

Panel on Development

List of outstanding items for discussion
(Position as at 14 December 2016)

**Proposed timing for
discussion/
Remarks**

1. Briefing by the Secretary for Development on the Chief Executive's 2017 Policy Address and the overall land supply situation

The Secretary for Development will brief the Panel on the policy initiatives of the Development Bureau under the 2017 Policy Address. He will also take the opportunity to brief members on the latest position of various land supply initiatives upon the issue of the relevant annual Legislative Council ("LegCo") Brief which ties in with the update of the Transport and Housing Bureau on the Long Term Housing Strategy 10-year housing production target.

24 January 2017

At the Panel meeting on 18 October 2016, Hon Mrs Regina IP and Hon Michael TIEN suggested that the Administration should discuss with the Panel the policies on brownfield development, and release the data on the existing brownfield sites as soon as possible.

The Administration will brief the Panel on its approach and measures for tackling brownfields in the rural areas of the New Territories, including releasing them for development in the context of overall land supply strategy.

2. PWP Item No. 9357WF-1 — Design and Construction for First Stage of Desalination Plant at Tseung Kwan O — Mainlaying

In June 2015, the Finance Committee ("FC") approved a commitment of \$154.5 million in

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**Proposed timing for
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Remarks**

money-of-the-day prices for carrying out an investigation study review, design and associated site investigation works for developing the first stage of a proposed seawater desalination plant in Tseung Kwan O.

At the Panel meeting on 18 October 2016, Hon Dennis KWOK suggested that related issues, such as seawater desalination technologies, capacity of the proposed desalination plant, etc. should be discussed.

The Administration will seek the Panel's support for upgrading part of 9357WF to Category A for the laying of dedicated fresh water mains for conveying the fresh water to be produced at the proposed Tseung Kwan O Desalination Plant to existing fresh water service reservoirs.

The Administration will also provide a progress update to the Panel on the design and construction of the first stage of the proposed desalination plant.

The submission of the relevant funding proposal to the Public Works Subcommittee ("PWSC") and FC is tentatively scheduled for March and May 2017 respectively.

3. Proposed amendments to the Waterworks Ordinance (Cap. 102) and the Waterworks Regulations (Cap. 102A)

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG suggested that in view of the widespread concern over excess lead found in drinking water, the Administration, including the Water Supplies Department and the Advisory Committee on Water Resources and Quality of Water Supplies, should be invited to discuss with the Panel a review of the Waterworks Ordinance (Cap. 102) and introduction of legislation for safety of drinking

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water. Dr Hon KWOK Ka-ki opined that the Panel should invite deputations including academics to express views on the subject.

The Administration will seek the Panel's support for proposed amendments to the Waterworks Ordinance and the Waterworks Regulation (Cap. 102A) to (a) include qualified and competent persons, in addition to Licensed Plumbers and public officers authorized by the Water Authority, for carrying out plumbing works, and (b) update technical requirements and standards of pipes and fittings for plumbing works.

The Administration plans to submit the relevant legislative proposals to LegCo tentatively in April 2017.

4. Stage 1 Public Engagement for Pilot Study on Underground Space Development on Selected Strategic Urban Areas

The Administration plans to brief Panel members on the opportunities and challenges of underground space development in four selected urban areas, namely Tsim Sha Tsui West, Causeway Bay, Happy Valley and Admiralty/Wan Chai.

Q1 of 2017

5. PWP Item No. 5751CL — Planning and Engineering Study on Sunny Bay Reclamation

The Administration plans to seek the Panel's support for upgrading the above project to Category A.

Q1 of 2017

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for the first and second quarter of 2017 respectively.

**Proposed timing for
discussion/
Remarks**

6. Regrading of posts of Assistant Director of Water Supplies to posts of Government Engineer in the Water Supplies Department

The Administration will seek the Panel's support for the proposed regrading of four directorate posts from Assistant Director of Water Supplies to Government Engineer in the Water Supplies Department.

Q1 of 2017

The submission of the staffing proposal to the Establishment Subcommittee ("ESC") and FC is tentatively scheduled for March and May 2017 respectively.

7. PWP Item No. 3281RS — Reprovisioning of Tsun Yip Street Playground Facilities (Hong Ning Road Park and Ngau Tau Kok Fresh Water Service Reservoir)

The Administration will seek the Panel's support for upgrading the above project to Category A to re-provide the facilities at Tsun Yip Street Playground to Hong Ning Road Park.

