

Panel on Development

List of follow-up actions
(Position as at 15 December 2017)

Subject (Responsible Bureau/Office)	Date of meeting	Follow-up actions required	Administration's response
<p>1. Briefing by the Secretary for Development on the Chief Executive's 2017 Policy Address and the overall land supply situation (Development Bureau, Food and Health Bureau, Commerce and Economic Development Bureau)</p>	<p>24 January 2017</p>	<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 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>Response from the Development Bureau was issued to members on 27 February 2017 vide LC Paper No. CB(1)618/16-17(01).</p> <p>Response from the Commerce and Economic Development Bureau on (h) was issued to members on 11 April 2017 vide LC Paper No. CB(1)796/16-17(01).</p> <p>Response from the Food and Health Bureau on (f) is awaited</p>

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		<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> <ul style="list-style-type: none">(i) the brownfield operations thereon which were in existence immediately before the first publication of the draft plans of the "Development Permission Areas" ("DPAs");(ii) sites that were not designated as DPAs;(iii) sites zoned "Undetermined";(iv) enclaves; and(v) government land leased out by Short Term Tenancy for use as open storage. <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>	

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		<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> <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>	

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		<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 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>	

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		<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> <p><u>Water safety</u></p> <p>(l) 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>	

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<p>2. Receiving public views on Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (Development Bureau)</p>	<p>10 March 2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) the projection methodology in respect of the estimation that an outstanding area of 200 hectares of land was required in the long term for other specific uses (including science/research and development parks and industrial estates), as mentioned in the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+"), in particular, whether the estimation had included the 87 hectares of land in the Lok Ma Chau Loop; and</p> <p>(b) in respect of each piece of land proposed to be developed under Hong Kong 2030+, the location, development area, population to be accommodated and use, so as to illustrate how the total area of outstanding land demand and total population to be accommodated was arrived at.</p>	<p>Administration's response awaited</p>

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<p>3. Briefing by the Secretary for Development on the Chief Executive's 2017 Policy Address (Development Bureau)</p>	<p>24 October 2017</p>	<p>The Administration was requested to provide the following information:</p> <ul style="list-style-type: none"> (a) whether the Administration would consider putting in place a mechanism to ensure that idle government sites under the purview of various government bureaux/departments would be timely surrendered to the Planning Department for converting into suitable uses; (b) whether the Administration would step up inspections to ensure the building safety of those aged buildings for which the developers, while having acquired most of the buildings' property ownerships and pending redevelopment, had delayed the building maintenance and repair works; (c) how the Administration would consider the suggestion made by a non-official member of the Task Force on Land Supply that Plover Cove Reservoir be filled up to provide land for housing; (d) whether and how the Administration would enforce against those cases in 	<p>Administration's response awaited</p>

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		<p>which the owners of shopping centres located at public housing estates or Home Ownership Scheme courts, such as Yung Shing Shopping Centre under the Link Real Estate Investment Trust ("the Link"), and Kam Ying Court Shopping Centre under a company that had acquired the shopping centre from the Link, had failed to provide the community or welfare facilities required under the relevant land lease conditions; and</p> <p>(e) in respect of the new initiative of encouraging private developers to provide welfare facilities in their development projects, (i) of the specific details and timetable of implementation, including the number of private developers and development projects, as well as the types of welfare facilities to be involved; and (ii) whether the Administration would, as a better alternative, consider specifying the requirements of the provision of such facilities under the land sale conditions.</p>	

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<p>4. Progress report on heritage conservation initiatives (Development Bureau)</p>	<p>31 October 2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) the justifications for the proposed development of a 25-storey private hospital within the Hong Kong Sheng Kung Hui's Compound on Lower Albert Road in Central; and</p> <p>(b) the Administration's response regarding whether it would liaise with the church leaders of the Union Church Hong Kong (a Grade 3 historic building) to put on hold the redevelopment plan of the Church while pending reassessment of the grading of the Church by the Antiquities Advisory Board taking into account the public's request.</p>	<p>Administration's response awaited</p>
<p>5. Work of the Urban Renewal Authority (Development Bureau and Urban Renewal Authority)</p>	<p>31 October 2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) whether the Administration and the Urban Renewal Authority ("URA") would consider reviewing URA's role to shoulder more social responsibility by making use of the land resumed to</p>	<p>The Administration's response was issued to members on 30 November 2017 vide LC Paper No. CB(1)306/17-18(01).</p>

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		<p>develop subsidized sale flats under the Home Starter Loan Scheme and Sandwich Class Housing Scheme, or private housing with non-luxury designs that would be affordable to the general public, so as to rebuild the housing ladder; if yes, the details; if not, the reasons;</p> <p>(b) elaboration on the objectives and the key tasks of the district planning study for Yau Ma Tei and Mong Kok Districts;</p> <p>(c) in respect of the Yu Chau West Street Project (IB-2) under the Pilot Scheme for Redevelopment of Industrial Buildings, whether the owners of the subject industrial building had undertaken building maintenance works after URA had acquired part of the building's property ownerships, and whether URA had paid for the relevant works; if yes, the details;</p> <p>(d) whether URA would consider extending the scope of the "Smart Tender" Building Rehabilitation Facilitating</p>	

