

立法會

Legislative Council

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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 for tabling at the meeting of the Legislative Council (LegCo) on 7 July 1999 in accordance with Rule 77(14) of the Rules of Procedure of LegCo.

The Panel

2. The Panel was formed by resolution of the Council on 8 July 1998 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 is at **Appendix I**.

3. The Panel comprises 12 members. Hon Edward HO Sing-tin and Dr Hon TANG Siu-tong were elected Chairman and Deputy Chairman of the Panel respectively. The membership list of the Panel is at **Appendix II**.

Major work

Planning and development

4. The South East Kowloon Development (SEKD) was high on the agenda of the Panel. Upon the gazetting of two draft outline zoning plans for SEKD, the Panel held a series of meetings with the Administration, environmental bodies and professional institutes to examine critically the proposed development plan from long-term vision of Hong Kong. Members shared the concerns of the community at large about the excessive scale of reclamation, the unproportionate large amount of land earmarked for roads and the unimaginative design of the proposed SEKD. Members welcomed an alternative development plan designed jointly by the building professions as it could reduce substantially the extent of reclamation, retain the historical features of the Kai Tak Airport, maximize public access to and enjoyment of the Harbour but at the same time achieve the Administration's objective of

providing housing to the growing population. Taking account of members' view and the objections raised to the draft outline zoning plans, the Administration undertook to revise the SEKD for further consideration by the community.

5. Of equal concern to the Panel was the development plans along the shorelines. Members welcomed the promulgation for public consultation of the draft "Vision and Goals for the Victoria Harbour" which, after finalization, would serve as the basis for formulating long-term planning strategy to guide future development along the harbour-front. The new approach of measuring the revised Central Reclamation Phase III against the "Vision and Goals for the Victoria Harbour" was supported by the Panel. The proposal to build a New Central Government Complex with a net floor area of 175,000 square metres at the Tamar Basin Reclamation Site was closely scrutinized by members. Important questions such as justifications for a large Central Government Complex at a prime commercial site, the proposed schedule of accommodation, and the rationale and the detailed arrangement for holding an international design competition for the Central Government Complex, had not been answered by the Administration to the entire satisfaction of members. The Panel called for a rethink of the proposal. The same position was reached by the Panel in respect of the Tsuen Wan Bay Further Reclamation Project, pending further clarification by the Administration of the impact on fishing of the relocation of Tsuen Wan Dangerous Goods Anchorage to Tang Lung Chau. Wanchai Reclamation Phase II, meanwhile, was supported by the Panel. After two briefings by the Administration, members were satisfied that there was an urgent need to expedite the project to provide the necessary transport infrastructure to facilitate smooth traffic between the east and west of Hong Kong.

Land

6. The Panel welcomed the resumption of land sale from April 1999 after a nine-month moratorium. Together with the Panel on Housing, the Panel held a joint meeting to examine the Land Sale Programme for 1999/2000 and the Land Development Programme for 2000/2001 to 2003/2004. Ensuring stability in the property market and providing sufficient land to meet Hong Kong's long term need were upheld by members as the policy objectives of land disposal. Members supported the introduction of the Application System under which developers could apply to the Government for sale of sites on a reserved list at a proposed minimum price and the sites would be put up for sale by public auction or tender if the Government considered the proposed minimum price acceptable. Noting the substantial amount of deposit required to be paid by an interested developer, the Panel urged the Administration, after receiving such an application, to expedite sale of the site in question by public auction or tender to minimize the loss to the developer concerned as he might fail to obtain the site eventually and to explore other viable means to achieve the purpose of demonstrating the developer's genuine intention to bid for the lot but sparing him from incurring unreasonable high expenses.

Drainage

7. The Panel continued to monitor the implementation of various flood control and prevention measures. Members took note of the significant relief to flooding in Yuen Long Town and the low-lying areas along the Kam Tin River upon the completion of the Kam Tin Main Drainage Channel Project. The progress of drainage improvement works in West Kowloon, which was another flooding blackspot, was closely followed up by members. The Panel noted the revised strategy for stages 2 and 3 of the drainage improvement works in West Kowloon having regard to the distribution of underground utilities in the area and the severity of disruptions to traffic in the course of execution of works. By building a flood storage tank underneath the Tai Hang Tung Recreation Ground and constructing a stormwater transfer tunnel from Kowloon Tong to San Po Kong and a second tunnel to intercept hillside stormwater away from West Kowloon, the revised strategy would reduce the overall length of drains to be upgraded by 50% as compared with the original strategy.

