

**立法會**  
***Legislative Council***

LC Paper No. CB(1)890/19-20  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/DEV

**Panel on Development**

**Minutes of meeting**  
**held on Tuesday, 28 April 2020, at 2:30 pm**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present** : Hon Tony TSE Wai-chuen, BBS (Chairman)  
Hon LUK Chung-hung, JP (Deputy Chairman)  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Jeffrey LAM Kin-fung, GBS, JP  
Hon Starry LEE Wai-king, SBS, JP  
Hon CHAN Hak-kan, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon Mrs Regina IP LAU Suk-yee, GBS, JP  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon Frankie YICK Chi-ming, SBS, JP  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan, BBS, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon Helena WONG Pik-wan  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP  
Hon Alvin YEUNG  
Hon Andrew WAN Siu-kin  
Hon CHU Hoi-dick  
Dr Hon Junius HO Kwan-yiu, JP  
Hon LAM Cheuk-ting  
Hon Holden CHOW Ho-ding  
Hon Wilson OR Chong-shing, MH  
Hon Tanya CHAN

Hon CHEUNG Kwok-kwan, JP  
Hon LAU Kwok-fan, MH  
Hon Kenneth LAU Ip-keung, BBS, MH, JP  
Dr Hon CHENG Chung-tai  
Hon Jeremy TAM Man-ho  
Hon Vincent CHENG Wing-shun, MH, JP  
Hon CHAN Hoi-yan

**Members attending** : Hon HO Kai-ming  
Hon KWONG Chun-yu

**Member absent** : Hon HUI Chi-fung

**Public officers attending** : **Agenda item III**

Mr Vincent MAK Shing-cheung, JP  
Deputy Secretary (Works)2  
Development Bureau

Mr Thomas CHAN Tak-yeung  
Principal Assistant Secretary (Works)3  
Development Bureau

Mr CHAN Chung-kun  
Assistant Director/New Territories  
Water Supplies Department

Mr CHEUNG Yip-kui  
Chief Engineer/Technical Support  
Water Supplies Department

**Agenda item IV**

Mr Michael WONG Wai-lun, JP  
Secretary for Development

Mr José YAM Ho-san  
Commissioner for Heritage  
Development Bureau

Mr Robin LEE Hong-nin  
Chief Assistant Secretary (Works)2  
Development Bureau

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

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

Ms Jackie LEE Ka-lai  
Senior Project Manager 330  
Architectural Services Department

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

Mr Ricky CHAN Wai-kit  
Senior Engineer/11 (E)  
Civil Engineering and Development Department

**Agenda item V**

Miss Cheryl CHOW Ho-kiu  
Principal Assistant Secretary (Planning and Lands)2  
Development Bureau

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

Mr Kelvin LEUNG Siu-kau  
Chief Engineer/East 2  
Civil Engineering and Development Department

Mr Stephen KWOK Chun-wai  
Senior Engineer/21(East)  
Civil Engineering and Development 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 Information paper(s) issued since the last meeting**

(LC Paper No. CB(1)463/19-20(01) — Administration's paper on shortlisted brownfield clusters for public housing development

LC Paper No. CB(1)500/19-20(01) — Administration's paper on progress report on funding scheme to support the use of vacant government sites by non-government organizations for the financial year 2019-20)

Members noted that the above information papers had been issued since the meeting on 20 January 2020.

**II Items for discussion at the next meeting**

(LC Paper No. CB(1)514/19-20(01) — List of outstanding items for discussion

LC Paper No. CB(1)514/19-20(02) — List of follow-up actions)

2. Members agreed that the next regular meeting would be scheduled for Tuesday, 26 May 2020, from 2:30 pm to 5:00 pm to discuss the following items proposed by the Administration:

- (a) Government's preparedness for increasing landslide risk due to climate change;

Action

- (b) Management of typhoon season flood risk; and
- (c) Standards for glass windows of buildings.

