

## **List of DEVB's Initiatives in the 2016 Policy Agenda**

A list of DEVB's initiatives in the 2016 Policy Agenda is appended below. We have 20 new initiatives and 81 on-going initiatives mainly under the Chapters of "Economic Development and Innovation and Technology", "Land, Housing and Transportation", "Environment and Conservation" and "Education, Population and Human Resources".

### **Economic Development and Innovation and Technology**

#### **New Initiatives**

*We will:*

- Establish a dedicated office to devise, promote and co-ordinate project cost control and related cost reduction initiatives, with a view to bringing down the high construction cost in Hong Kong.
- The Central Government's Belt and Road Initiative will provide opportunities. We will study how to establish an effective platform for the relevant professions of the Hong Kong construction industry to participate in the associated infrastructural projects.

#### **On-going Initiatives**

*We are:*

- Supporting and encouraging the trade to organise programmes at the Comix Home Base and PMQ for promoting the development of creative industries.
- Investing in infrastructure development to promote economic growth, create employment opportunities and enhance the long-term competitiveness of Hong Kong.
- Continuing efforts in the following respects with a view to building up the overall capacity and capability of the construction industry, facilitating its healthy growth and encouraging innovation and creativity:

- timely reviewing and enhancing the current procurement system for public works to facilitate participation of more contractors in public works, introduce new knowledge and technology and promote fair competition;
  - improving the management practice and procedures of public works projects from design to construction so as to enhance the constructability of works, increase productivity, encourage innovation and creativity and strengthen cost control; and
  - promoting manpower development.
- Collating the views received during the public consultation on the proposed Security of Payment Legislation for the Construction Industry which has been completed. We will then proceed with the drafting of legislation on the security of payment for the construction industry. The new legislation aims to enhance the security of payment in construction-related contracts to improve cash flow of the supply chain in the construction industry.
  - Enhancing our capability to resolve cross-bureau and cross-departmental issues relating to the delivery of major infrastructure projects, and addressing strategic issues which might impede the progress in such projects.
  - Reviewing and updating the long-term land use planning and development strategy in the light of the latest projection on future land requirement of major economic uses, including industrial uses.

## **Land, Housing and Transportation**

### **New Initiatives**

*We will:*

- Conduct the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” study and its public engagement exercise to examine the strategy and possible options for overall spatial planning, and for land and infrastructure development for Hong Kong beyond 2030, with a view to adopting it as the territorial development strategy that caters for the latest planning circumstances in Hong Kong as well as creates sufficient capacity for sustainable development.
- Strengthen the co-operation with research and academic institutions to allow the public to enjoy the benefits of integrating technology into urban development and management in Kowloon East as soon as possible, and continue to collaborate with all sectors of the community in embracing social inclusion to lay a more solid foundation for smart city development.
- Stipulate conditions for green building design, provision of smart water meter systems and electric vehicle charging facilities for sites to be sold for private development in Kowloon East. We will also require real-time parking information to be provided in commercial car parks at appropriate sites.
- Increase the commercial/office floor area of two action areas in Kwun Tong and Kowloon Bay in Kowloon East from 500 000 square metres to 560 000 square metres. The development of the Kowloon Bay Action Area will include commercial, office and other uses. It will adopt sustainable development concept and integrate smart city elements in respect of information dissemination, traffic management, building design and facilities management, refuse collection and handling, and greening.
- Undertake the Kai Tak Fantasy project including two planning and engineering studies for the tourism node development at the former airport runway tip and the Kwun Tong Action Area. We will endeavour to facilitate hosting of mega events and activities that are popular with Hong Kong people and tourists, and provide basic facilities for promoting a water-friendly culture in the area.

- Provide a convenient and comfortable pedestrian network to facilitate the transformation of Kowloon East into a quality core business district. If private landowners propose constructing footbridges or subways at their own cost in accordance with the planned pedestrian network, we will implement appropriate measures, including waiving the land premium for lease modification, to facilitate early implementation of the proposals.
- Consider measures to strengthen the pedestrian connection between Ngau Tau Kok MTR Station and Kwun Tong Business Area and Kwun Tong Promenade, including extension and face-lifting of the pedestrian subway network connecting to Ngau Tau Kok MTR Station, beautification of a public transport interchange and improvement of pedestrian facilities, to create a comfortable walking environment for pedestrians heading for the business area and the promenade.
- Set up a dedicated Lantau Development Office under the Civil Engineering and Development Department to take forward the various short, medium and long-term development projects of Lantau more effectively.
- Conduct a new planning and engineering study for the future development of Tseung Kwan O Area 137, including exploration of residential, commercial and other suitable land uses, as well as the need for the originally reserved uses, with a view to making more optimal use of this piece of land in the urban area to meet the latest development needs of Hong Kong.
- Devise feasible and land-efficient measures to accommodate brownfield operations that are still needed in Hong Kong, including actively considering the possibility of moving some into multi-storey buildings, with a view to improving the environment of the rural New Territories and releasing land for new town development.
- Through the Urban Renewal Authority, enhance the technical support for building owners in carrying out repair and maintenance works.

