

Panel on Development

List of outstanding items for discussion
(Position as at 24 January 2014)

**Proposed timing
for discussion/
Remarks**

1. Manpower increase for implementing initiatives to increase land supply

The Administration intends to seek the Panel's support for - 25 February 2014

(a) the creation of four directorate posts in the Development Bureau ("DEVB") and the Civil Engineering and Development Department ("CEDD") to lead the work of the teams dedicated to taking forward the multi-pronged strategy to increase land supply through land production and site tracking; and

(b) the consequential redistribution of responsibilities among the directorate posts and re-organization in DEVB and CEDD

The submission of the relevant funding proposal to the Establishment Subcommittee and the Finance Committee ("FC") is tentatively scheduled for April and May 2014 respectively.

2. PWP Item No. 7747CL - Advance Site Formation and Engineering Infrastructure Works at the Kwu Tung North New Development Area and the Fanling North New Development Area – Detailed Design and Site Investigation

The Administration intends to seek the Panel's support for part-upgrading the above project to Category A for the detailed design and site investigation for the 25 February 2014

**Proposed timing
for discussion/
Remarks**

advance site formation and engineering infrastructure works of the above two New Development Areas, which are proposed for subsequent housing and community facilities development, to dovetail with the first population intake.

The submission of the relevant funding proposal to the Public Works Subcommittee ("PWSC") and FC is tentatively scheduled for March and May 2014 respectively.

3. PWP Item No. 43CG – Greening Master Plans for the New Territories

The Administration intends to seek the Panel's support for upgrading part of the above project to Category A to carry out priority greening works in South East and North West New Territories.

25 February 2014

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for March and May 2014 respectively.

4. Overall planning, budgeting, coordination and control of public works programmes

The above subject was referred to the Panel for follow-up by PWSC at its meeting on 7 January 2014. In the light of the huge increases in the approved project estimates proposed by the Administration for a number of public works programmes, such as 579TH (Central-Wan Chai Bypass and Island Eastern Corridor Link) and 19GB (Liantang/Heung Yuen Wai Boundary Control Point and associated works - site formation and infrastructure works)(discussed by the Panel on Development on the same day), PWSC members expressed grave concern on the Administration's planning, budgeting, coordination and control of public works programmes. They opined that the Administration's work in these aspects

To be decided

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for discussion/
Remarks**

should be improved to ensure that public monies are properly used.

5. Redevelopment of civil servants' quarters developed under the Civil Servants Co-operative Building Society Scheme

The Panel discussed the above subject on 28 May 2013 and received public views on the related issues on 15 July 2013. At the latter meeting, the Panel passed a motion urging the Administration to launch redevelopment programmes for buildings developed under the Civil Servants Co-operative Building Society ("CBS") Scheme immediately so as to increase land supply in the urban area; and to submit feasible proposals acceptable to both CBSs and the Administration in six months.

Q1 of 2014
(Note)

Note: The Administration's written response to the motion has been circulated to members vide LC Paper No. CB(1)1721/12-13(01).

6. Kai Tak Development

At the Panel meeting on 10 October 2013, Dr Hon Priscilla LEUNG proposed that, with the commissioning of the first berth of Kai Tai Cruise Terminal, the Administration should update the Panel on the progress of the planning and implementation of the Kai Tak Development project.

To be decided
(Note)

Note: The Administration intends to circulate an information paper on the above subject to the Panel in Q1 of 2014.

7. Planning of Kowloon West

The subject was suggested by Dr Hon CHIANG Lai-wan at the Panel meetings on 16 October 2012 and 10 October 2013. She proposed that the Panel

To be decided

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for discussion/
Remarks**

should discuss with the Administration the formulation of a masterplan to develop Kowloon West, in the light of the inadequate provision of ancillary facilities in the old areas in the district, where many new "toothpick" buildings had been erected.

8. Enhancement and beautification for streets in Kowloon West

At the Panel meeting on 10 October 2013, Dr Hon CHIANG Lai-wan suggested that the Administration should prepare enhancement and beautification plans for the streets in Kowloon West with special features, such as Temple Street, to improve the environment and attract tourists.

To be decided

9. Redevelopment of old urban areas

At the Panel meeting on 10 October 2013, Dr Hon Priscilla LEUNG suggested that the Panel should follow up with the Administration on its plan for the redevelopment of old urban areas in the light of a recent closure order in respect of a building at Kai Ming Street, To Kwa Wan.

To be decided

10. Development of an integrated complex with hotels and retail space in Northwest New Territories

At the Panel meeting on 10 October 2013, Hon Michael TIEN proposed that the Panel should discuss the development of an integrated complex with hotels and retail space in Northwest New Territories, which would address the mismatch between the increase in retail volume and lack of retail space in Hong Kong.

To be decided

**Proposed timing
for discussion/
Remarks**

11. Provision of infrastructure and community facilities for new housing developments in Yuen Long

The above issue was raised by Hon LEUNG Che-cheung at the Panel meeting on 10 October 2013. Given that a number of studies on increasing housing land supply in Yuen Long were in the pipeline, he said that the Panel should discuss with the Administration its plans for timely provision of adequate infrastructure and community facilities in the concerned areas to dovetail with the development timeframes.

To be decided
(Note)

Note: The Administration has advised that the necessary infrastructure and community facilities for various development projects being planned for Yuen Long will be examined and assessed in the relevant studies being undertaken for those developments and their provision in a timely manner will be taken into account in their respective development programmes. The local community and relevant stakeholders including the Yuen Long District Council will be consulted on these development projects.

12. 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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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)

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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. 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.

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.

To be decided
(Note)

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The Panel agreed at the meeting on 28 February 2012 that the above subject be discussed with the Administration.

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.

Council Business Division 1
Legislative Council Secretariat
24 January 2014