

立法會

Legislative Council

LC Paper No. CB(1)1631/00-01

Ref : CB1/PL/PLW

Report of the Panel on Planning, Lands and Works for submission to the Legislative Council

Purpose

This report gives an account of the work of the Panel on Planning, Lands and Works from October 2000 to June 2001. It will be tabled at the meeting of the Legislative Council (the Council) on 4 July 2001 in accordance with Rule 77(14) of the Rules of Procedure of the Council.

The Panel

2. The Panel was formed by a resolution passed by the Council on 8 July 1998 and as amended on 20 December 2000 for the purpose of monitoring and examining Government policies and issues of public concern relating to lands, buildings and planning matters, works and water supply, and Public Works Programme. The terms of reference of the Panel are in **Appendix I**.

3. For the 2000-2001 session, the Panel comprises 11 members. Dr Hon TANG Siu-tong and Hon LAU Ping-cheung were elected Chairman and Deputy Chairman of the Panel respectively. The membership list of the Panel is in **Appendix II**.

Major work

Planning and development

4. In the current session, the Panel was briefed on the findings of the Study on Sustainable Development for the 21st Century and consulted on a number of major planning proposals. The Panel welcomed the Government's initiative in promoting sustainable development to balance social, economic, environmental needs for present and future generations. In particular, the Panel supported the application of sustainability assessments in the Administration's decision-making process for strategic initiatives or major programmes. At the request of members, the Administration agreed to

include in the briefs or papers for the Council a sustainability statement associated with each major initiative or programme that has been the subject of a submission to the Chief Secretary's Committee or Executive Council.

5. On major planning proposals, the Panel supported the study on "Hong Kong 2030 : Planning Vision and Strategy" to provide a long-term land use-transport-environmental planning framework to guide the development of Hong Kong over the next 30 years. The Panel stressed that the Study should be people-oriented, with a view to improving the quality of living of the people of Hong Kong. At the suggestion of members, the Administration undertook to consider the need to set quantifiable planning indicators for individual policy areas which had direct impact on the livelihood of the public, such as housing policy and transport policy. Members also pointed out the significant implications of the development and policy changes in the Mainland on the planning strategy for Hong Kong, and suggested the Administration to cover this aspect in the Study.

6. The Panel expressed appreciation of the Planning Study on the Harbour and its Waterfront Areas to make the Victoria Harbour more attractive, vibrant and symbolic of Hong Kong. As the Victoria Harbour and its waterfront areas were famous for their skyline, landmark buildings and night views, members considered that physical and visual intrusion into the Harbour should be minimized by stronger urban design at the waterfront, and that no further reclamation works should be carried out in the areas. To capitalize on the leisure, recreation and economic potential of the Harbour to make it more attractive not only to tourists but also to local people, members encouraged beautification and landscape improvement to waterfront promenades and open spaces.

7. The Panel gave views on the Stage II Study on Review of Metroplan, the purpose of which was to formulate an up-to-date development strategy for the Metro Area for the period up to 2016. Members saw the need to plan for an environmental-friendly and convenient city, and to expedite urban renewal. They asked for effective measures to address the problems in Metro Area, such as road traffic noise and poor air quality. In this connection, the job/population imbalance between Hong Kong Island, Kowloon and New Territories should be improved to reduce commuter traffic. Better integration of land use and transport planning could improve efficiency of transport infrastructure.

8. The Panel also deliberated on the development proposals for Western District, South East Kowloon and South East New Territories. Members considered that development proposals for these regions should be compatible with the overall development strategy for Hong Kong. They also stressed that sufficient land should be reserved in Western District and South East Kowloon for rehousing residents affected by urban renewal projects in the areas.

9. On the Western District Development Strategy, members welcomed the proposed reduction in the scale of reclamation, and pointed out the need to integrate the new reclaimed area and old urban area to ensure compatibility. On the revised scheme on South East Kowloon Development, members called for careful planning of the area which was regarded as the best piece of land available in the urban area. While some members supported the proposed provision of school villages to meet the territorial shortfall of educational facilities, some members were concerned about the environmental impact of the proposed provision of a stadium in the area and suggested the Administration to identify another site away from residential areas for the purpose. As regards South East New Territories Development Strategy Review, members generally supported the proposal to develop Sai Kung District into a tourist and recreation area, the "Leisure Garden of Hong Kong", as the District was attractive for its landscape, ecology and water sport activities. They however pointed out the need to balance conservation and recreation development, and to provide sufficient transport facilities.

Land supply

10. The Panel was briefed on the Land Sale Programme for 2001/02 and the Land Development Programme for 2002/03 to 2005/06. Members considered it more realistic for the Administration to provide information on land supply, rather than land sale. At the request of members, the Administration undertook to provide supplementary information on the projection of land supply to be provided by the Government including, sites to be provided for the Mass Transit Railway Corporation, Kowloon-Canton Railway Corporation and the Housing Authority for 2001/02 to 2005/06.

