the Report of TFLS be discussed at a forthcoming meeting of the Panel. Mr Andrew WAN made the same suggestion. The Chairman instructed that a special meeting of the Panel be arranged to discuss the subject.

(Post-meeting note: On the instruction of the Chairman, a special meeting of the Panel was held on Friday, 1 March 2019, at 11:00 am to discuss the item on "Government's response to Report of the Task Force on Land Supply".)

IV Kwu Tung North and Fanling North New Development Areas — Funding Applications for Main Works, Detailed Design and Special Ex-gratia Cash Allowance

(LC Paper No. CB(1)456/18-19(03) — Administration's paper on Kwu Tung North and Fanling North New Development Areas — Funding Applications for Main Works, Detailed Design and Special Ex-gratia Cash Allowance

LC Paper No. CB(1)456/18-19(04) — Paper on the ex-gratia compensation and rehousing arrangements for the Kwu Tung North and Fanling North New Development Areas project prepared by the Legislative Council Secretariat (Updated background brief))

5. At the invitation of the Chairman, the Secretary for Development ("SDEV") made a few introductory remarks on the Kwu Tung North ("KTN") and Fanling North ("FLN") New Development Area ("KTN/FLN NDA") development project. With the aid of a powerpoint presentation, the Deputy Secretary (Planning and Lands)1, Development Bureau briefed the Panel on the funding proposals for:

- (a) upgrading of 7747CL and 7759CL to Category A for carrying out advance and first stage site formation and engineering infrastructure works to support the First Phase development of KTN/FLN NDA, at an estimated cost of \$18,216.5 million in money-of-the-day ("MOD") prices;
- (b) upgrading of part of 7828CL to Category A for engaging consultants to undertake detailed design and site investigation for the Remaining Phase development of KTN/FLN NDA at an estimated cost of \$764.5 million in MOD prices;
- (c) upgrading of 7793CL to Category A for carrying out site formation and engineering infrastructure works for co-location of police facilities at Kong Nga Po so as to free up sites within KTN/FLN NDA for other uses at an estimated cost of \$1,913 million in MOD prices;
- (d) upgrading of 4388DS to Category A for redeveloping the existing Shek Wu Hui Sewage Treatment Works into an Effluent Polishing Plant ("SWHEPP") to cope with additional sewage treatment demand arising from KTN/FLN NDA and other new developments and enhance its environmental performance at an estimated cost of \$11,972.8 million in MOD prices; and
- (e) allocation of funding of \$732.6 million to subhead 37CA under Head 701 — Land Acquisition to meet payment of Special Ex-gratia Cash Allowance to eligible households affected by the land resumption and clearance of KTN/FLN NDA.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)499/18-19(01) by email on 23 January 2019.)

6. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure of the Legislative Council ("LegCo"), they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

Implementation progress

7. Noting the Administration's plan to implement KTN/FLN NDA development in two phases, i.e. First Phase and Remaining Phase, Ms Alice MAK and Mr LAU Kwok-fan enquired about the feasibility for the Administration to advance the implementation of the Remaining Phase now scheduled to start in 2024. Ms MAK queried about the very slow implementation progress of KTN/FLN NDA which had taken years. Mr LAU asked about the feasibility of advancing the land resumption and clearance earlier to minimize nuisance caused to the affected villagers. While pending commencement of the Remaining Phase development, Mr Tony TSE suggested that the Administration should take measures to prevent illegal occupation of the government land concerned in the interim.

8. SDEV responded that the initiative to develop North East New Territories ("NENT") came into inception in 1998 but was subsequently put on hold. The Administration resumed the study on KTN/FLN NDA in 2008, and it had taken time to go through the public engagement and statutory planning processes, as well as review the compensation and rehousing arrangements. The Administration had made efforts to expedite the implementation of KTN/FLN NDA development by, among others, compressing the originally planned six phases of implementation to only two phases at present. He said that there was little room to further shorten the lead time for the implementation of the Remaining Phase.

9. At the request of Mr LAU Kwok-fan, the Administration undertook to provide a written response to confirm whether the population intake in KTN/FLN NDA could start in 2023 as expected by the Administration.

(Post-meeting note: The Chinese and English versions of the Administration's supplementary information were circulated to members vide LC Paper Nos. CB(1)603/18-19(01) and CB(1)607/18-19 respectively on 19 and 20 February 2019.)

Transport infrastructure developments

Road works

10. Mr LAM Cheuk-ting, Mr LAU Kwok-fan and Mrs Regina IP expressed concern about the impact of the NDA developments on the already congested road traffic in North District. Mr LAM pointed out that Tai Tau Leng Roundabout and Kai Leng Roundabout were black spots of traffic congestion. In view that the population in North District was anticipated to increase by 300 000 and double its current level following the implementation of KTN/FLN NDA and a number of other new public housing developments at Queen's Hill, Sheung Shui and Fanling, Mr LAM asked whether the Administration would undertake that the relevant works to improve the internal and external road connections would complete before the population intakes of the new developments in the district. Mrs IP expressed concern that the proposed construction of the eastern section of the Fanling Bypass ("FLBP") connecting FLN NDA to Fanling Highway might bring more traffic to Tolo Highway hence aggravating the congestion there.

11. SDEV indicated that the Administration would implement various short-, medium- and long-term measures in keeping with the developments at NENT to cope with the additional traffic demand. Project Manager (North), Civil Engineering and Development Department ("PM(N)/CEDD") indicated that the Administration would aim at completing in around 2023-2024 a range of junction/road improvement works in tandem with the First Phase development of KTN/FLN NDA, including the target completion of the eastern section of FLBP in 2024 the earliest. As for the Remaining Phase development, the Administration planned to seek funding approval of the Finance Committee ("FC") in 2023 for the relevant land resumption and clearance as well as engineering works, with a view to commencing the works of the major roads including the western section of FLBP and Po Shek Wu Road Flyover in around 2024 for completion in around 2029. The Administration expected that the completion time of the transport infrastructures in the First Phase and Remaining Phase developments would dovetail with the population intakes at different stages of the public housing projects at KTN/FLN NDA.

