

Panel on Development

List of follow-up actions

(Position as at 27 February 2017)

Subject (Responsible Bureau/Office)	Date of meeting	Follow-up actions required	Administration's response
<p>1. Hung Shui Kiu New Development Area Planning and Engineering Study — Revised Recommended Outline Development Plan (Development Bureau and Transport and Housing Bureau)</p>	<p>8 November 2016</p>	<p>The Administration was requested to provide the following information in respect of the proposed Hung Shui Kiu ("HSK") New Development Area ("NDA"):</p> <p><u>Connectivity</u></p> <p>(a) regarding the concerns about the traffic impact of the population growth in the proposed NDA and the proposed removal of Tin Ying Road, whether the Administration would consider retaining Tin Ying Road to address public concerns (i.e. residents of Tin Shui Wai and the Yuen Long District Council had strongly objected to the removal of Tin Ying Road), and the measures to minimize the inconvenience arising from the removal of Tin Ying Road (such as</p>	<p>Response from the Development Bureau was issued to members on 19 December 2016 vide LC Paper No. CB(1)333/16-17(01). Response from the Transport and Housing Bureau on (b) and (e) is awaited.</p>

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		<p>how to enhance the accessibility of Tin Shui Wai Hospital);</p> <p>(b) whether the enhancement of the signalling system of the West Rail Line ("WRL") could effectively solve the problem that only one train would be allowed inside the tunnel from Kam Sheung Road Station to Tsuen Wan Station;</p> <p>(c) how the carrying capacity of WRL could increase by 60% upon the commissioning of the "East-West Corridor";</p> <p>(d) details of the Environmentally Friendly Transport Services ("EFTS") and whether the system would share the road surface with other vehicles, and the measures to avoid the situation that pedestrians and vehicles trod on the same path;</p> <p>(e) whether the Administration would review the railway service between Tsuen Wan and Tuen Mun;</p>	

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		<p><u>Provision of various facilities</u></p> <p>(f) the reasons for relocating the proposed Parking and Operational Facilities for EFTS and the San Wai Sewage Treatment Works;</p> <p>(g) how the Administration would make the proposed NDA the "Regional Economic and Civic Hub" for the North West New Territories ("NWNT");</p> <p>(h) whether the Administration would consider the suggestion of establishing a dragon and lion dance cultural centre to realize local cultural characteristics;</p> <p>(i) whether the Development Bureau, or the Food and Health Bureau, would ensure that public markets would be provided within the proposed NDA;</p> <p>(j) with respect to the concerns on adequacy of provision of car parking spaces, (i) details of the planning standard for the provision of such spaces in residential developments in the proposed NDA,</p>	

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		<p>including the standard for the areas near the railway station; and (ii) whether the Administration would consider the suggestion of providing car parking spaces near the railway station (i.e. the Park and Ride Scheme);</p> <p><u>Handling of brownfield operations</u></p> <p>(k) given that about 37 hectares ("ha") and 24 ha of land would be respectively reserved for modern logistics facilities, and port back-up, storage and workshop uses, (i) the time-table for releasing such land for the aforesaid purposes; (ii) the locations of the sites under (i) to be released at different times; (iii) the schedule for brownfield/logistics operators to move into the sites under (ii); and (iv) whether any space in HSK NDA would be available for relocating some of the brownfield operations from Wang Chau, Yuen Long;</p> <p>(l) given that most brownfield operators had indicated that they chose to operate at the current locations because the rent was</p>	

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		<p>affordable, the reasons why the Administration considered that it was feasible to relocate these operators to new multi-storey buildings;</p> <p>(m) the area of unlawfully occupied land among the 202 ha of brownfield sites identified within the HSK NDA boundary;</p> <p>(n) whether, why and how 24 ha of land reserved in the proposed NDA would be sufficient to accommodate the affected brownfield operations; if not sufficient, how the Administration would solve the problem;</p> <p><u>Impact of the proposed development on residents and farmers</u></p> <p>(o) rehousing arrangements for the affected residents;</p> <p>(p) whether the open space in the proposed NDA would be available for relocation of affected farmland, similar to the arrangement for the development of Yuen Long South; if yes, the details;</p>	

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		<p><u>Compensation to affectees</u></p> <p>(q) a detailed breakdown of the number of households and business operators to be affected by the project, by the categories of: indigenous villagers, non-indigenous villagers, land owners, tenants, business operators, cases of unlawful occupation of government/agricultural land; the respective area of land/brownfield sites occupied by each category of occupants within the HSK NDA boundary; and the estimated monetary compensation to be offered by the Government to these occupants for land resumption and clearance;</p> <p><u>Other concerns</u></p> <p>(r) noting that under the Revised Recommended Outline Development Plan, the development of HSK NDA would create about 150 000 new employment opportunities in NWNT, whether the Commerce and Economic Development Bureau would formulate</p>	

