

Panel on Planning, Lands & Works

List of outstanding items for discussion
(Updated version as at 22 January 2007)

**Proposed timing for
discussion**

Urban renewal

1. Progress of the work of the Urban Renewal Authority

The subject was proposed by Hon Albert CHAN at the meeting on 28 November 2006. Members would like to be briefed on the progress of the work of the Urban Renewal Authority and its future plans.

27 March 2007

2. Public consultation on the proposal of facilitating private redevelopment

The subject was proposed by Prof Hon Patrick LAU at the meeting on 28 November 2006. 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 current legislative session.

Second quarter of 2007

Town planning

3. Concept Plan for Lantau

The Panel discussed the subject at the Panel meeting on 26 October 2004 and the joint Panel meeting with the Panel on Environmental Affairs on 22 November 2005.

First quarter of 2007

A motion on "Development planning for Lantau" was passed at the Council meeting on 1 March 2006 to urge

Proposed timing for discussion

the Government to expedite the planning study on Lantau.

At the Panel meeting on 20 October 2006, the Administration advised that the revised Concept Plan was expected to be released by the end of 2006 or early 2007.

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 may wish to further discuss the subject in the 2006-07 session.

First quarter of 2007

5. Creation of a Chief Town Planner post responsible for cross-boundary infrastructure and development studies

The subject is proposed by the Administration.

Second quarter of 2007

6. Central Reclamation Urban Design Study

The subject is proposed by the Administration. The subject was discussed at the meeting of the Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) on 6 October 2006. The Administration intends to consult the Panel in conducting public engagement activities.

Fourth quarter of 2007

7. Hong Kong 2030: Planning Vision and Strategy

The subject is proposed by the Administration. The Administration intends to brief members on the recommended/preferred options involved in stage 4 of the study and the planning strategy for Hong Kong's long-term development.

To be decided

Matters relating to the rural development strategy raised

**Proposed timing for
discussion**

at the meeting between LegCo Members and Heung Yee Kuk Councillors on 31 October 2006 can be discussed under this item. 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.

Building quality and safety

8. 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. The review is expected to be completed in early 2007.

Early 2007

9. Mandatory Building Inspection

The public consultation period ended on 15 March 2006. The Administration will brief the Panel on the consultation results and the way forward in due course.

Early 2007

The issue was discussed at the meeting between LegCo Members and Tuen Mun District Council Members on 11 May 2006 and referred to the Panel. The issue was also referred to the Panel by the Complaints Division on 15 March 2006 and 27 March 2006.

**Proposed timing for
discussion**

10. Buildings (Amendment) Bill 2007 – Minor Works Control System

The subject is proposed by the Administration. The Administration plans to introduce a minor works control system to regulate the carrying out of minor building works under simple and effective procedures. The Administration intends to introduce the bill to the Legislative Council in April 2006.

Early 2007

11. Private certification of building plans

The subject was discussed at the meeting on 20 December 2005 and at the joint meeting of the Panel of Public Service and the Panel on Planning, Lands and Works on 17 July 2006. Members would like to be briefed on the outcome of the consultancy study on the feasibility of implementing private certification of building submissions in Hong Kong and any new development of the matter.

To be decided

Land supply and land administration

12. 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

13. 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. 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. Members agreed that the Panel would discuss the subject further in the 2006-07 session.

To be decided

14. 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

15. Land administration issues arising from the case involving a site under short-term tenancy in Kwun Yam Shan, Sha Tin

The subject was discussed at the meeting on 20 September 2006. Members agreed to invite the concerned parties of the case in question to attend a future meeting to further discuss the subject. After the meeting, the Panel Clerk has written to Mr HEUNG Cheuk-kei and the former incumbents of the District Lands Officer/Shan Tin post since 1983 to invite them to provide views and/or information in respect of the case in question and to consult them if they are interested to attend a future meeting of the Panel to

To be decided

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discussion**

further discuss the subject. The replies received have been circulated to members vide LC Paper No. CB(1)261/06-07 dated 13 November 2006.

On 15 November 2006, Report No. 47 of the Director of Audit was published with a chapter on "Administration of short term tenancies". The above case is one of the cases examined in the chapter.

At the meeting on 28 November 2006, members noted that the Public Accounts Committee was studying the Director of Audit's Report. Members agreed to suspend the discussion of the subject and see whether it would be necessary to further follow up the matter after completion of the report by the Public Accounts Committee.

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

**Proposed timing for
discussion**

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.

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

Greening Policy

19. Development of Greening Master Plans – Progress Report

The subject was discussed at the Panel meetings on 13 July 2005, 22 November 2005, 28 February 2006 and 25 July 2006. The Administration intends to report the overall timetable and latest progress in regard to the development of greening master plans (GMPs) and consult the Panel on the proposed funding application for

27 March 2007

**Proposed timing for
discussion**

the development of GMPs for selected urban areas. The Administration plans to submit the item to the Public Works Subcommittee and the Finance Committee on 6 June 2007 and 22 June 2007 respectively.

Drainage, waterworks and public works related policies

20. PWP item no. 4103CD "Drainage improvement in Northern Hong Kong Island - Hong Kong West drainage tunnel"

The Administration intends to brief members on upgrading the project to Category A for the construction of a drainage tunnel in Northern Hong Kong Island (comprising construction of a drainage tunnel totalling about 11 kilometres (km) in length and of diameter varying from 6.25 to 7.25 metres (m) from Tai Hang to Pokfulam, portals and 37 intakes and about 8 km associated connection adits). The Administration plans to submit the item to the Public Works Subcommittee on 18 April 2007.

First quarter of 2007

21. PWP item no. 4111CD "Drainage improvement in Tsuen Wan, Kwai Chung and Tsing Yi – Tsuen Wan drainage tunnel"

The Administration intends to brief Members on upgrading the project to Category A for the construction of a drainage tunnel to enhance the flood protection standard of the existing drainage systems in the Tsuen Wan and Kwai Chung urban areas (comprising construction of a main tunnel of 6.5 m in diameter and about 5 km long, adit tunnels of 4.5m to 5.5 m in diameter and about 80 m long, three intakes and an outfall structures). The Administration plans to submit the item to the Public Works Subcommittee on 9 May 2007.

First quarter of 2007

**Proposed timing for
discussion**

22. Revamp of the mechanism for determining the honoraria under Graduate Training Scheme

The subject is proposed by the Administration. The Administration intends to inform members on the proposal to revamp the mechanism for determining the honoraria under Graduate Training Scheme. The Administration plans to submit the item to the Finance Committee on 25 May 2007.

24 April 2007

23. Commencement of prohibition provisions under the Construction Workers Registration Ordinance

The subject is proposed by the Administration. The Administration intends to inform members on the notice to commence the first phase of prohibition provisions under the Construction Workers Registration Ordinance (Cap. 583).

24 April 2007

24. Overall review of implementation of recommendations of the Construction Industry Review Committee (CIRC)

The subject is proposed by the Administration. The Administration intends to advise members on the findings of an overall review on the progress achieved on the implementation of CIRC recommendations, including the establishment of the Construction Industry Council.

24 April 2007/
22 May 2007

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

The subject is proposed by the Administration. The Administration plans to update members on the outcome of the staff consultation and the proposed way forward. The Administration will revert to the Panel after having consulted staff on the next step to take.

To be decided

The subject was discussed at the meeting on 18 May 2004. Members may wish to examine the application

**Proposed timing for
discussion**

of PPP in Hong Kong in the context of the treatment works.

Other issues

26. 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