

Panel on Development

List of outstanding items for discussion
(Position as at 17 January 2013)

**Proposed timing
for discussion/
Remarks**

1. PWP Item No. 7414RO -- Improvement works at Mui Wo

The Administration will seek the Panel's support for part-upgrading the above project to Category A to carry out improvement works at Mui Wo, including the construction of a segregated pedestrian walkway and a cycle track along the waterfront, a footbridge across River Silver, a civic square, amenity areas in villages, as well as the installation of signages, etc.

26 February 2013

The submission of the relevant funding proposal to the Public Works Subcommittee and the Finance Committee is tentatively scheduled for March and May 2013 respectively.

2. Planning Study on Future Land Use at Anderson Road Quarry -- Final Recommended Outline Development Plan

The Administration will report to the Panel the major findings of the Stage 2 Community Engagement of the above Planning Study and the final Recommended Outline Development Plan for the Study Site.

26 February 2013

3. Progress Report on Heritage Conservation Initiatives

At the Panel meeting on 16 October 2012, Dr Hon Kenneth CHAN suggested that the Administration should discuss with the Panel its policy and work on heritage conservation as well as the progress of the establishment of a statutory heritage trust.

26 February 2013

**Proposed timing
for discussion/
Remarks**

In the light of the Administration's two decisions relating to built heritage announced in December 2012, namely to reuse the West Wing of the former Central Government Offices as offices of the Department of Justice and law-related non-government organizations and not to declare Ho Tung Garden a monument under the Antiquities and Monument Ordinance (Cap. 53), Dr CHAN proposed at the Panel meeting on 7 January 2013 that the Administration should discuss with the Panel its policy and work on heritage conservation as soon as possible.

The Administration will update members on the progress made on a number of heritage conservation initiatives since its last report in February 2012, and invite members' views on the future work.

4. Strategy to increase land supply

The Administration briefed the Panel on Government strategy to expand land resources in December 2011. In March 2012, the Administration sought the Panel's funding support for carrying out a study on the long-term strategy for cavern development in Hong Kong, while the Panel held a special meeting to receive views from deputations on Government strategy to increase land supply through reclamation outside Victoria Harbour and rock cavern development.

Q1 of 2013

The Administration plans to inform the Panel in the 1st quarter of 2013 of the results of the Stage 1 Public Engagement on enhancing land supply strategy and to seek the Panel's views on the potential sites for reclamation outside Victoria Harbour and for rock cavern development.

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Remarks**

At the Panel meeting on 16 October 2012, Hon Albert CHAN urged that the Administration should update the Panel on its position on potential sites for reclamation as soon as possible.

A joint meeting of the Panel on Development and the Panel on Housing was held on 9 November 2012 to discuss the short to medium term housing and land supply measures announced by the Chief Executive on 30 August 2012.

5. Harbourfront Planning

At the Panel meeting on 16 October 2012, Dr Hon Priscilla LEUNG suggested that the Panel should continue to follow up with the Administration regularly on the progress of implementation of its harbourfront enhancement initiatives, in particular, the construction of continuous waterfront promenades along both sides of Victoria Harbour.

Q2 of 2013

6. Further development of Tung Chung New Town

The subject was proposed by Hon CHAN Han-pan at the Panel meeting on 16 October 2012. In the light of the commissioning of the Hong Kong -- Zhuhai -- Macao Bridge in the next few years, Mr CHAN urged the Administration to update the Panel on its plan for the further development of Tung Chung New Town.

2013

7. Building management and maintenance

At the Panel meeting on 16 October 2012, Hon CHAN Han-pan suggested that the Administration should discuss with the Panel its initiatives to enhance the management and maintenance of buildings. He opined that the Administration should set up a dedicated committee to oversee the formulation and implementation of these initiatives.

To be decided
(Note)

**Proposed timing
for discussion/
Remarks**

Note: The Administration has advised that the policy on building management falls under the purview of the Home Affairs Bureau/Home Affairs Department and therefore they should be involved if the Panel is to discuss relevant matters.

8. Planning of Kowloon West

The subject was suggested by Dr Hon CHIANG Lai-wan at the Panel meeting on 16 October 2012. She was concerned about the inadequate provision of ancillary facilities in old areas where new "toothpick" buildings erected among old residential buildings, and the Administration's plan for helping the traditional businesses at old districts, such as "Tai Pai Dongs" and street stalls at Yaumatei, seize the opportunities brought by the development of bridgehead economy upon the completion of transport infrastructure projects in Kowloon West in the near future.

To be decided

9. Developing a core business district in New Territories West

At the Panel meeting on 16 October 2012, Hon Michael TIEN proposed that the Administration should explore developing a core business district ("CBD") in New Territories West, in addition to the CBD in Hong Kong Island and the alternative CBD to be set up in Kowloon East.

To be decided
(Note)

Note: The Administration has advised that its priority is on taking forward the initiative of Energizing Kowloon East as the "CBD2" as announced in the 2011-2012 Policy Address.

