

Panel on Development

List of outstanding items for discussion (Position as at 13 December 2012)

Proposed timing for discussion/ Remarks

1. PWP Item No. 469CL -- Kai Tak Development – infrastructure at north apron area of Kai Tak Airport

At the Panel meeting on 16 October 2012, Hon CHAN Yuen-han urged the Administration to update the Panel on the progress of the Kai Tak Development project, in particular, any proposed changes to the latest planning scheme which included the provision of a multi-purpose stadium complex and other sports venues.

22 Jan 2013

The Administration will update the Panel on the progress of Kai Tak Development and seek the Panel's support for upgrading part of the above project to Category A for construction of infrastructure works to serve the proposed developments at the North Apron Area of the former Kai Tak Airport.

The submission of the relevant funding proposal to the Public Works Subcommittee ("PWSC") and the Finance Committee ("FC") is tentatively scheduled for May and June 2013 respectively.

2. 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 widening of the waterfront promenade, construction of a duplicate River Silver Bridge, a civic square, amenity areas in villages, as well as the installation of signages, etc.

22 Jan 2013

**Proposed timing
for discussion/
Remarks**

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for March and May 2013 respectively.

3. Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island -- Feasibility Study: Stage 1 Community Engagement

The Administration will inform the Panel of the latest position of the above study and seek members' views on the initial land use options as part of the Stage 1 Community Engagement.

22 Jan 2013

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.

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.

**Proposed timing
for discussion/
Remarks**

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. Heritage conservation

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.

2013

8. 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

To be decided
(Note)

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Remarks**

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.

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.

9. 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

10. 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.

**Proposed timing
for discussion/
Remarks**

11. 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

12. Buildings affected by the works of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link

The subject was proposed by Hon Claudia MO at the Panel meeting on 16 October 2012. Referring to public concerns about the construction works of the Express Rail Link affecting the structural safety of the buildings along the alignment of the Link, she suggested that a discussion be held with the Administration, the MTR Corporation Limited and concerned residents.

With the concurrence of the Chairman and Hon Claudia MO, the item has been referred to the Subcommittee on Matters Relating to Railways for follow-up. It has been included in the "List of Outstanding Items for Discussion" of the Subcommittee (LC Paper No. CB(1)266/12-13)). Hence, the item is to be removed from this list.

Note: The Administration has advised that while the impact of the works of the Express Rail Link on the structural safety of private buildings may come under the regulation of the Buildings Ordinance, as the project is a rail project the policy of which is overseen by the Transport and Housing Bureau ("THB"), THB would be in a better position to take the lead on the subject matter. It is noted that a similar issue was discussed by the Subcommittee on Matters Relating to Railways under the Panel on Transport at its meeting on 23 April 2012.

(Note)

**Proposed timing
for discussion/
Remarks**

13. 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

14. 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.

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.

15. 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

To be decided
(Note)

**Proposed timing
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Remarks**

that the discussion should also cover the Administration's rural planning strategy.

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.

16. 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 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.

**Proposed timing
for discussion/
Remarks**

17. 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).

18. 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*)

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.

**Proposed timing
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Remarks**

19. 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.