

**立法會**  
**Legislative Council**

LC Paper No. CB(1)818/03-04  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/PLW/1

**Panel on Planning, Lands and Works**

**Minutes of meeting**  
**held on Tuesday, 25 November 2003, at 3:15 pm**  
**in the Chamber of the Legislative Council Building**

**Members present** : Dr Hon TANG Siu-tong, JP (Chairman)  
Hon LAU Ping-cheung (Deputy Chairman)  
Dr Hon David CHU Yu-lin, 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 Abraham SHEK Lai-him, JP  
Hon Albert CHAN Wai-yip  
Hon WONG Sing-chi

**Member attending** : Hon Emily LAU Wai-hing, JP

**Members absent** : Hon James TIEN Pei-chun, GBS, JP  
Hon TAM Yiu-chung, GBS, JP  
Hon IP Kwok-him, JP

**Public officers attending** : **Agenda Item IV**

Mrs Carrie LAM  
Permanent Secretary for Housing, Planning and Lands  
(Planning and Lands)

Mr Bosco FUNG  
Director of Planning

Mrs Ava NG  
Deputy Director of Planning/Territorial

Ms Christine CHOW  
Principal Assistant Secretary for Housing, Planning and  
Lands (Planning and Lands) 2

**Clerk in attendance :** Ms Anita SIT  
Chief Assistant Secretary (1)6

**Staff in attendance :** Ms Rosalind MA  
Senior Assistant Secretary (1)8

Mr Anthony CHU  
Assistant Secretary (1)2

Ms Christina SHIU  
Legislative Assistant

---

Action

**I. Confirmation of minutes of meetings**

- (LC Paper No. CB(1)250/03-04 — Minutes of meeting on 9 October 2003
- LC Paper No. CB(1)353/03-04 — Minutes of the joint meeting with the Panel on Environmental Affairs on 31 October 2003
- LC Paper No. CB(1)390/03-04 — Minutes of the joint meeting with the Panel on Environmental Affairs on 13 October 2003)

1. The minutes of the three meetings held on 9 October, 13 October and 31 October 2003 were confirmed.

**II. Information papers issued since last meeting**

2. Members noted the following papers issued since the last meeting -
- (a) Information paper on "Proposed amalgamation of Civil Engineering Department and Territory Development Department" provided by the Environment, Transport and Works Bureau (LC Paper No. CB(1)2210/02-03(01));

- (b) Memo from the Complaints Division attaching a letter of 28 June 2003 from the affected owners of Villa Pinada expressing views on the system for pre-sale of uncompleted residential properties (LC Paper No. CB(1)2237/02-03);
- (c) Information notes on issues raised by Yuen Long District Council members at the meeting with Legislative Council (LegCo) Members on 5 June 2003 (LC Paper Nos. CB(1)2269/02-03(01) and (02));
- (d) Extract from the minutes of the meeting between Members of the LegCo and Councillors of Heung Yee Kuk on 10 June 2003 (LC Paper No. CB(1)2379/02-03);
- (e) Draft Private Members' Bill on conservation of trees proposed by Hon CHOY So-yuk and the relevant consultation paper (LC Paper Nos. CB(1)2382/02-03(01) and (02));
- (f) Information regarding the motion on the Highways Department's tendering system for road maintenance projects passed by the Eastern District Council meeting (LC Paper Nos. CB(1)2413/02-03(01) and (02));
- (g) Administration's response to the issues raised by Heung Yee Kuk Councillors (LC Paper No. CB(1)2379/02-03 issued on 28.8.2003) (LC Paper Nos. CB(1)2482/02-03(01) and (02));
- (h) Letter dated 16 September 2003 from Hon Abraham SHEK to the Chief Secretary for Administration on the Central Reclamation Project (LC Paper No. CB(1)2495/02-03);
- (i) Administration's response to the issue of compensation relating to planning restrictions which was raised by Heung Yee Kuk Councillors (LC Paper No. CB(1)2379/02-03 issued on 28.8.2003) (LC Paper No. CB(1)2519/02-03);
- (j) Update from the Administration concerning the Foreshore, Sea-bed and Roads (Amendment) Bill 2003 (LC Paper No. CB(1)2538/02-03); and
- (k) Letter dated 24 October 2003 from Hon WONG Sing-chi proposing the conduct of public hearing on Central Reclamation Phase III (LC Paper No. CB(1)182/03-04).

