

立法會
Legislative Council

LC Paper No. CB(1)1474/20-21
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV

Panel on Development

Minutes of meeting
held on Monday, 10 May 2021, at 2:30 pm
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 Starry LEE Wai-king, SBS, JP
Hon CHAN Hak-kan, BBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon MA Fung-kwok, GBS, JP
Hon CHAN Han-pan, BBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon CHEUNG Kwok-kwan, 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 Elizabeth QUAT, BBS, JP

Members absent : Hon Alice MAK Mei-kuen, BBS, JP
Hon Martin LIAO Cheung-kong, GBS, JP

Public officers attending : **Agenda item III**

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

Mr Vic YAU Cheuk-hang, JP
Deputy Secretary for Development (Planning & Lands)1

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

Mr Ricky LAU Chun-kit, JP
Director
Civil Engineering & Development Department

Mr LAI Cheuk-ho, JP
Project Manager (North)
Civil Engineering & Development Department

Miss Winnie LAU Bo-yee
Assistant Director of Planning/Territorial
Planning Department

Agenda item IV

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

Ms Irene PANG Oi-ling
Assistant Director/New Works
Water Supplies Department

Mr HO Kai-ho
Chief Engineer/Design
Water Supplies Department

Agenda item V

Mr Michael WONG Wai-lun, JP
Secretary for Development

Ms Angela LEE Chung-yan, JP
Deputy Secretary (Works)¹
Development Bureau

Mr Ivanhoe CHANG Chi-ho
Commissioner for Heritage
Development Bureau

Mr Ben LO Yu-bun
Chief Assistant Secretary (Works)²
Development Bureau

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

**Attendance by
Invitation**

: Agenda item V

Dr Andrew LUK-leung
Chairman
Hong Kong Roberts Block Centre Limited

Ms Ronica LAM
Director
Thomas Chow Architects Limited

Dr Annissa LUI Wai-ling, JP
Chairman (Acting)
Lutheran Luen Wo Market—House of Urban and
Rural Living Limited

Mr Benjamin TSANG Boon-chi
Principal
MATTER Limited

Mr LAM Wai-pong
Chairman
Hong Kong Guide Dogs Academy Limited

Mr Calvin KWOK
Associate
Thomas Chow Architects Limited

Clerk in attendance : Ms Connie HO
Chief Council Secretary (1)2

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

Mr Keith WONG
Senior 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)729/20-21(01) — Referral memorandum dated 24 March 2021 from the Subcommittee on Issues Relating to the Improvement of Environmental Hygiene and Cityscape on issues concerning the planning and design of leisure parks and sitting-out areas raised by Hon Tony TSE in the fourth bullet point of his letter dated 10 February 2021 [LC Paper No. CB(2)789/20-21(01)]
- LC Paper No. CB(1)756/20-21(01) — Administration's paper on using brownfield clusters for public housing

- development (second phase review) and other developments
- LC Paper No. CB(1)762/20-21(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 2020-21
- LC Paper No. CB(1)775/20-21(01) — Administration's response to the issues concerning the planning and design of leisure parks and sitting-out areas raised by Hon Tony TSE in the fourth bullet point of his letter dated 10 February 2021 [LC Paper No. CB(2)789/20-21(01)]

Members noted that the above information papers had been issued since the last meeting on 23 March 2021.

II Items for discussion at the next meeting

- (LC Paper No. CB(1)855/20-21(01) — List of outstanding items for discussion
- LC Paper No. CB(1)855/20-21(02) — List of follow-up actions)

2. Members agreed that the next regular meeting would be scheduled for Tuesday, 25 May 2021, from 2:30 pm to 4:30 pm to discuss the following items proposed by the Administration:

- (a) Urban forestry management work in Hong Kong;
- (b) Progress report on funding scheme to support the use of vacant government sites by non-government organizations for the financial year 2020-2021; and
- (c) Development of Government-Wide Internet-of-Things Network (GWIN) to enhance city management.

(*Post-meeting note:* The agenda for the meeting on 25 May 2021 was circulated to members vide LC Paper No. CB(1)892/20-21 on 11 May 2021.)

III New Territories North Development

(LC Paper No. CB(1)855/20-21(03) — Administration's paper on development of the New Territories North)

Relevant paper

LC Paper No. CB(1)881/20-21(01) — Submission from the Sheung Shui District Rural Committee dated 6 May 2021)

3. At the invitation of the Chairman and with the aid of a powerpoint presentation, Deputy Secretary for Development (Planning & Lands)¹ briefed members on the funding proposals for upgrading (a) part of PWP Item No. 852CL to Category A at an estimated cost of \$793.8 million in money-of-the-day ("MOD") prices for engaging consultants to undertake investigation ("Investigation Study") and detailed works design for the First Phase Development of New Territories North ("NTN") covering the San Tin/Lok Ma Chau Development Node ("STLMC DN") and the land to be released from the Lok Ma Chau Boundary Control Point ("LMC BCP"); and (b) PWP Item No. 854CL to Category A at an estimated cost of \$200.8 million in MOD prices for engaging consultants to undertake the planning and engineering study ("P&E Study") for the Remaining Phase Development of NTN covering the NTN New Town and Man Kam To ("MKT") Logistics Corridor.

