

立法會
Legislative Council

LC Paper No. CB(1)1356/18-19
(These minutes have been
seen by the Administration)

Ref : CB1/PL/DEV

Panel on Development

Minutes of meeting
held on Tuesday, 25 June 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 Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
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 HO Kai-ming
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon Tanya CHAN
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 WU Chi-wai, MH
Hon Charles Peter MOK, JP
Hon CHAN Hoi-yan

Members absent : Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon CHAN Han-pan, BBS, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung

Public officers attending : **Agenda item III**

Mr Michael WONG Wai-lun, JP
Secretary for Development

Mr Maurice LOO Kam-wah, JP
Deputy Secretary for Development (Planning and Lands)²

Ms Jenny CHOI Mui-fun
Principal Assistant Secretary (Planning and Lands)⁴
Development Bureau

Agenda item IV

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

Ms Winnie SHIU Wai-ye
Chief Land Surveyor (Spatial Data Infrastructure)
Development Bureau

Mr Anthony CHIU Shin-hang
Acting Assistant Government Chief Information Officer
Office of the Government Chief Information Officer

Mr Thomas CHAN Chung-ching, JP
Director
Lands Department

Mr Ray LEUNG Kin-wah, JP
Deputy Director/Survey & Mapping
Lands Department

Agenda item V

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

Ms Vina WONG
Head of Greening and Landscape Office
Development Bureau

Mr Ricky WONG Chi-pan
Deputy Head of Civil Engineering Office (Port & Land)
Civil Engineering and Development Department

Mr CHOI Wing-hing
Chief Engineer/Land Works
Civil Engineering and Development Department

Ms YU Lai-han
Chief Landscape Architect/Headquarters
Civil Engineering and Development Department

Mr Simon NG Siu-man
Senior Landscape Architect/1
Civil Engineering and Development Department

Agenda item VI

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

Mr Wallace TANG Wing-keung
Assistant Secretary (WP2)4
Development Bureau

Mr PUN Wai-keung, JP
Head of Geotechnical Engineering Office & Deputy
Commissioner of Mines
Civil Engineering and Development Department

Mr Philip CHUNG Wai-keung, JP
Deputy Head of Geotechnical Engineering Office
(Planning & Standards)
Civil Engineering and Development Department

Mr Lawrence CHAU Yat-cheung
Chief Town Planner/Studies and Research
Planning Department

**Attendance by
Invitation**

: Agenda item III

Mr CHOW Chung-kong, GBS, JP
Chairman
Urban Renewal Authority

Ir WAI Chi-sing, GBS, JP, FHKEng
Managing Director
Urban Renewal Authority

Mr Ben LUI Sau-shun
Executive Director (Operations)
Urban Renewal Authority

Mr Michael MA Chiu-tsee
Executive Director (Commercial)
Urban Renewal Authority

Mr Daniel HO Chi-wai
Director (Building Rehabilitation)
Urban Renewal Authority

Mr Wilfred AU Chun-ho
Director (Planning & Design)
Urban Renewal Authority

Mr Ian WONG Wai-kuen
Director (Acquisition & Clearance)
Urban Renewal Authority

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

Staff in attendance : Ms Ada LAU
Senior Council Secretary (1)2

Mr Raymond CHOW
Senior Council Secretary (1)10

Ms Christina SHIU
Legislative Assistant (1)2

Action

I Information paper(s) issued since the last meeting

(LC Paper No. CB(1)1127/18-19(01) — Letter dated 30 May 2019 from Dr Hon Elizabeth QUAT on issues relating to scraps from shooting activities found in the vicinity of Shing Mun Catchwater and Shing Mun Reservoir

LC Paper No. CB(1)1160/18-19(01) — Administration's response to the letter dated 30 May 2019 from Dr Hon Elizabeth QUAT on issues relating to scraps from shooting activities found in the vicinity of Shing Mun Catchwater and Shing Mun Reservoir [LC Paper No. CB(1)1127/18-19(01)]

LC Paper No. CB(1)1170/18-19(01) — Referral memorandum on issues raised at the meeting between Legislative Council Members and Tai Po District Council members on 19 March 2019 relating to environmental hygiene issues regarding

Lam Tsuen River, Tai Po River and the drains in Tai Po District, and problems about the collapse of river walls along Lam Tsuen River and Tai Po River (Restricted to Members))

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

II Items for discussion at the next meeting

(LC Paper No. CB(1)1181/18-19(01) — List of outstanding items for discussion

LC Paper No. CB(1)1181/18-19(02) — List of follow-up actions)

2. Members agreed that the next regular meeting scheduled for Wednesday, 17 July 2019, at 2:30 pm would end at 5:00 pm to discuss the following items proposed by the Administration:

- (a) PWP Item No. 7265RS — Cycle tracks connecting North West New Territories with North East New Territories — Sam Mun Tsai extension;
- (b) standards of glass windows of buildings for resisting adverse weather; and
- (c) flood management measures for typhoon season.

3. Ms Alice MAK enquired about the reason for deferring the discussion on her proposed Member's Bill to amend the Waterworks Regulations ("WWR") (Cap. 102 sub. leg. A), the proposed timing for discussion of which had previously been shown as July 2019 in the list of outstanding items for discussion (LC Paper No. CB(1)1086/18-19(01)) issued in May 2019.

4. The Chairman relayed the Administration's advice as remarked in a note in the updated list of outstanding items for discussion (LC Paper No. CB(1)1181/18-19(01)) that as the Administration was conducting a holistic review on the Waterworks Ordinance (Cap. 102) and WWR including an assessment on the implication of Ms MAK's proposed Member's Bill on

public expenditure and operation of the Government, the relevant item was suggested to be discussed after the assessment was completed.

5. Ms Alice MAK requested the Panel to arrange a discussion of her proposed Member's Bill as soon as possible. The Chairman instructed that a written response be requested from the Administration to elaborate on the time frame of the said review.

(Post-meeting notes:

- (a) Panel members were informed vide LC Paper No. CB(1)1243/18-19 issued on 4 July 2019 that due to the serious damage caused by the storming of the Legislative Council Complex by some protesters on 1 July 2019, the Panel Chairman directed to cancel the meeting scheduled for 17 July 2019; and
- (b) the Administration's written response to Ms MAK's above request was circulated to members vide LC Paper No. CB(1)1289/18-19(01) on 29 July 2019.)