**III. Items for discussion at the next meeting**

(LC Paper No. CB(1)384/03-04(01) — List of outstanding items for discussion

LC Paper No. CB(1)384/03-04(02) — List of follow-up actions)

3. Members agreed to reschedule the next regular meeting from 23 December to 15 December 2003 at 4:30 pm and to discuss the following two items proposed by the Administration at the meeting -

- (a) 7469CL - South East Kowloon development - infrastructure at north apron area of Kai Tak Airport; and
- (b) System for pre-sale of residential properties - Review of the Consent Scheme.

Referring to item (b) above, the Chairman drew members' attention that the item would be discussed at a joint meeting with the Panel on Housing.

*(Post-meeting note: As advised by the Administration, items (a) and (b) were not ready for discussion in December 2003. As there was no other discussion item for the meeting, on the advice of the Chairman, the regular meeting scheduled for 15 December 2003 has been cancelled.)*

**IV. Hong Kong 2030 Vision and Strategy**

(LC Paper No. CB(1)384/03-04(03) — Information paper provided by the Administration

LC Paper No. CB(1)384/03-04(04) — Background brief on "Hong Kong 2030 : Planning Vision and Strategy" prepared by the LegCo Secretariat)

4. The Permanent Secretary for Housing, Planning and Lands (Planning and Lands) (PS for HPL(PL)) made an introductory remark that the Stage Three Public Consultation for the Hong Kong 2030 Planning Vision and Strategy (HK2030 Study) was launched with this briefing and the consultation period would end by 31 March 2004. She said that based on the views received at the Stage Two Public Consultation, the Administration had identified the following three broad planning directions as the basis for presenting the major development proposals and options in the Stage Three Public Consultation-

- (a) providing a quality living environment;
- (b) enhancing economic competitiveness; and

- (c) strengthening links with the Mainland.

PS for HPL(PL) said that the Administration was committed to providing a quality living environment, which entailed good urban design, protection of the Victoria Harbour and enhancement of waterfront areas, conservation of natural and cultural heritage etc., as outlined in the consultation paper. With regard to protection of the Victoria Harbour, she said that as announced by the Administration recently, apart from the Central Reclamation Phase III, Wan Chai Development Phase II and South East Kowloon Development, the Administration had decided not to pursue other reclamation projects in the Harbour. The Administration would try to strike a balance between protecting the Harbour and relieving traffic congestion in Central and Wan Chai.

5. With the aid of Powerpoint, Deputy Director of Planning/Territorial (DPP/T) gave a presentation highlighting the salient points in the Administration's paper for the Panel (LC Paper No. CB(1)384/03-04(03)) and the public consultation paper.

*(Post-meeting note: The presentation notes and the public consultation paper tabled at the meeting by the Administration were issued to members after the meeting vide LC Paper No. CB(1)447/03-04.)*

#### Spatial development patterns

6. Dr Raymond HO opined that the development of a city mainly hinged on its demographic changes, people's aspirations about the quality of life, and the trends and intensity of economic development. The development of a new satellite town normally took 15 to 18 years and once a development strategy was adopted, it would be difficult to go backwards as such a move would have significant implications on on-going infrastructure projects. He therefore considered that in undertaking the public consultation in question, the Administration should delineate very clearly the various development options to facilitate public discussion. In this regard, he sought clarification on whether the two spatial development patterns, i.e. the consolidation pattern and the decentralisation pattern, were mutually exclusive or otherwise.

7. Director of Planning (DP) explained that the two spatial development patterns were devised mainly for analysis purposes. They were not meant to be mutually exclusive options. The main differences between the two patterns were the timing and intensity of development. Whilst the public might express preference for either development pattern, they were also welcome to provide comments on the individual elements under the two patterns. He further explained that for long-term strategic planning, sensitivity tests would be conducted for different scenarios, including a mix of the two spatial development patterns currently outlined. In Stage Four of the study, some specific development strategies would be put forward for public consultation.

8. In response to Dr Raymond HO's enquiry about the relationship between the HK2030 Study and those infrastructure items that had urgency for development, like the Hong Kong-Zhuhai-Macao-Bridge (HZMB), DP replied the HK2030 consultation exercise would not delay the development timetable of these items, for which separate detailed planning and feasibility studies would be undertaken. In the HK2030 Study, it was assumed that the HZMB would be built as soon as possible.

#### People-oriented approach

9. Mr Albert CHAN opined that all planning strategies should be people oriented but he found that the previous stages of the HK2030 Study had mainly focused on economic developments. He elaborated that emphases should be put on people's quality of life rather than the outlook of the city or economic developments as such. Some people in Hong Kong were living a miserable life and basic amenities and facilities were not readily accessible to them. It was important that through this study, the community could clearly envision how their quality of life could be improved through land use planning.