(*Post-meeting note:* A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)887/20-21(01) (Chinese version only) by email on 10 May 2021.)

4. 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.

5. Mr Kenneth LAU declared that he was a member of the Hong Kong Golf Club and his family owned land in areas near San Tin.

Overall planning and development of New Territories North

6. Pointing out that the development of the NTN New Town had already been covered in the "North East New Territories New Development Areas Planning and Engineering Study" and the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030", the Deputy Chairman enquired whether findings of the previous studies could be of reference to the proposed Investigation Study and P&E Study to expedite their progress. Mr Tony TSE indicated support for the proposed projects and urged the Administration to take forward the the relevant studies expeditiously. Whilst expressing support for the funding proposals, Dr Junius HO criticized that the Administration had been too slow in taking forward the development of NTN. Mrs Regina IP expressed a similar view.

7. Permanent Secretary for Development (Planning & Lands) ("PS/DEV(P&L)") explained that the previous preliminary studies on NTN primarily examined the broad land use of the area from a macro perspective without going into technical assessments. In the case of STLMC DN, with the feasibility study that followed, land use proposals had been formulated. The proposed P&E Study for the NTN New Town and MKT Logistics Corridor was targeted to be completed in about three years' time. She assured members that the Administration would expedite the implementation of the proposed studies as far as possible.

8. PS/DEV(P&L) further stressed that the Administration would endeavour to expedite the development of NTN by compressing the development schedule as far as possible through, inter alia, carrying out various tasks in parallel. She said that compared with the development schedule (i.e. from planning study to commencement of works) of other New Development Areas ("NDAs") such as Kwu Tung North/Fanling North (11 years) and Hung Shui Kiu/Ha Tsuen (nine years), it would take about just six years' time to commence the works for the STLMC DN project, which demonstrated the Administration's determination in taking forward the future NDA projects in an expeditious manner.

9. Mr CHAN Hak-kan agreed to the proposed positioning of the NTN Development in the Northern Economic Belt and the Eastern Knowledge and Technology Corridor. Considering the development of columbarium, crematorium and related facilities at the Sandy Ridge Cemetery near the NTN Development a planning mismatch, Mr CHAN urged the Development Bureau ("DEVB") to work with relevant bureaux/departments to ensure a more coordinated planning of NTN. PS/DEV(P&L) replied that there was consensus among relevant bureaux/departments that the more than

1 000 hectares of land in NTN would be put to optimal use for the development of housing and economic operations, giving full play to the concept of boundary economic belt focusing on innovation and technology ("I&T"), logistics industry and higher education.

10. In view of the vast area of the NTN New Town and MKT Logistics Corridor, Mr Tony TSE suggested that the Administration should consider adopting a phased implementation approach. Dr Junius HO suggested that the area of the proposed NTN New Town to be studied should be further extended eastward to cover Heung Yuen Wai. PS/DEV(P&L) replied that the areas to the east of the proposed study area comprised mainly hilly and ecologically sensitive areas while the areas to the further east (i.e. Hung Fa Leng) were proposed to be designated as a country park. Yet, the Administration would consider reviewing and extending the boundary of the NTN New Town as the study proceeded.

Enhancing housing supply

11. Given the enormous job opportunities expected to be created in the Enterprise and Technology Park ("E&TP") of STLMC DN, the future developments of the land to be released from LMC BCP and the Hong Kong and Shenzhen Innovation and Technology Park ("HSITP") at the Lok Ma Chau Loop ("LMC Loop"), Mr LEUNG Che-cheung queried whether the proposed development of about 31 000 flats in STLMC DN pursuant to the initial land use plan proposed under the feasibility study of the Development Node (Annex 2 to Enclosure 1 of LC Paper No. CB(1)855/20-21(03)) would be adequate in meeting the housing needs of the labour force working in the said developments. On the other hand, Dr CHENG Chung-tai questioned whether sufficient jobs could be created in the NTN Development which would cater for a population of at least 250 000 so that residents could work locally.

12. PS/DEV(P&L) advised that located in the boundary economic belt, the NTN Development was expected to create many job opportunities. For instance, it was envisaged that about 134 000 job opportunities could be created in the NTN New Town and MKT Logistics Corridor. The ratio of job opportunities to population in the NTN Development would be on a high side when compared with other new towns.