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		<p>relevant industry policy to facilitate the realization of such opportunities; and</p> <p>(s) analysis on various aspects of the proposed NDA in terms of economic and dynamic development, potential development, financial studies, comparison of costs and benefits.</p>	
<p>2. PWP Item No. 3185GK — Re-provisioning of Transport Department's Vehicle Examination Centres at Tsing Yi (Development Bureau)</p>	<p>16 December 2016</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) given that Tsing Tsuen Bridge would be one of the main routes used by vehicles travelling to/from the proposed new Vehicle Examination Centre ("VEC") at Tsing Yi and these vehicles would have to change to a dedicated left-turn lane to Tsing Yi Road West when arriving at Tam Kon Shan Interchange from Tsing Tsuen Bridge, whether the commissioning of the new VEC would cause traffic congestion around the said dedicated left-turn lane; if yes, the measures to address this problem; if no, the reasons;</p>	<p>The Administration's response was issued to members on 27 January 2017 vide LC Paper No. CB(1)509/16-17(01).</p>

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		<p>(b) regarding the road widening works along the eastern side of Sai Tso Wan Road to allow two lanes towards the new VEC site (for incoming vehicles) and one lane away (for vehicles leaving VEC) as one of the traffic mitigation measures to accommodate the additional traffic generated by the new VEC, whether (i) the road widening works could cope with the vehicular traffic leaving VEC; and (ii) those who worked in the areas nearby (e.g. workers of the dockyards), being the main users of Sai Tso Wan Road, had been consulted on the proposed traffic mitigation measures;</p> <p>(c) the measures to be undertaken by the Administration in case there was a serious traffic congestion around the new VEC;</p> <p>(d) if the maximum handling capacity of the new VEC, i.e. 1 000 vehicles per day, could not cope with the demand for vehicle examination services, what action the Administration would take to meet the increased demand;</p>	

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		<p>(e) whether sufficient alternative parking spaces would be provided to the vehicles currently using temporary parking spaces at the project site and would be affected by the relocation proposal; and</p> <p>(f) whether the Administration had conducted any feasibility study on the proposal of providing parking spaces at the proposed new VEC, such as by way of co-locating vehicle examination services and car parking spaces in a multi-storey building, and providing a separate vehicular ingress/egress for car park users; if yes, the details; if no, why such a study had not been/would not be conducted.</p>	
<p>3. Staffing proposal on establishment of the Sustainable Lantau Office and re-organization of the existing Development Offices of the Civil Engineering and</p>	<p>16 December 2016</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) whether the Administration had conducted the following studies/work in respect of Lantau:</p> <p>(i) strategic study on environmental assessment;</p> <p>(ii) baseline review;</p>	<p>The Administration's response was issued to members on 1 February 2017 vide LC Paper No. CB(1)515/16-17(01).</p>

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<p>Development Department (Development Bureau)</p>		<p>(iii) study on capacities for receiving visitors;</p> <p>(iv) traffic control measures;</p> <p>(v) preservation of history and culture, including rural culture;</p> <p>if yes, the respective posts of the officers who were responsible for the above studies; if no, the respective posts of the officers in the proposed Sustainable Lantau Office ("SLO") who would be responsible for the above studies in future;</p> <p>(b) a list of posts in SLO of which the main duties/responsibilities would be dedicated to the conservation of Lantau, and elaboration on these duties; and</p> <p>(c) with reference to the Lantau Development Public Engagement Report (Executive Summary), how the Administration would handle the suggestions collected during the public engagement exercise, and whether SLO would take forward the new development proposals received from the public</p>	

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		<p>(paragraph 3.3.4 of the Executive Summary), including "using the lands in country park area for housing" and "providing a casino".</p>	
<p>4. Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (Development Bureau)</p>	<p>16 December 2016</p>	<p>The Administration was requested to provide the following information:</p> <ul style="list-style-type: none"> (a) whether the Development Bureau would take the initiative to coordinate relevant policy bureaux to review the compensation mechanisms for various parties affected by development projects, such as the ex-gratia allowance for fishermen, and the compensation for people affected by land resumption; if yes, the details; (b) the estimated total costs for conducting various consultancy studies for the proposed development of artificial islands in the central waters; and (c) given that there was a proposal about connecting the East Lantau Metropolis to Hong Kong Island West, whether the Administration would give consideration 	<p>The Administration's response was issued to members on 8 February 2017 vide LC Paper No. CB(1)537/16-17(01).</p>