III Work of the Urban Renewal Authority

(LC Paper No. CB(1)1181/18-19(03) — Administration's paper on work of the Urban Renewal Authority

LC Paper No. CB(1)1181/18-19(04) — Paper on the Urban Renewal Strategy and the work of the Urban Renewal Authority prepared by the Legislative Council Secretariat (Updated background brief))

Relevant papers

(LC Paper No. CB(1)1200/18-19(01) — Submission from Irene dated 22 June 2019 (Restricted to Members)

LC Paper No. CB(1)1200/18-19(02) — Joint submission from deputations (土瓜灣重建項目 KC09-KC13 受影響非住宅租戶關注

組、土瓜灣重建區住戶，商鋪關注組、受重建影響的土瓜灣天台住戶組及關注基層房屋編配問題小組) dated 24 June 2019)

6. At the invitation of the Chairman, Secretary for Development ("SDEV") briefed the Panel on the efforts of the Urban Renewal Authority ("URA") in implementing redevelopment and rehabilitation projects, as well as the progress of URA's strategic studies including Yau Mong District Study ("YMDS") and Study on New Strategy on Building Rehabilitation. The Chairman, URA ("Chairman/URA") briefed the Panel on the role of and the latest approaches taken by URA in urban renewal, its self-financing objective, and the support given by URA to the Government in providing affordable housing.

Redevelopment

Vehicle repair workshops affected by redevelopment projects in To Kwa Wan

7. Mr Jeremy TAM and Dr Fernando CHEUNG noted that quite a number of vehicle repair workshops and shops providing other car care services in To Kwa Wan were displaced by the redevelopment projects in the district. Mr TAM enquired about (a) the number of such vehicle repair workshops being affected; (b) assistance provided by URA to the tenant-operators concerned who would not benefit from the compensation offered only to the property owners; and (c) the districts to which the affected operators could relocate and continue their business. He also asked whether URA had traced the relocations of these affected operators.

8. SDEV indicated that in anticipation of the closure of To Kwa Wan Vehicle Examination Centre and its reprovisioning in Tsing Yi, the number of vehicle repair workshops in To Kwa Wan was expected to drop naturally. Regarding the impact of the existing six redevelopment projects in To Kwa Wan, Managing Director, URA ("MD/URA") said that about 60 vehicle repair workshops were affected. URA had so far acquired 41 premises occupied by these workshops and 29 of them had already been vacated/agreed to vacate. Of the 29 tenant-operators, two relocated to the North District, one to Tsuen Wan, one to Shatin and six to other parts of Kowloon City to continue their business there. Four of them went out of business. Some operators were unwilling to disclose

their next move. MD/URA said that URA had been providing assistance to these affected operators in finding suitable places to relocate their business, and would continue to do so. He added that some more vehicle repair workshops would be affected by other forthcoming redevelopment projects of URA in the district, and URA would explore ways to assist the operators concerned.

9. At the request of Mr Jeremy TAM, MD/URA undertook to provide further information about the assistance offered by URA to the operators of vehicle repair workshops affected by URA's redevelopment projects in To Kwa Wan in relocating and continuing their operations in other districts.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1317/18-19(01) on 13 August 2019.)

Rehousing arrangements

10. Dr Fernando CHEUNG criticized URA for making huge profits by providing highly-priced housing units in its redevelopment projects, whilst at the same time depriving the affected residents/shop operators of their original living environment and means of living. He pointed out while waiting for redevelopment and acquisition of the buildings, many of the affected households in particular those living at rooftop structures, had to endure the deteriorating living conditions for a long time as the buildings had become dilapidated due to prolonged disrepair. In the end, many of them were allocated only with small public rental housing ("PRH") units. Dr KWOK Ka-ki similarly criticized that redevelopment had only driven up property prices in the districts concerned without bringing remarkable increase in housing supply.

11. SDEV said that the financial surpluses of URA for the financial years of 2017-2018 and 2018-2019 were \$12.04 billion and \$2.33 billion respectively, yet it was worth noting that part of the financial surpluses should be attributable to the land premium forgone by the Government. Profit maximization was never an operational objective of URA, and URA had all along been taking forward its work on a self-financing basis in spite of a lack of residual developable plot ratio in some districts and the substantial financial resources required to support the redevelopment. He noted that the managing director of URA had openly stated that URA would suffer a loss of \$200 billion to \$300 billion under the current implementation mechanism if it redeveloped all aged buildings in Yau Ma Tei and Mong Kok that had already fully utilized their plot ratios or lacked residual plot ratio for redevelopment. With a view to

identifying more effective and efficient ways for urban renewal, URA commenced YMDS to explore ways of enhancing the efficiency of redevelopment/renewal initiatives.

12. SDEV further said that many old buildings were dilapidated and lacked essential facilities such as lifts, and redevelopment would provide an opportunity to improve the living conditions of the residents. In response to Dr CHEUNG's request, SDEV undertook to invite URA to arrange a meeting with the residents affected by the redevelopment project at Hung Fook Street of To Kwa Wan.

13. Ms Alice MAK declared that she was a non-executive director of URA. Ms MAK was concerned about the rehousing arrangements for the affected residents in redevelopment projects of URA and suggested URA collaborate with Hong Kong Housing Authority ("HKHA") or Hong Kong Housing Society ("HKHS") in constructing dedicated housing estates/blocks for rehousing the eligible affected residents in the locality. Dr Priscilla LEUNG expressed the same rehousing concern of affected tenants at Lok Man Sun Chuen which would undergo redevelopment soon.

14. SDEV indicated that a site at Kai Tak Development ("KTD") had already been reserved for constructing around 2 000 PRH units, about half of which would be used for rehousing tenants affected by the redevelopment of HKHS estates in Kowloon and the remaining units would be reserved for rehousing eligible residents affected by URA's redevelopment projects. SDEV stressed that the Administration would continue to identify other suitable land plots in the urban area for rehousing purpose so as to expedite the urban renewal process.

