

**立法會**  
***Legislative Council***

LC Paper No. CB(1) 908/00-01  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/PLW/1

**Legislative Council**  
**Panel on Planning, Lands and Works**

**Minutes of meeting**  
**held on Monday, 5 February 2001 at 8:30 am**  
**in Conference Room A of the Legislative Council Building**

**Members present** : Dr Hon TANG Siu-tong, JP (Chairman)  
Hon LAU Ping-cheung (Deputy Chairman)  
Ir Dr Hon Raymond HO Chung-tai, JP  
Hon James TO Kun-sun  
Hon WONG Yung-kan  
Hon Timothy FOK Tsun-ting, SBS, JP  
Hon TAM Yiu-chung, GBS, JP  
Hon Abraham SHEK Lai-him, JP  
Hon Albert CHAN Wai-yip  
Hon IP Kwok-him, JP

**Members attending** : Hon NG Leung-sing  
Hon CHAN Yuen-han  
Hon Emily LAU Wai-hing, JP  
Hon Henry WU King-cheong, BBS  
Hon LEUNG Fu-wah, MH, JP

**Member absent** : Hon LAU Wong-fat, GBS, JP

**Public officers  
attending**

**: Item IV**

Mr Patrick LAU, JP  
Deputy Secretary for Planning and Lands  
(Planning and Lands)

Mrs Ava NG  
Deputy Director of Planning

Mr Raymond WONG  
Chief Town Planner (Sub-Regional)  
Planning Department

**Item V**

Mr CHAN Wing-sang, JP  
Deputy Secretary for Works (Works Policy)

Mr KO Wing-hon  
Assistant Director (Projects & Development)  
Drainage Services Department

Mr CHOW Man-tat  
Chief Engineer (Drainage Projects)  
Drainage Services Department

Mr LAU Wing-kam  
Senior Engineer (Drainage Projects)  
Drainage Services Department

Mr KWONG Hing-ip  
Chief Assistant Secretary for Works  
(Technical Services)

**Item VI**

Mr K C LAU  
Principal Assistant Secretary for Works  
(Policy and Development)

Mr P W CHAN  
Assistant Director of Water Supplies  
(Administration and Planning)

Mrs Lily TSANG  
Business Manager  
Water Supplies Department

Mr T B NG  
Senior Engineer (Information Services)  
Water Supplies Department

Mr Alex MA  
Assistant Director of Information Technology Services  
(Departmental Services)

**Clerk in attendance :** Miss Salumi CHAN  
Chief Assistant Secretary (1)5

**Staff in attendance :** Mrs Queenie YU  
Senior Assistant Secretary (1)6

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Action

**I. Confirmation of minutes of meeting**  
(LC Paper No. CB(1)516/00-01 and LC Paper No. CB(1)520/00-01)

The minutes of the special meeting of the Panel held on 21 November 2000, and of the joint meeting with the Panel on Housing held on 27 November 2000, were confirmed.

**II. Information papers issued since last meeting**

2. Members noted the following information papers issued since the last meeting-

- (a) “Construct for Excellence — Report of the Construction Industry Review Committee” together with a press release (LC Paper No. CB(1) 487/00-01); and
- (b) An information note on “Site investigation and detailed design for Tseung Kwan O Town Centre Link Phase 2” (LC Paper No. CB(1) 511/00-01).

3. The Chairman drew members' attention that the Administration would submit its proposal relating to the item in paragraph 2(b) above to the Public Works Subcommittee (PWSC) for consideration at its meeting in mid-February 2001.

**III. Date of next meeting and items for discussion**

(LC Paper No. CB(1)514/00-01(01) — List of outstanding items for discussion

LC Paper No. CB(1)514/00-01(02) — List of follow-up actions)

4. Members agreed that the following items be discussed at the next Panel meeting scheduled for 5 March 2001-

- (a) Water Supply to South East Kowloon Development, Stage 1 — Works;
- (b) Proposed Drainage Tunnels in Tsuen Wan, Northern Hong Kong Island and Lai Chi Kok;
- (c) Hong Kong 2030 — Planning vision and strategy; and
- (d) Corporatization of the Survey and Mapping Office (SMO) of the Lands Department — Progress and the way forward.

