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便 箋

受文者： 總議會秘書(1)4及總議會秘書(2)2
經由助理秘書長2轉呈 *LMZ*

發文者： 議會秘書(2)3

檔 號： CB2/HYK/G

日 期： 2009年2月12日

跟進立法會議員與鄉議局議員 於2009年1月8日會議的討論事項

重訂鄉郊發展策略事宜及 改善在新界鄉郊地區進行的小型工程政策

立法會議員與鄉議局議員於2009年1月8日舉行會議。席間，雙方議員曾就上述事項進行討論。

2. 在會議上，鄉議局議員指出，政府在90年代推出的鄉郊規劃及改善策略小型工程(下稱"鄉郊策略")計劃自從在2000年結束後，鄉郊地區建設工程因規劃或地權因素問題，進展緩慢，令鄉郊發展及配套設施遠遠落後於實際需要。雖然政府在1999年開展"鄉郊小工程計劃"，但此計劃因工程上限及不涉及收地問題，導致許多工程進展受到阻礙，此計劃始終有別於"鄉郊策略"計劃。又因業權同意書的問題，導致工程成效不大。基於規劃或地權問題，鄉郊諸般問題如水浸、欠缺路燈照明及路面狹窄而造成人命傷亡的情況仍有待改善。鄉議局議員希望政府可考慮重新推行"鄉郊策略"計劃，以便鄉郊工程能有較佳成效整個新界地區及鄉郊能有較佳的發展策略。鄉議局議員又表示因私人土地使用權的行使及不收地政策，許多鄉郊及鄉村工程均無法展開，以及小型工程因業權問題而受到阻礙，故此建議政府在有必要收地時需進行收地，好讓工程能順暢開展。

3. 秘書處於會議前，曾就上述事項去函政務司司長及有關當局，要求提供資料，詳述當局是否會考慮重新推行"鄉郊策略"計劃，以及就新界的發展進行研究的最新進展。政務司司長辦公室及民政事務總署分別在2008年12月19日及2008年12月12日曾作出回覆(見附件)。出席會議的立法會議員經考慮當局提供的資料後，認為小型工程因業權問題而受到阻礙的情況不能接受。故此，議員建議把鄉議局議員的關注和建議，轉介發展事務委員會聯同民政事務委員會，跟進有關政策事宜。

議會秘書(2)3

林逸詩

(林逸詩)

連附件

中華人民共和國
香港特別行政區政府
政務司司長辦公室



CHIEF SECRETARY
FOR ADMINISTRATION'S OFFICE
Government of the Hong Kong
Special Administrative Region
of the People's Republic of China

本函檔號：CSO 8/2/5/2006/7-11(4)
來函檔號：CB2/HYK/G(08-09)

香港中環
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立法會大樓
立法會秘書處
梁慧玲小姐

梁小姐：

謝謝你 12 月 1 日致政務司司長的信，轉達議員對鄉郊發展及新界各項發展研究進度的關注。

有關鄉郊發展事宜

政府十分重視鄉郊設施建設，改善鄉郊地區環境。自「鄉郊規劃及改善策略」計劃完結後，政府繼續在新界鄉郊地區規劃及推行改善工程，包括多項大型工務工程計劃，例如建造元朗排水繞道及屯門公路東路段重建及改善工程。

此外，民政事務總署亦以其「鄉郊小工程」計劃，為鄉郊地區的居住環境及基礎設施帶來改善。自「鄉郊小工程」計劃在 1999 年推出以來，已完成了超過 1 230 項總值約 10 億元的鄉郊小工程。工程種類包括建造／改善行人徑、行車通路、排水設施、避雨亭和涼亭等。

民政事務總署亦已落實推行區議會檢討的建議，設立了「地區小型工程」計劃的基本工程整體撥款項目。這項計劃已在 2008 年全面在 18 區推行，2008-09 年度撥款額為 3 億元。在「地區小型工程」計劃下，區議會可自行決定在區內進行哪些小型工程，包括在鄉郊地區進行的小型工程。

鑑於「鄉郊小工程」計劃的成效和「地區小型工程」計劃的實施，我們在現階段不會考慮重新推行「鄉郊規劃及改善策略」計劃。

新界區各項發展研究的最新進展

(i) 新發展區規劃及工程研究

新發展區規劃及工程研究的整體目的，是為古洞北、粉嶺北及坪輦／打鼓嶺和洪水橋新發展區制訂規劃及發展綱領，應付在住屋、社會、經濟及環境方面的長遠需要，並訂定推行時間表。

