

立法會
Legislative Council

LC Paper No. CB(1)110/2024

(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV

Panel on Development

**Minutes of meeting held on
Wednesday, 13 December 2023, at 8:30 am
in Conference Room 1 of the Legislative Council Complex**

Members present : Hon Tony TSE Wai-chuen, BBS, JP (Chairman)
Hon LAU Kwok-fan, MH, JP (Deputy Chairman)
Hon Starry LEE Wai-king, GBS, JP
Hon Mrs Regina IP LAU Suk-yee, GBM, GBS, JP
Hon Michael TIEN Puk-sun, BBS, JP
Ir Dr Hon LO Wai-kwok, GBS, MH, JP
Hon Kenneth LAU Ip-keung, SBS, MH, JP
Hon Doreen KONG Yuk-foon
Dr Hon Hoey Simon LEE, MH, JP
Ir Hon LEE Chun-keung, JP
Hon Stanley NG Chau-pei, SBS, JP
Dr Hon CHOW Man-kong
Hon LAM So-wai
Hon Andrew LAM Siu-lo, SBS, JP
Dr Hon Wendy HONG Wen
Hon Edward LEUNG Hei
Hon CHAN Yuet-ming, MH
Hon CHAN Hok-fung, MH, JP
Hon TANG Ka-piu, BBS, JP
Hon Louis LOONG Hon-biu

Member attending : Hon SHIU Ka-fai, JP

**Public Officers
attending**

: Agenda item II

Ms Margaret HSIA Mai-chi
Deputy Secretary for Financial Services and the
Treasury (Treasury)³

Ms Kimmey HO Wing-kwan
Principal Assistant Secretary for Financial Services
and the Treasury (Treasury) (Works)

Mr Kepler YUEN Shing-yip
Head, Planning & Development Team (2)
Northern Metropolis Co-ordination Office
Development Bureau

Mr Frankie FUNG Yiu-man
Chief Assistant Secretary for Development
(Works)¹

Ms Karen LEUNG Miu-yin
Assistant Director of Lands (Specialist)³ (Acting)

Mr Alan SIN Kwok-leung
Assistant Director of Architectural Services
(Property Services)

Mr Raymond CHAN Bak-hang
Chief Property Services Manager (3)
Architectural Services Department

Mr CHUI Si-kay, JP
Deputy Director of Drainage Services

Mr Harry MA Hon-ngai, JP
Deputy Director of Civil Engineering and
Development

Mr Tony CHEUNG Wai-hung
Assistant Director of Environmental Protection
(Environmental Infrastructure)

Dr Jackie YIP Yin
Assistant Director of Agriculture, Fisheries and
Conservation (Country Parks)

Mr Richard NG Chin-hung, JP
Deputy Director of Highways

Mr PANG Chi-chiu
Deputy Project Manager (Major Works)¹ (Acting)
Highways Department

Ms Vivian CHEUNG Mei-yee, JP
Assistant Director of Home Affairs (2)

Mr Paul AU Ying-kit
Chief Engineer (Works)
Home Affairs Department

Mr Louis LEUNG Sze-ho
Deputy Secretary-General (1)
University Grants Committee Secretariat

Mr Samuel FAN Kim-fung
Chief Maintenance Surveyor (School Premises
Maintenance)
Education Bureau

Ms Joanmi LI Wing-shan
Senior Maintenance Surveyor (School Premises
Maintenance)²
Education Bureau

Mr Alan YUNG Ying-fai
Assistant Director of Social Welfare (Planning &
Development)

Mr Andy LIU Hon-wah
Chief Executive Officer (Planning)¹
Social Welfare Department

Mr Alfred WONG Kwok-fai
Deputy Director of Water Supplies

Mr Esmond WONG Pak-shing
Chief Civil Engineer (Public Works Programme)
Housing Department

Agenda item III

Mr David LAM Chi-man, JP
Under Secretary for Development

Mr Roger WONG Yan-lok, JP
Deputy Secretary for Development (Works)²

Mr Alan TANG Kai-yan
Principal Assistant Secretary for Development
(Works)³

Mr Tony YAU Kwok-ting, JP
Director of Water Supplies

Mr Wilson MA Hon-wing
Assistant Director of Water Supplies/Development

Mr Gary YIP Ka-chun
Chief Engineer/Development (2)
Water Supplies Department

Clerk in attendance : Ms Connie HO
Chief Council Secretary (1)²

Staff in attendance : Miss Tania TANG
Senior Council Secretary (1)²

Mr William AU-YEUNG
Council Secretary (1)²

Ms Haley CHEUNG
Legislative Assistant (1)²

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(Index of proceedings of the meeting is attached at the **Appendix**.)

