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(These minutes have been
seen by the Administration)

Ref : CB1/PL/DEV

Panel on Development

**Minutes of policy briefing
held on Tuesday, 1 December 2020, at 10:45 am
in Conference Room 1 of the Legislative Council Complex**

Members present : Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)
Hon LAU Kwok-fan, MH (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
Hon CHAN Kin-por, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Steven HO Chun-yin, BBS
Hon Frankie YICK Chi-ming, SBS, JP
Hon MA Fung-kwok, GBS, JP
Hon CHAN Han-pan, BBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Hon KWOK Wai-keung, JP
Hon Martin LIAO Cheung-kong, GBS, JP
Hon POON Siu-ping, BBS, MH
Dr Hon CHIANG Lai-wan, SBS, JP
Hon Jimmy NG Wing-ka, BBS, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon Holden CHOW Ho-ding
Hon CHAN Chun-ying, JP
Hon Kenneth LAU Ip-keung, BBS, MH, JP

Dr Hon CHENG Chung-tai
Hon Vincent CHENG Wing-shun, MH, JP
Hon Tony TSE Wai-chuen, BBS, JP

Member attending : Hon SHIU Ka-fai, JP

Members absent : Hon WONG Kwok-kin, SBS, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Wilson OR Chong-shing, MH
Hon CHEUNG Kwok-kwan, JP
Hon LUK Chung-hung, JP

Public officers attending : **Agenda item I**

Mr Michael WONG Wai-lun, JP
Secretary for Development

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

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

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

Ms Jenny CHOI Mui-fun
Deputy Secretary (Planning and Lands)2
Development Bureau

Mr Vic YAU Cheuk-hang, JP
Deputy Secretary (Planning and Lands)3
Development Bureau

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

Mr Francis CHAU Siu-hei, JP
Deputy Secretary (Works)³
Development Bureau

Mr John KWONG Ka-sing, JP
Head of Project Strategy and Governance Office
Development Bureau

Ms Amy CHEUNG Yi-mei, JP
Head of Energizing Kowloon East Office
Development Bureau

Mrs Sylvia LAM YU Ka-wai, JP
Director of Architectural Services

Mr YU Tak-cheung, JP
Director of Buildings

Mr Ricky LAU Chun-kit, JP
Director of Civil Engineering and Development

Ms Alice PANG, JP
Director of Drainage Services

Mr PANG Yiu-hung, JP
Director of Electrical & Mechanical Services

Mr Andrew LAI Chi-wah
Director of Lands

Mr Raymond LEE Kai-wing, JP
Director of Planning

Mr Kelvin LO Kwok-wah, JP
Director of Water Supplies

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

Staff in attendance : Mr Raymond CHOW
Senior Council Secretary (1)¹⁰

Ms Christina SHIU
Legislative Assistant (1)²

I Briefing by the Secretary for Development on the Chief Executive's 2020 Policy Address

(LC Paper No. CB(1)275/20-21(01) — Administration's paper on initiatives of Development Bureau in the Chief Executive's 2020 Policy Address and Policy Address Supplement)

Relevant papers

The Chief Executive's 2020 Policy Address

The Chief Executive's 2020 Policy Address Supplement

With the aid of a powerpoint presentation, Permanent Secretary for Development (Planning and Lands) ("PS/DEV(P&L)") and Permanent Secretary for Development (Works) ("PS/DEV(W)") briefed the Panel on the major policy initiatives of the Development Bureau ("DEVB") in the Chief Executive's 2020 Policy Address and Policy Address Supplement. Details of DEVB's policy initiatives were set out in LC Paper No. CB(1)275/20-21(01).

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)312/20-21(01) by email on 1 December 2020.)

2. Mr Abraham SHEK declared that he was a member of the Hong Kong Golf Club ("HKGC"). Mr Kenneth LAU declared that he and his family owned land in the New Territories (including Lung Kwu Tan) and he was an Indigenous Inhabitant Representative of Lung Kwu Tan.

Increasing land supply

3. Mr Abraham SHEK, Mr Kenneth LAU and Mr Vincent CHENG welcomed the Administration's initiatives to increase land supply. Mr CHAN Kin-por supported the implementation of a multi-pronged strategy to increase land supply, and called on the Administration to develop those remaining brownfield sites currently not covered by any development projects.

