

Panel on Development

List of outstanding items for discussion
(Position as at 19 March 2014)

**Proposed timing
for discussion/
Remarks**

**1. PWP Item No. 756CL -- Ma On Shan Development
-- Roads, Drainage and Sewerage Works at
Whitehead and Lok Wo Sha Phase 2**

The Administration intends to seek the Panel's support for upgrading the above project to Category A to provide additional infrastructure to support various developments, including residential and recreational developments, at Whitehead, Ma On Shan.

22 April 2014

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

**2. PWP Item No. 769CL -- Pilot study on
underground space development in selected
strategic urban areas**

The Administration intends to seek the Panel's support for upgrading the above project to Category A.

22 April 2014

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

**Proposed timing
for discussion/
Remarks**

3. PWP Item No. 19GB -- Liantang/Heung Yuen Wai Boundary Control Point and associated works – site formation and infrastructure works

The Administration intends to seek the Panel's support for increasing the Approved Project Estimate of the above project for carrying out the site formation and infrastructure works of Liantang/Heung Yuen Wai Boundary Control Point.

22 April 2014

The original proposal was discussed by the Panel on 7 January 2014 but did not have the Panel's support for submission to PWSC.

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

4. PWP Item No. 751CL -- Planning and engineering study on Sunny Bay Reclamation

The Administration intends to seek the Panel's support for upgrading the above project to Category A.

22 April 2014

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

5. Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island -- Feasibility Study: Stage 2 Community Engagement and Draft Recommended Outline Development Plan

The Administration intends to inform the Panel of the latest position of the above Study and seek the Panel's views on the draft Recommended Outline Development Plan as part of the Stage 2 Community Engagement.

22 April 2014

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Remarks**

6. 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.

Q2 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).

7. Heritage conservation policy

During the scrutiny of the Antiquities and Monuments (Declaration of Historical Buildings) (No. 2) Notice 2013, the Subcommittee formed to study the notice expressed concerns that under the existing Antiquities and Monuments Ordinance (Cap. 53), emphasis was put on the conservation of specific historical buildings, rather than that of their respective surrounding areas. The Subcommittee considered that the Administration should expand the scope of heritage conservation from buildings to streets and surrounding areas, as well as enhance the cross-departmental coordination work involved.

To be decided

The Subcommittee recommended that the Chairman of House Committee ("HC") should convey members' concerns about the limited scope of the heritage conservation policy to the Chief Secretary for Administration for consideration. At the meeting of

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HC on 7 February 2014, the HC Chairman opined that as heritage conservation fell within the policy purview of the Development Bureau, it was more appropriate for the Panel to follow up on the Subcommittee's concerns.

8. Fresh water supply at remote villages

This issue was raised by Hon Alice MAK and Hon TANG Ka-piu in December 2013. Miss MAK and Mr TANG expressed their concerns on the lack of fresh water supply at remote villages in their two joint letters to the Panel Chairman (LC Papers Nos. CB(1)605/13-14(01) and 879/13-14(01)).

To be decided
(*Note*)

Note: The Administration's written response has been circulated to the Panel vide LC Paper No. CB(1)732/13-14(01).

9. 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 provided a progress report on Kai Tak Development to the Panel on 18 February 2014 vide LC Paper No. CB(1)937/13-14(01).

10. 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 should discuss with the Administration the

To be decided

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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.

11. 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

12. 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

13. 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

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14. 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.

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

The above Study is intended to provide a liaison and communication platform for Guangdong, Hong Kong and Macao for strengthening cooperation and exchanges on ways to improve the overall living environment. The recommendations of the Study are mainly on the principles and directions that serve as reference for the three places in formulating their policies and relevant measures.

To be decided

The Administration briefed the Panel on the preliminary findings of the above Study in February 2011. In January 2014, the Administration provided an information paper (LC Paper No. CB(1)795/13-14(01)) about the revised recommendations of the Study and details of the Stage 2 public engagement activities.

17. 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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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.

18. 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)

In the Public Accounts Committee ("PAC") Report No. 61 tabled in the Council on 12 February 2014, PAC urged the Administration to expedite the review of the Small House Policy and recommended that the issue be followed up by the Panel.

Note: The Administration has advised that it was unable to set a definite timetable for completing the review of the Policy due to the complexity of the issues involved.

19. 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.

20. 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.