

Panel on Development

List of outstanding items for discussion

(Position as at 21 November 2014)

**Proposed timing
for discussion/
Remarks**

**1. PWP Item No. 13GB -- Liantang/Heung Yuen Wai
Boundary Control Point and associated works --
construction of boundary control point buildings
and associated facilities**

The Administration intended to report to the Panel the latest development of the above project at the meeting on 24 June 2014, but the briefing was further deferred to 16 July 2014. Due to time constraints, the item (LC Paper No. CB(1)1623/13-14(07)) was not discussed during the 2013-2014 legislative session.

19 December 2014

The Administration plans to submit a new discussion paper to consult the Panel in December 2014 and to seek the Panel's support for upgrading the project to Category A.

**2. Valuation principles and practices adopted by the
Administration in assessing the value of resumed
properties**

The above subject was referred to the Panel for follow-up, as appropriate, by the Public Complaints Office. The relevant paper is LC Paper No. CB(1)1686/13-14(01). One of the issues raised in the referral is the Administration's adoption of different approaches in assessing statutory compensations in respect of lots/buildings in single and multiple ownership. At the meeting on 16 July 2014, members agreed that the

27 January 2015

**Proposed timing
for discussion/
Remarks**

Administration should be invited to discuss the subject matter with the Panel. At the meeting on 28 October 2014, the Panel requested that an information note on the above subject, covering overseas practices, be prepared by the Research Office of the Secretariat.

3. 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 ("KTD") project.

March 2015

The Administration provided a progress report on KTD project to the Panel on 18 February 2014 vide LC Paper No. CB(1)937/13-14(01). Further update to the Panel on the progress of KTD project is scheduled for March 2015.

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

First half of 2015

**Proposed timing
for discussion/
Remarks**

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

At the meeting of the Panel on 27 May 2014, the Administration sought the Panel's support for upgrading the above public works project to Category A. The relevant paper was LC Paper No. CB(1)1456/13-14(03).

To be decided

After the deliberation on the proposal, members agreed that further discussion on the proposal be deferred to a future meeting and, in the meantime, the Administration should provide the Panel with the information requested by members. The supplementary information was circulated to members vide LC Paper No. CB(1)1842/13-14(01) on 22 July 2014.

6. 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

7. 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

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Remarks**

8. 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

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

To be decided

10. 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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Remarks**

11. 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.

Item to be deleted
(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 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.

12. 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)

**Proposed timing
for discussion/
Remarks**

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.

13. 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.

**Proposed timing
for discussion/
Remarks**

14. 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.

15. 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

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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
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