13. Given that I&T development in STLMC DN would attract Mainland and overseas talents to work and live there, the Deputy Chairman suggested that a portion of the land to be designated for the use of E&TP of STLMC DN should be reserved for the development of talent apartments or private housings to meet the housing demand of these talents. Mr CHAN Hak-kan

considered that private housing should be developed in the NTN New Town and MKT Logistics Corridor to help address the housing needs of I&T talents.

14. Mr Kenneth LAU enquired whether STLMC DN would be regarded as an NDA, such that people affected by the STLMC DN project would be subject to the same treatment as those affected by other NDA projects under the Government's prevailing ex-gratia zonal compensation system. In view of the pressing demand for public housing, Mr LAU urged the Administration to consider raising the public housing ratio in STLMC DN from the proposed public/private split of 70:30.

15. PS/DEV(P&L) indicated that STLMC DN was part of the NTN Development and would be positioned as an NDA. While the Administration had no intention to revise the public/private split of housing supply (i.e. 70:30) in NDAs, it would explore the feasibility of increasing the development density of STLMC DN in order to boost both public and private housing supply. In light of members' views expressed at the meeting, the Administration would consider the suggestion of developing talent apartments in E&TP of the Development Node under the proposed Investigation Study.

Agricultural land and green belt

16. Referring to the initial land use plan of STLMC DN, the Deputy Chairman considered the reservation of a large area as agricultural land/green belt between the residential zone and the zone for economic/employment uses in STLMC DN incompatible with the overall land use planning of the Development Node. Pointing out that farmland would be provided in the Agricultural Park ("Agri-Park") near STLMC DN, the Deputy Chairman suggested that the concerned agricultural land/green belt be used for housing and industrial/business development instead. Mr LEUNG Che-cheung and Mr CHAN Han-pan expressed a similar view.

17. Given that a cluster of about 80 hectares of farmland would be provided in the Agri-Park, Mr Kenneth LAU and Dr CHENG Chung-tai questioned the need of reserving agricultural land in STLMC DN. Expressing support for local agricultural development, Mr LAU considered that the Administration should formulate goals and strategies in this regard. Dr CHENG and Mr CHAN Han-pan cast doubt on the consistency of the Administration's policy on preservation of farming and industrial operations in various NDAs. They sought explanation on why the agricultural operations affected by the STLMC DN project could be preserved in-situ while farmers and operators of declining industries affected

by other NDA projects (e.g. Kwu Tung North/Fanling North NDA project) were not allowed to continue their agricultural practice or operations at the original sites.

18. The Chairman suggested that the Administration should consider using the green belt areas and sites at the periphery of country parks, instead of sites with other development potential, for agricultural rehabilitation. Mr Tony TSE advised that the suitability of a site for agricultural use should be taken into account in the planning of land use of STLMC DN.

19. PS/DEV(P&L) and Assistant Director of Planning/Territorial, Planning Department replied that in response to the public aspirations for fostering urban-rural-nature integration during the development of NDAs, the Administration had preserved some quality farmland in the NDAs concerned for agricultural purpose. As in the case of STLMC DN, about 5 hectares of active farmland would be affected by the development project. About 7 hectares of land of STLMC DN, including land currently used for leisure farming, would be designated for agricultural use according to the initial land use planning. The Administration would review the proposed land use of the relevant sites in the course of the proposed Investigation Study in light of members' views. PS/DEV(P&L) further explained that the green belts proposed in the initial land use plan of STLMC DN were largely where the permitted burial grounds were currently located.

20. Mr CHAN Han-pan enquired about the measures to be put in place by the Administration in STLMC DN to facilitate urban-rural integration. PS/DEV(P&L) advised that apart from preserving the existing Shek Wu Wai village intact within STLMC DN, the Administration would capitalize on the development opportunities to improve the community facilities and external transport linkage of the village, and stream courses in the area would be revitalized.

Development of innovation and technology

21. Mr Holden CHOW was concerned whether there would be any overlap between E&TP and HSITP in terms of their areas of focus. He suggested that the Administration should consider reserving part of the areas in E&TP to support the re-industrialization of local traditional industries. Mr LEUNG Che-cheung considered that in planning the land use of the Eastern Knowledge and Technology Corridor, the Administration should consolidate various I&T zones therein to create synergy. Dr Junius HO considered it insufficient to reserve a mere 56 hectares of land in the 1 140-hectare NTN New Town/MKT Logistics Corridor for I&T

development and urged the Administration to reserve more land in the NTN New Town (say 20% to 30% of the total area) for this purpose.

22. PS/DEV(P&L) advised that apart from providing 57 hectares of land in STLMC DN for E&TP, the Administration had reserved a site of about 56 hectares near the Liantang/Heung Yuen Wai Boundary Control Point in the NTN New Town for the development of an industrial estate/science park. The Administration was of the preliminary view that HSITP would focus on research and development, whereas E&TP of STLMC DN could provide space for advance manufacturing with supporting uses. As the Innovation and Technology Bureau and the Hong Kong Science and Technology Parks Corporation were working out the positioning of various I&T zones, specific areas of focus of these zones were not yet available at this stage.

