敬啟者

關於：基本工程儲備基金（橫洲項目進一步查詢）

就橫洲數個項目，再作查詢如下：

（一）環評、溶洞

（1）請問政府當局，迄今有否於橫洲項目中做過勘探工作？

（2）查曾經因溶洞出現沉降問題之宏富苑，與橫洲項目地區十分接近，僅數百米之遙。

而 2012 年秋，梁志祥議員曾於立法會就宏富苑問題質詢官員。政府回答如下：

『元朗大部分地區，已被列入《建築物條例》之「指定地區」，即是說該地區的地質複雜，部分地方可能會有溶洞。元朗宏業西街居屋項目亦位於此。在覓地興建居屋時，房委會會審慎參考土力工程處編制的地質圖，及附近其他發展項目的土地勘測（探土）資料，力求掌握岩土工程方面可能遇到的問題。縱使審慎選址，但溶洞在個別地段的分布情況及實質影響往往存在很大差距，必需經過詳細探土方可確定。自復建居屋後，房委會立即就元朗宏業西街居屋項目進行探土，並發現該地盤大理岩的上層有岩溶、部分大理岩中亦有溶洞。』

土木工程拓展署之網頁，亦有述及相關問題：

『本署分別於一九八七年在新界西北部及於一九八九年在馬鞍山發現表面沉積物覆蓋於已變質的沉積岩層(粉砂岩、砂岩及大理岩)及火成岩之上。這些大理岩的岩面通常具有岩溶流動所造成的紋理。部分地方的大理岩內有大型溶洞。在上述的地質條件下，涉及場地勘探、掘挖、地基或抽取地下水的工程勘察、設計及建造工作會遇到重大困難。』

橫洲顧問報告中，Geotechnical Feasibility and Site Formation Assessment 中第 8.1.1.6 及第 8.1.1.7，亦有述及：

8.1.1.6　If marble is present, it may have been subject to dissolution, and resulting palaokarst conditions may pose significant problems for foundation design and construction. Such problems previously experienced in the Yuen Long area include an anomalously deep rockhead, with rock locally in excess of 150m below ground level.

8.1.1.7　A steeply inclined and irregular rockhead profile makes the construction of conventional end-bearing piles very difficult. In addition, cavities formed within the marble may be infilled with weak and highly compressible material at considerable depth. The on-going dissolution and collapse of the marble rock mass results in thick superficial deposits comprising collapse material and weak cavity-fill. Such conditions are problematic for driven pile construction as piles have to penetrate very deep to pass through the cavities and weak material.

及後之表 8.1.1，更直接指出，遇有溶洞之地質，只宜興建 8 層高以下之建築物。

Table 8.1.1 Summary of foundation options for PH and YLIEE sites

Foundation Type		Details	PH		YLIEE
			Residential Towers (max. 41 storeys)	Non-Residential Buildings (max. 8 storeys)	(max 8 storeys)
Piles bearing on Rock	Cast In-situ Bored Piles	Ideal where competent rockhead is present. Not suitable where excessively deep rockhead is encountered (i.e. in excess of 100m).	✓	✓	✓
	Pre-bored H-Piles socketed into rock	Provides more flexibility on the piling arrangement to suit the building layout. Practical construction limit for these piles is around 50 to 70m.		✓	✓
	Pre-bored Mini Piles socketed into rock	Provides more flexibility on the piling arrangement to suit the building layout. Practical construction limit for these piles is around 50 to 70m.		✓	✓
Friction Piles	Driven Steel H-Piles	Friction is obtained from contact between the pile and surrounding soil.	✓	✓	✓
	Cast in-situ Bored Piles	Friction is obtained from contact between the pile and surrounding soil. Generally provide a lower bearing capacity compared to end bearing bored piles	✓	✓	✓
	Barrettes	Friction is obtained from contact between the pile and surrounding soil. Generally provide a lower bearing capacity compared to end bearing bored piles	✓	✓	✓
	Shaft Grouted Piles	Shaft is grouted to increase the pressure between the pile and surrounding soil. Less suitable in stiff soils, as the pressure gained by shaft grouting is relatively low compared to softer soils.	✓	✓	✓
Raft	Buoyancy Raft	Shallow raft foundations may be used where load applied to the ground is restricted, e.g. where 'honeycombed' marble or cavities are present over a large area. Allowable building load is typically less than that which can be applied to large pile foundations.		✓	✓

