

## **List of DEVB's Initiatives in the 2014 Policy Agenda**

A list of DEVB's initiatives in the 2014 Policy Agenda is appended below. We have 15 new initiatives and 65 on-going initiatives mainly under the Chapters of "Economic Development", "Land, Housing and Transportation", "Environment and Conservation" and "Education, Population and Human Resources".

### **Economic Development**

#### **New Initiatives**

*We will:*

- Review future land requirement of major economic uses, including, among others, industrial uses.

#### **On-going Initiatives**

*We are:*

- Promoting the Comix Home Base and the former Police Married Quarters at Hollywood Road as the creative landmarks for Hong Kong's ani-com and design sectors respectively. Both are also examples of revitalisation of heritage buildings.
- Investing in infrastructure development to promote economic growth, create employment opportunities and enhance the long-term competitiveness of Hong Kong.
- Formulating new initiatives to build up capacity, facilitate healthy growth, encourage innovation and creativity and enhance manpower development for the construction industry.

- Continuing the preparatory work for introducing a new legislation in 2015-16 to enhance the security of payment in construction-related contracts to improve cash flow of the construction supply chain.
- Enhancing our capability to resolve cross-bureau and cross-departmental issues relating to the delivery of major infrastructure, and to address strategic issues which might impede progress in major infrastructure projects.

## **Land, Housing and Transportation**

### **New Initiatives**

*We will:*

- Adopt a total of 470 000 new residential units as the new supply target in the coming ten years, with a 60:40 split between public and private housing.
- Increase the supply of units under the Home Ownership Scheme on top of what the Government has already pledged in response to public's aspirations for home ownership at an affordable level and to encourage turnover of existing tenants in public rental housing.
- Increase the maximum domestic plot ratios allowed in different Density Zones as appropriate, with a view to increasing the floor space that can be provided on individual sites as far as permissible in planning terms.
- Partially lift the administrative moratorium on development in Pok Fu Lam to release six government sites for public housing development (including the redevelopment of Wah Fu Estate) which are estimated to provide about 11 900 additional public housing units, alongside active consideration of constructing the South Island Line (West) to address the transport needs arising from the new public housing developments.

- Take forward a Pilot Scheme for Arbitration on Land Premium to facilitate and speed up agreement between the Government and private land owners on premium charged for lease modification and land exchange transactions through arbitration.
- Take forward the planning and engineering study for a new town in East Lantau, and carry out a strategic feasibility study for the artificial islands in the central waters between Hong Kong Island and Lantau Island.
- Carry out a detailed study on potential underground space development in four pilot strategic urban districts, viz. Causeway Bay, Happy Valley, Admiralty/Wan Chai and Tsim Sha Tsui West. The aim is to formulate a master plan for underground space development for each district and carry out broad technical assessment for priority projects identified in the commercial areas and adjacent open spaces in these districts.
- Study the feasibility of topside development on the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge for developing bridgehead economy and creating business and job opportunities.
- Apply the “place-making” concept in converting and identifying an operator for the remaining vacant sites underneath Kwun Tong Bypass to provide cultural and creative space with unique design character and vibrancy.
- Inherit the industrial cultural heritage of Kowloon East and integrate it with creativity for translation into urban design guidelines and public art elements to provide guidance for improvement to public spaces and private development.
- Study the transformation of the existing King Yip Street nullah to a green and vibrant Tsui Ping River with environmental and landscaping upgrading of the vicinity.

- Advocate the sustainability concept on “walkability” in Kowloon East through improving connectivity and enhancing pedestrian environment.
- Formulate a set of seismic-resistant building design standards with a view to further enhancing building safety in Hong Kong.

### **On-going Initiatives**

*We are:*

- Continuing and expanding the on-going land use reviews with the objective of identifying more suitable sites in Government, Institution or Community, Green Belt, Industrial and other non-residential zones for rezoning to residential use.
- Making available for housing development or other uses in higher demand sites for which the originally earmarked purposes will no longer be pursued.
- Reviewing and increasing the development density of residential sites such as those in the Kai Tak New Development Area and those identified through the land use review in Tuen Mun East, as well as reviewing and relaxing development restrictions such as the Mid-Levels Moratorium, as far as permissible in planning terms.
- Streamlining land administration processes and administrative approval procedures to expedite land supply, as well as taking other corresponding measures to facilitate flat production.
- Continuing the revitalisation measures to facilitate the redevelopment and wholesale conversion of older industrial buildings until 31 March 2016 to provide more floor space for suitable uses such as commercial and business uses, in order to meet Hong Kong’s changing social and economic needs.