Northern Link (and Kwu Tung Station)

12. Mr Tommy CHEUNG, Mr CHAN Hak-kan, Mr LAU Kwok-fan and Mr Gary FAN were concerned about the progress of the implementation of the Northern Link (and Kwu Tung Station) ("Northern

Link"), which was recommended to be taken forward to support NENT developments in the Railway Development Strategy 2014 ("RDS-2014"). Mr CHEUNG considered that it was of paramount importance for the Administration to prioritize the transport infrastructure developments for the NDA well in advance of the population intakes. Mr CHAN worried that the overloading problem of the East Rail Line and the congestion of Tolo Highway would continue to worsen without the timely commissioning of the Northern Link. Mr LAU and Mr FAN queried why the Administration's paper had not mentioned about the implementation progress of the Northern Link, and Mr FAN was also disappointed that no officials from the Transport and Housing Bureau ("THB") were attending the meeting to respond to members' relevant questions.

13. SDEV advised that in response to the recommendation in the RDS-2014, THB had invited the MTR Corporation Limited to submit a proposal for the Northern Link, and was currently evaluating the proposal with reference to a host of factors. The Administration would strive to ensure that the implementation of the Kwu Tung Station would tie in with the programme of first population intake of the public housing developments in KTN NDA expected in 2027. As regards the first population intake for private housing developments in the NDA expected in around 2023-2024, SDEV and PM(N)/CEDD said that the associated new traffic demand could be met by the main trunk roads in the interim.

14. At members' request, the Administration undertook to provide supplementary information about the specific timetable and progress of implementing the Northern Link to meet the growing transport demand arising from the committed developments in NENT including in particular KTN/FLN NDA and to include such information in the funding submission to the Public Works Subcommittee ("PWSC").

(Post-meeting note: The Chinese and English versions of the Administration's supplementary information were circulated to members vide LC Paper Nos. CB(1)603/18-19(01) and CB(1)607/18-19 respectively on 19 and 20 February 2019.)

Supply of housing units

15. Ir Dr LO Wai-kwok opined that KTN/FLN NDA had been a long awaited project for increasing housing supply. Ir Dr LO asked about the exact number of private housing units to be provided in KTN/FLN NDA under the new public/private split of housing supply of 70:30, as well as the feasibility of adopting the public-private partnership ("PPP") approach

to engage private developers to provide private housing units and subsidized sale flat ("SSF") units on the same plot of land. Mr Gary FAN asked the Administration to consider further raising the public housing ratio in the NDA.

16. SDEV indicated that the Administration adopted the new public/private split of housing supply under the Long Term Housing Strategy, which was adjusted from 60:40 to 70:30 in late 2018 to better address the housing demand from the community. For KTN/FLN NDA, the ratio of 70:30 was achieved after obtaining Town Planning Board's approval in 2018 for increasing the development intensity of planned public housing sites thereat to accommodate about 10 000 more public housing units. He considered that there might not be much room for further increasing the public housing ratio given the limitations in infrastructure. SDEV further advised that the Chief Executive outlined the Land Sharing Pilot Scheme ("LSPS") in her 2018 Policy Address seeking to unleash the development potential of privately owned land for both public and private housing development through PPP. The Administration was still in the process of drawing up more specific criteria and other implementation details of LSPS and would have to canvass views from stakeholders. In any case, KTN/FLN NDA would be a committed land development project to be implemented mainly through government resumption and clearance.

17. Mr Andrew WAN enquired about the planned ratio of public rental housing ("PRH") to SSF units in KTN/FLN NDA, and called on the Administration to assign a higher ratio for PRH units which were in great demand. SDEV advised that the ratio of PRH and SSF units was 70:30 in general, but the specific ratio for KTN/FLN NDA would be determined by the Hong Kong Housing Authority ("HKHA") in due course.

Rehousing/resettlement and compensation arrangements for the affectees

Brownfield operations

18. The Deputy Chairman declared that his family owned some parcels of land in KTN/FLN. He urged the Administration to implement the KTN/FLN NDA project without further delay and ensure its works quality was up to standard. The Deputy Chairman, Ir Dr LO Wai-kwok, Mr Tommy CHEUNG and Mr Tony TSE considered that brownfield operations offered significant economic contributions in Hong Kong and urged the Administration to devise measures to cater for their operational needs while taking forward NDA projects. The Deputy Chairman

suggested the Administration consider the "resettling before clearance" approach. He also enquired about the nature of the brownfield operations affected by the First Phase development of KTN/FLN NDA, whether they involved the use of heavy machinery, as well as the specific resettlement options available to the operators and the resettlement timetable. Ir Dr LO opined that mere monetary compensation without addressing their relocation needs for continuing operations was not sufficient. Mr Tommy CHEUNG considered that the Administration should address the impact on the employment and livelihood of the affected brownfield operators and workers.

19. Mr Tony TSE commented that the progress of the Administration's studies on brownfield operations was slow, and urged the Administration to expedite the formulation of relevant policy strategies and implementation measures. Mr TSE and Mrs Regina IP enquired about the completion time of the Administration's studies concerning brownfield sites and brownfield operations. Mrs IP enquired about the size of brownfield sites to be resumed in the First Phase development of KTN/FLN NDA. She worried that quite some brownfield operations would be displaced by the development.

20. SDEV advised that the First Phase development of KTN/FLN NDA would involve resumption of about 8 hectares ("ha") of brownfield sites, the affected operations on which were mainly small-scale ones, such as timber workshops, not requiring the use of heavy machinery. He said that the CEDD would soon complete two studies on consolidating some brownfield operations in multi-storey buildings ("MSBs") at NDA, one of which was in Hung Shui Kiu ("HSK") NDA. While not all brownfield operations could practically be moved into MSBs, the Administration would also explore ways to facilitate the relocation of some of those operations to suitable open-air sites, including commencing a planning and engineering study and design for the approximately 220-ha reclamation at Lung Kwu Tan which might provide land supporting industrial, storage, logistics and similar operations. The Planning Department had also commissioned a study on the existing profile of and operations on brownfield sites in the New Territories ("NT") to be completed within 2019.

21. SDEV supplemented that business undertakings operating in the open air or at squatter structures affected by the development projects would be entitled to ex-gratia allowances, subject to their meeting the eligibility criteria under the enhanced ex-gratia compensation and rehousing arrangement promulgated by the Administration in May 2018 and approved by FC in July 2018.