Urban renewal

11. The Panel had extensive discussions with the Administration and concerned parties on the revised proposed compensation package for owners of domestic properties and owners/tenants of commercial properties affected by land resumption. Members stressed that the acquisition offers should be fair and reasonable.

12. The most contentious issue was the building age of a replacement flat to be used for calculating the Home Purchase Allowance (HPA). Some members and concerned parties did not accept the Administration's revised proposal of using a seven-year old replacement flat as the basis for calculating HPA because they considered a flat of this age too old. They put forward a counter proposal of using a five-year old replacement flat as the basis for calculation, having regard to the fact that the same basis had been used for the Tsuen Wan and Kennedy Town projects by the Land Development Corporation (LDC). The Administration explained that this basis had only been applied to these two projects because of their special background. Since January 1998,

LDC had revised its acquisition policy in line with the Government policy under which HPA was calculated on the basis of a 10-year old replacement flat. At the request of Members of the Council, however, the Administration had reviewed its policy and proposed that the basis be revised to a seven-year old replacement flat. In view of the concern expressed by the Panel, the Administration undertook to recommend to the Urban Renewal Authority (URA) that its acquisition offer should be more favourable than the Government's land resumption offer as an incentive to flat owners to sell their properties to URA, and that in respect of the 25 uncompleted projects of LDC, the acquisition offer of URA should have regard to the fact that the residents in these project areas have waited for redevelopment for quite some time. The Administration also undertook to recommend to URA that the removal allowance for flat owners should not be less favourable than that offered to flat owners in the Tsuen Wan project.

Building safety and maintenance

13. The Panel was consulted on a comprehensive strategy and implementation plan to promote timely maintenance of buildings, to tackle unauthorized building works (UBWs) including illegal rooftop structures, and to control advertisement signboards. The Panel supported the proposed creation of supernumerary directorate posts in the Buildings Department for five years to take forward the proposals under the implementation plan.

14. To promote timely maintenance of buildings, the Panel supported the proposal to merge the Building Safety Improvement Loan Scheme and the Fire Safety Improvement Loan Scheme to create a Comprehensive Building Safety Improvement Loan Scheme to provide financial assistance to owners to maintain and improve their properties. To encourage owners to apply for loans under the Comprehensive Scheme, members suggested the Administration to simplify the application procedures and lower the interest rate. On professional support, the Panel was pleased to note that the Buildings Department would designate building coordinators, each for a pool of buildings, to serve as district-based contacts and to provide "one-stop" service for owners. As regards the Building Classification Scheme, members pointed out that the ratings awarded to individual buildings might be frequently referred to by estate agents and insurance companies. Hence, the ratings should be updated regularly.

15. The Panel appreciated the Government's determination and efforts in tackling UBWs, and stressed the importance of public education in this aspect. Whilst recognizing the need to remove illegal rooftop structures, members were of the view that appropriate rehousing arrangements should be made for the affected occupants upon clearance so that they would not become homeless. Consideration should also be given to providing more interim housing units in urban and extended urban areas to meet the housing needs of clearers.

16. The Panel also expressed support for the proposals to control advertisement signboards to ensure public safety. The Administration accepted members' view that the size, weight, length and structural safety of signboards should be considered in detail, the fees for registration of signboards should recover only the administrative costs, and installation of new signboards should require the consent of the relevant building owners.

Unusual ground settlement

17. The Panel was briefed on the investigation findings on the unusual ground settlement in Tseung Kwan O. To address members' grave concern about the impact of the unusual ground settlement on the safety of buildings in the area, the Administration undertook to monitor any ground settlement and the groundwater condition until March 2009, and based on the updated data of the groundwater condition, to re-conduct a structural assessment of all the foundations of Beverly Garden and Tong Ming Court. The Administration also undertook to introduce a 10-year remedial works scheme to rectify any defects in the ground-level open areas of these two buildings which were caused by the unusual ground settlement.

Flood control and prevention strategy

18. The flood control and prevention strategy remained a concern of the Panel. Members were particularly concerned about the extensive flooding in the low-lying areas of Northern and North Western New Territories in June 2001, which resulted in serious traffic disruption and the evacuation of some residents concerned. As the flooding incidents were allegedly caused by the flood prevention works undertaken by contractors of the Administration, for example, the river training works of River Indus, members strongly criticized the Administration for not monitored the performance of its contractors and not taken effective measures to rectify the situation. Members urged the Administration to investigate the causes of the flooding incidents, to compensate the residents/fish farmers concerned for losses arising from the flooding incidents, and to monitor closely the performance of its contractors. To address the concern of the Panel and the public, the Administration set up the Task Force on Improvement of Drainage Systems. The Administration was requested to provide the Panel with a copy of the report of the Task Force in due course.

19. At the request of the Panel, the Administration provided an overview of the strategy to tackle the flooding problem in the territory. On the drainage improvement measures in the New Territories, members noted that 19 village flood protection schemes were in operation and a series of river training works had been completed/in progress. Members gave their support for the commencement of Stage III of the Shenzhen River Regulation Project to widen and deepen the River from Lo Wu upstream to Lo Shue Ling. As regards the

drainage improvement measures in urban areas, some members had reservations on the cost-effectiveness of the proposed construction of drainage tunnels in Tsuen Wan, Northern Hong Kong Island and Lai Chi Kok to intercept rain water from upland areas for discharge directly into the sea. They asked for a cost comparison with the conventional drainage improvement measures, such as upgrading of the existing drainage systems.