4. Dr Junius HO was disappointed that the Administration's initiatives to increase land supply were fragmented and could not meet the pressing demand for land for housing and other developments in a timely manner. In his opinion, the development of artificial islands in the Central Waters was too expensive and complicated, and the Administration should instead resume land along the Northern Link alignment in the New Territories North ("NTN") for development.

5. Secretary for Development ("SDEV") indicated that many development projects in the New Territories ("NT") were currently underway, including those in Lok Ma Chau Loop, Hung Shui Kiu/Ha Tsuen New Development Area ("NDA") and Kwu Tung North/Fanling North NDA. The Study on Phase One Development of NTN – San Tin/Lok Ma Chau Development Node – Feasibility Study ("Study on Phase One Development of NTN") had also been commenced covering San Tin/Lok Ma Chau areas of about 270 hectares ("ha") in total. In taking forward these projects, careful consideration should be given to the pressure on transport infrastructure and environment in NT. Meanwhile, the development of artificial islands in the Central Waters would provide a reclaimed area of about 1 000 ha. The estimated cost of reclamation for the artificial islands would be about \$1,400 per square foot, i.e. broadly comparable to the ex-gratia compensation rate for resuming Zone A land in NT at about \$1,300 per square foot.

6. Dr CHIANG Lai-wan urged the Administration to expedite public housing development, and consider developing a few more central business districts ("CBDs") other than the existing one in Central to reduce commuting needs. Mr Tony TSE requested the Administration to provide information on the area of land and number of public/private housing units to be provided each year in the next three to five years.

7. SDEV advised that the artificial islands in the Central Waters would be developed into a high-end CBD3 providing about 200 000 employment opportunities, Hung Shui Kiu/Ha Tsuen NDA would be developed into a logistics and trading hub to provide about 150 000 employment opportunities, and Tung Chung New Town Extension and the Airport Island nearby would provide about 100 000 airport services-related employment opportunities. These developments would decentralize employment opportunities from the traditional CBD. Moreover, with the development of the proposed rail link between the Hong Kong Island, the artificial islands in the Central Waters, Lantau and coastal areas of Tuen Mun as well as a change in the

traffic flow to and from Central following the development of CBD3, traffic conditions in the territory would be greatly improved.

8. On housing supply, SDEV advised that the number of public housing units to be provided in the coming 10 years increased from some 240 000 in 2018, to about 272 000 in 2019 and 316 000 this year with the implementation of various NDA projects and rezoning of sites for housing development. About one-third of the 316 000 public housing units were scheduled for completion in the first five-year period and the other two-thirds in the second five-year period. Regarding the 13 000 private housing units to be provided each year, taking the latest projection for 2020-2021 as an example, about 9 000 units were expected to come from government sale sites and railway development projects, with the remaining from private development/redevelopment projects.

9. Mr Martin LIAO asked about the reasons why two-thirds of the public housing units to be provided during the period from 2021-2022 to 2030-2031 would only be available in the second five-year period, the measures be taken to boost housing supply in the first five-year period, the major land supply sources during the period from 2031-2032 to 2040-2041, and the proportion of public housing coming from the artificial islands in the Central Waters for the said period.

10. SDEV replied that given the long lead time (from eight years to over 10 years) required for turning a piece of "primitive land" into a "spade-ready site" and construction of housing thereon, the Administration would take additional measures to meet the housing need more expeditiously, such as launching a trial scheme to provide cash allowance to those waiting for public rental housing allocation, expediting housing supply through streamlining development control and setting up the Development Projects Facilitation Office ("DPFO") to facilitate the processing of development approval applications for larger-scale private residential sites leading up to the commencement of works. During the period from 2031-2032 to 2040-2041, housing projects of Kwu Tung North/Fanling North NDA and Tung Chung New Town Extension would have been substantially completed while housing units in Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South Development would come on stream. Development of artificial islands in the Central Waters would provide a steady housing supply of about 150 000 to 260 000 housing units during the period. Another major land supply source would be NTN, including sites identified along the Northern Link alignment (e.g. San Tin, Ngau Tam Mei and Au Tau) for housing development. The Study on Phase One Development of NTN

had been commenced and study on later phases would be conducted next year.

11. Mr Abraham SHEK and Ms Alice MAK asked if the Administration would re-consider pursuing the development of selected sites on the periphery of country parks. SDEV replied that the Government was currently focusing on the eight land supply options recommended by Task Force on Land Supply. Other land supply options such as developing the periphery of country parks might be considered in the longer run.

