

Developing Hong Kong

**(formerly under the then Planning and
Lands Bureau)**

Detailed Progress

I Land use planning

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below —

Initiative *	Target #	Present Position †
To improve the existing land use planning and management practices in the rural New Territories (Planning Department (Plan D))	To commission a study on planning and land management for the rural New Territories in 2002 (2001)	(Action Completed)
To formulate a Master Plan for the development of an Integrated Arts, Cultural and Entertainment District in West Kowloon Reclamation (WKR) based on the winning designs in the WKR Concept Plan Competition (Plan D)	To commission a study to formulate the Master Plan in late 2002 (2001)	The approach to formulating a Master Plan for the project is being reviewed in the light of the winning concept plans and the Government's options for taking forward the development of the new district. (Action in Progress : Under Review)
To step up monitoring action in the New Territories so as to ensure compliance of planning conditions of temporary port back-up and open storage uses (Plan D)	To carry out site inspection on each case at least once every three months (2001)	(Action in Progress : On Schedule)

* the bracketed information denotes the agency with lead responsibility for the initiative

the bracketed information denotes the year in which the target was set

† the bracketed information denotes the status of the target

Initiative	Target	Present Position
<p>To enhance public understanding of planning proposals through better architectural and graphic design and illustration in planning documents</p> <p><i>(Plan D)</i></p>	<p>To adopt a new practice by late 2002 to provide better architectural and graphic illustrations in planning documents</p> <p><i>(2001)</i></p>	<p><i>(Action Completed)</i></p>
<p>To review the development potential of Mui Wo and South Lantau</p> <p><i>(Plan D/Territory Development Department (TDD))</i></p>	<p>To commission a planning and development study on Mui Wo and South Lantau in 2002 to determine the optimum development capacity and land uses</p> <p><i>(2001)</i></p>	<p><i>(Action Completed)</i></p>
<p>To seek information about Hong Kong residents living and buying properties in the Pearl River Delta (PRD) Region (e.g. number, distribution and types of properties purchased), their socio-economic characteristics, and views and opinions on living in the Mainland</p> <p><i>(Plan D)</i></p>	<p>To commission a Study on Hong Kong Residents Living in the PRD Region in 2002</p> <p><i>(2001)</i></p>	<p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To conduct the “Cross Boundary Travel Survey 2001” to examine the patterns of cross boundary trips, the socio-economic characteristics of the trip makers and the commuting characteristics of drivers</p> <p><i>(Plan D)</i></p>	<p>To complete the Survey in 2002</p> <p><i>(2001)</i></p>	<p><i>(Action Completed)</i></p>
<p>To review the planning standards and guidelines on greening</p> <p><i>(Plan D/the then Environment and Food Bureau)</i></p>	<p>To launch the review in late 2001</p> <p><i>(2001)</i></p>	<p><i>(Action Completed)</i></p>
<p>To review the planning standards and guidelines on educational facilities</p> <p><i>(Plan D/Education and Manpower Bureau/ Education Department)</i></p>	<p>To launch the review in 2002</p> <p><i>(2001)</i></p>	<p><i>(Action Completed)</i></p>
