

Panel on Planning, Lands & Works

List of outstanding items for discussion
(Updated version as at 21 November 2005)

**Proposed timing for
discussion**

**1. Creation of two permanent directorate posts (D1) for
the Central Action Team in Lands Department**

The subject is proposed by the Administration.

20 December 2005

**2. South East Kowloon Development
Kai Tak Planning Review – Outline Concept Plans for
Stage 2 Public Participation**

The subject is proposed by the Administration. The Administration plans to consult the Panel on the Outline Concept Plans as part of the Kai Tak Planning Review Stage 2 Public Participation activities.

20 December 2005

The subject was discussed at the meetings on 22 February 2005 and 28 June 2005.

At the meeting on 13 October 2005, Hon Albert CHAN suggested that the Sub-committee on South East Kowloon Development Review of the Harbour-front Enhancement Committee should be invited when the subject was discussed by the Panel.

**3. Buildings (Amendment) Bill 2006 – Revised Minor
Works Control System**

The subject is proposed by the Administration. The Administration plans to introduce a revised minor works control system to regulate the carrying out of minor works under simple and effective legislation.

28 February 2006

Proposed timing for discussion

4. PWP item no. 9174WC – Replacement and rehabilitation of water mains, stage 1 phase 2

The subject is proposed by the Administration. The Administration intends to brief members on upgrading the project to Category A for the construction of the remaining works in stage 1 phase 2 of the water mains replacement and rehabilitation programme. The Administration plans to submit the item to the Public Works Subcommittee on 6 April 2006.

28 February 2006

5. Fee proposals under the Town Planning (Amendment) Ordinance 2004

When the item on implementation of the Town Planning (Amendment) Ordinance 2004 was discussed, members were informed that the Administration intended to submit the proposed Fee Schedule on fees payable for planning applications under the Ordinance to the Panel for consideration before incorporation into the Fees Regulation.

First half of 2006

6. Feasibility study for the remaining development in Tung Chung (7712CL)

The subject is proposed by the Administration.

First half of 2006

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

The subject is proposed by the Administration. The Administrations plans to update members on the outcome of the public and staff consultation and the proposed way forward.

To be decided

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.

Proposed timing for discussion

8. 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 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

9. Minor works projects not proceeded with due to the absence of owners’ consent

The above issue raised by North District Council (NDC) members at the meeting with LegCo Members on 26 May 2005 has been referred to both the Home Affairs (HA) Panel and the Panel. At the meeting, NDC members raised concerns about minor works projects not proceeded with due to the absence of owners’ consent in North District.

To be decided

The Lands Department and the Home Affairs Department held a meeting on 21 September 2005 to explore the possibility of carrying out minor works projects by re-entry of land and came to the conclusion that it would not be an effective method to resolve the problem due to resources and technical constraints. The Home Affairs Department would explore other methods to encourage land owners to give their consent to carrying out minor works projects on their land. Members may wish to consider the wider policy issue at a joint meeting with the HA Panel.

**Proposed timing for
discussion**

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

The following issues raised by HYK have been referred to the Panel -

Processing of small house applications and review on small house policy

To be decided

At the meeting on 10 June 2003, the issue relating to the progress in processing small house applications was raised by HYK. The information papers provided by the Administration were circulated to members vide LC Paper Nos. CB(1)2482/02-03(01) and CB(1)853/03-04 on 22 September 2003 and 26 January 2004 respectively. As advised by the Administration, the Secretary for Housing, Planning and Lands had indicated that he aimed to pursue the matter on the review on small house policy and related issues within his tenure of office, i.e., by mid 2007.

At the meeting on 2 March 2004, the issue was brought up again. HYK Councillors also raised concern about how the construction of village expansion areas approved under the Village Expansion Area Scheme would be affected by the review on small house policy. HYK's views and the Administration's response were circulated to members vide LC Paper No. CB(1)1895/03-04 on 21 May 2004.

At the meeting on 13 October 2005, Hon Albert CHAN suggested early discussion of this item.

Issues relating to the use of the Frontier Closed Area

To be decided

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 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.

**Proposed timing for
discussion**

CB(1)1932/03-04 on 27 May 2004.

According to the Policy Address 2005/2006, the Administration will redraw the limits of the closed area and study how the land released should be put to use. At the meeting on 13 October 2005, Hon James TIEN suggested early discussion of this item.

11. Wan Chai Development Phase II Review

The subject was discussed at the meetings on 26 April 2005 and 28 June 2005. Members would like to be updated on the subject.

To be decided

At the meeting on 13 October 2005, Hon KWOK Ka-ki suggested that the Administration should provide a report regarding the feasibility of constructing the Central-Wan Chai Bypass without reclamation when the subject was discussed by the Panel.

12. The work of the 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 Economic and Employment Council in relation to matters within the Panel's purview.

To be decided