

Panel on Development

List of follow-up actions
(Position as at 9 October 2017)

Subject (Responsible Bureau/Office)	Date of meeting	Follow-up actions required	Administration's response
1. Hung Shui Kiu New Development Area Planning and Engineering Study — Revised Recommended Outline Development Plan (Development Bureau and Transport and Housing Bureau)	8 November 2016	<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).</p> <p>The Chinese and English versions of the response from the Transport and Housing Bureau ("THB") on (b) and (e) were issued to members on 1 June and 3 July 2017 respectively vide LC Paper No. CB(1)1046/16-17(01).</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. 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)</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</p>	is awaited

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		<p>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> <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</p>	

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		<p>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 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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3. PWP Item No. 751CL — Planning and engineering study on Sunny Bay reclamation (Development Bureau)	28 February 2017	Given that a 60-hectare site had been reserved for many years for the Phase 2 development of the Hong Kong Disneyland Resort, the Administration was requested to provide information on the timetable for taking forward the said development.	The Administration's response was issued to members on 18 July 2017 vide LC Paper No. CB(1)1324/16-17(01).
4. Receiving public views on Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (Development Bureau)	10 March 2017	<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,</p>	Administration's response awaited

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		<p>so as to illustrate how the total area of outstanding land demand and total population to be accommodated was arrived at.</p>	
<p>5. PWP Item No. 751CL — Planning and engineering study on Sunny Bay reclamation (Development Bureau)</p>	<p>28 March 2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) given that there had been previous cases that it was found during the construction of certain railway projects that the actual ground properties were different from the geological information obtained by ground investigations, how the Administration could ensure that adequate site investigation works would be conducted in respect of the proposed Sunny Bay reclamation, so that the information obtained would accurately reflect the actual situation;</p> <p>(b) the definition of "fisheries" (漁業) used in an Environmental Impact Assessment ("EIA"), and how the Administration would examine and address the impact of the proposed Sunny Bay reclamation on the practices of the fisheries industry (漁</p>	<p>The Administration's response was issued to members on 18 July 2017 vide LC Paper No. CB(1)1324/16-17(01).</p>

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		<p>業) (but not fisheries resources (漁業資源)) in the proposed planning and engineering study; and</p> <p>(c) whether the Administration would provide the report on the engineering feasibility studies for proposed reclamation at Sunny Bay to the Panel; if yes, the report; if no, the reasons.</p>	
<p>6. PWP Item No. 3466RO — Improvement to Hoi Bun Road Park and adjacent area (Development Bureau and Leisure and Cultural Services Department)</p>	<p>23 May 2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) the utilization of various types of elderly fitness equipment provided at venues managed by the Leisure and Cultural Services Department;</p> <p>(b) the types and quantities of elderly fitness equipment to be provided at the Hoi Bun Road Park; and</p> <p>(c) the design concept and operation hours of the thematic features with sound and lighting effects.</p>	<p>The Administration's response was issued to members on 5 July 2017 vide LC Paper No. CB(1)1261/16-17(01).</p>

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<p>7. Proposed amendments to the Buildings Ordinance (Cap. 123) for strengthening enforcement action against illegal domestic use in industrial buildings (Development Bureau)</p>	<p>26 June 2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) whether the Administration would consider facilitate the conversion of industrial buildings into compliant transitional accommodation, such as by re-zoning an industrial area as a residential area, to meet the pressing housing need of the community; if no, the reasons;</p> <p>(b) whether the Administration would consider introducing a partial rent control regime to keep the rentals of residential units at a level affordable to the underprivileged; if no, the reasons; and</p> <p>(c) regarding the proliferation of small workshop units in industrial buildings with many of them being used as illegal domestic premises, the reasons for the Buildings Department ("BD") to have approved the building plans of these workshop units.</p>	<p>The Administration's response was issued to members on 13 July 2017 vide LC Paper No. CB(1)1310/16-17(01).</p>

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<p>8. Creation and redeployment of Directorate posts in the Development Bureau and Planning Department to strengthen support for land use initiatives and district planning work (Development Bureau)</p>	<p>26 June 2017</p>	<p>The Administration was requested to provide the following information:</p> <ul style="list-style-type: none"> (a) progress update on (i) the Study on Existing Profile and Operations of Brownfield Sites in the New Territories; (ii) the feasibility studies on multi-storey buildings for accommodating brownfield operations; and (iii) other studies/surveys on brownfield sites, in particular, those related to the development of Hung Shui Kiu and Yuen Long South; (b) the direction and progress of the study on brownfield policy; (c) whether the Administration will conduct a review of the Central Clearing House mechanism to achieve efficient allocation of Vacant School Premises sites to potential users; if yes, the details; if no, the reason; (d) the expected effectiveness of the creation of the proposed supernumerary post of Principal Assistant Secretary (Planning and Lands)⁷ ("PAS(PL)⁷") in terms of 	<p>Administration's response awaited</p>