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		to the development of the Kennedy Town and Mount Davis areas when planning the development of the East Lantau Metropolis; if yes, the details.	
5. PWP Item No. 9357WF-1 — Design and construction for first stage of desalination plant at Tseung Kwan O ("TKO") — mainlaying (Water Supplies Department)	24 January 2017	<p>The Administration was requested to provide information on:</p> <p><u>Full cost recovery</u></p> <p>(a) the estimated payback period for developing the proposed desalination plant at TKO; and</p> <p><u>Water leakage</u></p> <p>(b) the latest figures on the quantity of fresh water lost annually due to water main bursts.</p>	Administration's response awaited
6. Briefing by the Secretary for Development on the Chief Executive's 2017 Policy Address and the overall land supply situation	24 January 2017	<p>The Administration was requested to provide the following information:</p> <p><u>Land supply</u></p> <p>(a) elaboration on the work to be undertaken by the Urban Renewal Authority in</p>	Response from the Development Bureau was issued to members on 27 February 2017 vide LC Paper No. CB(1)618/16-17(01). Response from the Food

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<p>(Development Bureau, Food and Health Bureau, Commerce and Economic Development Bureau)</p>		<p>redeveloping aged-buildings in built-up areas with a view to increasing housing land supply;</p> <p>(b) whether there would be any funding proposals in relation to the Kwu Tung North new development area ("NDA") and Fanling North NDA to be submitted to the Finance Committee for consideration by the current-term Government;</p> <p><u>Brownfield sites</u></p> <p>(c) information on the distribution of brownfield sites in the New Territories, with breakdown by the following categories of the sites:</p> <p>(i) the brownfield operations thereon which were in existence immediately before the first publication of the draft plans of the "Development Permission Areas" ("DPAs");</p> <p>(ii) sites that were not designated as DPAs;</p> <p>(iii) sites zoned "Undetermined";</p>	<p>and Health Bureau on (f) and from the Commerce and Economic Development Bureau on (h) are awaited.</p>

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		<p>(iv) enclaves; and (v) government land leased out by Short Term Tenancy for use as open storage.</p> <p>(d) in respect of the possibility of accommodating some brownfield operations into multi-storey buildings, whether the Administration would consider conducting a pilot scheme for such a proposal, rather than taking no action and waiting for the relevant studies to be completed in the next few years;</p> <p><u>Land use</u></p> <p>(e) elaboration on the proposed setting up of a conservation fund to further promote the revitalization of remote rural areas; whether the Development Bureau would review the compensation and rehousing mechanisms for various parties affected by development projects in the New Territories, such as the compensation for people affected by land resumption, taking reference from the proposed conservation fund; if yes, the details;</p>	

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		<p>(f) written response to Dr Hon LAU Siu-lai's letter dated 25 January 2017 on the role of the Development Bureau in the Government's policy on bazaars (LC Paper No. CB(1)501/16-17(01));</p> <p>(g) the justification for considering allocating land on the periphery of country parks for housing development, whereas only about 1% of the land of the Green Belt zone had been rezoned to residential or other uses;</p> <p>(h) the justification for proposing to use the Wan Chai Sports Ground for comprehensive development, including convention and exhibition venues, whereas land in Lantau had been reserved for the expansion of Asia World Expo;</p> <p><u>Land administration</u></p> <p>(i) the justification for renewing the land lease of the Sha Tin Racecourse for a further 50 years; the amount of land premium paid by The Hong Kong Jockey</p>	

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		<p>Club ("HKJC") for the renewal of the land lease; whether the above land lease was available for public inspection;</p> <p>(j) the justification for rezoning a site of 4.67 hectares in the Hong Kong Sports Institute from "Government, Institution or Community" to "Other Specified Uses" annotated "Race Course"; whether the Administration had signed/would sign a land lease with HKJC in respect of the above site;</p> <p><u>Enforcement against domestic use in industrial buildings</u></p> <p>(k) in view of the proposed stepping up of the enforcement efforts to combat the problem of illegal domestic units in industrial buildings, whether the Administration would enhance the rehousing arrangements for the affected inhabitants; if yes, the details; and</p>	

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		<p><u>Water safety</u></p> <p>(1) details of the follow-up actions taken by the Development Bureau and the Water Supplies Department relating to the recommendations put forward by the Commission of Inquiry into Excess Lead Found in Drinking Water, including the number of meetings held by the International Expert Panel appointed by the Development Bureau on the various items of follow-up work, and the relevant expert reports.</p>	