

**Panel on Development**

**List of outstanding items for discussion**

(Position as at 27 October 2008)

**Proposed timing for discussion/Remarks**

**1. West Kowloon Cultural District project**

At the meeting on 14 October 2008, some members suggested that issues related to the West Kowloon Cultural District should be discussed.

A joint meeting of the Panel on Home Affairs and the Panel on Development has been scheduled for 14 November 2008

**2. 7343CL -- Central Reclamation Phase III -- engineering works**

The Administration intends to brief the Panel on the financial proposal for the increase in approved project estimate for the Central Reclamation Phase III (CRIII) project and submit the financial proposal to the Public Works Subcommittee and Finance Committee for consideration on 15 December 2008 and 9 January 2009 respectively. The Panel was consulted on the proposed works for the CRIII project on 1 March 2002.

25 November 2008

**3. Central-Wan Chai Bypass and Wan Chai Development Phase II**

The Administration intends to brief the Panel on issues of temporary reclamation related to Central-Wan Chai Bypass and Wan Chai Development Phase II (WDII). The Panel had been consulted since 2005 at the various stages of the planning of the WDII project. On 29 May 2007, the Administration consulted the Panel on the Recommended Outline Development

25 November 2008  
(members may consider holding a joint meeting with the Panel on Transport and Panel on Environmental

**Proposed timing for discussion/Remarks**

Plan of the WDII project, including the alignments of the Trunk Road, reclamation scheme and proposed amendments to the relevant Outline Zoning Plans.

Affairs)

**4. Planning and Engineering Study on North East New Territories New Development Area Study (Stage 1 Public Engagement)**

The Administration intends to brief members and seek their views on the objectives, principles, constraints, opportunities, design principles, and key issues relating to the development of the New Development Areas (NDAs).

25 November 2008

**5. Property development at West Rail Nam Cheong Station and Yuen Long Station**

The Administration intends to brief members on the proposed revision of the development intensity of the two property development projects at West Rail Nam Cheong Station and Yuen Long Station.

25 November 2008

**6. Measures to prevent new developments from creating a wall effect and reduce development intensity in developed areas**

The subject was proposed by Mr Albert CHAN and Mr KAM Nai-wai at the meeting on 14 October 2008. Mr CHAN was particularly concerned about planned and other future developments above Mass Transit Railway stations. Mr KAM expressed concern about measures to reduce development intensity in developed areas. Mrs Sophie LEUNG considered that issues related to a town planning framework for the whole of Hong Kong at the macroscopic level should be discussed.

Proposed to combine the discussion of this item with item 5 above

**7. Review of the Urban Renewal Strategy**

The subject was proposed by Mr Alan LEONG and Prof Patrick LAU at the meeting on 14 October 2008.

December 2008  
The Administration  
will report to the Panel  
on a regular basis

**8. Creation of a Principal Assistant Secretary for Development post and a Government Town Planner post**

The Administration intends to consult members on the proposal to create a Principal Assistant Secretary post for handling harbourfront related issues and a Government Town Planner post to handle cross-boundary planning related issues.

December 2008

**9. Proposed creation of 3 time-limited Directorate posts in Works Branch of Development Bureau**

The Administration intends to brief members on the proposed creation of 3 time-limited Directorate posts in Works Branch of Development Bureau to strengthen Works Branch's capability to resolve cross-bureaux and cross-departmental issues relating to major infrastructure; to conduct high level public engagement; and to address strategic issues which might impede progress in the major infrastructure projects.

December 2008

**10. Proposed creation of 2 time-limited Chief Engineers (D1) Directorate posts in the Civil Engineering and Development Department**

The Administration intends to brief members on the proposed creation of 2 time-limited Chief Engineers (D1) Directorate posts in the Civil Engineering and Development Department to strengthen its capability in taking on the major infrastructure projects.

December 2008

**11. Amendments to the Land Titles Ordinance**

The Administration intends to report to members the progress of the legislative exercise to amend the Land Titles Ordinance and the plan to launch a consultation exercise.

December 2008

**12. PWP Item no. 5729CL "Disposal of contaminated sediment -- dredging, management and capping of sediment disposal facility at Sha Chau"**

The Administration intends to provide a facility at East of Sha Chau for meeting the contaminated sediment disposal demands arising from on-going and planned capital works projects, and regular harbour fairway maintenance and river flood protection works within Hong Kong.