10. PS for HPL(PL) said that the HK2030 Study focused on long term planning. Hopefully, after the planning vision and strategies were set, problems currently faced could be put into perspective and solutions could be worked out more easily. As the population growth had slowed down, the need for housing and ancillary developments had become less pressing. This allowed more room for the Administration and the community to consider the issues of development density, preservation of heritage etc. She highlighted that "providing a quality living environment" was one of the three planning directions put forth in the Stage Three study having regard to the views received during the previous two stages of the study. In the consultation document, specific sections were dedicated to greening, protection of the Harbour and development intensity.

11. PS for HPL(PL) illustrated the direction on quality living environment by referring to the case of Tseung Kwan O (TKO). She said TKO had been put under extreme development pressure and as a result, was criticized as a concrete jungle. With the slowing down in population growth and housing needs, there was scope for revisiting the planned population and development density for the area. The Territory Development Department (TDD) had recently reviewed the development of TKO and planned to further consult the Sai Kung District Council early next year on the matter with the objective of providing more open space in TKO. She also said that in the following few months, District Councils would be consulted on the proposals in the HK2030 Study. She anticipated that discussions at the District Councils would allow the various concepts/options put forth in the study to be examined against the specific situations of individual districts, and more specific suggestions on future development would come up for further examination at Stage Four of the study.

12. Mr Albert CHAN welcomed the consultation at the district level. He also suggested that apart from plot ratios, other quantitative planning indicators with respect to people's quality of life should be devised in the study.

13. While expressing support for HK2030 Study, Mr Abraham SHEK said that future planning stemmed from present situation, which in turn was resulted from previous planning. It was necessary for the Administration as well as the community to address the problems currently faced by some districts. He urged the Planning Department to do more in this regard. DP took note of Mr SHEK's concern and advised that review of existing land uses and provision of planning input in urban renewal were on-going tasks of the Planning Department.

14. Ms Emily LAU said that TKO was a planning blunder. She enquired what lessons had been learnt from the TKO planning experience and what measures would be implemented to guard against such poor planning in the future. In response, DP said that many people had criticized the town planning for TKO as unsuccessful because of its high density, but the development of TKO should be viewed in its historical perspective. At the time of planning in the early 1990's, there was a great demand for housing and it was then envisaged that the rapid population growth and hence the housing demand would sustain in the future years. As the population growth in Hong Kong had slowed down, there was now an opportunity for the community to discuss whether development density should be generally reduced. However, it should be borne in mind that lower development density did not come without a price.

#### Hong Kong's uniqueness

15. Mr WONG Sing-chi expressed his worry that the efforts put on the HK2030 Study might turn out to be abortive, as the current Administration had a record of putting on hold projects at its own wish after a lot of consultation, such as the Tamar development project. He also opined that the whole Third Stage consultation paper was without life. He said that Hong Kong had a number of unique areas such as the Temple Street and the markets in North District, which displayed people's lifestyles and the characteristics of Hong Kong and had great appeal to the general public and overseas tourists. He considered that these unique areas should be preserved and beautified. The development approach put forth in HK2030 Study was however like placing building blocks on the land and such planning could be applicable to any place not just Hong Kong. He pointed out that the section on conservation of natural and cultural heritage in the consultation paper was far from adequate in promoting the preservation of Hong Kong's unique features.

16. DP advised that the HK2030 Study mainly focused on the hardware, like land utilization and infrastructure planning, so as to provide directions for future planning. One of the factors for successful town planning was quality living, which depended on both hard and soft infrastructure. The consultation paper included sections on conservation of natural and cultural heritage and urban

renewal. In regard to urban renewal, the Urban Renewal Authority (URA) was the main agent in undertaking urban redevelopment projects. Moreover, the Government and URA were studying various ways to encourage and facilitate owners to manage and rehabilitate old buildings, and to revitalize old districts.

17. Mr WONG Sing-chi urged the Administration to formulate a policy on preserving areas with unique characteristics, and suggested that the topic should be included in the HK2030 Study for public discussion. PS for HPL(PL) concurred with Mr WONG that future development of the city must provide its inhabitants with a sense of belonging and pride conducive to building a socially cohesive society. It was also the intention of the Administration to put more people-oriented elements in future planning. The HK2030 Study had its restriction in that it focused on long term land use planning. When the consultation was undertaken with District Councils, there would be more discussion on the specific rehabilitation or rejuvenation needs of individual districts.

