

Panel on Development

List of outstanding items for discussion

(Position as at 23 October 2017)

**Proposed timing for
discussion/
Remarks**

1. Work of the Urban Renewal Authority

On 21 November 2016, Hon SHIU Ka-chun wrote to the Panel Chairman suggesting that the Panel should discuss the implementation and review of the Urban Renewal Strategy ("URS") (LC Paper No. CB(1)165/16-17(01)).

31 October 2017

At the Panel meeting on 12 October 2017, Dr Hon Helena WONG hoped that the Panel would be briefed on the progress of the redevelopment work undertaken by the Urban Renewal Authority ("URA"). She expressed particular concern over the suspension of the Demand-led Redevelopment Project Pilot Scheme.

The Administration and URA will brief Panel members on the progress of the work of URA in implementing the URS (including its redevelopment work and its Demand-led Redevelopment Project Pilot Scheme) and URA's work plan for the following financial year.

2. Progress report on heritage conservation initiatives

The Administration will update Panel members on the progress made on the heritage conservation initiatives since its last report in June 2016, including the funding applications for the revitalization projects of Lady Ho Tung Welfare Centre, No. 12 School Street and Old Dairy Farm Senior Staff Quarters under Batch IV of the Revitalizing Historic Buildings Through Partnership Scheme.

31 October 2017

**Proposed timing for
discussion/
Remarks**

The submission of the relevant funding proposal to the Public Works Subcommittee and the Finance Committee ("FC") is tentatively scheduled for November and December 2017 respectively.

3. Revision of Fees and Charges under Mines (Safety) Regulations (Cap. 285B), Dangerous Goods (General) Regulations (Cap. 295B), and Dangerous Goods (Government Explosives Depots) Regulations (Cap. 295D) under the Purview of the Civil Engineering and Development Department

The Administration will brief the Panel on the proposal of revising 26 out of 27 government fees and charges related to services provided by the Civil Engineering and Development Department in respect of (i) mine blasting, (ii) manufacture, storage and discharge of dangerous goods, and (iii) explosives storage and delivery.

31 October 2017

4. Lifts and Escalators Ordinance (Cap. 618) Commencement Notices under Sections 14, 15, 19, 20, 21, 23, 25 and 26 of Schedule 16 in respect of Recognized Qualifications for Registered Engineer and Registered Worker

The Administration will brief the Panel on the arrangement for phasing out the transitional arrangement for recognition of qualifications for registration of registered engineers and registered workers.

31 October 2017

5. Capital Works Reserve Fund block allocation for 2018-2019

The Administration will brief Panel members on the funding submission for the Capital Works Reserve Fund block allocations for 2018-2019.

28 November 2017

**Proposed timing for
discussion/
Remarks**

The submission of the relevant funding proposal to the Public Works Subcommittee ("PWSC") and FC is tentatively scheduled for December 2017 and January 2018 respectively.

6. Supply 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. 28 November 2017

A delegation of the Panel conducted a duty visit to the Dongjiang River Basin on 14 and 15 April 2017.

Seven Panel members visited the Muk Wu Raw Water Pumping Station and Tai Po Water Treatment Works on 22 May 2017 to better understand the treatment of water imported from Dongjiang.

At the Panel meeting on 12 October 2017, Dr Hon Helena WONG requested an early discussion on the new Dongjiang water supply agreement and the related price negotiation/adjustment mechanism, in view that the current agreement would expire in end 2017.

The Administration will brief Panel members on the new supply agreement of Dongjiang water from 2018 to 2020.

**Proposed timing for
discussion/
Remarks**

7. 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

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 incident of excess lead found in drinking water ("the incident"). On 30 March 2017, Hon CHAN Han-pan wrote to the Chairman (LC Paper No. 761/16-17(01)) making a similar suggestion.

