

立法會

Legislative Council

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Report of the Panel on Development for submission to the Legislative Council

Purpose

This report gives an account of the work of the Panel on Development from October 2007 to June 2008. It will be tabled at the meeting of the Legislative Council (LegCo) on 9 July 2008 in accordance with Rule 77(14) of the Rules of Procedure of LegCo.

The Panel

2. The Panel was formed by resolution of LegCo on 8 July 1998 and as amended on 20 December 2000, 9 October 2002 and 11 July 2007 for the purpose of monitoring and examining Government policies and issues of public concern relating to lands, buildings, planning, water supply, Public Works Programme and other works matters. The terms of reference of the Panel are in **Appendix I**.

3. For the 2007-2008 session, the Panel comprises 19 members. Hon LAU Wong-fat and Prof Hon Patrick LAU Sau-shing were elected Chairman and Deputy Chairman of the Panel respectively. The membership list of the Panel is in **Appendix II**.

Major work

Final Report of Hong Kong 2030: Planning Vision and Strategy

4. After four stages of study and public consultation, the Administration published in September 2007 the Final Report of Hong Kong 2030: Planning Vision and Strategy (HK2030 Study). The HK2030 Study is a comprehensive review of Hong Kong's territorial development strategy, aiming to formulate a broad planning framework to guide the future development of Hong Kong up to year 2030. The planning strategy follows three broad directions, namely, providing a quality living environment, enhancing economic competitiveness,

and strengthening links with the Mainland. The Panel received a briefing by the Administration on the key recommendations of the Study in November 2007.

5. While members in general supported the broad development strategies recommended in the Study, some members raised concern that there was no action agenda for enhancing the environment of built-up districts. The members considered that there should be remedial measures to enhance the living standard of these districts and rectify the deficiencies. Some members urged the Administration to conduct a comprehensive review of the development parameters of all the districts and devise concrete measures to reduce road traffic and promote walking. There was also a suggestion that the Administration should review the planning of old industrial districts to optimize land uses.

6. The Administration explained that there were specific ongoing and new initiatives under the Development Bureau in line with the directions of the HK2030 Study. The Chief Executive's 2007-2008 Policy Address also contained concrete measures that would be implemented. These included a comprehensive review of existing Outline Zoning Plans and review of the intensity of some approved developments. For existing built-up districts, there were ongoing district improvement programmes and greening measures to enhance the living environment of the districts. The Development Bureau was also conducting a study on ways to rejuvenate old industrial districts. While some of the sites would be retained for industrial uses, the fringe areas of industrial districts might be used for residential developments if environmental problems could be resolved. New developments in the New Territories would capitalize on existing railway facilities. For urban areas, new railway lines were in the pipeline. The Administration had all along been promoting walking, as could be demonstrated by the footbridge network in Central. Promotion of walking could also be achieved in planning for new areas.

New Development Areas

7. One of the recommendations in the HK2030 Study is the implementation of New Development Areas (NDAs). NDAs are small-scale new towns to provide housing land and to meet other land use requirements in the future. They also offer an alternative choice of living through the development of lower-density buildings in a quality living environment, with convenient access to mass transportation and community facilities. The objective is to provide land for a mixture of uses, emphasizing the creation of a quality living and working environment. The HK2030 Study recommends proceeding with Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling NDAs (the Three-in-One Scheme) and the Hung Shui Kiu NDA to address the long-term housing demand and provide employment. In February 2008, the Panel discussed with the Administration on how it would take forward the planning and implementation of NDAs.

8. Regarding members' concern on whether NDAs would provide sufficient employment opportunities and transport facilities for the residents, the Administration advised that the planning intention was to ensure sufficient local employment opportunities and transport facilities for residents in NDAs. In order to better utilize land in the New Territories, some members suggested that the developments in NDAs could be of medium intensity. Some members urged the Administration to avoid recurrence of the planning mistakes for new towns like Tin Shui Wai. The Administration assured members that the proposed Planning and Engineering Study on NDAs would be an integrated study and social aspects in planning for NDAs would be included.

9. On the Administration's indication that it would consider adopting the Public-Private Partnership (PPP) approach in implementing NDAs, some members cautioned that the Administration should ensure fairness and transparency in the implementation process. The Administration assured members that the implementation approach would be fair, open and legal. It would try its best to overcome the challenges of adopting the PPP approach.