Provision of public housing in redevelopment projects

15. Ms Alice MAK observed that URA invited tenders from private property developers in taking forward its redevelopment projects and usually awarded the developing rights to the highest bidder, leading to high property prices under the projects and public perception that URA profited by redevelopment. Ms MAK expressed her view that URA should play a bigger role in the supply of public housing, including PRH units and subsidized sale flats ("SSFs") in its redevelopment projects by collaboration with HKHS.

16. SDEV said that HKHA and HKHS had been playing and would continue to play a leading role in implementing public housing development projects. URA had lately sold private housing units at discounted price to the eligible purchasers in its implementation of the

project eResidence. In the long run, the Administration would continue to support URA's role in providing public housing when suitable opportunities arose. To this end, URA would seek to include a certain number of SSFs in redevelopment projects involving land lots of Civil Servants' Co-operative Building Society ("CBS").

Civil Servants' Co-operative Building Society

17. Mr Vincent CHENG declared that he was a non-executive director of URA. Mr CHENG enquired about the progress of the studies carried out by URA to identify suitable CBS sites for redevelopment and suggested that those sites be used for providing public housing including PRH units and SSFs. Mr CHENG expressed that he had quite high expectation of the relevant redevelopment projects. Dr Priscilla LEUNG said that the requirement for the CBS flat owners to pay the land premium to the Government to remove the alienation restrictions might become an obstacle inhibiting the release of those land plots for redevelopment. She urged the Administration to take a flexible approach in dealing with the said land premium requirement.

18. SDEV indicated that the Administration had invited URA to identify one or two clusters of CBS sites suitable for high-density development as pilot redevelopment projects which could also cater for a certain number of SSFs. He said that the Administration would devise an appropriate mechanism to compensate the CBS flat owners so as to facilitate the redevelopment of the relevant CBS sites. The Administration would report details of the pilot CBS redevelopment projects to the Legislative Council ("LegCo") once finalized.

19. MD/URA supplemented that at the invitation of the Government, URA had carried out studies on some 200 CBS sites and identified 132 of them as having redevelopment potential based on a set of selection criteria. URA had now identified two clusters of sites, which involved 37 CBSs, for implementing redevelopment projects under a pilot scheme. URA completed the preliminary planning on both clusters of sites and would seek approval from the Financial Secretary to include them in URA's 18th Corporate Plan for implementation in the latter half of 2019.

Planning and implementation of redevelopment projects

20. Mr LAU Kwok-fan pointed out that most of the redevelopment projects of URA were in old districts in urban areas. He enquired about URA's redevelopment plans in the New Territories ("NT") where ageing buildings were also found in some districts. Mr LAU also asked whether

URA had put in place appropriate mechanism to avoid competing with potential Demand-led Pilot Scheme projects pending submission of applications or private redevelopment projects under planning. He said that the Public Complaints Office of LegCo had handled public representations on such cases.

21. SDEV said that URA's redevelopment projects were not confined to the urban area, and URA would take into account a host of factors when initiating redevelopment projects. For example, Vision City in Tsuen Wan was a redevelopment project in NT. At present, a holistic review of the Demand-led Pilot Scheme in the context of YMDS was underway and hence no new applications were invited. In response to Mr LAU's comments that URA should avoid competing with private developers on redevelopment projects, SDEV stated that URA would identify redevelopment projects based on the principles laid down in the Urban Renewal Strategy, and it might not be appropriate for URA to discontinue particular projects merely on account of the presence of private acquisition activities, especially given that private developers might not be able to offer more favourable terms to the affected residents in private redevelopment projects.

22. Dr CHENG Chung-tai mentioned that some District Council ("DC") members expressed concerns over urban renewal projects in their districts at recent meetings with LegCo Members. For example, members of Tuen Mun DC and Tsuen Wan DC were concerned about the slow implementation progress of redevelopment projects in the districts. Members of Tuen Mun DC relayed that there was a lack of communication between URA, DC and the local communities on the implementation, timetable and scope of the redevelopment projects in the district. Dr CHENG opined that the Administration and URA should step up communications with the local communities to gauge their views before implementing URA-initiated, district-based approach redevelopment projects. Dr CHENG also expressed concern about the impact of the political and social unrests arising from the Fugitive Offenders and Mutual Legal Assistance in Criminal Matters Legislation (Amendment) Bill 2019 on the redevelopment work of URA.

23. SDEV said that the findings of YMDS would enlighten the Administration as to how to expedite the urban renewal process and enhance the efficiency of future redevelopment projects.

24. Dr KWOK Ka-ki expressed the view that some overseas governments involved local residents in redevelopment projects by allowing them to make financial contributions to the redevelopment

projects, share the ownership of the redeveloped properties in return and resettle again in the locality when the projects completed. Dr KWOK enquired whether the Administration had set its sight on similar redevelopment strategy.

25. SDEV pointed out that under the Flat for Flat ("FFF") Pilot Scheme, domestic owner-occupiers in URA redevelopment projects might opt for in-situ FFF units in their respective redevelopment sites, or for a unit at URA's dedicated FFF development at KTD.

Districts lacking redevelopment potential

26. Mr LAU Kwok-fan enquired about the measures to handle potential loss-making redevelopment projects, in which the plot ratios had already been fully utilized or there was a lack of plot ratio suitable for development. Dr Priscilla LEUNG referred to the case of Kim Shin Lane to illustrate that the living conditions at old districts lacking redevelopment potential had been worsening, and she urged the Administration to offer financial subsidy and assistance in kind to URA in taking forward redevelopment projects with a view to improving the living conditions of ageing districts similar to Kim Shin Lane.

27. SDEV advised that the findings from YMDS could shed light on how the efficiency of urban renewal could be enhanced and the new measures so devised could be applied to the implementation of redevelopment projects across the territory. In the past, some private developers had applied to the Administration and Town Planning Board for increasing the plot ratios for their development projects by 20%. Also, to increase the supply of public housing units in new development areas, the Administration had applied and obtained approvals for increasing the plot ratios for land lots earmarked for constructing public housing units by up to 30%. That said, the rise in plot ratio was constrained by the capacity of the infrastructures in the districts concerned. SDEV emphasized that the Administration had been supporting URA in all aspects of its urban renewal work.

28. In response to Dr Priscilla LEUNG's request, the Administration agreed to provide supplementary information about the measures of the Administration/URA to facilitate the owners of old buildings with fragmented ownership to participate in Operation Building Bright 2.0.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1317/18-19(01) on 13 August 2019.)