Q1 of 2017

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for February and May 2017 respectively.

8. Planning, Engineering and Architectural Study for Topside Development at the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge — Stage 2 Community Engagement

The Administration will consult Panel members on the draft Recommended Outline Development Plan formulated under the above study.

Q1 of 2017

**Proposed timing for
discussion/
Remarks**

**9. PWP Item No. 9363WF — Upgrading of
Disinfection Facilities in Water Treatment Works**

The Administration plans to seek the Panel's support for upgrading the above project to Category A for the upgrading of disinfection facilities in water treatment works.

Q1 of 2017

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for March/April and May/June 2017 respectively.

**10. PWP Item No. 9356WF — Upgrading of Tung
Chung Fresh Water Supply System**

The Administration plans to seek the Panel's support for upgrading the above project to Category A for upgrading the existing fresh water supply system in Tung Chung.

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The proposed scope of the project comprises: (a) construction of Tung Chung No. 2 Fresh Water Service Reservoir with a capacity of approximately 40 000 cubic metres, and (b) laying associated water mains.

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for May and June 2017 respectively.

**11. PWP Item No. 7570CL — Ground
Decontamination Works at the Site of ex-Kennedy
Town Incineration Plant/Abattoir and the
Adjoining Area**

The Administration plans to seek the Panel's support for upgrading the above project to Category A.

Q1 of 2017
(tentative)

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for the second quarter of 2017.

**Proposed timing for
discussion/
Remarks**

12. PWP Item No. 5768CL — Strategic Studies for Artificial Islands in the Central Waters

The Administration plans to seek the Panel's support for upgrading the above project to Category A.

Q1 of 2017

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for the second quarter of 2017.

13. PWP Item No. 7805CL — Planning and Engineering Study for Housing Sites in Tuen Mun East

The Administration plans to seek the Panel's support for carrying out the above study.

Q1 of 2017
(tentative)

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for May and June 2017 respectively.

14. PWP Item No. 7786CL-2A — Tung Chung New Town Extension — Reclamation and Advance Works

The Administration plans to seek the Panel's support for upgrading the above project to Category A.

Q1 of 2017
(tentative)

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for May and June 2017 respectively.

15. PWP Item No. 7765CL-2 — Development of Anderson Road Quarry Site — Remaining Works

The Administration plans to seek the Panel's support for upgrading the above project to Category A.

Q2 of 2017
(tentative)

The project is proposed for the construction of the remaining infrastructure works associated with the

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development at the Anderson Road Quarry ("ARQ") site to support the progressive population intake starting from 2023-2024. The proposed scope of the project comprises: (a) off-site road improvement works, (b) provision of the remaining proposed off-site pedestrian connectivity facilities, and (c) landscaping and other ancillary works for the open space at the ARQ site.

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for May and June 2017 respectively.

16. PWP Item No. 7804CL — Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long — Advance Works

The Administration plans to seek the Panel's support for upgrading the above project to Category A for carrying out the necessary infrastructure works in support of public and private housing developments in Kam Tin South.

Q2 of 2017

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for April/May and June 2017 respectively.

17. Domestic use in industrial buildings

The Administration will consult Panel members on legislative proposals for strengthening enforcement against domestic use in industrial buildings.

Q2 of 2017
(tentative)

The Administration plans to submit the relevant legislative proposals to LegCo in the third quarter of 2017.

18. Cost management for Capital Works Projects

At the Panel meeting on 15 October 2015, Hon Albert CHAN suggested that the Administration

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should update the Panel on the current trend of tender prices for the projects under the Capital Works Programme and the projected capital works expenditures for the current and the next financial years.

The Administration will update the Panel on the cost management initiatives for capital works projects.

19. Safety of drinking water

At the Panel meeting on 18 October 2016, Dr Hon Helena WONG urged the Administration to update the Panel on the follow-up work on the incident of excess lead found in drinking water.

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The Administration plans to brief Panel members on the progress of the key follow-up work on the incident in the second quarter of 2017.

20. Detailed Feasibility Study for the Environmentally Friendly Linkage System for Kowloon East — Interim Public Consultation and Progress Update on Kai Tak Development

The Administration will consult Panel members on the recommended green transport mode(s) as the Environmentally Friendly Linkage System for Kowloon East, and update members on the progress of the Kai Tak Development project.