12. Mr MA Fung-kwok was concerned about the impact of the suggested partial resumption of the Fanling Golf Course ("FGC") on golf development, and asked whether the Administration would discuss with HKGC, operator of FGC, on compensational measures.

13. SDEV said that after balancing the need of land for development and importance of FGC for golf development, the Administration decided to resume 32 ha of land of FGC to the east of Fan Kam Road for housing development and a technical feasibility study on the development project was underway. The Administration had no plan to compensate for the loss of golf course area.

14. Mr Michael TIEN asked if the Administration had considered the proposal of relocating the Lo Wu Station and clearance facilities there to Shenzhen to release the land site for housing development. To revive the tourism industry, Mr TIEN also called on the Administration to consider the development of an international racing circuit on the reclaimed site in Sunny Bay.

15. SDEV replied that matters related to boundary control point ("BCP") facilities were under the purview of the Security Bureau ("SB") while DEVB and its departments were responsible for re-planning the land to be released if these facilities were relocated, such as the re-planning of land currently occupied by BCP facilities in Lok Ma Chau, possibly for supporting the development of Lok Ma Chau Loop. He also advised that a study on the Sunny Bay reclamation, which included exploring the use of the reclaimed site for tourist and sports purposes, would be carried out in due course.

16. Mr Kenneth LAU urged that the reclamation extent for the proposed Lung Kwu Tan reclamation should be scaled down and no

"Not-in-My-Backyard" facilities should be placed on the reclaimed site to minimize the impact on the residents in Lung Kwu Tan.

17. SDEV responded that the proposed planning and engineering study for Lung Kwu Tan reclamation and re-planning of Tuen Mun West, which was pending submission to the Public Works Subcommittee, would look into areas like the reclamation extent, feasibility of reprovisioning industrial facilities in the area and provision of public space for local residents.

18. Mr Kenneth LAU enquired about the compensation and rehousing arrangements for those residing/operating on the farmland/brownfield sites affected by the NDA development projects. Mr LAU urged the Administration to adopt a holistic approach in compensating and rehousing the affectees to facilitate smooth land resumption.

19. PS/DEV(P&L) explained that the Administration had adopted the ex-gratia zonal compensation system for land resumption and Zone A compensation rate was applicable to land in NDAs. The affected landowners generally welcomed the compensation offer. Moreover, with the announcement of enhancement measures to the general ex-gratia compensation and rehousing arrangements affected by the Government's development clearance exercises in May 2018 and based on cases processed/under processing so far, about 50% of the households affected by development projects of Hung Shui Kiu/Ha Tsuen NDA, Kwu Tung North/Fanling North NDA and Wang Chau had been rehoused and about 60% of those rehoused benefited from the non-means tested rehousing option available under the enhancement measures. About 30% of the cases were under processing while the remaining 20% were ineligible for rehousing due to reasons that the affectees owned properties, resided in unlicensed structures/public rental housing, etc.

20. Mr Steven HO considered it incumbent upon the Administration to address the impact on the affectees in development projects, and urged the Administration to assist those affected farmers to identify suitable sites for reprovisioning their livestock farms.

21. PS/DEV(P&L) advised that the Administration had put in place various measures to assist farmers affected by development projects, such as providing monetary compensation and government land for agricultural rehabilitation under short-term tenancy, assisting affected farmers to relocate to private farmland as well as developing the Agricultural Park. PS/DEV(P&L) undertook to study the matter related

to reprovisioning of affected livestock farms with the Food and Health Bureau.

22. Mr POON Siu-ping enquired whether the engineering feasibility studies on land development projects currently underway were carried out by government departments or external engineering consultants. Director of Civil Engineering and Development ("DCED") explained that given the numerous technical assessments involved and heavy workloads required, the Administration had engaged engineering consultants to carry out these studies, and the Government engineering team was responsible for supervising and monitoring the works of consultants as well as coordinating with other government departments.

Infrastructure-led development approach

23. The Chairman doubted whether the Administration would be able to put into practice the infrastructure-led approach in development projects, citing that in the case of Tung Chung New Town Extension, the Tung Chung East Station could only be commissioned five years after the first population intake. Mr Abraham SHEK was concerned about the transport facilities (including the provision of MTR service) available in the Kai Tak Development to meet the transport need of local residents.

