

Panel on Development

List of outstanding items for discussion
(Position as at 8 October 2007)

Proposed timing for discussion

Urban renewal

1. Public consultation on the proposal of facilitating private redevelopment

The Panel discussed the subject on "Proposal to lower the compulsory land sale application threshold for specified classes of lots under the Land (Compulsory Sale for Redevelopment) Ordinance" at the special meeting on 11 May 2006. As advised by the Administration at the special meeting on 20 October 2006, the public consultation on the proposal has been completed. The Administration would report to the Panel on the subject matter and plans to introduce the relevant legislative proposal to the Legislative Council within the 2007-2008 legislative session.

Within 2007

Town planning

2. Enhancement of continuity of the pedestrian links along the northern shore of the Hong Kong Island and the accessibility and environment of the harbourfront of the Hong Kong Island for public use

The subject was discussed at the meeting on 25 July 2006. Members may wish to further discuss the subject.

To be decided

3. Hong Kong 2030: Planning Vision and Strategy

The subject was proposed by the Administration in the 2006-2007 legislative session. The Administration intends to brief members on the recommended/preferred options involved in stage 4 of the study and the planning strategy for Hong Kong's long-term development.

To be decided

**Proposed timing for
discussion**

Matters relating to the rural development strategy raised at the meeting between LegCo Members and Heung Yee Kuk Councillors on 31 October 2006 can be discussed under this item. The relevant documents and extract from the minutes of the meeting were circulated to members vide LC Paper No. CB(1)576/06-07 on 22 December 2006.

Building quality and safety

4. Review on the measures to promote green features in building developments

The subject was proposed by Hon LEE Wing-tat at the meeting on 28 November 2006. One of the Government's measures to encourage and promote the construction of green buildings is the exemption of certain green features from the calculation of gross floor area in building developments. The Government has been monitoring the provision of green features in building developments. In this regard, the Buildings Department has, in conjunction with other relevant departments, initiated a review of the effectiveness of the incentive measure. As part of the review, the Administration has conducted opinion surveys to seek the views of relevant stakeholders and building occupants on the usefulness of green and amenity features in buildings. The Administration is analyzing the results of the surveys in drawing up the proposals. It will brief the Panel as soon as possible after the review is completed.

To be decided

Land supply and land administration

5. Issues concerning handling of applications for rezoning land from "Other Specified Uses" to residential or commercial uses

Proposed by Hon Alan LEONG. Mr LEONG raised an oral question at the Council meeting on 3 November 2004 regarding the proposed alteration of the planned land use of a lot at Ap Lei Chau waterfront from the existing "Other Specified Uses"

To be decided

**Proposed timing for
discussion**

annotated "Liquified Petroleum Gas And Oil Products Transit Depot" to "Residential (Group A)". Members would like to discuss the policy and criteria for handling such cases.

6. Review of lease modification to permit change of use for sites previously granted by private treaty

The Panel discussed the subject at the meetings on 28 March 2006 and 23 May 2006. Members raised concerns and made certain suggestions in respect of existing and future private treaty grants. Members agreed that the Panel would discuss the subject further. The Administration's written response to members' concerns and suggestions (LC Paper No. CB(1)2094/05-06(01)) was issued to members on 4 August 2006.

To be decided

7. Issues relating to the management of land resources

The Subcommittee on West Kowloon Cultural District (WKCD) Development, in studying the WKCD project, has identified a series of administrative deficiencies in the management of land resources, in planning process, in safeguarding public resources, and in formulating long-term policies which straddle various bureaux and Government departments. The Subcommittee has raised question on the disposal of valuable land resources at less than market value or which is likely to result in public subsidy in money or in kind. Chapter II and Chapter V of the Subcommittee's Phase I Report are relevant. The Subcommittee has recommended that the subject be followed up by the relevant Panel.

To be decided

8. Land administration issues arising from the case involving a site under short-term tenancy in Kwun Yam Shan, Sha Tin

The subject was discussed at the meeting on 20 September 2006. Members agreed to invite the concerned parties of the case in question to attend a

To be decided

**Proposed timing for
discussion**

future meeting to further discuss the subject. After the meeting, the Panel Clerk has written to Mr HEUNG Cheuk-kei and the former incumbents of the District Lands Officer/Shu Tin post since 1983 to invite them to provide views and/or information in respect of the case in question and to consult them if they are interested to attend a future meeting of the Panel to further discuss the subject. The replies received have been circulated to members vide LC Paper No. CB(1)261/06-07 dated 13 November 2006.

