

Panel on Development

List of outstanding items for discussion
(Position as at 28 April 2025)

**Proposed timing
for discussion/
Remarks**

(Please also refer to items of Public Works Programme on [page 13](#))

1. Long term flood and shoreline management strategies to cope with climate change

The Administration will brief members on the Government's long term flood and shoreline management strategies to cope with extreme rainstorms, sea level rise and extreme storm surges due to climate change.

May 2025

2. Annual report on implementation progress of heritage conservation initiatives

The Administration will update members on the progress of various heritage conservation initiatives since its last report in June 2024.

May 2025

3. Heritage tourism

At the Panel meeting on 14 January 2025, Hon Tony TSE and Hon YIU Pak-leung suggested that the Administration should brief the Panel on the collaboration across bureaux/departments to promote local heritage tourism by making better use of monuments and historic buildings.

May 2025
(Note)

Note: The Administration has advised that tourism promotion falls under the policy purview of the Culture, Sports and Tourism Bureau, and the Development Bureau will account to members for making better use of historic buildings for tourism purposes in the context of the discussion of the annual

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report on implementation progress of heritage conservation initiatives (item 2 on the list of outstanding items).

4. Development proposal of Lung Kwu Tan reclamation and re-planning of Tuen Mun West area

At the Panel meeting on 14 January 2025, Hon Michael TIEN suggested that the Administration should brief the Panel on the latest progress of the re-planning of Tuen Mun West area (including studying the feasibility of extending the Hong Kong Island West—Hung Shui Kiu Rail Link for the Kau Yi Chau Artificial Islands westward to Tuen Mun West after landing in Tuen Mun East).

Mid-2025

The Administration will brief members on the preliminary development proposal for Lung Kwu Tan reclamation and re-planning of Tuen Mun West area.

5. Work in relation to urban renewal, including the work of the Urban Renewal Authority

The Administration will brief members on the policy research on using land in New Development Areas to facilitate urban renewal, and the progress of the work of the Urban Renewal Authority in 2024-2025 and its plan for the next financial year.

October 2025

6. Streamlining development control procedures

At the Panel meeting on 14 January 2025, Hon LAU Kwok-fan suggested that the Administration should brief the Panel on the Government's latest progress in streamlining development control procedures.

September/October
2025

**Proposed timing
for discussion/
Remarks**

7. Development of Northern Metropolis

At the Panel meeting on 14 January 2025, Hon LAU Kwok-fan suggested that the Administration should brief the Panel on the planning and development of the Blue and Green Recreation, Tourism and Conservation Circle in the Northern Metropolis. Hon Andrew LAM suggested that the Administration should brief the Panel on policies and measures pertinent to the promotion of urban-rural integration amidst the development of the Northern Metropolis.

September/October
2025

On 17 December 2024, the Panel received a referral (LC Paper No. CB(1)110/2025(02)) arising from the meeting between Legislative Council Members and North District Council members on 22 November 2024 for follow-up on the issues relating to leveraging opportunities arising from the development of the Northern Metropolis to improve land planning and infrastructure development in the North District.

8. Improving the infrastructure in remote villages

At the Panel meeting on 25 January 2022, Ms Alice MAK, a then Member, suggested that the Administration should brief the Panel on the provision of fresh water supply in remote villages. Hon CHAN Yuet-ming raised in her letter to the then Chairman dated 30 March 2022 (LC Paper No. CB(1)186/2022(01)) and reiterated at the Panel meeting on 16 January 2024 her suggestion of broadening the scope of discussion under this item to cover the provision of other infrastructural facilities (e.g. mobile network service, internet access via optic fibre/broadband, sewerage system and flood prevention system) for remote villages. At the Panel meeting on 16 January 2024, Hon TANG Ka-piu further suggested that the Administration should brief the Panel on the overall progress of providing water and electricity supply facilities in remote villages. In her letter dated 14 February 2025 to the Chairman,

To be decided
(Note)

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Hon CHAN Yuet-ming said that as rural affairs are one of the policy responsibilities of the Home and Youth Affairs Bureau (“HYAB”), and most of the infrastructural facilities in the villages are built and maintained by the Home Affairs Department (“HAD”), it was suggested that officials of HYAB and HAD be invited to attend the meeting, and that members of the Panel on Home Affairs, Culture and Sports also be invited to join the discussion.