## **On-going Initiatives**

*We are:*

- Implementing the Long Term Housing Strategy, including the annual updating of long-term housing demand projection and deriving a rolling 10-year housing supply target accordingly.
- Based on the latest projection, adopting 460 000 units as the long-term housing supply target for 2016-17 to 2025-26, including 200 000 public rental housing units, 80 000 subsidised sale flats and 180 000 private residential flats.
- Continuing to optimise the development potential of each public housing site and maximise flat production as far as possible by relaxing the maximum domestic plot ratio and other development restrictions where planning conditions permit and no unacceptable impact is caused.
- Continuing to rezone suitable sites identified in land use reviews (including government sites which are vacant, held under short-term tenancy or held for other short-term or government uses, sites in Government, Institution or Community zone, Green Belt zone and other non-residential zone, and sites for which the originally earmarked purposes will no longer be pursued) to residential or other uses for which the community has more pressing needs.
- Reviewing and increasing the development density of individual residential sites, as well as reviewing and relaxing other development restrictions as far as permissible in planning terms, after appropriately increasing the maximum domestic plot ratios allowed in different Density Zones.
- Implementing the Pilot Scheme for Arbitration on Land Premium to facilitate agreement between the Government and private land owners on land premium payable for lease modification and land exchange transactions through arbitration.
- Continuing the revitalisation measures until 31 March 2016 to facilitate redevelopment and wholesale conversion of old industrial buildings.

- Taking forward the planning for residential development at the Kam Tin South West Rail Kam Sheung Road Station, Pat Heung Maintenance Depot and the adjoining areas.
- Continuing to actively explore in collaboration with the MTR Corporation Limited the development potential of stations and railway-related sites along existing and future rail lines, such as Siu Ho Wan on Lantau.
- Taking forward the planning and development of the former Diamond Hill Squatter Areas (Tai Hom Village), former Cha Kwo Ling Kaolin Mine, former Lamma Quarry and Anderson Road Quarry. We will also actively consider making use of private developers' capacity for development to provide infrastructure and ancillary facilities, and/or construct public and private residential units.
- Continuing with the planning and implementation of new development areas and new town extensions:
  - taking forward and implementing the plans for the Kwu Tung North and Fanling North New Development Areas as an extension to the Fanling/Sheung Shui New Town, tying in with the railway development of the Northern Link;
  - taking forward the planning for the Hung Shui Kiu New Development Area as a regional hub in the North West New Territories to complement the new towns of Tin Shui Wai, Yuen Long and Tuen Mun to provide housing, employment opportunities and civic facilities;
  - taking forward and implementing the development of Tung Chung New Town Extension to tie in with the development of Lantau, turning Tung Chung into a distinct and more comprehensively developed new town; and
  - taking forward the planning for deserted or damaged agricultural land and rural-based industrial sites in Yuen Long South as an extension to the Yuen Long New Town to meet housing and other development needs and improve the local rural environment.

- In the light of the findings of the Preliminary Feasibility Study on Developing the New Territories North, exploring the scope for further developing a new town of similar scale as Fanling/Sheung Shui in New Territories North.
- Continuing to take forward near-shore reclamation by:
  - commencing a planning and engineering study for the reclamation in Sunny Bay, Lantau Island; and
  - conducting technical studies on the reclamations in Siu Ho Wan on Lantau Island, Lung Kwu Tan in Tuen Mun and Ma Liu Shui in Sha Tin.
- Continuing with the site investigation, detailed environmental assessment, detailed design and public engagement exercise for the relocation of Sha Tin Sewage Treatment Works to caverns with a view to commencing the relocation works as soon as possible and vacating the site for development purpose.
- Completing the feasibility studies on relocation of Diamond Hill Fresh Water and Salt Water Service Reservoirs, Sai Kung Sewage Treatment Works and Sham Tseng Sewage Treatment Works to caverns and formulating suitable relocation plans in the light of the findings of the studies, so as to release the land which has development potential but occupied by the government facilities in question, for other development purposes.
- Completing the study on the long-term strategy of cavern development, including preparation of cavern master plans and formulation of guidelines to facilitate future cavern development, and drawing up preliminary plans for relocating suitable government facilities to caverns so as to release urban sites for development.
- Completing the territory-wide study to explore the development of underground space in urban areas, including developing some preliminary conceptual schemes for identifying more underground space for development purpose and for enhancing connectivity in the areas concerned, with a view to forming a basis for further promoting the development of underground space.