- Taking forward the planning for residential development at the Kam Tin South West Rail Kam Sheung Road Station and Pat Heung Maintenance Depot and the adjoining areas, and continuing to explore development potential along the railways.
- Taking forward the planning and development of the former Diamond Hill Squatter Areas (Tai Hom Village), former Cha Kwo Ling Kaolin Mine, former Lamma Quarry and Anderson Road Quarry to provide housing land.
- Continuing with the planning and implementation of new development areas and new town extensions –
  - implementing the plans for the Kwu Tung North and Fanling North New Development Areas as an extension to the Fanling/Sheung Shui New Town;
  - taking forward the planning for the Hung Shui Kiu New Development Area as a housing and employment node to complement Tin Shui Wai, Yuen Long and Tuen Mun; and
  - taking forward the planning for the extension of the Tung Chung New Town into a more sizeable and comprehensively developed new town.
- Identifying further development opportunities in New Territories North, including the areas of Ping Che/Ta Kwu Ling and Fanling Golf Course, by commissioning a preliminary development feasibility study in early 2014, with a view to exploring scope for developing a new town of similar scale as Fanling/Sheung Shui.
- Reviewing deserted agricultural land in the North District and Yuen Long with a view to identifying suitable sites for meeting housing and other development needs.

- Taking forward near-shore reclamation by –
  - carrying out a cumulative environmental impact assessment for the proposed reclamation sites in Tuen Mun and North Lantau;
  - commencing a planning and engineering study for the reclamation in Sunny Bay; and
  - continuing with the preparatory work for the feasibility studies for other near-shore reclamation sites.
- Concluding a feasibility study on the relocation of Sha Tin Sewage Treatment Works to rock caverns. We further plan to commence the investigation and design for the relocation works.
- Commencing feasibility studies for relocation of three public facilities, viz. Diamond Hill Fresh Water and Salt Water Service Reservoirs, Sai Kung Sewage Treatment Works and Sham Tseng Sewage Treatment Works, to caverns so as to release precious land in the urban areas for housing and other uses.
- Continuing with the study on the long-term strategy of cavern development in Hong Kong. The study will include preparation of cavern master plans and setting up policy guidelines to facilitate future cavern development.
- Carrying out a territory-wide study to explore the opportunities and constraints of underground space development in the urban areas of Hong Kong. The aim is to develop some preliminary conceptual schemes for providing more space for commercial and other uses and enhancing connectivity.
- Converting suitable government sites and offices in the Central Business Districts to commercial use, including the Murray Road Public Carpark and the Rumsey Street Public Carpark.

- Adopting a visionary, co-ordinated and integrated approach to transform Kowloon East (including Kai Tak Development, Kowloon Bay and Kwun Tong) into an attractive core business district to sustain Hong Kong's economic development. Specifically, this involves land use review, enhanced urban design, improved connectivity and the associated infrastructure.
- Relocating the existing Government facilities in the two Action Areas identified to have potential for optimising their development to facilitate the transformation of Kowloon East. These two Action Areas have potential for providing an additional floor area of about 500 000 square metres.
- Continuing with the technical feasibility study for increasing housing and office supply in the Kai Tak Development Area, and consulting the public on the study recommendations.
- Consulting the public on a proposed detailed feasibility study of the future Environmentally Friendly Linkage System for supporting the transformation of Kowloon East into an alternative central business district.
- Continuing the update of the green map in Energizing Kowloon East Office's website showing green buildings in Kowloon East which have obtained BEAM Plus Gold or above rating.
- Exploring opportunities to provide suitable space in the Action Areas in Kowloon East for artists and creative designers to support the art and creative industries.
- Setting up at the former runway tip in the Kai Tak Development Area, the Kwun Tong Ferry Pier Action Area and the enclosed waterbody between the runway and Kwun Tong waterfront as a recreational landmark – Kai Tak Fantasy, which has excellent potential to be developed into a world class tourism and entertainment hub.

- Working with the Harbourfront Commission to ensure that our planning, land use and urban design are in line with our stated mission to protect the Victoria Harbour, and to enhance the harbourfront for the enjoyment of all with participation of the community.
- Conducting public engagement in collaboration with the Harbourfront Commission on the proposed establishment of Harbourfront Authority to press ahead with harbourfront development in a holistic manner with an innovative mind-set and a more flexible management approach.
- Increasing the number of buildings to be inspected in the enforcement action against industrial buildings suspected to have sub-divided flats for residential use, enhancing the prosecution action against owners who fail to comply with statutory orders, and taking lease enforcement action in cases with breach of lease conditions.
- Working closely with the Hong Kong Housing Society and the Urban Renewal Authority to assist building owners in need to carry out repair and maintenance works through various schemes, including –
  - the Operation Building Bright;
  - the Building Maintenance Grant Scheme for Elderly Owners;
  - the Integrated Building Maintenance Assistance Scheme; and
  - the Mandatory Building Inspection Subsidy Scheme.
- Continuing our efforts to enhance maintenance of private buildings through public education, publicity and participation of professional bodies.