December 2008

**13. Measures to foster a quality and sustainable built environment**

The Administration intends to introduce to members the proposal to launch a public engagement process on measures to foster a quality and sustainable built environment.

December 2008

**14. Public facilities in private developments**

The Administration intends to consult members on the proposed way forward of the policy review.

December 2008

**15. Proposal to facilitate private redevelopment**

The Administration intends to brief members on the proposed way forward for lowering the compulsory land sale applicable threshold for specified classes of lots under the Land (Compulsory Sale for Redevelopment) Ordinance.

December 2008

**16. Proposed revitalization of the original site of the Central School on Hollywood Road**

The Administration intends to brief members on the results of the public engagement exercise and the proposed way forward.

December 2008

**17. Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme**

The Administration intends to introduce to members the operational details of the proposed mandatory building inspection scheme and mandatory window inspection scheme.

December 2008 and  
1<sup>st</sup> Quarter 2009

**18. Planning and Engineering Study for the Lok Ma Chau Loop**

The Administration intends to brief members on the proposed planning, environmental and engineering study for the Lok Ma Chau Loop and seek members' support for subsequent funding submissions.

January 2009

**19. Initiatives on heritage conservation**

The former Subcommittee on Antiquities and Monuments (Withdrawal of Declaration of Proposed Monument) (No. 128 Pok Fu Lam Road) Notice has requested the Panel on Home Affairs to follow up on issues such as the need for reorganizing the Antiquities Advisory Board to an independent statutory body to take over the functions of the Antiquities and Monuments Office, and review of the Antiquities and Monuments Ordinance to strengthen heritage conservation work. Related issues raised by the Subcommittee also include enhancing the transparency and independence of the heritage assessment mechanism, updating the relevant assessment criteria to bring them in line with the international trend, and the role of town planning in heritage conservation. As the policy area of development-related heritage conservation has been

January 2009  
(upon completion of the grading of 1 440 buildings and Antiquities Advisory Board's deliberation on the relationship between grading and monument declaration)

transferred to this Panel upon commencement of the 2008-2009 session of the Legislative Council, the subject is referred to this Panel for consideration.

At the meeting on 14 October 2008, Mr KAM Nai-wai suggested that the item should be discussed as soon as practicable.

**20. PWP item no. 7711CL "Kai Tak development – advance infrastructure works for developments at the southern part of the former runway"**

The Administration intends to brief members on the funding proposal for stage 1 infrastructure works to cater for commissioning of the first cruise berth and runway park.

March 2009

**21. PWP item no. 7465CL "Kai Tak development -- Kai Tak approach channel and Kwun Tong typhoon shelter improvement works"**

The Administration intends to brief members on the funding proposal for the design of the Kai Tak approach channel and Kwun Tong typhoon shelter improvement works and the 600m opening in the former runway.

March 2009

**22. PWP item no. 7469CL "Kai Tak development -- infrastructure at north apron area of the former Kai Tak Airport"**

The Administration intends to brief members on the funding proposal for stage 1 infrastructure works at the north apron to serve public housing and Kai Tak Government Offices.

March 2009

**23. PWP item no. 7702CL "Kai Tak development -- remaining infrastructure works for developments at the former runway"**

The Administration intends to brief members on the funding proposal for the design of the remaining infrastructure works at the former runway and south apron area.

March 2009

**24. PWP items no. 5035CG -- Greening Master Plan for Kowloon West -- studies and works, 5036CG -- Greening Master Plan for Hong Kong Island -- studies and works; and 5040CG -- Greening Master Plan for Kowloon East -- studies and works**

The Administration intends to brief members on the funding proposal for the implementation of greening works associated with Greening Master Plans for the remaining urban areas including Sham Shui Po and Kowloon City in Kowloon West; Kwun Tong and Wong Tai Sin in Kowloon East; and Western, Eastern and Southern Districts on Hong Kong Island.

March 2009

**25. Revitalization of historic buildings through Partnership Scheme -- Batch II**

The Administration intends to brief members on the launching of Batch II of the Partnership Scheme.

