

Panel on Development

List of outstanding items for discussion
(Position as at 17 February 2015)

**Proposed timing
for discussion/
Remarks**

1. PWP Item No. 117KA -- Relocation of New Territories West Regional Office and Water Resources Education Centre of Water Supplies Department to Tin Shui Wai

The Administration intends to seek the Panel's support for upgrading the above project to Category A for construction of the New Territories West Regional Office and Water Resources Education Centre of Water Supplies Department (WSD) in Tin Shui Wai for relocation of the existing WSD facilities in Mong Kok.

24 March 2015

The submission of the relevant funding proposal to the Public Works Subcommittee and the Finance Committee is tentatively scheduled for April and May 2015 respectively.

2. PWP Item No. 357WF -- Design and construction for the first stage of desalination plant at Tseung Kwan O -- investigation study review, design and site investigation

The Administration intends to seek the Panel's support for upgrading part of the above project to Category A for carrying out investigation study review, design and site investigation for a proposed desalination plant at Tseung Kwan O.

24 March 2015

The submission of the relevant funding proposal to the Public Works Subcommittee and the Finance Committee is tentatively scheduled for May and June 2015 respectively.

**Proposed timing
for discussion/
Remarks**

3. Regrading of multi-disciplinary directorate posts

The Administration intends to seek the Panel's views on the proposal to regrade four multi-disciplinary directorate posts in the Architectural Services Department to meet operational needs.

24 March 2015

The submission of the relevant funding proposal to the Establishment Subcommittee and the Finance Committee is tentatively scheduled for the second quarter of 2015.

4. Assessment of the value of resumed properties and resolution of disputes arising from land resumption

In June 2014, the Public Complaints Office referred issues related to valuation principles and practices adopted by the Administration in assessing the value of resumed properties to the Panel for follow-up, as appropriate. 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 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.

24 March 2015

Two Information Notes (LC Papers Nos. IN03/14-15 and IN04/14-15), one on assessment of the value of resumed properties, the other on resolving disputes arising from land resumption, have been prepared. They were circulated to members on 23 January 2015.

**Proposed timing
for discussion/
Remarks**

Note: The Administration has advised that it will make a submission to the Panel upon studying the findings of the Research Office of the Secretariat.

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. 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
(*Note*)

On 19 December 2014, Dr Hon CHIANG Lai-wan and Hon CHAN Hak-kan wrote to the Panel Chairman to urge for an early discussion on the subject (LC Paper No. CB(1)395/14-15(01)).

Note: The Administration has advised that the discussion with relevant parties on facilitating the redevelopment of CBS flats is still ongoing.

6. PWP Item No. 259RS -- Cycle tracks connecting North West New Territories with North East New Territories -- Tuen Mun to Sheung Shui section (remaining)

The Administration intends to seek the Panel's support for the proposal for upgrading the above project to Category A for the construction of remaining works of the Tuen Mun to Sheung Shui section of the New Territories cycle track network.

May 2015

**Proposed timing
for discussion/
Remarks**

The submission of the relevant funding proposal to the Public Works Subcommittee and the Finance Committee is tentatively scheduled for June and July 2015 respectively.

7. PWP Items 7213CL and 7394CL -- Ha Mei San Chuen Village Expansion Area and Pai Tau and Sheung Wo Che Village Expansion Area

The Administration intends to seek the Panel's support for the proposal for carrying out engineering works in the above two village expansion areas.

May 2015

The submission of the relevant funding proposal to the Public Works Subcommittee and the Finance Committee is tentatively scheduled for June and July 2015 respectively.

8. Preliminary Feasibility Study on Developing the New Territories North -- Stage 1 Public Engagement

The Administration intends to brief the Panel on the initial findings of the above study.

June 2015

9. Work of the Urban Renewal Authority

The Administration intends to brief the Panel on the progress of the work of the Urban Renewal Authority and the plan for the next financial year.

June 2015

10. Progress report on heritage conservation initiatives

The Administration intends to update the Panel on the progress made on various heritage conservation initiatives, and seek the Panel's views on the future work.

June 2015

**Proposed timing
for discussion/
Remarks**

11. Hung Shui Kiu New Development Area Planning and Engineering Study -- Stage 3 Community Engagement

The Administration will brief the Panel on the Recommended Outline Development Plan for the Hung Shui Kiu New Development Area.

Q2 of 2015

12. Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas: Stage 1 Community Engagement

The Administration intends to seek the Panel's views on the initial land use options formulated under the above study.

Q2 of 2015

13. Planning and Engineering Study for Housing Sites in Yuen Long South -- Stage 3 Community Engagement

The Administration intends to brief the Panel on the Recommended Outline Development Plan for the Yuen Long South Development.

Q3 of 2015

14. Progress report on Kai Tak Development and PWP Item No. 711CL -- Kai Tak Development -- Infrastructure works for developments at the southern part of the former runway

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.

To be decided

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). The Administration will update the Panel on the progress

**Proposed timing
for discussion/
Remarks**

of KTD and seek the Panel's support for upgrading the above project to Category A to provide infrastructure for further development at the southern part of the former runway.

15. PWP Item No. 767CL -- Planning and engineering study on reclamation at Lung Kwu Tan

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

To be decided

16. PWP Item No. 347WF -- Re provisioning 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). 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.

To be decided

17. 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

**Proposed timing
for discussion/
Remarks**

18. 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

19. 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

20. 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

21. 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

To be decided
(*Note*)

**Proposed timing
for discussion/
Remarks**

CBD in Hong Kong Island and the alternative CBD to be set up in Kowloon East.

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.

22. 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.

On 24 November 2014, Dr Hon Kenneth CHAN Ka-lok wrote to the Chairman suggesting that matters related to amendments to the Town Planning Ordinance, functions of the Town Planning Board, the town planning procedure, etc. be discussed by the Panel as soon as possible. The letter and the Administration's response were circulated to members vide LC Paper Nos. CB(1)299/14-15(01) and CB(1)556/14-15(01) respectively.

**Proposed timing
for discussion/
Remarks**

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.

23. 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.

24. 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.

25. 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)

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.