

**Panel on Development**

**List of outstanding items for discussion**

(Position as at 18 November 2016)

**Proposed timing for  
discussion/  
Remarks**

**1. PWP Item 3185GK — Re-provisioning of Transport Department's Vehicle Examination Centres at Tsing Yi**

The Administration plans to seek the Panel's support for upgrading the above project to Category A to re-provide Transport Department's Vehicle Examination Centres at Tsing Yi.

20 December 2016

The submission of the proposal to the Public Works Subcommittee ("PWSC") and the Finance Committee ("FC") is tentatively scheduled for January and February 2017 respectively.

**2. PWP Item 3794CL — Demolition of existing superstructures at Caroline Hill Road site, Causeway Bay**

The Administration plans to seek the Panel's support for upgrading the above project to Category A. The existing superstructures at Caroline Hill Road Site will be demolished for the provision of 2.6 hectares of land for commercial and other uses.

20 December 2016

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

**3. Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030**

The above study updates the territorial development strategy to guide the land and infrastructure development of Hong Kong beyond 2030.

20 December 2016

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A six-month public engagement commenced in end-October 2016. The Administration will brief and consult Panel members on the recommendations of the study.

**4. Development of Lantau**

At the Panel meeting on 18 October 2016, Hon Holden CHOW suggested that the Administration should discuss with the Panel its latest position on the development of Lantau, including the improvement of the transport infrastructure.

To be discussed under "staffing proposal on establishment of the Sustainable Lantau Office and re-organization of the existing Development Offices of the Civil Engineering and Development Department"

**5. Developing the New Territories North**

The Administration intends to brief the Panel on the initial findings of the Preliminary Feasibility Study on Developing the New Territories North.

At the meeting with Legislative Council Members on 22 May 2014, North District Council members suggested that the Administration should further open up the Sha Tau Kok Frontier Closed Area (including Sha Tau Kok public pier and Sha Tau Kok Town). They considered that apart from bringing economic and other benefits to the community, the suggestion would release land to alleviate the shortage of housing land in Hong Kong.

To be discussed under "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030"

Legislative Council Members attending the meeting agreed that apart from referring the issue to the Panel on Security and the Panel on Economic Development for follow-up, the issue should also be referred to the

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Panel on Development for consideration. The referral memorandum has been circulated to Panel members vide LC Paper No. CB(1)747/14-15(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 issue.

**6. Development of artificial islands in the central waters and the East Lantau Metropolis**

The Panel on Development of the Fifth Legislative Council discussed in April 2014 a proposal for conducting strategic studies to explore the feasibility of constructing artificial islands in the central waters between Hong Kong Island and Lantau, including the development of an East Lantau Metropolis. The Administration has not yet obtained FC's approval for the relevant funding proposal for conducting the studies.

To be discussed under "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030"

At the Panel meeting on 18 October 2016, Hon Michael TIEN and Hon Holden CHOW proposed that the Administration should discuss with the Panel its latest position on the above development proposal.

**7. Development of a desalination plant at Tseung Kwan O**

In June 2015, FC approved a commitment of \$154.5 million in 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.

Q1 of 2017

At the Panel meeting on 18 October 2016, Hon Dennis KWOK suggested that related issues,

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such as seawater desalination technologies, capacity of the proposed desalination plant, etc. should be discussed.

**8. Proposed "security of payment legislation for the construction industry"**

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. Panel members agreed at the meeting on 21 June 2016 that the subject matter be included in the Panel's "list of outstanding items for discussion".

Q2 of 2017

**9. Safety of drinking water**

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

Q2 of 2017

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 incidents of excess lead found in drinking water, the progress of the review of the Waterworks Ordinance and introduction of legislation for safety of drinking water.

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**10. 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.

First half of 2017

**11. Quality of Dongjiang water**

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

To be decided

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.

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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.

**12. 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

**Proposed timing for  
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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.

**13. Tender prices for capital works projects**

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

To be decided

**14. 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

**15. Policies on brownfield development**

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.

To be decided

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**16. 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

**17. 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.

**18. 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



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**19. 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.

**20. Mandatory Building Inspection Scheme  
("MBIS") and Mandatory Window Inspection  
Scheme ("MWIS")**

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

To be decided

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**21. 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.*

**22. Review of the Hong Kong Planning Standards and Guidelines**

To be decided  
(Note)

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)).

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.*

**23. 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

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**24. 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.*

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discussion/  
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**25. 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.*

**26. Definition under the Block Government Lease and deprivation of the right of use of agricultural land in the New Territories**

The above subject was referred to the Panel for follow-up by LegCo Members attending the meeting with Heung Yee Kuk members on 12 January 2012. Heung Yee Kuk members considered that the definition of "agricultural land" under the Town Planning Ordinance had unreasonably restricted the use of agricultural land in the New Territories. The Panel agreed at the meeting on 28 February 2012 that the subject be discussed with the Administration.

Item to be deleted  
(Note)

*Note: The Administration has advised that there are on-going dialogues between the Development Bureau/concerned departments and Heung Yee Kuk on this subject. The Administration will keep in view the development and consider reporting the progress to the Panel at an appropriate juncture.*

**Proposed timing for  
discussion/  
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**27. Review of the policy in drawing up Village Environs and Village-type Development Areas to resolve the difficulty of small house applications**

The above subject was referred to the Panel for follow-up by LegCo Members attending the meeting with Heung Yee Kuk members on 12 January 2012. Heung Yee Kuk members held the view that the policy in drawing up Village Environs and Village-type Development Areas should be reviewed so as to increase land for village-type development.

Item to be deleted  
(Note)

The Panel agreed at the meeting on 28 February 2012 that the above subject be discussed with the Administration.

*Note: The Administration has advised that it has no plans to review the current practice of drawing up Village Environs which was discussed and clarified between the Government and the Heung Yee Kuk in 1978. When drawing up Village-type Development zones in statutory town plans, the Planning Department will continue to consider the various factors with a view to striking a suitable balance in the provision of land for small house development as well as for other needs of the society.*