23. Mr MA Fung-kwok enquired about the future land use of the over 20-hectare of land to be released from LMC BCP. Mr CHAN Hak-kan opined that such land should be used to support the development of HSITP at the LMC Loop nearby. PS/DEV(P&L) explained that as the land to be released from LMC BCP was close to the LMC Loop, the preliminary view of the Administration was that the future land use of the land concerned should complement that of the LMC Loop. The proposed Investigation Study would examine the future land use of the land concerned.

Land for logistics, storage and workshop uses

24. Referring to the initial land use plan of STLMC DN, Mr Frankie YICK expressed concern that the zone reserved for logistics, storage and workshop uses in STLMC DN was quite far away from the residential zone, which was not conducive to the commuting of local residents to and from work. He suggested swapping the land use of the area currently zoned as agricultural land and that zoned for logistics use such that the logistics zone could be near the residential zone. PS/DEV(P&L) advised that the zone reserved for logistics, storage and workshop uses in STLMC DN was about 8 hectares. As the initial land use plan of STLMC DN would be refined under the proposed Investigation Study, the Administration would review the plan taking into account views from stakeholders.

Compensations for brownfield operations

25. Expressing concern about the fairness of the compensation for various affectees of brownfield operations (i.e. land owners/tenants/land users), Mrs Regina IP considered that the prevailing compensation mechanism was unfair to land users who created value for the relevant operations. Noting

that over 80 hectares of brownfield sites would be affected by the STLMC DN project, Mrs IP enquired about the number of affected brownfield operations to be relocated/compensated. She also urged the Administration to assist those operations affected by the Kwu Tung North/Fanling North NDA project in relocating their businesses.

26. PS/DEV(P&L) responded that according to the prevailing policy, the Administration would provide monetary compensation to the brownfield operators affected by the development projects. These operators could be land owners or tenants of the concerned brownfield sites. Any affected party may resort to claims for statutory compensation or ex-gratia compensation. The Administration would also provide advisory and facilitation service to assist the affected operators in searching suitable sites for relocation, but no "one for one" land replacement arrangement would be offered. The Administration would seek to identify suitable sites for multi-storey industrial buildings or open air sites to facilitate some of these affected operations to continue their businesses, although a seamless relocation of the affected brownfield operations could not be guaranteed.

Transport infrastructure

27. Mr Michael TIEN expressed reservation on the proposed development of the NTN New Town as he was concerned that the over-loading situation of the East Rail Line would further deteriorate if the Administration decided to develop a railway extension connecting the NTN New Town and Sheung Shui/Fanling along the East Rail Line to meet the transport need of residents in the NTN New Town. Mr Frankie YICK expressed a similar concern and enquired about the feasibility for the Administration to adopt the infrastructure-led approach by advancing the completion of a mass transit system in the NTN New Town before population intake.

28. PS/DEV(P&L) advised that the Administration commenced the "Strategic Studies on Railways and Major Roads beyond 2030" ("Strategic Studies") in December 2020. Steered by the Transport and Housing Bureau ("THB"), the Strategic Studies were expected to complete within three years, to explore the strategic development of railway and main road infrastructure with a view to, among others, supporting the development of the NTN New Town. Meanwhile, subject to funding approval from LegCo, DEVB would conduct the proposed P&E Study which would be completed within three years. The Strategic Studies and P&E Study would be carried out in parallel to ensure that a transport infrastructure proposal would be available when implementing the NTN New Town project.

29. Mr Michael TIEN welcomed the proposed commencement of operation of the Northern Link ("NOL") in 2034, and urged the Administration to consider developing an NOL extension connecting the San Tin Station (i.e. a station along NOL) and the LMC Loop with two new stations (one at the periphery of STLMC DN and the other at the LMC Loop) along the NOL extension. As the alignment of the proposed NOL extension would pass through ecologically sensitive areas which made the construction works more complicated, Mr TIEN called on the Administration to expedite the study on the NOL extension.

30. Mr Holden CHOW enquired about the feasibility of advancing the completion date of NOL to tie in with the first population intake in STLMC DN, which was scheduled for 2032. Mr CHAN Hak-kan suggested that the Kwu Tung Station along NOL should commence operation first to dovetail with the development schedule of the Kwu Tung North/Fanling North NDA project, whereas the remaining sections of NOL could be completed at a later stage.

31. PS/DEV(P&L) replied that THB had invited the MTR Corporation Limited to conduct a study on the NOL project, which included the feasibility of extending the NOL alignment to the new Huanggang Port via the LMC Loop or the existing Lok Ma Chau Station. She added that the initial population intake in STLMC DN, which involved about 1 000 flats, would not cause much impact on local traffic. DEVB would work with THB to ensure that the STLMC DN project would tie in with the NOL development. According to THB's plan, the Kwu Tung Station along NOL would commence operation first in 2027 followed by the remaining sections in 2034.