<p>To prepare a Recommended Harbour and Waterfront Plan as a framework to guide related commercial, recreation and leisure uses on the waterfront</p> <p><i>(Plan D)</i></p>	<p>To complete the Planning Study on the Harbour and its waterfront area in 2001</p> <p><i>(2000)</i></p>	<p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To set out the planning framework for the future development of Aberdeen Harbour including tourism and recreation</p> <p><i>(Plan D)</i></p>	<p>To complete the Focus Study on Aberdeen Harbour by end-2001</p> <p><i>(2000)</i></p>	<p>Various stakeholders and local business groups have to be further consulted on the conceptual development strategies. The Study is expected to be completed by end 2002.</p> <p><i>(Action in Progress : Behind Schedule)</i></p>
<p>To conduct the “Consultancy Study on the Phase 2 of the Electronic Application System, Electronic Services Delivery, Electronic Services Hub and the Planning Information Management Centre”. The objective of the study is to assess the feasibility of setting up a system to receive and process electronic submissions under the Town Planning Ordinance</p> <p><i>(Plan D)</i></p>	<p>To complete the feasibility study in 2001</p> <p><i>(2000)</i></p>	<p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To formulate a territorial land use planning framework to meet Hong Kong's future development needs in a wider regional perspective and a longer planning time horizon up to 2030</p> <p><i>(Plan D)</i></p>	<p>To produce the "Hong Kong 2030 —Vision and Development Strategy" in mid-2001</p> <p><i>(1999)</i></p>	<p>The Study did not commence until November 2000. The formulation of development options is delayed in order to take into account the outcome of the latest policy review on housing and population. We aim to complete the Study by end 2003.</p> <p><i>(Action in Progress : Under Review)</i></p>
<p>To examine the feasibility of developing Strategic Growth Areas in North-East New Territories (NENT) and North-West New Territories (NWNT)</p> <p><i>(Plan D/TDD)</i></p>	<p>To complete the Planning and Development Studies on NENT and NWNT by end-2000</p> <p><i>(1999)</i></p>	<p>Detailed engineering feasibility study, environmental impact assessments and layout plans preparation continue. The NENT and NWNT studies have been affected by the re-alignments of the Sheung Shui to Lok Ma Chau Spur Line and Deep Bay Link respectively.</p> <p><i>(Action in Progress : Under Review)</i></p>
<p>To provide an updated development strategy to guide planning and development in the Metro Area up to 2016 and beyond, and to review the current density control in Kowloon</p> <p><i>(Plan D)</i></p>	<p>To complete the Stage II Study on Review of Metroplan and the related Kowloon Density Study Review by end-2000</p> <p><i>(1999)</i></p>	<p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To form some 137 hectares of new land in West Kowloon, Kai Tak —Kowloon Bay, Tseung Kwan O and Tung Chung —Tai Ho. This will produce over 200 000 flats between 2001 and 2006</p> <p>(TDD)</p>	<ul style="list-style-type: none"> ● To complete development and engineering works in West Kowloon and the remaining reclamation in that area by 2005-2006 ● To complete detailed design and preparation work for the initial development phases of the Kai Tak — Kowloon Bay Development by 2002-2003 ● To complete the intensification study for Tung Chung — Tai Ho by end-1998 <p>(1997)</p>	<ul style="list-style-type: none"> ● <i>(Action in Progress : On Schedule)</i> ● <i>(Action in Progress : On Schedule)</i> ● <i>(Action Completed)</i>

