

立法會

Legislative Council

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**Minutes of LegCo Members' Meeting
with Tuen Mun Provisional District Board Members
on Thursday, 21 January 1999 at 10:45 am
in Conference Room A of the Legislative Council Building**

Members Present : Hon LEE Wing-tat (Convenor)
Hon Albert HO Chun-yan
Hon LEE Cheuk-yan
Hon LEE Kai-ming, JP
Hon MA Fung-kwok
Hon Howard YOUNG, JP
Hon YEUNG Yiu-chung

Attendance by Invitation : **Tuen Mun Provisional District Board**
Hon LAU Wong-fat, GBS, JP (Chairman)
Mr SO Shiu-shing
Mr CHAN Wu-ching
Ms CHEUNG Yuet-lan
Mr KWU Hon-keung
Ms LEE Ying
Mr SHUNG King-fai
Mr TO Shek-yuen
Mr YING Yue-hing
Ms WONG Lai-sheung
Mr CHAN Lap-shun
Mr AU Chi-yuen
Mr TAI Yin-chiu
Ms SO Oi-kwan
Mr LEE Hung-sham
Mr PONG Chong
Ms IP Shun-hing
Mr LAM Tak-leung
Mr ORR Wai-kwok

Mr CHAN Yau-hoi

Staff in Attendance : Mrs Justina LAM
Assistant Secretary General 2

Ms Lolita NG
Senior Assistant Secretary (2)5

Miss Erica WONG
Senior Assistant Secretary (Complaints)1

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Development and Improvement of Rural Areas

13. Mr TO Shek-yuen said that the Government had not paid sufficient attention to the development of rural areas. Referring to the situation in Lam Tei and Area 54, he pointed out that many new residential buildings had been built, but support infrastructure in the surrounding areas, such as drainage and access roads, could not be provided to match the demand in time. There were also cases where land occupied by old shabby structures hitherto used for farming or poultry, although located in areas with adequate infrastructure, was left idle because many owners did not know how to apply to change land use. Mr TO added that even when applications were made, it was very difficult to obtain approval to convert the use of land from agricultural to residential purposes. Both he and Mr KWU Hon-keung pointed out that the rate of rural improvement had been too slow and lacked overall planning.

14. Mr KWU added that the Drainage Services Department should ensure that drainage problems would not occur as a result of the construction of new buildings. He pointed out that the monitoring of development projects was unsatisfactory as the Administration's attitude was that the consulting architects should be responsible for supervising such projects. He further said that he had come across situations, such as in Siu Lam, where the drainage problem was so serious that the level of flood water was as high as a person. He hoped that LegCo Members would keep a close watch to ensure that the financial resources allocated for rural improvement were not used because the Government departments concerned claimed that they lacked the necessary manpower to implement the improvement projects.

15. Mr KWU further pointed out that the reception of television programmes in low-lying areas was affected by the construction of new, multi-storey buildings nearby. Citing the place where he lived as an example, he said

that it was only after negotiation with the developer concerned that a temporary television relay station was set up. Even so, only television programmes of the two Chinese channels could be received and not those of the English channels. Moreover, the licence was only for two years and the licence fee as well as the operational costs had to be borne by the residents concerned.

16. Mr TO Shek-yuen commented that both the Government and private developers had the responsibility to provide the support infrastructure of new developments. He pointed out that sometimes access roads to villages were completely blocked off and although new roads had been planned, there was no timetable for their construction. Mr ORR Wai-kwok said that it would not be possible for the developer to be solely responsible for providing the roads, drainage systems, etc, but whatever was required of the developer should be clearly stated in the Government lease. In this respect, there should be better coordination and cooperation among Government departments concerned. The Convenor said that he did not think that the Office of the Telecommunications Authority was consulted on new development projects.

17. Mr KWU informed the meeting that some residents who newly moved to the district had lodged complaints to the Police about the noises made by dogs barking at night. Mr KWU said that the indigenous residents who depended on dogs to watch over their properties were worried that they would be prosecuted.

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18. Hon Albert HO said that the issue of rural improvement and development was a regular item of discussion of the LegCo Panel on Home Affairs. The Panel would follow up on members' views and concerns. He also invited members' views about residents' conflicts in relation to land boundaries. Hon LAU Wong-fat responded that as many of the land boundaries had not been accurately drawn up in the past, it had resulted in numerous problems such as overlapping of boundaries, different versions of boundaries for the same piece of land. When disputes occurred, land owners concerned could seek the assistance of chartered surveyors. However, the costs involved were high and there might still be variations in the land boundaries drawn up by different surveyors.

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19. Mr LAU added that the Lands Department and the Home Affairs Department had been requested some years ago to set up a working group to deal with the problem. However the matter had not been followed up by the Administration.

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