

~~economic integration and exchanges on various fronts between  
Hong Kong and Guangdong.~~

### **Demolition and Redevelopment of Hung Hom Peninsula**

10. **MISS CHOY SO-YUK** (in Chinese): *Madam President, it has been reported that the developers which participated in the Hung Hom Peninsula Private Sector Participation Scheme (PSPS) project intend to demolish and rebuild the completed but not yet occupied PSPS blocks. In this connection, will the Government inform this Council:*

- (a) of the estimated weight and volume of the construction and demolition (C&D) waste involved, as well as the estimated costs borne by public funds if such waste materials are disposed of in landfills;*
- (b) of the methods to prevent the developers from demolishing the unoccupied blocks and thereby producing the C&D waste as well as wasting public money; whether the authorities will convey, through public education, the message that such a demolition approach will waste the resources of the earth and run counter to the principle of sustainable development; and*
- (c) whether it has assessed if the transport facilities in Hung Hom can support a redevelopment project on the site at a plot ratio higher than the existing one, and the conditions under which the authorities will not approve such a redevelopment project; if it has, of the assessment results?*

**SECRETARY FOR HOUSING, PLANNING AND LANDS** (in Chinese):  
Madam President, before replying to the question raised by the Honourable CHOY So-yuk, I must first of all emphasize that the Government has not

received any application for demolition or redevelopment from the developer of Hunghom Peninsula. In the absence of any specific proposal, I can only provide hypothetical information based on rough estimates and set out the principles the Government will follow when processing an application for redevelopment. My reply to the three parts of the question is as follows:

- (a) As no specific proposal on demolition has been submitted by the developer, we are not in a position to estimate the quantity of C&D waste that may be generated. Based on the gross floor area of Hunghom Peninsula (including the shopping arcade, residential buildings and carpark), it is roughly estimated that approximately 200 000 tonnes of construction materials are involved. If these materials are disposed of in landfills, the handling costs will be about \$25 million. I must however point out that these figures are entirely hypothetical. The actual situation depends largely on whether the developer has any plan for demolition, and if so the scope and details of such plan.
  
- (b) The Government has been encouraging and providing advice and assistance to the private sector on the prevention and minimization of C&D materials. Through publicity and education, the Government proactively reaches out to various professional institutions and the construction industry to promote waste reduction and minimization of C&D materials. Moreover, the Buildings Department has issued a Practice Note providing guidelines on waste minimization in the planning, design and construction for private developments to ensure that measures are taken at different stages of construction works to reduce C&D materials.

For building demolition works in particular, where unavoidable, the Government has been urging private developers and their contractors to plan the whole process in a thorough manner, for example, adopting selective demolition to maximize recovery of reusable and recyclable materials.

Furthermore, the Government has introduced the Waste Disposal (Amendment) (No. 2) Bill 2003 into the Legislative Council for the introduction of a construction waste disposal charging scheme to provide economic incentive for private developers and construction contractors to step up efforts in preventing and recovering C&D materials through proper planning and implementation of appropriate measures. The Legislative Council has formed a Bills Committee to scrutinize the Bill. Subject to its enactment, the Government aims to implement the charging scheme in 2005.

- (c) The approved Hung Hom Outline Zoning Plan has clearly stipulated the maximum domestic gross floor area, the maximum non-domestic gross floor area and the maximum building height for the Hunghom Peninsula site. In drawing up these development parameters, the traffic conditions of Hung Hom had been taken into account. The Outline Zoning Plan is a statutory instrument. Any development or redevelopment on the site is subject to the parameters and restrictions stipulated in the Plan. If a development proposal goes beyond any of these parameters, the Outline Zoning Plan has to be amended before implementation. In addition, any development and redevelopment of a site is subject to the terms and conditions set out in the land lease. For any redevelopment proposal which may result in material modifications to these terms and conditions, the developer must apply for permission from the Lands Department. The Lands Department will take into account all relevant factors in considering such application. If the proposed modifications are to be approved, depending on the scope of the modifications and their impact on the value of the site, the Government may ask for payment of a premium for the modifications.

In considering any amendment to the Outline Zoning Plan, the Town Planning Board will thoroughly and comprehensively examine all the planning factors, including possible implications of the proposal on the transport facilities and road capacity in the

district. The above restrictions and procedures are applicable to any development on the Hunghom Peninsula site.

### **Tackling Computer-related Crimes**

11. **MR SIN CHUNG-KAI** (in Chinese): *Madam President, the Inter-departmental Working Group on Computer Related Crime released its report in December 2000, in which recommendations for improving the existing measures to tackle computer-related crimes were made. In July 2001, the Security Bureau announced that some of the recommendations proposed by the Working Group had been adopted and would be implemented in phases. It also advised that a Committee on Computer Crime would be established to monitor the development trend of computer crimes and co-ordinate the efforts among relevant parties. In this connection, will the Government inform this Council of:*

- (a) the details of the progress of those recommendations that have been adopted, broken down by short, medium and longer term and, among them, those of which the implementation work has been completed, is in progress and is yet to commence; and*
- (b) the details of the progress in establishing the Committee on Computer Crime?*

**SECRETARY FOR SECURITY** (in Chinese): Madam President,

(a) and (b)

The Inter-departmental Working Group on Computer Related Crime put forward a total of 57 recommendations. After consultation with the Legislative Council and the public, the Government has essentially adopted all the recommendations, and modified two. Progress of the implementation of the recommendations involving short-, medium- and long-term measures is tabulated in the Annex.