Initiative	Target	Present Position
<p>To develop the following strategic growth areas —</p> <ul style="list-style-type: none"> ● Au Tau —Kam Tin —Yuen Long South ● Central —Wanchai Reclamation (Remainder) ● Fanling North — Kwu Tung ● Green Island Reclamation ● Hong Kong Island South ● Southeast Kowloon ● Tsuen Wan Bay Reclamation ● Tseung Kwan O ● Tung Chung —Tai Ho ● West Kowloon Reclamation 	<p>To complete three integrated planning and development studies by early to mid-2000 (1997)</p>	<p>The study on Hong Kong Island South and Lamma Island will be completed in December 2002. The Planning and Development Study on North East New Territories continued after it was extended to cater for changes in design of the Sheung Shui to Lok Ma Chau Spur Line. The Planning and Development Study on North West New Territories continued after it was extended to take account of public views and to examine the impact of the change in alignment of the Deep Bay Link and the recently proposed Easterly Link Road joining the Deep Bay Link to Route 3.</p>
<p>This will produce sufficient land for supplying over 270 000 flats between 2006 and 2011</p>		<p><i>(Action in Progress : Under Review)</i></p>
<p><i>(TDD)</i></p>		

2 Land supply

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below —

Initiative	Target	Present Position
To provide a Land Sale Programme for 2002-2003 on specific sites for auction, tender or application, and a Land Development Programme for 2003-2004 to 2006-2007 setting out the amount of land available for private housing and non-housing development <i>(the then Planning and Lands Bureau (PLB))</i>	To announce the Land Sale and Development Programmes in early 2002 <i>(2001)</i>	<i>(Action Completed)</i>
To extend the network of Global Positioning System Reference Stations to the northeast and southern areas of the Hong Kong Territory for improving the efficiency of surveying and mapping <i>(Lands Department)</i>	To establish the Global Positioning System Reference Stations Network for operation in these areas by mid-2002 <i>(2000)</i>	Due to unforeseen environmental measures to be implemented, completion is now targeted for mid 2003. <i>(Action in Progress : Behind Schedule)</i>

Initiative	Target	Present Position
<p>To resolve the problem of missing or illegible Government leases and grants</p> <p>(PLB)</p>	<p>To introduce the requisite legislation in early 2000</p> <p>(1999)</p>	<p>The legislative proposals involve a number of complex legal and technical issues which need to be resolved before we can start public consultation. Thereafter, the legislative proposals will be finalised for introduction into the Legislative Council.</p> <p><i>(Action in Progress : Behind Schedule)</i></p>
<p>To review the New Territories Small House Policy</p> <p>(PLB)</p>	<p>To complete the review in early 1999</p> <p>(1998)</p>	<p>Due to the complexity of the issues involved in the review, it has taken longer than expected to complete the deliberations. The scope of the review includes a number of complex and inter-related issues such as optimum use of land resources which need to be examined further. The public will be consulted when possible options have been formulated.</p> <p><i>(Action in Progress : Under Review)</i></p>
<p>To put in place a system of land title registration by introducing the Land Titles Bill</p> <p>(PLB)</p>	<p>To introduce the Land Titles Bill into the Legislative Council (LegCo) by mid-1999</p> <p>(1998)</p>	<p>Draft Bill has been revised to take into account views of concerned parties where appropriate and will be introduced into LegCo in December 2002.</p> <p><i>(Action in Progress : Behind Schedule)</i></p>

3 Building safety and maintenance

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below —

Initiative	Target	Present Position
To follow up the legislative proposals of the Task Force on Building Safety and Preventive Maintenance <i>(the then Planning and Lands Bureau (PLB)/ Buildings Department (BD))</i>	To introduce the first batch of legislative amendments in 2002 <i>(2001)</i>	<i>(Action in Progress : On Schedule)</i>
To set up a voluntary scheme for classification of private buildings against benchmarks for safety and maintenance as a means of using market forces to promote a culture of building care <i>(BD)</i>	To develop a framework for the scheme by 2002 <i>(2001)</i>	<i>(Action in Progress : On Schedule)</i>
To provide further incentives for the development of green and innovative buildings <i>(BD)</i>	To introduce the further incentives in 2002 <i>(2001)</i>	<i>(Action Completed)</i>