**III Proposed Member's Bill to amend the Waterworks Regulations (Cap. 102 sub. leg. A)**

(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))

3. At the invitation of the Chairman, Ms Alice MAK briefed members on the Waterworks (Waterworks Regulations) (Amendment) Bill 2019 ("the Bill") which she intended to introduce as a Member's Bill into the Legislative Council ("LegCo") to amend the Waterworks Regulations (Cap. 102 sub. leg. A) ("WWR") to prohibit a consumer from profiteering from the sale of water provided by the Water Authority from the waterworks. Details were set out in the LegCo Brief on the Bill which was appended to Ms MAK's letter dated 10 January 2019 (LC Paper No. CB(1)453/18-19(01)).

Existing regulatory regime and enforcement against overcharging of water cost by sub-divided flat owners

4. Ms Alice MAK said that many tenants of sub-divided flats were overcharged by the flat owners for use of water. To address this problem, she proposed to amend the Waterworks Ordinance (Cap. 102) ("WWO") in 2018 to stipulate that any person who sells a supply to another person at a price exceeding the charges for water shall be guilty of an offence, but the Administration submitted that her proposed amendment to WWO was unnecessary as the existing Regulation 47 (Prohibition of sale of water) of WWR could serve the same purpose of prohibiting a consumer from making profits by selling or offering for sale water from the waterworks. In spite of the existing regulation, she noted with disappointment that no prosecution of relevant cases was instituted whilst the overcharging problem still prevailed. To make the relevant provision clearer in order to facilitate enforcement, she proposed to amend Regulation 47 of WWR to allow only the recovery of the

Action

charges for water as stated in Regulation 46 of WWR. She called on members and the Administration to support her legislative proposal, and further urged the responsible government bureaux to expeditiously legislate for rent control and against overcharging of electricity tariffs as well, with a view to relieving the hardship of the tenants of sub-divided flats.

5. The Deputy Chairman, Mr Andrew WAN, Mr LAM Cheuk-ting, Mr LAU Kwok-fan, Dr Helena WONG and Mr LEUNG Che-cheung expressed similar concerns about the overcharging of water cost and electricity tariffs by sub-divided flat owners, and the lack of enforcement action under Regulation 47 of WWR by the Administration. The Deputy Chairman pointed out that pursuant to Regulation 47 of WWR, the recovery of the cost of water, including water charge and maintenance cost of the inside service, was allowed, hence leaving room for some sub-divided flat owners to maneuver the cost of water to be charged from their tenants.

6. Deputy Secretary (Works)2, Development Bureau ("DS(W)2/DEVB") indicated that the Administration was open to Ms Alice MAK's proposed amendment to Regulation 47 of WWR. The Administration considered that the proposed amendment would not cause much difficulty operationally, yet, it might be worth considering whether more detailed provisions should be included, such as restricting how the sub-divided flat owners should recover the water charges from the tenants.

7. On the existing enforcement actions, Assistant Director/New Territories, Water Supplies Department, said that the Water Supplies Department ("WSD") had adopted a proactive approach to address the issue of overcharging of water cost at sub-divided flats. Apart from liaising with organizations that might know such cases for referral and conducting investigation into referral cases, WSD also conducted inspections at buildings with sub-divided flats. However, as most tenants of sub-divided flats were unwilling to report such cases or provide evidence, WSD only received very few referral or reported cases and no prosecution on overcharging of water cost could be instituted after investigation so far. Nevertheless, WSD would continue with the above actions.

8. Mrs Regina IP suggested raising the penalty level (currently a fine at level 3, i.e. \$10,000) for offences against Regulation 47 of WWR for greater deterrent effect. DS(W)2/DEVB responded that a holistic review of WWO and WWR was currently underway. The Administration would consider the need for revising the penalty level for relevant offences under WWO and WWR.

Action

Installation of separate water meters for sub-divided flats

9. Mr LAU Kwok-fan, Dr Helena WONG and Mr CHAN Han-pan called on the Administration to facilitate the installation of separate water meters for individual sub-divided flats to avoid overcharging by the flat owners, and that the progressively increasing tariff structure of water charges could be applicable to individual sub-divided flats.