5. Regarding the item in paragraph 4(d), the Chairman said that the Panel on Public Service would discuss at its meeting on 19 February 2001 the impact of the corporatization of SMO on the staff concerned. Members of the Panel on Planning, Lands and Works had also been invited to attend the meeting. The Administration further proposed to brief the Panel on Planning, Lands and Works at its meeting on 5 March 2001 on the legislative proposals relating to the corporatization of SMO.

6. To allow sufficient time for the discussion of the four agenda items, members agreed that the meeting on 5 March 2001 be scheduled for 3 hours from 8:30 am to 11:30 am.

**IV. Study on South East New Territories Development Strategy Review Stage 3 — Draft Recommended Development Strategy**

(LC Paper No. CB(1)514/00-01(03) — Paper provided by the Administration)

7. The Deputy Secretary for Planning and Lands (Planning and Lands) (DSPL) briefed members that the Study on South East New Territories (SENT) Development Strategy Review (the Study) had been commissioned in March 1999 to formulate an up-to-date planning and development strategy for the sub-region up to year 2016. The

Study had come to its final stage in which a Recommended Development Strategy (RDS) would be prepared to provide an overall planning framework for SENT. The Administration would conduct extensive consultations to gauge the views of Members and the public on the draft RDS before finalising the proposal.

8. The Chief Town Planner (Sub-Regional) of Planning Department (CTP/PD) advised that the SENT sub-region covered Sai Kung and Tseung Kwan O Districts. Since the latter district was already the subject of a separate on-going new town development study, the Administration focused the current Study on Sai Kung District and its interface with the New Town, with an aim to develop Sai Kung District as the “Leisure Garden of Hong Kong”. In achieving this aim, the Administration was mindful of the need to maintain a balance between conservation and recreation development. With the use of a computer power point, CTP/PD then presented an overview of the draft RDS for Sai Kung District including the three planning frameworks namely, the Land Use Framework, Tourism and Recreation Framework, and Landscape and Conservation Framework, as well as the infrastructure and environmental aspects of the draft RDS.

#### General views

9. Members generally supported the proposal to develop Sai Kung District into a tourist and recreation area as the District was attractive for its landscape, ecology and water sport activities. They hoped that the proposed development plan would provide an additional scenic place affordable by the general public to spend their weekends and holidays.

#### Compatibility with the overall development strategy for Hong Kong

10. Mr Albert CHAN Wai-yip and Ms Emily LAU Wai-hing concerned whether the development strategy for SENT as a sub-region was compatible with the overall development strategy for Hong Kong. Deputy Director of Planning (DDP) advised that the development strategy for each sub-region in the New Territories and urban areas was compatible with the overall development strategy for Hong Kong. The Administration was conducting a review on the planning vision and strategy for Hong Kong over the next 30 years. The review covered the development strategies for all the sub-regions.

11. Mr WONG Yung-kan considered that the Administration should also review the development strategy for North East New Territories (NENT) in the same exercise since the Administration had the intention to develop Hoi Ha Wan into a tourist area. DDP explained that the Administration had completed the development strategy for NENT in 1995 which was incorporated in the Territorial Development Strategy in 1998. The strategy for NENT recognised the conservation value and recreation potential of Hoi Ha Wan. Although the purpose of the current Study was to formulate

a development strategy for one of the sub-regions, SENT, the land use proposals in NENT had been taken into account in the current study.

#### Village development

12. Mr LAU Ping-cheung asked whether the Administration had reserved sufficient land in Sai Kung District for local villagers to build their village houses. DSPL advised that the Administration had reserved 172 hectares of land in Sai Kung District for the purpose. They should be sufficient for meeting the estimated demand for village houses over the next ten years. He added that expansion of village development in some individual areas might not be possible due to geographical constraint. He also assured Members that in planning the development strategy for SENT, resumption of private land would be avoided as far as practicable.

