

**Panel on Development**

**List of outstanding items for discussion**

(Position as at 3 November 2015)

**Proposed timing  
for discussion/  
Remarks**

**1. Capital Works Reserve Fund block allocations for 2016-2017**

The Administration plans to brief the Panel on the forthcoming funding submission to the Public Works Subcommittee/Finance Committee for the Capital Works Reserve Fund block allocations for 2016-2017.

24 November 2015

**2. PWP Item No. 3456RO -- Tsui Ping River Garden (Reprovisioning of Shing Yip Street Rest Garden)**

The Administration intends to seek the Panel's support for upgrading the above project to Category A for the reprovisioning of Shing Yip Street Rest Garden to an existing temporary public vehicle parking site next to the King Yip Street nullah. According to the Administration, the proposal will result in an enlarged commercial land sale site to optimize the development potential of the site and increase the commercial/office land supply in Kowloon East.

24 November 2015

The submission of the relevant funding proposal to the Public Works Subcommittee ("PWSC") and the Finance Committee ("FC") is tentatively scheduled for December 2015 and January 2016 respectively.

**Proposed timing  
for discussion/  
Remarks**

**3. PWP Item No. 7213CL -- Engineering Works for Ha Mei San Tsuen Village Expansion Area; and PWP Item No. 7394CL -- Sha Tin New Town -- stage 2 - servicing and extension of Pai Tau Village in Area 6A**

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

24 November 2015

The submission of the relevant funding proposal to PWSC and FC is tentatively scheduled for January and February 2016 respectively.

**4. Tree management on private properties and revamp of the Guidelines for Tree Risk Assessment and Management Arrangement**

At the meeting on 15 October 2015, Dr Hon Kenneth CHAN proposed that the Administration should discuss with the Panel issues related to tree management on private properties, tree risk assessment as well as the timetable for enacting tree legislation. Dr Hon KWOK Ka-ki opined that deputations should be invited to give views on tree management matters.

24 November 2015

The Administration will brief the Panel on: (a) the work progress of the preparation of a handbook on management of trees on private properties; and (b) the results of revision of the Guidelines for Tree Risk Assessment and Management Arrangement on an Area Basis and on a Tree Basis.

**Proposed timing  
for discussion/  
Remarks**

**5. 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.

Q1 of 2016

**6. Signboard Control System**

At the request of the Panel Chairman, the Administration provided a written response (LC Paper No. CB(1)1014/14-15(01)) (circulated on 19 June 2015) to the concerns raised by the Chairman of the Wan Chai District Council in a letter to the Panel Chairman dated 13 May 2015 (LC Paper No. CB(1)865/14-15(01)) (Chinese version only) on the control of unauthorized signboards. In July 2015, the Administration further provided an information paper on "Implementation of the Validation Scheme for Unauthorized Signboards" (LC Paper No. CB(1)1120/14-15(01)) (circulated on 17 July 2015) to the Panel.

Q2 of 2016

The Panel agreed at the meeting on 22 July 2015 that the subject matter be included in the Panel's "list of outstanding items for discussion".

**7. Tender prices for capital works projects**

At the Panel meeting on 15 October 2015, Hon Albert CHAN suggested that the Administration should update the Panel on the current trend of tender prices for the projects under the Capital Works Programme and the projected capital works expenditures for the current and the next financial years.

To be decided

**Proposed timing  
for discussion/  
Remarks**

**8. Cycle track sections at Sham Tseng**

At the Panel meeting on 15 October 2015, Hon Michael TIEN suggested that the Administration should update the Panel on the way forward of the planning of the proposed cycle track sections at Sham Tseng.

To be decided

**9. Optimizing the use of land resources**

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG suggested that the Administration should brief the Panel on its plans to relocate the existing wholesale markets, including the Cheung Sha Wan Temporary Wholesale Poultry Market and the Yau Ma Tei Fruit Market, so as to release these urban land sites for better uses.

To be decided

At the same meeting, Hon Michael TIEN pointed out that a land site near Yoho Midtown in Yuen Long which was originally planned for the provision of leisure and recreational facilities had been temporarily used as a wholesale fish market for many years. He suggested that the Panel should follow up with the Administration on the long-term use of the site given that there was demand for the provision of more community facilities in the district.