在二零零八年六月，規劃署聯同土木工程拓展署為古洞北、粉嶺北及坪輦／打鼓嶺新發展區委聘顧問進行「新界東北發展區規劃及工程研究」，研究需時約三十個月。研究包括擬備建議發展大綱圖和建議發展藍圖，進行土木工程的初步設計工作，並進行規劃、工程及環境評估以確定建議的可行性。預計首批居民可在二零一九年遷入。

「新界東北發展區規劃及工程研究」包括三個階段的公眾參與活動。第一階段公眾參與活動，旨在讓公眾參與討論與拓展新發展區相關的主要課題。第二及第

三階段則邀請公眾分別就初步發展大綱圖及建議發展大綱圖提供意見。

第一階段公眾參與活動已在本年十一月中旬展開，至十二月底完結。我們已在本年十一月十四日諮詢城市規劃委員會和在十一月二十五日諮詢立法會轄下的發展事務委員會。我們亦會在十二月諮詢鄉議局及北區區議會，並在粉嶺聯和墟社區會堂舉行社區工作坊。

而洪水橋新發展區的規劃及工程研究則正在籌備中並於稍後展開。

(ii) 邊境禁區的土地規劃研究

「邊境禁區的土地規劃研究」現正進行，旨在新的邊境禁區管理線生效前，為從邊境禁區釋出的土地，制定一個規劃大綱，為有關土地的保育及發展提供指引。

顧問現正研究第一階段社區參與活動所收集到的公眾意見，修改及深化概念規劃草圖所載的各項建議。同時會進行更詳細的技術評估，制定發展計劃草圖，作為第二階段社區參與活動之用。第二階段社區參與活動預定於二零零九年上半年進行，而整項研究預定於二零零九年內完成。

(iii) 落馬洲河套地區發展規劃及工程研究

有關落馬洲河套地區的發展，港深雙方已在二零零八年十一月十三日簽署了合作協議書，同意以「共同研究，共同開發」的原則，開展一項綜合的土地規劃及工程研究，探討開發河套地區的可行性及有利於港深雙方的土地用途。「落馬洲河套地區發展規劃及工程研究」的顧問聘請程序已於二零零八年十二月一日展開，預計

研究可於二零零九年中開始，為期約三十個月，約於二零一一年底完成。

(iv) 蓮塘/香園圍口岸及香港境內接駁道路的規劃研究

「蓮塘/香園圍口岸及香港境內接駁道路的規劃研究」的目的，是為探討在香港境內興建新口岸相關的規劃、交通、環境和工程的事宜，包括土地需求和連接道路，以配合將來跨界交通的發展及需求。

研究已在今年年中完成。港深兩地政府在本年九月十八日港深邊界區發展聯合專責小組第二次會議上，同意落實興建新口岸。位於港方的新口岸工程將包括一條長約十公里的連接道路接駁至粉嶺公路，並為擬議的坪輦/打鼓嶺新發展區提供便捷的通道，從而帶動新界東部日後的發展，改善該地區的整體交通網絡。

立法會財務委員會已在本年十二月三日同意土木工程拓展署就設立新口岸及其連接路進行勘測和初步設計進行研究，預計在二零零九年四月展開，並在二零一一年十二月完成。預計新口岸在二零一八年建成啓用。

(v) 改善流浮山鄉鎮及鄰近地區研究

規劃署現正計劃在二零零九年年初展開「改善流浮山鄉鎮及鄰近地區研究」，整項研究預計於二零一零年年底完成。此研究主要目的是透過制訂與流浮山一帶天然及文化環境相配合的地區改善項目及概念設計方案，以體現流浮山鄉鎮及鄰近地區發展旅遊及康樂項目的潛力。

(vi) 改善沙頭角鄉鎮及鄰近地區研究

「改善沙頭角鄉鎮及鄰近地區研究」計劃在二零零九年初展開，預計於二零一零年年底完成。此研究旨在透過實施鄉郊地區改善措施，提升鄉鎮的環境質素。研究的主要目的是制訂綜合的地區改善計劃，以優化沙頭角鄉鎮及其鄰近地區的環境。

當局會繼續審視鄉郊及新界地區的發展情況，並與各有關的區議會及相關的地區人士緊密聯絡，並會適時檢討現行的規劃及發展策略，以改善這些地區環境及基礎設施。

政務司司長政務助理



二零零八年十二月十九日

副本送

發展局局長

民政事務局長

中華人民共和國
香港特別行政區政府
政務司司長辦公室



CHIEF SECRETARY
FOR ADMINISTRATION'S OFFICE
Government of the Hong Kong
Special Administrative Region
of the People's Republic of China

(Translation)

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19 December 2008

Miss Ivy Leong
Legislative Council Secretariat
Legislative Council
Legislative Council Building
8 Jackson Road, Central
Hong Kong

Dear Miss Leong,

Thank you for your letter of 1 December 2008 to the Chief Secretary for Administration, conveying Members' concern on the rural development and progress of various planning and engineering studies of the New Territories.