Smart city development

32. Mr MA Fung-kwok enquired about the smart initiatives to be incorporated into the proposal of NTN Development and whether the Administration had discussed with the Shenzhen authorities on how to foster integration between the two cities through implementation of the relevant smart initiatives.

33. Director, Civil Engineering & Development Department said that the Administration would incorporate smart, green and resilient initiatives in the NDA projects. Taking the development of STLMC DN as an example, the Administration would consider the introduction of district cooling system (for energy saving), reclaimed water supply (for flushing) and common utility tunnels to this Development Node. To encourage smart mobility by foot or by bicycle, a comprehensive pedestrian and cycling

network with sufficient bicycle parking spaces would be provided in the Development Node. In terms of the resilient initiatives, the relevant proposals would include, among others, development of sustainable urban drainage system, construction of retention lakes along rivers and revitalization of river channels. The Administration would keep abreast of the latest development of these initiatives in the surrounding Mainland cities in this regard.

34. Mr Tony TSE urged the Administration to enhance the use and integration of big data in land development projects (e.g. integration of data collected in the land formation to facilitate the construction of buildings/roads) for smart city development. PS/DEV(P&L) replied that with the commencement of operation of the Common Spatial Data Infrastructure in the next one or two years, more data sets relating to the forthcoming NDA projects would be created.

[At 2:42 pm, the Chairman said that he would "draw a line" for members' enquiries. He would allow members who had indicated their intention to speak to raise questions. He reminded members of his direction again at 2:51 pm and 2:53 pm.]

Suggestion of a site visit

35. Referring to his letter dated 10 May 2021 tabled at the meeting (LC Paper No. CB(1)891/20-21(01)) (Chinese version only), Dr Junius HO suggested that a visit to NTN be conducted. The Chairman advised that he had informed the Administration to arrange a visit to NTN for the Panel.

(Post-meeting notes:

- A letter dated 10 May 2021 from Dr Junius HO proposing a visit to NTN was tabled at the meeting and issued to members vide LC Paper No. CB(1)891/20-21(01) (Chinese version only) by email after the meeting on 10 May 2021; and
- an on-ground inspection of NTN by coach was arranged after the Panel meeting on 24 August 2021. The Chairman and Deputy Chairman of the Panel, 12 Panel members and 2 non-Panel Members participated in the visit.)

Submission of the funding proposals to the Public Works Subcommittee

36. The Chairman concluded that members in general supported the Administration to submit the funding proposals to the Public Works Subcommittee ("PWSC") for its consideration.

IV PWP Item No. 347WF — Reprovisioning of Harcourt Road Fresh Water Pumping Station

(LC Paper No. CB(1)855/20-21(04) — Administration's paper on PWP Item No. 347WF — Reprovisioning of Harcourt Road Fresh Water Pumping Station

LC Paper No. CB(1)855/20-21(05) — Paper on reprovisioning of Harcourt Road fresh water pumping station prepared by the Legislative Council Secretariat (Background brief))

37. At the invitation of the Chairman, and with the aid of a powerpoint presentation, Principal Assistant Secretary (Works)3, Development Bureau ("PAS(W)3/DEVB"), briefed members on the funding proposal for upgrading PWP Item No. 347WF to Category A, at an estimated cost of \$555.4 million in MOD prices, for the reprovisioning of the Harcourt Road fresh water pumping station ("HRFWPS") to the existing Lockhart Road Playground ("LRPG") so as to vacate the site for the proposed development of a new High Court ("HC").

(Post-meeting notes:

- A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)887/20-21(02) (Chinese version only) by email on 10 May 2021; and
- a submission from the Chairman of the Wan Chai District Council on the subject was tabled at the meeting and issued to members vide LC Paper No. CB(1)885/20-21(01) (Chinese version only) by email after the meeting on 10 May 2021.)

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.

Public consultation and town planning procedures

39. Noting that the Administration had made an application for planning permission to the Town Planning Board ("TPB") for the proposed reprovisioning of HRFWPS to LRPG, the Chairman enquired when TPB would consider the application and whether the funding proposal of the

proposed project would be submitted to PWSC only after the application was approved by TPB.

40. Dr CHENG Chung-tai enquired whether the proposed reprovisioning of HRFWPS to LRPG would involve a change of land use of the existing LRPG site, an area currently zoned as open space, and about the height restriction of an open space. Opining that the high construction cost of the project was due to the need for reprovisioning HRFWPS to the underground of LRPG, Dr CHENG considered that the Administration should apply to TPB for a change in the land use of LRPG from open space to a Government, Institution or Community site if it intended to reprovision HRFWPS to there under the "single site, multiple use" approach. Mr Tony TSE requested the Administration to provide a cost breakdown of the proposed project in the paper to be submitted to PWSC.

