

Panel on Development

List of outstanding items for discussion (Position as at 23 January 2025)

Proposed timing for discussion/ Remarks

(Please also refer to items of Public Works Programme on [page 11](#))

1. Proposed extension of a supernumerary Administrative Officer Staff Grade C (D2) post in the Development Bureau (Planning and Lands Branch) to support planning and land use initiatives

The Administration will brief members on the proposal to extend a supernumerary directorate post at the rank of Administrative Officer Staff Grade C (D2) in the Planning and Lands Branch of Development Bureau, for a period of about three years up to 31 March 2028, for sustaining directorate support in taking forward various land supply-related policy initiatives, including the study on Lung Kwu Tan reclamation and re-planning of Tuen Mun West area; development of brownfield sites; revitalization scheme for industrial buildings; and the funding scheme to support non-government organizations to use vacant government sites.

February 2025

2. Improving the infrastructure in remote villages

At the Panel meeting on 25 January 2022, Ms Alice MAK, a then Member, suggested that the Administration should brief the Panel on the provision of fresh water supply in remote villages. Hon CHAN Yuet-ming raised in her letter to the then Chairman dated 30 March 2022 (LC Paper No. CB(1)186/2022(01)) and reiterated at the Panel meeting on 16 January 2024 her suggestion of broadening the scope of discussion under this item to

Mid-2025
(Note)

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cover the provision of other infrastructural facilities (e.g. mobile network service, internet access via optic fibre/broadband, sewerage system and flood prevention system) for remote villages. At the Panel meeting on 16 January 2024, Hon TANG Ka-piu further suggested that the Administration should brief the Panel on the overall progress of providing water and electricity supply facilities in remote villages.

Note: The Administration has advised that an update on provision of water supply facilities for remote villages (e.g. Tung Ping Chau and Po Toi Island) was covered in the paper provided for the discussion of supply of Dongjiang water on 13 December 2023 (LC Paper No. CB(1)1110/2023(03)). As the infrastructure facilities mentioned by members span across bureaux and departments, the Development Bureau will work with relevant teams with a view to updating the Panel on the supply of water, flood prevention and other infrastructure facilities for remote villages in Q1 of 2025.

3. Funding application in relation to the replacement of the land information system of the Lands Department

The Administration will brief members on the funding application in relation to the replacement of the land information system of the Lands Department.

Q1 2025

4. Supply of construction materials

At the Panel meeting on 16 January 2024, Dr Hon CHOW Man-kong suggested that the Administration should brief the Panel on the measures to ensure the supply of construction materials to cope with the demand of the construction industry.

(Note)

Note: The Administration has advised that this item will be addressed in the Subcommittee to Study the Effectiveness, Costs and Management of Public

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Works Projects.

5. Funding application in relation to the updating and streamlining of the compulsory sale regime

The Administration will brief members on the following funding applications in relation to the updating and streamlining of the compulsory sale regime:

(a) the proposed creation of two permanent directorate posts for the Lands Tribunal of the Judiciary, including one Judge of the District Court at Judicial Service Pay Scale (“JSPS”) Point 13 and one Member at JSPS Point 12, to cope with the anticipated increase in workload of the Lands Tribunal following the commencement of the Land (Compulsory Sale for Redevelopment) (Amendment) Ordinance 2024 on, subject to negative vetting by the Legislative Council, 6 December 2024; and

March 2025
(Note)

(b) the proposed launch of a dedicated loan scheme with government guarantee to provide bridging loan for eligible minority owners having genuine liquidity problem to support their upfront payment of professional service fees to handle compulsory sale litigation cases.

To be decided

Note: The Administration has suggested extending invitation to members of the Panel on Administration of Justice and Legal Services to join the discussion of item (a).

6. Near shore reclamation proposals

Dr Stephen WONG, a then Member, wrote to the then Chairman on 31 January 2022 (LC Paper No. CB(1)41/2022(01)) expressing views on the near shore reclamation proposals at four sites (namely Lung Kwu Tan, Ma Liu Shui, Siu Ho Wan and

Being arranged on
project basis
(Note)

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Sunny Bay) and proposed that the Panel should discuss the progress of these reclamation proposals.

At the Panel meeting on 14 January 2025, Hon Michael TIEN and Hon TANG Ka-piu suggested that the Administration should brief the Panel on the progress of the near shore reclamation proposals.

Note: The Administration has advised that the progress of near shore reclamation proposals at the four sites was briefly reported by the Secretary for Development at the Panel meeting on 10 February 2022. Individual items relating to these proposals will be put to the Panel for discussion before further submission to the Public Works Subcommittee. With the Panel's support to commence study on reclamation of Lung Kwu Tan in Q1 of 2023 and after obtaining the Finance Committee's approval, the consultancy study has been awarded in December 2023 for commencement of work as soon as possible.