梁志祥議員上述質詢後至今，已四年有多，就本人所知，宏富苑預計今年 3 月才落成。前年售樓銷情亦不理想，首個多月銷售率僅有 20%。

在此情況下，更可見到，政府為規避環評，很可能得不償失。

（2.1）本人要求政府就此地質隱憂（溶洞）提供充份解釋，該處是否有充分資料，證明適宜興建公營房屋；
（2.2）請說明宏富苑因溶洞問題，建築成本增加多少？建築時間延緩多久？
（2.3）請當局再次重新考慮，重新諮詢，並以**法定環評程序，清楚研究地質，包括溶洞**及有毒金屬等問題，保障居民，亦保障項目順利。

（二）城規會程序

日前，城規會秘書處回應本人查問，提供了 2015 年 4 月 10 日的會議文件，即城規會會議文件第 9876 號，另亦提供了當天會議相關議程之錄音。

就會議文件中文版、英文版，提及橫洲三村之處，僅止於會議文件的附件 V-2，即區議會文件，印有房署朱注良工程師「涉及 20 多間房屋及數十間搭建物」一句。

就錄音及會議紀錄所見，亦於議程第 3 分鐘左右，僅有一句，相信是規劃署官員述及：

「（航攝圖）照片係講出地盤大概情況：以前雖然係綠化地帶，大家見到有啲樹响度，但大部份的地方都係有啲發展响度既，主要係住人既構築物及貯物的地方。」

意見申述亦無一提及。即，

‧城規會的所謂公眾諮詢完全失效，逼遷居民無法從極有限之資訊發布途徑中得悉項目，亦因此被剝奪於城規會上申述任何意見之權利。
‧城規會秘書處／規劃署提供委員的會議文件錯誤，按顧問報告 Land Requirement Plan 指出，該處有 44 間房屋及 187 個臨時搭建物（意指第一二三期共有數目，絕大部分為第一期）。
‧城規會秘書處／規劃署提供委員的會議文件遺漏，並沒有向委員述及相關受影響人口資料。
‧規劃署於城規會會議的解說遺漏，輕輕帶過，淡化居民。
‧整體而言，規劃署涉嫌失職，既無調查受影響地區人口資料，亦無向受影響居民搜集意見，告知委員。地區諮詢一環，竟完全不提及三村居民，嚴重有違程序公義。
‧本人認為，城規會委員當天是被誤導，根本無足夠資料考慮規劃帶來的影響。

本人要求，上述程序涉嫌違反《城規條例》，城規會無法於合理條件下體現職能，規劃署應重做地區諮詢，再作公眾諮詢。

（三）土地徵用成本本來估算

目前政府回覆十分有限，資料多所缺漏，本人再次要求運房局當局提供《橫洲研究：財務評估報告》第 29 頁 4.3.3「土地徵用成本」一節（即下圖）隱去之資料。

4.3.3 Land Resumption Costs

4.3.3.1 The land resumption cost for PH Site is based on the proposed land resumption boundary presented in TR3 Land Requirement Plan. It should be noted that the land resumption boundary is still being reviewed by LandsD, CEDD, HD and HKSTPC and hence the cost will be subject to change upon finalization of the land resumption boundary.

4.3.3.2 According to the Zonal Plan for Calculation of Compensation Rates – Yuen Long District (valid from 1st April 2013 and the latest version available from LandsD in November 2013), all private lots affected by the PH development sites fall within "Zone C". However, ███████
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4.3.3.3 No projection for the ex-gratia compensation rate has been made in this assessment and the current ex-gratia compensation rate has been adopted. The basic rate for ████████ (valid from 1st April 2013 and the latest version available from LandsD in November 2013) is $███ per sq ft. The compensation for agricultural land in ████ is ██% of the basic rate. Therefore, the ex-gratia zonal land compensation rate adopted for the agricultural land is $███ per sq ft and for building land is valuation price plus $███ per sq ft.

4.3.3.4 The resulting land resumption cost is then estimated at HK$ ███ million (at 2013 Prices). It is expected to be paid in the year 2014 – 2018 and the M.O.D. value is approximately HK$ ███ million.

因賠償其實有既有機制，按理無特別之處，亦關係公帑運用，為何不可告人？他日收地時亦始終需要交代。4.3.3.2「但是」（however）一詞更是耐人尋味。若始終不願提供隱去之資料，請必須清楚說明原因。

（四）按上述《財務評估報告》提及，橫洲項目，公屋居屋各佔一半，請問目前規劃，是否仍是這樣？請說明最一二三期公屋居屋單位數目。若有更動，請簡單說明原因。

盼請盡快回覆。萬分感謝。

　　　此致
財委會工務小組委員會主席盧偉國議員
運房局局長張炳良教授
規劃署署長李啟榮
環境局局長黃錦星

立法會議員朱凱廸　謹啟

2017 年 2 月 18 日
副本抄送：財經及庫務局局長陳家強