

Panel on Planning, Lands & Works

List of outstanding items for discussion
(Updated version as at 24 March 2006)

**Proposed timing for
discussion**

1. Proposals to lower the compulsory sale threshold for specified classes of lots under the Land (Compulsory Sale for Redevelopment) Ordinance

The subject is proposed by the Administration. To further facilitate private redevelopment efforts so as to arrest the aggravating problem of building deterioration, the Administration has published for public consultation on 8 March proposals to make use of the existing mechanism under the Land (Compulsory Sale for Redevelopment) Ordinance to specify three classes of lots to enjoy a threshold of not less than 80% when applying to the Lands Tribunal for a compulsory sale of the whole lot for the purpose of redevelopment. The consultation exercise will last until the end of May 2006. Subject to the community's consensus on the proposals, the Administration intends to take forward the subsidiary legislation in the 2006-07 legislative session.

25 April 2006

2. Tamar Development Project

The subject is proposed by the Administration. Pursuant to its undertaking on 22 November 2005, the Administration intends to provide the Panel at the meeting of 25 April 2006 with the latest information on the Tamar development project, such as the total floor area requirements and other user requirements of the proposed Central Government Complex and Legislative Council Complex. The Administration will also further explain the progress of implementation of the project.

25 April 2006

Proposed timing for discussion

3. Revisions to fines provisions in the Waterworks Ordinance and the Waterworks Regulations

The subject is proposed by the Administration. The Administration intends to consult members on the proposed adjustment of fines under the Waterworks Ordinance and the Waterworks Regulations in line with past inflation rate to maintain the deterrent effect. The target date of presentation of the relevant bill is July 2006.

25 April 2006

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

The subject is proposed by the Administration.

First half of 2006

5. 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.

To be decided

6. 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.

Proposed timing for discussion

7. 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

8. 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

9. 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 -

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. 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 2005, 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 Frontier Closed Area, discussion of the subject is deferred pending the Administration's announcement of the new boundary of the Frontier Closed Area.

To be decided

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

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discussion**

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.

At the Panel meeting on 24 January 2006, Hon CHEUNG Hok-ming proposed to discuss this item.

10. 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, Dr 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.

At the meeting on 24 January 2006, Dr Hon KWOK Ka-ki requested the Administration to advise the Panel of the progress and anticipated completion date of the above feasibility study, and propose the date of discussion of the item. In response to the Panel's recent enquiry, the Administration advised on 27 February 2006 that the Sub-committee on Wan Chai Development Phase II Review (WDII Review) of the Harbour-front Enhancement Committee (HEC) is conducting the Harbour-front Enhancement Review - Wan Chai, Causeway Bay and Adjoining Areas (HER) project. The first stage (i.e. the Envisioning Stage) of the HER project has just been completed. Views collected from the public and parties concerned are being considered by the HER Task Force. The next stage (i.e. the Realization Stage) of the HER project is under preparation. The result of the HER project will provide important input to the WDII Review. The Administration will brief the Panel on the progress of the HER project in due course, taking into account HEC's advice.

**Proposed timing for
discussion**

**11. 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

12. 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