13. Mr Albert CHAN cited a case in which the Administration, on the one hand, considered approving applications from insitu residents for village house development in Tai Long Wan, while on the other hand, made efforts in conserving the natural setting along the coastline there. He asked whether there was any contradiction between the two. DSPL said that to his knowledge, the proposed housing development in Tai Long Wan was a private initiative, and the proposal was still being considered by the Town Planning Board.

#### Housing development

14. Ms Emily LAU said that she had received complaints from some local residents in Sai Kung District about a housing development proposal in the District. She asked whether the Administration had consulted the local residents on the proposed development for low-density and medium-density housing under the current Study. In response, CTP/PD clarified that the concerned housing development was not a proposal put forward in the current strategy. He understood that the complaints mentioned by Ms LAU was related to a development proposal for an eight-storey residential building in Sai Kung Town Centre. The Administration was in the process of briefing the local residents and exchanging views with them as a separate issue on the proposal. Public consultation would be conducted after the Administration had come up with a detailed development plan for Sai Kung Town.

#### Traffic and transport matters

15. Mr Albert CHAN, Mr TAM Yiu-chung and Ms Emily LAU were concerned whether sufficient transport facilities would be provided to support the development of Sai Kung District into a tourist and recreation area. CTP/PD advised that apart from widening the Hiram's Highway which was the primary distributor road in Sai Kung District, the Administration would strengthen public transport connections between Sai Kung District and the MTR Tseung Kwan O Station as well as the East Rail Ma On

Shan Station. Mr LAU Ping-cheung proposed that the Administration should also consider improving the road network from Tseung Kwan O to Tai Mong Tsai.

16. Mr TAM Yiu-chung pointed out that there were inadequate parking facilities in Sai Kung District. CTP/PD advised that under the Study, the Administration proposed the development of a “Gateway Centre” at Sai Kung Town to provide tourists and visitors with parking facilities and public transport interchange with service routes. Visitors would be directed to take environmental friendly public transport to key tourist and recreation spots. CTP/PD also pointed out that the proposed “park and enjoy facility” and provision of shuttle bus services would reduce traffic along scenic routes and preserve the natural character of the District. This would strike a balance between the need for providing parking facilities and minimizing the adverse impact of traffic on road capacity and the environment. Ms Emily LAU supported the proposed arrangements as it would reduce pollution caused by traffic. Mr TAM stressed that provision of public transport from the parking facilities to tourists and recreation spots must be convenient as visitors might be carrying a lot of belongings for the outing.

17. The Chairman asked whether there would be any road restrictions for vehicle access to Sai Kung District similar to the one imposed on Tung Chung Road in the Lantau Island. DDP replied that in reducing the traffic volume, the Administration would only encourage visitors to use public transport and drivers/coach drivers to use the parking facilities at Gateway Centre and would not impose any road restrictions.

18. Mr LAU Ping-cheung considered that a development strategy for a district should be people-oriented, not road-oriented. DSPL shared his view and advised that no new major road was planned under the RDS for Sai Kung District. The Administration only intended to make improvement to the existing road network.

19. Mr LAU Ping-cheung proposed that the Administration should consider providing waterborne transport to Sai Kung District. CTP/PD advised that under the Study, the Administration proposed to construct a public pier at Gateway Centre in Sai Kung Town for providing excursion ferry service to and from metro areas such as, Heng Fa Chuen, during weekends and public holidays. Mr WONG Yung-kan suggested the Administration to take into account the wind and current factors when planning the routing for sea transport to Sai Kung. Mr NG Leung-sing pointed out that some ferry routings in metro areas were out of service because of inadequate passengers. He asked whether the Administration had consulted ferry service operators on the proposed service. CTP/PD replied that the relevant governments departments and ferry service operators had been consulted on the proposal.

#### Affordability of the public

20. Mr Albert CHAN was concerned whether the cost of using the recreation facilities and the transport fees under the proposed tourism and recreation framework

would be beyond the affordability of the public at large. He asked whether the Administration would assess the average consumption level of a family on recreation and leisure activities. He further pointed out that competition these days was not confined to places within Hong Kong but places like Shenzhen. He pointed out that the number of visitors to south Lantau had dropped significantly in recent years because of the high transport fees. It would serve no meaningful purpose if only a small group of people would benefit from the development plan, such as the development of the golf course in Kau Sai Chau.