Affected households

22. Noting that the First Phase and Remaining Phase developments of KTN/FLN NDA would affect about 445 and 1 000 households respectively, Dr CHENG Chung-tai was concerned whether those affected households could be rehoused with no time gap to Po Shek Wu Estate in Sheung Shui or within the same locality. Mr Andrew WAN considered that the Social Welfare Department ("SWD") should reach out to the villagers and cater for their needs arising from relocation. Mr Alvin YEUNG called on the Administration to adhere to the "rehousing before clearance" principle.

23. Permanent Secretary (Planning & Lands) ("PS(P&L)") advised that the Administration had issued letters to the households affected by both the First Phase and Remaining Phase developments, informing them of the compensation and rehousing arrangements. For those affected by the First Phase development, if they could provide all the required information and necessary supporting documents to the Administration, the Administration expected that, by the time of clearance, the eligibility screening could be finished and the eligible households be rehoused to new or existing PRH estates in the North District, such as Po Shek Wu Estate which would be completed in around mid-2019. For those households affected by the Remaining Phase development and had submitted voluntary applications for early surrendering of and departure from their squatter structures together with necessary supporting documents, the Administration would process their applications accordingly.

24. SDEV stressed that the Administration would endeavor to rehouse the affected households within the same locality when implementing new development projects. Pending the completion of dedicated rehousing estates by the Hong Kong Housing Society ("HKHS") under the non-means-tested rehousing arrangement, the eligible affected households would be rehoused to vacant units in new or existing PRH estates (such as Po Shek Wu Estate) as a transitional arrangement first, and then they could decide later whether to move to the dedicated rehousing estates (including one at Pak Wo Road in the North District) or stay put in the PRH units.

25. In response to Dr CHENG Chung-tai's further enquiry about the responses of the households affected by the Remaining Phase development in submitting voluntary applications for early surrendering of their squatter structures, Chief Estate Surveyor/Acquisition, Lands Department advised that 191 such households had submitted their applications.

26. Mr LAU Kwok-fan urged the Administration to contact the affected households, in particular those affected by the Remaining Phase development more proactively, and suggested the Administration accord priority to rehousing them to Po Shek Wu Estate should they submit voluntary applications before a deadline. Mr CHAN Hak-kan urged the Administration to be more patient in heeding the views and concerns of the affected villagers when its frontline staff met the villagers at the site for handling registration matters.

27. Mr CHAN Chi-chuen asked whether Po Shek Wu Estate had enough housing units for rehousing all households affected by the First Phase development. PS(P&L) stated that Po Shek Wu Estate had some 1 000 housing units. In broad numerical terms, it should be able to accommodate the eligible households affected by the First Phase development and some of those affected by the Remaining Phase development applying for early surrendering of and departure from their squatter structures. That said, whether these households could be rehoused at Po Shek Wu Estate would practically depend on a host of factors, including the matching of the profile of household sizes and the mix of flat sizes, as well as the timing of the applications received. If Po Shek Wu Estate was not able to accommodate all eligible households, there would be available flats in other PRH estates in the North District.

Elderly residents at the residential care homes for the elderly in the Dills Corner Garden

28. Mr CHAN Han-pan, Ms Alice MAK and Mr Andrew WAN expressed serious concern whether the elderly residents in the residential care homes for the elderly ("RCHEs") at Dills Corner Garden ("DCG") and the existing RCHEs operators would be resettled at the new multi-welfare services complex ("the Complex") with no time gap between clearance and resettlement. Dr Fernando CHEUNG pointed out that the RCHEs at DCG were currently providing accommodation to about 1 000 elderlies. As some RCHEs would be affected by the First Phase development, about 160 elderlies would have to move out and be resettled in some other RCHEs at DCG not yet affected in the first half of 2020 as a transitional arrangement. Dr CHEUNG worried that some of these elderly residents were unfit for moving and the places offered by other RCHEs at DCG might not be suitable for all of them.

29. Mr Abraham SHEK declared that he was a Member representing the functional constituency of Real Estate and Construction, and a member of Fanling Golf Course ("FGC"). Mr SHEK urged the Administration to ensure that no person was displaced due to development projects and aim

for resettlement within the same locality. He also expressed his gratitude for the contributions made by the elderly to the Hong Kong economy and stressed the importance for the Administration to house the elderly well.

30. SDEV noted members' concerns. He said that to tie in with the development schedule, some elderly residents would have to move to other RCHEs at DCG not yet affected by the First Phase development as a transitional arrangement. The Administration would adopt open bidding for selecting the most suitable operators for the new contract RCHEs at the Complex, and the existing operators of the RCHEs at DCG could submit their bidding proposals. Further, the Administration was considering the possibility of incorporating in the marking scheme for the tender assessment the bidders' resettlement plans for the staff and elderly residents of the existing RCHEs at DCG. Meanwhile, an inter-departmental working group led by SWD had been maintaining close liaisons with all operators of the RCHEs at DCG for ensuring a smooth transition of the eligible elderly residents from the existing RCHEs at DCG to the Complex, which could provide 1 750 residential care places for the elderly.

31. At the request of Dr Fernando CHEUNG, the Administration undertook to provide supplementary information about the detailed rehousing arrangements for the elderly residents living in RCHEs at DCG including: (a) whether these elderly residents were given and notified of the options of other suitable RCHEs based on their health conditions and personal wishes, etc.; (b) the respective numbers of those who had family to take care of their transferral to other RCHEs and those not; and (c) the detailed design and layout plans of the Complex.

(Post-meeting note: The Chinese and English versions of the Administration's supplementary information were circulated to members vide LC Paper Nos. CB(1)603/18-19(01) and CB(1)607/18-19 respectively on 19 and 20 February 2019.)

Farmers

32. Mr LAM Cheuk-ting, Mr Alvin YEUNG, Mr Gary FAN and Mr CHU Hoi-dick expressed concern that the affected farmers would not be able to maintain their existing living-cum-farming lifestyle after relocating to the future Agricultural Park or other government land, and urged the Administration to take heed of their demand.