- Continuing with the detailed study on the underground space development in four urban districts, namely Causeway Bay, Happy Valley, Admiralty/Wan Chai and Tsim Sha Tsui West, including formulating a master plan for underground space development for each district and identifying suitable underground space development projects in the districts for preliminary planning and technical assessment, with a view to early implementation.
- Continuing to provide the market with more prime office space to support economic activities by converting into commercial use suitable government sites and offices in the Central Business Districts, including the Murray Road Public Carpark, the Rumsey Street Public Carpark and the three government office buildings at the Wan Chai waterfront.
- Keeping up the efforts to facilitate transformation of Kowloon East into another attractive core business district. At present, Kowloon East has more than 2 million square metres of commercial/office floor area. The sale of five sites in Kowloon East since 2012 provides a total of about 270 000 square metres of commercial/office floor area. It is estimated that in future, Kowloon East will potentially provide around 5 million square metres of commercial/office floor area, bringing the district's total to about 7 million square metres.
- Revising the outline zoning plan of the Kai Tak Development Area in accordance with the Town Planning Ordinance and continuing with the public consultation on the proposed amendment, so as to secure the additional housing and office supply confirmed to be feasible in the area.
- Undertaking a detailed feasibility study for the Environmentally Friendly Linkage System of Kowloon East with a view to identifying a suitable model and ascertaining its feasibility for early implementation to support the transformation of Kowloon East into another core business district.
- Implementing the Kai Tak Fantasy project in phases so that both Hong Kong people and visitors can use the facilities as early as possible. The project will also bring vibrancy and diversity to Kowloon East.

- Implementing gradually the relocation of the existing government facilities in the Kowloon Bay Action Area and Kwun Tong Action Area to tie in with the development of the two areas and release the potential of more commercial/office floor area.
- Continuing to explore opportunities to provide suitable space in the two Action Areas in Kowloon East to support the development of the art and creative industries.
- Developing the spaces underneath Kwun Tong Bypass into the “Fly the Flyover 0123” by assigning the project to a non-profit-making organisation as the operator. The “place-making” concept will be applied to the project to transform the space into a uniquely designed and vibrant venues with facilities related to culture, art, recreation as well as green and healthy city to tie in with the development of the Kwun Tong waterfront.
- Continuing to enrich and update the Green Map on Energizing Kowloon East Office’s website, showing green buildings which have obtained BEAM Plus Gold or above rating in Kowloon East. Nineteen buildings in the area have achieved such rating.
- Showcasing the industrial culture of Kowloon East at the Tsun Yip Street Playground and other public facilities under the theme of “The Spirit of Creation”, providing guidelines for private development projects through an “advocacy statement”, and incorporating elements of industrial culture and creativity into urban design and public art.
- Taking forward a detailed consultancy study on transforming the existing King Yip Street nullah into a green and vibrant Tsui Ping River with environmental and landscaping upgrading of the vicinity to achieve synergy effect.
- Taking forward the face-lifting plan of Hoi Bun Road Park and improving the ancillary facilities along Hoi Bun Road.
- Continuing to implement the concept of “walkable” Kowloon East in Kowloon Bay Business Area and Kwun Tong Business Area with a view to improving the pedestrian environment and traffic conditions. This includes carrying out preliminary design for an additional footbridge next to Kowloon Bay MTR Station to

enhance connectivity with the future East Kowloon Cultural Centre and nearby residential areas. We continue to collaborate with different organisations and government departments on the Back Alley Project with the spirit of social inclusion to further improve pedestrian connectivity.

- Taking Kowloon East as a pilot district to explore the feasibility of developing a smart city through such measures as using technology to enhance accessibility for pedestrians and vehicles and manage district facilities, and disseminating information to the public by digital means so as to make the district a better place for work and leisure.
- Exploring the development of public housing at six government sites (including the redevelopment of Wah Fu Estate), which are expected to provide about 11 900 additional public housing units, following the partial lifting of the administrative moratorium on the development of Pok Fu Lam.
- Undertaking public engagement and promotional activities for seeking public views on the proposed development strategies of Lantau covering aspects of planning, conservation, economic and social development, recreation and tourism.
- Undertaking a feasibility study for topside development at the Hong Kong boundary crossing facilities island of the Hong Kong-Zhuhai-Macao Bridge for developing “bridgehead economy” and creating business and job opportunities.
- Taking forward a strategic study for constructing artificial islands in the central waters between Hong Kong Island and Lantau Island for the development of the East Lantau Metropolis.
- Implementing the planned improvement works for revitalization of Mui Wo and Tai O in stages, and continuing to develop mountain bike trail networks.
- Working with the Harbourfront Commission to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to protect Victoria Harbour and beautify our harbourfront for the enjoyment of all.