Note: The Administration has advised that an update on provision of water supply facilities for remote villages (e.g. Tung Ping Chau and Po Toi Island) was covered in the paper provided for the discussion of supply of Dongjiang water on 13 December 2023 (LC Paper No. CB(1)1110/2023(03)). As the infrastructure facilities mentioned by members span across bureaux and departments, the Development Bureau will work with relevant teams with a view to updating the Panel on the supply of water, flood prevention and other infrastructure facilities for remote villages when giving a briefing on policies and measures pertinent to the promotion of urban-rural integration amidst the development of the Northern Metropolis (item 23 on the list of outstanding items).

9. Supply of construction materials

At the Panel meeting on 16 January 2024, Dr Hon CHOW Man-kong suggested that the Administration should brief the Panel on the measures to ensure the supply of construction materials to cope with the demand of the construction industry.

(Note)

Note: The Administration has advised that this item will be addressed at the meeting of the Subcommittee to Study the Effectiveness, Costs and Management of Public Works Projects on 13 May 2025.

**Proposed timing
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Remarks**

10. Near shore reclamation proposals

Dr Stephen WONG, a then Member, wrote to the then Chairman on 31 January 2022 (LC Paper No. CB(1)41/2022(01)) expressing views on the near shore reclamation proposals at four sites (namely Lung Kwu Tan, Ma Liu Shui, Siu Ho Wan and Sunny Bay) and proposed that the Panel should discuss the progress of these reclamation proposals.

Being arranged on
project basis
(Note)

At the Panel meeting on 14 January 2025, Hon Michael TIEN and Hon TANG Ka-piu suggested that the Administration should brief the Panel on the progress of the near shore reclamation proposals.

Note: The Administration has advised that the progress of near shore reclamation proposals at the four sites was briefly reported by the Secretary for Development at the Panel meeting on 10 February 2022. Individual items relating to these proposals will be put to the Panel for discussion before further submission to the Public Works Subcommittee. With the Panel's support to commence study on reclamation of Lung Kwu Tan in Q1 of 2023 and after obtaining the Finance Committee's approval, the consultancy study has been awarded in December 2023. The study is in progress and the Panel will be briefed on its progress in mid-2025.

The Administration has advised that an engineering feasibility study on Sunny Bay reclamation commenced in May 2023 and the study is still in progress. The Development Bureau briefed members on the latest progress of the study at the Panel meetings on 26 November 2024 and 25 March 2025, and will brief the Panel again on the progress of the project in due course.

**Proposed timing
for discussion/
Remarks**

11. Redevelopment of three squatter areas in Kowloon East

At the Panel meetings on 17 January 2023 and 14 January 2025, Hon TANG Ka-piu suggested that the Administration should brief the Panel on the progress of the redevelopment of the three squatter areas in Kowloon East (i.e. Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village).

Had been arranged
on project basis
(Note)

Note: The Administration has advised that funding for the Chuk Yuen United Village project and the Cha Kwo Ling Village project was secured in 2022 and 2023 respectively. In other words, the two projects have commenced and are being taken forward as scheduled. As regards the Ngau Chi Wan Village project, the Administration already briefed members on the funding proposal for the site formation and infrastructure works for redeveloping the Ngau Chi Wan Village for public housing at the Panel meeting on 23 April 2024 and members expressed their support for the funding proposal. Members were also updated on the progress of the redevelopment projects at the other two squatter areas (i.e. the Cha Kwo Ling Village and Chuk Yuen United Village projects).

12. Maintenance and repair of lifts and escalators

The Administration will brief the Panel on the measures taken to enhance the proper maintenance and repair of lifts and escalators.

To be decided
(Note)

Note: At the Panel meeting on 16 January 2024, Hon TANG Ka-piu suggested that the Administration should brief the Panel on the aforesaid measures.

**Proposed timing
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Remarks**

13. Future use of existing community isolation facilities

At the meeting of the Panel on Security (“SE Panel”) on 17 January 2023, Hon TANG Ka-piu suggested discussing issues relating to the future use of existing community isolation facilities following the subsiding of the Coronavirus Disease 2019 epidemic. The Clerk to SE Panel subsequently wrote to refer the above-mentioned matter to the Panel on Development for consideration and follow-up.