Revitalization of industrial buildings and development of brownfield sites

24. Mr Abraham SHEK asked about the implementation details of the pilot scheme for charging land premium at "standard rates" for lease modification applications for redevelopment of industrial buildings ("IBs"). Dr CHENG Chung-tai was worried that the implementation of this pilot scheme would push up the rent levels of IBs and create more hardship to small businesses renting IB units. Ms Alice MAK suggested that alternative measures such as further relaxing the use of IBs for other purposes might better meet the market need (e.g. demand on offices with lower rental rates) and encourage the revitalization of IBs.

25. PS/DEV(P&L) advised that the Administration was working out details of the pilot scheme (including whether different "standard rates" should be applied for different districts/uses of the redeveloped IBs) and planned to introduce the scheme in early 2021. Under the pilot scheme, "standard rates" would be used to assess the land premium payable for lease modification applications for IB redevelopment, instead of the conventional approach of assessing "before" value and "after" value on a case-by-case basis. As the revitalization of IBs would increase the

overall supply of floor space for non-industrial uses including commercial and office uses, the introduction of the said pilot scheme was not expected to stimulate the rent for small businesses operating in IBs. When considering a relaxation of the use of IBs for other purposes, the impact on the fire safety risk of IBs should be taken into account.

26. Mr MA Fung-kwok enquired about the change in floor space rented by the cultural and recreational services sector following the new round of revitalization of IBs, and in wholesale conversion of IBs, the ratio of floor space designated for use by the cultural and recreational services sector to compensate for the loss of space as a result of IB redevelopment, as well as whether the rent levels of the converted floor space were affordable by the sector.

27. PS/DEV(P&L) replied that there were over 1 000 IBs constructed before 1987 of which around 280 were under single ownership with high potential for redevelopment. The Town Planning Board had so far approved some 30 applications for redevelopment of IBs. As the number of cases approved so far represented a small percentage of potential cases, the revitalization scheme would not result in any sudden, significant reduction in the supply of operating space in IB available for the arts and cultural sector. For wholesale conversion, in respect of one case under processing, the Administration and the private owner were exploring the designation of 10% of the converted floor space for use by the arts and cultural sector.

28. Mr Frankie YICK indicated support for the Administration's initiatives to expedite revitalization of old industrial areas but urged the Administration to ensure a seamless relocation of warehouse operators affected by the IB revitalization/brownfield development projects.

29. SDEV advised that the Administration could not promise a seamless relocation of the businesses affected by the Government land resumption, but would provide monetary compensation to the eligible clearerees according to the prevailing arrangements as well as advisory and facilitation service to assist them in searching suitable sites for relocation. The Administration had reserved about 60 ha of land in Hung Shui Kiu/Ha Tsuen NDA for logistics facilities, port back-up, storage and workshop uses, and would study the feasibility of using sites in Lung Kwu Tan/Tuen Mun West and NTN for logistics purpose.

Land Sharing Pilot Scheme

30. Mr Michael TIEN and Mr Frankie YICK enquired about the implementation progress of the Land Sharing Pilot Scheme ("LSPS"), a scheme to unleash the development potential of private land. SDEV said that the Administration had received a number of enquiries involving about 10 development projects since the launch of LSPS and had initiated discussions with some potential applicants to elaborate the requirements and application procedures of LSPS. Following these preliminary discussions, it was expected that some potential applicants would submit formal applications to the Administration in 2021. Details would be announced upon receipt of formal applications.

Increase the supply of social welfare facilities

31. Mr Abraham SHEK considered that the proposed provision of 5% of the total gross floor area in future public housing projects for the development of social welfare facilities should be designated for elderly care facilities to cater for the keen demand for elderly care services. SDEV responded that a substantial portion of area under the proposed measure was expected to be used for elderly care facilities. DEVB would discuss the implementation details with the Transport and Housing Bureau ("THB") and the Labour and Welfare Bureau.

Streamlining development control

32. The Deputy Chairman opined that the Administration should expedite the planning and construction process to speed up the housing development progress, and asked whether the Steering Group on Streamlining Development Control ("the Steering Group") set up under DEVB would undertake a review of the Buildings Ordinance (Cap. 123) ("BO") and the Town Planning Ordinance (Cap. 131) in order to avoid overlapping in the regulatory framework. Ms Alice MAK made a similar enquiry and asked how far the progress of development projects could be expedited after the establishment of the Steering Group. To further streamline the development process and better monitor the public works projects, she suggested that DEVB and THB should be re-organized by grouping the Planning and Lands Branch of DEVB and the Housing Department under THB to form a new bureau, and the Works Branch of DEVB and the Transport Branch of THB to form another new bureau. Mr Tony TSE urged the Steering Group to speed up its work and strengthen communication with the industry with a view to enhancing the streamlining measures.

