

List of DEVB's Initiatives in the 2015 Policy Agenda

A list of DEVB's initiatives in the 2015 Policy Agenda is appended below. We have 17 new initiatives and 78 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

On-going Initiatives

We are:

- Supporting and encouraging the trade to organise programmes at the Comix Home Base and PMQ for promoting the development of creative industries.
- Investing in infrastructure development to promote economic growth, create employment opportunities and enhance the long-term competitiveness of Hong Kong.
- Continuing efforts in timely reviewing and enhancing the current procurement system for public works and promoting manpower development with a view to building up the overall capacity and capability, facilitating healthy growth and encouraging innovation and creativity for the construction industry.
- Continuing the preparatory work for introducing a new piece of legislation to enhance the security of payment in construction-related contracts to improve cash flow of the supply chain in the construction industry.
- Enhancing our capability to resolve cross-bureau and cross-departmental issues relating to the delivery of major infrastructure projects, and addressing strategic issues which might impede the progress in such projects.
- Reviewing future land requirement of major economic uses, including, among others, industrial uses.

Land, Housing and Transportation

New Initiatives

We will:

- Implement the newly formulated Long Term Housing Strategy, including the updating of long-term housing demand projection to derive a rolling ten-year housing supply target every year.
- On the basis of the latest projection, adopt a total of 480 000 new residential units as the long-term housing supply target from 2015-16 to 2024-25, with the 60:40 split between public and private housing maintained.
- Update the HK2030 Study published in 2007 by examining the strategy and possible options for overall spatial planning, land and infrastructure development for Hong Kong beyond 2030, with a view to adopting it as the territorial development strategy that caters for the latest planning circumstances in Hong Kong.
- Continue to take forward the Kai Tak Fantasy project and commence planning and engineering studies to implement the project in phases with a view to developing a world-class tourism, entertainment and leisure hub.
- Implement the concept of “walkable” Kowloon East comprehensively in the Kowloon Bay and Kwun Tong Business Areas to improve the pedestrian environment and traffic condition, including studying measures to facilitate the provision of elevated walkways by the private sector.
- Continue to develop the concept of “walkable” Kowloon East and study the feasibility of face-lifting back alleys to become part of the pedestrian network in order to enhance pedestrian connectivity in Kowloon East.
- Based on the “walkable” Kowloon East concept, study the feasibility of constructing a footbridge near Kowloon Bay MTR Station to alleviate congestion at the existing pedestrian passages and enhance the connectivity between the MTR station and the future East Kowloon Cultural Centre as well as the residential areas nearby.

- Study the feasibility of face-lifting Hoi Bun Road Park with a view to strengthening the connectivity between Ngau Tau Kok MTR Station and the Kwun Tong waterfront and enhancing the vibrancy of the Kwun Tong waterfront.
- Carry out a pilot study in Kowloon East to examine the feasibility of developing a Smart City, such as using technology to enhance pedestrian and vehicular accessibility and manage the district facilities, and disseminate information to the public in digital format, with a view to making the area a better place for work and play.
- Utilise the natural and cultural resources of country parks and rural areas of Lantau for sustainable recreation and tourism uses and for better community development, including –
 - implementing further improvements to Mui Wo and Tai O ;
 - developing a mountain bike network; and
 - exploring the potential for recreation and tourism development in Lantau, particularly in the rural township and countryside.
- Formulate a strategy proposal for the planning, conservation, and economic and social development of Lantau.

On-going Initiatives

We are:

- Continuing to optimise the development potential of each public housing site and boost flat production by increasing the maximum domestic plot ratio and relaxing other development restrictions where planning conditions permit and without causing unacceptable impact.
- Continuing to rezone suitable sites identified in land use reviews (including sites in Government, Institution or Community zone, Green Belt zone, Industrial zone and other non-residential zone, and sites for which the originally earmarked purposes will no longer be pursued) for residential or other uses for which the community has more pressing needs.

