

**Panel on Development**

**List of outstanding items for discussion**

(Position as at 23 November 2015)

**Proposed timing  
for discussion/  
Remarks**

**1. PWP Item No. 7414RO -- Improvement works at Mui Wo**

The Administration intends to seek the Panel's support to upgrade part of the above project to Category A for implementing local improvement works in Mui Wo.

22 December 2015

The submission of the relevant funding proposal to the Public Works Subcommittee and the Finance Committee is tentatively scheduled for April and May 2016 respectively.

**2. 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.

22 December 2015

The submission of the relevant funding proposal to the Public Works Subcommittee and the Finance Committee is tentatively scheduled for January and February 2016 respectively.

**3. PWP Item No. 7786CL-1 -- Tung Chung New Town Extension -- detailed design and site investigation**

The Administration intends to seek the Panel's support for upgrading part of the above project to Category A for detailed design and site investigation of the Tung Chung New Town Extension Project.

22 December 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 January and February 2016 respectively.

**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.

Q1 of 2016

**5. 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".

**6. 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

To be decided

**Proposed timing  
for discussion/  
Remarks**

Programme and the projected capital works expenditures for the current and the next financial years.

**7. 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) 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.

To be decided

**8. 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

**9. 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

**Proposed timing  
for discussion/  
Remarks**

**10. 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 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.

To be decided

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.

**11. 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

**12. 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

**Proposed timing  
for discussion/  
Remarks**

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

To be decided

**14. Developing the New Territories North**

The Administration intends to brief the Panel on the initial findings of the Preliminary Feasibility Study on Developing the New Territories North.

To be decided

At the meeting with Legislative Council Members on 22 May 2014, North District Council members suggested 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.

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.

**Proposed timing  
for discussion/  
Remarks**

**15. 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.

**16. 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

**Proposed timing  
for discussion/  
Remarks**

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.

**17. 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.

Item to be deleted  
(*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).

**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 issues.

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

**18. 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  
(Note)

*Note: The Administration has advised that different options of the cycle track alignment and associated details are being reviewed to address the concerns of residents of Sham Tseng. A meeting with the residents will be arranged upon completion of the review. As such, the timing for discussion for this item is yet to be decided.*

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

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG proposed that the

To be decided  
(Note)



**Proposed timing  
for discussion/  
Remarks**

Administration should discuss with the Panel a review of the above guidelines.

*Note: The Administration has advised that the Hong Kong Planning Standards and Guidelines ("HKPSG") are a comprehensive and amalgamated set of standards and guidelines covering a wide and diverse range of land uses and facilities, as well as planning and land use related topics to guide reservation of sites for such purposes, cutting across various policy areas and involving vastly different considerations spanning over the purview of many bureaux and departments ("B/Ds"). According to the existing mechanism, topical reviews of specific standards and guidelines in the HKPSG are conducted by individual B/Ds as and when necessary, taking into account the concerned B/Ds' latest relevant policies and development requirements. Opportunities would also be taken upon such topical reviews to assess the need to review relevant or related standards and guidelines, as well as the planning practices for their implementation. The Administration does not consider it necessary or practicable to conduct a review of the whole HKPSG. If revision of existing standards and guidelines or formulation of new standards and guidelines is considered necessary, it could be taken forward at the request of relevant B/Ds in accordance with the established mechanism. If Panel members have any question about specific areas of the planning standards and guidelines, the Development Bureau and the Planning Department stand ready to coordinate with the relevant B/Ds to provide specific responses as appropriate.*

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

At the Panel meeting on 16 October 2012, Hon Michael TIEN proposed that the Administration should explore developing a core business district

To be decided  
(Note)

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for discussion/  
Remarks**

("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.

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.

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. 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 more community facilities in the district.

*Note: The Administration has advised that it has been exploring the feasibility of relocating the Cheung Sha Wan Temporary Wholesale Poultry Market ("CSWTWPM") to release the site for alternative use. In view of the special requirements for the replacement site and the constraints imposed by live poultry wholesale activities, identifying a suitable replacement site would need to take into account a host of different factors. It would also be necessary to conduct detailed technical assessments to ascertain the suitability and feasibility of*

**Proposed timing  
for discussion/  
Remarks**

*establishing a live poultry wholesale market at any potential replacement site identified. In planning and designing any new wholesale poultry market, consultation with relevant stakeholders will need to be conducted at different stages. The relocation of CSWTWPM is under the purview of the Food and Health Bureau ("FHB"). FHB is commissioning a consultancy study on the way forward for the live poultry trade in Hong Kong. Subject to the outcome and recommendation of the study, the Administration will form a view on the feasibility of relocating CSWTWPM. The study is expected to be completed in 2016.*

*For the Yau Ma Tei Fruit Market, the Administration is still examining the way forward for the market. For the wholesale fresh fish market in Yuen Long, which is a privately-run business operating at the site on short-term tenancy, a Legislative Council case conference was held in July 2015 to discuss the relocation of the market and the long-term use and development of the site, in response to the concerns of the Yuen Long District Council ("YLDC"). The meeting concluded that the reprovisioning request made by YLDC members should be referred to the Panel on Food Safety and Environmental Hygiene for follow-up.*

*As regards developing a CBD in New Territories West, 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.*

**21. 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

To be decided  
(Note)

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for discussion/  
Remarks**

Town Planning Board, town planning procedures, and secretariat support for the Town Planning Board should be discussed.

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.*

**22. 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)

**Proposed timing  
for discussion/  
Remarks**

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.*

**23. 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.*

**24. 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

To be decided  
(Note)

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for discussion/  
Remarks**

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.

*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.*