Q2 of 2017
(tentative)

21. Proposed Construction Industry Security of Payment Legislation

An information paper prepared by the Administration on "public consultation on proposed security of payment legislation for the construction industry" (LC Paper No. CB(1)1033/15-16(01)) was circulated to members on 14 June 2016.

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**Proposed timing for
discussion/
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The Administration plans to consult Panel members on the framework of the proposed Construction Industry Security of Payment Legislation.

22. Raising the construction operations levy threshold under the Construction Industry Council Ordinance and the Construction Workers Registration Ordinance from \$1 million to \$3 million

Under the Construction Industry Council Ordinance and the Construction Workers Registration Ordinance, a contractor is liable to payment of levy at a rate of 0.5% and 0.03% respectively to the Construction Industry Council ("CIC") for each construction operation carried out in Hong Kong with a total value exceeding \$1 million. The uniform threshold of \$1 million has remained unchanged since 1985. Taking into account market factors such as inflation over the years, CIC has proposed that the levy threshold should be increased from \$1 million to \$3 million.

Q2 of 2017
(tentative)

The Administration plans to submit the relevant legislative proposal to LegCo in June 2017.

23. Amendments to the Building (Minor Works) Regulation (Cap. 123N) and other related regulations

The Administration will brief Panel members on the legislative proposals to include more works items under the Minor Works Control System.

Q2 of 2017
(tentative)

The Administration plans to submit the relevant legislative proposal to LegCo in the third quarter of 2017.

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24. Progress report on heritage conservation initiatives

The Administration will update Panel members on the progress made on the heritage conservation initiatives since its last report in June 2016, and invite members' views on its future work in this aspect.

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25. Work of the Urban Renewal Authority and review of the Urban Renewal Strategy

On 21 November 2016, Hon SHIU Ka-chun wrote to the Panel Chairman suggesting that the Panel should discuss the implementation and review of the Urban Renewal Strategy ("URS") (LC Paper No. CB(1)165/16-17(01)).

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The Administration plans to brief Panel members on the progress of the work of the Urban Renewal Authority and its work plan for the next financial year and the progress of the implementation of URS.

26. Harbourfront planning and development

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG suggested that the Panel should follow up with the Administration its harbourfront enhancement initiatives. Dr Hon Kenneth CHAN said that the Administration should brief the Panel on the principles and approaches for planning and developing the waterfront areas in the western part of the Hong Kong Island and those outside Victoria Harbour. Hon Albert CHAN suggested that the Harbourfront Commission should be invited to discuss with the Panel the matters raised by Dr Kenneth CHAN.

To be decided

27. Quality of Dongjiang water

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG suggested that the

To be decided

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Administration should brief the Panel on the control over the quality of Dongjiang water at source and the measures to deal with excessive lead content in drinking water.

On 11 December 2015, upon reported discovery of perfluorinated chemicals in five reservoirs, Dr Hon Helena WONG wrote to the Panel Chairman requesting an early discussion on the subject. Dr WONG's letter was circulated to members vide LC Paper No. CB(1)305/15-16(01). In her letter to the Panel Chairman dated 11 December 2015, Dr Hon Helena WONG suggested that a visit of the Panel to Dongjiang be arranged. Dr WONG's suggestion was discussed at the meeting on 23 February 2016. The Administration's reply to the Chairman on the proposed visit (LC Paper No. CB(1)798/15-16(01)) (Chinese version only) was circulated to members on 14 April 2016, and discussed at the meeting on 26 April 2016.

Panel members agreed at the meeting held on 26 April 2016 that the Clerk should coordinate among members proposed dates (within the current legislative session) for the visit for the Administration to follow up. Based on the returns from members in response to the relevant circular, the Chairman instructed the Clerk to propose two options, i.e. (a) 18 and 19 June, and (b) 12 and 13 June, to the Administration. The Administration's reply to the Clerk (LC Paper No. CB(1)1004/15-16(01)) (Chinese version only) was circulated to members on 1 June 2016, and discussed at the meeting on 21 June 2016. The Panel noted that according to the Administration, the Guangdong authorities considered the period before or after the tide season a better timing for conducting the visit.

At the meeting of the Panel on 8 November 2016, members agreed that the request for conducting a visit to Dongjiang should be pursued. The Clerk has written to the Development Bureau on the matter.

