For Information

Subcommittee on
Sewage Services (Sewage Charge) (Amendment) Regulation 2007,
Sewage Services (Trade Effluent Surcharge) (Amendment) Regulation 2007 and
Technical Memorandum on Procedures and Methods for Sampling and Analysis of Trade Effluents

Information on Issues raised by Members at the meeting on 30 April 2007 and at previous meetings

Purpose

In response to requests made by Members at the Subcommittee meeting on 30 April 2007 and at previous meetings, this paper provides further information on the following topics:

(a) Use of chlorination/dechlorination for disinfection;

(b) Sewage charge (SC) increment projections;

(c) A chronology of the activities/work which have been undertaken since the identification of the land adjacent to the Stonecutters Island Sewage Treatment Works (SCISTW) site till present; and the activities/work to be done from the present day till the conduct of the review on the timing for implementing the Harbour Area Treatment Scheme (HATS) Stage 2B in 2010/11;

(d) Proposed thresholds for taking forward HATS Stage 2B; and

(e) Cost recovery rate of fees governed by the “user pays” principle.

Use of chlorination/dechlorination for disinfection

2. As requested by Members at the meeting on 30 April 2007, further information on the use of chlorination/dechlorination for disinfection at the SCISTW is provided below -

(a) Comparison of annual recurrent costs (chlorination/dechlorination versus UV radiation) for disinfection at Annex A1; and

(b) Criteria for the selection of the coastal cities and the methodology adopted in the survey on disinfection practices in other coastal cities at Annex A2.

3. In regard to the request for information about the Environmental Impacts Assessment (EIA) of Chlorination/Dechlorination for HATS, a detailed EIA study on the discharge of chlorinated/dechlorinated (C/D) effluent from SCISTW has been conducted under the "Harbour Areas Treatment Scheme (HATS) Environmental Impact Assessment (EIA) Study for the Provision of Disinfection Facilities at Stonecutters Island Sewage Treatment Works (SCISTW)" following the recommendation by the LegCo Public Accounts Committee in 2004 that the commissioning of the disinfection facilities at SCISTW should be advanced. The impact assessment covers various phases of HATS Stage 2, i.e. the Advance Disinfection phase, Stage 2A and Stage 2B. The study has taken a very prudent approach by making very conservative assumptions.

4. Potential risks to human health and aquatic life, as well as the potential acute and chronic toxicity to aquatic life induced by the C/D effluents have been assessed based on the test results obtained from a series of whole effluent toxicity (WET) tests and chlorination by-products (CBP) tests performed on raw and C/D effluents from HATS, using the methodology and assessment criteria established by USEPA. Five marine species which are of great ecological and fisheries significance in Hong Kong waters were chosen for the WET tests. In addition, a total of 34 chemicals, including total residual chlorine (TRC), Trihalomethanes (THMs) & Haloacetic Acids (HAAs) were tested in the CBP tests.

5. Based on the data collected from the WET and CBP tests, the incremental lifetime cancer risk, the human health hazard indexes, the aquatic life hazard indexes, as well as the acute toxicity unit and the chronic toxicity unit to marine organisms due to the discharge of C/D effluents from SCISTW were estimated. The assessments showed that all results were well within the USEPA's assessment criteria with a large safety margin, indicating that the potential risks to human health and ecological resources due to the discharge of C/D effluents from different phases of HATS Stage 2 are low. This confirms that the chlorination/dechlorination process is an environmentally acceptable option for HATS. For further details, Members are invited to refer to the Information Note issued on 26 April 2007 (CB(1)1449/06-07(03)) (paragraphs 2-7 and Annex A).

Sewage Charge (SC) increment projections

6. As requested by Members at the meeting on 30 April 2007, further information is provided below on the sewage charge (SC) increment projection.

7. As illustrated in the graph at Annex B1 and the figures in Annex B2, we can observe that -

(a) at all times during the coming ten-year period, the projected SC expenditure will continue to exceed the SC revenue taking into account the proposed SC increments. The Government will continue to subsidize the SC expenditure over the coming ten-year period. In other words, the proposed increments in the coming ten years would not result in the recovery of recurrent cost in excess and/or in advance of the actual increases in SC expenditure;

(b) As illustrated in the graph at Annex B1, even if we only take into account the recurrent costs of those projects which are already commissioned or those with funding approved by LegCo (i.e. we do not take into account projects which are yet to be approved by LegCo), there will be a lag of several years until we would be fully recovering the recurrent cost. Under our projected SC

increment scheme, we will only recover, in around 2012/13, SC revenue which is equivalent to the level of expenditure in the year 2008/09. Hence there will be a lag of several years for recovering the expenditure, even under a conservative assumption that no new projects incurring additional recurrent costs will be commissioned in the interim years.

