

**Views and concerns raised by Heung Yee Kuk Councillors at the meeting
with LegCo Members held on 2 March 2004**

**I Development rights of owners of private land in the New Territories and
compensation for diminution of development rights**

- (a) the Administration should clarify :
 - (i) the respective weight it has given to public and private interests in Hong Kong's planning system referred to in paragraph 10.15 of the 1992 Report of the Special Committee on Compensation and Betterment;
 - (ii) how far the recommendations of the Special Committee have been accepted, in particular those recommendations pursuant to ensuring that there is adequate consideration of private rights as against the public interest in the plan making process; and
 - (iii) the reasons for not accepting any of these recommendations.
- (b) the Administration should amend the Town Planning Ordinance (TPO) to provide for compensation for diminution of development rights due to planning actions, and the issue should be taken up at the next round of review of TPO; and
- (c) the Administration should consult the land owners concerned on plans with long term planning effect which affect their development rights.

II Use of the Frontier Closed Area (FCA)

- (a) the Administration should review the purpose and scope of the FCA, and relax the various restrictions imposed on the FCA in order to open the area for development; and
- (b) commercial activities and facilities for tourists should be provided in the FCA to attract tourists.