10. DS(W)2/DEVB indicated that the landlords or the tenants of premises (including sub-divided flats) were allowed to apply for installation of separate water meters. WSD would approve their applications provided that their premises could fulfill the requirements stipulated by WSD. In response to the difficulties frequently encountered by the tenants of sub-divided flats when applying for separate water meters, WSD had relaxed the existing relevant requirements for making such applications. Upon installation of a separate water meter for a sub-divided flat, the first 12 cubic metres of fresh water used by the tenant in each of the four-month billing cycle would be free of charge. WSD had been promoting the installation of separate water meters to the landlords of sub-divided flats.

Holistic review of the Waterworks Ordinance and the Waterworks Regulations

11. Dr Helena WONG asked about the progress and timetable of the review of WWO and WWR to enhance drinking water safety and water use efficiency. DS(W)2/DEVB responded that WSD was conducting a holistic review of WWO and WWR, covering regulation on works and materials, water efficiency labelling scheme, prevention of water loss in private communal services and water charges for sub-divided flats. WSD was preparing the consultation documents for the proposed amendments to WWO and WWR in accordance with the review results. The public consultation was expected to be conducted in the third quarter of 2020.

12. Ms Alice MAK was concerned that it would still take at least a couple of years before the Administration's holistic review and legislative amendment exercise of WWO and WWR could be completed, and hence she intended to introduce her proposed amendment exclusively by introducing her proposed Member's Bill as soon as possible. Assuming that her proposed Member's Bill could be passed in the near future, she asked whether there would be any conflict with the Administration's legislative amendment exercise. DS(W)2/DEVB replied in the negative. He further said that the public consultation on the holistic review of WWO and WWR would also cover

Action

issues relating to water tariffs for sub-divided flats, including whether further regulation should be introduced against overcharging of water cost. Yet, he added that to most effectively address the issues of the overcharging of water cost and electricity tariffs by sub-divided flat owners, a pre-requisite was to introduce rent control, the study on which had just commenced.

Safety of drinking water

13. In view of the recent coronavirus disease-2019 pandemic, Dr Helena WONG asked about how the Administration could prevent the spread of the virus in the drinking water supply. DS(W)2/DEVB responded that WSD had increased the amount of residual chlorine in the drinking water, so as to increase the disinfection effect to ensure drinking water safety.

Concluding remarks

14. Mr Andrew WAN, Mr LAM Cheuk-ting, Mr LAU Kwok-fan, Mr LEUNG Che-cheung, Mrs Regina IP and Mr CHAN Han-pan expressed support for the Bill. The Chairman concluded that members in general supported the proposed Member's Bill to amend WWR to prohibit a consumer from profiteering from the sale of water provided by the Water Authority from the waterworks.

**IV Progress report on heritage conservation initiatives**

(LC Paper No. CB(1)464/19-20(03) — Administration's paper on progress report on heritage conservation initiatives

LC Paper No. CB(1)393/19-20(04) — Paper on heritage conservation initiatives prepared by the Legislative Council Secretariat (Updated background brief))

15. At the invitation of the Chairman, Commissioner for Heritage, Development Bureau ("C for H") briefed the Panel with the aid of a powerpoint presentation on the latest progress of the heritage conservation initiatives, and the funding proposal for the Lung Tsun Stone Bridge ("LTSB") Preservation Corridor at Kai Tak.



Action

(*Post-meeting note:* A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)574/19-20(01) by email on 28 April 2020.)

16. 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.

17. Mr KWONG Chun-yu commended the Administration's efforts in repairing the Duddell Street Steps and Gas Lamps in Central, a declared monument which was damaged by Typhoon Mangkhut in September 2018.

