

## Panel on Development

### List of outstanding items for discussion (Position as at 22 May 2013)

	<b>Proposed timing for discussion/ Remarks</b>
<b>1. Work of the Urban Renewal Authority</b>	
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.	25 June 2013
<b>2. Harbourfront Planning</b>	
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.	To be decided
<b>3. Building management and maintenance</b>	
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)

*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.*

**Proposed timing  
for discussion/  
Remarks**

**4. 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

**5. 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.*

**6. 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

**Proposed timing  
for discussion/  
Remarks**

**7. 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

**8. 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.*

**9. 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  
for discussion/  
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.*

**10. 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**

**11. 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.

*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).*

To be decided  
(*Note*)

**12. 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.

*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.*

To be decided  
(*Note*)

**Proposed timing  
for discussion/  
Remarks**

**13. 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.*