33. Mr CHAN Kin-por indicated support for streamlining development control and urged the Administration to review the planning and environmental assessment process. Mr Paul TSE, Dr Junius HO and Mr Steven HO shared a similar view. Mr Steven HO said that the unduly long time required for some development projects would affect housing supply.

34. SDEV advised that the Steering Group was established to streamline non-statutory administrative procedures of various departments under DEVB in order to expedite the land development process. While the Administration currently had no plan for a comprehensive review of BO, it had been updating relevant legislative provisions in BO on a need basis. Given that the remainder of the current-term Government only lasted for about one and a half year, the Government had no intention to re-organize the policy bureaux at this stage, while DEVB had all along been working closely with THB to ensure the smooth delivery of housing projects.

35. PS/DEV(P&L) added that the Steering Group had looked into details on how to streamline the development approval process by, for example, clarifying different standards and definitions adopted. Over time, it would have a clear picture on the extent to which the overall progress of development projects could be expedited. The Administration also welcomed views of the industry on how to enhance the streamlining measures.

36. Mr Abraham SHEK further asked how the Administration would streamline the development approval process, such as setting a service target on the time required by the Buildings Department/Lands Department to issue the Occupation Permit ("OP")/Certificate of Compliance ("CC") for completion of building works/developments.

37. Director of Buildings advised that BO provided that an application for OP should be processed within 14 days; otherwise, an OP was deemed to have been granted upon the expiration of 14 days. In 2018-2019, 100% of the OP applications were processed within 14 days. As for CC, PS/DEV(P&L) advised that it would be issued if the Administration was satisfied that all the positive obligations imposed in the conditions of land grant had been complied with, but it was difficult setting a service target on the issue time as multiple parties/areas of work were involved.

Work of Development Projects Facilitation Office

38. Mr CHAN Chun-ying and Mr Paul TSE expressed support for the establishment of DPFO to facilitate the processing of development applications for larger scale private housing projects providing 500 flats or more. Mr CHAN asked whether DPFO or private developers would be responsible for initiating the facilitation process, whether development applications would be handled on a first-come-first-serve basis and how the Administration would enhance the transparency of DPFO's work to avoid the perception of favouring any particular private developers.

39. PS/DEV(P&L) replied that private developers were required to make development applications to relevant government departments as before but DPFO would take the initiative to coordinate with the government departments concerned to monitor and facilitate the processing of development applications for private housing projects providing 500 flats or more. Moreover, development applications would be handled according to the established existing mechanisms and with a high degree of transparency. For instance, the meetings for considering planning applications were open to the public and information about the land premium paid for lease modification applications were publicly available at the Land Registry.

40. Mr Tony TSE enquired about the expected number of larger scale private housing projects to be handled by DPFO and the allocation of manpower resources to DPFO. PS/DEV(P&L) explained that at the moment, it was expected that DPFO would facilitate the processing of planning and lease modification applications, etc. for about 30 private housing projects each of which would provide 500 or more flats. To optimize the use of resources, about 10 staff members of different grades in the Land Sharing Office would be shared with DPFO at the initial stage, and additional manpower would be sought for DPFO as and when necessary. Moreover, the relevant bureaux and departments would each nominate a dedicated officer to work with DPFO to expedite the processing of development applications.

Building safety and maintenance

41. Mr Vincent CHENG referred to the fatal fire incident at an aged residential building in Yau Ma Tei on 15 November 2020, and expressed grave concern over the insufficient fire safety installations in many aged buildings and slow progress of the projects under the Fire Safety

Improvement Works Subsidy Scheme ("FSW Scheme"). He asked if the Administration would implement any short-, medium- and long-term measures to improve the fire safety of aged buildings, such as strengthening fire safety inspection, carrying out the requisite improvements works by the Buildings Department on behalf of building owners and recovering the costs from the owners concerned afterwards, improving the problem of insufficient water pressure in buildings as well as expediting the works progress of the FSW Scheme.