- I. Information paper(s) issued since the meeting on 28 November 2023**
(LC Paper No. CB(1)1135/2023(01) — Administration's paper on revision of fees for services provided by the Lands Department under the Land

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Survey (Fees) Regulation (Cap. 473A))

Members noted that the above information paper had been issued since the last meeting on 28 November 2023.

II. Capital Works Reserve Fund block allocations for 2024-2025

(LC Paper No. CB(1)1110/2023(01) — Administration's paper on Capital Works Reserve Fund block allocations for 2024-2025

LC Paper No. CB(1)1110/2023(02) — Full list of items proposed to be funded by Capital Works Reserve Fund block allocations for 2024-2025 provided by the Administration)

2. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure of the Legislative Council ("LegCo"), they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

Funding proposal for Capital Works Reserve Fund block allocations for 2024-2025

3. Dr CHOW Man-kong declared that he was the Associate Vice President (Institutional Advancement) of The Education University of Hong Kong.

4. Ms CHAN Yuet-ming, Ms Starry LEE and Mr Stanley NG expressed support for the funding proposal for Capital Works Reserve Fund ("CWRF") block allocations for 2024-2025.

Head 701 "Land Acquisition", Head 701 Subhead 1004CA "Compensation for surrenders, resumptions and miscellaneous" and Head 701 Subhead 1100CA "Compensation and ex-gratia allowances in respect of projects in the Public Works Programme"

5. Members raised the following enquiries and views concerning "Land Acquisition" and the subheads under it:

- (a) noting that the estimated expenditure under Head 701 accounted for as much as 70% of all the CWRF block allocations for 2024-2025, members asked whether the Administration would lower the

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expenditure on land acquisition and related expenses by way of land exchange or other means;

- (b) the project estimates for Subhead 1100CA under Head 701 in CWRP block allocations increased by 247% from 2023-2024 to 2024-2025. The Administration should further explain the reasons for the drastic increase in the estimate and provide further information on various key items under the subhead. It should also advise whether the recent decline in land premium had been factored in the estimate;
- (c) given that “Central—Wanchai Bypass and Island Eastern Corridor Link” (“the CWB and IECL project”) under Subhead 1100CA of Head 701 had been completed for some time, the Administration should explain why there was still a need to reserve provision for compensation payment in respect of the project; and
- (d) regarding “Road works at South Lantau Road and Hoi Sha Path, Cheung Sha, Lantau Island” under Subhead 1004CA of Head 701, the Administration should consider widening the entire South Lantau Road to provide convenience to residents on Lantau Island.

6. The Administration responded as follows:

- (a) the Administration would expedite land supply through a multi-pronged approach. An example of this was the revised land exchange arrangements under the Enhanced Conventional New Town Approach, which would be adopted in all new development area projects;
- (b) the land resumption work for a number of large-scale infrastructure projects under Subhead 1100CA of Head 701 (such as Development of Kwu Tung North and Fanling North New Development Areas—Remaining Phase) was expected to commence in 2024-2025, and the estimate for compensation and ex-gratia allowances had increased as a result. As the ex-gratia compensation rates for October 2023 were currently used as the basis for the estimated amount of compensation for land resumed in 2024-2025, the possible impacts of the decline in land premium in recent months on the amount of land resumption compensation could not be fully reflected. However, the amount of compensation payment for land resumption would be based on the prevailing ex-gratia compensation rates; and

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- (c) although the CWB and IECL project had been completed, there were still claims that required processing and thus provision had to be reserved under the relevant subhead.

Admin 7. At members' request, the Administration should provide further information on "Road works at South Lantau Road and Hoi Sha Path, Cheung Sha, Lantau Island", including whether road widening works would be carried out for the entire South Lantau Road.

Head 703 Subhead 3101GX "Minor building works for items in Category D of the Public Works Programme"

8. Members raised the following enquiries and views concerning the above subhead:

- (a) whether the location of "Construction of stargazing facilities at the Peak", a proposed new item under the subhead, was suitable for conducting stargazing activities. As the cost of the relevant project was as high as \$45 million, members requested the Administration to provide details of the consultation work that had been conducted for the project; and
- (b) whether there was an urgent need to carry out the minor building works of some of the projects under the subhead, such as those at certain government buildings, in particular the Wan Chai Government Offices Compound ("WCGOC") comprising Wanchai Tower, Revenue Tower and Immigration Tower that would soon be demolished for redevelopment. Members also expressed concern that the cost estimates for some of the projects (e.g. the reinstatement works for the Smart Identity Card Replacement Centres of the Immigration Department) were on the high side. The Administration should further explain the mechanisms for including a project in CWRP block allocations, making the cost estimate and assessing whether such estimate was reasonable.