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		<p>tackling the issues and taking forward the policy initiatives related to increasing land supply; and whether the duties and work of the proposed PAS(PL)7 post would be completed within the duration of the supernumerary post up to 31 March 2022; and</p> <p>(e) details of the additional non-directorate posts to be created to support the work of the proposed posts of PAS(PL)7 and Chief Town Planner / Housing and Office Land Supply.</p>	
<p>9. Proposed amendments to the Buildings Ordinance (Cap. 123) for strengthening enforcement action against illegal domestic use in industrial buildings (Development Bureau)</p>	<p>17 July 2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) whether the Administration would consider allowing the inhabitants of industrial buildings affected by the enforcement actions of the Buildings Department ("BD") to be immediately admitted to Interim Housing, instead of requiring them to stay in the Transit Centre, which was remote with unsatisfactory living conditions, for three months first; if yes, the details; if no, the reasons; and</p>	<p>The Administration's response was issued to members on 31 August 2017 vide LC Paper No. CB(1)1399/16-17(01).</p>

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		(b) regarding the proliferation of small workshop units in industrial buildings with many of them being used as illegal domestic premises, the number of building plans of such workshop units that had been approved by BD.	
10. Cost Management for Capital Works Projects (Development Bureau)	17 July 2017	<p>The Administration was requested to provide the following information:</p> <p>(a) in terms of the performance in cost estimation for public works projects, whether any Government officials should be held accountable for the recent cost overruns for some of the public works projects, e.g. the essential public infrastructure works of the South Island Line and the advance works of the construction of railway works of the Shatin to Central Link; if yes, the details; if no, the reasons;</p> <p>(b) how the Administration could uplift cost estimation performance to minimize the risk of budget overrun;</p>	The Administration's response was issued to members on 25 August 2017 vide LC Paper No. CB(1)1385/16-17(01).

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		<p>(c) details of the eight reviewed works policies/requirements promulgated by the high level working group led by the Development Bureau and comprising senior directorates from Works Department as shown in Enclosure 3 to the Administration's paper (LC Paper No. CB(1)1284/16-17(04));</p> <p>(d) elaboration on the partnering approach and open-book target cost contract forms of the New Engineering Contract;</p> <p>(e) in respect of the different types of construction materials and various categories of construction workers as shown in Annexes 2 and 3 of Enclosure 4 to the Administration's paper, the proportion of the cost of each item (e.g. sand, bitumen; concretor, bricklayer) in the total cost of construction works;</p> <p>(f) how the Administration could prevent possible oligopoly by a small number of large engineering/construction consultants/companies for the implementation of public works projects;</p>	

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		<p>(g) whether the Administration would consider taking punitive action against the contractors of multiple public works projects which had cost overruns; if yes, the details; if no, the reasons; and</p> <p>(h) elaboration on the work of the Development Bureau in collaboration with the Construction Industry Council in adopting innovation and advanced technology in public works projects to reduce manpower requirements and enhance productivity for achieving better cost-effectiveness.</p>	
<p>11. Interim Public Consultation on the Detailed Feasibility Study for Environmentally Friendly Linkage System for Kowloon East and Progress Report on Kai Tak Development (Development Bureau)</p>	<p>17 July 2017</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) whether the Administration would consider adopting a mixed-modal system, instead of the elevated system as suggested, for the proposed Environmentally Friendly Linkage System ("EFLS") for Kowloon East, to facilitate the transportation of passengers to various locations in Kowloon East,</p>	<p>The Administration's response was issued to members on 15 September 2017 vide LC Paper No. CB(1)1424/16-17(01).</p>

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		<p>including the MTR Yau Tong Station, an interchange station; if yes, the details; if no, the reasons;</p> <p>(b) the short-, medium- and long-term measures implemented/to be implemented by the Administration to improve road traffic in Kowloon East;</p> <p>(c) whether the Administration would consider adopting an elevated non-railway system (e.g. bus rapid transit and modern tramway) for the proposed EFLS; if yes, the details; if no, the reasons;</p> <p>(d) regarding the traveller system (one of the public transport modes evaluated under the Detailed Feasibility Study for the proposed EFLS for Kowloon East), details about this system, including examples of places where this system was being used, the reason(s) for not adopting this system for the proposed EFLS, and a cost estimate (if any) for developing this system as EFLS;</p>	

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		<p>(e) a full report of the part(s) of the Detailed Feasibility Study for the proposed EFLS that had been completed so far; and</p> <p>(f) whether the Administration would consider revising the alignment of the proposed elevated EFLS, so that the development of the proposed Kwun Tong Transportation Link ("KTTL") above the Kwun Tong Typhoon Shelter would no longer be required; if so, the details; if not, how the Administration would ensure the safety of high-mast vessels and the seamen working on these vessels that could not enter the said typhoon shelter as a result of the K TTL development during typhoon periods.</p>	