

Panel on Planning, Lands & Works

List of outstanding items for discussion
(Updated version as at 24 October 2005)

Proposed timing for discussion

1. Future development on the Tamar site

In relation to the Administration's plan to re-provision the Central Government Offices and the Legislative Council Building at the Tamar site, the Panel would like to know the relevant details, including the project scope, the consultation and implementation timetable, and the traffic, economic and financial implications etc. If available, the Panel would also like to know the Administration's assessment on the viability and desirability of alternative uses of the Tamar site. The Panel considers that the future development on the Tamar site may have significant implications on the land use and infrastructure planning for Central Reclamation Phase III and would like to know the Administration's views in this regard.

November 2005

2. Concept Plan for Lantau

The Panel was briefed on the Plan at its meeting on 26 October 2004. The Panel may wish to be updated on the outcome of the relevant public consultation exercise. It may also consider the need to invite deputations to express views on the Plan.

November 2005

3. Greening Master Plan for Central

The subject is proposed by the Administration. The Administration intends to report on the outcome of the study for development of the Greening Master Plan (GMP) for Central and provide supplementary information on other GMP studies including responses to members' comments raised when the subject of "Implementation of Greening Master Plans" was discussed at the meeting of the Panel on 13 July 2005.

November 2005

**Proposed timing for
discussion**

4. PWP Item No. 127CD – Drainage improvement in Northern Hong Kong Island – Sheung Wan stormwater pumping station and the associated intercepting drains

The subject is proposed by the Administration. The Administration intends to upgrade the project to Category A in phases for the construction of stormwater drains along Lok Ku Road, Queen's Road Central and Gilman's Bazaar, and the construction of the proposed Sheung Wan stormwater pumping station and the associated stormwater drains. The Administration plans to submit the item to the Public Works Subcommittee on 11 January 2006.

November 2005

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.

To be decided

6. Buildings (Amendment) Bill 2005 – Minor Works Control Regime

The subject was proposed by the Administration.

To be decided

7. Feasibility study for remaining development in Tung Chung (7TC1CL)

The subject was proposed by the Administration.

To be decided

Proposed timing for discussion

8. Delivering the Sha Tin Water Treatment Works using Public-Private-Partnership (PPP)

The subject was 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.

9. 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

10. 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

Proposed timing for discussion

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.

11. 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.

Proposed timing for discussion

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.

12. 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.

13. South East Kowloon Development

The subject was discussed at the meetings on 22 February 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 Albert CHAN suggested that the Sub-committee on South East Kowloon Development of the Harbour-front Enhancement Committee should be invited when the subject was discussed by the Panel.

**Proposed timing for
discussion**

**14. 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

Council Business Division 1
Legislative Council Secretariat
24 October 2005