Rural Development

The Government attaches great importance to enhancing the infrastructure and facilities in the rural areas so as to improve the living environment. After the completion of the Rural Planning and Improvement Strategy Programme, the Administration continued to plan and carry out improvement works in the rural areas in the New Territories, including many major works projects, such as construction of the Yuen

Long Bypass Floodway, reconstruction and improvement works of the eastern section of Tuen Mun Road.

In addition, the Home Affairs Department (HAD) introduced the Rural Public Works (RPW) Programme to improve the living environment and infrastructure of rural areas. Since the rolling out of the RPW Programme in 1999, the Government has completed more than 1 230 RPW projects with a total cost of about \$1 billion. The types of works include construction/improvement of footpaths, access roads, drainage facilities, rain shelters and pavilions, etc.

HAD has also taken forward the recommendation of the District Council Review to set up a dedicated capital works block vote entitled "District Minor Works Programme". The Programme has been fully rolled out in the 18 districts in 2008 with a provision of \$300 million for 2008-09. Under the Programme, District Councils may decide on the minor works projects to be implemented in their respective districts, including minor works projects in rural areas.

In view of the effectiveness of the RPW Programme and the implementation of the District Minor Works Programme, we would not consider relaunching the Rural Planning and Improvement Strategy Programme at this stage.

Progress of various planning studies in the New Territories

(i) New Development Areas Planning and Engineering Studies

The overall objective of the Planning and Engineering Studies for the New Development Areas is to establish planning and development frameworks for the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling as well as the Hung Shui Kiu New Development Areas to meet long-term housing, social, economic and environmental needs, and to formulate implementation timetables.

Planning Department and Civil Engineering and Development Department (CEDD) jointly commissioned consultants to undertake the “North East New Territories New Development Areas Planning and Engineering Study” (NENT NDAs Study) in June 2008. The Study will take about 30 months. The scope of the Study includes preparation of the Recommended Outline Development Plan, Recommended Layout Plan and preliminary design of engineering works, as well as a comprehensive set of planning, engineering, environmental assessments to confirm the feasibility of the proposals. The first population intake is scheduled for 2019.

The NENT NDAs Study includes a three-stage public engagement exercise. Stage One Public Engagement Exercise is to engage the public in discussions of key issues relating to the development of the NDAs. Stages Two and Three of the Exercise will engage the public on the Preliminary and Recommended Outline Development Plans respectively.

The Stage One Public Engagement Exercise has commenced since mid-November and will run through to end December this year. We already consulted the Town Planning Board and the Panel on Development of the Legislative Council on 14 and 25 November 2008 respectively. We will also brief the Heung Yee Kuk and North District Council and hold a community workshop in Luen Wo Hui Community Hall in Fanling in December 2008.

The planning and engineering study for the Hung Shui Kiu New Development Area is under preparation and will commence in due course.

(ii) Land Use Planning for the Closed Area

In order to formulate a planning framework to guide the conservation and development of the areas to be released from the Frontier Closed Area, the ongoing Study aims to provide a framework for

preparation of statutory town plans before the new FCA boundary comes into effect.

Based on the public views received in the Stage One Community Engagement Exercise, the proposals in the Draft Concept Plan are currently being refined and further developed. More detailed technical assessments will be undertaken with a view to formulating a Draft Development Plan for the Stage Two Community Engagement Exercise, tentatively to be conducted during mid-2009. The Study is scheduled to complete within 2009.

(iii) Planning and Engineering Study on Development of Lok Ma Chau Loop

Regarding the development of Lok Ma Chau Loop, Hong Kong (HK) and Shenzhen (SZ) Governments signed a cooperation agreement on 13 November 2008 and agreed to carry out, on the basis of joint study and development, an integrated planning and engineering study to explore the feasibility of developing the Loop to the mutual benefit of both sides. The consultant selection procedures for the Study started on 1 December 2008. It is estimated that the Study will commence in mid-2009 and take about 30 months to complete by end 2011.