Yau Mong District Study

29. Mr Gary FAN noted that URA would formulate the Master Renewal Conceptual Plans on the basis of the positive (increasing the development density), negative (decreasing the development density) and zero (maintaining the development density) scenarios. Mr FAN expressed concern that in the zero and negative scenarios, some residents might be required to move out of their own districts due to a lack of space for rehousing them in Yau Ma Tei and Mong Kok. Mr FAN enquired about any inter-relationship between the urban renewal at Yau Ma Tei and Mong Kok and the implementation of the Lantau Tomorrow Vision ("the Vision"), and whether the Administration had relevant exchanges with URA on this issue.

30. SDEV said that the Vision offered an opportunity for providing housing units for rehousing those affected households in urban renewal projects, including those in Yau Ma Tei and Mong Kok, and hence facilitating urban renewal. He said that as YMDS was still on-going and was anticipated to be completed in early 2020, URA would then advise and make recommendations to the Administration about the scenario(s) to be adopted in launching the urban renewal projects in the two districts.

31. MD/URA added that URA would consider together with the Administration the resettling arrangements at an opportune time after completing YMDS, and the housing units provided under the Vision could be one of the possible options. Given the scarcity of land resources, it was very likely for URA to adopt the positive scenario in the first stage of the urban renewal projects to fully utilize the development potential of the land plots.

32. Ms Alice MAK noted that some members of the public perceived YMDS as yet another opportunity for URA to reap huge profits from redeveloping Yau Ma Tei and Mong Kok. She urged the Administration to clearly articulate the objectives and merits of YMDS, including how the new district-based approach being studied could expedite the urban renewal process and bring benefits to the residents of the old districts. MD/URA undertook to provide the information in writing after the meeting.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1317/18-19(01) on 13 August 2019.)

Revitalization and preservation

7 Mallory Street, Wanchai

33. Ms Tanya CHAN noted that URA had taken up the operation and management of the art project at Mallory Street/Burrows Street on expiry of the contract between URA and Hong Kong Arts Centre and the project had been running at a loss. Worrying that URA might lack the expertise to manage art projects, she enquired about the operation and management arrangement for the project in future.

34. Executive Director (Commercial), URA ("ED(C)/URA") advised that during the five-year operation and management by the previous contracted party, the themes of the activities organized under the project were rather homogeneous. After taking over the project on 1 August 2018, URA responded to the public aspiration that the site should be open to the public for hosting artistic and cultural activities. At present, URA rented four rooms at the site to Hong Kong Design Centre for hosting exhibitions on a long-term basis. The rest of the site provided venues for exhibitions, seminars, workshops and community events on reservations by the public and artistic and cultural communities. SDEV supplemented that preservation and revitalization was one of the roles played by URA in implementing renewal projects.

Other historic relics in Central

35. Ms Tanya CHAN expressed concern about the progress of preservation works of the stone wall at Cochrane Street and the Wing Woo Grocery at 120 Wellington Street.

36. ED(C)/URA advised that part of the stone ruins at Cochrane Street, Wing Woo Grocery at Wellington Street and the group of pre-war shophouses at 26A-C, Graham Street would be preserved in-situ since they and other historic buildings and relics in the vicinity could complement each other in preserving the identity of the area. The developers of relevant redevelopment projects were studying the preservation approach of them.

IV Development of Common Spatial Data Infrastructure and 3D Digital Map

(LC Paper No. CB(1)1181/18-19(05) — Administration's paper on development of Common Spatial Data Infrastructure and 3D Digital Map)

37. With the aid of a powerpoint presentation, Director, Lands Department ("D of L"), briefed members on the Administration's proposal for seeking the approval of the Finance Committee ("FC") for non-recurrent funding of \$300 million to develop a Common Spatial Data Infrastructure ("CSDI") and three-dimensional ("3D") digital map, which was one of the key components underpinning smart city development.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)1217/18-19(01) by email on 26 June 2019.)

38. 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.

Development of Common Spatial Data Infrastructure and three-dimensional digital map

39. Mr Gary FAN welcomed the proposed development of CSDI and 3D digital map, as an initiative to open up more government data the current progress of which in Hong Kong had lagged far behind many advanced economies. He asked whether the Administration had set any targets for opening up the relevant spatial data (e.g. on the implementation timetable and the types of data to be released, and the data updating intervals), and whether application developers in the private sector were allowed to use the data on the CSDI portal to develop innovative applications that brought convenience to the public. Pointing out that existing government data were disseminated in a format not easily usable by application developers, Mr FAN also enquired whether the Administration would make it mandatory for all bureaux/departments ("B/Ds") to release data in a machine-readable format through the CSDI portal.

40. D of L indicated that the CSDI portal would release data for free in an open, standardized and machine-readable format on a continuous and real-time basis, and offer application programming interfaces ("APIs") so that data could be easily shared, processed and used by application developers. Businesses would be allowed to use the data for commercial purposes, but they would be required to keep the spatial data in the standardized format, so that the data could be easily used by others.

41. Dr Helena WONG asked about the coordination among B/Ds on identifying datasets for integrating into the CSDI portal, whether such

datasets to be integrated would include those concerning livelihood-related services (e.g. waiting lists for child care services, residential care services for the elderly and services for the disabled, locations of parks and cycle tracks, and rodent infestation rates by district), and whether the costs for developing these datasets by the relevant B/Ds were already covered under the proposed \$300 million funding for CSDI and 3D digital map.

42. Deputy Secretary for Development (Planning and Lands)1 ("DS/DEV(P&L)1") indicated that under the steer of a new Common Spatial Data Steering Committee ("CSDSC") co-chaired by the Development Bureau ("DEVB") and Innovation and Technology Bureau ("ITB"), all B/Ds would be encouraged to progressively release data under their purview through the CSDI portal unless there were security, privacy and other policy concerns and depending on the availability of resources. DS/DEV(P&L)1 believed that the inclusion of the datasets suggested by Dr Helena WONG was possible subject to further discussions between CSDSC and the relevant B/Ds.