Revitalizing Historic Buildings Through Partnership Scheme ("Revitalization Scheme")

18. Mr CHAN Chi-chuen noted that due to the coronavirus disease-2019 ("COVID-19") pandemic, the Antiquities and Monuments Office ("AMO") had closed its venues from 29 January 2020 until further notice. He asked whether projects of the Revitalization Scheme operated by non-profit-making organizations ("NPOs") had been closed accordingly, and when they would be reopened. In response, SDEV said that AMO would consider reopening its venues after making reference to the reopening arrangements for the cultural venues under the Leisure and Cultural Services Department ("LCSD") to be announced in due course.

19. Mr CHAN Chi-chuen pointed out that the Heritage Lodge of Jao Tsung-I Academy, the Former Lai Chi Kok Hospital revitalized under Batch I of the Revitalization Scheme, was used as a quarantine centre for COVID-19, and asked whether the Administration had approached the operators of other revitalization projects with accommodation facilities for using their premises as quarantine centres. SDEV said that in view of the COVID-19 pandemic, the Administration had spared no efforts in identifying suitable premises for setting up quarantine facilities, including some revitalized historic buildings under the Revitalization Scheme. Due to various factors like close vicinity to residential areas and limited lodging capacity, some of the premises were considered not suitable. The Administration had determined to use the Heritage Lodge of Jao Tsung-I Academy as a quarantine centre given that the associated impact on the community was considered acceptable.

20. Mr KWONG Chun-yu pointed out that the Savannah College of Art and Design ("SCAD") (Hong Kong), the Former North Kowloon Magistracy

Action

revitalized under Batch I of the Revitalization Scheme, would discontinue operation from 1 June 2020 and would not renew the tenancy upon the expiry of the tenancy agreement on 31 July 2020, after which the Administration would have to take over the historic building. Having noted with concern that during its about ten years of operation, there were only around 428 000 visitors participated in the free public activities arranged by the College, Mr KWONG called on the Administration to conduct a high-level review on the heritage conservation policy, including the mode and effectiveness of the Revitalization Scheme under which the projects were expected to be self-sustainable after the initial period.

21. In response, SDEV said that all projects other than the Fong Yuen Study Hall and SCAD (Hong Kong) under Batch I to Batch III of the Revitalization Scheme had been operating smoothly. Through the participation of NPOs, the Revitalization Scheme aimed to preserve government-owned historic buildings and put them into good and innovative use, to transform historic buildings into unique cultural landmarks, to promote active public participation in the conservation of historic buildings, and to create job opportunities, in particular at the district level.

22. Mr CHAN Chi-chuen noted that by the end of January 2020, over 53 500 and 41 100 visitors had visited the Hong Kong News-Expo and the Haw Par Music respectively. Both projects were under Batch III of the Revitalization Scheme. He asked whether the Administration was satisfied with the said visitor number of these two projects, and measures to support the NPOs concerned.

23. Mr LEUNG Che-cheung also expressed concern about the effectiveness of some revitalization projects. Citing a successful example of the Tai O Heritage Hotel under Batch I of the Revitalization Scheme which had been operating with high occupancy rate, Mr LEUNG called on the Administration to duly assess the management capability of the NPOs when considering the applications so as to ensure effective implementation of the revitalization projects.

24. SDEV responded that the Administration's policy was to facilitate smooth operation of the revitalization projects on a self-financing basis in the long term. In order to be financially self-sustainable, the operating NPOs would have incentives to boost their visitor number by improving operations. The Administration would finance the restoration and conversion of the historic buildings and provide one-off grants to meet the starting costs and operating deficits, if any, of the NPOs selected to undertake the revitalization

Action

projects for the first two years of operation at a ceiling of \$5 million for each project. In light of the hard time brought by COVID-19 recently, the Administration had announced the provision of a one-off subsidy of \$3 million under the second round of the Anti-epidemic Fund measures to each of the NPOs running the existing projects under the Revitalization Scheme to support their continued operation.