9. The Administration responded as follows:

- (a) the project site of "Construction of stargazing facilities at the Peak" was located at the former staff quarters of a radio station at Mount Austin Road on the Peak on Hong Kong Island. In addition to its high altitude, the project site was also subject to less light pollution than other locations in the urban area, so it was suitable for conducting stargazing activities; and

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- (b) bureaux and departments still had short-term office accommodation needs to meet before the demolition of WCGOC. To meet such demand, minor building works would be carried out to make necessary alterations and provide simplistic accommodation by making use of existing facilities as far as possible.

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10. At members' request, the Administration would provide (a) further information on "Construction of stargazing facilities at the Peak", including advising the relevant consultation work conducted for the project, and given the serious light pollution in the urban area, whether the location of the project was suitable for stargazing activities; (b) whether the projects under the subhead were urgent and whether the costs incurred were reasonable (e.g. the various fitting-out works projects for office accommodation at WCGOC, and projects such as other reinstatement works and toilet refurbishment works); and (c) the mechanisms adopted by the Administration for including a project in the block allocations, making the cost estimate and assessing whether the estimate was reasonable.

Head 704 Subhead 4100DX "Drainage works, studies and investigations for items in Category D of the Public Works Programme"

11. Members raised the following enquires and views concerning the above subhead:

- (a) the progress of implementing the village sewerage programme in the New Territories; and
- (b) whether short-term measures would be taken to alleviate the flooding problem in Wong Tai Sin, a district that experienced multiple floods in recent months due to rainstorm and bursting of drainage pipes.

12. The Administration responded as follows:

- (a) the village sewerage programme in the New Territories covered about 580 villages, of which the sewerage systems for about 270 villages had been completed and that for the remaining villages were under construction. As at June 2023, the sewerage systems in Sha Tin, Tai Po, Sai Kung, Tsuen Wan, Islands, North and most of Yuen Long (about 96%) districts had been completed. For rural areas which were not covered by the village sewerage programme in the New Territories, the Administration would consult local residents and other stakeholders (including the District

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Committees) on proposals for improving the sewerage service in due time; and

- (b) in view of the floods in Wong Tai Sin that took place in September 2023 due to severe rainstorm, the Administration would review afresh the priority of drainage works in the district and submit to LegCo the funding proposals for larger drainage improvement projects as soon as possible. Smaller drainage projects would also be implemented as soon as possible to address localized flooding problems.

Head 705 Subhead 5001BX “Landslip Preventive Measures”

13. Members raised the following enquires and views concerning the above subhead:

- (a) the reasons why the estimate for the subhead had increased by nearly 25% from 2023-2024 to 2024-2025, and whether the Administration would formulate policies of carrying out landslip prevention and mitigation works more systematically and applying innovative technologies in order to reduce cost; and
- (b) the Administration should explain further the justifications behind the priority accorded to various projects of the landslip prevention and mitigation programme.

14. The Administration responded as follows:

- (a) due to the frequent occurrence of extreme weather in 2023, a number of related projects for landslip prevention and mitigation would be carried out across the territory, resulting in the increase in the expenditure under the subhead in 2024-2025; and
- (b) every year, the Administration conducted safety screening studies for a specified number of government slopes and privately-managed slopes, as well as natural hillsides. Under the landslip prevention and mitigation programme, a regular mechanism was in place to determine the priority of various projects according to a risk-based approach based on established criteria (such as location and the geographical environment).

Head 706 Subhead 6101TX “Universal Accessibility Programme”

15. Members enquired whether the Administration would determine the

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priority of projects for provision of barrier-free access under the Universal Accessibility Programme in view of the demographics of ageing in various districts and expedite the progress of various projects under the programme. The Administration replied that with the consultation channel provided by District Councils, views on various projects under the Universal Accessibility Programme would be amassed and given consideration.

Head 707 Subhead 7100CX “New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme”

16. Members raised the following enquiries and views about two projects under the subhead, namely “Development at Tseung Kwan O Area 137—investigation and design” and “Development off Tseung Kwan O Area 132—investigation and design”:

- (a) in view of the presence of a seawater desalination plant in Tseung Kwan O Area 137 (“TKO Area 137”) and the proposed development of six location-specific public facilities in Tseung Kwan O Area 132 (“TKO Area 132”) (“the six public facilities”), whether the Administration had assessed the potential impact of the six public facilities on water quality; and
- (b) the overall planning of the six public facilities, and the Administration should also further elaborate the impact of those facilities on the environment and on nearby residents.

