

Panel on Development

List of outstanding items for discussion

(Position as at 21 May 2015)

**Proposed timing
for discussion/
Remarks**

1. 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 a proposal on 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.

23 June 2015

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

2. 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.

23 June 2015

3. 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.

23 June 2015

	Proposed timing for discussion/ Remarks
4. 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
5. 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.	To be decided
6. Preliminary Feasibility Study on Developing the New Territories North -- Public Engagement	
The Administration intends to brief the Panel on the initial findings of the above study.	To be decided
7. 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.	To be decided
8. PWP Item Nos. 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.	To be decided

**Proposed timing
for discussion/
Remarks**

The submission of the relevant funding proposal to the Public Works Subcommittee and the Finance Committee will follow in due course.

9. 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). 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

10. 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

11. 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

To be decided

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

12. Further opening up of the Sha Tau Kok Frontier Closed Area

North District Council members suggested at the meeting with Legislative Council Members on 22 May 2014 that the Administration should further open up the Sha Tau Kok Frontier Closed Area (including Sha Tau Kok public pier and Sha Tau Kok Town). They considered that apart from bringing economic and other benefits to the community, the suggestion would release land to alleviate the shortage of housing land in Hong Kong.

To be decided

Legislative Council Members attending the meeting agreed that apart from referring the issue to the Panel on Security and the Panel on Economic Development for follow-up, the issue should also be referred to the Panel on Development for consideration. The referral memorandum has been circulated to Panel members vide LC Paper No. CB(1)747/14-15(01).

Panel members agreed at the meeting on 28 April 2015 that the subject matter be included in the Panel's "list of outstanding items for discussion", and wished to be briefed on the Administration's latest position on the issue.

13. Shortage of parking spaces and provision of carriageways in Sai Kung

Sai Kung District Council members suggested at the meeting with Legislative Council Members on 26 March 2015 that the Administration should (a) review and revise the relevant policies and

To be decided

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for discussion/
Remarks**

planning standards regarding the provision of parking spaces in the territory and study the development of underground public car parks in the areas reserved for providing parks and other public facilities, in order to address the serious shortage of parking spaces in Sai Kung Town, Tseung Kwan O and various other districts (including Tai Po and the North District, etc.); and (b) provide carriageways for villages in Sai Kung rural areas to cater for the basic transport needs of the villagers and to facilitate the development of local community economy in the villages.

Legislative Council Members attending the meeting agreed that apart from referring the aforementioned issues to the Panel on Transport and the Panel on Home Affairs for follow-up, the issues should also be referred to the Panel on Development for consideration. The referral memorandum has been circulated to Panel members vide LC Paper No. CB(1)735/14-15(01).

Panel members agreed at the meeting on 28 April 2015 that the subject matter be included in the Panel's "list of outstanding items for discussion", and wished to be briefed on the Administration's latest position on the issues.

14. Problems arising from sub-divisions of flat units and measures to tackle the problems

At the meeting between Legislative Council Members and Yau Tsim Mong District Council members on 29 January 2015, the problems arising from sub-divisions of flat units (commonly known as "sub-divided units") and measures to tackle the problems were discussed. Yau Tsim Mong District Council members considered it important for the Administration to step up regulation of "sub-divided

To be decided

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units" and suggested that, to enable the Buildings Department and other law enforcement authorities to take effective enforcement actions against irregularities, the Administration should draw up clear definitions in the relevant legislations (such as the Buildings Ordinance (Cap. 123) and the Building Management Ordinance (Cap. 344)) to differentiate "sub-divided units" from "cubicle apartments" and other accommodations.

Legislative Council Members attending the meeting agreed that the issues should be referred to the Panel on Development for consideration and follow-up. The referral memorandum has been circulated to Panel members vide LC Paper No. CB(1)704/14-15(01).

Panel members agreed at the meeting on 28 April 2015 that the subject matter be included in the Panel's "list of outstanding items for discussion", and wished to be briefed on the Administration's latest position on the issues.

15. 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
(*Note*)

Note: The Administration issued a letter to the Clerk on 13 April 2015 (LC Paper No. CB(1)762/14-15(01)), relaying that the Administration met with Dr CHIANG and District

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Council members Messrs PUN Kwok Wah, NG Po Keung and CHAN Wai Ming on 24 February 2015 and explained to them the Administration's responses on the above issue. The Administration will further liaise with Dr CHIANG and the District Council members on the above issue should they have other questions or suggestions.

16. 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
(Note)

Note: The Administration issued a letter to the Clerk on 13 April 2015 (LC Paper No. CB(1)762/14-15(01)), relaying that the Administration met with Dr CHIANG and District Council members Messrs PUN Kwok Wah, NG Po Keung and CHAN Wai Ming on 24 February 2015 and explained to them the Administration's responses on the above issue. The Administration will further liaise with Dr CHIANG and the District Council members on the above issue should they have other questions or suggestions.

17. 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)

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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.

18. 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 responses were circulated to members vide LC Papers Nos. CB(1)299/14-15(01), CB(1)556/14-15(01) and CB(1)764/14-15(01).

**Proposed timing
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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.

19. 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.

20. 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)

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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.

21. 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.