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		<p>Services Scheme ("Smart Tender Scheme") to assist owners' corporations of private buildings in the procurement of consultancy services for carrying out building rehabilitation works, including arranging an independent adviser to offer professional and technical advice and to give an assessment on the market price of the tender; if yes, the implementation details; if not, the reasons; and</p> <p>(e) apart from the Smart Tender Scheme, how URA could step up the efforts in combating bid-rigging in building maintenance works.</p>	
<p>6. Capital Works Reserve Fund ("CWRF") Block Allocations for 2018-2019 (Development Bureau)</p>	<p>28 November 2017</p>	<p>The Administration was requested to provide the following information:</p> <p><u>Head 701 Subhead 1100CA</u></p> <p>(a) in respect of the item on the resumption of land for development at Wang Chau, Yuen Long, the number of non-indigenous villagers affected by the village clearance and land resumption thereof, and among which the respective</p>	<p>Administration's response awaited</p>

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		<p>numbers of those who were properly rehoused/rendered homeless;</p> <p>(b) in respect of the item on the formation, roads and drains in Area 54, Tuen Mun phase 2 stage 4B — construction of road L54B, the traffic impact assessment and latest forecast of the traffic flow in the area arising from the planned public and private housing developments;</p> <p>(c) in respect of the items on the resumption of land and road works in relation to the establishment of an agricultural park ("the park") in Kwu Tung South (phase 1), the details including:</p> <p>(i) the timetable of the related land resumption exercise and the areas of land involved, the respective numbers of indigenous and non-indigenous households, licensed structures and business operations that would be affected, as well as the number of objections received;</p>	

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		<p>(ii) the mode of operation of the park, and the number of farmers expected to be benefited from agricultural rehabilitation in the park; and</p> <p>(iii) while the relevant District Council was consulted about the details of the park development, whether and why the Administration considered it appropriate and sufficient to include the relevant funding proposals in the CWRP block allocations for scrutiny by the Legislative Council without providing any details of the park development;</p> <p><u>Head 705 Subhead 5001BX</u></p> <p>(d) details including the works locations and progress in respect of the item on landslip prevention and mitigation programme, 2012, package D, landslip prevention and mitigation works in Lantau Island;</p>	

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		<p><u>Head 705 Subhead 5101CX</u></p> <p>(e) details including the scope and progress in respect of the item on the study on the technical issues related to the potential reclamation site at Ma Liu Shui;</p> <p><u>Head 707 Subhead 7100CX</u></p> <p>(f) whether the various items related to the Hung Shui Kiu New Development Area ("NDA") were part of the existing package of works under the development proposals for the NDA, or were newly proposed items;</p> <p><u>Others</u></p> <p>(g) a consolidated list of the planned new development/housing projects of various scales in the New Territories, together with the estimated numbers of population intakes and jobs to be created in these new developments; and</p> <p>(h) a consolidated list of the studies proposed to be funded under the CWRP</p>	

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		<p>block allocations, together with the relevant details including the deliverables of the studies.</p> <p><i>(Note: Some members had asked about information on items that were beyond the purview of the Panel on Development. The Chairman had suggested that members could raise the relevant questions during the discussions on the CWRP block allocations for 2018-2019 at meetings of the Public Works Committee and the Finance Committee.)</i></p>	
<p>7. PWP Item No. 7804CL — Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long — Advance Works (Development Bureau)</p>	<p>28 November 2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) the ecological impact of the proposed re-provisioning of wetland;</p> <p>(b) the rationale for not terminating the engineering consultancy agreement with AECOM Asia Company Limited in respect of the relevant site formation and infrastructure works for the development at Kam Tin South, Yuen Long, even after the Company was found to have</p>	<p>Administration's response awaited</p>

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		<p>used the data obtained in the course of exercising its duties under the said consultancy agreement in other non-government projects and hence violated the "confidentiality" and "conflict of interest" requirements; and how the Administration could prevent recurrence of such violation; and</p> <p>(c) whether the Administration would consider providing more parking spaces at the housing development projects in Kam Tin South on top of the number required in accordance with the Hong Kong Planning Standards and Guidelines; if it would, the details; if not, the reason.</p>	
<p>8. Supply of Dongjiang Water (Development Bureau)</p>	<p>28 November 2017</p>	<p>The Administration was requested to provide a copy of the new agreement for the supply of Dongjiang water in the next three years between 2018 and 2020 to be signed between the Hong Kong and Guangdong sides.</p>	<p>Administration's response awaited</p>

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9. Staffing proposal of Development Bureau and Water Supplies Department in taking forward the drinking water safety and land supply initiatives and the reorganization of the Works Branch of Development Bureau (Development Bureau)	28 November 2017	The Administration was requested to, before the submission of the relevant staffing proposal to the Establishment Subcommittee, provide supplementary information on how the dedicated team proposed to be set up in the Development Bureau could maintain independence and impartiality in monitoring the work of the Water Supplies Department in taking forward water safety initiatives.	The Administration's response was issued to members on 14 December 2017 vide LC Paper No. CB(1)356/17-18(01).