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21. DSPL responded that Sai Kung District was a popular place visited by the general public during weekends and public holidays. Visitors could spend their time on a variety of inexpensive recreational activities such as swimming, walking along country trails. As regards the existing golf course in Kau Sai Chau, it was run by the Hong Kong Jockey Club and open to the public. The proposed extension of Kau Sai Chau golf course was not initiated by the government and it was only a very small part of the RDS for SENT. DSPL also pointed out that transport fees were not covered by the current Study. At the request of members, DSPL undertook to consider including an assessment on the economic aspect under the current Study.

22. Ms Emily LAU shared Mr Albert CHAN's concern on the affordability of the public to visit Sai Kung as a leisure place. She said that it would also be the concern of the restaurant and shop operators. In response to Ms LAU's enquiry, DDP advised that at present there were about 50 000 to 60 000 overseas visitors to Sai Kung District every year. According to an initial assessment conducted by the Administration, the estimated overseas visitors would reach 240 000 by 2016, Ms LAU asked whether the Administration had assessed the average spending of a visitor. DDP undertook to provide a copy of the relevant report to members for reference.

*(Post-meeting note: A summary on the draft RDS and a brief note on visitors to the Sai Kung area and planning framework for Sai Kung North were circulated to members vide LC Paper No. CB(1)649/00-01 on 22 February 2001.)*

### Enhancing the attractiveness of Sai Kung District

23. Ms Emily LAU considered that some alfresco dining establishments in Sai Kung District had their own attraction. It was however important for the Administration to ensure food safety and environmental hygiene. She suggested that sufficient litter bins be provided in the vicinity and that heavier fines be imposed on people who failed to comply with the relevant regulations. CTP/PD said that the Planning Department would liaise with the relevant departments to address Ms LAU's concerns. To facilitate the operation of alfresco dining establishments, the Administration was planning to draw up some pedestrian precincts for the purpose and

to exercise flexibility within existing regulations in processing applications for such establishments.

24. Mr Albert CHAN suggested that sight-seeing boat cruise be arranged for visitors to appreciate areas of terrestrial conservation, high ecological value and landscape quality in Sai Kung District. DDP said that a few suitable areas had been identified for boat cruise. As the Study was to provide a land use framework, it would not specify the implementation agent. It would be decided at a later stage whether the cruise would be arranged by the government or private companies. Mr TAM Yiu-chung said that some yacht operators had pointed out to him the potential for operating sight-seeing boat tour along Port Shelter and High Island Cluster which were sheltered from inward wind. Ms Emily LAU considered that it would attract more visitors if a variety of activities were provided for them to spend the whole day in Sai Kung District and the cost was affordable by the average families. Mr WONG Yung-kan considered that the District had the potential for the development of more water based recreation activities. Mr NG Leung-sing shared Mr WONG's view. As sharks were found in Sai Kung waters from time to time, Mr NG cautioned the Administration to assess the impact on water based activities and to put in place adequate measures to protect the visitors participating in such activities.

#### Public consultation

25. Responding to the Chairman, CTP/PD advised that Sai Kung District Council and Rural Committees had been consulted on the draft RDS. The Chairman pointed out that there was more than one Rural Committee in Sai Kung District and the Administration should consult all of them. In response, CTP/PD said that both Sai Kung and Hang Hau Rural Committees in Sai Kung District had been consulted.

#### Other concerns

26. Mr WONG Yung-kan was concerned that fishing sampans from the Mainland had frequently trespassed upon Hong Kong waters near Sai Kung for illegal activities. He requested the Administration to take appropriate action. DSPL undertook to convey Mr WONG's concern to the Security Bureau.

*(Post-meeting note: DSPL conveyed Mr WONG's concern to the Security Bureau on 5 February 2001.)*

#### Further report to the Panel

27. Responding to Ms Emily LAU, DDP said that the public consultation would last until March 2001 and the RDS would be finalized by mid-2001. At the request of members, she agreed to further report to the Panel before finalizing the RDS.

