

Panel on Development

List of outstanding items for discussion
(Position as at 22 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.

End 2007/
early 2008

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. A Legislative Council Brief (File Ref.: (20) in DEVB(PL-P)50/01/126 Pt. 34) on the findings and major recommendations of the study was circulated to Members on 11 October 2007.

Proposed to
be deleted
from this list

**Proposed timing for
discussion**

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. Small House Policy

The subject was proposed by Hon CHAN Kam-lam at the meeting on 11 October 2007.

To be decided

6. 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" 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.

To be decided

**Proposed timing for
discussion**

7. 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

8. 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

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

To be decided

**Proposed timing for
discussion**

Region to grant land leases extending beyond 30 June 2047.

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.

**Proposed timing for
discussion**

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.

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

13. Rural development strategy

At the meeting with LegCo Members on 31 October 2006, HYK Councillors raised concern about the rural development strategy. 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.

To be decided

**Proposed timing for
discussion**

Drainage, waterworks and public works related policies

14. 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. As the Secretary for Civil Service is planning to conduct grade structure reviews for selected non-directorate grades, the need for the revamping exercise will be reviewed after results of the grade structure reviews are available. The Administration will therefore not submit the item to the Panel in 2007-2008.

Proposed to
be deleted
from this list

15. Reprovisioning of Sha Tin Water Treatment Works

The subject was proposed by the Administration in the 2006-2007 legislative session. The Administration has provided an update on the planning for the project and the details of a revised strategy to take forward the project. The relevant information paper was circulated to members vide LC Paper No. CB(1)86/07-08 on 18 October 2007. The Administration plans to seek funding approval in early 2008 for engaging consultants to undertake the design and contract preparation for the project.

Proposed to
be deleted
from this list

The subject was discussed at the meeting on 18 May 2004.

Other issues

16. 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