(iv) Planning Study on Liantang/Heung Yuen Wai Boundary Control Point and its Associated Connecting Road in Hong Kong

The Planning Study on Liantang/Heung Yuen Wai Boundary Control Point and its Associated Connecting Road in Hong Kong aims to explore the relevant planning, traffic, environmental and engineering issues of developing the proposed new boundary control point (BCP) in Hong Kong territory, including the land requirements and its connecting road, so as to meet future development and demand of cross-boundary traffic.

The Study was completed in mid-2008. At the second meeting of the HK-SZ Joint Task Force on Boundary District Development on 18 September 2008, both sides agreed to proceed to construct the new BCP. The BCP development on Hong Kong side includes a new trunk road (10km in length) linking up with the Fanling Highway. It will also provide convenient access to the proposed Ping Che/Ta Kwu Ling NDA and thus enhance the future development and improve the overall transport network in New Territories East.

CEDD sought approval from the Finance Committee on 3 December 2008 to commission an investigation and preliminary design study for the BCP and its connecting road. The study is planned to start in April 2009 for completion in end 2011. It is anticipated that the new BCP will commence operation in 2018.

(v) Study on Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas

Planning Department plans to commence the Study on the Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas in early 2009 and expects it to complete in late 2010. The main objective of this study is to realize the tourism and recreational potential of Lau Fau Shan rural town and its surrounding areas by devising improvement projects and conceptual schemes that are compatible with its existing natural and cultural environment.

(vi) Study on Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas

The Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas will commence in early 2009 and is expected to complete in end 2010. The Study aims to instigate rural upgrading and enhancement measures to revitalize the rural township. The Study will formulate an integrated area improvement plan to enhance the environment of Sha Tau Kok Town and its surrounding areas.

The Administration will continue to keep under review the development of rural areas and the New Territories and closely liaise with respective District Councils and relevant personalities. We will also review the current planning and development strategies as and when appropriate so as to improve the environment and infrastructure of these areas.

Yours sincerely,

(Ms Vivian Sum)
Administrative Assistant to
the Chief Secretary for Administration

c.c. Secretary for Development
Secretary for Home Affairs

民政事務總署

香港灣仔軒尼詩道一百三十號
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(經辦人：梁慧玲女士)

梁女士：

立法會議員與鄉議局議員
於 2009 年 1 月 8 日舉行的會議

改善在新界鄉郊地區進行的
小型工程政策

謝謝貴處十二月一日的來函。

為改善新界鄉郊地區的基礎設施和居住環境，民政事務總署在一九九九年設立「鄉郊小工程」計劃，以便可以更迅速和靈活地改善地區環境和解決有關的問題，滿足地區人士的需要。這個計劃下的工程種類包括改善/建造行人徑、排水設施和行車路等。此外，由二零零八年起，民政事務總署全面落實區議會檢討的建議，設立「地區小型工程」計劃，透過在 18 區進行地區小型工程，改善各區的地區設施、居住環境及衛生情況。

一般來說，在開展鄉郊或地區小型工程前，各區民政事務處會向該區地政處查詢工程範圍是否涉及私人土地，並按需要向土地註冊處索取受影響的私人土地業主的資料。視乎情況，各區民政事務處可能會透過鄉事委員會/區議員/村代表的協助，取得私人土地業主同意書，然後才開展工程。

有別於鄉郊地區的情況，在市區/新市鎮進行的地區小型工程，如涉及私人土地的話，通常都是私人屋苑內的公眾地方。原則上，地區小型工程不應用於為個別人士或團體提供專享利益的工程。然而，假如區議會認為某項小型工程項目可以令附近的廣大公眾受益而通過進行，政府也會先取得有關業主立案法團的同意，然後才在市區/新市鎮的私人土地上進行工程。

在推出「鄉郊小工程」計劃前，政府審視了過去推行「鄉郊規劃及改善策略」小型工程計劃時遇到的問題，發覺涉及收地的工程通常進度緩慢；因為在開展這些工程前必須先完成處理土地業權問題和反對意見，需時甚久；而收地所涉及的繁複法定程序亦會大幅延長小工程計劃的所需時間，因而與「鄉郊小工程」計劃的宗旨不符。因此，涉及收地的工程並不宜納入此計劃。基於相同的考慮，「地區小型工程」計劃一般亦不會進行涉及收地的工程。