Study on Land Use Planning for the Closed Area - Draft Concept Plan

10. In September 2006, the Government announced the results of the review of the coverage of the Frontier Closed Area (FCA), proposing to reduce the FCA land coverage from about 2 800 hectares to about 800 hectares. In January 2008, the Government announced the finalized plan of further reducing the FCA coverage to about 400 hectares. In September 2007, Planning Department (PlanD) commissioned a consultancy study entitled "Land Use Planning for the Closed Area" (the Study), which aimed at formulating a planning framework to provide guidance for the conservation and development of the area to be released from FCA and for preparation of statutory town plans before the new FCA boundary comes into effect. In May 2008, the Administration briefed the Panel on a draft Concept Plan prepared by the consultants for the land to be released from FCA. The draft Concept Plan put up a number of conceptual proposals under three themes, namely "Strengthen Nature Conservation", "Conserve Cultural Heritage Resources", and "Promote Sustainable Uses". The Panel noted that a two-stage community engagement programme would be conducted on the draft Concept Plan, with the first stage conducted from mid-May to August 2008 and the second stage to be held in early 2009.

11. Members considered that there should be sufficient consultation with concerned parties before defining various zones, especially conservation zones. There should be clear planning intentions and parameters as well as coordination between the planning of the land to be released from the Closed Area and the planning for NDAs. The Administration should facilitate the public in visualizing the draft Concept Plan and the Internet could be used for conducting public engagement. There were suggestions to make use of the released area for

developing eco-tourism, setting up a pharmaceutical assessment centre, and designating some of the land for the logistics industry.

Planning and land measures to facilitate the development of hotels

12. To give a boost for hotel development of Hong Kong, the Administration considered it justified to introduce some special measures that might create the desired impact, and thus place 10 "hotel only" sites in the 2008-2009 Application List. Upon promulgation of the Application List in March 2008, the Administration briefed the Panel on its planning and land measures to facilitate the development of more hotels in Hong Kong to achieve essential economic and social objectives.

13. Members were concerned about the attractiveness of the "hotel only" sites designated by the Administration. Some members suggested that the Administration should consider relaxing requirements and constraints applicable to hotel developments, so as to create an environment under which investors would find it profitable to invest in hotel developments. According to the Administration, it was necessary to provide a variety of hotels in different districts in order to cater for different market segments. Measures were in place to encourage hotel developments. For instance, the plot ratio for hotel sites could be up to 15, and the floor area for facilities such as laundry room would be discounted from the calculation of gross floor area (GFA).

14. While noting that there were restrictions on uses in the Conditions of Sale for a "hotel only" site, some members expressed concern that after securing the "hotel only" sites for a period of time, the developers concerned might seek to redevelop those sites for other more profitable uses through application for lease modification. In this regard, there was a suggestion that the Administration could consider specifying that those hotel sites must be used for hotel development within a specific period, say 20 to 30 years. The Administration explained that as developers would need to devote considerable resources to hotel development, it was unlikely that they would apply for change of use lightly. Any application for change of use through lease modification would be dealt with according to the established policy.

Urban Design Study for the New Central Harbourfront Stage 2 Public Engagement

15. The Panel discussed with the Administration the Urban Design Study for the New Central Harbourfront - Stage 1 Public Engagement in the previous session. Upon commencement of the Stage 2 Public Engagement in April 2008, the Administration briefed the Panel on the design proposals in the Stage 2 Study. Some members considered that the proposals in the Stage 2 study, in particular the proposal to reduce the intensities of the planned developments at a few harbourfront sites, had heeded some major public demands. Some other

members however expressed concern that the scale of certain planned developments at the harbourfront was still too large to be acceptable and that there would not be enough space for free public enjoyment of the harbourfront. There was also a view that the Administration's decision to reduce development intensities was contrary to the strong market demand for Grade A offices and would lead to a substantial loss in public revenue. There were suggestions from members that facilities that could cater for art performances and restaurants would be necessary to attract people flow, and that a harbour authority with representation from members of the public should be formed.