33. PS(P&L) stressed that on the premise of prudent use of precious land resources, the Administration did not have any policy of allowing or encouraging farmers to reside on government land identified for farming

purpose. The Administration would adopt the same approach in addressing the rehousing needs of farmers and those of other households displaced by government development clearances. Specifically, under the enhanced ex-gratia compensation and rehousing arrangements, eligible clearances residing in surveyed/licensed structures, including affected farmers, would have access to non-means tested rehousing in dedicated rehousing estates or means-tested rehousing in subsidized housing operated by HKHA or HKHS. As a special arrangement, under the prevailing agricultural resite policy, genuine farmers who were living in licensed structures or 1982-surveyed squatters affected by the Government's development clearances might be allowed, on application, to erect a domestic structure on private farmland identified. Taking heed of the farmers' farming needs, the future Agricultural Park would permit the erection of lodging and storage units for storage or related agricultural uses, and as a resting place for farmers to carry out duties of managing the farm and produce.

34. Mr LAM Cheuk-ting, Mr Gary FAN and Mr CHU Hoi-dick questioned the suitability of the sites identified by the Administration for agricultural rehabilitation as some land plots were remote and prone to pestering by wild pigs and some lacked the essential power supply, irrigation and sewage treatment facilities. Mr FAN suggested that the Administration should facilitate the affected farmers to continue their agricultural activities in-situ by, among others, assisting them to negotiate with the private developers in the NDA in this regard.

35. PS(P&L) said that about 30 farmers, whose farmlands occupied about 4 ha, were affected by the First Phase development and were scheduled to move out in the latter half of 2020 according to the current works programme. To facilitate those affected farmers who wished to continue their agricultural activities, the Administration had been proactively identifying suitable government land, or matching landowners who were willing to sell or lease their land for agricultural rehabilitation with the farmers concerned under the Special Agricultural Land Rehabilitation Scheme. So far 4 ha of government land, most of which situated in "AGR" zone on the Outline Zoning Plan of the North District, were identified, and the Administration would conduct site visits to these land plots together with the farmers and consult their views on the provision of essential facilities there for farming purpose.

In-situ land exchange

36. Dr Fernando CHEUNG and Dr KWOK Ka-ki opined that KTN/FLN NDA development would only benefit private property

developers at the expense of the villagers. Dr KWOK enquired about the quantity of land acquired by each of the four major private property developers in NT under the in-situ land exchange arrangement. Mr CHU Hoi-dick criticized that the approach of the Administration in developing NENT were tilted towards the interest of private property developers while ignoring the needs and views of the villagers. Mr CHU enquired whether the successful applications of in-situ land exchange in KTN/FLN NDA were from any of the four major private property developers.

37. SDEV said that the enhanced Conventional New Town Approach adopted by the Administration in implementing the NDA project was not tailor-made for individual private property developers. Applications for lease modification (including in-site land exchange) from private landowners to develop their land planned for private development in KTN/FLN NDA would only be processed subject to meeting a set of criteria by specified deadlines having regard to the phased development of the NDA.

38. PS(P&L) supplemented that, for the First Phase development, the Administration would resume about 68 ha of private land for the implementation of infrastructures works and public housing projects, whereas only two applications for in-situ land exchange which involved parcels of land with an aggregate site area of two hectares or so capable of providing about 1 000 housing units had been approved. The area of the land covered by the approved land exchange applications was relatively small. Members might seek information from the Land Registry on the identity of the parties involved in the in-situ land exchange applications.

Shek Wu Hui Effluent Polishing Plant

39. Ms Alice MAK queried about the high capital cost of the proposed works for SWHEPP. Mr Tony TSE requested the Administration to give details about the facilities and/or equipment to be installed at SWHEPP including whether drainage and sewerage would be covered, as well as the usage of the effluent after treatment by the new facilities, to justify its high capital cost. Mr TSE urged the Administration to give a clear and detailed account of the cost breakdown when submitting the funding proposal for consideration by PWSC.

(Post-meeting note: The Chinese and English versions of the Administration's supplementary information were circulated to members vide LC Paper Nos. CB(1)603/18-19(01) and CB(1)607/18-19 respectively on 19 and 20 February 2019.)

40. The Under Secretary for the Environment ("USEN") indicated that the upgraded SWHEPP would achieve tertiary level treatment standard that produced high quality effluent suitable for WSD to provide reclaimed water for non-potable reuses such as toilet flushing, and hence the higher costs to be incurred for the relevant upgrading works. PM(N)/CEDD added that waterworks facilities (including a flushing water service reservoir) would be constructed as part of the engineering infrastructure works under item no. 7747CL to enable the reuse of the treated sewage effluent for toilet flushing in KTN NDA.

41. Mr CHAN Hak-kan was concerned about the impact of the relevant works on the nearby residents during the construction stage, such as the traffic brought about by the construction vehicles. He urged the Administration to strengthen communication with the local community and residents in implementing the SWHEPP project. Mr CHAN also enquired whether the open space and other facilities to be built under the proposed works project would be open to the public after completion.

42. UNSEN advised that, when implementing the SWHEPP project, the Drainage Services Department and Environmental Protection Department would form a liaison group with the participation of the local community and local residents with a view to addressing their concerns.

Fanling Golf Course

43. Dr KWOK Ka-ki referred to the Report of TFLS concerning the development potential of part of FGC in providing land for housing development, and asked whether the Administration had embarked on the necessary preparation work for upgrading the infrastructure such as road improvement works. Mr CHAN Chi-chuen and Mr CHU Hoi-dick considered that FGC should be resumed for housing development.

44. SDEV said that in considering the development potential of FGC, the Administration should consider the recommendations in the Report of TFLS in conjunction with the outcome of the public consultation on the review of policy on Private Recreational Leases.

45. Mr Tommy CHEUNG expressed objection of the Liberal Party to the initiative to recover land at FGC for development. Mr CHEUNG did not agree that the initiative could serve as a short- to medium-term land supply option in view of the potential hurdles to be overcome, such as conservation requirements, environment impact assessment and traffic impact assessment, and challenge by way of judicial review, etc. Mr Tony TSE opined that while it was essential for the Administration to

adopt a multi-pronged approach to increasing land supply, it should conduct detailed studies to ascertain FGC's development potential and constraints before deciding to go for the development.

46. SDEV replied that as it normally took several years to develop a plot of land, he considered that developing part of the FGC would take roughly the same amount of time. Since TFLS defined short-to-medium term as five to 10 years in its report, SDEV opined that the recommendation of TFLS concerning partial development of FGC was not unattainable.

Animal welfare

47. Mr CHAN Chi-chuen asked about the policy for handling the affected households' requests to keep their animals when rehousing to public housing estates, and urged the Administration to better attend to the welfare of pets kept by the affected households as well as other animals in the affected villages.