41. PAS(W)3/DEVB replied that pursuant to the Draft Wan Chai Outline Zoning Plan No. S/H5/28, public utility installation and government use at an open space might be permitted on application to TPB. To optimize land use under the "single site, multiple use" approach, the Administration had made an application for planning permission to TPB under section 16 of the Town Planning Ordinance (Cap. 131) ("TPO") for the proposed public utility installation (i.e. fresh water pumping station) and government use at the existing LRPG. The reprovisioned LRPG would be in compliance with the relevant statutory requirements and remain an open space upon granting of permission by TPB as substantial parts of the reprovisioned fresh water pumping station would be constructed underground with the essential parts at grade occupying just about 10% of the LRPG floor area. Moreover, the reprovisioned LRPG would encompass enhanced facilities with an area larger than before. TPB scheduled to consider the application at its meeting on 28 May 2021 and the Administration would submit the funding proposal to PWSC only after completion of the statutory town planning procedures (i.e. granting of permission by TPB for the application).

42. The Deputy Chairman expressed support for the use of the LRPG site under the "single site, multiple use" approach. He enquired if a mixed use at a private site might be permitted on application to TPB and about the difference in the time required for TPB in processing an application for amendment to the approved plan under section 12A of TPO and that for planning permission under section 16 of TPO. PAS(W)3/DEVB explained that section 16 planning permission would usually be invoked if it was applicable instead of section 12A for amending the approved plan.

43. The Chairman sought details of the public consultation exercises conducted by the Administration on the proposed reprovisioning of HRFWPS to LRPG.

44. PAS(W)3/DEVB advised that the Administration consulted the Development, Planning and Transport Committee ("DPTC") of the Wan Chai District Council on the reprovisioning proposal in April 2017 and DPTC members raised no objection to the proposal. In December 2018, DPTC members were briefed on the design proposal of the reprovisioned LRPG. In 2018 and 2019, the Administration conducted public consultation through various means, including exhibition boards at LRPG, project website and online survey, focus group forums and workshops, and public forums, to gather opinions and comments from the public on the proposal. These opinions and comments had been taken into account in the detailed design of the proposed project. Further public consultation would also be conducted for fine-tuning the details of the project design.

Admin The Administration undertook to provide a written response to the Chairman's enquiry.

Proposed development of a new High Court

45. The Chairman and Mr Tony TSE enquired about the justifications for using both Site 5 at the new Central Harbourfront and the site south of Site 5 ("South Site") where HRFWPS was currently located for the proposed development of a new HC. They requested the Administration to provide information on the development plot ratio/height restriction of Site 5 and advise the possibility of relaxing these development parameters to accommodate the entire development of the proposed new HC, thereby obviating the need for the reprovisioning of HRFWPS.

46. Noting that the Administration had put forward a proposal of reprovisioning HRFWPS to a site at the periphery of the Hong Kong Park as early as 2014 but did not pursue it afterwards and the expected completion time of the proposed project had been postponed from 2025 (estimation in December 2020) to 2027 (estimation in May 2021), Mr Tony TSE queried if there was any urgency of reprovisioning HRFWPS to LRPG. The Chairman enquired about the development schedule of the proposed new HC.

47. PAS(W)3/DEVB responded that the proposed development of the new HC building was to address the shortage of office space in the existing HC. Under the current design of the new HC building, both Site 5 and the South Site at the new Central Harbourfront had to be used in order to provide the space required for the project. Given that the existing

Admin HRFWPS site could only be vacated for the development of the proposed new HC building upon completion of the proposed reprovisioning project and the demolition works of the existing HRFWPS afterwards which would take about six years, there was an urgency for carrying out the proposed project. The Administration undertook to provide a written response to the questions raised by the Chairman and Mr TSE.

Project impact and facilities of the reprovisioned playground

48. Mr Tony TSE enquired about the utilization rates of the facilities (including basketball court and public toilet) at the existing LRPG during daytime/night-time and different seasons.

Admin 49. PAS(W)3/DEVB replied that in view of the high utilization rates of the basketball court and public toilet at the existing LRPG, the Administration would provide these facilities at the reprovisioned LRPG. The Administration undertook to provide a written response to Mr TSE's enquiry.

50. The Deputy Chairman expressed concern about the impact of the excavation works of the project on underground facilities and traffic in the vicinity. PAS(W)3/DEVB responded that the Administration had carried out a traffic impact assessment for the proposed project. Temporary traffic arrangement would be implemented during construction to minimize the traffic impact arising from the mainlaying works along Harcourt Road. The completed project would not cause any significant impact on the traffic during the operation stage.

51. Mr Tony TSE enquired about the management of the public toilet and multi-purpose activities area to be provided on the basement level of the reprovisioned LRPG (including whether the public toilet would be closed during night-time). PAS(W)3/DEVB advised that apart from the public toilet on the basement level, there would be a public toilet on the ground level of the reprovisioned LRPG. Due to security concern, the podium level and basement level of the reprovisioned LRPG would be closed during night-time.