7. Redevelopment of three squatter areas in Kowloon East

At the Panel meetings on 17 January 2023 and 14 January 2025, Hon TANG Ka-piu suggested that the Administration should brief the Panel on the progress of the redevelopment of the three squatter areas in Kowloon East (i.e. Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village).

Had been arranged
on project basis
(Note)

Note: The Administration briefed members on the funding proposal for the site formation and infrastructure works for redeveloping the Ngau Chi Wan Village for public housing at the Panel meeting on 23 April 2024 and members supported the funding proposal. Members were also updated on the progress of the redevelopment projects at the other two squatter areas (i.e. site formation and infrastructure works for Cha Kwo Ling Village and

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Chuk Yuen United Village) which have been commenced and are in progress as scheduled.

8. Legislative amendments to the Waterworks Ordinance (Cap. 102)

Subsequent to the public consultation on the legislative amendment proposals of the Waterworks Ordinance (Cap. 102) completed in February 2021, the Administration is preparing for the drafting of the Bill with a view to introducing the Bill in 2026 and will brief the Panel on the legislative amendment proposal to strengthen the regulation of construction and maintenance of inside service and further enhance drinking water safety and water use efficiency in due course.

To be decided

9. Maintenance and repair of lifts and escalators

The Administration will brief the Panel on the measures taken to enhance the proper maintenance and repair of lifts and escalators.

Q4 2025
(Note)

Note: At the Panel meeting on 16 January 2024, Hon TANG Ka-piu suggested that the Administration should brief the Panel on the aforesaid measures.

10. Future use of existing community isolation facilities

At the meeting of the Panel on Security (“SE Panel”) on 17 January 2023, Hon TANG Ka-piu suggested discussing issues relating to the future use of existing community isolation facilities following the subsiding of the Coronavirus Disease 2019 epidemic. The Clerk to SE Panel subsequently wrote to refer the above-mentioned matter to the Panel on Development for consideration and follow-up.

(Note)

Note: The Administration has advised that the Chief Executive announced on 31 January 2023 that

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the Deputy Financial Secretary would be coordinating an assessment on the future use of the facilities, taking into account the potential changes in the epidemic situation, the return to normalcy and social needs. Upon reviewing the existing community isolation facilities and ensuring the retention of a certain amount of facilities, the relevant land will be released in phases and units of the isolation facilities will be reused. So far, the Administration has announced alternative uses of such facilities in Tsing Yi, San Tin, Tam Mei, the Loop, Hung Shui Kiu, the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge and Ma Sik Road in Fanling. In the 2024 Policy Address, the Government announced the use of the facilities in Kai Tak for the “Youth Post” hostel and spaces for cultural and arts exchanges for youths. This latest proposal is led by the Home and Youth Affairs Bureau.

11. Review of Hong Kong Planning Standards and Guidelines

At the Panel meeting on 16 January 2024, the Chairman (Ir Dr Hon LO Wai-kwok) suggested that the Administration should review and update the Hong Kong Planning Standards and Guidelines (“HKPSG”) and brief the Panel on the matters concerned.

(Note)

At the Panel meeting on 14 January 2025, Hon LAM San-keung suggested that the Administration should review the provision of car parking spaces under HKPSG and brief the Panel on the matters concerned.

Note: The Administration has advised that topical reviews of specific standards and guidelines in HKPSG are conducted by individual bureaux/departments (“B/Ds”) as and when necessary, taking into account the concerned B/Ds’ latest policies and development requirements in the

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relevant areas. For instance, the then Transport and Housing Bureau/Transport Department briefed the Panel on Transport at its meeting held on 20 August 2021 on a range of measures to increase the provision of parking spaces, and HKPSG was subsequently updated to reflect the relevant latest standards. Since HKPSG is a collection of planning standards and guidelines covering a wide range of facilities and land uses that fall within the purview of different B/Ds, the Development Bureau will continue to remind relevant B/Ds to review the standards under their purview periodically, in consultation with relevant stakeholders and relevant Panels.

12. Review of squatter control policy

At the Panel meeting on 16 January 2024, Hon CHAN Han-pan suggested that the Administration should review the squatter control policy and brief the Panel on the matters concerned.

To be decided

13. Kau Yi Chau Artificial Islands and a fifth cross-harbour railway projects

At the Panel meeting on 14 January 2025, Hon Michael TIEN suggested that the Administration should brief the Panel on the latest progress of the Kau Yi Chau Artificial Islands and a fifth cross-harbour railway projects.

To be decided

14. Development of South Lantau Eco-recreation Corridor

At the Panel meeting on 14 January 2025, Hon Michael TIEN suggested that the Administration should brief the Panel on the latest progress of the development of the South Lantau Eco-recreation Corridor.