#### Land for manufacturing industries

18. Mr LAU Ping-cheung observed that the consultation paper covered discussion about premier office and accommodation for general business users but did not touch on land for the manufacturing industries, some enterprises of which might move back their operations to Hong Kong due to the Closer Economic Partnership Agreement (CEPA). In response, DP explained that preliminary study showed that existing industrial areas, industrial estates together with the science park should be sufficient to accommodate the manufacturing industry in the near future. As it took time to see the effects of CEPA, the Administration would monitor the development and discuss further with industry bodies in the course of the study. While the consultation paper covered the use of vacant industrial buildings, Mr LAU opined that the Administration should also examine the utilization situation of the three industrial estates and the science park.

#### New development areas

19. Mr WONG Sing-chi recalled that in October 1999, the public had been consulted on the proposed development of Fanling North and Kwu Tung North with projected population of 80,000 and 120,000 respectively. While these two development areas were also included in the HK2030 Study, it seemed the planning for these two areas had been changed. He enquired about the details of the changes made.

20. DP explained that the Administration had consulted the public on the proposed development of Fanling North and Kwu Tung North following the completion of the last Territorial Development Strategy (TDS) review in 1996. On the basis of a projected population of about 8.1 million for Hong Kong in 2011, the last TDS proposed these new development areas (NDAs) to cater for the housing need arising from the projected population growth. As the 2001 census revealed a slower population growth than that found in the 1996 by-census, the need for



NDA had become less pressing. Based on revised assumptions on population growth, the HK2030 Study had reviewed the various NDAs and would invite public views on the timetable and intensity for such development.

### Public consultations

21. With the experience of participating in previous public forums on HK2030 Study, Ms Emily LAU was concerned that as the study had a very broad scope and focused on long term planning, the consultations might tend to be very general and lacking in specifics. She also asked whether and how the results of previous consultation stages had been translated into actual policies for implementation.

22. DP replied that it would be better to have more consultations before making decisions than deciding without prior consultations. The HK2030 Study was tasked to draw up development strategies for the city up to 2030 and it was prudent to conduct comprehensive consultations in pursuing the study. The Administration also hoped to raise public awareness and encourage their participation in drawing up the development strategies. The Third Stage consultation paper had incorporated the results of the consultations in stage one and stage two, such as the emphasis on sustainable development, quality of life and close connection with the Mainland.

23. Ms Emily LAU said that it was important to show how the consensus views attained in the previous consultations were put into actual plans. She considered that two public forums would not be enough and District Councils should be consulted. It might be preferable to lay down more specific issues to facilitate discussions at both community-wide and district levels.

24. DP recapitulated the objective for each stage: stage one for agenda setting and baseline review; stage two for examination of key issues and evaluation criteria; stage three for formulation of scenarios and options and stage four for formulation of development strategies and response plans. He said that apart from the two public forums, and briefings to various statutory and advisory bodies, consultations would be conducted in districts, small focus groups, schools, youth groups and communities. He undertook to provide a paper setting out the relationship between the various stages of the study and the major proposals put forth as a result of previous consultations.

Admin

25. Ms Emily LAU suggested that the Panel should conduct public hearing on the HK2030 Study. The Chairman said that as the Administration would undertake public consultations in the coming months, the Panel would consider at a later stage whether there was a need to hold public hearing on the Study.

### Development in South East Kowloon

26. Mr Timothy FOK said that his constituency was very concerned about the timetable for the development of the stadium at the former Kai Tak airport. It

would be conducive for public discussion if specific issues of this type could be laid down on paper. The Chairman advised that the Administration had proposed to discuss the item of "South East Kowloon Development - infrastructure at north apron area of Kai Tak Airport" at the Panel and he suggested that the issue raised by Mr FOK could be pursued in this context.

Development in country parks

27. Mr Albert CHAN highlighted that at present, most Hong Kong people had to live in crowded areas while a large amount of land in the territory was designated as country parks, which many people seldom visited due to inaccessibility and the lack of leisure time. He urged the Administration to review the policy of having over 60% of the territory's land designated as country parks and the desirability of maintaining this status quo notwithstanding the crowded living environment of a majority of the population.

28. DP said that there had been discussions on the role of country parks and there were diverse views. To some people, country parks were precious assets of Hong Kong and should be preserved. He added that as most country parks were located on hilly areas with a lot of trees and vegetation, there was little room for development. However, he concurred that this subject could be put up for further discussion by the public.

29. Mr Abraham SHEK pointed out that the Environment, Transport and Works Bureau had proposed the idea of the transfer of plot ratio to protect natural habitats, and suggested that the study should take this into account.

**V. Any other business**

30. There being no other business, the meeting ended at 4:35 pm.