Submission of the funding proposal to the Public Works Subcommittee

52. The Deputy Chairman, Dr Priscilla LEUNG, Mr Frankie YICK, Mr Vincent CHENG and Mr Tony TSE expressed support for the funding proposal. Dr CHENG Chung-tai said that he objected to the funding proposal. The Chairman concluded that a majority of members present at

the meeting supported the Administration to submit the funding proposal to PWSC for its consideration.

V Report on implementation progress of heritage conservation initiatives

(LC Paper No. CB(1)855/20-21(06) — Administration's paper on report on implementation progress of heritage conservation initiatives

LC Paper No. CB(1)855/20-21(07) — Paper on heritage conservation initiatives prepared by the Legislative Council Secretariat (Updated background brief))

53. At the invitation of the Chairman and with the aid of a powerpoint presentation, Commissioner for Heritage, Development Bureau ("C for H") briefed the Panel on the latest position of the implementation of various heritage conservation initiatives, and the funding proposal for the three Batch V projects under the Revitalizing Historic Buildings Through Partnership Scheme ("Revitalization Scheme"), namely (i) Roberts Block, Old Victoria Barracks, (ii) Luen Wo Market, and (iii) Former Lau Fau Shan Police Station.

(Post-meeting note: A soft copy of the powerpoint presentation materials was circulated to members vide LC Paper No. CB(1)887/20-21(03) by email on 10 May 2021.)

54. 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.

[At 4:18 pm, the Chairman ordered that the meeting be extended for 15 minutes to end at 4:45 pm to allow more time for discussion on the item.]

The Ex-Sham Shui Po Service Reservoir

55. The Deputy Chairman noted that under the prevailing system for grading historic buildings, items not fell under the category of buildings/structures, such as cemetery and stone tablet, would be included in

the "List of Items Not Falling Under the Usual Category of Buildings/Structures" ("the List") and no grading assessment would be conducted for these items for the time being. Pointing out that the Ex-Sham Shui Po Service Reservoir ("Service Reservoir") was identified as a water tank under the List and therefore no follow-up action was taken before the commencement of its demolition works, the Deputy Chairman enquired whether the Administration would review the mechanism for assessing the heritage value of items included in the List to prevent recurrence of similar incidents. He also enquired whether staff members of AMO had conducted site visit to the Service Reservoir before commencement of the demolition works.

56. Dr Priscilla LEUNG requested the Administration to provide a detailed account of the handling of the demolition works at the Service Reservoir, and explain why it had been mistakenly identified as a water tank.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1012/20-21(01) on 16 June 2021.)

57. The Secretary for Development ("SDEV") admitted that the handling of the demolition works of the Service Reservoir was undesirable. To address public concerns on the incident, a working group led by the Permanent Secretary for Development (Works) had been set up to review the handling of the case by relevant departments with an aim to put forward improvement measures to avoid recurrence of similar incidents. Furthermore, clear requirements had been put in place for government departments, in seeking AMO's assessment of old government structures to provide detailed documents and photos for scrutiny, and AMO would conduct on-site inspections as far as practicable.

58. Mr Vincent CHENG urged the Water Supplies Department ("WSD") to expedite the restoration works of the Service Reservoir to make available the site for public enjoyment as early as possible. Dr Priscilla LEUNG said that the area surrounding the Service Reservoir was a dynamic place which was popular among local residents. She suggested that the Administration should consider developing the Service Reservoir and its surrounding area into a new tourist attraction.

59. SDEV responded that WSD was now carrying out restoration works for the Service Reservoir, including the provision of internal lighting and ventilation facilities. Upon completion of the necessary strengthening and improvement works, the Administration planned to conduct guided tour for

the public at the Service Reservoir within 2021. In parallel, DEVB would look into the long-term options of conserving and revitalizing the Service Reservoir, and would make reference to the suggestions raised by Dr Priscilla LEUNG.

Revitalizing Historic Buildings Through Partnership Scheme

60. Dr Priscilla LEUNG noted that under the Revitalization Scheme, a one-off financial grant capped at \$5 million would be provided to the selected non-profit making organizations ("NPOs") for carrying out revitalization projects. She was concerned that some NPOs might not be capable of operating the social enterprises under the Revitalization Scheme as they lacked the ability and experience in running commercial projects, thereby resulting in a waste of public money. She suggested that the Administration should consider awarding the revitalization projects to well-established NPOs only.

