

Panel on Development

List of outstanding items for discussion
(Position as at 17 October 2013)

**Proposed timing
for discussion/
Remarks**

1. Progress report on the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme and the creation of a permanent post of Assistant Director/Mandatory Building Inspection in the Buildings Department

The Administration intends to report to the Panel the latest progress of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme, and to consult the Panel on the creation of a permanent post of Assistant Director/Mandatory Building Inspection in the Buildings Department. The supernumerary post was created in July 2011 and will expire on 31 March 2014.

26 November 2013

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

2. PWP Item 160TB -- Footbridge across Po Yap Road linking Tseung Kwan O Area 55 and Area 65

The Administration intends to seek the Panel's support for the proposal to upgrade the above project to Category A to construct a footbridge linking Tseung Kwan O Area 55 and Area 65.

26 November 2013

The submission of the relevant funding proposal to the Public Works Subcommittee and FC is tentatively scheduled for December 2013 and January 2014 respectively.

**Proposed timing
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Remarks**

3. 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).

4. Policy and issues related to the conservation and development of country park land and country park enclaves

In his letter to the Panel Chairman dated 24 October 2012, Dr Hon Kenneth CHAN Ka-lok expressed concerns that 33 country park enclaves ("enclaves") had not been incorporated into country parks or statutory plans to meet the conservation needs. He suggested that the Administration should brief the Panel on the measures to be taken to conserve the enclaves.

To be decided
(Note)

At the meeting on 10 October 2013, Dr Hon KWOK Ka-ki suggested that the Panel should discuss the issues related to development of country park land, raised by the Secretary for Development in an article on his blog in September 2013, with the Administration. Dr Hon Kenneth CHAN expressed concerns about the proposals, being considered by the

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Town Planning Board, of zoning part of two enclaves in Hoi Ha and Pak Lap of Sai Kung East Country Park as "Village-type Development". Dr CHAN proposed that the Panel should discuss the policy and issues related to land development in enclaves as soon as possible.

At the meeting between LegCo Members and Heung Yee Kuk members on 12 January 2012, the latter expressed concerns on the Administration's plan to incorporate of 54 enclaves into country parks. They opined that the incorporation would unduly restrict the rights of the concerned land owners in developing the land at the enclaves. The views and concerns of Heung Yee Kuk members were referred to the Panel for follow-up. At the Panel meeting on 28 February 2012, members agreed that the Panel should discuss the subject.

Note:

- (a) The Administration's reply to Dr CHAN's letter dated 24 October 2012 was circulated to members on 16 November 2012 vide LC Paper No. CB(1)180/12-13(01).*

- (b) 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 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.*

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5. 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

6. 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

7. 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

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

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Remarks**

9. 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

10. 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

11. 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 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.

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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.

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

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

To be decided
(Note)

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

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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. 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.