1st Quarter 2009

**26. Urban Design Study for the New Central Harbourfront -- Stage 2 Public Engagement**

The Administration intends to brief members on the outcome of the Stage 2 Public Engagement and study recommendations.

1<sup>st</sup> Quarter 2009

**27. Planning and Engineering Study on Hung Shui Kiu New Development Area**

The Administration intends to brief members on the proposed NDA Study for Hung Shui Kiu and seek their support for subsequent funding submissions.

1<sup>st</sup> Quarter 2009

**28. Building (Minor Works) Regulation**

The Administration intends to introduce to members the details of the Building (Minor Works) Regulation for the minor works control system.

1<sup>st</sup> Quarter 2009

**29. Proposed amendments to Building (Construction) Regulations**

The Administration intends to introduce to members the proposed amendments to the Building (Construction) Regulations concerning loading of buildings.

1<sup>st</sup> Quarter 2009

**30. PWP item no. 7259RS "Cycle Tracks Connecting North West New Territories with North East New Territories"**

The Administration intends to brief members on the funding proposal for construction of the New Territories cycle track network section between Tuen Mun and Ma On Shan and associated supporting facilities.

April 2009

**31. Revitalization of historic buildings through Partnership Scheme -- Batch I**

The Administration intends to seek funding support for the renovation cost of buildings for the successful applicants under the Partnership Scheme.

April 2009



**32. PWP item no. 9043WS -- "Upgrading of Wan Chai Salt Water Supply System"**

The Administration intends to brief members on the proposed works comprising:

May 2009

- (a) upgrading of the existing Wan Chai Salt Water Supply System;
- (b) construction of a pumping station at Bowen Drive;
- (c) provision of two salt water service reservoirs; and
- (d) laying of 8 km associated salt water mains in Wan Chai and Central District.

**33. Proposed amendments to Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations**

The Administration intends to introduce to members the proposed amendments to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, including the provision of female sanitary facilities.

2<sup>nd</sup> Quarter 2009

**34. Planning and Engineering Study on North East New Territories New Development Area (Stage 2 Public Engagement)**

The Administration intends to brief members and seek their views on the Preliminary Outline Development Plans for the NDAs.

2<sup>nd</sup> Quarter 2009

**35. Study on Land Use Planning for the Closed Area (Stage 2 Public Engagement)**

The Administration intends to seek members' views on the Draft Development Plan for the Closed Area.

2<sup>nd</sup> Quarter 2009

**36. PWP item no. 7677CL "Wan Chai Development Phase II -- engineering works"**

The Administration intends to brief members on the financial proposal for carrying out engineering works to provide land for constructing the Central-Wan Chai Bypass and Island Eastern Corridor Link, enhancing the harbour-front of that area, improving the existing road network and constructing new connection roads, and reprovisioning the affected existing facilities.

2<sup>nd</sup> Quarter 2009

**37. Work of the Urban Renewal Authority**

The subject was proposed by Mr Abraham SHEK at the meeting on 14 October 2008.

2<sup>nd</sup> Quarter 2009

The Administration intends to brief members on the progress of the work of the Urban Renewal Authority and the plan for the next financial year.

**38. Proposed revitalization of Haw Par Mansion**

The Administration intends to brief members on the proposed way forward.

3<sup>rd</sup> Quarter 2009

**39. Land exchange policy**

The subject was proposed by Mr KAM Nai-wai and Ms Cyd HO at the meeting on 14 October 2008. They expressed concern about issues arising from the Hopewell Centre II project in relation to the land exchange policy.

To be decided  
(members are requested to advise on the specific areas of concern)

**40. Measures to expedite the vetting of planning applications and building submissions**

At the meeting on 13 October 2005, Mr Abraham SHEK proposed that members should be briefed on the work of the Business Facilitation Advisory Committee in relation to matters within the Panel's purview.

To be decided  
(members are requested to advise on the specific areas of concern)

At the meeting on 14 October 2008, Prof Patrick LAU expressed concern about measures to expedite the vetting of planning applications and building submissions.

**41. Review of the functions of the Town Planning Board and related issues**

At the meeting with Legislative Council Members on 29 November 2005, Heung Yee Kuk Councillors raised concern about the mechanism to check and balance the powers of the Town Planning Board. The relevant extract from the minutes of the meeting was circulated to members vide LC Paper No. CB(1)700/05-06 on 13 January 2006.