As stated in the information note issued on 30 April 2007, we have committed to conducting mid-term reviews to ensure that LegCo and the public will maintain oversight on the future recovery rates of the SC.

8. As requested by the Subcommittee at the meeting on 27 April 2007, we have also provided an alternative projection of the SC rates and the SC increments on the assumptions that (i) the SC recurrent recovery will be increased from around 54% at present to 80% immediately; and (ii) the SC rates will be increased in the year when a major sewage treatment project is commissioned for service. (Annex B3) The graphs in Annexes B4 and B5 set out respectively a comparison of the relevant SC rates and the SC increment rates for the relevant years. Under the alternative scheme, sharp increases will be required. Under our proposed approach, such unwelcome variations will be evened out.

Chronology of the activities/work relating to the site for the HATS Stage 2B site

9. We are committed to implementing HATS Stage 2B in a timely and cost-effective manner. We will proceed earnestly with the discussion on the planning, interface and development issues concerned with co-use of the site with a view to completing the statutory planning procedures for an amendment of the zoning plan by around the latter part of 2010. As requested by the Subcommittee at its meeting on 30 April 2007, a chronology of the activities/work which have been undertaken since the identification of the land adjacent to the SCISTW site till present, and the activities/work to be done from the present day till the conduct of the review on the timing for implementing Stage 2B in 2010/11, is set out in Annex C.

Thresholds for determining when HATS Stage 2B should be commissioned

10. The relevant thresholds for determining when Stage 2B should be commissioned will be the statutory water quality objectives (WQOs) supplemented by the water quality criteria established during the environmental and engineering feasibility studies (EEFS) for the HATS. Based on the trends in data collected and forward projections, we will conduct a new water quality modeling exercise to determine the future time horizons when these parameters would be breached. The information and data will be applied in the review to be conducted in 2010/11 when drawing up a draft development programme for Stage 2B that will minimize the risk of such breaches occurring. The draft development programme will be presented upon completion of the review. As stated in the information note issued on 30 April 2007, at the coming review we will also fully take into account public aspirations for a cleaner Victoria Harbour as well as the need to implement the polluter-pays principle in providing sewage services.

Cost Recovery rate of fees governed by the "user pays" principle

11. LegCo and the public have time and again affirmed that the "polluter pays" principle should be put into effect in the review of the sewage services charging scheme. The proposed increment scheme for SC pursues the "polluter pays" principle and aims only to recover 80% of the operating cost in the interim.

12. At the meeting on 19 April, Members have requested the Administration to provide information on the cost recovery rates for government services which operate under the "user pays" principle[1]. The “user pays” principle is applied to various government services where through the collection of fees and charges would enable full cost recovery from users of the services. This principle requires the levels of relevant fees and charges to be linked to costs.

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[1] Government fees and charges are classified into six groups. Beside fees that are governed by the “user pays” principle, there are fees that are subsidised by the taxpayer, tax-loaded, charged for services rendered by utilities operated by the Government, charged for services rendered by Trading Funds, and pegged to market rates.

13. At present, around 4,300 fees are charged based on the "user pays" principle. Based on information in the last costing exercises, it is noted that among these fees, around 3,500 fees or 81% have already achieved full cost recovery. The cost recovery rates of the remaining 19% of fees governed by the principle is set out below -

Cost Recovery Rate	Number of Fees/ Fee Types	As % of total
Exceeding 70% but below full cost recovery	Around 400[2]	9%
Between 40% and 70%	Around 200[3]	5%
Not exceeding 40%	Around 200[4]	5%

14. Bureaux and departments will continue to review the fees that have not achieved full cost recovery while taking into account the cost for providing the services, public acceptability and affordability. In fact, upon the expiry of the prolonged moratorium in 2004-05, bureaux and departments have been reviewing their fees and put forward fee proposals to consult the relevant Legislative Council Panels.

Conclusion

15. Following LegCo Public Accounts Committee's recommendation in 2004 that the commissioning of the disinfection facilities at SCISTW should be advanced, a detailed EIA study was conducted. The study has confirmed that the chlorination/dechlorination process is an environmentally acceptable option. Nevertheless, we affirm that we would not use chlorination/dechlorination if the EIA ultimately concludes that this technology will lead to unacceptable

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[2] Main category of fees include: examination and laboratory diagnostics services; bankruptcy and liquidation services; registration of health professionals (e.g. chiropractors); hotel and guesthouse licences (licence exceeding 2 years); dutiable commodities and control of chemicals.

