

Land and Development Advisory Committee holds meeting

The Land and Development Advisory Committee (LDAC) held its first meeting today (December 13) since the commencement of its new term on July 1, 2018. Members were briefed on the Buildings Department's proposal to develop an Electronic Submission Hub (ESH) for centralised processing of electronic building plans, documents, and applications under the Buildings Ordinance (Cap. 123). The LDAC was also briefed by the Development Bureau (DEVB) on two applications under the facilitation scheme for provision of pedestrian links by the private sector in areas outside Kowloon East (the Scheme) and the progress of the Energizing Kowloon East (EKE) initiatives.

Members took note of the benefits brought by the ESH, which could allow building professionals to submit, and relevant departments and authorities to process plans and documents on the same electronic platform. Apart from streamlining development approval process, members also noted that the ESH would facilitate the greater and fuller use of Building Information Modelling technology for private development projects. Members were supportive of the proposal, and raised various pertinent concerns on future operation of submission of building plans, cyber security, etc. They also suggested in the longer term, exploring the possibility of connecting the proposed hub with other development-related processing systems of the Government. Members noted that DEVB planned to consult the Legislative Council Panel on Development on December 19 on the proposal and seek funding approval from the Finance Committee thereafter.

The two applications under the Scheme involve the provision of three pedestrian links in Mong Kok and Tsim Sha Tsui (location plans are at Annex). Taking into account assessment results based on the Scheme's established evaluation mechanism, members considered that the proposed pedestrian links could benefit the community by improving walkability of the locality. Overall, members generally supported DEVB's recommendations to waive the premium payable for lease modifications arising from the construction of the three proposed pedestrian links under the two applications. With the LDAC's support, the recommendations for premium waiver will be duly submitted to the Executive Council for consideration.

Members were briefed on the implementation of the EKE initiatives, which focus on such aspects as enhancing connectivity, improving the environment, unleashing development potential, smart city development, and also the extension of the initiatives to the San Po Kong Business Area. Members noted the report and expressed appreciation of Energizing Kowloon East Office's ongoing work. They also shared their views on traffic and parking issues, connectivity in Kowloon East and promotion of water sports activities.