To be decided

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15. Re-planning of Tuen Mun West area and revitalization of Tuen Mun River

At the Panel meeting on 14 January 2025, Hon Michael TIEN suggested that the Administration should brief the Panel on the latest progress of the re-planning of Tuen Mun West area (including studying the feasibility of extending the Hong Kong Island West—Hung Shui Kiu Rail Link for the Kau Yi Chau Artificial Islands westward to Tuen Mun West after landing in Tuen Mun East) and the revitalization of Tuen Mun River.

To be decided

16. Review of categories of permitted uses in an Outline Zoning Plan

At the Panel meeting on 14 January 2025, Hon Tony TSE suggested that the Administration should review the categories of permitted uses in an Outline Zoning Plan, such as adding renewable energy-related uses, and brief the Panel on the matters concerned.

To be decided

17. Heritage tourism

At the Panel meeting on 14 January 2025, Hon Tony TSE and Hon YIU Pak-leung suggested that the Administration should brief the Panel on the collaboration across bureaux/departments to promote local heritage tourism by making better use of monuments and historic buildings.

To be decided

18. Proposal to amend the Buildings Ordinance (Cap. 123)

At the Panel meeting on 14 January 2025, Hon LAM San-keung expressed his concern about the proposal of the Administration to amend the Buildings Ordinance, particularly the legal liabilities of members of the industry such as solicitors or estate agents involved in the transaction of properties with “serious unauthorized building works”, and suggested

To be decided

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that the Administration should brief the Panel on the matters concerned.

19. Harbourfront enhancement

At the Panel meeting on 14 January 2025, Hon TANG Ka-piu suggested that the Administration should brief the Panel on its plans to enhance the harbourfront on both sides of the Victoria Harbour, including landing facilities, after the passage of the Protection of the Harbour (Amendment) Bill 2024 by the Legislative Council.

To be decided

On 22 November 2024, the Panel received a referral (LC Paper No. CB(1)110/2025(01)) arising from the meeting between Legislative Council Members and Kowloon City District Council members on 25 October 2024 for follow-up on the issues relating to construction of promenades to connect Whampoa, Hung Hom, To Kwa Wan and Kai Tak.

On 18 December 2024, the Panel received a referral (LC Paper No. CB(1)110/2025(03)) arising from the meeting between Legislative Council Members and Wan Chai District Council members on 29 November 2024 for follow-up on the issues relating to development of the Wan Chai harbourfront.

20. Unleashing development potential of private land in the New Territories

At the Panel meeting on 14 January 2025, Hon LAU Kwok-fan expressed his concern about the situation where private land in the New Territories could not be developed due to title problems such as adverse possession or whereabouts of the owners being unknown, and suggested that the Administration should brief the Panel on its work in unleashing the development potential of private land in the New Territories.

To be decided

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21. Streamlining development-related administrative procedures and regulatory measures

At the Panel meeting on 14 January 2025, Hon LAU Kwok-fan suggested that the Administration should brief the Panel on the progress of the streamlining of development-related administrative procedures and regulatory measures.

To be decided

22. Development of Northern Metropolis

At the Panel meeting on 14 January 2025, Hon LAU Kwok-fan suggested that the Administration should brief the Panel on the planning and development of the Blue and Green Recreation, Tourism and Conservation Circle in the Northern Metropolis. Hon Andrew LAM suggested that the Administration should brief the Panel on policies and measures pertinent to the promotion of urban-rural integration amidst the development of the Northern Metropolis.

To be decided

On 17 December 2024, the Panel received a referral (LC Paper No. CB(1)110/2025(02)) arising from the meeting between Legislative Council Members and North District Council members on 22 November 2024 for follow-up on the issues relating to leveraging opportunities arising from the development of the Northern Metropolis to improve land planning and infrastructure development in the North District.

23. Pier Improvement Programme

At the Panel meeting on 14 January 2025, Hon YIU Pak-leung suggested that the Administration should brief the Panel on the latest progress of the Pier Improvement Programme.

To be decided

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discussion/
Remarks**

Public Works Programme (“PWP”)

1. Funding applications for Yuen Long South New Development Area and Hung Shui Kiu Effluent Polishing Plant

February 2025

The Administration will brief members on the proposed funding for (i) site formation and engineering infrastructure works for Second Phase Development of Yuen Long South New Development Area (“NDA”)(PWP Item No. 7827CL - 2)(previously called stage 2B works); and (ii) Hung Shui Kiu Effluent Polishing Plant Phase 1 works within Hung Shui Kiu/Ha Tsuen NDA (PWP Item No. 4428DS (part)).

Council Business Divisions
Legislative Council Secretariat
23 January 2025