

**Panel on Development**

**List of outstanding items for discussion**

(Position as at 16 April 2014)

**Proposed timing  
for discussion/  
Remarks**

**1. PWP Item No. 347WF -- Reprovisioning of  
Harcourt Road fresh water pumping station**

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

27 May 2014

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

**2. PWP Item No. 065TR -- Detailed feasibility study  
on Environmentally Friendly Linkage System for  
Kowloon East**

The Administration intends to report the outcome of the two-stage public consultation exercise on the proposal of the Environmentally Friendly Linkage System for Kowloon East and seek the Panel's support for upgrading the above project to Category A for carrying out a detailed feasibility study.

27 May 2014

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

**Proposed timing  
for discussion/  
Remarks**

**3. Planning and engineering study for housing sites in Yuen Long South -- Investigation -- Preliminary Outline Development Plan and Stage 2 Community Engagement**

The Administration intends to brief the Panel on public comments received during the Stage 1 Community Engagement, the Preliminary Outline Development Plan and the Stage 2 Community Engagement.

27 May 2014

**4. 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).*

**5. Demand-led Redevelopment Project Pilot Scheme of the Urban Renewal Authority**

The issue was raised by the Deputy Chairman and Dr Hon CHIANG Lai-wan at the Panel meeting on 25 March 2014. The Deputy Chairman and Dr CHIANG noted from the Administration's response (LC Paper No. CB(1)1127/13-14(01) to the Deputy Chairman's letter that the Urban Renewal

*June 2014*

**Proposed timing  
for discussion/  
Remarks**

Authority ("URA") planned to conduct a review on the above Pilot Scheme before mid-2014 and requested that the Administration and URA should listen to the Panel's views on the Pilot Scheme before the completion of the review.

**6. 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 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.

**7. 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)

**Proposed timing  
for discussion/  
Remarks**

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

**8. 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).*

**9. 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 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.

To be decided

**10. 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

**Proposed timing  
for discussion/  
Remarks**

**11. 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

**12. 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

**13. 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*

**Proposed timing  
for discussion/  
Remarks**

*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.*

**14. 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.*

**15. 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. 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.

To be decided  
(Note)

*Note: According to the Administration, the 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 principles and directions that serve as reference for*

**Proposed timing  
for discussion/  
Remarks**

*the three places in formulating their policies and relevant measures. As for Hong Kong, reference would be made to the principles and directions mentioned in the Study in undertaking relevant planning and works proposals, etc. to suit Hong Kong's mode and priority of development. LegCo will be consulted in respect of respective plans and projects in accordance with the established procedures.*

**16. 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.*

**Proposed timing  
for discussion/  
Remarks**

**17. 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.*

**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  
for discussion/  
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.*