17. The Administration responded as follows:

- (a) the six public facilities included a refuse transfer station (“RTS”), which was about 1 000 metres away from residential dwellings. Upon preliminary assessment, the Administration was of the view that the odours generated by the proposed RTS would affect neither the residents nor the water quality nearby; and
- (b) the Administration would conduct environmental impact assessment (“EIA”) for projects within TKO Area 137 and TKO Area 132 that were designated projects under the Environmental Impact Assessment Ordinance (“EIAO”), and the cumulative environmental impacts of existing and planned projects would be covered. The public was welcome to provide views on the relevant EIA reports during the stage of public consultation under EIAO. The Director of Environmental Protection would examine a series of factors, including the public’s views, and determine

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whether to approve the EIA reports of the aforesaid designated projects according to EIAO.

Head 708 Subhead 8100EX “Alterations, additions, repairs and improvements to the campuses of the UGC-funded institutions”

18. Members enquired about the reduction in the estimate for the subhead for 2024-2025, despite the Administration’s determination to develop Hong Kong into an international hub for education. In this connection, members requested the Administration to further explain the reasons for the reduction in the estimate.

19. The Administration responded that the amount of cash flow of the subhead had reduced because some of the Health Bureau’s projects under the subhead for enhancing healthcare teaching facilities were completed one after another. With the aforesaid projects of healthcare teaching facilities out of the picture, the estimate for the University Grants Committee’s regular alteration, addition, repair and improvement works for 2024-2025 remained at around \$600 million, which was similar to the allocations in the past.

Head 708 Subhead 8100QX “Alterations, additions, repairs and improvements to education subvented buildings”

20. Members were concerned that funding had remained unavailable to a number of primary schools in the New Territories for carrying out alteration, addition, repair and improvement works, and enquired about the criteria adopted by the Administration in granting funding for schools to carry out such works. The Administration advised that under the annual major repairs mechanism, all aided schools and schools under the Direct Subsidy Scheme were invited to submit applications regarding repair works in the upcoming year. Apart from the 10 key new projects proposed under the subhead for 2024-2025 which incurred higher estimated costs as set out in the funding submission, 101 new projects of major repairs proposed to be carried out for aided schools in various districts were also set out in the full list of items to be funded. Apart from 8100QX, provision was also reserved under Subhead 900 of Head 156 under the General Revenue Account to meet the expenditure of schools on maintenance and repair projects costing \$2 million or less.

Head 710 Subhead A007GX “New Administrative Computer Systems”

21. Members enquired why the estimate for the above subhead had increased by more than 15% from 2023-2024 to 2024-2025. Members opined that the Administration should set out the details of various items under the subhead (especially those related to software and data application) to enable the public to understand better the Administration’s progress of digitalization.

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- Admin 22. At members' request, the Administration would provide supplementary information on why the estimate for the subhead of "New administrative computer systems" had increased by up to 15% from 2023-2024 to 2024-2025, and provide further information on what was related to software and digitalization (especially data application).

Head 711 Subhead B100HX "Minor housing development related works, studies and investigations for items in Category D of the Public Works Programme"

23. Members enquired why the approved allocation for 2023-2024 for the above subhead should increase by \$27.5 million. The Administration replied that there was a need to raise the relevant cash flow because seven of the on-going projects under the subhead had proceeded slightly quicker than expected.

Other enquiries and concerns

- Admin 24. Members enquired about the overall conditions of CWRP projects that were related to the Northern Metropolis in 2024-2025. The Administration replied that under the Northern Metropolis Action Agenda 2023, the Northern Metropolis was divided into four major zones, and the major developments of each of the major zones in the next three years had been set out. At members' request, the Administration would provide further information on the capital works programmes to be implemented in the Northern Metropolis with CWRP block allocations for 2024-2025.

Submission of the funding proposal for Capital Works Reserve Fund block allocations to the Public Works Subcommittee

25. The Chairman concluded that the Panel supported the submission of the funding proposal for CWRP block allocations for 2024-2025 to the Public Works Subcommittee for further consideration.

III. Supply of Dongjiang water

- (LC Paper No. CB(1)1110/2023(03) — Administration's paper on supply of Dongjiang water
LC Paper No. CB(1)1110/2023(04) — Paper on the supply of Dongjiang water prepared by the Legislative Council Secretariat (Background brief))

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26. With the aid of a PowerPoint presentation, the Administration briefed the Panel on the new agreement for the supply of Dongjiang (“DJ”) water in the next three years (i.e. from 2024 to 2026) (“the New Agreement”).