61. SDEV responded that the Administration would prudently select NPOs to run the revitalization projects in accordance with a set of stringent assessment criteria, which included the assessment on the financial viability of the project and the management capability of the NPOs concerned. For the projects under the first three batches of the Revitalization Scheme that had commenced operations, only one project (i.e. the Fong Yuen Study Hall in Ma Wan) had ended prematurely due to operational difficulties. Most of the revitalization projects were properly managed by NPOs and had become self-sustainable in operation. As regards the provision of financial support to NPOs under the Revitalization Scheme, the Administration considered such measure appropriate as it could help NPOs to meet the starting costs and operating deficits of the social enterprises for the first two years of operation. In fact, the amounts of the one-off grant that some NPOs applied for was less than \$5 million. There were also cases where the NPOs concerned had not applied for the grant. In response to Dr Priscilla LEUNG's request, the Administration would provide details of the amounts of the one-off grant provided to social enterprises operating businesses or providing services in the revitalized historic buildings under the Revitalization Scheme.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1012/20-21(01) on 16 June 2021.)

62. Noting that the Savannah College of Art and Design ("SCAD") had ceased operation of its Hong Kong campus at the Former North Kowloon Magistracy ("FNKM") upon expiry of the tenancy agreement under the

Revitalization Scheme in July 2020, Mr Vincent CHENG enquired whether the Administration had started processing the new applications for the revitalization project at FNKM. Mr CHENG also pointed out that SCAD did not provide sufficient opening time for the public to visit and learn about the heritage value of FNKM, and suggested that the Administration should liaise with the new operator of the revitalization project at FNKM to increase the time slots for opening the historic building to the public.

63. SDEV responded that the Administration had taken over the building of FNKM and had invited applications under Batch VI of the Revitalization Scheme for a new adaptive reuse. The Administration had received 30 applications from NPOs. Assessment of the applications was now in progress and was expected to complete by mid-2022. He added that the opening time of a historic building for the public might be affected by the nature of the operation of the social enterprise concerned. That said, NPOs running the revitalization projects had been encouraged to offer more time slots for the public to visit the historic buildings as far as possible.

64. Ms Elizabeth QUAT said that the Antiquities Advisory Board ("AAB") had accorded historic building status to the mineral preparation plant and several structures of the Ma On Shan Iron Mine ("MOSIM"). In the past few years, some non-government organizations had organized guided tours to MOSIM to enable the public to deepen their understanding of the heritage and history of the iron mine. She suggested that the Administration should consider drawing up a revitalization plan for MOSIM to better conserve the historical structures therein and revitalize the entire iron mine area.

65. SDEV responded that members of the public were welcome to put forward revitalization proposals of historical buildings to the Government for consideration. He further pointed out that the concept of conserving the entire iron mine area of MOSIM was an example of the "point-line-plane" approach for heritage conservation. In this regard, the Administration had invited several local institutions to conduct thematic studies on "point-line-plane" approach, and the studies would be completed by end of 2021.

The administrative grading system

66. Dr Priscilla LEUNG opined that in grading historic buildings, the Administration should assess their heritage value in a fair and impartial manner irrespective of their historical background. In her view, historic buildings of the colonial era also deserved conservation.

67. SDEV said that the Administration had been conserving historic buildings with heritage value, including those constructed during the colonial era, that could reflect the history of Hong Kong. For instance, repair works were being carried out at the Stanley Post Office, a Grade two historic building with rich heritage value which was recently damaged in a traffic accident. He assured members that historic buildings with heritage value would be conserved whether or not they were constructed during the colonial era.

68. Mrs Regina IP declared that she was residing in the Bowen Road area. She said that according to the Highways Department ("HyD"), the width of Bowen Road could not be extended as the relevant construction works might damage the structure of the Annex Block of the Old British Military Hospital ("the Annex Block") nearby, which was a Grade one historic building. Mrs IP considered that the Annex Block was just an ordinary old building with no special features, and questioned the Administration's decision in according Grade one status to the said building. Pointing out that the Old Course of the Hong Kong Golf Club Fanling Golf Course ("Old Course") had not been accorded historic building status, Mrs IP considered that the Administration had adopted double standards in the grading assessments of the Old Course and the Annex Block.

69. C for H responded that the Administration had all along been assessing historic buildings in an impartial manner in accordance with the grading system. The grading system, through which the heritage value of historic buildings would be assessed based on six criteria, provided an objective basis for determining the heritage value, and hence the preservation need, of historic buildings in Hong Kong. Once the proposed grading of a historic building was endorsed by AAB, the relevant information would be uploaded to the website of AAB for a one-month public consultation. AAB would take into account all information and views received during the public consultation before confirming the proposed grading. As regards the road extension works of Bowen Road, SDEV said that AMO would provide assistance to HyD when necessary.

Submission of the funding proposal to the Public Works Subcommittee

70. The Chairman concluded that members supported the Administration's submission of the funding proposal for the three Batch V projects under the Revitalization Scheme as detailed in the paper to PWSC for consideration.

VI Any other business

71. There being no other business, the meeting ended at 4:45 pm.

Council Business Division 1
Legislative Council Secretariat
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