根據現行的程序，除了小部分小型工程可能因為未能取得業主同意書而無法進行或需要修改，大部分地區人士建議的工程都能順利展開，達到改善地區環境的目的。本署會不時檢討現有的安排，包括如何鼓勵鄉郊私人土地業主給予同意書，以便更多涉及私人土地的鄉郊小工程可順利進行。在個別情況下，如果無法取得業主的同意，本署會盡可能修改工程範圍，使工程得以進行。

就鄉郊地區而言，自從政府在1999年推出「鄉郊小工程」計劃以來，民政事務總署已完成了超過1 230項總值約10億元的鄉郊小工程。通過這項工程計劃，不少鄉郊地區的居住環境及基礎設施已基本上得到改善。

我們認為現時的安排，能讓有關的小工程計劃更迅速和靈活地進行。因此，我們不打算把涉及收地的工程納入本署的小工程計劃。

民政事務總署署長

(曾裕彤



代行)

二零零八年十二月十二日

副本送：
發展局局長
規劃署署長

URGENT BY FAX

民政事務總署
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來函編號 Your Ref. CB2/HKY/G(08-09)
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12 December 2008

Secretary General
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central, Hong Kong
(Attn: Miss Ivy Leong)

Dear Miss Leong,

**Meeting between Legislative Councillors and Heung Yee Kuk
Members to be held on 8 January 2009**

**Improvement to the Policy on
Minor Works in Rural Areas in the New Territories**

Thank you for your letter of 1 December 2008.

To upgrade the infrastructure and improve the living environment of the rural areas in the New Territories, the Home Affairs Department (HAD) introduced the "Rural Public Works (RPW) Programme" in 1999, with a view to meeting local needs by addressing the issues concerned promptly and flexibly. The types of works projects under this Programme include construction/improvement of footpaths, drainage facilities and vehicular access, etc. In addition, HAD has taken forward the recommendation of the District Council Review to set up the "District Minor Works (DMW) Programme", which was rolled to all 18 districts starting 2008. The Programme aims to improve local facilities, living environment and hygienic conditions through implementation of minor works projects in the 18 districts in Hong Kong.

As a usual practice, before implementing the rural or district minor works projects, District Offices (DOs) will consult the respective District Lands Offices as to whether the proposed works sites would involve private lands. Information of the affected land owners will also be sought from the Land Registry when necessary. DOs would secure the private land owners' consent with the assistance of the Rural Committees / District Council (DC) members / Village Representatives as appropriate before commencement of the works.

Unlike those in the rural areas in the New Territories, for DMW projects in the urban area/new towns, the private lands involved, if any, are generally the common area of private housing estates. In principle, the DMW Programme should not be used for projects intended solely for the benefit of an individual or a small group. However, if a DC considers that a particular minor works project will benefit the general public in the neighbourhood and endorses its implementation, the Administration will have to secure the relevant Owners' Incorporation's consent before carrying out the works on the private land.

Prior to the launch of the RPW Programme, the Administration had reviewed the problems encountered in implementing the minor works projects under the Rural Planning and Improvement Strategy (RPIS) Programme, and noted that progress of projects involving land resumption was usually slow. It was because long processing time was required to resolve land title problems and objections before the commencement of the projects; and land resumption involved complicated statutory procedures which would substantially lengthen the time required for implementing the minor works projects. This is not in line with the objective of the RPW Programme. Therefore, projects involving land resumption are not appropriate to be included in the RPW Programme. For the same reason, the DMW Programme does not normally cover projects involving land resumption.

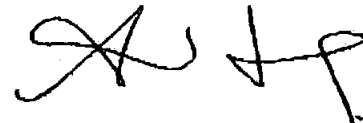
Under the existing mechanism, most of the works projects proposed by the locals have been taken forward successfully to improve the rural environment, save for some projects which were not proceeded with or needed to be revised due to the absence of land owners' consent. To facilitate the implementation of RPW projects involving private land, we would review the existing arrangement from time to time, including ways to encourage owners of affected private land in rural areas to allow

works to be carried out on their land. Depending on the circumstances of individual projects, in cases where the consent of land owners cannot be obtained, we would revise the project scope as far as possible so as to facilitate implementation.

Since the introduction of the RPW Programme in 1999, HAD has completed more than 1 230 RPW projects with a total cost of about \$1 billion. The living environment and infrastructure of rural areas have been basically improved under this Programme.

We are of the view that the existing arrangement of HAD minor works programmes allows projects to be implemented promptly and flexibly. Therefore, we do not intend to include projects that involve land resumption in our minor works programmes.

Yours sincerely,



(Andrew Tsang)
for Director of Home Affairs

c.c. Secretary for Development
Director of Planning