(Post-meeting note: A soft copy of the PowerPoint presentation materials was circulated to members by email vide LC Paper No. CB(1)1139/2023(01) on 12 December 2023.)

27. A number of members expressed support for the New Agreement and extended gratitude to the country’s care for Hong Kong and its support for Hong Kong’s continuous social and economic development through the provision of DJ water since 1965 and commitment to maintaining a stable quality and quantity.

Water supply quantity and water quality

28. Members raised the following enquiries about the supply quantity and quality of DJ water as well as the progress of Hong Kong’s development and adoption of seawater desalination:

- (a) members noted that the annual supply ceiling of DJ water under the current agreement (i.e. for 2021 to 2023) was 820 million cubic metres (“mcm”). In this connection, members asked the Administration to provide the actual amount of DJ water supplied during the three-year period;
- (b) whether the Administration had taken into account the needs of major development projects (e.g. the Northern Metropolis) and related industrial development in making the forecast of future water demand;
- (c) the Administration was asked to provide the latest update on the first stage development of the Tseung Kwan O (“TKO”) Desalination Plant and the concrete implementation timetable of the second stage development. Members enquired whether the Administration anticipated that Hong Kong’s demand for DJ water would further decline in the future as the operation of the desalination plant reached maturity gradually. Moreover, the Administration was asked how it would ensure that the fresh water produced by seawater desalination technology would conform to the Hong Kong Drinking Water Standards;
- (d) pointing out that DJ water was conveyed to Shenzhen Reservoir before reaching Hong Kong and the North East New Territories

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Landfill was not far away from Shenzhen Reservoir, members were concerned whether the quality of DJ water would be compromised due to the operation of the said landfill; and

- (e) members noted that the Administration had all along maintained exchanges with the authorities of Guangdong Province (“GD authorities”) on matters relating to the supply of DJ water. In this connection, members asked the Administration to expound on the latest situation of the facility improvement works undertaken by the GD authorities to safeguard the water supply for Hong Kong and the water quality, and provide information on the hydro projects implemented by the Mainland in view of the overall development needs of the Guangdong-Hong Kong-Macao Greater Bay Area (“GBA”) and for providing adequate water supply to various cities in GBA.

29. The Administration responded as follows:

- (a) the annual amount of DJ water imported to Hong Kong was about 810 mcm in both 2021 and 2022, and about 820 mcm in 2023, which were very close to the annual supply ceiling of 820 mcm specified in the agreement;
- (b) during the renewal of each three-year agreement for the supply of DJ water, the Administration would examine the demand for fresh water and adjust the supply quantity according to the actual situation by taking into account factors such as new development projects, the demand of related industries, and the fresh water production capacity of the desalination plant. Meanwhile, the Administration would continue to promote water conservation and supply recycled water for non-potable uses in phases with a view to reducing the fresh water demand;
- (c) the fresh water production capacity of the first stage of TKO Desalination Plant developed by the Administration would reach 50 mcm per annum, which would supply for about 5% of the fresh water consumption in Hong Kong. The project would tentatively be commissioned for trial production of drinking water at the end of 2023. In addition, the Administration had commenced the preliminary design of the second stage of the desalination plant and would formulate the implementation timetable in view of the preliminary design. The second stage project was expected to increase the ultimate fresh water production capacity to 100 mcm per annum, which would account for about 10% of the fresh water

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consumption in Hong Kong. The fresh water produced by TKO Desalination Plant would fully meet the Hong Kong Drinking Water Standards on a par with the quality of water supplied by other water treatment works in Hong Kong. Regarding the water quality of Shenzhen Reservoir, DJ water was delivered to Shenzhen Reservoir via a dedicated aqueduct and thus protected from the effects of operations and working of facilities nearby. DJ water was then conveyed through pipelines from Shenzhen Reservoir to Muk Wu Pumping Station in Hong Kong. Muk Wu Pumping Station was equipped with a 24-hour real-time water quality monitoring system to monitor and safeguard the quality of DJ water imported to Hong Kong. Therefore, the quality of DJ water was not affected by the operation of the landfill;

- (d) through established mechanisms, the Administration had all along maintained close contact with the GD authorities on the quality of DJ water imported to Hong Kong. The Advisory Committee on Water Supplies also conducted its annual visit to Guangdong Province in November 2023 to inspect the quality of DJ water supplied to Hong Kong and observe the work undertaken by the GD authorities to safeguard the quality of DJ water, including the relevant infrastructure facilities for improving the water quality; and
- (e) regarding large-scale hydro projects, the Pearl River Delta Water Resources Allocation Project, a major livelihood-related infrastructure project in GBA, was expected to be completed at the end of 2023 or in early 2024. While DJ water remained the source of water supply for Hong Kong, the aforesaid project could provide an emergency backup source of water for Hong Kong to further safeguard the security of water supply in Hong Kong.

