

Panel on Planning, Lands & Works

List of outstanding items for discussion
(Updated version as at 23 April 2007)

**Proposed timing for
discussion**

1. Amendments to Outline Zoning Plans made by the Town Planning Board to impose development restrictions

The subject is proposed by Prof Hon Patrick LAU. Issues suggested to be studied include the relevant Government policies, the mechanism and criteria for initiating, public scrutiny and approval of planning restrictions proposed by the Town Planning Board, and what safeguards are available to ensure compliance with Article 105 of the Basic Law.

22 May 2007

2. Proposed retention of four supernumerary directorate posts in the Land Registry

The subject is proposed by the Administration. The Administration intends to brief members on the proposed retention of four supernumerary directorate posts in the Land Registry to continue with the legislative review and preparation work for the land title registration system. The Administration plans to submit the proposal to the Establishment Subcommittee and Finance Committee on 13 June 2007 and on 6 July 2007 respectively.

22 May 2007

3. Wan Chai Development Phase II Review - Recommended Outline Development Plan and proposed amendments to relevant Outline Zoning Plans

The subject is proposed by the Administration. The Concept Plan for Wan Chai Development Phase II was discussed at the meeting on 28 November 2006 and the Administration now intends to brief members on the Recommended Outline Development Plan for Wan Chai Development Phase II and the proposed amendments to the relevant Outline Zoning Plans.

22 May 2007

Proposed timing for discussion

4. The Revised 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.

22 May 2007

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

The Administration now intends to brief members on the Revised Concept Plan for Lantau.

5. PWP Item 657CL "Demolition of buildings, structures and chimneys at Kwai Chung Incineration Plant"

The subject is proposed by the Administration. The Administration intends to brief members on a proposal for demolition of buildings, structures and chimneys at Kwai Chung Incineration Plant. The proposed scope comprises demolition of incineration plant and ground decontamination works. The Administration plans to submit the proposal to the Public Works Subcommittee and Finance Committee on 20 June 2007 and on 6 July 2007 respectively.

22 May 2007

Urban renewal

6. 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

Second quarter of 2007

**Proposed timing for
discussion**

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.

Town planning

7. 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 half of 2007

8. 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

9. 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

**Proposed timing for
discussion**

10. 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 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

11. 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.

Around mid-2007

Proposed timing for discussion

12. Mandatory Building Inspection

The public consultation period ended on 15 March 2006. The Administration is fine-tuning the details of the proposed mandatory building inspection scheme and mandatory window inspection scheme in the light of the views received in the public consultation. The Administration will brief the Panel on the consultation results and the way forward around mid-2007.

Around mid-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.

At the Council meeting on 8 November 2006, a motion on "Implementing a licensing regime for property management companies and establishing a Building Affairs Tribunal" was passed. In paragraphs 4.1 to 4.5 of Chapter 5 of the Mandatory Building Inspection consultation paper (LC Paper No. CB(1)124/05-06), the Administration mentioned the suggestion of establishing a Building Affairs Tribunal as a dispute resolution mechanism for disputes relating to building management and maintenance.

Land supply and land administration

13. 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

14. 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

15. 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

16. 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

**Proposed timing for
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.

17. Grant of land leases extending beyond 30 June 2047

The subject was referred to the Panel by the Establishment Subcommittee. When members of the Establishment Subcommittee scrutinized the Administration's proposal to create a supernumerary directorate post to head a dedicated team to take forward the cruise terminal project at Kai Tak (Paper No. EC(2006-07)12) at the meeting of the Establishment Subcommittee on 17 January 2007, they expressed grave concern about the legality for the Government of the Hong Kong Special Administrative Region to grant land leases extending beyond 30 June 2047.

To be decided

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

18. 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

To be decided

**Proposed timing for
discussion**

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.

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.

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.

**19. 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

Proposed timing for discussion

20. 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

Drainage, waterworks and public works related policies

21. 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.

To be decided

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

The Administration has reported on an overall review on the implementation of CIRC recommendations, in particular in regard to the formation of the Construction Industry Council on 1 February 2007, through a self-explanatory Legislative Council Brief (File Ref.: ETWB(IR) 310/12(04)) issued on 16 April 2007.

Not applicable

23. 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

**Proposed timing for
discussion**

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.

Other issues

24. 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