[3] Main category of fees include: services related to the registration/licensing of health professionals (e.g. radiographers); licences and permits for plants and animals and related services; hotel and guesthouse licences.

[4] Main category of fees include: fire certificates and storage of dangerous goods; licences and permits for animals.

environmental consequences under the local conditions. The SC increment projections show that in the coming ten years the recovery of operating costs will remain below that of the actual expenditure. Meanwhile, we have committed to conducting mid-term reviews to ensure that LegCo and the public will maintain oversight on future recovery rates of the SC. We are committed to implementing HATS Stage 2B in a timely and cost-effective manner, and have taken all necessary steps to secure the dual use site and to monitor the relevant planning parameters.

Environmental Protection Department
May 2007

Annex A1

Harbour Area Treatment Scheme (HATS) Stage 2

Comparison of Annual Recurrent Costs (Chlorination/Dechlorination vs. UV Radiation) for Disinfection

	Stage 2A			Stage 2B		
	Chlorination/ Dechlorination (Million $)	**UV radiation (LPHI) (Million $)**	**UV radiation (MPHI) (Million $)**	**Chlorination/ Dechlorination (Million $)**	**UV radiation (LPHI) (Million $)**	**UV radiation (MPHI) (Million $)**
Staff	1	3	2	1	1	1
Light & Power	1	42	72	1	24	45
Chemical	117	17	17	30	-	-
Maintenance	3	48	38	2	28	24
Total	**122**	**110**	**129**	**34**	**53**	**70**

Annex A2

Criteria for the Selection of the Coastal Cities and the Methodology adopted in the Survey on Disinfection Practices in other Coastal Cities

Introduction

A survey on the disinfection practices in other coastal cities was conducted under the "Harbour Area Treatment Scheme (HATS) Environmental Impact Assessment (EIA) Study for the Provision of Disinfection Facilities at Stonecutters Island Sewage Treatment Works – Investigation". The objective of the survey was to gather information on the current practices and the trend of disinfection technologies in other coastal cities which discharge their treated effluents in marine waters. Further to the information paper on the captioned survey issued on 30 April 2007, this note briefs Members on the criteria for selection of coastal cities and methodology adopted in the survey.

Selection of Coastal Cities for Survey

2. The survey was focused on the disinfection methods adopted in municipal sewage treatment works (STW) in other coastal cities. There are altogether about 230 coastal cities in North America (total: 24), Asia/Australia/New Zealand (total: 149) and Europe (total: 57) each having more than 200,000 inhabitants. In order to contain the survey within a manageable scale and in a cost-effective manner, the following criteria were used in short-listing these coastal cities for the purpose of the survey:

- Coastal cities with significant population;
- Coastal cities with well-established requirements for wastewater treatment and disinfection;
- Coastal cities with well-developed sewage treatment and disposal systems; and
- Coastal cities with ocean discharge of the treated effluents.

3. In addition to the above criteria, some practical constraints, such as language, availability of local contacts and so on were also considered in the selection process. At the end, a total of 24 coastal cities were selected for the survey, including eight (8) in North America, nine (9) in Asia/Australia/New Zealand and seven (7) in Europe.

Survey Methodology

4. For each of the cities selected, key information that was collected includes:

- City's sewage treatment system including no of treatment plants, design capacity and treatment process of each plant;
- Current disinfection practices and years of commissioning;
- Disinfected effluent standards;
- Discharge location of disinfected effluent; and
- Any upgrading plan in next five years.