16. The Panel noted the Administration's explanation that the proposed reduction in development intensities was decided in response to public aspirations with due consideration given to different factors. There would be a 2-kilometre continuous waterfront promenade and hence the availability of ample space for the public to enjoy the harbourfront. There would be a multi-modal transport system and a multi-level (underground, at-grade and elevated) pedestrian network to enhance public access to the new harbourfront. The Administration concurred with members the need to provide facilities which could attract people flow at different locations along the harbourfront to enhance its vibrancy. As for the suggestion of setting up a harbour authority, the Administration informed members that a subcommittee under the Harbour-front Enhancement Committee was studying the matter.

17. Concerning the re-assembly of the Queen's Pier, some members expressed the view that it should be placed at the waterfront to resume its pier function. On the other hand, some other members were concerned whether it would be re-assembled in-situ and whether adequate consultation had been made with professional bodies on the design proposals. The Administration pointed out that the design proposals for re-assembling Queen's Pier were prepared by professionals of the Planning Department based on views received. Discussion on the re-assembly location was open and the Administration welcomed different views.

Update on the Tamar Development Project

18. The Panel had substantial discussions on the Tamar Development Project (the Project) in the previous session prior to the submission of the relevant funding proposal to the Public Works Subcommittee and the Finance Committee. In January 2008, upon the award of the Design-and-Build contract for the project, the Administration briefed members on the key design concepts, the building components and the environmental-friendly measures of the project.

19. Members expressed concerns about the provision and design of facilities that would be accessible to the public. The Administration advised that subject to detailed design and security and operational considerations, the foyer to the multi-purpose hall in the Central Government Complex could be made open to

the public for enjoying the harbour view. On the provision of designated areas for public gatherings, petitions and other activities, the Administration advised that arrangements for these activities had yet to be confirmed and the exact arrangements would depend on the detailed design. The open space within the Tamar site would be made available for public use as far as possible, while a balance had to be struck among the needs of different users.

20. Members also raised concern on how the public could access the future waterfront promenade from the hinterland through the "gateway" under the Central Government Complex and how the design of the Project could integrate with that of the new Central waterfront. The Administration explained that the project would provide a pedestrian-friendly network. There would be footbridges linking the project site with the pavement to the south of Harcourt Road where the MTR Admiralty Station was located and the CITIC Tower to the east. There would also be a landscaped deck over Road P2 to link the site with the future waterfront promenade.

Enhancement of continuity of the pedestrian links along the northern shore of the Hong Kong Island and the accessibility and environment of the harbourfront areas

21. In February 2008, the Administration briefed the Panel on the latest development of the enhancement measures for the harbourfront areas, the feasibility of introducing measures to better utilize the space under the Island Eastern Corridor (IEC) and the various pedestrian links along the northern shore of Hong Kong Island.

22. According to the Administration, various harbourfront enhancement works, such as the open space at Ex-Gala Point and Sun Yat Sen Memorial Park, would be implemented progressively, and the enhancement works would be able to meet public aspirations. Except for a temporary works site for the MTR Western Island Line and a few private sites in North Point and Quarry Bay, the pedestrian links along the waterfront areas on the northern shore of Hong Kong Island would be basically continuous upon completion of the scheduled enhancement works. The Administration also advised that there were technical difficulties in constructing a boardwalk under IEC near North Point due to clearance limitations and the need to comply with the Protection of the Harbour Ordinance (Cap. 531). Nevertheless, the consultant concerned had been tasked to identify ways to overcome the technical difficulties.

23. There were suggestions from members that the Administration should consider submerging part of IEC so that the public could better enjoy the waterfront areas. In greening waterfront areas, the Administration should avoid excessive planting so as to avoid blocking the sea view. The design of waterfront areas should be user-oriented and facilities such as cafes, refreshment

kiosks and toilets should be provided. The design of the waterfront areas should not be monotonous, but should bring more interests to the life of citizens.