48. PS(P&L) advised that the Administration had been communicating with HKHA and HKHS on keeping pets in the PRH estates and the future dedicated rehousing estates. For those households to be rehoused at HKHA's PRH estates, they might be allowed to keep their service dogs (for visually impaired tenants) and companion dogs (for tenants with special needs for the dogs for mental and psychological support as certified by medical practitioners or psychologists) under the existing policies of HKHA. As for the policy of keeping dogs at the dedicated rehousing estates to be operated by HKHS in future, the Administration needed to explore with HKHS further. In addition, the Administration would seek approval of FC to implement a \$1 billion-scheme to provide funding support to non-government organizations to take forward worthy projects on vacant government sites. Animal welfare organizations might submit applications under the scheme to make use of suitable vacant government sites to provide shelters for abandoned animals. She also advised that, as regards the overall animal welfare policy such as stray animals, it was under the purview of the Food and Health Bureau.

49. Mr LAU Kwok-fan considered that the Agriculture, Fisheries and Conservation Department ("AFCD") should put more efforts in handling the animals affected by NDA projects, including implanting chips, launching campaigns for adoption and registering the animals. Mr LAU called on the Administration to undertake that no animals affected by the KTN/FLN NDA project would be euthanized.

50. Senior Veterinary Officer (Animal Management) Operations, AFCD advised that AFCD would liaise with the Development Bureau and animal welfare organizations to step up neutering on the affected animals and promoting adoption of these animals by the public.

Motions proposed by members

51. The Chairman advised that he had received one motion proposed by Mr CHU Hoi-dick and another one jointly proposed by Mr CHAN Han-pan, Ms Alice MAK and Mr CHAN Hak-kan. The Chairman considered that the proposed two motions were both directly related to the agenda item under discussion. Members agreed that the motions be proceeded with at the meeting. The Chairman then ordered that the voting bell be rung for five minutes. Mrs Regina IP, Mr Jeffrey LAM and the Deputy Chairman declared that they were members of FGC.

Motion proposed by Mr CHU Hoi-dick

52. Mr CHU Hoi-dick read out his proposed motion:

(Translation)

"This Panel urges the Government to confirm as soon as possible that it will fully resume the 172-hectare site of the Fanling Golf Course for developing housing and relevant ancillary facilities, so as to replace most existing development plans in North East New Territories and reduce the eviction of residents and damage to agricultural land."

53. The Chairman put the motion to vote. At members' request, the Chairman ordered a division. Six members voted for, and 16 members voted against the motion. One member abstained. The votes of individual members were as follows:

For:

Mr CHAN Chi-chuen
Mr Alvin YEUNG
Ms Tanya CHAN
(6 members)

Dr Fernando CHEUNG
Mr CHU Hoi-dick
Mr Gary FAN

Against:

Mr Abraham SHEK
Mr Jeffrey LAM
Dr Priscilla LEUNG
Mr Paul TSE
Mr MA Fung-kwok
Ir Dr LO Wai-kwok
Mr Wilson OR
Mr LAU Kwok-fan
(16 members)

Mr Tommy CHEUNG
Mr CHAN Hak-kan
Mrs Regina IP
Mr Frankie YICK
Mr CHAN Han-pan
Mr Holden CHOW
Mr CHEUNG Kwok-kwan
Mr Tony TSE

Abstain:

Ms Alice MAK
(1 member)

54. The Chairman declared that the motion was negatived.

Motion proposed by Mr CHAN Han-pan, Ms Alice MAK and Mr CHAN Hak-kan

55. Mr CHAN Han-pan read out the proposed motion:

(Translation)

"This Panel requests the Government to undertake to resettle the elderly residents and the operators of the residential care homes for the elderly at Dills Corner Garden in the current locality when developing the Kwu Tung North New Development Area, so as to enable the elderly residents and carers concerned to move seamlessly to the new multi-welfare services complex which is currently under construction."

56. The Chairman put the motion to vote. The Chairman declared that 17 members voted for, no members voted against and one member abstained from voting. The motion was carried.

(Post-meeting note: The wording of the motion passed was circulated to members on 23 January 2019 vide LC Paper No. CB(1)507/18-19(01). The Administration's response to the motion was circulated to members on 20 February 2019 vide LC Paper No. CB(1)602/18-19(01).)

Submission of the funding proposals to the Public Works Subcommittee and/or the Finance Committee

57. Mr LAM Cheuk-ting, Ms Alice MAK, Mr CHAN Han-pan, the Deputy Chairman, Mr Tony TSE, Mr CHAN Hak-kan and Mr Abraham SHEK expressed their support for the funding proposals. Ir Dr LO Wai-kwok, Mr LAU Kwok-fan, Mr Tommy CHEUNG and Mrs Regina IP said that members respectively belonging to the Business and Professionals Alliance for Hong Kong, the Democratic Alliance for the Betterment and Progress of Hong Kong, the Liberal Party and the New People's Party were in support of the funding proposals. Mr Gary FAN, Mr CHAN Chi-chuen, Mr CHU Hoi-dick and Dr Fernando CHEUNG said that they objected to the funding proposals. Mr Alvin YEUNG said that members belonging to the Civic Party objected to the funding proposals. Dr CHENG Chung-tai expressed that he had not decided whether to support the funding proposals.

58. The Chairman concluded that a majority of the members who had spoken on this item supported the submission of the funding proposals to PWSC and/or FC for consideration.

V Progress report on heritage conservation initiatives

(LC Paper No. CB(1)456/18-19(05) — Administration's paper on progress report on heritage conservation initiatives

LC Paper No. CB(1)456/18-19(06) — Paper on heritage conservation initiatives prepared by the Legislative Council Secretariat (Updated background brief)

[At 4:47 pm, the Deputy Chairman took the chair in the absence of the Chairman. At 5:03 pm, the Chairman resumed the chair.]

59. At the invitation of the Chairman, SDEV advised the Panel that the discussion paper provided an update on the progress of the heritage conservation initiatives since the Administration's last report to the Panel in October 2017.

60. With the aid of a powerpoint presentation, the Commissioner for Heritage, Development Bureau ("C for H") then briefed the Panel on the latest progress of the heritage conservation initiatives. He also informed members that the amalgamation of the Antiquities and Monuments Office ("AMO") with the Commissioner for Heritage's Office ("CHO") would officially take effect on 1 April 2019.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)499/18-19(02) by email on 23 January 2019.)

