

Panel on Development

List of outstanding items for discussion

(Position as at 13 December 2007)

**Proposed timing for
discussion**

Urban renewal

1. Proposal to facilitate 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 2008-2009 legislative session.

Early 2008

2. Work of the Urban Renewal Authority

Members would like to keep in view the work of the Urban Renewal Authority and its future plans, and, where appropriate, review the relevant policies and strategies with the Administration. The Administration intends to brief, at the 2nd quarter of 2008, members on the progress of the work of the Urban Renewal Authority and its work plan for the next financial year.

2nd quarter 2008

Proposed timing for discussion

Town planning

3. Urban Design Study for the New Central Harbourfront

Members would like to keep abreast of the progress of the Study. The Administration has indicated that it will be ready to brief the Panel on the design proposals to be put forward under the Stage 2 Public Engagement of the Study in the first quarter of 2008.

1st quarter 2008
(previously proposed for discussion in January 2008)

4. 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 agreed to further discuss the subject.

1st quarter 2008

The Administration has proposed to discuss this item and the item "Urban Design Study for the New Central Harbourfront" together, as they are closely related.

5. PWP item no. 7677CL "Wan Chai development phase II - engineering works"

The Administration intends to brief members on the financial proposal for carrying out engineering works to provide land for constructing the Central-Wan Chai Bypass and Island Eastern Corridor Link, enhancing the harbour-front of that area, improving the existing road network and constructing new connection roads, and re-provisioning the affected existing facilities. The Administration plans to submit the financial proposal to the Public Works Subcommittee (PWSC) and FC for consideration on 21 May 2008 and 6 June 2008 respectively.

April 2008

**Proposed timing for
discussion**

6. PWP item no. 7726CL "Review studies on Northeast New Territories New Development Areas – consultants' fees and site investigation"

The Administration intends to brief members on the financial proposal for carrying out a review of the findings of the previous planning and development study on North East New Territories and confirm the feasibility of implementing the New Development Areas, and to prepare preliminary engineering design for the development. The Administration plans to submit the financial proposal to PWSC and FC for consideration on 7 May 2008 and 23 May 2008 respectively.

April 2008

7. Hong Kong-Shenzhen cooperation on cross-boundary planning

The Administration intends to brief members on the function, composition and work plan of the forthcoming high-level joint working group on Hong Kong-Shenzhen cross-boundary development, particularly on the pertinent issues relating to the development of the Loop.

1st quarter 2008

8. New Development Areas

The Administration intends to brief members on the objectives, latest situation and way forward on the implementation of the New Development Areas in the New Territories, and to consult members on the mode (such as private-public partnership) of development.

1st quarter 2008

9. Transformation of industrial buildings

The Administration intends to brief members on the latest situation and difficulties regarding the transformation of industrial buildings, and to consult members on the way forward.

2nd quarter 2008

Proposed timing for discussion

10. Tamar Development Project

Members would like to be briefed on the details of the Project after the Administration has formally awarded the design and build contract for the Project.

To be decided

Building quality and safety

11. Mandatory building inspection scheme and mandatory window inspection scheme

The Administration intends to discuss further with members the operational details of the proposed mandatory building inspection scheme and mandatory window inspection scheme. The Administration plans to introduce the relevant legislative proposals early in the next term of the Legislative Council.

1st quarter 2008

12. 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.

Members may wish to consider discussing the subject jointly with the Panel on Environmental Affairs upon completion of the review

Proposed timing for discussion

The Administration has advised that the subject has come under the purview of the Environment Bureau after the reorganization of the Government.

Land supply and land administration

13. Small House Policy

The subject was proposed by Hon CHAN Kam-lam at the meeting on 11 October 2007. A letter from the Chief Secretary for Administration in reply to the Public Accounts Committee (LC Paper No. CB(1)130/07-08(01)) providing information about the progress of the Small House Policy review was circulated to members on 25 October 2007.

To be decided

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

The subject was 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

15. 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.

To be decided

**Proposed timing for
discussion**

CB(1)2094/05-06(01)) was issued to members on 4 August 2006.

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

16. 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.

The subject was further discussed at the meeting between LegCo Members and HYK Councillors on 8 November 2007. HYK Councillors raised concern about the land development strategy for the FCA. The relevant documents were circulated to members vide LC Paper No. CB(1)346/07-08 on 28 November 2007.

17. 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

18. 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

Proposed timing for discussion

19. 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

At the meeting with LegCo Members on 8 November 2007, HYK Councillors raised concern about the planning for rural areas and review of land uses in the New Territories (Agricultural Land, Green Belt and Recreational Land). The relevant documents were circulated to members vide LC Paper No. CB(1)346/07-08 on 28 November 2007.

Drainage, waterworks and public works related policies

20. Developing comprehensive cycle tracks in the New Territories

The Administration intends to brief members on the provision of cycle tracks connecting various districts in the New Territories.

2nd quarter 2008

Greening policy

21. Development and implementation of Greening Master Plans – progress report

The Administration intends to report the latest progress in regard to the development and implementation of greening master plans (GMPs) and consult members on the proposed funding application for the implementation of greening works associated with GMPs for Sheung Wan/Wan Chai/Causeway Bay and Mong Kok/Yau Ma Tei. The Administration plans to submit the financial proposal to PWSC and FC for consideration on 23 April 2008 and 9 May 2008 respectively.

February 2008

**Proposed timing for
discussion**

Other issues

22. 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