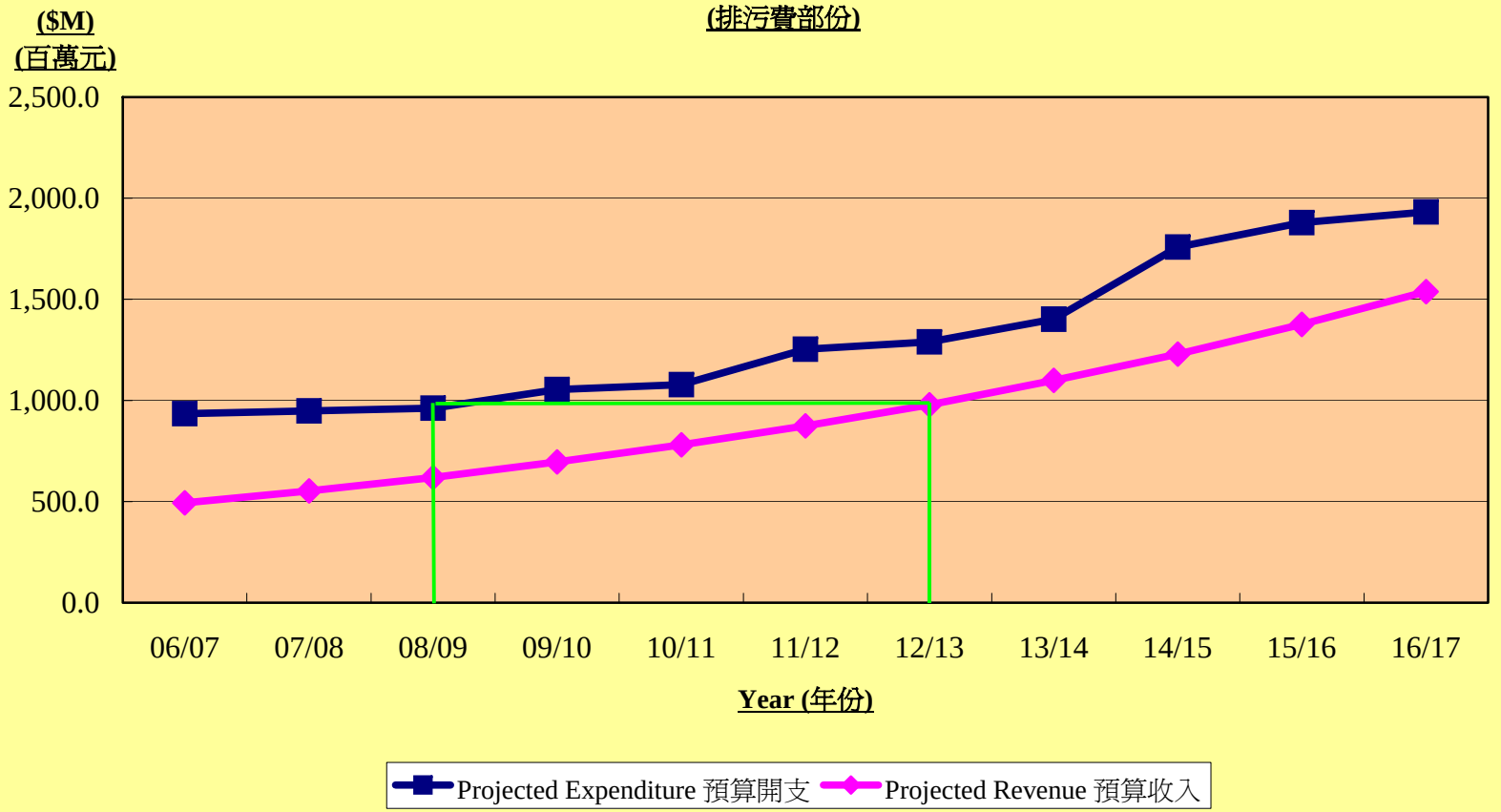
5. Questionnaires were sent to the management and the operation and maintenance (O&M) authorities of the STW in the selected coastal cities. Telephone conversation and email communications with plant operators were conducted to clarify the collected survey information if necessary. Supplementary information on the disinfection installation at these STWs was also gathered from the internet and also from the consultants' sister companies at the selected cities. In addition, the installation lists from the major disinfection equipment suppliers were collected and reviewed.

Conclusion

6. The survey has been carried out in an objective and professional manner. The information gathered provides a general overall picture on the disinfection practices currently or to be adopted in many major coastal cities scattering across various continents. It has been used as useful reference in the selection of disinfection technology for HATS.

Annex B1
附件 B1

Projected Expenditure and Revenue with proposed SC increment of 9.3% p.a. from 2007-08
建議由 2007-08 年度開始每年增加 9.3% 排污費所涉及的預算開支及收入
(SC Element Only)
(排污費部份)



Sewage Charge element (with the proposed fee adjustments of 9.3%)
排污費部分(已計及建議的9.3%費用調整)