Protection for historic buildings under the administrative grading system

61. Mr CHU Hoi-dick was concerned about the lack of statutory protection for historic buildings under the existing grading system. Despite the assessment and grading of 1 444 historic buildings by the Antiquities Advisory Board ("AAB") and efforts of the Administration in preventing a few historic buildings from demolition, around 20 historic buildings, including one Grade 1, two Grade 2, 12 Grade 3 and seven Nil Grade ones, had been demolished since 2010. In view that it might be increasingly difficult to save privately-owned graded historic buildings from demolition as land value increased over time, Mr CHU called on the Administration to, without delay, revamp the Antiquities and Monuments Ordinance (Cap. 53) ("the Ordinance") to provide for different levels of statutory protection for different grades of historic buildings.

62. SDEV said that the current heritage conservation policy and the legislative regime under the Ordinance had been providing suitable protection for graded historic buildings, while balancing the need to respect private property rights. Over the years, the Administration had successfully preserved a number of privately-owned historic buildings by different means and forms. Most owners of the historic buildings concerned responded positively to the possible preservation options proposed by CHO and AMO. For some cases, even though the owners were not willing to preserve the historic buildings in entirety, partial preservation could still be an option.

63. Mr Tony TSE noted that the territory-wide survey of historic buildings conducted by AMO from 1996 to 2000 mainly covered buildings built before 1950, and he considered it necessary for the Administration to launch another round of large-scale survey to shortlist some buildings built after 1950 yet possessing historic significance or worthy to be preserved for grading by AAB.

64. SDEV and C for H advised that apart from the list of 1 444 buildings selected from the buildings covered in the said survey, around 300 suggestions for grading other items, which included buildings built in 1950s and 1960s, had been received from the public. AAB had been carrying out grading assessment for these new items as well.

65. Mr Gary FAN noted the six criteria adopted by AAB for assessing and grading historic buildings, and in respect of the criterion on historical interest, he asked whether those with relatively longer history would be given more credits. He mentioned that Queen's Pier ("QP"), a Grade 1 historic building, was demolished in 2007 to make way for the construction of Central-Wanchai Bypass, whilst the major part of the Fanling Golf Course ("FGC"), which was not yet graded, was to be retained despite calls in the society for releasing the land to meet the housing need. Mr FAN enquired about when AAB would assess the heritage value of FGC, the criteria to be adopted in the assessment, and how AAB would advise the Development Bureau ("DEVB") in the light of the need for development of the site for housing purpose.

66. SDEV advised that in assessing the heritage value of historic buildings, AAB would take into consideration the merits of each case holistically, and not just the age of the buildings alone. There were also previous occasions where AAB revisited the grading of a historic building taking into account new information or feedback from the public or stakeholders. Regarding the case of FGC, SDEV advised that AAB had indicated in September 2018 that it would conduct an assessment on FGC shortly. He stressed that AAB would conduct the assessment independently and objectively based on the six criteria. As the time required for the assessment would depend on the circumstances of the individual case, it was not practicable for AAB to set a rigid timetable on the completion of the assessment for FGC at this stage.

"Point-line-plane" approach for heritage conservation

67. Ms Tanya CHAN enquired about the Administration's work progress in exploring and taking forward the adoption of the "point-line-plane" approach for heritage conservation.

68. C for H advised that AAB explored the "point-line-plane" approach for heritage conservation in the context of its policy review on conservation of built heritage. The report of the review was released in 2015. This approach was adopted in revitalizing the Central Police Station Compound which comprised a group of historic buildings and structures, and developing preservation-cum-development options for the preservation of

the Shaw Studio Compound. In addition, the Administration had launched a funding scheme under the Built Heritage Conservation Fund for carrying out thematic research on built heritage conservation in 2017. Under the scheme, eight degree-awarding academic institutions were invited to conduct thematic studies including the "point-line-plane" approach. These studies, which commenced in the third quarter of 2018, would be completed in two years' time.

Revitalizing Historic Buildings Through Partnership Scheme

69. Mr MA Fung-kwok pointed out that the operator of Fong Yuen Study Hall in Ma Wan ("Fong Yuen") under the first batch of historic buildings of the Revitalizing Historic Buildings Through Partnership Scheme ("the Revitalization Scheme") returned the site to the Government due to operation difficulties after a few years of operation. No operator was interested in submitting tender for the operation of Fong Yuen when it was put up again among the Batch V projects of the Revitalization Scheme. As such, Mr MA enquired about the way forward for the operation of Fong Yuen in case the Administration was still not able to identify a suitable operator by including it in the Batch VI projects. He also asked about the Administration's supporting measures to the non-profit-making organizations operating the projects under the Revitalization Scheme, and whether the Administration would review and enhance the Scheme. Mr LAU Kwok-fan raised similar concerns.

70. SDEV agreed that the Fong Yuen project was particularly challenging given its remote location that had resulted in low visitor numbers. It was taken over by AMO since January 2017 and continued to be open to the public. SDEV further advised that appropriate support including suitable financial assistance had been given to operators of projects under the Revitalization Scheme. He pointed out that to ensure the prudent use of public funds, Government's policy was to facilitate smooth operation of the projects on a self-financing basis in the long term.

71. Mr MA Fung-kwok pointed out that Typhoon Mangkhut had wreaked havoc on quite a number of graded historic buildings, such as St. Joseph's Church in Ma On Shan, which was a Grade 2 historic building. Mr MA enquired about the recovery work undertaken by the Administration to restore the affected graded historic buildings to a good condition ready for revitalization.

72. C for H advised that after Typhoon Mangkhut had battered Hong Kong, AMO was informed of the damages to the roof of St. Joseph's Church by Lands Department ("LandsD"), and inspected the site together

with LandsD and Architectural Services Department to provide professional advice on the repair work. AMO had also inspected all the 120 declared monuments, and assisted Highways Department to repair the damaged steps and gas lamps at Duddell Street in Central.

