

Panel on Planning, Lands & Works

List of outstanding items for discussion
(Updated version as at 9 October 2006)

**Proposed timing for
discussion**

Town planning

1. Kai Tak Planning Review - Preliminary Outline Development Plan

The subject was discussed at the meetings on 22 February 2005, 28 June 2005, 20 December 2005, 25 January 2006 and 27 June 2006. The Administration conducted public consultation on a draft Preliminary Outline Development Plan for Kai Tak from June to August 2006. The Administration has undertaken to revert to the Panel in proceeding to the next stage of the planning review.

24 October 2006

2. Kai Tak Development - Engineering Review and Advance Infrastructure Works for Development at the Former Runway

The subject is proposed by the Administration.

24 October 2006

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.

To be decided

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. The Administration plans to brief the Panel on the revised Concept Plan by end of 2006.

Proposed timing for discussion

4. Wan Chai Development Phase II Review

The subject was discussed at the meetings on 26 April 2005, 28 June 2005, 23 May 2006, 9 June 2006 and 26 June 2006. Members would like to be updated on the subject at appropriate junctures.

To be decided

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

The subject is proposed by the Administration.

To be decided

6. Planning issues relating to the reprovisioning of the Star Ferry Pier in Central including the proposed preservation of the building structure and clock tower of the existing Star Ferry Pier

The subject was discussed at the meeting on 20 September 2006. Members would like to further discuss the subject.

To be decided

Building quality and safety

7. 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.

To be decided

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

8. 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

9. 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.

To be decided

Land supply and land administration

10. 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

11. 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

To be decided

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discussion**

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.

12. 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

13. 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 would like to further discuss the subject.

To be decided

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

14. 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.

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.

A motion on "Comprehensively developing the border area" was passed at the Council meeting on 2 November 2005.

At the Panel meeting on 28 February 2006, Hon WONG Yung-kan suggested to discuss this item at the meeting scheduled for 28 March 2006. As the Security Bureau has not yet completed the review on the boundary of the FCA, discussion of the subject is deferred pending the Administration's announcement of the new boundary of the FCA.

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 by the end of 2006. The Administration's information paper (LC Paper No. CB(2)3000/05-06(01)) was circulated to members on 7 September 2006.

**15. 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**

Drainage, waterworks and public works related policies

16. 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 public and 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 of PPP in Hong Kong in the context of the treatment works.

17. 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**

18. Improving the notification mechanism for contamination of potable water supply to Hong Kong and enhancing coordination in the supply of potable water to Hong Kong

A motion on “Improving the notification mechanism for contamination of potable water supply to Hong Kong and enhancing coordination in the supply of potable water to Hong Kong” was carried at the Council meeting on 8 February 2006. The Administration provided a progress report in April 2006. The Administration also provided an information paper (LC Paper No. CB(1)1305/05-06(01)) on “Dongjiang Water Supply” in April 2006. The paper provided a gist of the new water supply arrangements agreed with the Guangdong Provincial Government for the period up to 2008. Members may wish to follow up the various related issues.

To be decided

Other issues

19. 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

20. 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.

To be decided