Water prices

30. Members pointed out that in negotiating the prices of DJ water under the New Agreement, the factors considered included the changes in consumer price indices in the past three years and an average annual rate of change of +1.56% was adopted. Members noted that the rate adopted was lower than the average rate of change in Hong Kong and enquired about the reasons for that. Besides, the increase in the operation cost on the part of the GD authorities in arranging the water supply was not taken into account in arriving at the water prices. Members enquired whether it was a new concessionary arrangement made under the agreement reached this time.

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31. The Administration replied that the prices of DJ water were adjusted based on the established mechanism. The factors considered included, among other things, changes in the exchange rate between Renminbi and Hong Kong Dollar and changes in the relevant price indices of Guangdong and Hong Kong. It was different from the average numbers in Hong Kong as the consumer price indices of both Guangdong and Hong Kong were used to form the equation. Although the operation cost on the part of the GD authorities in arranging the supply of DJ water had increased over the past three years (i.e. from 2020 to 2022), both sides agreed after rounds of negotiations that the annual percentage increase in the proposed annual ceiling water price from 2024 to 2026 should be set at 2.39%.

Water conservation

32. Members considered that the Administration should strengthen measures to promote water conservation and reduce water loss, and they raised the following views and enquiries:

- (a) as fresh water consumption kept on rising in recent years, members enquired how the Administration would step up promotion on water conservation. Meanwhile, some members urged the Administration to step up measures for the comprehensive application of smart water meters and the Automatic Meter Reading System in public and private buildings (including existing buildings) and provide the timetable of their trials and full implementation; and
- (b) members enquired about the Administration's use of technologies and its enhanced measures to reduce the cost of replacing aged water mains and achieve better results in reducing leakage of water mains.

33. The Administration responded as follows:

- (a) water demand was subject to population and economic growth, as well as a host of other factors. Given the increased demand for water arising from the needs of public hygiene and personal health during the Coronavirus Disease 2019 epidemic, the fresh water consumption of Hong Kong had increased as a result. As society returned to normalcy after the epidemic, the Administration had reinforced a series of water conservation initiatives, including the launch of the Water Efficiency Labelling Scheme to encourage the use of water saving devices by the public. On the other hand, the Administration was committed to making use of diversified water resources, such as expanding the use of seawater and

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recycled water for non-potable uses and producing fresh water by seawater desalination;

- (b) the leakage rate of water mains in Hong Kong currently stood at about 14%. Given the hilly terrain of Hong Kong, the water pressure of the water supply networks was higher than that of other cities and it was technically difficult to eliminate all possible mains leakage. That said, the Administration would continue to alleviate the leakage problem of water supply networks and collaborate with tertiary institutions to explore technologies for early detection of mains leakage, with the target set at reducing the leakage rate to 10% or below by 2030;
- (c) with the progressive establishment of the Water Intelligent Network, the fresh water distribution network would be divided into about 2 400 District Metering Areas (“DMAs”) of manageable size for continuous monitoring of the performance of the water supply networks. As at the end of 2023, about 1 960 DMAs had been set up and the remaining DMAs were planned for completion in the first quarter of 2025; and
- (d) the Administration had implemented a new policy since 2018 for introducing the smart water meter system to new public and private buildings. For existing buildings, the first trial of the comprehensive implementation of the smart water meter system was completed in Tai O. The Administration was also conducting trials of installing the smart water meter system at existing public housing estates. The Administration would continue to study the technical feasibility of adopting the smart water meter system at existing buildings and examine the development of the relevant technologies. It would also consider the cost involved and work vis-à-vis the serviceable lifespan of water meters, so as to work out a reliable and cost-effective solution. The technical study and cost estimation were expected to be completed in 2024.

Publicity and public education

34. Members were of the view that the Administration should deepen public understanding of the background of DJ water supply to Hong Kong and raise public awareness about the country’s provision of precious water resources to Hong Kong that had solved the water supply problem of the territory. Moreover, the Administration should step up the public explanation and publicity work, so that the public would understand better the principles behind the water supply agreements, and understand that the water supply quantity specified in the agreements was in line with the actual needs of Hong Kong and the calculation

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method for the water prices had guaranteed Hong Kong a reliable water supply at a stable price.