43. Mr Charles Peter MOK supported the proposed development of CSDI and 3D digital map in principle with a view to driving smart city development. Given the rapid advancement of technology, he urged the Administration to make available sufficient funding provisions for the future upgrading of the application system as well as updating of the data in a timely manner. He had learned from some staff members of Lands Department ("LandsD") that the digital maps of LandsD lacked updating as the originally approved funding did not cover such updating costs. The Chairman concurred with Mr MOK's views.

44. D of L responded that the Administration would explore the most efficient way of creating and updating 3D digital map, and planned to publish 3D digital map showing the interior layout for 1 250 buildings by end-2023. DS/DEV(P&L)1 added that the development of CSDI and 3D digital map had the Administration's high-level support. The initiative was strongly backed up by the Steering Committee on Innovation and Technology ("SCIT") chaired by the Chief Executive. A \$300 million funding was also earmarked in the 2019-2020 Budget for implementation, and the Administration was confident that it could secure the resources required for the continuous development of CSDI and 3D digital map.

45. Given the poor download rates of some mobile applications developed by the Government despite the high development costs, Mr Alvin YEUNG asked if any objective standards would be set to evaluate the cost effectiveness of the CSDI portal.

46. D of L advised that there had already been a basic internal need for the sharing of spatial data among various government departments. An advisory committee made up of relevant academics and professionals from the non-government sector would also be established to advise the Administration on the preferred uses of the CSDI portal by external users.

47. Mr Alvin YEUNG pointed out that the digital topographic maps maintained by LandsD were currently provided at a fee, and asked whether and when the Administration would review the fee charging. Mr Charles Peter MOK and Dr Elizabeth QUAT also urged the Administration to waive the said fees and streamline the procedures of data provision in order to foster smart city development and data sharing.

48. D of L and Deputy Director/Survey & Mapping, LandsD, replied that while the topographic maps were provided at a cost recovery fee according to established practice, the Administration had initiated a review on the fee charging and the preliminary review results would be available by end-2019. The broad direction of the Government's open data policy was to provide data for free (including those in the CSDI portal and Map API for developers) unless additional costs had to be incurred by the relevant government departments for releasing such data (e.g. real-time data) to the users.

Implementation and control arrangements

49. The Deputy Chairman called on the Administration to expedite the proposed development of CSDI and 3D digital map, which could be widely used in many meaningful aspects, such as flood forecasting particularly in village areas, promotion of heritage conservation and green tourism. He asked about the government departments involved and additional staff required for supporting CSDI and 3D digital map. The Deputy Chairman also asked about the possible uses of the proposed CSDI and 3D digital map on New Development Area ("NDA") projects under planning or in the pipeline, such as for reducing the need to conduct preliminary consultancy study for development projects in future, thereby saving cost.

50. D of L advised that DEVB had established a Spatial Data Office ("SDO") to coordinate inter-departmental efforts in developing CSDI, whereas manpower of the Survey and Mapping Office of LandsD would be strengthened to support the proposed development. The estimated recurrent expenditures to be incurred for supporting CSDI and 3D digital map were about \$17.5 million and \$22 million respectively. As for the planning and development of NDAs, DS/DEV(P&L)1 said that building

information modeling ("BIM") technology had been adopted and DEVB had collaborated with the Civil Engineering and Development Department to study how to incorporate the relevant BIM data for enriching the 3D digital map in the CSDI portal.

51. The Chairman enquired about the terms of reference of CSDSC (including whether CSDSC would oversee the progress of CSDI development and provide strategic directions for CSDI development), and whether the co-chairing arrangement of CSDSC by DEVB and ITB would lead to unclear delineation of responsibilities.

52. DS/DEV(P&L)1 replied that most of the datasets to be released through the CSDI portal up to 2022 were under DEVB's family of departments, therefore DEVB, with the cooperation of ITB, would take the lead in CSDI development during the period. As a further step, CSDSC would work with other data owners including policy bureaux, government departments, public utilities companies and private companies, to release datasets which might be of more interest to users through CSDI beyond 2022. CSDSC would monitor and provide directions for CSDI development along the way.

53. Dr Elizabeth QUAT welcomed the proposed development of CSDI and 3D digital map and the establishment of CSDSC, expressing the view that the Administration should take the initiative to provide the relevant infrastructural facilities, such as CSDI, electronic identity and electronic payment service to promote the development of innovation and technology as well as smart city. Dr QUAT opined that as government departments had different levels of information technology proficiency, the Administration should play an active role in coordinating various government departments to ensure that the datasets provided by these departments most suited the users' needs. Dr QUAT also expressed concern on the sufficiency of Government's manpower to handle the relevant tasks and the competency of CSDSC to foster CSDI development.

54. DS/DEV(P&L)1 advised that as CSDSC comprised representatives from all B/Ds that would release datasets through the CSDI portal, it could monitor the progress of CSDI development and opening up of government data. CSDSC would also seek policy steer from SCIT on key policy issues that might arise from the CSDI implementation where necessary. Moreover, SDO would serve as CSDSC's executive arm and support its daily operations. SDO was currently staffed with six officers and additional resources would be sought to strengthen SDO's manpower in order to cope with the increasing workload.

Submission of this funding proposal to the Finance Committee

55. The Chairman said that he personally supported the proposal. The Deputy Chairman and Dr Elizabeth QUAT respectively stated that members belonging to the Business and Professionals Alliance for Hong Kong and the Democratic Alliance for the Betterment and Progress of Hong Kong supported the proposal. Mr Gary FAN advised that he had yet to decide his stance. Mr Alvin YEUNG also indicated that members belonging to the Civic Party had yet to decide their stance. The Chairman concluded that members in general did not oppose to the Administration's submission of the funding proposal to FC for its consideration.

V PWP Item No. 43CG — Greening Master Plans for the New Territories

(LC Paper No. CB(1)1181/18-19(06) — Administration's paper on PWP Item No. 43CG — Greening Master Plans for the New Territories)

56. At the invitation of the Chairman, Deputy Secretary (Works)1, Development Bureau ("DS(W)1")("DEVB") and Chief Engineer/Land Works, Civil Engineering and Development Department, the latter with the aid of a powerpoint presentation, respectively briefed the Panel on (a) the objectives of the Greening Master Plans ("GMPs") for Southwest NT and Northeast NT; and (b) the details of the proposed greening works in Kwai Tsing, Tsuen Wan, Islands District, North District and Tai Po.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)1218/18-19(02) by email on 26 June 2019.)