**V. Shenzhen River Project Stage III**

(LC Paper No. CB(1)514/00-01(04) — Paper provided by the Administration)

28. With visual aid equipment, the Chief Engineer (Drainage Projects) of Drainage Services Department (CE/DSD) briefed members on Stage III of the Shenzhen River Regulation Project (the Project). Responding to the Chairman, the Deputy Secretary for Works (Works Policy) (DSW) confirmed that Stage III was the final stage of the Project.

29. Mr TAM Yiu-chung said that after the completion of the straightening and widening works for Shenzhen River, some areas of land previously belonged to the Shenzhen Special Economic Zone then fell within the boundary of the Hong Kong Special Administrative Region (HKSAR). He sought clarification on the status of land ownership for these areas. DSW advised that the land referred to by Mr TAM was probably the one square kilometre of land at the Lok Ma Chau bend after the improvement works completed for Stages I and II of the Project. He said that to his knowledge, the area was classified as a “Restricted Area” and the HKSAR Government had no firm development plan on its use yet. He also clarified that the new boundary between the Shenzhen Special Economic Zone and HKSAR was the middle of the trained Shenzhen River.

30. In response to Mr TAM Yiu-chung’s enquiry, the Assistant Director (Projects & Development) of Drainage Services Department (AD/DSD) pointed out that the Project was proposed to reduce the risk of flooding along both sides of the Shenzhen River, and not to improve the water quality of the River. Responding to the Chairman, DSW advised that with the completion of Stages I and II works, the trained section of the Shenzhen River had attained the required capacity of a 50-year return period.

31. Noting that the Shenzhen Municipal Government was entrusted to take up the role of the employer of the works contracts, Mr LAU Ping-cheung asked whether consultant companies and contractors in Hong Kong would be invited to submit tenders for the works contracts under the Project. DSW confirmed that companies from Hong Kong and the Mainland would be invited to submit tenders.

32. Since the Environmental Impact Assessment for the Project had assessed that the existing Lo Wu Railway Bridge was of historical value, Mr LAU Ping-cheung asked whether the Bridge would be open to the people in Hong Kong. CE/DSD advised that the Antiquities Advisory Board had endorsed the proposal of re-assembling the Bridge at the bend of River Indus adjacent to the Lo Wu Railway Terminal as a monument. As the area was a “Restricted Area”, the Administration had to consult the relevant authorities on whether it would be open to the public. Nonetheless, the public could probably see it from the railway platforms.

## **VI. Implementation of the proposed Customer Care and Billing System for Water Supplies Department**

(LC Paper No. CB(1)514/00-01(05) — Paper provided by the Administration)

33. The Principal Assistant Secretary for Works (Policy and Development) (PAS/W) briefed members on the proposal to implement a computerised Customer Care and Billing System (CCBS) as Stage I of the Information Systems Strategy (ISS) for the Water Supplies Department (WSD) as detailed in the discussion paper.

### Cost-Benefit analysis

34. In view of the rapid development of information technology, Mr TAM Yiu-chung asked whether additional cost would be required for further upgrading of CCBS in due course and if so, whether the cost had been reflected in the calculation of the actual savings achieved for the project. PAS/W advised that the open-platform of the proposed system would facilitate its integration with new system products. Major changes to the proposed system would not be necessary for the next ten years.

35. Responding to Mr LEUNG Fu-wah's question on the calculation method for the savings to be achieved by implementing CCBS, PAS/W referred members to Annex D of the paper which listed out a cost-benefit analysis of the proposed system by years. He explained that net savings would only be achieved starting from 2004-05 because the non-recurrent expenditure for the initial planning period from 2001-02 to 2003-04 was substantial whilst savings on recurrent expenditure could only be achieved after the implementation of the system in 2004-05.

36. Mr Henry WU King-cheong referred to the annual savings of \$ 100.64 million by the new system from 2006-07, and asked whether the public would benefit from it through reduction in water charges. PAS/W advised that the savings achieved only represented a small part of the overall cost for the provision of water supply and therefore, reduction in water charges was not envisaged. However, the public would also benefit from the implementation of CCBS as more efficient and improved customer services would be provided to them.