35. The Administration replied that in the run-up to the 60th anniversary of DJ water supply to Hong Kong in 2025, the Administration would launch a series of publicity programmes to deepen public understanding of the immense and continuous support and caring for Hong Kong from the motherland. The publicity work would focus on aspects including the importance of DJ water to Hong Kong's development, and the GD authorities' investment on infrastructure and support at the policy and working levels to safeguard the water supply for Hong Kong and the water quality.

Other views and concerns

36. Members noted that DJ water currently accounted for about 70% to 80% of the total fresh water supply in Hong Kong, with local yield being another major source of fresh water in the territory. In this connection, they enquired whether the Administration had formulated any plans to increase the amount of local yield. On the other hand, with DJ water being the major source of water in Hong Kong, the Administration was asked whether the impacts on countryside revitalization work and development plans of new development areas were examined in the course of designating land as water gathering grounds, so that a balance could be struck between water supply and other development needs.

37. The Administration advised that given that the annual rainfall and the rainfall distribution were not stable, the amount of local yield could vary by as much as 300 mcm. DJ water could fill the gap arising from the inadequate and unstable local yield and ensure stable water supply. The Administration took note of members' concern about the possible impacts on the conservation and revitalization work in the countryside nearby and on other development projects by keeping certain water gathering grounds intact, and it would strike an appropriate balance in the course of planning.

[At 10:17 am, the Chairman directed that the meeting be extended for not more than 15 minutes to allow more time for discussion by Members.]

IV. Any other business

38. The Chairman said that it was the last meeting of the Panel in the 2023 session. He thanked members and the Administration for their participation in the work of the Panel, as well as the Secretariat for the support it provided.

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39. There being no other business, the meeting ended at 10:41 am.

Council Business Division 1 and Public Complaints Office
Legislative Council Secretariat
25 January 2024

**Proceedings of meeting of the Panel on Development
on Wednesday, 13 December 2023, at 8:30 am
in Conference Room 1 of the Legislative Council Complex**

Time Marker	Speaker(s)	Subject(s)	Action Required
Agenda Item I—Information paper(s) issued since the meeting on 28 November 2023			
000418 – 000443	Chairman	Opening remarks	
Agenda Item II—Capital Works Reserve Fund block allocations for 2024-2025			
000444 – 000645	Chairman	Opening remarks	
000646 – 001114	Chairman Mr CHAN Hok-fung Administration	Feasibility of widening the entire South Lantau Road on Lantau Island The location and project cost of “Construction of stargazing facilities at the Peak”	Admin (paragraphs 7 and 10 of the minutes refer)
001115 – 001620	Chairman Ms CHAN Yuet-ming Administration	The progress of implementing the village sewerage programme in the New Territories Projects related to improvement of mobile phone signals that were included in the Capital Works Reserve Fund block allocations for 2024-2025 Capital works programmes to be implemented in the Northern Metropolis	Admin (paragraph 24 of the minutes refers)
001621 – 002018	Chairman Mr Andrew LAM Administration	Reasons for the drastic increase in the estimate for Subhead 1100CA “Compensation and ex-gratia allowances in respect of projects in the Public Works Programme” under Head 701	
002019 – 002242	Chairman Administration	Estimate for the compensation incurred for the project of Central—Wanchai Bypass and Island Eastern Corridor Link	
002243 – 002929	Chairman Ms Starry LEE Administration	Measures to alleviate the flooding problem in Wong Tai Sin	
002930 – 003408	Chairman Ms Doreen KONG Administration	Reasons for the drastic increase in the estimate for Subhead 5001BX “Landslip Preventive Measures” under Head 705 Reasons for the increase in the estimate for Subhead A007GX “New Administrative Computer Systems” under Head 701	Admin (paragraph 22 of the minutes refers)