Annex B2 附件 B2

	05/06 年度	**06/07 年度**	**07/08 年度**	**08/09 年度**	**09/10 年度**	**10/11 年度**	**11/12 年度**	**12/13 年度**	**13/14 年度**	**14/15 年度**	**15/16 年度**	**16/17 年度**
	Actual 實際	Projected 預計	Projected 預計	Projected 預計	Projected 預計	Projected 預計	Projected 預計	Projected 預計	Projected 預計	Projected 預計	Projected 預計	Projected 預計
	$M 百萬元	$M 百萬元	$M 百萬元	$M 百萬元	$M 百萬元	$M 百萬元	$M 百萬元	$M 百萬元	$M 百萬元	$M 百萬元	$M 百萬元	$M 百萬元
Total expenditure * 開支總額	1,154	1,196	1,213	1,231	1,348	1,380	1,607	1,653	1,783	2,232	2,388	2,453
SC Expenditure * 排污費開支	903	935	948	963	1,055	1,079	1,254	1,290	1,402	1,758	1,880	1,931
SC Revenue (with fee adj) 排污費收入(已計及費用調整)	489	495	553	619	696	781	875	980	1,099	1,230	1,376	1,538
Subsidy 補貼	414	440	395	344	359	298	379	310	303	528	504	393
SC Cost recovery rate 排污費成本收回率	54.1%	52.9%	58.3%	64.3%	66.0%	72.3%	69.8%	75.9%	78.4%	70.0%	73.2%	79.6%
Average household monthly SC bill ($) 平均每月每戶(住宅用戶)排污費(元)	11.0	11.0	12.0	13.1	14.4	15.7	17.2	18.8	20.5	22.4	24.5	26.8

* expenditure includes recurrent cost of HATS Stage 2A, Sludge Treatment Facilities and other planned sewage projects
開支包括淨化海港計劃第二期甲、污泥處理設施及其他已計劃的污水工程的經常開支。

Annex B3

SC Increment Projection – Alternative Scenarios

A. Projection on the basis that 80% of the recurrent cost is to be recovered immediately in the first year, and then the SC rates will only be adjusted at the year when the relevant projects are commissioned

		05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
SC Revenue (no fee adjustment)	$M	489.0	494.5	506.0	518.3	532.9	547.1	560.9	574.5	589.8	603.8	618.2	632.1
SC Expenditure (excl depreciation)	$M	903.1	935.2	948.1	962.5	1,054.6	1,079.3	1,253.7	1,290.3	1,401.7	1,757.7	1,879.6	1,931.5
Proposed unit rate adjustment	$/m3	1.20	1.20	1.80	1.78	1.90	1.89	2.15	2.16	2.28	2.79	2.92	2.92
% increment				49.9%	-0.9%	6.6%	-0.3%	13.3%	0.5%	5.8%	22.5%	4.4%	0.1%
(% increment (under our proposal)				9.3%	9.3%	9.3%	9.3%	9.3%	9.3%	9.3%	9.3%	9.3%	9.3%)
Average monthly payment (domestic accounts)	$	11.0	11.0	16.5	16.3	17.4	17.4	19.7	19.8	20.9	25.6	26.8	26.8
Average monthly payment (restaurant accounts)	$	400.0	400.0	599.6	594.3	633.3	631.3	715.3	718.7	760.5	931.6	972.9	974.1
SC Revenue (fee adjusted)	$M	489.0	494.5	758.5	770.0	843.7	863.4	1,003.0	1,032.3	1,121.4	1,406.2	1,503.7	1,539.4
SC Cost recovery rate (excl depreciation)	%	54.1%	52.9%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	80.0%	79.7%
subsidy	$M	414.1	440.7	189.6	192.5	210.9	215.9	250.7	258.1	280.3	351.5	375.9	392.1

Notes –

1. In 2007/08, there will be a sharp increase of **around 50% (49.9%)**, in order to enhance the recurrent cost recovery rate of existing/commissioned projects.

2. In 2009/2010, there will be an increase of 6.6%, reflecting the commissioning of the advance disinfection facilities.

3. In 2011/2012, there will be an increase of 13.3% when the Sludge Treatment Facilities is envisaged to be commissioned.