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for discussion/
Remarks**

10. Hung Shui Kiu New Development Area

The subject was proposed by Hon LEUNG Che-cheung at the Panel meeting on 16 October 2012. In the light of the controversies over the North East New Territories New Development Areas project, Mr LEUNG held the view that the Administration should discuss with the Panel the consultation approach for and the progress of the Hung Shui Kiu New Development Area project as soon as possible.

To be decided

11. Study on the Action Plan for the Bay Area of Pearl River Estuary

The Administration briefed the Panel on the preliminary findings of the above Study in February 2011. It plans to update the Panel on the results of the Study.

To be decided

12. Review of the functions of the Town Planning Board and related issues

At the meeting of the Panel on 14 October 2008, Hon Cyd HO and Hon Abraham SHEK suggested that issues related to the review of the functions of the Town Planning Board, town planning procedures, and secretariat support for the Town Planning Board should be discussed.

To be decided
(Note)

Panel members also requested that the Administration should provide information about the details of the basis for determining the various fee items under the Town Planning Ordinance, the estimated costs incurred by the Administration in processing various types of planning applications each year, reconsider extending the fee waiver to all applications relating to "public causes", "public purposes" or "public interest" as a matter of policy, and consult Heung Yee Kuk on the fee items applicable to Small House applications.

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Remarks**

Note: The Administration has advised that review of the Town Planning Ordinance is not a priority of the Development Bureau and it has not been factored into its current work plan.

13. Small House Policy and rural planning strategy

At the meeting of the Panel on 13 October 2011, Hon CHAN Kam-lam urged that the Administration should discuss the issues relating to the Small House Policy with the Panel. Hon Albert CHAN proposed that the discussion should also cover the Administration's rural planning strategy.

To be decided
(Note)

Note: The Administration has advised that more time is required for its internal deliberation on the subject and thus it would not be ready to discuss the subject in the near future.

14. Incorporation of 54 sites in the New Territories into country parks

The above subject was referred to the Panel for follow-up by LegCo Members attending the meeting with Heung Yee Kuk members on 12 January 2012. Heung Yee Kuk members were concerned that the Administration's incorporation of the 54 sites into country parks had unduly restricted the rights of concerned land owners in developing the sites. At the Panel meeting on 28 February 2012, members agreed that the Panel should discuss the subject.

To be decided
(Note)

At the Panel meeting on 16 October 2012, Dr Hon Kenneth CHAN suggested that the Administration should discuss the subject with the Panel as soon as possible.

Note: The Administration has advised that there are on-going dialogues between the Environment

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Remarks**

Bureau/the Development Bureau/concerned departments and Heung Yee Kuk on the protection of country park enclaves by incorporating them into country parks or covering them by statutory plans. The Administration will keep in view the development and consider reporting the progress to the Panel at an appropriate juncture.

15. Country park enclaves

The above subject was raised by Dr Hon Kenneth CHAN Ka-lok in his letter dated 24 October 2012 in the light of media reports about construction works at Pak Sha O, Sai Kung, one of the country park enclaves ("the enclaves"). Dr CHAN expressed concern that 33 enclaves had not been incorporated into country parks or statutory plans to meet the conservation needs. The Administration was requested to brief the Panel on the measures to be taken to conserve the enclaves.

To be decided
(Note)

Note: The Administration's reply to Dr CHAN's letter was circulated to members on 16 November 2012 vide LC Paper No. CB(1)180/12-13(01).

16. Definition under the Block Government Lease and deprivation of the right of use of agricultural land in the New Territories

The above subject was referred to the Panel for follow-up by LegCo Members attending the meeting with Heung Yee Kuk members on 12 January 2012. Heung Yee Kuk members considered that the definition of "agricultural land" under the Town Planning Ordinance had unreasonably restricted the use of agricultural land in the New Territories. The Panel agreed at the meeting on 28 February 2012 that the subject be discussed with the Administration.

To be decided
(Note)

**Proposed timing
for discussion/
Remarks**

Note: The Administration has advised that there are on-going dialogues between the Development Bureau/concerned departments and Heung Yee Kuk on this subject. The Administration will keep in view the development and consider reporting the progress to the Panel at an appropriate juncture.

17. Review of the policy in drawing up Village Environs and Village-type Development Areas to resolve the difficulty of small house applications

The above subject was referred to the Panel for follow-up by LegCo Members attending the meeting with Heung Yee Kuk members on 12 January 2012. Heung Yee Kuk members held the view that the policy in drawing up Village Environs and Village-type Development Areas should be reviewed so as to increase land for village-type development. The Panel agreed at the meeting on 28 February 2012 that the above subject be discussed with the Administration.

To be decided
(Note)

Note: The Administration has advised that it has no plans to review the current practice of drawing up Village Environs which was discussed and clarified between the Government and the Heung Yee Kuk in 1978. When drawing up Village-type Development zones in statutory town plans, the Planning Department will continue to consider the various factors with a view to striking a suitable balance in the provision of land for small house development as well as for other needs of the society.