Measures to prevent developments from creating a "wall effect"

24. There has been mounting public concern about the "wall effect" of new developments. The Panel discussed the matter with the Administration in February 2008. The Administration indicated that it had stepped up measures to address public concerns about the "wall effect". To meet the Chief Executive's pledge for a quality city environment, the Administration had commenced the review of Outline Zoning Plans of various districts in a gradual and prioritized manner and, where justified, would revise the relevant planning parameters to lower the development intensity. The Administration was also reviewing the approved schemes of above-station property development projects at the Nam Cheong Station and the Yuen Long Station along the West Rail, with a view to lowering their development intensities. Moreover, the Administration had observed the Technical Circular on Air Ventilation Assessment issued in July 2006 in deciding whether to undertake Air Ventilation Assessment for individual land sale sites from the 2007-2008 Application List onwards. After the completion of the "Urban Climate Map and Standards for Wind Environment - Feasibility Study" in 2009, the Administration would begin to examine the feasibility of formulating the ventilation benchmarking standards.

25. Some members suggested that it was time for the Administration to consider switching from administrative to legislative measures. Some other members expressed the view that development rights should be protected by law and thus approved development projects should be allowed to proceed as planned. The Administration responded that it would consider the proposal to initiate legislative measures in battling the "wall effect", but cautioned that such a move might adversely affect real estate developments. As scientific standards for air ventilation were yet to be drawn up, legislation could be considered at a later stage. The Administration shared the view that efforts should be made to achieve a balance between economic development and a quality living and working environment.

Provision of public facilities in private developments

26. In view of mounting public concern, the Panel held discussions with the Administration and deputations in April and May 2008 on issues arising from the provision of public facilities in private developments. The Administration explained the existing policy and arrangements, measures to enhance public use of the public facilities, and the general situation of compliance by property owners with the requirements on the provision of such facilities. The objectives of the policy are integrated planning, timely provision of public facilities and optimization of land use. The Administration acknowledged that there was room for improvement in the management, accessibility and quality of those

public facilities, but stressed that there was a strong basis for the policy and it should be retained.

27. Some members held the view that the provision of such public facilities would be beneficial to developers because they were granted additional GFA for their developments. The Administration explained that provision of public facilities was often specified in the planning briefs, especially for projects in Comprehensive Development Area zones. In those cases, no additional GFA would be granted for the provision of public facilities. Bonus GFA might be granted in accordance with the provisions of the Buildings Ordinance (Cap. 123) for the provision of public facilities subject to deeds of dedication and those facilities were mostly pedestrian passages.

28. Some other members considered the provision of public facilities in private developments a good policy and the Administration should not terminate the policy lightly just because there were criticisms. They were of the view that the Administration had made the correct move to promulgate the two lists of private developments containing public facilities to enhance transparency. The Administration should however devise measures to ensure that the public had easy access to the public facilities and that the management of the facilities could cater for public use at ease.

29. Some members considered it undesirable to put public space on podiums of private developments, as such public space was not easily accessible to the public. The Administration pointed out that if all such space was to be provided at ground level, flexibility in planning would be restricted. For future private developments, the Administration would reconsider whether space not easily accessible to the public should be designated as public space. On the suggestion of promulgating guidelines on the use of public space in private developments, the Administration advised that it had to consider the issue with care taking into account legal implications and the views of the developers and owners concerned.

30. Members also raised concern about sufficient disclosure of information to prospective property purchasers on the inclusion of public facilities in private developments. The Administration explained that the interest of prospective property purchasers was protected through regulation of the sale of residential properties. Developers were required to disclose information on maintenance and management responsibilities of those public facilities in private developments in property sales brochures, and the Administration would consider stepping up measures in this regard.

31. Some members urged the Administration to conduct a comprehensive review on the policy, including the relevant specifications in the Hong Kong Planning Standards and Guidelines. The Administration assured members that it would conduct the review in the best possible way and the exact timetable

would be decided after completing some preliminary groundwork. In conducting the review, the Administration would solicit the views of the public and developers in order to strike the right balance.

Land administration and building control issues in relation to short-term tenancies

32. In October 2007, the Administration briefed the Panel on the policies and practices relating to the administration of Short Term Tenancies (STTs) by the Lands Department (LandsD) and reported on LandsD's review on these policies and practices. The review was conducted in response to public concern over the administration of STTs, with a view to identifying and implementing improvements which would help better meet the intended objective to provide, through the STT arrangement, a system of temporary tenure which could be administered easily, fairly and cost-effectively.