25. Mr CHAN Chi-chuen referred to the three projects under Batch IV of the Revitalization Scheme of which the renovation works were now in progress. In view of the recent COVID-19 pandemic, Mr CHAN asked whether the progress of their renovation works was affected, and whether the commissioning date of the three projects would be delayed. SDEV responded that some of the renovation works had been suspended due to the COVID-19 pandemic. The commissioning of the above three projects was expected to be slightly delayed from the fourth quarter of 2020 to the first and second quarter of 2021.

26. Mr CHAN Chi-chuen was pleased to note that under Batch V of the Revitalization Scheme, the Former Lau Fau Shan Police Station would be revitalized into the Former Lau Fau Shan Police Station — Hong Kong Guide Dogs Academy. He asked whether the Administration would submit the funding proposal for the above revitalization project within the current legislative session. SDEV responded that preparatory work including detailed design of the projects under Batch V of the Revitalization Scheme was currently under way. It was unlikely that the Administration would be ready to seek funding approval from the Finance Committee ("FC") within the 2019-2020 legislative session. Depending on the complexity of the project concerned, it might take about two to three years before an approved project under the Revitalization Scheme was ready for funding submission to LegCo.

27. Ms Tanya CHAN expressed concern that while King Yin Lei had been included in Batch III and Batch IV of the Revitalization Scheme, no proposal for revitalizing King Yin Lei was selected in both batches. She asked about the way forward for the revitalization of King Yin Lei. SDEV advised that King Yin Lei was included in Batch VI of the Revitalization Scheme launched in December 2019. In order to attract more NPOs to submit revitalization proposals for King Yin Lei, the Administration had relaxed the restriction to allow applicants to construct new structures within the site to increase the gross floor area of the project, provided that the design of the new structures was harmonious with the ambience of King Yin Lei.

Action

"Conserving Central"

28. Referring to the renovation works for the West Wing of the former Central Government Offices for office use by the Department of Justice ("DoJ") and law-related organizations, Ms Tanya CHAN recalled the Administration's previous indication that the open compound at the level of Lower Albert Road (i.e. at 7/F level of the West Wing) would be publicly-accessible. The renovation works of the West Wing were substantially completed and relocation of DoJ offices had started in October 2019. However, the said open compound was not opened to public yet. She had written to SDEV enquiring about the matter, but had not received a reply yet.

29. In response, C for H said that DoJ was the project proponent of the renovation works for the West Wing of the former Central Government Offices. The Development Bureau had referred Ms Tanya CHAN's letter to DoJ for reply. The Chairman requested the Development Bureau to remind DoJ to reply to Ms CHAN's letter as soon as practicable.

30. Ms Tanya CHAN referred to the preservation-cum-development proposal of the Hong Kong Sheng Kung Hui ("HKSKH")'s Central Compound, under which a non-profit-making private hospital would be developed. She said that the local community expressed grave concern about the possible adverse traffic implication of the development of a private hospital in Central. She noted that the Town Planning Board ("TPB") decided on the proposed amendments to the draft Central District Outline Zoning Plan ("OZP") in December 2019 which included an imposition of building height restriction at the site of HKSKH's Central Compound, and that the proposed amendments would change the development parameters of the site. Ms CHAN asked about the latest progress of the proposed amendments to the OZP in relation to HKSKH's Central Compound. SDEV replied that HKSKH would review its development plan having regard to TPB's decision. According to the statutory plan-making process, TPB would invite the public to submit further representations on the latest proposed amendments.

Privately-owned historic buildings

31. Mr LEUNG Che-cheung called on the Administration to provide financial assistance to private owners of graded historic buildings, such as the ancestral halls in the New Territories, to support the conservation of privately-owned graded historic buildings. SDEV responded that the Administration had launched the Financial Assistance for Maintenance

Action

Scheme on Built Heritage ("FAS") since 2008 to provide subsidies to private owners of graded historic buildings to carry out maintenance works. Starting from November 2016, the ceiling of the grant for each successful application had been increased from \$1 million to \$2 million and the scope had been expanded to cover the government-owned declared monuments and graded historic buildings leased to NPOs.