28 November 2017

At the Panel meeting on 12 October 2017, Dr Hon Helena WONG requested to be briefed as soon as possible on the details of the newly launched Action Plan for Enhancing Drinking Water Safety in Hong Kong ("the Action Plan").

The Administration will brief Panel members on the reorganization of the Works Branch of the Development Bureau and its staffing proposal in taking forward new and existing initiatives. The briefing will cover, inter alia, the details of the Action Plan announced in September 2017 which serves as key follow-up work on the incident. The staffing proposal includes the proposed creation of a permanent Principal Government Engineer (D3) post and a permanent Government Engineer (D2) post in Development Bureau to cope with increasing workload, including the implementation of the Action Plan and land supply initiatives; and creation of two supernumerary directorate posts in Water Supplies Department (an Administrative Officer Staff Grade C (D2) and a Chief Engineer (D1)) to press ahead with the Action Plan.

**Proposed timing for
discussion/
Remarks**

The submission of the relevant funding proposal to the Establishment Subcommittee and FC is tentatively scheduled for January and February 2018 respectively.

8. PWP Item No. 7804CL — Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long — Advance Works

The Administration plans to seek the Panel's support for upgrading the above project to Category A for carrying out the necessary infrastructure works in support of public and private housing developments in Kam Tin South.

28 November 2017

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for December 2017 and January 2018 respectively.

9. Implementation arrangements for the Hung Shui Kiu New Development Area Project

The Administration will brief members on the details of the implementation mode and the special compensation and rehousing package for the Hung Shui Kiu New Development Area project.

Q4 of 2017

10. Pier Improvement Programme

The Administration will brief members on the Pier Improvement Programme, which was announced by Chief Executive in the 2017 Policy Address. The Programme aims to improve a number of remote public piers to facilitate public access to outing destinations and natural heritage. The first phase of the Programme will cover about 10 public piers in the New Territories and the Islands District.

To be decided

**Proposed timing for
discussion/
Remarks**

11. Proposed Construction Industry Security of Payment Legislation

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.

Q1 of 2018

The Administration plans to consult Panel members on the framework of the proposed Construction Industry Security of Payment Legislation.

12. Raising the construction operations levy threshold under the Construction Industry Council Ordinance and the Construction Workers Registration Ordinance from \$1 million to \$3 million

Under the Construction Industry Council Ordinance and the Construction Workers Registration Ordinance, a contractor is liable to payment of levy at a rate of 0.5% and 0.03% respectively to the Construction Industry Council ("CIC") for each construction operation carried out in Hong Kong with a total value exceeding \$1 million. The uniform threshold of \$1 million has remained unchanged since 1985. Taking into account market factors such as inflation over the years, CIC has proposed that the levy threshold should be increased from \$1 million to \$3 million.

Q4 of 2017
(tentative)

13. Amendments to the Building (Minor Works) Regulation (Cap. 123N) and other related regulations

The Administration will brief Panel members on the legislative proposals to include more works items under the Minor Works Control System.

Q1 of 2018
(tentative)

**Proposed timing for
discussion/
Remarks**

The Administration plans to submit the relevant legislative proposal to LegCo in the first quarter of 2018.

14. Planning, Engineering and Architectural Study for Topside Development at the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge — Stage 2 Community Engagement

The Administration will consult Panel members on the draft Recommended Outline Development Plan formulated under the above study.

Q1 of 2018

15. PWP Item No. 5768CL — Strategic Studies for Artificial Islands in the Central Waters

The Administration will brief Panel members on the upgrading of the above project to Category A.

To be decided

16. 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.

To be decided

17. Fresh water supply in remote villages

This issue was raised by Hon Alice MAK and Hon TANG Ka-piu in December 2013. Ms MAK

To be decided

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discussion/
Remarks**

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).

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 meetings on 18 October 2016 and 12 October 2017, Hon Alice MAK reiterated her request that the Administration should discuss the subject with the 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.

On 18 April 2017, a paper from the Administration (LC Paper No. CB(1)827/16-17(01)) on treated water supply for remote villages was issued to members.