33. Some members considered that the general public found it difficult to understand and accept situations where unlawful occupation of government land by way of unauthorized building works were regularized by LandsD through the grant of STTs. The Administration acknowledged that the concept of regularization might be difficult to understand, but it was nevertheless a practical approach to administration of government land and was consistent with the existing policy.

34. Some other members considered that regularization was a reasonable measure and suggested that the current administration fee of \$9,360 for an application for STT should be lowered to provide incentives for users to seek prior approval rather than retrospective regularization. There was also a suggestion that the Administration should conduct an analysis of the STT sites and sell those sites which had been let for a long time to the tenants concerned and were of little use for the Government. The tenants could then put the sites to the best use and the Government could obtain additional revenue. In this regard, the Administration advised that having regard to the planning intention, government land would be put up for sale through auction or tender, used for long-term purposes such as construction of hospitals or schools, or used for short-term purposes through STTs.

35. Some members commented that the Administration should implement measures which would be simple to administer but have sufficient deterrance effect, such as imposing fines, to combat illegal use of government land. According to the Administration, LandsD's legal position as a landlord under STTs was similar to that of any private landlord and the legal advice was that there would be difficulties with the suggestion of imposing fines.

Review of the measures to promote green features in building developments

36. The Panel noted that since the promulgation of two Joint Practice Notes by the relevant Government departments in February 2001 and February 2002, 12 green features might be exempted from GFA and site coverage calculations subject to fulfillment of certain specified conditions and design requirements. In the light of public concern on the effectiveness of the measures in promoting green features and the effect of the exemption arrangement on the height and bulk of the buildings concerned, the Panel reviewed these measures with the Administration in May 2008.

37. The Panel noted that the Administration had formed an inter-departmental working group to conduct a review on the effectiveness of the arrangements under the Joint Practice Notes, and the need to cap the GFA concessions under the Buildings Ordinance (Cap. 123). Based on the questionnaire surveys conducted by the working group, the green features included in the Joint Practice Notes were considered desirable from the environmental viewpoint and hence worthwhile for continued promotion. However, the exemption criteria for some of the green features might worth further review. The Administration intended to engage the stakeholders and community in more active and in-depth discussion once the working group had completed its studies and review of the matter.

38. Members urged the Administration to carefully review the exemption arrangement to strike a proper balance between the benefits brought about by the provision of green features in buildings to individual flat owners and the impact of the resultant building bulk and height on the neighbourhood. Members also considered that in undertaking the review, the Administration should take into account the aggregated effect of various GFA exemptions and bonuses that might be granted under the Buildings Ordinance.

Urban Renewal

39. The Panel continued to monitor the work of the Urban Renewal Authority (URA) and review with the Administration the relevant policy issues during the session. In November 2007, the Panel reviewed URA's acquisition policy with the Administration and URA. The Panel noted that URA's acquisition policy was based on the Government's resumption policy agreed by the Finance Committee of LegCo in 2001. In November 2007, URA announced a new package of enhancement policies comprising:

- (a) expression of interest in purchasing arrangement for residential units;
- (b) designation of space exclusively for the purpose of social enterprise for commenced projects;

- (c) additional ex-gratia business allowance for business operators; and
- (d) special Local Sports Shops Arrangement for the Sai Yee Street project.

40. Some members considered that the four enhancement policies represented a step forward, but urged URA to actively consider providing flat-to-flat and shop-to-shop compensation through contractual arrangements to affected owners who did not wish to receive cash compensation. Noting that URA would adopt the joint redevelopment approach when a developer had acquired a substantial portion of the land interests of the properties concerned, some members urged URA to also offer the option of joint redevelopment to affected owners for projects where the land interests were fragmented. They pointed out that providing affected owners with options other than cash compensation was crucial in a people-oriented approach to urban renewal.

41. The Government provides policy guidelines on urban renewal for URA through the Urban Renewal Strategy, which was promulgated in November 2001. With the public attaching greater importance in recent years to heritage conservation, community networks, lower development intensities and provision of public open space, the Panel had urged the Administration to conduct a comprehensive view of the Urban Renewal Strategy. In his 2008-2009 Budget Speech delivered on 27 February 2008, the Financial Secretary announced that the Development Bureau and URA would conduct a review of the Urban Renewal Strategy. In June 2008, the Administration briefed the Panel on the overall approach, modus operandi and public engagement process of the review. The Administration expected that the review would take about two years to complete.