57. 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.

Considerations in formulating and implementing Greening Master Plans

58. Given that most greening works would be implemented in highly developed areas, Ms Tanya CHAN expressed concern about the relevant considerations for tree planting like identification of suitable locations with suitable soil, selection of suitable planting species and their resilience to adverse weathers, and maintenance requirements. Expressing particular

concern over the impact of extreme weather events on tree planting, Mr Gary FAN referred to the advice given by a local tree expert Professor JIM Chi-yung after Typhoon Mangkhut had hit Hong Kong that in view of the undesirable soil quality at some sites, the Administration should explore ways of providing favourable conditions for trees to grow before planting them. Mr FAN hoped that the Administration had accumulated useful experience from implementing GMPs throughout the territory in the past 10 years or so, and made appropriate adjustments when formulating and implementing new GMPs. He and Ms CHAN both asked about the measures to enhance the effectiveness of implementing GMPs and sustainability of the greening works, in particular in reducing the number of fallen trees in adverse weather conditions. Ir Dr LO Wai-kwok expressed similar concerns.

59. DS(W)1 advised that after Typhoon Mangkhut, the Administration had looked into the reasons of massive tree falling during the typhoon. Replanting would be completed in two years. Tree management departments would take into account the soil conditions and the growing environment of the replanting sites, as well as the size of and growing space required by the replanting species, and might not necessarily replant on a one-for-one basis. The Administration had issued the "Street Tree Selection Guide" recommending 80 less commonly used tree species suitable for roadside planting in Hong Kong, which were resilient to wind, drought, waterlogging and heat, as well as resistant to pests and diseases. To enhance the growing conditions, the Administration would explore the possibility of widening tree pits as well as using planting strips, and would not plant trees on slopes with gradient exceeding 35 degrees. Further, biochar would be tried out to improve soil quality. The Deputy Head of Civil Engineering Office (Port & Land), Civil Engineering and Development Department ("DH(P&L)/CEDD") supplemented that strong and healthy roots were important to tree stability. In implementing the proposed GMPs for Southwest NT and Northeast NT, the Administration would adopt and try out measures to improve tree stability such as linking up tree pits to form a soil corridor to increase soil volume, and using structures to support pedestrian traffic load to prevent compaction of soil underneath the paving for healthy root growth.

60. Ir Dr LO Wai-kwok suggested the Administration adopt a greening theme by planting one selected species in a district to build up a unique local character that would be more appealing to visitors. DS(W)1 said that under the GMPs, a distinctive greening theme and a planting proposal of the theme tree species would be adopted for each district. DH(P&L)/CEDD supplemented that under the proposed GMPs for Southwest NT and Northeast NT, there would be three to four theme tree

species for Kwai Tsing, Tsuen Wan, Islands District, North District and Tai Po respectively.

Implementation and management of Green Master Plans

61. Mr LAU Kwok-fan commented that the lead time for implementing the proposed GMPs in Southwest NT and Northeast NT was too long. Mr LAU also noted that maintenance for the public greening works had been unsatisfactory, and enquired about the scope of maintenance of the completed greening works and the departments responsible for the maintenance work.

62. The Deputy Chairman asked whether the Administration would set up a dedicated working group to oversee the maintenance of GMPs in Southwest NT and Northeast NT after completion. Noting that the typhoon season was approaching, the Deputy Chairman stressed the importance of striking a right balance between greening and public safety, and enquired about the precautionary measures, such as tree pruning, undertaken by the Administration.

63. DS(W)1 advised that CEDD would hand over a majority of the completed greening works, including trees and shrubs, under GMPs to the Leisure and Cultural Services Department ("LCSD") for maintenance. The maintenance works were operational in nature. LCSD and other tree management departments would follow the agreed maintenance schedule, including fertilisation and irrigation as well as annual tree risk assessment. Members of public were welcomed to provide views and suggestions about greening works maintenance. DS(W)1 said the tree management departments would undertake tree inspections before the onset of typhoon season and carry out the necessary mitigation measures. The Tree Management Office of the Development Bureau would also carry out audits and follow up reports on problematic trees.

64. Ms Tanya CHAN pointed out that in Report No. 72 of the Director of Audit ("Report No. 72") issued in April 2019, the Audit Commission had made a host of recommendations about the management of GMPs by the Administration. Ms CHAN enquired whether and how well the Administration had adopted those recommendations in the formulation of the proposed GMPs for Southwest NT and Northeast NT.

65. DS(W)1 said that the Administration had incorporated the recommendations in Report No. 72 when formulating the GMPs for Southwest NT and Northeast NT. At the request of Ms Tanya CHAN, the Administration agreed to provide supplementary information about the

actions taken by the Administration in response to the recommendations in Report No. 72 in respect of (a) the development and implementation of GMPs; and (b) handover and maintenance of greening works under GMPs. DS(W)1 gave the following initial responses with regard to some recommendations in the said report:

- (a) CEDD and the LCSD had different definitions of trees and different measurement bases for shrubs, leading to discrepancies between the records kept by both departments. To rectify the problem, the two departments would work out a common form of plant handover records for future use upon completion of the GMP projects of Southwest NT and Northeast NT; and
- (b) there were short-, medium- and long-term measures proposed under the urban GMPs in the past. For medium- and long-term measures, subsequent developments and other changing circumstances had affected the feasibility of the original recommendations. DEVB would keep track of the implementation of these measures.

66. Dr Helena WONG referred to the comment by Professor JIM Chi-yung that insufficient space at tree pits was a major reason for massive tree falling during Typhoon Mangkhut. Noting that the greening works of the proposed GMPs in Southwest NT and Northeast NT would be carried out by contractors, Dr WONG enquired how the Administration would tighten supervision over the contractors' works, and whether the guidelines and standards laid down by the Administration about tree planting and caring complied with international standards.

67. DS(W)1 indicated that in 2012, the Administration had issued technical circular on the requirements for allocating adequate space for greening works on new at-grade public roads for works departments to follow. With regard to the implementation of GMPs, the Administration had laid down requirements about the size of tree pits, and planting requirements with reference to international standards. DH(P&L)/CEDD supplemented that "Proper Planting Practices" was issued by DEVB in 2011 to set out the standards for tree planting. Of the provision of \$367.6 million sought in the funding proposal, about \$270 million would be earmarked for the planting works and part of the remaining provision would be reserved for the employment of resident site staff to supervise contractors' work. DH(P&L)/CEDD and DS(W)1 further advised that qualified personnel including those with arboricultural qualifications would be engaged to monitor the works by the contractors to ensure compliance with the contract requirements.