Water supply

20. The Panel supported the Administration's initiative in improving the condition of the water supply infrastructure by replacing and rehabilitating the aged watermains. Members however urged the Administration to expedite the programme and to minimize the inconvenience caused to the public during the works period. Members also supported the expansion of the water supply infrastructure to meet increasing demand and welcomed the Administration's proposal to provide metered water supply to remote villages in the New Territories.

21. The Panel also supported the implementation of the computerized Customer Care and Billing System in Water Supplies Department to improve customer services in the provision of water supply.

Financial proposals

22. The Panel was consulted on various financial proposals before their submission to the Finance Committee for consideration. The proposed construction of infrastructure and associated works for Penny's Bay Development, Package 2, had been critically examined by members. Members shared the concern of mariculturists about the implications of the proposed dredging and reclamation works at Yam O on the marine environment, having regard to the fish loss allegedly caused by dredging works at Ma Wan and Cheung Sha Wan Fish Culture Zones (FCZs). To address this concern, the Administration undertook to appoint an independent expert to investigate into the causes of the fish kill incidents at Ma Wan and Cheung Sha Wan FCZs, and to implement all necessary preventive measures to minimize the impact of the proposed dredging and reclamation works at Yam O on Ma Wan FCZ. At the request of members, the Administration agreed to take into account the views of mariculturists in the appointment of expert, and to request the expert to submit an interim report in due course so as to keep the mariculturists informed of the progress of the investigation. In view of the scale of the project (\$3,917 million), members urged the Administration to divide the works into various contracts to be entrusted to different companies so as to reduce the risks and create more job opportunities. Members also stressed the importance of cost control.

23. The Panel deliberated on the Administration's proposal to create three supernumerary posts in the Works Bureau for three years to steer through the implementation of the 109 recommendations made by the Construction Industry Review Committee and nine non-directorate posts to provide administrative, professional and general support in taking forward the recommendations. While some members supported the proposal and urged for the early implementation of the recommendations, some other members queried the need to create a total of 12 posts, having regard to the fact that the Works Bureau would only be involved in the implementation of 65 (60%) recommendations.

24. On the proposed construction of a grade-separated interchange at the junction of Tseung Kwan O Tunnel Road/Wan Po Road/Po Shun Road, some members supported the proposed works in principle for relieving traffic congestion but expressed grave concern about the noise generated from the proposed roads and its impact on the residents in the vicinity.

Legislative proposals

25. The Panel noted the proposed amendments to the Land Registration Ordinance which sought to enable the Land Registry to apply the benefits of information technology to improve services to the public. The Panel also noted that the Administration intended to introduce the Survey and Mapping Corporation Bill but had reservations on the need for corporatization of the Survey and Mapping Office of the Lands Department.

26. The Panel further deliberated on the legislative proposals to introduce a charging and penalty system for road opening works. Some members doubted the effectiveness of the proposed measures to expedite road excavation works. In view of the strong objection raised by the utility undertakers against the imposition of a fee for road excavation, they urged the Administration to consult the utility undertakers and not to push ahead the proposed system.

27. The Panel held a total of 23 meetings from October 2000 to June 2001, including four held jointly with other Panels, to examine all these issues and several other issues.

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

Terms of Reference

1. To monitor and examine Government policies and issues of public concern relating to lands, buildings and planning matters, works and water supply and Public Works Programme.
2. To provide a forum for the exchange and dissemination of views on the above policy matters.
3. To receive briefings and to formulate views on any major legislative or financial proposals in respect of the above policy areas prior to their formal introduction to the Council or Finance Committee.
4. To monitor and examine, to the extent it considers necessary, the above policy matters referred to it by a member of the Panel or by the House Committee.
5. To make reports to the Council or to the House Committee as required by the Rules of Procedure.

立法會
規劃地政及工程事務委員會
Legislative Council
Panel on Planning, Lands and Works

委員名單
Membership List

主席 Chairman	鄧兆棠議員, JP	Dr Hon TANG Siu-tong, JP
副主席 Deputy Chairman	劉炳章議員	Hon LAU Ping-cheung
委員 Members	何鍾泰議員, JP 涂謹申議員 黃容根議員 劉皇發議員, GBS, JP 霍震霆議員, SBS, JP 譚耀宗議員, GBS, JP 石禮謙議員, JP 陳偉業議員 葉國謙議員, JP	Ir Dr Hon Raymond HO Chung-tai, JP Hon James TO Kun-sun Hon WONG Yung-kan Hon LAU Wong-fat, GBS, JP 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
	(合共： 11 位議員) (Total： 11 Members)	
秘書 Clerk	陳美卿小姐	Miss Salumi CHAN Mei-hing
日期 Date	2000 年 10 月 10 日 10 October 2000	