(Note)

Note: The Administration has advised that the Chief Executive announced on 31 January 2023 that the Deputy Financial Secretary would be coordinating an assessment on the future use of the facilities, taking into account the potential changes in the epidemic situation, the return to normalcy and social needs. Upon reviewing the existing community isolation facilities and ensuring the retention of a certain amount of facilities, the relevant land will be released in phases and units of the isolation facilities will be reused. So far, the Administration has announced alternative uses of such facilities in Tsing Yi, San Tin, Tam Mei, the Loop, Hung Shui Kiu, the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge and Ma Sik Road in Fanling. In the 2024 Policy Address, the Government announced the use of the facilities in Kai Tak for the “Youth Post” hostel and spaces for cultural and arts exchanges for youths. This latest proposal is led by the Home and Youth Affairs Bureau.

14. Review of Hong Kong Planning Standards and Guidelines

At the Panel meeting on 16 January 2024, the Chairman (Ir Dr Hon LO Wai-kyok) suggested that the Administration should review and update the Hong Kong Planning Standards and Guidelines

(Note)

**Proposed timing
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Remarks**

(“HKPSG”) and brief the Panel on the matters concerned.

At the Panel meeting on 14 January 2025, Hon LAM San-keung suggested that the Administration should review the provision of car parking spaces under HKPSG and brief the Panel on the matters concerned.

Note: The Administration has advised that topical reviews of specific standards and guidelines in HKPSG are conducted by individual bureaux/departments (“B/Ds”) as and when necessary, taking into account the concerned B/Ds’ latest policies and development requirements in the relevant areas. For instance, the then Transport and Housing Bureau/Transport Department briefed the Panel on Transport at its meeting held on 20 August 2021 on a range of measures to increase the provision of parking spaces, and HKPSG was subsequently updated to reflect the relevant latest standards. Since HKPSG is a collection of planning standards and guidelines covering a wide range of facilities and land uses that fall within the purview of different B/Ds, the Development Bureau will continue to remind relevant B/Ds to review the standards under their purview periodically, in consultation with relevant stakeholders and relevant Panels.

15. Review of squatter control policy

At the Panel meeting on 16 January 2024, Hon CHAN Han-pan suggested that the Administration should review the squatter control policy and brief the Panel on the matters concerned.

To be decided

16. Kau Yi Chau Artificial Islands and a fifth cross-harbour railway projects

At the Panel meeting on 14 January 2025, Hon Michael TIEN suggested that the Administration should brief the Panel on the latest progress of the

To be decided
(Note)

**Proposed timing
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Remarks**

Kau Yi Chau Artificial Islands and a fifth cross-harbour railway projects.

Note: The Administration has advised that a planning and engineering study on the proposed Kau Yi Chau Artificial Islands and the planning of its transport infrastructure are still in progress. Apart from the submission of the Environmental Impact Assessment (“EIA”) Report for the Reclamation for Kau Yi Chau Artificial Islands by the Civil Engineering and Development Department to the Environmental Protection Department in late December 2024, the remaining projects on which studies have been conducted, including EIAs for strategic roads, need to be completed. In addition, to tie in with the current planning of the Hong Kong Major Transport Infrastructure Development Blueprint, the preliminary alignment of the proposed Hong Kong Island West-Hung Shui Kiu Rail Link will pass through the Artificial Islands, Sunny Bay and Tuen Mun East, and connect with the Hong Kong-Shenzhen Western Rail Link at Hung Shui Kiu. The Administration will adopt a prudent approach in devising the implementation strategy of the project, having regard to the progress of the study, as well as the prioritization, sequencing and overall arrangement of the various land creation and infrastructure projects. The Panel will be briefed on the latest progress of the study in due course.

17. Development of South Lantau Eco-recreation Corridor

At the Panel meeting on 14 January 2025, Hon Michael TIEN suggested that the Administration should brief the Panel on the latest progress of the development of the South Lantau Eco-recreation Corridor.

To be decided
(Note)

Note: At the Panel meeting on 26 November 2024, the Administration briefed members on the latest progress

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Remarks**

of the study recommendations for the South Lantau Eco-recreation Corridor. On 2 April 2025 the Development Bureau already invited the market to submit expressions of interest on the proposal within three months. The Administration will brief the Panel again on the progress of the project in due course.