"Conserving Central" projects

73. Mr CHAN Chi-chuen opined that unlike the Revitalization Scheme in respect of which the Administration regularly updated the Legislative Council ("LegCo") on the progress and sought its funding approval for the new batches of projects, it was more difficult for LegCo to monitor the "Conserving Central" projects such as Tai Kwun - Centre for Heritage and Arts ("Tai Kwun") and PMQ that were taken forward with funding provided by some partner organizations. Referring to an incident in which Tai Kwun cancelled the venue reservation for talks given by a mainland writer in the Hong Kong International Literary Festival 2018 and the low occupancy rate of shops and visitor numbers of PMQ, Mr CHAN asked about the Administration's role in monitoring the management and operation of Tai Kwun and PMQ, and whether the Administration had any plan for implementing other revitalization projects through similar partnership approach.

74. SDEV advised that the Administration avoid micro-managing the daily operations of Tai Kwun and PMQ to allow flexibility for the operators to operate within the agreed framework worked out with the Administration. He also said that the "Conserving Central" projects had their uniqueness and high historical value, and currently the Administration had no plan for similar projects in other districts. C for H added that the operators of Tai Kwun and PMQ were required to submit audited financial reports to the Administration regularly. Tai Kwun had attracted over two million visitors since its opening, and PMQ had attracted over 15 million visitors between 2014 and end of 2018. The Administration attended meetings of the Central & Western District Council every two months to update the latter on the progress of the eight "Conserving Central" projects.

75. Ms Tanya CHAN was disappointed that the Administration had not revamped the heritage conservation policy promulgated years ago to, alongside with built heritage, promote also the preservation of movable heritage and landscape heritage, including valuable trees. Ms CHAN was concerned that only one old tree was retained in the hotel project concerning the former Murray Building, namely The Murray; and in the preservation-cum-development project at the Hong Kong Sheng Kung Hui ("HKSKH")'s Compound in Central, a big tree in good health was felled to

make way for the development. Ms CHAN sought the Administration to respond in writing whether DEVB knew in advance the tree felling at the HKSKH's Compound in Central.

76. SDEV responded that the Administration was committed to the protection of trees. The Administration had included tree preservation clauses in land leases to require land owners to apply to LandsD before felling any trees on their land, and such applications were processed against rigorous criteria.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)777/18-19(01) on 26 March 2019.)

Financial Assistance for Maintenance Scheme on Built Heritage

77. Mr LAU Kwok-fan opined that the ceiling of the grant at \$2 million for each successful application under the Financial Assistance for Maintenance Scheme on Built Heritage ("FAS") was too low. Some owners of historic buildings might intentionally carry out the repair and maintenance works of the buildings in phases in order to obtain more subsidies under separate applications, hence resulting in higher overall cost or compromising works quality. Mr LAU urged the Administration to review FAS and increase the subsidies.

78. SDEV indicated that the Administration would study whether there was further room for enhancing FAS, but a major review would be unlikely in the near future. He stressed that it was vital for the Administration to ensure the prudent use of public fund, and not to take over the responsibility of private owners to properly maintain their own buildings while providing suitable financial assistance. C for H supplemented that to provide further support to the conservation of privately-owned graded historic buildings, the Administration had increased the ceiling of the grant for each successful application from \$1 million to \$2 million in November 2016, and the owners might concurrently submit more than one application for each graded historic building. On the whole FAS had been operating smoothly.

Reassembly of Queen's Pier

79. Ms Tanya CHAN was disappointed about the lack of progress of the Administration in reassembling QP after the last round of public engagement ("PE") exercise for its reassembly in 2016. Given that the views in support of the in-situ reassembly of QP far exceeded those in

support of the three reassembly options put forward by the Administration in the PE exercise, she questioned why the Administration had still resorted to only building an open space commemorative of QP at its original site instead of pursuing the in-situ reassembly of it.

80. SDEV replied that the Administration noted the views of some members of the public in favour of in-situ re-assembly of QP, but this option was regarded impractical from an engineering perspective. Given the need to address the diverse views received in the PE exercise with care, the Administration had yet to formulate any concrete plan or timetable of the re-assembly of QP at this juncture.

A motion proposed by a member

81. The Chairman said that he had received a motion proposed by Mr CHU Hoi-dick. He considered that the proposed motion was directly related to the agenda item under discussion. Members agreed that the motion be proceeded with at the meeting. The Chairman then ordered that the voting bell be rung for five minutes.

82. Mr CHU Hoi-dick read out his proposed motion:

(Translation)

"Given that many graded historic buildings have been demolished in recent years, this Panel urges the Government to review and amend the Antiquities and Monuments Ordinance as soon as possible, so as to provide graded historic buildings with different levels of statutory protection."

83. The Chairman put the motion to vote. The Chairman announced that 10 members voted for, no member voted against the motion, and one member abstained. The Chairman declared that the motion was carried.

(Post-meeting note: The wording of the motion passed was circulated to members by email on 23 January 2019 vide LC Paper No. CB(1)507/18-19(02). The Administration's response to the motion was circulated to members on 25 February 2019 vide LC Paper No. CB(1)626/18-19(01).)

VI PWP Item No. 716CL — Tseung Kwan O Further Development — Infrastructure Works for Tseung Kwan O Stage 1 Landfill Site

(LC Paper No. CB(1)456/18-19(07) — Administration's paper on

PWP Item No. 716CL
— Tseung Kwan O
further development
— infrastructure works
for Tseung Kwan O Stage
1 landfill site)

84. At the invitation of the Chairman, Principal Assistant Secretary (Works)2, Development Bureau ("PAS(W)2/DEVB") briefed members on the Administration's proposal to upgrade the remainder of PWP Item No. 716CL "Tseung Kwan O further development — infrastructure works for Tseung Kwan O Stage 1 landfill site" ("the proposed remaining works") to Category A at an estimated cost of \$301.6 million in money-of-the-day prices. Subject to funding approval of FC, the Administration planned to commence the proposed remaining works in the second half of 2019 for completion in 2022.

85. With the aid of a powerpoint presentation, Chief Engineer/E1, Civil Engineering and Development Department ("CE/E1,CEDD") briefed members that the proposed remaining works comprised the construction of a footbridge over the Eastern Channel connecting Tseung Kwan O ("TKO") Area 68 and TKO Area 77 ("Southern Bridge"), sewerage facilities at Lohas Park Road, and ancillary works.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)499/18-19(03) by email on 23 January 2019.)

86. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure of LegCo, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

87. Pointing out that the cost levels of some footbridges constructed by the Administration in recent years were on the high side, Mr Alvin YEUNG enquired about the construction cost of the Southern Bridge. He also asked whether cycle track would be built on the Southern Bridge.