18. Replacement of aged water mains

On 30 March 2017, Hon CHAN Han-pan wrote to the Chairman (LC Paper No. 761/16-17(01)) suggesting that the above subject be discussed by the Panel. The Administration's written response to Hon CHAN Han-pan's letter has been circulated to members vide LC Paper No. CB(1)896/16-17(01).

To be decided

**Proposed timing for
discussion/
Remarks**

19. 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

20. 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

21. 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.

**Proposed timing for
discussion/
Remarks**

22. 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. Dr KWOK reiterated this suggestion at the Panel meeting on 12 October 2017, and urged the Administration to provide a concrete timetable for discussion with the Panel on relevant issues within the 2017-2018 session.

To be decided

23. 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

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discussion/
Remarks**

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.

24. Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme

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

Q4 of 2017

(Note: The Administration will provide an update on the implementation of the above Schemes when consulting the Panel on Operation Building Bright 2.0 in Q4 of 2017.)

25. 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. The Coastal Affairs Committee of the Tsuen Wan District Council was consulted on the possible options of the preliminary cycle track alignment within the Tsuen Wan district

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on 4 January and 3 March 2017. The comments received are being reviewed by the Administration, and further consultation with DC members would be required. Meetings with the residents concerned will then follow. The Administration will arrange to update the Panel in due course after consulting the local residents.

26. Review of the Hong Kong Planning Standards and Guidelines

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)).

To be decided
(Note)

At the Panel meetings on 18 October 2016 and 12 October 2017, Dr Hon Helena WONG, Hon LAU Kwok-fan and Hon CHAN Han-pan 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, public open space and parking spaces.

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

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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.

27. 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

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discussion/
Remarks**

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.

28. 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.

**Proposed timing for
discussion/
Remarks**

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.

29. The use of industrial building units for arts and cultural purposes

At the Panel meeting on 12 October 2017, Hon KWONG Chun-yu requested to follow up his suggestion raised at the Panel meeting on 23 May 2017 that the Panel should discuss the captioned matter.

To be decided

(Note: At the House Committee meeting on 6 October 2017, Members agreed to set up a subcommittee on issues relating to the policy on industrial buildings. The subcommittee had been put on the waiting list pending activation. The Panel Chairman decided that he would further consider whether and when to arrange discussion of the matter proposed by Hon KWONG Chun-yu depending on the time when the subcommittee would be activated.)

30. Tree management in Hong Kong

At the Panel meeting on 12 October 2017, Hon CHAN Han-pan suggested that the Administration should brief the Panel on the regulations and guidelines on tree management and preservation, as well as the division of work on relevant matters among responsible departments/sections.

To be decided

**Proposed timing for
discussion/
Remarks**

31. Development of leisure and entertainment facilities at Sunny Bay

At the Panel meeting on 12 October 2017, Hon Michael TIEN urged the Administration to report to the Panel on the outcome of its planning and engineering study on Sunny Bay reclamation, taking into account the suggestions made in his motion passed at the Panel meeting on 28 March 2017. His motion requested that the Administration should allow flexibilities for the development of different leisure and entertainment facilities such as multi-purpose venues for holding road events.

To be decided

32. Developing land resources

At the Panel meeting on 12 October 2017, Hon Michael TIEN requested the Panel to conduct focused discussions on the following initiatives under the 2017 Policy Address: (a) increasing substantially the supply of units under the Green Form Subsidized Home Ownership Scheme; (b) exploring the reactivation of the revitalization scheme for industrial buildings to offer incentives to encourage redevelopment or wholesale conversion; and (c) formulating a policy framework on brownfield development.

To be decided

33. Short term tenancies

At the Panel meeting on 12 October 2017, Hon CHAN Chi-chuen requested to discuss the policy relating to the granting of short term tenancies, as well as measures to avoid abuses.

To be decided