42. SDEV advised that SB was responsible for overseeing the implementation of Fire Safety (Buildings) Ordinance (Cap. 572) ("FS(B)O") in collaboration with DEVB. The FSW Scheme had been launched to provide financial assistance to needy building owners in undertaking the requisite fire safety improvement works under FS(B)O. He undertook to convey to SB the suggestion of empowering the relevant authorities under FS(B)O to carry out the requisite fire safety improvements works on behalf of building owners. The Chairman suggested referring the matter also to the Home Affairs Bureau for following up with regard to those "three-nil" buildings.

43. Mr Tony TSE suggested using vehicles equipped with photogrammetry and/or three-dimensional scanning equipment, which would be used for detecting signboards starting from November 2021, for identifying unauthorized building works ("UBW") as well.

44. Mr Paul TSE called on the Administration to set key performance indicators to evaluate the effectiveness of DEVB's initiatives, such as enforcement actions against UBW. Referring to a recent case in the Laguna City with suspected UBW of drying racks, Mr TSE urged the Administration to consider exempting such minor UBW from demolition to reduce the nuisance caused to residents.

Investing in capital works

45. Mr POON Siu-ping expressed concern over the high unemployment rate in the construction sector, and urged the Administration to expedite the implementation of capital works. PS/DEV(W) responded that the Government engineering team would look for ways (e.g. to explore more work fronts for construction) to expedite the works progress of each project.

Energizing Kowloon East and Invigorating Island South

46. Dr Priscilla LEUNG welcomed the Administration's initiatives of Energizing Kowloon East and Invigorating Island South. Dr CHENG Chung-tai enquired how the Administration could minimize the impact on local community caused by the Invigorating Island South project and implement it through place-making strategy, as well as whether it would involve the Southern District Council in the planning process.

47. Mr KWOK Wai-keung asked about the expected increase in tourist flow to be brought about by the Invigorating Island South initiative and its impact on the livelihood of the community, and whether the Administration had any plan to construct new roads to improve traffic in the Southern District and use the Ocean Park site for other purposes.

48. SDEV stressed that the Invigorating Island South initiative was not aiming at large scale development/redevelopment of the district or turning the district into a tourist centre. The Administration would, having regard to the implementation experience of the Energizing Kowloon East initiative, establish the Invigorating Island South Office in the Southern District to take forward, for example, various public space and cultural facility enhancement, face-lifting, connectivity enhancement and aged building revitalization projects through collaboration and consultation with local stakeholders. The feasibility of expanding the Aberdeen Typhoon Shelter area and the vessel berthing area as well as providing more landing facilities along the coastal area would be explored under the initiative. The Administration had no plan to use the Ocean Park site for other purposes at this stage.

49. Mr CHAN Kin-por said that he lived in the Southern District and was the Chairman of an owners' committee. He sought details on the implementation schedule of the South Island Line (West) ("SIL(W)") project. Given the long length of SIL(W), Mr CHAN suggested constructing it in phases, first with the section from the Wong Chuk Hang Station to the Wah Fu Station and the Cyberport Station, and followed by the section between the Cyperport Station and the HKU Station.

50. SDEV indicated that as the Wah Fu Station would be constructed along SIL(W), its implementation schedule should tie in with the phased redevelopment of Wah Fu Estate, during which reception estates would be developed at Pokfulam South for rehousing the affected tenants.

Harbourfront enhancement

51. Dr Priscilla LEUNG said that she had long requested for a clean Victoria Harbour with continuous promenades on both sides of the harbour for public enjoyment, and a continuous pedestrian link to connect areas from the harbourfront in Tai Kok Tsui, the West Kowloon Cultural District ("WKCD"), the former cement plant of the Green Island Cement Company Limited in Hung Hom to old districts nearby with different design themes by sections. She also urged for cross-bureau efforts in overcoming the water quality and odour problem in the harbourfront areas of Tsuen Wan and Hung Hom, etc.

52. SDEV advised that harbourfront enhancement initiatives were being carried out in a progressive and incremental manner. After years of effort, various initiatives had been successfully implemented in West Kowloon, stretching from WKCD to Hung Hom. The Government had also committed to increasing the total length of harbourfront promenade to 34 kilometres by 2028. Other more complicated projects where the water frontage had been occupied due to existing uses (e.g. those related to the former cement plant site in Hung Hom) would be looked into at a later stage. As regards improvement of water quality which was spearheaded by the Environmental Bureau, works departments under DEVB would continue to render the necessary assistance and support. In fact, the water quality of Victoria Harbour had been significantly improved in recent years through a multi-pronged approach.