**10. Safety of drinking water**

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG suggested that in view of the widespread concern over excess lead found in drinking water, the Administration including the Water Supplies Department, and the Advisory Committee on Water Resources and Quality of Water Supplies should be invited to discuss with the Panel a review of the Waterworks Ordinance (Cap. 102)

To be decided

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and introduction of legislation for safety of drinking water. Dr Hon KWOK Ka-ki opined that the Panel should invite deputations including academics to express views on the subject.

**11. Quality of Dongjiang water**

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG suggested that the Administration should brief the Panel on the control over the quality of Dongjiang water at source and the measures to deal with excessive lead content in drinking water.

To be decided

**12. Urban Renewal Strategy and the Urban Renewal Authority**

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG suggested that the Panel should discuss with the Administration a review of the Urban Renewal Strategy, the functions of the Urban Renewal Authority and its work.

To be decided

**13. Review of the Hong Kong Planning Standards and Guidelines**

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG proposed that the Administration should discuss with the Panel a review of the above guidelines.

To be decided

**14. Harbourfront planning and development**

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG suggested that the Panel should follow up with the Administration its harbourfront enhancement initiatives. Dr Hon Kenneth CHAN said that the Administration should brief the Panel on the principles and approaches for planning and developing the waterfront areas in the western part

To be decided

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of the Hong Kong Island and those outside Victoria Harbour. Hon Albert CHAN suggested that the Harbourfront Commission should be invited to discuss with the Panel the matters raised by Dr Kenneth CHAN.

At the same meeting, Hon Albert CHAN opined that the Administration should brief the Panel on the arrangements for the management of harbourfront sites (similar to that of the Avenue of Stars at Tsim Sha Tsui) which involved the participation of private developers.

**15. Flooding problems in the rural areas**

At the Panel meeting on 15 October 2015, Hon LEUNG Che-cheung suggested that the Administration should discuss with the Panel the measures to prevent flooding in the rural areas, including how to deal with the problems involving private land ownership.

To be decided

**16. Review of the policies on compensation and rehousing for people affected by land resumption**

At the Panel meeting on 15 October 2015, Hon LEUNG Che-cheung opined that the Administration should conduct a review on its existing policies on compensation and rehousing for those affected by resumption of land, and should discuss the matter with the Panel.

To be decided

**17. Unauthorized building works in New Territories Exempted Houses**

At the Panel meeting on 15 October 2015, Dr Hon KWOK Ka-ki suggested that the Administration should update the Panel on the enforcement actions

To be decided

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that had been taken against unauthorized building works in New Territories Exempted Houses and the way forward for dealing with these unauthorized works.

**18. 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

**19. 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

**20. 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

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**21. 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

At the Panel meeting on 15 October 2015, Hon Alice MAK urged that the Administration should discuss the subject with the Panel as soon as possible.

**22. 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).



**Proposed timing  
for discussion/  
Remarks**

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.

**23. 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 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.

To be decided

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.

**Proposed timing  
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**24. 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 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.

To be decided  
(*Note*)

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.

*Note: The Administration has advised that the standards and guidelines of parking and related facilities are under the purview of the Transport and*

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*Housing Bureau and the Transport Department. The provision of carriageways for villagers in rural areas is either initiated by the Transport Department from the transport angle or by the Home Affairs Department as Rural Public Works projects. The Development Bureau thus considers that this item should be followed up by the relevant bureaux and departments at the Panel on Transport or the Panel on Home Affairs as necessary and appropriate.*

**25. 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 deleted  
(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. On 10 June 2015, the Administration wrote to Dr CHIANG about the actions to be taken to improve the planning of Kowloon West. The letter was circulated to members on 22 October 2015 vide LC Paper No. CB(1)40/15-16(01). Dr CHIANG agreed that the item be removed from this list.*

**Proposed timing  
for discussion/  
Remarks**

**26. 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 deleted  
(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. On 10 June 2015, the Administration wrote to Dr CHIANG about the actions to be taken to enhance and beautify the streets in Kowloon West. The letter was circulated to members on 22 October 2015 vide LC Paper No. CB(1)40/15-16(01). Dr CHIANG agreed that the item be removed from this list.*

**27. 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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for discussion/  
Remarks**

**28. 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 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).

*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**

**29. 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.*

**30. 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**

**31. 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.*