- Strengthening the prosecution action against owners who fail to comply with statutory orders in the context of enforcement actions against industrial buildings suspected to have sub-divided flats for residential use.
- Working closely with the Hong Kong Housing Society and the Urban Renewal Authority to assist building owners in need to carry out repair and maintenance works through various schemes, including:
  - the Operation Building Bright;
  - the Building Maintenance Grant Scheme for Elderly Owners;
  - the Integrated Building Maintenance Assistance Scheme; and
  - the Mandatory Building Inspection Subsidy Scheme.
- Continuing with the efforts to enhance maintenance of private buildings through public education, publicity and participation of professional bodies.
- Continuing to enforce the Lifts and Escalators Ordinance, including the registration of qualified persons, for regulatory control over lift and escalator safety, and continuing to draw the attention of Responsible Persons to their obligations under the ordinance through education and publicity.
- Overseeing the implementation of the Urban Renewal Strategy.
- Working closely with the Urban Renewal Authority in support of its follow-up on the Pilot Scheme for the Redevelopment of Industrial Buildings introduced in 2012-13.
- Expanding the target group of the Pilot Scheme on Outreach Support Service for Elderly Owners to cover non-elderly owners, renaming the scheme as Pilot Scheme on Outreach Support Service for Minority Owners, and incorporating elements of publicity and public education on mediation in compulsory sale into the scheme to achieve synergy effect.

- Continuing with the review of the small house policy and overseeing its implementation and related matters.
- Engaging key stakeholders to refine the proposed amendments to the Land Titles Ordinance.
- Continuing to take forward the cycle track network in the New Territories by constructing the Tuen Mun to Sheung Shui section and reviewing the alignment of the Tsuen Wan to Tuen Mun section, and continuing to foster a “bicycle friendly environment” in new towns and new development areas.
- Continuing to oversee the construction of the Liantang/Heung Yuen Wai Boundary Control Point on Hong Kong side and going full steam ahead with the construction of the connecting road and the Passenger Terminal Building, with a view to completing the border control point in 2018.
- Conducting a consultancy study on the formulation of a set of design standards for seismic-resistant buildings, with a view to further enhancing building safety in Hong Kong.

## **Environment and Conservation**

### **New Initiatives**

*We will:*

- Promote a holistic approach to landscape based on the enrichment of biodiversity and enhancement of place ecology.
- Enforce “Right Tree, Right Place” through developing the concepts of lifecycle planning and life expectancy for trees and a street tree selection guide.
- Devise a strategy to more effectively manage the risk of stonewall trees.
- Improve the current risk management strategy for urban tree assets to assess risk quantitatively and set priorities to identify and handle trees with the highest risk.
- Launch the Handbook on Tree Management for private property owners and incorporate the Handbook into the Code of Practice issued under the Building Management Ordinance (Cap. 344).
- Launch a raft of measures to restore public confidence in the quality of drinking water to address the grave public concern about the incidents of excessive lead content in drinking water in public housing estates and other premises. The measures include stepping up control of materials used in plumbing installation of inside service, enhancing the inspection and approval regime for inside service, extending the monitoring scope and requirements for water sampling, studying overseas practices on water safety, and considering legislative amendments to the current Waterworks Ordinance and its Regulations.
- Strengthen enforcement action against leakage, collaborate with government departments in launching a pilot scheme for proper maintenance of water pipes, and promote leakage detection and rehabilitation and replacement of private water pipes, in order to minimise water loss caused by the lack of proper maintenance or prolonged repairs of inside service.