To be decided  
(review of the Town Planning Ordinance is not a priority and not factored into the current work plan of the Development Bureau)

At the Panel meeting on 14 October 2008, Miss CHAN Tanya, Ms Cyd HO and Mr Abraham SHEK considered 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.

**42. Transformation of industrial buildings**

The Administration intends to brief members on the latest situation and difficulties regarding the transformation of industrial buildings, and to consult members on the way forward.

To be decided

At the meeting on 14 October 2008, Mr CHAN Kam-lam suggested that the item should be discussed as soon as practicable.

The Administration proposes to consult members at the early stage of policy formulation, and would like to seek members' advice on how the Administration should proceed with the subject.

**43. Continuous waterfront promenade spanning from West Kowloon to other districts on the Kowloon peninsula**

The subject was proposed by Dr Priscilla LEUNG at the meeting on 14 October 2008.

To be decided

Members may wish to advise on the specific areas of concern as a large part of the West Kowloon waterfront comes under the West Kowloon Cultural District Authority's planning purview.

**44. Rural development strategy**

At the meeting with Legislative Council Members on 31 October 2006, Heung Yee Kuk Councillors raised concern about the rural development strategy. The relevant documents and extract from the minutes of the meeting were circulated to members vide LC Paper No. CB(1)576/06-07 on 22 December 2006.

To be decided

At the meeting with Legislative Council Members on 8 November 2007, Heung Yee Kuk Councillors raised concern about the planning for rural areas and review of land uses in the New Territories (Agricultural Land, Green Belt and Recreational Land). The relevant documents were circulated to members vide LC Paper No. CB(1)346/07-08 on 28 November 2007. The Administration's response was circulated to members vide LC Paper No. CB(1)561/07-08 on 9 January 2008.

At the Panel meeting on 14 October 2008, Mr CHEUNG Hok-ming suggested that the item should be discussed as soon as practicable. He said that Heung Yee Kuk's concern was about implementation of rural works projects requiring an approving authority beyond the District Council level. Heung Yee Kuk also considered that obsolete land use zonings in rural areas should be reviewed.

At the same meeting, Mr Albert CHAN expressed concern about how to regulate planning in rural areas and suggested that Outline Zoning Plans should be

formulated for rural areas.

**45. Small House Policy**

The subject was proposed by Mr CHAN Kam-lam at the meeting on 11 October 2007. A letter from the Chief Secretary for Administration in reply to the Public Accounts Committee (LC Paper No. CB(1)130/07-08(01)) providing information about the progress of the Small House Policy review was circulated to members on 25 October 2007.

To be decided

The Administration proposes to consult members at the early stage of policy formulation, and would like to seek members' advice on how the Administration should proceed with the subject.

**46. Update on the Central Police Station Compound**

The Administration intends to brief members on the latest development of the project.

To be decided

**47. Issues concerning handling of applications for rezoning land from "Other Specified Uses" to residential or commercial uses**

The subject was proposed by Mr Alan LEONG. Mr LEONG raised an oral question at the Council meeting on 3 November 2004 regarding the proposed alteration of the planned land use of a lot at Ap Lei Chau waterfront from the existing "Other Specified Uses" annotated "Liquified Petroleum Gas And Oil Products Transit Depot" to "Residential (Group A)". Members would like to discuss the policy and criteria for handling such cases.

Proposed to be deleted

The Administration has advised that the planning application of the case in question has been rejected by the Town Planning Board and the Administration has explained its policy in its reply to the question at the Council meeting on 3 November 2004.

**48. Review of lease modification to permit change of use for sites previously granted by private treaty**

The Panel discussed the subject at the meetings on 28 March 2006 and 23 May 2006. Members raised concerns and made certain suggestions in respect of existing and future private treaty grants. Members agreed at the 23 May 2006 meeting that the Panel would discuss the subject further.

Proposed to be deleted

As the subject has been discussed at two meetings and the Administration has provided written response (LC Paper No. CB(1)2094/05-06(01) issued to members on 4 August 2006) to members' concerns, no discussion would be necessary unless further issues are raised.