42. Members in general welcomed the review. Some members expressed grave concern that demolition of communities with special characters and emergence of high-density developments would continue to be resulted from URA's redevelopment projects during the review period. Some members also expressed grave concern that certain redevelopment projects that had been commenced by URA were highly controversial and the planning and compensation arrangements were far from satisfactory. These members urged the Administration/URA to adopt a flexible approach and consult the stakeholders to identify alternative arrangements acceptable to them as far as possible.

43. Members also gave views on the directions for urban renewal in future, such as overhaul of URA's compensation and rehousing policies, conservation of heritage buildings and features, preservation of local economic activities and social fabric, reduction of development intensities, adoption of a district-based

approach in urban regeneration, and review of procedures to enable acquisition of properties before completion of planning.

Proposal to facilitate private redevelopment

44. In January 2008, the Administration briefed members on its proposal to lower the compulsory land sale application threshold to 80% under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (LCSRO) for two specified classes of lots; namely (i) a lot with "all units but one" acquired; or (ii) a lot with all building(s) aged 40 or above. The Panel noted that the Administration had previously conducted a public consultation on the proposal to lower the compulsory land sale application threshold under the LCSRO for three specified classes of lots. Given that there were diverse views on the relaxation in respect of "missing or untraceable owners" and the difficulty in introducing a safe mechanism to protect private property rights under the proposed requirement, the Administration dropped this class of lots from the current proposal. The Panel also held a meeting to receive views from interested parties on the subject in March 2008.

45. Some members considered that lowering the threshold from 90% to 80% would be a qualitative change rather than a quantitative change. The Administration should not become a tool to acquire properties for developers. The proposal would eventually eliminate the special characters of old areas and collective memories would be destroyed. There was a view that the proposal to lower the threshold should only be considered after the Urban Renewal Strategy and the development parameters in existing Outline Zoning Plans had undergone proper review. The Administration explained that the proposal would not only benefit developers, and the interests of developers might not necessarily be at odds with the interests of small property owners. Although some owners might be unwilling to sell their properties because of sentimental or other reasons, there were many others who were willing to do so to improve their living environment. Affected owners would also receive a reasonable compensation. In handling applications for compulsory land sale, the Lands Tribunal had to be satisfied that the applicant had already made reasonable effort to acquire all the shares of the lot.

46. Members also expressed concern that some buildings which had historic value would be demolished if the threshold was lowered, and queried whether the mechanism to determine the reserve price for any land auction ordered by the Lands Tribunal for compulsory sale was fair to minority owners. The Administration explained that heritage buildings would not be affected by the proposal because the Administration had a comprehensive conservation policy and the Antiquities and Monuments Office would assess and grade historic buildings. Independent professional surveyors would determine a reasonable market price to be used as the reserve price, which would take into account the redevelopment value of the lot concerned.

47. On members' concern that property owners in the hope of successfully applying for compulsory land sale would be inclined to refrain from maintaining their buildings, the Administration explained that the Lands Tribunal would only issue an order for compulsory land sale after having considered various factors including the age and the state of repair of the buildings concerned. For well-maintained aged buildings, it was unlikely that the Lands Tribunal would approve applications for compulsory land sale. The Building Department would take enforcement actions on owners of dilapidated buildings that lacked proper maintenance.

Greening Master Plans

48. In December 2007, the Administration reported on the progress made on greening through implementation of Greening Master Plans (GMPs) and consulted the Panel on the way forward. The Panel noted that development of GMPs in the urban areas was scheduled to complete around early 2009. The Administration would then move on to the New Territories. In the interim, the Administration would implement greening enhancement proposals at focal points/locations such as Yuen Long and Tin Shui Wai. In March 2008, the Administration consulted the Panel on the funding application for the greening works recommended under the Greening Master Plans for Mong Kok, Yau Ma Tei, Sheung Wan, Wan Chai and Causeway Bay. The Panel in general supported the implementation of greening works in urban areas and urged the Administration to expedite the formulation of GMPs for the New Territories.