88. PAS(W)2/DEVB responded that the estimated construction cost of the Southern Bridge was around \$200 million, which was comparable to the construction costs of other similar footbridges constructed by the Government. He advised that the Sai Kung District Council was consulted on the proposed remaining works and agreed that the Southern

Bridge would be designed solely for pedestrian use. Cyclists could use the existing combined pedestrian and cycle bridge at the north end of the Eastern Channel ("Northern Bridge"), which was about 400 metres ("m") away from the Southern Bridge.

89. Mr Alvin YEUNG, Mr CHAN Chi-chuen and Mr Tony TSE requested the Administration to provide further information on the details of the construction cost of the Southern Bridge, as well as details of the referencing construction works if the Administration had made reference to the construction costs of other footbridges of similar length and width when estimating the cost of the Southern Bridge. Mr YEUNG said members belonging to the Civic Party would decide whether to support the proposal after examining the supplementary information to be provided by the Administration.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1123/18-19(01) on 28 May 2019.)

90. Project Manager (East), Civil Engineering and Development Department ("PM(E)/CEDD") said that when estimating the construction cost of the Southern Bridge, the Civil Engineering and Development Department had made reference to the construction costs of footbridges of similar scale and made of similar building materials, such as the footbridges at Po Yap Road and Tong Ming Street in TKO. PAS(W)2/DEVB undertook to provide the information requested by members before submitting the proposal to the Public Works Subcommittee ("PWSC") for deliberations.

91. Pointing out that the coastal areas of TKO suffered from severe storm surges and flooding when super typhoon Mangkhut hit Hong Kong in September 2018, Mr CHAN Chi-Chuen and Ms Tanya CHAN were concerned whether the Southern Bridge could withstand extreme weather and storm surges.

92. PM(E)/CEDD said that based on the assessment by wind tunnel test, the Southern Bridge could withstand strong winds of speed up to 360 kilometres/hour ("km/h"), whilst as a reference, the maximum wind speed during super typhoon Mangkhut was about 220 km/h. PAS(W)2/DEVB supplemented that with a vertical clearance of about 7.6 m, it was expected that storm surges would have insignificant impact on the Southern Bridge.

93. Mr Tony TSE referred to some media reports revealing that the Northern Bridge had showed signs of movement/subsidence, supposing that the previous landfill use of the area might have affected the ground condition, and asked whether the Administration had taken into account the ground condition when designing the Southern Bridge.

94. PM(E)/CEDD said that the Government had taken into account the site condition and conducted appropriate site investigation for the design of the Southern Bridge.

Concluding remarks

95. The Chairman concluded that the Panel had no objection to the Administration's submission of the proposal to PWSC.

[At 5:58 pm, the Chairman ordered that the meeting be extended for 15 minutes to 6:15 pm.]

VII PWP Item No. 3468RO — Improvement of Lam Wah Street Playground and adjacent area

(LC Paper No. CB(1)456/18-19(08) — Administration's paper on 3468RO — Improvement of Lam Wah Street Playground and Adjacent Area)

96. At the invitation of the Chairman, Head of Energizing Kowloon East Office, Development Bureau ("Head/EKEO") briefed members on the Administration's proposal to upgrade PWP Item No. 3468RO "Improvement of Lam Wah Street Playground and adjacent area" to Category A. With the aid of a powerpoint presentation, she briefed members on the proposed scope of works under the project, which included improvement of Lam Wah Street Playground ("the Playground"), construction of a sitting-out area between Sheung Yuet Road and Wang Yuen Street ("the sitting-out area"), face-lifting of a section of the pedestrian walkway between Wang Chiu Road and Wang Kwun Road ("the pedestrian walkway"), and enhancement of the streetscape near the Playground and the Green Spine of the Kowloon Bay Business Area ("KBBA").

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)499/18-19(04) by email on 23 January 2019.)

97. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure of LegCo, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

98. Mr Jeremy TAM expressed support for the proposal. He asked whether the Administration would consider swapping the currently proposed location of the landscaped sitting-out areas with that of the 5-a-side soccer pitch cum handball court in the Playground, so as to facilitate public access to the landscape areas from Wang Kwong Road. Head/EKEO responded that the current design aimed at preserving more of the existing trees and landscaped areas to minimize tree felling.

99. Mr Tanya CHAN enquired about the list of facilities to be provided in the landscape areas of the Playground, and asked whether benches would be installed along the pedestrian walkway. She also suggested installing adequate water dispensers at the Playground.

100. Head/EKEO said that four water dispensers within the Playground, as well as outdoor fitness equipment in the fitness corner would be installed. The planter wall around the tree pits along the pedestrian walkway could serve as seating under tree shade.

101. Mr Tony TSE said he supported the submission of the proposal to PWSC, and requested the Administration to include in the PWSC paper a detailed breakdown of the construction cost, such as the cost of the greening facilities. Noting that the proposed works involved three work sites in KBBA, he asked whether the works project would be carried out under three separated contracts. He opined that splitting large public works projects into multiple contracts could better enable participation of small and medium sized contractors in the works.

102. Head/EKEO said that given the relatively small scale of the construction works of the sitting-out area and the pedestrian walkway, the Government planned to carry out the construction works of the whole project under one single contract. She undertook to include a breakdown of the construction cost of the project in the paper to be submitted to PWSC.

103. Pointing out that the Administration had chosen Kowloon East as a pilot area to explore the feasibility of developing a smart city, Mr Tony TSE asked whether any smart city initiatives would be included in the proposed improvement works. He opined that the Administration

should be innovative in taking forward new smart city initiatives in Kowloon East.

104. Head/EKEO said that energy efficient features, such as photovoltaic system and solar powered light fittings, and smart water meters would be installed in the Playground. Besides, GovWiFi services would be provided at the Playground and the Sitting-out Area. She supplemented that the Government had planned to install approximately 100 smart lamp posts in Kowloon East under a pilot scheme and some of them would be installed near the Playground. The Energizing Kowloon East Office would also work with the Food and Environmental Hygiene Department to explore the feasibility of installing smart recyclables collection bins in Kowloon East.

Concluding remarks

105. The Chairman concluded that the Panel had no objection to the Administration's submission of the proposal to PWSC.

VIII Any other business

106. There being no other business, the meeting ended at 6:15 pm.