

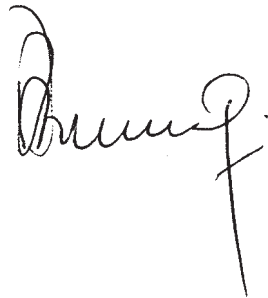
## Message

The Planning, Environment and Lands Bureau is responsible for two distinct but inter-related policy objectives : “Developing Hong Kong” and “Improving our urban, rural and marine environment”.

For the first policy objective which is the subject of this booklet, the thrust of our efforts is to formulate a development strategy which meets Hong Kong’s economic and social needs. We are mindful of the need for and importance of good planning to the sustainable development of Hong Kong and well-being of its people. In order to achieve these goals, we have formulated a territorial development strategy which balances competing demands, control the use of land and make it available for suitable development. We also promote the safety of buildings and building works, and facilitate urban renewal.

We will continue to discharge our tasks in a systematic and open manner. The recently completed Territorial Development Strategy Review will be the strategic framework which guides the future development of Hong Kong up to 2011. We will provide adequate land to meet different needs according to the rolling five-year Land Disposal Programme. We have launched a Building Safety Improvement Loan Scheme to help building owners to improve the maintenance and repairs of their buildings. We will also set up the Urban Renewal Authority in 1999 to expedite urban renewal on a larger scale and in a more comprehensive manner.

My bureau and departments will continue to build community understanding for development policies and programmes through consultation, publicity and education activities, and seek public support for them.

A handwritten signature in black ink, appearing to read 'Bowen Leung', with a long vertical line extending downwards from the end of the signature.

(Bowen Leung)  
Secretary for Planning,  
Environment and Lands

# Developing Hong Kong

Our Policy Objective is to develop Hong Kong into an advanced and well-designed city that meets our long-term social and economic needs through efficient planning, adequate land supply, high building standards and timely urban renewal.

Our targets in pursuing this Policy Objective are –

- to ensure that sustainability considerations are incorporated into developing Hong Kong
- to meet planning standards and guidelines
- to ensure an adequate supply of land
- to ensure that buildings in Hong Kong are safe
- to obtain public support for the level and application of Hong Kong's planning and development standards

## Key Result Areas (KRAs)

To ensure that this Policy Objective can be achieved, we must deliver results in a number of key areas, that is, we must –

<b>I</b>	<b>Assess development needs</b>	<b>Page 3</b>
<b>II</b>	<b>Develop and review policies, legislation, standards, plans and programmes to meet development needs</b>	<b>Page 5</b>
<b>III</b>	<b>Build community understanding and support for development policies, plans and programmes</b>	<b>Page 8</b>
<b>IV</b>	<b>Implement and monitor development programmes and enforce legislation and standards</b>	<b>Page 10</b>

The following sections of this booklet explain the importance of these KRAs, describe the broad thrust of our efforts, and outline the indicators which we are using to assess progress. Each section lists the new key initiatives being taken to achieve our objectives and pinpoints the agency accountable for each initiative and the specific targets which we intend to meet.

# I

## Assess development needs

Hong Kong is a crowded city in which there are continuous pressures for further development. These pressures arise from increases in population, the growing aspirations of the community for a higher standard of living and economic growth associated with our diverse global and regional roles. To assess our development needs and provide a better living and working environment for all, we need to update regularly our development and urban renewal strategies to produce a land use, transport and environmental framework to guide the preparation of detailed plans and programmes. These strategies must also take account of Hong Kong's changing role in a wider regional context, especially with regard to development trends in the Pearl River Delta and other parts of Southern China. In this connection, the Hong Kong and Mainland Cross-Boundary Major Infrastructure Co-ordinating Committee, which was established in October 1997, provides an important channel to exchange views and information on the co-ordination and interface of major infrastructural projects straddling the Mainland and Hong Kong.

### Indicators

Our indicators of progress in this area are –

- the number of territorial and sub-regional planning studies initiated or completed
- the number of territorial and sub-regional planning studies initiated or completed on time

Initiatives	Targets
To start the Study on the Southeast New Territories Development Strategy Review <i>(Planning Department (Plan D))*</i>	To begin the Study before mid-1999
To start the Metroplan Review Stage II <i>(Plan D)</i>	To start the Review before mid-1999

\* the brackets denote the agency with lead responsibility for the initiative

## II

### Develop and review policies, legislation, standards, plans and programmes to meet development needs

In order to translate broad planning strategies into specific proposals, we need to initiate a range of detailed planning programmes and studies for the proposals recommended by the territorial and sub-regional development strategies. We will also set out specific programmes for urban renewal and building safety and develop programmes targeted at providing land for housing and urban development and infrastructure necessary for strategic growth areas.

For longer term development, we are undertaking a study on Sustainable Development for the 21st Century aimed at establishing economic, social and environmental baseline conditions for Hong Kong, and developing a “Sustainable Development System” to provide an improved framework for corporate decision.