On 15 November 2006, Report No. 47 of the Director of Audit was published with a chapter on "Administration of short term tenancies". The above case is one of the cases examined in the chapter.

At the meeting on 28 November 2006, members noted that the Public Accounts Committee was studying the Director of Audit's Report. Members agreed to suspend the discussion of the subject and see whether it would be necessary to further follow up the matter after completion of the report by the Public Accounts Committee. The relevant report was released by the Public Accounts Committee in July 2007.

**9. Grant of land leases extending beyond
30 June 2047**

The subject was referred to the Panel by the Establishment Subcommittee. When members of the Establishment Subcommittee scrutinized the Administration's proposal to create a supernumerary directorate post to head a dedicated team to take forward the cruise terminal project at Kai Tak (Paper No. EC(2006-07)12) at the meeting of the Establishment Subcommittee on 17 January 2007, they expressed grave concern about the legality for the Government of the Hong Kong Special Administrative Region to grant land leases extending beyond 30 June 2047.

To be decided

**Proposed timing for
discussion**

Issues raised by Heung Yee Kuk (HYK) at meetings with LegCo Members and referred to the Panel for follow-up actions

10. Issues relating to the use of the Frontier Closed Area

At the meeting with LegCo Members on 2 March 2004, HYK Councillors raised concern about the present restrictions on the use of the Frontier Closed Area (FCA). They considered that the Administration should relax the various restrictions imposed on the FCA to open up these areas for development. The issue was referred to the Panel on Security and this Panel for follow-up. HYK's views and the Administration's response were circulated to members vide LC Paper No. CB(1)1932/03-04 on 27 May 2004.

To be decided

A motion on "Comprehensively developing the border area" was passed at the Council meeting on 2 November 2005.

The Administration has announced on 7 September 2006 its proposal to reduce the FCA from about 2 800 to about 800 hectares. The Administration will brief the relevant stakeholders on the results of the FCA review, seek their views on the future development of the land to be excised from the FCA, and report to the relevant Panels the results of the consultation. The Administration's information paper (LC Paper No. CB(2)3000/05-06(01)) was circulated to members on 7 September 2006.

The subject was discussed again at the meeting between LegCo Members and HYK Councillors on 31 October 2006. The relevant documents were circulated to members vide LC Paper No. CB(2)663/06-07 on 15 December 2006.

An information paper (LC Paper No. CB(2)1156/06-07(01)) on "Review of the Frontier Closed Area - Result of Public Consultation" was circulated to members of the Panel on Security and this Panel on 26 February 2007.

**Proposed timing for
discussion**

**11. Mechanism to check and balance the powers of the
Town Planning Board**

At the meeting with LegCo Members on 29 November 2005, HYK Councillors raised concern about the mechanism to check and balance the powers of the Town Planning Board. The relevant extract from the minutes of the meeting was circulated to members vide LC Paper No. CB(1)700/05-06 on 13 January 2006.

To be decided

12. New nature conservation policy

At the meeting with LegCo Members on 31 October 2006, HYK Councillors raised concern about the impact of the new nature conservation policy. The subject was referred to the Panel on Environmental Affairs and this Panel for follow-up. The relevant documents and extract from the minutes of the meeting were circulated to members vide LC Paper No. CB(1)577/06-07 on 22 December 2006.

To be decided

Drainage, waterworks and public works related policies

**13. Revamp of the mechanism for determining the
honoraria under Graduate Training Scheme**

The subject was proposed by the Administration in the 2006-2007 legislative session. The Administration intends to inform members on the proposal to revamp the mechanism for determining the honoraria under Graduate Training Scheme.

To be decided

**14. In-situ reprovisioning of the Sha Tin Water
Treatment Works using Public-Private-Partnership
(PPP)**

The subject was proposed by the Administration in the 2006-2007 legislative session. The Administration plans to update members on the outcome of the staff consultation and the proposed way forward. The Administration will revert to the Panel after having consulted staff on the next step to take.

To be decided

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discussion**

The subject was discussed at the meeting on 18 May 2004. Members may wish to examine the application of PPP in Hong Kong in the context of the treatment works.

Other issues

15. The work of the Business Facilitation Advisory Committee (formerly Economic and Employment Council) in relation to matters within the Panel's purview

The subject was proposed by Hon Abraham SHEK at the meeting on 13 October 2005. Members would like to be briefed on the work of the Business Facilitation Advisory Committee in relation to matters within the Panel's purview.

To be decided