49. Some members suggested that the Administration should provide quantitative indicators to help determine whether the Administration's target was met; to strengthen vertical greening and greening for podiums, slopes and footbridge rooftops; and to use centralized utilities ducts to facilitate greening. Members also raised concerns about the unit greening costs, consultants' fees, the choice of species, and timely maintenance of plants.

50. The Administration explained that it had an annual greening programme to facilitate planning and monitoring, and quantitative indicators for greening had been provided in the financial proposals submitted to the Public Works Subcommittee. Greening measures included greening for slopes and footbridges. It would continue to explore opportunities for vertical greening for noise barriers, bridge piers, lift shafts and external walls of car park buildings. Implementing greening measures in urban areas was often difficult because of space constraint, especially for locations where there were utilities ducts laid by the private sector. While the Administration had implemented podium and rooftop greening for Government buildings whenever possible, it could only encourage the private sector to follow suit for private developments. The Administration would pursue new techniques in greening, consult the relevant District Councils on plant species and other implementation matters, and work in collaboration with the private sector to enhance the greening effect.

Other issues

51. Apart from the above, the Panel received a briefing in October 2007 from the Secretary for Development on the relevant policy initiatives under the Chief Executive's Policy Address 2007-2008. The Panel also received briefings by the Administration on the following subjects --

- (a) the work of Hong Kong-Shenzhen Joint Task Force on Boundary District Development;
- (b) cycle track network in the New Territories;
- (c) a strategy for total water management in Hong Kong;
- (d) selection of target buildings, inspection items and operational procedures under the proposed Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme; and
- (e) flood prevention and contingency measures.

52. The Panel also discussed the following funding and staffing proposals before the Administration submitted the proposals to the Public Works Subcommittee and the Establishment Subcommittee --

- (a) proposal to increase the financial ceiling of delegated authority for Category D items;
- (b) post-2010 landslip prevention and mitigation programme;
- (c) proposed creation of a Chief Landscape Architect post;
- (d) Building Maintenance Grant Scheme for Elderly Owners;
- (e) 327WF -- Laying of western cross harbour main and associated land mains from West Kowloon to Sai Ying Pun; and
- (f) PWP Item No. 55RE -- A Permanent Planning and Infrastructure Exhibition Gallery at the City Hall Annex.

53. The Panel undertook an overseas duty visit to Amsterdam and Prague from 13 to 21 March 2008 to observe the experiences of the two cities in town planning and urban renewal. Details of the visit will be available from the relevant visit report.

Meetings held

54. From October 2007 to end of June 2008, the Panel had held a total of 15 meetings.

Council Business Division 1
Legislative Council Secretariat
4 July 2008

Panel on Development

Terms of Reference

1. To monitor and examine Government policies and issues of public concern relating to lands, buildings, planning, water supply, Public Works Programme and other works matters.
2. To provide a forum for the exchange and dissemination of views on the above policy matters.
3. To receive briefings and to formulate views on any major legislative or financial proposals in respect of the above policy areas prior to their formal introduction to the Council or Finance Committee.
4. To monitor and examine, to the extent it considers necessary, the above policy matters referred to it by a member of the Panel or by the House Committee.
5. To make reports to the Council or to the House Committee as required by the Rules of Procedure.

Panel on Development

Membership list for 2007-2008 session

Chairman	Hon LAU Wong-fat, GBM, GBS, JP
Deputy Chairman	Prof Hon Patrick LAU Sau-shing, SBS, JP
Members	Hon James TIEN Pei-chun, GBS, JP Hon Albert HO Chun-yan Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP Hon James TO Kun-sun Hon CHAN Kam-lam, SBS, JP Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP Dr Hon Philip WONG Yu-hong, GBS Hon Miriam LAU Kin-ye, GBS, JP Hon CHOY So-yuk, JP Hon Timothy FOK Tsun-ting, GBS, JP Hon Abraham SHEK Lai-him, SBS, JP Hon Albert CHAN Wai-yip Hon LEE Wing-tat Hon Daniel LAM Wai-keung, SBS, JP Hon Alan LEONG Kah-kit, SC Dr Hon KWOK Ka-ki Hon CHEUNG Hok-ming, SBS, JP
	(Total: 19 members)
Clerk	Ms Anita SIT
Legal Adviser	Miss Winnie LO