- Reviewing and increasing the development density of individual residential sites, as well as reviewing and relaxing other development restrictions as far as permissible in planning terms, after appropriately increasing the maximum domestic plot ratios allowed in different Density Zones.
- Taking such measures as streamlining land administration processes and administrative approval procedures to expedite land supply and facilitate flat production.
- Implementing the Pilot Scheme for Arbitration on Land Premium to facilitate agreement between the Government and private land owners on land premium payable for lease modification and land exchange transactions through arbitration.
- Continuing the revitalisation measures to facilitate redevelopment and wholesale conversion of old industrial buildings until 31 March 2016 to provide more floor area 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, Pat Heung Maintenance Depot, and the adjoining areas.
- Continuing to actively explore in collaboration with the MTR Corporation Limited the development potential of stations and railway related sites along existing and future rail lines, such as Siu Ho Wan on Lantau.
- 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. We will also actively consider making use of private developers' capacity for development to provide infrastructure and ancillary facilities, and/or construct public and private residential units.

- Continuing with the planning and implementation of new development areas and new town extensions –
 - taking forward the planning 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 continuing with the Preliminary Feasibility Study on Developing the New Territories North, with a view to exploring the 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 more suitable sites for meeting housing and other development needs.
- Continuing to take forward near-shore reclamation by –
 - commencing a planning and engineering study for the reclamations in Sunny Bay, Lantau Island and Lung Kwu Tan, Tuen Mun; and
 - continuing with the preparatory work for the feasibility studies for other near-shore reclamation sites.
- Actively taking forward a strategic study for the artificial islands in the central waters between Hong Kong Island and Lantau Island for the development of the East Lantau Metropolis.

- Commencing a feasibility study for 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.
- Taking forward the investigation and design work on the relocation of Sha Tin Sewage Treatment Works to caverns, with a view to commencing the works as soon as possible.
- Conducting feasibility studies on relocation of three public facilities, namely 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 land with development potential in urban areas for housing and other uses.
- Continuing with the study on the long-term strategy of cavern development, including preparation of cavern master plans and formulation of policy guidelines to facilitate future cavern development.
- Continuing with the territory-wide study to explore the development of underground space in urban areas, including developing some preliminary conceptual schemes for providing more underground space for commercial and other uses and for enhancing connectivity in the areas concerned.
- Carrying out a detailed pilot study on the potential underground space development in four strategic urban districts, namely Causeway Bay, Happy Valley, Admiralty/Wan Chai and Tsim Sha Tsui West, including formulating a master plan for underground space development for each district and identifying priority projects in the commercial areas and adjacent open spaces in these districts for broad planning and technical assessment, with a view to early implementation.
- Continuing with the conversion of suitable government sites and offices in the Core Business Districts into commercial use, including the Murray Road Public Carpark, the Rumsey Street Public Carpark and the three government office buildings at the Wan Chai waterfront.

- Adopting a visionary, co-ordinated and integrated approach to transform Kowloon East (including Kai Tak Development Area, Kowloon Bay and Kwun Tong) into an attractive central business district to sustain Hong Kong's economic development. Specifically, this involves land use review, enhanced urban design, and improvement to connectivity and the associated infrastructure. At present, Kowloon East has about 2 million square metres of commercial/office floor area. In addition to the sale of three government sites in Kowloon East in the past two financial years (i.e. 2012-13 and 2013-14) which provided about 140 000 square metres of commercial/office floor area, another two government sites in the same district have been included in the Government's 2014-15 Land Sale Programme. Those two sites can further provide about 120 000 square metres of commercial/office floor area. It is estimated that in future, Kowloon East will potentially provide another 5 million square metres of commercial/office floor area, bringing the district's total to about 7 million square metres.
- Implementing gradually the relocation of the existing government facilities in the Kowloon Bay Action Area and Kwun Tong Action Area to tie in with the development of the two areas and realise the potential of about 500 000 square metres of commercial/office floor area so released.
- Continuing with the public consultation on increasing housing and office supply in the Kai Tak Development Area, which has been confirmed to be feasible upon completion of a technical study. We will revise the relevant outline zoning plan in accordance with the Town Planning Ordinance.
- Moving on to a detailed feasibility study to address public concern identified during the completed public consultation and ascertain the feasibility of the Environmentally Friendly Linkage System for supporting the transformation of Kowloon East into an alternative central business district.
- Continuing to enrich and update the green map in Energizing Kowloon East Office's website, showing green buildings which have obtained BEAM Plus Gold or above rating in Kowloon East.
- Exploring opportunities to provide suitable space in the Action Areas in Kowloon East to support the development of the art and creative industries.