32. Mr Kenneth LAU referred to the maintenance works of No. 8 San Lau Street, Sha Tau Kok (a Grade 2 historic building) subsidized by FAS. He said that the building was located within the Sha Tau Kok Frontier Closed Area with restricted access. He called on the Administration to open the relevant Frontier Closed Area to public access, so as to facilitate the public to visit the above Grade 2 historic building. The Administration took note of Mr Kenneth LAU's view.

33. Ms Tanya CHAN asked about the latest progress of the preservation of Nam Koo Terrace (a Grade 1 historic building). C for H advised that the Administration had been liaising with the owner of Nam Koo Terrace on its preservation-cum-development proposal to redevelop Nam Koo Terrace and adjoining sites into a comprehensive development area, under which Nam Koo Terrace would be preserved in-situ and converted into a wedding ceremony venue to be operated on a non-profit-making basis. It would also be open for public appreciation in reasonable hours. TPB approved the relevant planning application in December 2019. The Planning Department was working on the amendments to the relevant OZP in relation to Nam Koo Terrace. Ms Tanya CHAN called on the Administration to update the Wan Chai District Council on the progress of the preservation of Nam Koo Terrace when appropriate.

Wun Yiu, Tai Po

34. Mr CHU Hoi-dick referred to Wun Yiu in Tai Po which was the only kiln site to have been discovered in Hong Kong to date that was known to have produced porcelain in underglaze blue. In light of its historical significance, part of the area where remnants of the kiln were unearthed was declared a monument. The Wun Yiu Exhibition was set up in the Sheung Wun Yiu Village by AMO to introduce the history of Wun Yiu and the archaeological discoveries unearthed there. Mr CHU Hoi-dick expressed concern that apart from the remnants of the kiln which was declared a monument, there were still many remnants of the kiln site illustrating the various stages of porcelain production from quarrying to kiln firing. However, there was not much preservation and revitalization for those

Action

remnants. Mr CHU called on the Administration to step up the efforts in preserving and revitalizing the archaeological discoveries unearthed at Wun Yiu.

35. SDEV took note of Mr CHU Hoi-dick's views. He further said that the Antiquities Advisory Board had explored the "point-line-plane" approach for heritage conservation (i.e. expanding the scope of heritage conservation from buildings (point) to streets (line) and surrounding areas (plane)) in the context of its policy review on conservation of built heritage. The Administration had invited eight degree-awarding academic institutions to conduct thematic studies including the "point-line-plane" approach. These studies, which commenced in the third quarter of 2018, were expected to be completed by end 2020.

Lung Tsun Stone Bridge Preservation Corridor at Kai Tak

36. Mr CHAN Chi-chuen considered that the funding proposal for the LTSB Preservation Corridor at Kai Tak should be discussed under a separate agenda item to facilitate a more focused discussion on the project.

37. Mr KWONG Chun-yu expressed concern about the high capital cost of the LTSB Preservation Corridor of \$686.0 million as compared with many other conservation projects in the past. In response, Project Director 3, Architectural Services Department advised that the project covered an area of about 1.43 hectares. The remnants of LTSB were buried several meters under the ground level. The proposed scope of the project comprised archaeological work with extensive excavation to display the LTSB remnants, conservation treatment and basement construction. Making reference to a project with basement construction in the vicinity, the Administration considered the project estimate of \$686.0 million in money-of-the-day prices to be reasonable.

38. Ms Tanya CHAN noted that the Administration had consulted the Kowloon City District Council and the Wong Tai Sin District Council on the project back in 2017. She asked whether the Administration would consult the two District Councils again when the detailed design of the LTSB Preservation Corridor had been completed. SDEV replied that the Administration had consulted the two District Councils on the project in accordance with established procedures. In general, the Administration would not be required to consult the new term District Councils again. Nevertheless, the Administration welcomed any views from the two new term District Councils on the project.