Time Marker	Speaker(s)	Subject(s)	Action Required
003409 – 004011	Chairman Dr Wendy HONG Administration	Why the approved allocation for 2023-2024 for Subhead B100HX “Minor housing development related works, studies and investigations for items in Category D of the Public Works Programme” under Head 711 should increase Financial and financing proposals for the Northern Metropolis	
004012 – 004558	Chairman Dr CHOW Man-kong Administration	Lowering the expenditure on land acquisition and related expenses by way of land exchange or other means Reasons for the reduction in the allocation to Subhead 8100EX “Alterations, additions, repairs and improvements to the campuses of the UGC-funded institutions” under Head 708 Impact of the six location-specific public facilities proposed to be developed in Tseung Kwan O Area 132 (“the six public facilities”) on water quality	
004559 – 005012	Chairman Mrs Regina IP Administration	Improving the infrastructure in Big Wave Bay in Shek O, Tung Chung New Town Extension, and other rural areas	
005013 – 005725	Chairman Mr Stanley NG Administration	The relevance and priority of various projects of the landslip prevention and mitigation programme under Subhead 5001BX “Landslip Preventive Measures” of Head 705	
005726 – 010329	Chairman Ir LEE Chun-keung Administration	The urgency and costs of some projects under Subhead 3101GX “Minor building works for items in Category D of the Public Works Programme” of Head 703	Admin (paragraph 10 of the minutes refers)
010330 – 010354	Chairman	Meeting arrangements	
010355 – 010606	Chairman Mr Andrew LAM Administration	The Administration should set out the details of what was related to software and data application in the new administrative computer systems	Admin (paragraph 22 of the minutes refers)
010607 – 010925	Chairman Ms Doreen KONG Administration	Criteria adopted by the Administration in granting funding for secondary and primary schools to carry out alteration, addition, repair and improvement works	

Time Marker	Speaker(s)	Subject(s)	Action Required
010926 – 011337	Chairman Mr Edward LEUNG Administration	Details of “Infrastructure works for public housing development at Chai Wan North” and “Site formation and infrastructure works for public housing development near Chai Wan Swimming Pool, Chai Wan—investigation and design”	
011338 – 011830	Chairman Ms LAM So-wai Administration	Planning of the six public facilities and details of the consultation conducted	
011831 – 011903	Chairman	Conclusion	
Agenda Item III—Supply of Dongjiang water			
011904 – 012653	Chairman Administration	Briefing by the Administration [LC Paper Nos. CB(1)1139/2023(01) and CB(1)1110/2023(03)]	
012654 – 013213	Chairman Ms CHAN Yuet-ming Administration	Ensuring that water supply met the needs of industrial development Impact of the operation of the North East New Territories Landfill on the water quality of Shenzhen Reservoir Optimizing land use by avoiding the laying of above ground water pipes	
013214 – 013700	Chairman Ir Dr LO Wai-kwok Administration	Stepping up publicity and promotion on the background of the supply of Dongjiang (“DJ”) water and the contents of the water supply agreements Facility improvement works undertaken by the authorities of Guangdong Province to safeguard water supply for Hong Kong and water quality	
013701 – 013959	Chairman Ms Doreen KONG Administration	Proposals for increasing the amount of local yield Stepping up promotion on water conservation	
014000 – 014311	Chairman Ir LEE Chun-keung Administration	Applying technologies to reduce the cost of replacing aged water mains and reduce water mains leakage Latest updates on the first stage development of Tseung Kwan O (“TKO”) Desalination Plant Quality of fresh water produced by seawater desalination technology	

Time Marker	Speaker(s)	Subject(s)	Action Required
014312 – 014732	Chairman Mr Andrew LAM Administration	Reviewing the impacts of water gathering grounds on countryside revitalization work and development plans of new development areas	
014733 – 015042	Chairman Ms LAM So-wai Administration	Enhanced measures to reduce water mains leakage Timetable for the comprehensive application of smart water meters	
015043 – 015458	Chairman Dr Wendy HONG Administration	Concrete implementation timetable of the second stage development of TKO Desalination Plant Possibility of reducing Hong Kong's demand for DJ water after the operation of the desalination plant reached maturity	
015459 – 020007	Chairman Mr Michael TIEN Administration	Factors considered in determining the annual ceiling water price under the new agreement for supply of DJ water The actual amount of DJ water supplied between 2021 and 2023	
020008 – 020427	Chairman Mr Edward LEUNG Administration	Stepping up publicity and promotion on the background of the supply of DJ water and the contents of the water supply agreements Timetable for the comprehensive application of smart water meters	
020428 – 020905	Chairman Dr Hoey Simon LEE Administration	Water demand of various cities in the Guangdong-Hong Kong-Macao Greater Bay Area Details of the Pearl River Delta Water Resources Allocation Project	
020906 – 021144	Chairman Mr Stanley NG Administration	Stepping up publicity and promotion on the background of the supply of DJ water and the contents of the water supply agreements	
021145 – 021315	Chairman Dr Hoey Simon LEE Administration	Quality of the water supplied after the completion of the Pearl River Delta Water Resources Allocation Project	
021316 – 021324	Chairman	Conclusion	

Time Marker	Speaker(s)	Subject(s)	Action Required
Agenda Item IV—Any other business			
021325 – 021433	Chairman	Closing remarks	

Council Business Division 1 and Public Complaints Office
Legislative Council Secretariat
25 January 2024