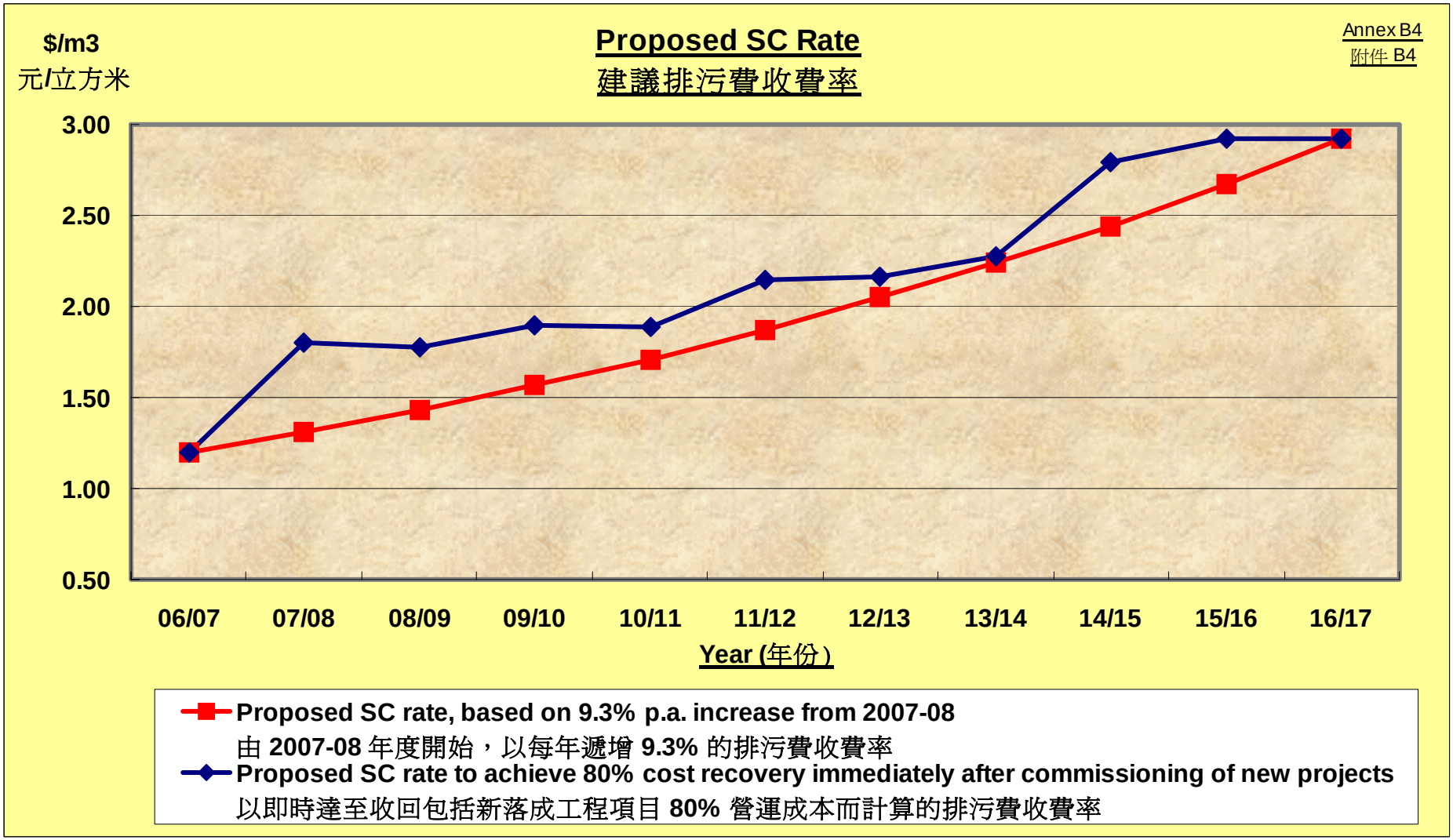
4. In 2014/2015, there will be an increase of **22.5%** when HATS Stage 2A is targeted to be commissioned.

B. Projections if only the recurrent cost of existing facilities are taken into account, but with the recovery rate of recurrent cost be enhanced to 80% in the short, medium and long term

Scenario	SC increment required
To recover 80% of recurrent cost immediately	49.9% in 2007/08
To recover 80% of recurrent cost over a period of 5 years	7.7% increments from 2007/08 until 2011/12
To recover 80% of recurrent cost over a period of 10 years	3.9% increments from 2007/08 until 2016/17