Action

39. Ms Tanya CHAN asked about the heritage value of LTSB remnants and how its in-situ preservation could contribute to the public's understanding of the Kowloon Walled City as well as the history of Hong Kong. SDEV undertook to provide a written response to her questions.

*(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)819/19-20(01) on 26 June 2020.)*

40. Mr Kenneth LAU asked whether the amendments to the Kai Tak OZP in relation to the LTSB Preservation Corridor were completed. SDEV said that a 30 metre-wide corridor of open space for preserving LTSB was designated in the latest Kai Tak OZP.

41. Mr Kenneth LAU asked about the management authority and the management and maintenance expenditure for the LTSB Preservation Corridor. SDEV responded that the LTSB Preservation Corridor would be open to the public 24 hours a day, and LCSD would be responsible for the management of the LTSB Preservation Corridor. Assistant Director (Leisure Services)1, LCSD further advised that the annual recurrent expenditure for the LTSB Preservation Corridor would be \$13.23 million, including expenses for maintenance and repair, security, cleansing, horticultural maintenance work, etc. SDEV said that the annual recurrent expenditure for the LTSB Preservation Corridor would be comparable to other open spaces managed by LCSD.

42. Ms Tanya CHAN, Mr CHAN Chi-chuen and Mr CHU Hoi-dick said that they had no objection to the Administration's submission of the funding proposal to the Public Works Subcommittee ("PWSC") for consideration. Mr Kenneth LAU said that members belonging to Business and Professionals Alliance for Hong Kong supported the funding proposal. Mr LEUNG Che-cheung expressed support to the funding proposal. The Chairman concluded that members having spoken on this agenda item did not object to the submission of the funding proposal to PWSC for consideration.

Action

**V PWP Item No. 765CL — Development of Anderson Road Quarry Site — Remaining Pedestrian Connectivity Facilities Works**

(LC Paper No. CB(1)464/19-20(04) — Administration's paper on PWP Item No. 765CL — Development of Anderson Road Quarry Site — Remaining Pedestrian Connectivity Facilities Works)

43. At the invitation of the Chairman, Principal Assistant Secretary (Planning and Lands)2, Development Bureau ("PAS(P&L)2/DEVB") briefed members on the proposal to upgrade the remainder of PWP Item No. 765CL — Development of Anderson Road Quarry Site to Category A at an estimated cost of \$250.6 million in money-of-the-day prices, for the construction of the remaining off-site pedestrian connectivity facilities works proposed under the Development of Anderson Road Quarry ("ARQ") site project. With the aid of a powerpoint presentation, Senior Engineer/21(East), Civil Engineering and Development Department ("CEDD") briefed members on the details of the proposed works and the implementation programme. Members noted that subject to the funding approval of FC within the 2019-2020 session, the Administration planned to commence the proposed works in the second half of 2020 for substantial completion in the second half of 2023.

*(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)574/19-20(02) by email on 28 April 2020.)*

44. 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.

Provision of pedestrian connectivity facilities to support the housing developments

45. Mr Wilson OR supported the funding proposal for the provision of pedestrian connectivity facilities to link up the ARQ development area with the nearby area including Sau Mau Ping and Kwun Tong Town Centre. He expressed concern that while the intake for On Tat Estate and On Tai Estate had completed for a long time, the provision of the required pedestrian connectivity facilities was still awaited. Given the limited time left before



Action

the prorogation of the Sixth LegCo, the Chairman and Mr OR considered it necessary for the Administration to make appropriate preparations to avoid further delay in taking forward the relevant works in case the funding proposal could not be approved by FC in time. Ms Tanya CHAN queried why the Administration had not submitted the funding proposal to the Panel earlier.

46. Project Manager (East), CEDD ("PM(E)/CEDD") said the Administration strived for early funding approval from FC as soon as possible, so that the proposed works could commence once the funding was secured.