**Proposed timing for
discussion/
Remarks**

28. Fresh water supply in remote villages

This issue was raised by Hon Alice MAK and Hon TANG Ka-piu in December 2013. Ms MAK and Mr TANG expressed their concerns on the lack of fresh water supply in remote villages in their two joint letters to the Panel Chairman (LC Papers Nos. CB(1)605/13-14(01) and 879/13-14(01)). The Administration's written response has been circulated to members vide LC Paper No. CB(1)732/13-14(01).

To be decided

At the Panel meeting on 15 October 2015, Hon Alice MAK urged that the Administration should discuss the subject with the Panel as soon as possible.

At the Panel meeting on 18 October 2016, Hon Alice MAK reiterated her request that the Administration should discuss the subject with the Panel as soon as possible.

In his letter to the Panel Chairman dated 28 October 2016 (LC Paper No. CB(1)50/16-17(01)), Hon Kenneth LAU suggested that matters related to the supply of fresh water, electricity and sewerage systems to remote villages be discussed by the Panel.

On 7 November 2016, Dr Hon Elizabeth QUAT wrote to the Chairman (LC Paper No. CB(1)87/16-17(01)) to make a similar suggestion.

29. PWP Item No. 7213CL — Engineering works for Ha Mei San Tsuen Village Expansion Area; and PWP Item No. 7394CL — Sha Tin New Town — stage 2 — servicing and extension of Pai Tau Village in Area 6A

In his letter to the Panel Chairman dated 28 October 2016 (LC Paper No. CB(1)50/16-17(01)), Hon Kenneth LAU suggested that the above public works projects be discussed by the Panel.

To be decided

**Proposed timing for
discussion/
Remarks**

30. Flooding problems in the rural areas

At the Panel meeting on 15 October 2015, Hon LEUNG Che-cheung suggested that the Administration should discuss with the Panel the measures to prevent flooding in the rural areas, including how to deal with the problems involving private land ownership.

To be decided

31. Review of the policies on compensation and rehousing for people affected by land resumption

At the Panel meeting on 15 October 2015, Hon LEUNG Che-cheung opined that the Administration should conduct a review on its existing policies on compensation and rehousing for those affected by resumption of land, and should discuss the matter with the Panel.

To be decided

At the Panel meeting on 18 October 2016, Hon LAU Kwok-fan said that the Administration should discuss the subject, including the policies on compensation and rehousing for those affected by resumption of industrial sites and open storage sites in the New Territories, with the Panel as soon as possible.

32. Unauthorized building works in New Territories Exempted Houses

At the Panel meeting on 15 October 2015, Dr Hon KWOK Ka-ki suggested that the Administration should update the Panel on the enforcement actions that had been taken against unauthorized building works in New Territories Exempted Houses and the way forward for dealing with these unauthorized works.

To be decided

**Proposed timing for
discussion/
Remarks**

33. Problems arising from sub-divisions of flat units and measures to tackle the problems

At the meeting between Legislative Council Members and Yau Tsim Mong District Council members on 29 January 2015, the problems arising from sub-divisions of flat units (commonly known as "sub-divided units") and measures to tackle the problems were discussed. Yau Tsim Mong District Council members considered it important for the Administration to step up regulation of "sub-divided units" and suggested that, to enable the Buildings Department and other law enforcement authorities to take effective enforcement actions against irregularities, the Administration should draw up clear definitions in the relevant legislations (such as the Buildings Ordinance (Cap. 123) and the Building Management Ordinance (Cap. 344)) to differentiate "sub-divided units" from "cubicle apartments" and other accommodations.

To be decided

Legislative Council Members attending the meeting agreed that the issues should be referred to the Panel on Development for consideration and follow-up. The referral memorandum has been circulated to Panel members vide LC Paper No. CB(1)704/14-15(01).

Panel members agreed at the meeting on 28 April 2015 that the subject matter be included in the Panel's "list of outstanding items for discussion", and wished to be briefed on the Administration's latest position on the issues.

34. Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme

At the Panel meeting on 18 October 2016, Hon CHAN Han-pan suggested that the Administration should update the Panel on the implementation of the above Schemes.

To be decided

**Proposed timing for
discussion/
Remarks**

35. Cycle track sections at Sham Tseng

At the Panel meeting on 15 October 2015, Hon Michael TIEN suggested that the Administration should update the Panel on the way forward of the planning of the proposed cycle track sections at Sham Tseng.

To be decided
(Note)

Note: The Administration has advised that different options of the cycle track alignment and associated details are being reviewed to address the concerns of residents of Sham Tseng. With the review progressively completed, consultation with the Tsuen Wan District Council is being arranged. Meetings with the residents concerned will then follow. As such, the Administration will arrange to update the Panel after consulting the local residents.