Waterworks

8. The ageing of watermains was a cause for concern to the Panel. Noting the rising number of pipe failures over the years resulting in loss of water in an average of 232 million cubic metres per year, the Panel reckoned the need to start a rehabilitation and replacement programme to replace 3,050 kilometres of watermains by stages in 20 years. To extend the service life of fresh water mains and salt water mains to 50 years and 30 years respectively, members stressed the need to use new and stronger pipe material, otherwise the whole cycle of rehabilitation and replacement of watermains programme would repeat in the coming decades.

Slope works

9. Given the density of population and buildings in Hong Kong, the Panel fully endorsed the Administration's commitment to maintain the highest standards of slope safety. As part of the long-term strategy to improve slope safety, members supported a 10-year expanded Landslip Preventive Programme upon the completion of the current accelerated Programme in 2000 to deal with high-risk slopes affecting buildings and roads with heavy traffic. Notwithstanding the near completion of Systematic Identification of Maintenance Responsibility of Slopes, members noted with concern the low awareness on the part of owners of their responsibility for maintaining slopes falling within the boundary of their developments. The Panel called for improved effort in bringing home the potential hazards caused by poor slope maintenance. The Panel took note that the Administration was contemplating the feasibility of introducing a mandatory slope safety inspection scheme.

Control of overhanging signboards

10. The Panel was briefed on a proposed registration scheme for the purpose of

controlling thriving advertisement signboards. Whilst upholding public safety being the primary objective of any control scheme, members were deeply concerned about the proposed 3-tier definition of signboard owners under which owners of building to which the signboard was attached would be held liable for repair and removal of the signboard. The costs for erecting an advertisement signboard under the proposed scheme were also a cause for concern. The proposal required certification by registered signboard contractors for structural safety of the signboard, or where the signboard exceeded five square metres or its thickness was greater than 300 millimeters, an approval by the Building Authority for the structural details. In the latter case, the appointment of an Authorized Person would be needed. The Panel urged the Administration to refine the proposed control scheme for further deliberation after consulting the Provisional District Boards and the relevant parties.

Legislative proposals

11. The Panel was consulted on the Town Planning Bill and the Land Titles Bill before their introduction into LegCo. For the former Bill, members emphasized the importance of striking a balance between the need to make the statutory planning process more open and transparent and the need to streamline procedures and efficiency. As for the latter Bill, some members of the Panel had serious reservation about its cardinal spirit to change the present deeds registration system to a titles registration system and the intention to convert the system overnight without any transitional period.

12. During the period from July 1998 to July 1999, the Panel held a total of 22 meetings of which six were joint meetings with other Panels. The Panel conducted a joint site visit with the Panel on Transport to the proposed alignment of the West Rail.

Legislative Council Secretariat

11 June 1999

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 related policy matters.
3. To receive briefings and to formulate views on any major legislative or financial proposals in the relevant policy area prior to their formal introduction to the Council or Finance Committee.
4. To examine and to report on any major issues of wide public concern in the relevant policy area as referred by the Council or House Committee or as raised by the Panel itself.

Legislative Council Secretariat

11 July 1998

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

何承天議員(主席)	Hon Edward HO Sing-tin, JP (Chairman)
鄧兆棠議員(副主席)	Dr Hon TANG Siu-tong, JP (Deputy Chairman)
何世柱議員	Hon HO Sai-chu, JP
何鍾泰議員	Dr Hon Raymond HO Chung-tai, JP
李永達議員	Hon LEE Wing-tat
夏佳理議員	Hon Ronald ARCULLI, JP
涂謹申議員	Hon James TO Kun-sun
黃容根議員	Hon WONG Yung-kan
劉江華議員	Hon LAU Kong-wah
劉皇發議員	Hon LAU Wong-fat, GBS, JP
鄭家富議員	Hon Andrew CHENG Kar-foo
譚耀宗議員	Hon TAM Yiu-chung, JP

合共: 12 位議員
Total: 12 Members

日期: 1998 年 12 月 10 日
Date: 10 December 1998