- Developing a world-class tourism, entertainment and leisure hub, the Kai Tak Fantasy, at the former runway tip in the Kai Tak Development Area, the Kwun Tong Action Area and the enclosed waterbody in between for the enjoyment of Hong Kong people and visitors, bringing vibrancy and diversity to Kowloon East. The results of the Kai Tak Fantasy International Ideas Competition on Urban Planning and Design were announced in November 2014. We will make reference to the outstanding designs and concepts of the winners and shortlisted entries to refine the planning and design of Kai Tak Fantasy for further implementation.
- Identifying a non-profit-making organisation as an operator to develop the spaces underneath Kwun Tong Bypass into the “Fly the Flyover 0123”. The “place-making” concept will be applied to the project to provide more uniquely designed and vibrant venues to tie in with the development of the Kwun Tong waterfront.
- Showcasing the industrial heritage of Kowloon East at the Kwun Tong Industrial Heritage Park and other public facilities under the theme of “The Spirit of Creation”, providing guidelines for private development projects through an “advocacy statement”, and incorporating elements of industrial heritage and creativity into urban design and public art.
- Commencing a consultancy study on transforming the existing King Yip Street nullah into a green and vibrant Tsui Ping River with environmental and landscaping upgrading of the vicinity to achieve synergy effect.
- Continuing to develop the concept of “walkable” Kowloon East with phased implementation of the pedestrian linkage network and traffic improvement projects proposed in the Feasibility Study for Kowloon Bay Business Area Pedestrian Environment Improvement, and continuing with a feasibility study on improving the pedestrian and traffic environment of the Kwun Tong Business Area.
- Exploring the development of public housing at six government sites (including the redevelopment of Wah Fu Estate), which are expected to provide about 11 900 additional housing units, following the partial lifting of the administrative moratorium on development of Pok Fu Lam.

- Working with the Harbourfront Commission to engage the public in planning, land use and beautify the urban design to carry out the stated mission to protect Victoria Harbour for the enjoyment of all.
- Working with the Harbourfront Commission to consolidate the views collected in the Phase 2 Public Engagement Exercise for the proposed establishment of a Harbourfront Authority and decide on the way forward.
- Enhancing the prosecution action against owners who fail to comply with statutory orders in the enforcement action against industrial buildings suspected to have sub-divided flats for residential use.
- Working closely with the Hong Kong Housing Society and the Urban Renewal Authority to assist building owners in need in carrying 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 to implement 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 quickly to reports on contravention of the Buildings Ordinance.

- Enforcing the Lifts and Escalators Ordinance, including the registration of qualified persons, for regulatory control over lift and escalator safety, and continuing to draw the attention of Responsible Persons of their obligations under the Ordinance through education and publicity.
- Overseeing the implementation of the Urban Renewal Strategy.
- Working closely with the Urban Renewal Authority to undertake urban renewal work.
- Working closely with the Urban Renewal Authority in support of its follow-up on the Pilot Scheme for the Redevelopment of Industrial Buildings introduced in 2012-13.
- Focusing on publicity and public education programmes among minority property owners affected by compulsory sale under the Land (Compulsory Sale for Redevelopment) Ordinance to enhance their understanding of mediation service and encourage them to settle dispute by mediation in line with the recommendations of the consultancy review on the Pilot Mediation Scheme.
- 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.
- Continuing to develop the cycle track network in the New Territories by constructing the Tuen Mun to Sheung Shui section. We have rolled out a pilot scheme in Tai Po under which new improvement measures to local cycle tracks have been implemented and new bicycle parking facilities have been installed. We are currently reviewing the effectiveness of the scheme and exploring how the above new measures could be implemented in nine new towns.
- Continuing to oversee the construction of the Liantang/Heung Yuen Wai Boundary Control Point on Hong Kong side, including a new connecting road and the Passenger Terminal Building, with a view to completing the border control point in 2018.

- Commencing the preparatory work for formulating a set of design standards for seismic-resistant buildings, with a view to further enhancing building safety in Hong Kong.