## On-going Initiatives

*We are:*

- Engaging a consultant to conduct a review of the Total Water Management Strategy to ensure sustainable use of precious water resources and timely introduction of new initiatives to strengthen our resilience and preparedness against uncertainties and challenges.
- Continuing with the phased implementation of the design work for the desalination plant at Tseung Kwan O and its associated infrastructure.
- Continuing with the study and progressive establishment of a Water Intelligent Network with sensors installed in the water supply networks to continuously monitor their health condition. We are also continuing with the study of various intelligent network management systems and other technologies, including using data mining technique to predict the possible burst of water mains, to facilitate collection and analysis of data for early identification of defective water mains and follow-up actions.
- Adopting a multi-pronged approach and more proactive strategy to step up the promotion of water conservation in Hong Kong. In respect of promotion, flow controllers have been distributed to nearly 140 000 participating households so far in the Let's Save 10L Water Campaign. On the education front, the Integrated Education Programme on Water Conservation for Water Conservation Campus was introduced to primary schools in the new school year in 2015. Furthermore, a Water Resources Education Centre at Tin Shui Wai is under design to replace the existing temporary centre. As regards high water consumption industries, we have developed water efficiency practice guidelines for the catering sector and encouraged the private sector to conduct water efficiency review.
- Continuing with the initiative of using reclaimed water for toilet flushing and other non-potable purposes in the north-eastern part of the New Territories (including Sheung Shui and Fanling). This includes taking forward the design of related infrastructure and commissioning a consultancy study on the financial and legal framework for the supply of reclaimed water.

- Implementing measures for low carbon construction, emission reduction and use of recycled materials in public works projects, including:
  - promoting the use of electric vehicles in works projects;
  - using biodiesel as fuel for construction machineries in construction sites;
  - adopting green site offices; and
  - continuing to conduct trials on the use of waste glass as fill materials in site formation, backfilling and reclamation.
- Delivering higher quality landscape planning and design in the upstream and more diligent vegetation management and maintenance in the downstream.
- Strengthening co-ordination amongst departments and communication with stakeholders and the public in the greening, landscape and tree management regime.
- Implementing the recommendations of the Antiquities Advisory Board pursuant to the policy review on conservation of built heritage, including the establishment of a fund for built heritage conservation.
- Working closely with the selected non-profit-making organisations to continue implementing the first four batches of projects under the Revitalising Historic Buildings Through Partnership Scheme.
- Launching Batch V of the Revitalising Historic Buildings Through Partnership Scheme.
- Taking forward the conservation and revitalisation of the Central Police Station Compound in partnership with the Hong Kong Jockey Club.
- Continuing with the Landslip Prevention and Mitigation Programme to:

- upgrade and landscape government man-made slopes;
  - mitigate the landslide risk of natural terrain with known hazards; and
  - conduct safety screening studies for private slopes.
- Conducting studies to:
    - assess the flood risk levels of rivers in rural areas; and
    - develop flood warning systems and mitigation measures for flood-prone rivers.
  - Continuing with Phase 2 construction works of an underground stormwater storage tank in Happy Valley to further relieve the flood risks in the district and adjacent areas.
  - Reviewing the Drainage Master Plans of Sha Tin, Tai Po, Sai Kung and North Hong Kong Island to assess the flood risks in these districts and formulate improvement measures.
  - Continuing with the reconstruction and rehabilitation works of the Kai Tak River to alleviate the flood risks in the areas concerned.
  - Continuing with the design of the improvement works for the Yuen Long Town Centre Nullah to enhance the quality of the local environment and the ecological value of the nullah.
  - Undertaking a consultancy study for exploring the practicable options for applying the concept of revitalising water bodies to nullahs and river channels when carrying out large-scale drainage improvement works and drainage planning for new development areas. Apart from achieving efficient drainage, such objectives will promote greening, biodiversity, beautification and water friendliness; build sustainable drainage facilities; and provide a better living environment.

## **Education, Population and Human Resources**

### **On-going Initiatives**

*We are:*

- Developing policy and support measures necessary for the further development of four clusters of sectors (namely transportation; convention and exhibition industries and tourism; manufacturing industries, innovative technology, and cultural and creative industries; and professional services) through the Economic Development Commission and its four working groups with a view to diversifying our economy and creating more employment opportunities.
- In the context of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” study and its public engagement exercise, examining the strategy and possible options for the development of Hong Kong beyond 2030, aligning with the objectives of our population policy from the perspectives of creating capacity for improved living space and better quality of life, enhancing economic competitiveness and facilitating sustainable development.
- Continuing to collaborate with the Construction Industry Council and other key stakeholders to monitor the manpower situation in the construction industry and implement measures to meet the industry’s manpower demand in the future.
- Working closely with the Construction Industry Council to facilitate registration of construction workers and implementation of prohibition in phases in order to fully launch the construction workers registration scheme.
- Facilitating local construction workers to find jobs and employers of the industry to recruit workers through the newly established Construction Industry Recruitment Centre.
- Continuing with the further enhancement measures introduced in May 2015 to increase the flexibility in deploying imported workers for public sector works contracts so as to achieve a more effective utilisation of the productivity of the workers.