36. Review of the Hong Kong Planning Standards and Guidelines

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG proposed that the Administration should discuss with the Panel a review of the above guidelines. On 3 March and 11 April 2016, Hon Alice MAK and Dr Hon Elizabeth QUAT wrote to the Chairman respectively urging for an early discussion on the subject (LC Paper Nos. CB(1)648/15-16(01) and CB(1)828/15-16(01)). Dr Hon Elizabeth QUAT made the same suggestion on 7 November 2016 (LC Paper No. CB(1)87/16-17(01)).

To be decided
(Note)

At the Panel meeting on 18 October 2016, Dr Hon Helena WONG and Hon LAU Kwok-fan urged that the Administration should discuss the item with the Panel as soon as possible. In particular, the Administration should accord priorities to reviewing the planning standards in relation to child care services, kindergarten places, caring services for the elderly, and public open space.

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Note: The Administration has advised that the Hong Kong Planning Standards and Guidelines ("HKPSG") are a comprehensive and amalgamated set of standards and guidelines covering a wide and diverse range of land uses and facilities, as well as planning and land use related topics to guide reservation of sites for such purposes, cutting across various policy areas and involving vastly different considerations spanning over the purview of many bureaux and departments ("B/Ds"). According to the existing mechanism, topical reviews of specific standards and guidelines in the HKPSG are conducted by individual B/Ds as and when necessary, taking into account the concerned B/Ds' latest relevant policies and development requirements. Opportunities would also be taken upon such topical reviews to assess the need to review relevant or related standards and guidelines, as well as the planning practices for their implementation. The Administration does not consider it necessary or practicable to conduct a review of the whole HKPSG. If revision of existing standards and guidelines or formulation of new standards and guidelines is considered necessary, it could be taken forward at the request of relevant B/Ds in accordance with the established mechanism. According to the Administration, if Panel members have any question about specific areas of the planning standards and guidelines, the Development Bureau and the Planning Department stand ready to coordinate with the relevant B/Ds to provide specific responses as appropriate.

37. Developing Hong Kong as a "sponge city"

In her letter to the Panel Chairman dated 7 November 2016 (LC Paper No. CB(1)87/16-17(01)), Dr Hon Elizabeth QUAT suggesting that the Administration should discuss with the Panel issues relating to developing Hong Kong as a "sponge city".

To be decided

**Proposed timing for
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38. Review of the functions of the Town Planning Board and related issues

At the meeting of the Panel on 14 October 2008, Hon Cyd HO and Hon Abraham SHEK suggested that issues related to the review of the functions of the Town Planning Board, town planning procedures, and secretariat support for the Town Planning Board should be discussed.

To be decided
(*Note*)

Panel members also requested that the Administration should provide information about the details of the basis for determining the various fee items under the Town Planning Ordinance, the estimated costs incurred by the Administration in processing various types of planning applications each year, reconsider extending the fee waiver to all applications relating to "public causes", "public purposes" or "public interest" as a matter of policy, and consult Heung Yee Kuk on the fee items applicable to Small House applications.

On 24 November 2014, Dr Hon Kenneth CHAN wrote to the Chairman suggesting that matters related to amendments to the Town Planning Ordinance, functions of the Town Planning Board, the town planning procedure, etc. be discussed by the Panel as soon as possible. The letter and the Administration's responses were circulated to members vide LC Papers Nos. CB(1)299/14-15(01), CB(1)556/14-15(01) and CB(1)764/14-15(01).

Note: The Administration has advised that review of the Town Planning Ordinance is not a priority of the Development Bureau and it has not been factored into its current work plan.

**Proposed timing for
discussion/
Remarks**

39. Small House Policy and rural planning strategy

At the meeting of the Panel on 13 October 2011, Hon CHAN Kam-lam urged that the Administration should discuss the issues relating to the Small House Policy with the Panel. Hon Albert CHAN proposed that the discussion should also cover the Administration's rural planning strategy.

To be decided
(*Note*)

In the Public Accounts Committee ("PAC") Report No. 61 tabled in the Council on 12 February 2014, PAC urged the Administration to expedite the review of the Small House Policy and recommended that the issue be followed up by the Panel.

Note: The Administration has advised that it was unable to set a definite timetable for completing the review of the Policy due to the complexity of the issues involved.