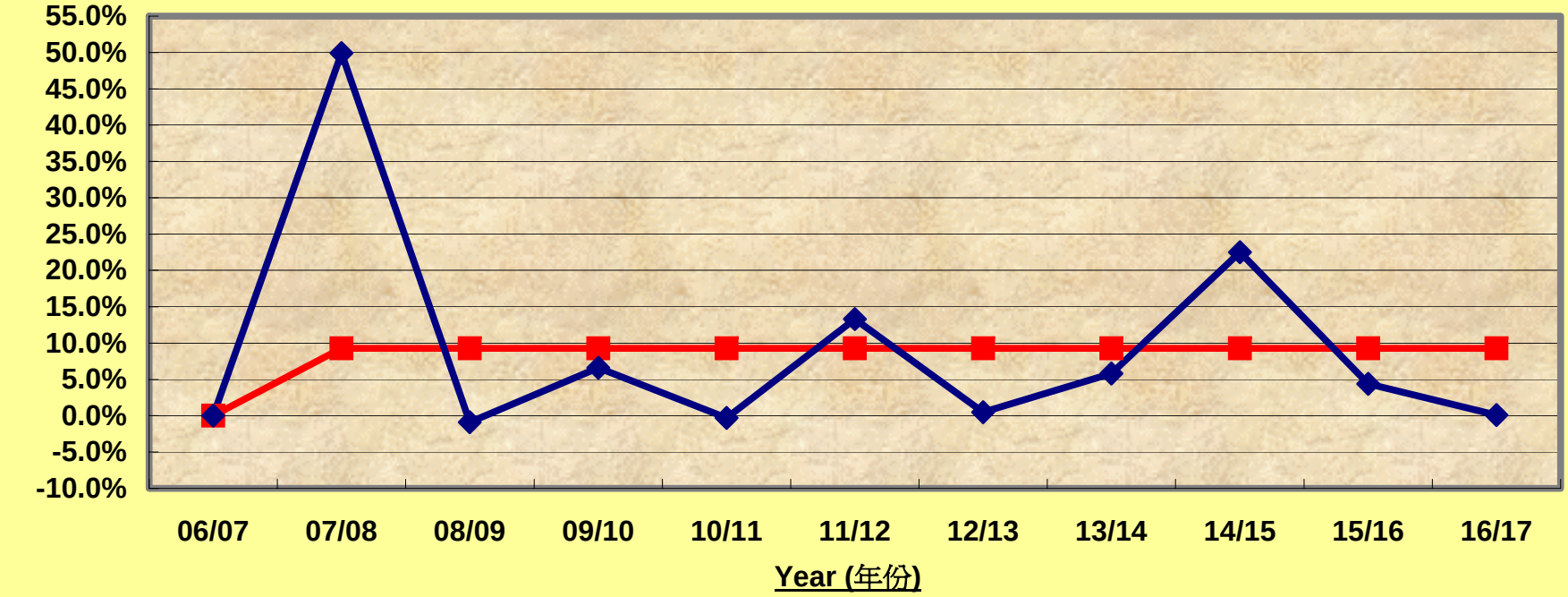
Annex B4
附件 B4

Proposed SC Rate
建議排污費收費率



Annex B5
附件 B5

Proposed SC Increment %
建議排污費遞增百分比



Proposed SC increment %, based on 9.3% p.a. increase from 2007-08
由 **2007-08** 年度開始，以每年遞增 **9.3%** 的排污費遞增百分比

Proposed SC increment % to achieve 80% cost recovery immediately and after commissioning of new projects
以即時達至收回 **80%** 營運成本包括新落成工程項目而計算的排污費遞增百分比

Annex C

Chronology of activities/work undertaken since the identification of the land adjacent to the Stonecutters Island Sewage Treatment Works Site (in 2004) till April 2007, And activities/work to be done from present till the conduct of the review on the timing for implementation of Stage 2B in 2010

Date	Activities/work undertaken/ to be done
2004	
May	The environmental and engineering feasibility studies (EEFS) was completed. Under the recommended preferred option, a site next to the existing Stonecutters Island Sewage Treatment Works (SCISTW) has been identified for the future construction of the biological treatment plant under HATS Stage 2B(the 2B Site).
June	At the EA Panel Meeting held on 28 June 2004 and with the completion of the EEFS the Administration introduced the findings of the trials and studies for HATS (see EA Panel paper ref.CB(1)2215/03-04(07)) and consulted the EA Panel on the way forward for the Harbour Area Treatment Scheme Stage 2 (see EA Panel paper ref. CB(1) 2215/03-04(06)). The EA Panel was informed of the preferred option (Option A), the phased approach to Stage 2, the procurement arrangement, a plan for public consultation, the water quality improvements to be expected from HATS Stage 2, and in line with the "polluter pays principle" the fact that adjustment of the rates of sewage charges would be inevitable with the commissioning of various components of HATS Stage 2.
June	The start of a 5-month public consultation on the way forward for the implementation of the HATS Stage 2. The 2B Site was identified in the document for the public consultation exercise. The consultation ended on 20 November 2004.
November	On 18 November 2004, the Administration provided to the EA Panel an update on the consultation exercise and publicity programme undertaken (see EA Panel paper ref. CB(1) 225/04-05(07)).
2005	
April	Having analysed and taken account of the community views obtained in the public consultation, the Administration announced the decision to implement HATS Stage 2 in phases with 2A targeted for completion in 2013/14 and a review of the timing for Stage 2B to be conducted in 2010/11. It was also decided that procedures be commenced in order to ensure that land would be available for the construction and operation of HATS Stage 2B in due course.
April	On 25 April 2005, the Legislative Council was informed of the following decision by CE-in-Council concerning HATS Stage 2:

Date	Activities/work undertaken/ to be done
	(a) The preferred configuration option recommended in the public consultation document, i.e. centralizing all treatment facilities on Stonecutters Island, be adopted; (b) A two-phase implementation strategy, i.e. dividing HATS Stage 2 into Stage 2A and Stage 2B as set out in the public consultation document, be endorsed; (c) For Stage 2A, the Environmental Impact Assessment (EIA), and site investigation and preliminary design of the tunnel system should commence immediately as a first step to deal with the most time-critical elements of the project so that the Administration could be on track to complete the whole of the Stage 2A main works in 2013 as per the undertaking in the Policy Address; (d) Subject to the support of the community that recurrent costs should be met through sewage charges, part of the disinfection facilities of Stage 2A be brought forward for completion by 2008/09 to bring early improvement to the harbour water quality and to enable re-opening of the Tsuen Wan beaches; (e) The land required for the construction and operation of Stage 2A be reserved; (f) In response to the public's expectation of a complete Stage 2, an indicative implementation programme for Stage 2B, i.e. to commence Stage 2B upon completion of Stage 2A in 2013/14 subject to a review in 2010/11 and public acceptance of full cost recovery, should be promulgated; (g) Procedures be commenced in order to ensure that land will be available for the construction and operation of HATS Stage 2B in due course; and (h) The existing charging policy for both Sewage Charge and Trade Effluent Surcharge be reviewed in 2005 taking into account the financial implications arising from HATS Stage 2 in accordance with the polluter-pays principle. The results of the public consultation exercise were presented in the Annex of the Brief.
May	The Administration initiated the internal steps necessary to ensure land would be available for Stage 2B and that the site would not be otherwise allocated.

July	On 5 July 2005, the Administration in a paper on the implementation plan for HATS (paper ref. CB(1) 1851/04-05(09)) provided Members of the EA Panel with a comprehensive report on the views collected and the preferences expressed during the public consultation exercise for HATS Stage 2, sought Members' support of a proposal to seek funding approval for about $166 million from the Capital Works Reserve Fund to move forward with the time-critical next steps for HATS; and responded to some points raised by Members on the meeting on 25 April 2005 when the Government's decision on HATS was reported. Members did not indicate any objection to the funding proposal.
July	Commencement of the EIA Study for the provision of disinfection facilities at Stonecutters Island Sewage Treatment Works.
August	Discussions with the stakeholders of the 2B Site on potential planning and interface issues began.
November	A paper entitled "Planning Parameters for Commencement of the Design and Construction of HATS Stage 2B" was sent to the EA Panel on 3 November 2005.
December	On 16 December 2005, the Finance Committee approved the funding for 4238DS, Harbour Area Treatment Scheme stage 2A – environmental impact assessment, investigations, tunnel conveyance system design.
2006	
January	Commencement of the sewage conveyance system design.
February	Commencement of the HATS Stage 2A EIA study.
July	Commenced targeted annual monitoring of water quality and sewage flows.
December	Completion of the review of the Sewage Charge element of the sewage charging schemes, and the first stage of the review of the Trade Effluent Surcharge Scheme.
2007	
January	On 5 January 2007, the Administration, following a review of the sewage services charging scheme, presented a paper to the EA Panel on its proposal for strengthening the application of the polluter-pays principle in the provision of sewage services (paper ref. CB(1)600/06-07(01)).
March	Further discussions with the stakeholders of the 2B Site to resolve planning and development issues were held.
March	The Administration decided to carry out a planning study to identify and resolve all the potential planning and development issues involved in the dual use of the 2B site.
May	The Administration to prepare draft study brief for consultant's selection for the planning study.

December	The Administration to appoint a consultant to commence the planning and land-use study for the HATS Stage 2B site before proceeding to the planning application stage for the amendment of plans as required under Section 12A of the Town Planning (Amendment) Ordinance. The whole study including resolution of issues between the co-users is expected to complete by the end of 2008.
2008	
January to December	The planning and land-use study for the HATS Stage 2B will continue.
2009	
January	The Administration to initiate the land re-zoning process on the application to the Town Planning Board (TPB) for amendment of plan under Section 12A of the Town Planning (Amendment) Ordinance. The whole process is normally expected to take about 18 months to complete. Major steps of the key processes are shown in the following.
January to July	Preparation of the submission to TPB for the proposed amendment of plan including consultation within government and with the relevant District Councils.
August to September	Revised plan to be prepared and published.
October to June 2010	TPB to publish representations, conduct hearing, make any necessary amendment and submit to CE in Council.
2010	
April	The Administration to initiate the review of the timing for the implementation of the HATS Stage 2B. The review is anticipated to take 12 months to complete.
June	CE in Council to approve the revised plan Outline Zoning Plan.