Admin 68. At the request of Dr Helena WONG, the Administration agreed to provide (a) supplementary information about the Administration's mechanism of monitoring the work of the contractors engaged for implementing the greening measures under GMPs, including but not limited to the measures to ensure that the contractors acted in compliance with the technical circulars/guidelines on proper planting practices issued by the Administration and the work requirements in the works contracts; and (b) the technical circulars/guidelines on proper planting practices.

Engagement of local communities

69. Mr LAU Kwok-fan enquired whether the Administration would engage local communities to give views on GMPs and other public greening works of the district. DH(P&L)/CEDD advised that in developing the proposed GMPs for Southwest NT and Northeast NT, the Administration had adopted the Enhanced Partnering Approach to involve the District Councils ("DCs"), Rural Committees ("RCs"), and the District Participation Groups ("DPGs") formed under DCs and RCs in site-visits, and invite their views and suggestions at the design stage. Community forums were jointly organized by DPGs and the Administration to gauge the views of the public including schools, Owners' Incorporations, representatives of green groups and local business entities. Before implementation on site, the Administration would also seek views from the local stakeholders about the design proposals and arrangements of the greening works.

Implementation timetable of other Greening Master Plans

70. Mr Gary FAN enquired about the implementation timetable of GMPs at Eastern District, Southern District, Kwun Tong, Shum Shui Po, Kowloon City and Wong Tai Sin. DH(P&L)/CEDD advised that GMPs for Hong Kong Island and Kowloon had been completed in three phases, i.e. Central and Tsim Sha Tsui in 2007, Mong Kok, Yau Ma Tei, Sheung Wan, Wan Chai and Causeway Bay in 2009 and the six districts mentioned by Mr FAN in 2011.

[At about 5:14 pm, the Chairman directed that the meeting be extended for 15 minutes to allow sufficient time for members' discussion on the next agenda item.]

Submission of this funding proposal to the Public Works Subcommittee

71. Ms Tanya CHAN, Mr Gary FAN, Mr LAU Kwok-fan and the Deputy Chairman expressed support to this funding proposal. Dr Helena WONG said she would decide her stance after the Administration provided the requested supplementary information. Ir Dr LO Wai-kwok said that members belonging to Business and Professionals Alliance for Hong Kong supported this funding proposal. The Chairman concluded that members having spoken on this agenda item in general supported the submission of this funding proposal to the Public Works Subcommittee for its consideration.

VI Pilot Study on Underground Space Development in Selected Strategic Urban Areas Stage Two Public Engagement

(LC Paper No. CB(1)1181/18-19(07) — Administration's paper on Pilot Study on Underground Space Development in Selected Strategic Urban Areas Stage Two Public Engagement)

72. At the invitation of the Chairman, Principal Assistant Secretary (Works)2, DEVB ("PAS(W)2") briefed the Panel members on the progress of the Pilot Study on Underground Space Development in Selected Strategic Urban Areas ("the Study"), the findings of Stage One Public Engagement of the Study ("PE1"), the scope of its three-month Stage Two Public Engagement ("PE2") launched on 22 May 2019 and the conceptual scheme of underground space development ("USD") beneath Kowloon Park ("the Kowloon Park Conceptual Scheme") in the Tsim Sha Tsui ("TST") West Strategic Urban Area ("SUA"). Deputy Head of Geotechnical Engineering Office (Planning & Standards), CEDD, with the aid of a powerpoint presentation, briefed the Panel members on the details of the Kowloon Park Conceptual Scheme.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)1218/18-19(03) by email on 26 June 2019.)

Conceptual scheme of underground space development beneath Kowloon Park

Impact on existing facilities in Kowloon Park

73. Mr Gary FAN enquired about the area covered by the Kowloon Park Conceptual Scheme, and the impact of its implementation on the existing facilities there, including closure of the facilities during the construction period, and details of the use of construction methods (i.e. trenchless excavation and "top-down" construction) and the associated implications.

74. PAS(W)2 said that the Kowloon Park Conceptual Scheme covered an area (about 32 000 square metres ("m²")) equivalent to about 25% of the total area of Kowloon Park which was about 130 000 m² in size. The remaining areas in the Park with ecological and heritage values such as the Hong Kong Heritage Discovery Centre, locations of Old and Valuable Trees ("OVTs"), and facilities with heavy usage including the Kowloon Park Swimming Pool and Sports Centre had been excluded from the proposed USD. To further minimize the impact on the park users, the construction works of the proposed USD could be carried out in phases.

75. PAS(W)2 and Head of Geotechnical Engineering Office and Deputy Commissioner of Mines, CEDD ("H(GEO)/CEDD") explained that construction of the northern (near Austin Road) and southern (near Haiphong Road) parts would employ "top-down" construction method by which the foundation of the underground structure and its capping deck at park surface level would be built first, so as to enable the earliest restoration of some of the affected park areas for reopening to park users while continuing with the underground excavation and construction works. Some underground pedestrian passageways would be constructed through, where practicable, trenchless excavation to minimize the impact to park users and ecology of the Park.

Impact on road traffic

76. Dr Helena WONG noted that the exit of the underground car parking facilities of the proposed USD would be located at Kowloon Park Drive and welcomed such arrangement, which would provide more car parking spaces in TST without aggravating the congestion at Austin Road. In view of the demolitions of the Middle Road Multi-storey Carpark Building and Yau Ma Tei Carpark Building, Dr WONG urged that the Administration should increase the number of car parking spaces at the proposed USD where practicable with reference to the relevant traffic impact assessment ("TIA").

77. Given that almost one-third of the space at the proposed USD would be used for retail/food and beverage facilities, Dr Helena WONG was concerned that the provision of loading/unloading facilities near Austin Road might aggravate the traffic congestion there and affect the residents in the vicinity including those of The Victoria Towers. Dr WONG urged the Administration to keep in view of the traffic conditions at Austin Road and step up communications with the affected residents.