53. Mr KWOK Wai-keung appreciated the Administration's efforts in enhancing the harbourfront in North Point. While the funding proposal for the Boardwalk underneath the Island Eastern Corridor connecting Causeway Bay and Quarry Bay was pending the approval by the Finance Committee ("FC"), he was concerned whether the Boardwalk could be completed in phases starting from 2024 as scheduled. DCED replied that detailed design of the proposed Boardwalk was currently underway. Subject to the funding approval of FC, the proposed Boardwalk project would commence in 2021 for phased completion starting from 2024.

Environmentally Friendly Linkage System for Kowloon East and Environmentally Friendly Transport Services in Hung Shui Kiu/Ha Tsuen New Development Area and Adjacent Areas

54. Mr Michael TIEN pointed out that the detailed feasibility study on Environmentally Friendly Linkage System ("EFLS") for Kowloon East suggested implementing a multi-modal EFLS in the district rather than a

standalone infrastructure, and was concerned if the feasibility study on the Environmentally Friendly Transport Services ("EFTS") in Hung Shui Kiu/Ha Tsuen NDA and Adjacent Areas would also conclude that the development of EFTS was not recommended. Mr Paul TSE was disappointed that the elevated mode was concluded as not a pursuable option for EFLS after years of study and worried that it would take years again to develop the multi-modal EFLS.

55. SDEV responded that the proposed multi-modal EFLS included deployment of electric vehicles to run new bus and green minibus routes in Kowloon East, a travellers network, a GreenWay network for shared use of pedestrian and cycling, enhanced connections to the MTR Kwun Tong Station and a water-taxi service point in the Kai Tak Development, which would be completed in the foreseeable future. Besides, given the different considerations in developing EFLS and EFTS, the Administration believed that a suitable mode could be selected for EFTS.

Cycle track network in the New Territories

56. Mr Michael TIEN urged the Administration to take forward the development of the remaining sections of the cycle track between Tsuen Wan and Tuen Mun ("TW—TM cycle track") and consult the local community on the matter. SDEV advised that the remaining sections of TW—TM cycle track of about 20 kilometres long, including the section via Sham Tseng, were under review with a view to overcoming the difficult site constraints and working out the most suitable alignment.

Implementation of Construction 2.0

57. The Deputy Chairman expressed concern on the slow progress on the implementation of Construction 2.0 and asked if the Administration would undertake measures, such as reviewing the \$1 billion Construction Innovation and Technology Fund ("CITF") set up in October 2018, to expedite works progress and lower construction costs.

58. PS/DEV(W) replied that DEVB had been proactively implementing Construction 2.0 since 2018 by advocating innovation, professionalisation and revitalization. Since then, innovative technologies such as Building Information Modelling and Digital Works Supervision System had been adopted for uplifting performance of public works projects. Moreover, CITF had offered funding grants of over \$300 million so far. DEVB had worked with the Construction Industry

Council to conduct a review on the vetting procedure and funding criteria of CITF so as to make better use of the funds for the benefit of the construction sector.

Strengthening management of public works projects

59. Mr POON Siu-ping requested the Administration to explain in details how the cost saving in public works projects was achieved by the Project Strategy and Governance Office ("PSGO") and its predecessor, the Project Cost Management Office ("PCMO"). Mr CHAN Chun-ying asked if PSGO would study ways to optimize the tendering methods of public works projects and make a more accurate project cost estimate to reduce the need for reserving substantial amount of funds as project contingencies.

60. PS/DEV(W) explained that PSGO/PCMO achieved cost saving through optimizing project design based on the principles of "fitness for purpose and no frills" without compromising functionality of the project. Moreover, the tendering of public works projects should be conducted in accordance with the provisions of the World Trade Organization Agreement on Government Procurement. Based on the amount of project cost, the Administration would reserve contingency provisions, normally about 10% of the project cost, to cater for additional costs caused by unforeseen circumstances during construction. The Administration considered the present level of contingencies reasonable.

(At 12:41 pm, the Chairman proposed to extend the meeting time until all members who had requested to speak had spoken. Members raised no objection.)

II Any other business

61. There being no other business, the meeting ended at 1:03 pm.