- Continuing the implementation of the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme to require private building owners to inspect their buildings and windows regularly, and carry out repair works as necessary.
- Taking rigorous enforcement action against unauthorised building works including those in sub-divided flats, in accordance with the prevailing enforcement policies and responding efficiently to reports on contraventions of the Buildings Ordinance.
- Implementing the Lifts and Escalators Ordinance, including the registration of qualified persons for regulatory control over lift and escalator safety.
- Overseeing the implementation of the Urban Renewal Strategy.
- Working closely with the Urban Renewal Authority as it forges ahead with its “Demand-led” Scheme to address the aspirations of property owners and to speed up the pace of urban renewal.
- Working closely with the Urban Renewal Authority in its implementation of the Pilot Scheme for the Redevelopment of Industrial Buildings introduced in 2012-13.
- Monitoring the support for minority property owners affected by compulsory sale under the Land (Compulsory Sale for Redevelopment) Ordinance.
- Continuing the review of the small house policy and overseeing its implementation and related matters.
- Engaging the key stakeholders to refine the proposed amendments to the Land Titles Ordinance.

- Developing a comprehensive cycle track network in the New Territories to improve the quality of living. We are carrying out a pilot scheme in Tai Po, under which new improvement measures to cycle tracks would be implemented and new bicycle parking facilities would be installed. We have commissioned a new consultancy study on how to implement these new measures in nine new towns.
- Overseeing the design and construction of the Liantang/Heung Yuen Wai Boundary Control Point project including a new connecting road with a view to commissioning the Boundary Control Point not later than 2018.

## **Environment and Conservation**

### **New Initiatives**

*We will:*

- Introduce measures to promote low carbon construction, carbon reduction and the use of recycled materials in public works projects. These include –
  - taking forward the use of electric vehicles in works projects;
  - using biodiesel as fuel for selected construction machineries in some construction sites;
  - promoting the adoption of green site offices; and
  - conducting trials on the use of waste glass as engineering fill materials in site formation, backfilling and reclamation projects.

## **On-going Initiatives**

*We are:*

- Conducting a review of the Total Water Management Strategy with an aim to ensuring sustainable use of precious water resources and timely introduction of new initiatives to strengthen our resilience and preparedness against uncertainties and challenges.
- Implementing the “Let’s save 10L water” campaign and the “Water Efficiency Labelling Scheme” to promote public awareness of water conservation and facilitate users’ choice of water efficient plumbing fixtures and appliances.
- Exploring the use of reclaimed water for toilet flushing and other non-potable uses in Sheung Shui, Fanling and the new development areas in the north-eastern part of the New Territories.
- Improving the greening, landscape and tree management regime through –
  - embracing quality landscape planning and design in the upstream and professional vegetation management and maintenance in the downstream;
  - better co-ordination across departments;
  - enhancement of professional expertise; and
  - increased community involvement.
- Engaging stakeholders in wider promotion of greening, landscape and tree management, through the “Be Our Greening Partner” Campaign.
- Reviewing the existing arrangements for tree risk management and enhancing manpower development to protect public safety.
- Developing Greening Master Plans for the New Territories.

- Reviewing the policy on the conservation of built heritage in Hong Kong and preparing for consulting the public on the way forward.
- Working closely with the selected non-profit making organisations to implement projects in the first three batches of buildings under the “Revitalising Historic Buildings Through Partnership Scheme”.
- Proceeding with the launch of the fourth batch of historic buildings under the “Revitalising Historic Buildings Through Partnership Scheme”.
- Taking forward the conservation and revitalisation of the Central Police Station Compound in partnership with the Hong Kong Jockey Club.
- Implementing measures to enhance building design to foster a quality and sustainable built environment and to control the problem of “inflated buildings”.
- Continuing the Landslip Prevention and Mitigation Programme to –
  - upgrade and landscape Government man-made slopes;
  - mitigate the landslide risk of natural terrain with known hazards; and
  - conduct safety screening studies for private slopes.
- Conducting studies to –
  - assess the flood risk levels of rivers in rural areas; and
  - develop flood warning systems and mitigation measures for flood prone rivers.
- Constructing an underground stormwater storage tank to relieve the flooding risks in Happy Valley and adjacent areas.

- Reviewing the Drainage Master Plans in East Kowloon, West Kowloon, Shatin, Tai Po and Sai Kung to assess the flooding risks in these districts and propose improvement measures.
- Reconstructing and revitalising the Kai Tak Nullah into a green river corridor through the urban areas, namely the Kai Tak River. The project will be completed by phases starting from 2016.
- Continuing with the programme of decking and/or landscaping of 16 sections of nullahs to improve the living environment of adjacent areas. Of these, 14 sections were completed and the remaining will be completed in stages from 2015 onwards.
- Carrying out the design of the improvement work for the Yuen Long Town Centre Nullah to enhance the local environment quality and the ecological value of the nullah.

## **Education, Population and Human Resources**

### **On-going Initiatives**

*We are:*

- Collaborating with the Construction Industry Council and other key stakeholders to monitor the manpower situation in the construction industry and to implement measures to meet the manpower demand for the implementation of upcoming infrastructure projects.
- Working closely with the Construction Industry Council to facilitate registration of construction workers and implementation of prohibition in phases, including making legislative amendment to the Construction Workers Registration Ordinance.