### Implementation of system and contingency plan

37. Responding to Mr LEUNG Fu-wah, PAS/W replied that CCBS was to be implemented in 2004 but not earlier because sufficient time had to be allowed for system development, site preparation, data conversion as well as putting in place computer hardware, software and data communication equipment.

38. Mr IP Kwok-him asked whether the Administration had any contingency plans for the break down of the new system. The Assistant Director of Information Technology Services (Departmental Services) (AD/ITS) informed members that WSD had put in place a back-up computer system for use in case of emergency. In view of the fact that a substantial number of staff would be reduced after the implementation of CCBS, Mr IP asked whether it would affect the Department in coping with emergency. PAS/W clarified that under the present proposal, staff responsible for handling customer services and complaints would be reduced whilst staff responsible for operating or monitoring the computer system would not be affected. In response to Mr IP's further enquiry, PAS/W assured members that with the support of electronic document management and the consolidated customer information under an integrated system, WSD would improve its services by providing "one-stop shop" service to its customers.

#### Staffing implication

39. Mr TAM Yiu-chung expressed concern about the anticipated reduction of 261 staff and enquired about the annual wastage rate of staff in WSD. The Assistant Director of Water Supplies (Administration and Planning) (AD/WSD) and PAS/W advised that the proposed staff reduction would involve both departmental grades and general grades staff. It would be achieved in phases through natural wastage, retraining and redeployment. WSD would consult the staff concerned and liaise with the Civil Service Bureau on the arrangements for redeployment of general grades staff. Responding to Mr LEUNG Fu-wah, AD/WSD informed members that the anticipated reduction of 261 staff represented about 5% of the overall establishment of WSD (5 000).

40. Mr IP Kwok-him asked about the responses of staff and staff associations concerned. AD/WSD said staff had been assured by the management that there would be no forced redundancy. Some of them however were still worried about the arrangements for their redeployment. Responding to a further question by Mr IP, AD/WSD assured members that the staff concerned would not be forced to leave the service on Abolition of Office terms.

41. Mr LEUNG Fu-wah said that to his knowledge, there were 5 staff associations in WSD, and they were willing to support the management in providing quality service to the public. He asked whether CCBS was a proposal of the management or a proposal worked out in consultation with staff members. AD/WSD pointed out that after the management had decided the policy directive, a consultant was engaged to carry out a feasibility study during which staff members were consulted on information relating to their work.

#### Processing of water leakage cases

42. Mr LAU Ping-cheung asked whether the proposed CCBS would expedite

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the processing of complaint cases relating to water leakage in private buildings. AD/WSD responded that while more information could be provided to the complainant more efficiently, the system would not expedite processing of such complaint cases because it would not be linked to other relevant departments handling complaint cases on water leakage, such as, the Food and Environmental Hygiene Department and the Buildings Department. Responding to the Chairman, AD/WSD explained that under the existing procedure, all such complaints were in the first instance directed to the Food and Environmental Hygiene Department for their initial investigation. Cases relating to defective water supply pipes would be referred to WSD. The major problem was the identification of the source of the leakage. Mr LAU pointed out that complaints of this nature were very common and required a more efficient system to resolve the problems. He asked whether WSD had the authority to disconnect water supply to the premises if the owner/tenant concerned refused to take action to resolve the problem. He also requested WSD to provide an information paper on the procedures for handling complaints on water leakage and whether the proposed CCBS would expedite processing of such complaints.

*(Post-meeting note: An information paper on how water seepage complaints in buildings were handled was circulated to members vide LC Paper No. CB(1)654/00-01 on 22 February 2001.)*

#### Similar systems in other departments

43. Mr LAU Ping-cheung asked whether similar computer systems had also been implemented in other departments for service improvement. PAS/W informed members that quite a number of departments providing customer care and/or billing services, such as, the Immigration Department, Inland Revenue Department, Social Welfare Department, Education Department and Rating and Valuation Department had also proposed upgrading of their information technology systems to enhance services provided to the public. He said that to his knowledge, fundings of these projects had been approved by the Finance Committee in recent years.

#### **VII. Any other business**

44. There being no other business, the meeting ended at 10:45 am.