47. Mr Wilson OR called on the Administration to install a cover at the footpath of the bridge section of Lin Tak Road to provide a comfortable access connecting the pedestrian connectivity facilities at the new bus-bus interchange at Tseung Kwan O Tunnel. Also, noting that 891 square metres of private land would be resumed under the proposed project, Mr OR sought information on the private land involved.

48. PAS(P&L)2/DEVB and Chief Engineer/East 2, CEDD responded that the Administration was now undertaking road improvement works at the junction of Lin Tak Road and Sau Mau Ping Road, which was also part of the ARQ project. The relevant works included the installation of a walkway cover along the footpath of the bridge section of Lin Tak Road. PM(E)/CEDD responded that the private land concerned was a slope located within the area of Po Tat Estate. The slope would be resumed for the construction of the proposed footbridge linking Sau Mau Ping Road and the podium of Po Tat Estate.

Design of the pedestrian connectivity facilities

49. Mr Wilson OR and Ms Tanya CHAN noted that the proposed pedestrian connectivity facilities to be open on a 24-hour basis would be close to some of the lower floor public housing flat units nearby, and they expressed concern about the light and noise nuisance caused to the residents during night time. Besides, Ms CHAN suggested the Administration to avoid using clear glass for the escalator balustrades in order not to create black spots where the users would become susceptible to accidental exposure.

50. PM(E)/CEDD responded that the design of the proposed pedestrian connectivity facilities would take into account the need for minimizing the noise and light impacts on the nearby residents. He also took note of Ms Tanya CHAN's view on the design of the escalators.

Action

51. Given the proposed facilities would form a continuous grade-separated pedestrian network connecting several public estates at Sau Mau Ping, Ms Tanya CHAN and Mr HO Kai-ming suggested the Administration to provide sufficient and clear signages along the facilities. Mr HO also called on the Administration to carry out beautification works to improve the conditions of the dilapidated pedestrian footpath outside Sau Ming House of Sau Mau Ping Estate which led to the new footbridge linking Hiu Kwong Street and the podium of Sau Ming House ("Footbridge FB1") under the proposed project.

52. PM(E)/CEDD said that sufficient signages would be provided along the proposed facilities. CEDD would work closely with the Housing Department to enhance the existing footpaths connecting with the new footbridges and escalators under the proposed project.

53. Ms Tanya CHAN asked about the considerations in providing four lifts, instead of two, for Footbridge FB1 at the landing point of Hiu Kwong Street.

54. PM(E)/CEDD responded that the estimated one-way pedestrian flow rate from Sau Mau Ping Estate to Hiu Kwong Street at peak hours would reach 1 670 pedestrians per hour in 2026. Moreover, a large number of students of the adjacent eight schools and training institutes would use Footbridge FB1 during the morning rush hours. To accommodate the surge of demand in morning rush hours while ensuring efficiency of the footbridge system, and having regard to the operational requirements and enhancing pedestrian safety, the Administration proposed to provide four lifts for Footbridge FB1 at the landing point of Hiu Kwong Street.

Long term transport arrangement at Anderson Road Quarry site

Admin

55. Mr HO Kai-ming pointed out that the lack of parking spaces in Po Tat Estate had caused serious illegal parking problem in the area. Expressing concerns over similar transport problems in the ARQ development in the future, he requested the Administration to provide information on the planned provision of transport facilities, including roads and transportation, pedestrian connectivity facilities and parking facilities, to tie in with the overall development of the ARQ site.

56. PAS(P&L)2/DEVB said that one of the sites in ARQ development had been reserved for the provision of a joint-user complex with public car parking facilities. The Administration was conducting the detailed planning in this regard.

Action

Submission of the funding proposal to the Public Works Subcommittee

57. The Chairman concluded that members had no objection to the Administration's submission of the funding proposal to the Public Works Subcommittee for consideration.

**VI Any other business**

58. There being no other business, the meeting ended at 4:32 pm.

Council Business Division 1  
Legislative Council Secretariat  
21 August 2020