78. PAS(W)2 said that during PE1, the Administration had received views similar to Dr Helena WONG's above suggestions, and CEDD and the Planning Department had studied those views and suggestions in-depth. According to the result of preliminary TIA, the provision of the underground parking facilities would not adversely affect the traffic conditions in the area, and the Administration would keep in view of the traffic conditions in the vicinity of Kowloon Park and conduct further TIA if the Kowloon Park Conceptual Scheme would be taken forward for further investigation. The Administration would also gauge public views regarding the traffic conditions at Austin Road during PE2.

Pedestrian connectivity enhancement

79. Dr Helena WONG was disappointed to note that the proposed USD would not be connected to Xiqu Centre at West Kowloon Cultural District ("WKCD") although provision for possible connection was given in the proposed underground pedestrian network. Dr WONG was aware of the technical difficulty in extending the network with the presence of the existing TST Fire Station Complex ("TSTFSC"), and asked whether the Administration had liaised with the WKCD Authority, Fire Services Department and LCSD to consider relocating the existing TSTFSC to the current location of the mini-soccer pitch near Austin Road and relocating the mini-soccer pitch to the proposed USD, thereby making way for an extension of the proposed underground pedestrian network to connect to Xiqu Centre.

80. Mr Vincent CHENG said that a majority of the respondents to a recent questionnaire survey conducted by the Yau Tsim Mong Branch of the Democratic Alliance for the Betterment and Progress of Hong Kong had indicated their support to develop the underground space beneath Kowloon Park. Mr CHENG suggested that the underground pedestrian network should be further extended to the north and south to reach WKCD and Star Ferry Pier in TST respectively.

81. PAS(W)2 said that the Administration aimed at strengthening the connectivity between the proposed USD and its neighbourhoods as much as possible. Given the development of underground pedestrian network connecting the proposed USD and WKCD would involve, amongst others, private land lying in between the two sites, the Administration needed to study the matter further but would be willing to communicate with relevant parties in this regard where necessary. As regards the reprovisioning of TSTFSC, a critical operational consideration was to ensure that the fire appliances at the new location could reach the service areas in response to emergency fire calls within the graded response time.

Space creation for various uses

82. Mr Vincent CHENG welcomed the provision of community facilities at the proposed USD, and hoped that more suitable facilities that could meet the needs of the local community could be provided. As TST was a trendsetting place, he suggested giving thought to holding X Games and other sports events there. To create more available space for various community uses, Mr CHENG suggested scaling up the proposed USD by developing also the underground space beneath the swimming pool at Kowloon Park. Given the high visitor flow at the Kowloon Masjid and Islamic Centre, which was in close proximity to Kowloon Park, he called on the Administration to consider the long-term development of the mosque. The Administration noted his views.

Management of the underground space

83. Mr Michael TIEN pointed out that the provision of retail floor area in Hong Kong had lagged far behind the growth of retail turnover in the past decade or so, and at the same time many big shopping arcades in shopping districts like TST were mainly occupied by international luxury brands. He considered that such trends were unfavourable to the development and promotion of local brands and would also limit the choices of shoppers. In this connection, Mr TIEN supported the recommended distribution of proposed uses in underground space and demanded that the Administration should position the proposed USD as a landmark shopping hub for local brands, thereby driving the transformation of TST back to a conventional shopping district comprising a more diversified and balanced profile of shops of international and local brands. To this end, Mr TIEN earnestly requested the Administration to engage experienced shopping mall operators in the operation and management of the proposed USD, rather than managing by the Administration itself or commissioning non-governmental organizations to do so. Mr Vincent CHENG suggested that the Administration might encourage

small retail/food and beverage facilities with unique characteristics to set up at the proposed USD.

84. PAS(W)2 responded that the proposed USD aimed at creating a highly accessible and all-weather underground pedestrian network and easing the crowdedness on the road surface. Provision of modest retail and food and beverage facilities could attract people using the underground space. The Administration noted Mr Michael TIEN's suggestions and welcomed views during PE2 about the operation and management approach of the proposed USD.

Considerations for underground space development in other strategic urban areas

85. Mr CHAN Chi-chuen noted from the PE2 Digest (which was appended as Enclosure 2 to the Administration's discussion paper) issued by the Administration that the proposed USD underneath Victoria Park was not recommended to be taken forward at this juncture, but the opportunity would be revisited when the future adjoining developments proceeded. He asked about the reasons for not taking forward the proposed USD underneath Victoria Park and the implementation timetable for the said adjoining developments. Mr CHAN also expressed concern that the use of Victoria Park as a venue for large-scale public rallies might be restricted by the development of its underground space in future.

86. PAS(W)2 said that the effectiveness for taking forward a USD project hinged on whether the project could enhance the connectivity and synergize with its neighbourhood. Minimizing the impact on the park users was also one of the development objectives of the proposed USD underneath Victoria Park. H(GEO)/CEDD advised that the adjoining developments referred to the North Island Line proposed in the Railway Development Strategy 2014. As the planning for the proposed North Island Line was on-going, there was no implementation timetable and details including the alignment design and distribution of its stations at this stage. Having regard to overseas experience that developing underground spaces along railways could greatly enhance the effectiveness of the USD project, the Administration considered no urgency for implementing the USD underneath the Victoria Park at this juncture.

87. Ir Dr LO Wai-kwok said that he and members belonging to the Business and Professionals Alliance for Hong Kong supported the launch of PE2 for the Kowloon Park Conceptual Scheme. He pointed out that underground spaces with retail/food and beverage functions, etc. in some other cities were very popular among visitors including those from

Hong Kong, yet similar developments in Hong Kong had been sluggish. Ir Dr LO enquired about the implementation plan and timetable for USD in other SUAs.

88. PAS(W)2 replied that the concepts of USD in Causeway Bay and Wan Chai SUAs would be revisited when suitable opportunities arose in the future. As regards the SUA at Happy Valley, the Study identified that the proposed site for USD was occupied by underground stormwater storage facilities and large sewerage, which made it infeasible for USD.

[At about 5:45 pm, the Chairman proposed to extend the meeting time until the last member who had requested to speak had spoken. Members raised no objection.]

VII Any other business

89. There being no other business, the meeting ended at 5:52 pm.

Council Business Division 1
Legislative Council Secretariat
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