Initiative	Target	Present Position
<p>To set up a “green building” label system as a means of using market forces to promote environmentally friendly buildings</p> <p>(BD)</p>	<p>To commission a consultancy study to devise a system for assessing environmental design and performance of buildings in 2002</p> <p>(2001)</p>	<p><i>(Action in Progress : On Schedule)</i></p>
<p>To promote timely maintenance of buildings to prevent premature aging</p> <p>(PLB/BD)</p>	<p>To review the effectiveness of the pilot scheme in 2001 on BD’ s “co-ordinated maintenance of buildings scheme” in the light of experience before considering whether it is necessary to introduce mandatory periodic inspection and maintenance</p> <p>(2000)</p>	<p><i>(Action Completed)</i></p>
<p>To issue a layman’ s manual on how to maintain buildings for quality homes</p> <p>(BD)</p>	<p>To issue the manual in 2001</p> <p>(2000)</p>	<p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To promote community awareness of owners' responsibilities for good management and timely maintenance, compliance with the law and risks from unsafe building works</p> <p><i>(BD/Home Affairs Bureau (HAB)/Home Affairs Department (HAD))</i></p>	<ul style="list-style-type: none"> ● To enhance and sustain public education programmes and publicity campaigns via the media, schools and other relevant bodies from 2001 ● To strengthen the co-ordination between BD and HAD on building safety and management by establishing in 2001 District Building Management Liaison Teams in HAD and Building Co-ordination Teams in BD ● In collaboration with HAB/HAD, to involve District Councils in measures to promote building maintenance and improve our city environment, such as removing abandoned signboards, in 2001 <p><i>(2000)</i></p>	<p><i>(Action in Progress : On Schedule)</i></p>
<p>To undertake a comprehensive review to modernise the Buildings Ordinance</p> <p><i>(BD)</i></p>	<p>To complete the first stage of the review by 2001</p> <p><i>(2000)</i></p>	<p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To introduce statutory registration of minor works contractors for building repairs, removal of unauthorised building works, and erection of signboards</p> <p>(BD)</p>	<p>To introduce legislation to define “minor works” and create a new category of registered contractors for such works by 2002</p> <p>(2000)</p>	<p><i>(Action in Progress : On Schedule)</i></p>
<p>To improve the framework for the management and maintenance of new buildings</p> <p>(Lands Department)</p>	<p>To add new lease conditions and revise the guidelines for deeds of mutual covenant in 2001, with focus on owners’ responsibilities for building management and maintenance</p> <p>(2000)</p>	<p>A further review concluded that it would be more appropriate to expand the existing Deed of Mutual Covenant Guidelines to specify more clearly owners’ responsibilities for building maintenance.</p> <p><i>(Action in Progress : Under Review)</i></p>
<p>To step up enforcement action against unauthorised building works (UBWs)</p> <p>(PLB/BD)</p>	<p>To clear high-risk UBWs mainly on external walls, and some on roofs and podiums, in backlanes and yards, targeting an additional 400 buildings in 2001, over and above the current clearance programme targeting 500 buildings</p> <p>(2000)</p>	<p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To speed up action on removal of risks posed by illegal rooftop structures</p> <p>(BD)</p>	<p>To clear illegal rooftop structures from an additional 300 single-staircase buildings in 2001, over and above the 400 buildings targeted in the current programme</p> <p>(2000)</p>	<p>(Action Completed)</p>
<p>To establish a control system for signboards</p> <p>(BD)</p>	<p>To introduce legislation for a self-financing statutory registration system in 2002</p> <p>(2000)</p>	<p>(Action in Progress : On Schedule)</p>
<p>To computerise and maintain up-to-date information on buildings</p> <p>(Planning Department)</p>	<p>To set up a central database for monitoring, co-ordinating and updating information for use by relevant authorities by early 2003</p> <p>(2000)</p>	<p>(Action in Progress : On Schedule)</p>
<p>To conduct a consultancy study on water seepage to find better ways to detect and remedy seepage</p> <p>(BD)</p>	<p>To complete the consultancy study in 2001</p> <p>(2000)</p>	<p>The tender of the consultancy study was awarded in September 2001. The study is due for completion by December 2002.</p> <p>(Action in Progress : Behind Schedule)</p>

4 Urban renewal

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below —

Initiative	Target	Present Position
To finalise the first 5-year urban renewal programme and secure resources for implementing the projects <i>(the then Planning and Lands Bureau)</i>	To finalise the first 5-year urban renewal programme in early 2002 and to submit the financing proposals to the Finance Committee of the Legislative Council in 2002 <i>(2001)</i>	<i>(Action Completed)</i>
To issue guidelines on valuation of properties under resumption <i>(Lands Department)</i>	To publish the guidelines in early 2001 <i>(2000)</i>	<i>(Action Completed)</i>