#### Indicators

Our indicators of progress in this area are –

- the number of legislative proposals, development proposals, plans etc. initiated or reviewed
- whether the legislative proposals, development proposals, plans etc. are in place according to their timetable

Initiatives	Targets
<p>To prepare and announce the updated five-year Land Disposal Programme for 1999-2000 to 2003-2004 <i>(Lands Department)</i></p>	<p>To announce the Programme in early 1999</p>
<p>To finalise the Third Port Development Strategy Review, taking account of the latest Port Cargo Forecasts <i>(Planning Department (Plan D))</i></p>	<p>To submit the final report of the Review and to publish the Executive Summary by the end of 1998</p>
<p>To develop a Code of Practice on the inspection, assessment and repair of existing buildings and their acceptance criteria <i>(Buildings Department)</i></p>	<p>To finalise the Code of Practice by the end of 1999</p>
<p>To review and update the Hong Kong Planning Standards and Guidelines <i>(Plan D)</i></p>	<p>To complete the review of standards on community halls and social welfare facilities by mid-1999</p>



Initiatives	Targets
<p>To review the New Territories Small House Policy</p> <p><i>(Planning, Environment and Lands Bureau (PELB))</i></p>	<p>To complete the review in early 1999</p>
<p>To put in place a system of land title registration by introducing the Land Titles Bill</p> <p><i>(PELB)</i></p>	<p>To introduce the Land Titles Bill into the Legislative Council by mid-1999</p>
<p>To overhaul the existing Town Planning Ordinance to make the plan-making process more efficient, effective, open, accountable and adaptable to changing development needs</p> <p><i>(Plan D)</i></p>	<p>To introduce the Town Planning Bill and subsidiary legislation into the Legislative Council in early 1999</p>



## Build community understanding and support for development policies, plans and programmes

To honour our pledge for greater accountability, we plan to overhaul existing mechanisms for public consultation on proposals concerning planning and development. In so doing, we aim both to increase the transparency and fairness of the present planning system and also to encourage the public to participate in shaping the future of the city. We will also step up publicity on urban renewal, building safety and sustainable development. These efforts aim to enhance public awareness and support for our initiatives to improve our living and working environment.

### Indicators

Our indicators of progress in this area are –

- the number of requests for information received from the community and average time for reply
- the number of responses from the community to consultation exercises
- the number of publicity measures undertaken

### Initiatives

To conduct a Public Education and Awareness and Stakeholder Consultation Programme on the proposed Sustainable Development System

*(Planning Department)*

### Targets

To launch a large scale consultation programme on the Sustainable Development System, including roving exhibitions and consultation meetings, before the end of 1999

Initiatives	Targets
<p>To consult the public on the possible control of advertisement signboards</p> <p><i>(Buildings Department (BD))</i></p>	<p>To issue a consultation paper on the feasibility of a control scheme by the end of 1998</p>
<p>To conduct a publicity campaign for the Building Safety Improvement Loan Scheme</p> <p><i>(BD)</i></p>	<p>To complete a series of publicity activities by December 1998, including briefings/seminars, TV and Radio Announcements of Public Interest (APIs), issue of letters and distribution of pamphlets and posters</p>
<p>To consult the public on the proposed introduction of a Central Registration System for the Land Registry to offer more convenient, speedy and cost effective services to the public</p> <p><i>(Land Registry)</i></p>	<p>To complete the public consultation by the end of 1998</p>

# IV

## Implement and monitor development programmes and enforce legislation and standards

Current development initiatives address a range of concerns, including: ensuring an adequate supply of land for housing; expediting urban renewal; and improving building safety. These involve the provision of land and necessary infrastructure support, preparation for the establishment of a new institutional framework to expedite urban renewal as well as enforcement of legislation and standards. In particular, we are working to set up the Urban Renewal Authority in 1999 to expedite urban renewal on a larger scale and in a more comprehensive manner. We will implement and monitor development programmes and initiatives to ensure that they are appropriate in relation to the changing social, economic and environmental needs of Hong Kong.

### Indicators

Our indicators of progress in this area are –

- the number of initiatives completed according to target
- the number of enforcement actions taken

### Initiatives

To reclaim and form land and provide infrastructure support for housing developments in new towns and strategic growth areas  
*(Territory Development Department)*

### Targets

To provide 40 hectares of reclaimed or formed land and 90 hectares of serviced land in 1999-2000 for housing development

Initiatives	Targets
<p>To bring the Land (Compulsory Sale for Redevelopment) Ordinance into operation to help the private sector overcome land assembly difficulties in urban renewal projects</p> <p><i>(Planning, Environment and Lands Bureau)</i></p>	<p>To bring the Ordinance into operation in early 1999</p>
<p>To step up enforcement action on unsafe old buildings and encourage owners to join the Building Safety Inspection Scheme (BSIS)</p> <p><i>(Buildings Department (BD))</i></p>	<ul style="list-style-type: none"> <li>● To increase the annual inspection from 1 850 buildings in 1998 to 2 100 buildings in 1999</li> <li>● To encourage owners of 60 buildings to join the BSIS in 1999</li> </ul>
<p>To step up clearance of high risk unauthorised rooftop structures and appendages</p> <p><i>(BD)</i></p>	<p>To deal with high risk unauthorised rooftop structures on 100 buildings annually, and to remove 2 000 dangerous appendages from the external walls of buildings annually</p>
<p>To manage a Building Safety Improvement Loan Scheme to provide low interest loans to assist building owners to undertake inspection and improvement works</p> <p><i>(BD)</i></p>	<p>To approach the owners of 800 buildings in need of improvement works each year and invite them to apply for the Loan in case of need</p>