18. Revitalization of Tuen Mun River

At the Panel meeting on 14 January 2025, Hon Michael TIEN suggested that the Administration should brief the Panel on the latest progress of the revitalization of Tuen Mun River.

To be decided
(Note)

Note: The Administration has advised that an investigation study and public consultation for revitalization of Middle Tuen Mun River Channel are being undertaken and the Panel will be briefed on the progress of the project in due course.

19. Review of categories of permitted uses in an Outline Zoning Plan

At the Panel meeting on 14 January 2025, Hon Tony TSE suggested that the Administration should review the categories of permitted uses in an Outline Zoning Plan, such as adding renewable energy-related uses, and brief the Panel on the matters concerned.

To be decided

20. Proposal to amend the Buildings Ordinance (Cap. 123)

At the Panel meeting on 14 January 2025, Hon LAM San-keung expressed his concern about the proposal of the Administration to amend the Buildings Ordinance, particularly the legal liabilities of members of the industry such as solicitors or estate agents involved in the transaction of properties with “serious unauthorized building works”, and suggested that the Administration should brief the Panel on the

To be decided
(Note)

**Proposed timing
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matters concerned.

Note: The Administration has advised that it is considering the views received during the public consultation on the proposal to amend the Buildings Ordinance, and it plans to report to the Panel on the progress of the consultation and preparatory work concerned later.

21. Harbourfront enhancement

At the Panel meeting on 14 January 2025, Hon TANG Ka-piu suggested that the Administration should brief the Panel on its plans to enhance the harbourfront on both sides of the Victoria Harbour, including landing facilities, after the passage of the Protection of the Harbour (Amendment) Bill 2024 by the Legislative Council.

To be decided

On 26 June 2024, the Panel received a referral (LC Paper No. CB(1)889/2024(02)) arising from the meeting between Legislative Council Members and Central and Western District Council members on 31 May 2024 for follow-up on the issues relating to the Central and Western District Promenade.

On 22 November 2024, the Panel received a referral (LC Paper No. CB(1)110/2025(01)) arising from the meeting between Legislative Council Members and Kowloon City District Council members on 25 October 2024 for follow-up on the issues relating to construction of promenades to connect Whampoa, Hung Hom, To Kwa Wan and Kai Tak.

On 18 December 2024, the Panel received a referral (LC Paper No. CB(1)110/2025(03)) arising from the meeting between Legislative Council Members and Wan Chai District Council members on 29 November 2024 for follow-up on the issues relating to development of the Wan Chai harbourfront.

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22. Unleashing development potential of private land in the New Territories

At the Panel meeting on 14 January 2025, Hon LAU Kwok-fan expressed his concern about the situation where private land in the New Territories could not be developed due to title problems such as adverse possession or whereabouts of the owners being unknown, and suggested that the Administration should brief the Panel on its work in unleashing the development potential of private land in the New Territories.

To be decided

23. Pier Improvement Programme

At the Panel meeting on 14 January 2025, Hon YIU Pak-leung suggested that the Administration should brief the Panel on the latest progress of the Pier Improvement Programme.

To be decided
(Note)

Note: The Administration has advised that the Pier Improvement Programme covers 23 public piers, among which Pak Kok Pier on Lamma Island and Kau Sai Village Pier of Sai Kung have been put into service. Eleven piers are under construction, of which eight are expected to be completed progressively in 2025. Detailed design for four is in progress, feasibility study and preliminary design for five have been completed, and investigation study and preliminary design for one is in progress. The Administration will seek funding in a timely and orderly manner for implementing the works progressively, having regard to the overall allocation of resources and arrangements for public works projects. Project proposals will be put to the Panel for discussion before further submission to the Public Works Subcommittee. In addition, the Administration plans to submit an information paper within 2025 to brief the Panel on the latest progress of the Pier Improvement Programme.

**Proposed timing for
discussion/
Remarks**

Public Works Programme (“PWP”)

**1. PWP Item No. 3200GK —Joint-user Complex at
Cheung Sha Wan Road, Sham Shui Po**

The Administration will brief members on the proposal of upgrading the relevant PWP item to Category A, for the construction of a joint-user government complex within the redevelopment project of the Urban Renewal Authority at Cheung Wah Street/Cheung Sha Wan Road.

May 2025

Council Business Divisions
Legislative Council Secretariat
28 April 2025