Environment and Conservation

New Initiatives

We will:

- Commence in phases the design work for the desalination plant at Tseung Kwan O and its associated infrastructures.
- Study and progressively establish Water Intelligent Network that utilises sensors and related technologies to continuously monitor the health condition of the underground water supply networks.
- Conduct a consultancy study for exploring the practicable options for applying the concept of revitalising water bodies to nullahs and river channels when carrying out large-scale drainage improvement works and drainage planning for new development areas. This is aimed at promoting greening, biodiversity, beautification and water friendliness in addition to achieving efficient drainage, with a view to building sustainable drainage facilities and providing a better living environment.

On-going Initiatives

We are:

- Conducting a review of the Total Water Management Strategy to ensure sustainable use of precious water resources and timely introduction of new initiatives to strengthen our resilience and preparedness against uncertainties and challenges.
- Continuing with the implementation of 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.

- Commencing the study and planning on using reclaimed water in the north-eastern part of the New Territories (including Sheung Shui and Fanling) for toilet flushing and other non-potable uses.
- Implementing measures to promote low carbon construction, emission reduction and use of recycled materials in public works projects, including –
 - promoting the use of electric vehicles in works projects;
 - using biodiesel as fuel for construction machineries in construction sites;
 - adopting green site offices; and
 - continuing to conduct trials on the use of waste glass as fill materials in site formation, backfilling and reclamation.
- 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 the promotion of greening, landscape and tree management through the “Be Our Greening Partner Campaign”.
- Reviewing the current arrangements for tree risk management to safeguard public safety.
- Developing Greening Master Plans for the New Territories.

- Exploring ways to implement as soon as possible the recommendations of the Antiquities Advisory Board pursuant to the policy review on conservation of built heritage, including the establishment of a fund for built heritage conservation.
- Working closely with selected non-profit-making organisations to continue implementing the first three batches of projects under the “Revitalising Historic Buildings Through Partnership Scheme”.
- Completing the assessments of the projects for revitalising the fourth batch of historic buildings under the “Revitalising Historic Buildings Through Partnership Scheme” and commencing the pre-revitalisation works on these historic buildings.
- 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 with 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.

- Continuing with the construction of an underground stormwater storage tank to relieve the flood risk in Happy Valley and adjacent areas.
- Reviewing the Drainage Master Plans of East Kowloon, West Kowloon, Sha Tin, Tai Po, Sai Kung and North Hong Kong Island to assess the flood risks in these districts and formulate improvement measures.
- Considering the winning entries of the concluded Design Ideas Competition for Kai Tak River in designing the green river corridor. The reconstruction and rehabilitation works of the Kai Tak River will be completed in stages from 2016 onwards.
- Continuing with the design of the improvement works for the Yuen Long Town Centre Nullah to enhance quality of the local environment and the ecological value of the nullah.

Education, Population and Human Resources

New Initiatives

We will:

- Align with the objectives of our population policy from the perspectives of creating capacity for better quality of life, enhancing economic competitiveness and developing in a sustainable manner when updating the HK2030 Study (published in 2007) and examining the strategy and possible options for the development of Hong Kong beyond 2030.
- Earmark \$100 million for answering the calls of the construction industry and stakeholders to support the Construction Industry Council in introducing new training initiatives to upgrade the skills of semi-skilled workers to the level of skilled workers.
- Set up a dedicated Construction Industry Recruitment Centre to provide job-counselling service, hold on-the-spot interviews and stage job fairs to facilitate job matching and dissemination of vacancy information for local construction workers.

On-going Initiatives

We are:

- Developing policy and support measures necessary for the further development of four clusters of sectors (namely transportation; convention and exhibition industries and tourism; manufacturing industries, innovative technology, and cultural and creative industries; and professional services) through the Economic Development Commission and its four working groups with a view to diversifying our economy and creating more employment opportunities.
- Continuing to collaborate with the Construction Industry Council and other key stakeholders to monitor the manpower situation in the construction industry and implement measures to meet the industry's manpower demand in the future.
- Working closely with the Construction Industry Council to facilitate registration of construction workers and implementation of prohibition in phases in order to fully launch the construction workers registration scheme.