

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

房屋及規劃地政局

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12 April 2006

Secretary General
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong
(Attn: Mr Anthony Chu)

Dear Mr Chu,

Redevelopment of Lower Ngau Tau Kok Estate

Thank you for your letter of 20 March concerning redevelopment of Lower Ngau Tau Kok Estate.

Public Housing Development

As explained in my letter of 15 February, due to shortage of other suitable sites for public housing development, the cleared site of Lower Ngau Tau Kok Estate has to be used for reprovisioning public rental housing to meet the demand and to maintain the average waiting time at around three years as pledged. The distribution of public housing developments hinges primarily on the availability of suitable sites. The existing stock of some 680 000 public rental flats under the Housing Authority are located in various parts of the territory. By providing a stable living environment for low-income families, public rental housing plays an important role in the steady development of the Hong Kong society as a whole. There is a need to continue to make use of available land for public housing production so as to meet the community's needs.

Comprehensive Development

With reference to the planning concepts outlined in the Restructuring Studies, the Housing Authority will use the cleared site of Lower Ngau Tau Kok Estate for integrated provision of residential, community and recreational facilities. We understand the concerns expressed by legislators and the Kwun Tong District Council about high population density and living environment. We will take account of these views and make necessary improvements when planning and designing for the redevelopment project.

You suggest we should make reference to the future development of South East Kowloon and the Urban Renewal Authority's Kwun Tong Town Centre project. Notwithstanding that the scope of the Ngau Tau Kok Estate site is rather different from these large-scale, district-wide development projects, the Government will take the opportunity of redevelopment to improve the living environment and provide new amenities for Kwun Tong District through comprehensive planning. We are undertaking a detailed study to examine the traffic flow in the area. Depending on actual need, Kwun Tong Road and Ngau Tau Kok Road and adjacent walkways will be widened to improve pedestrian and vehicular circulation.

Way Forward

We are exploring with other government departments about the possibility of providing more community facilities for Kwun Tong District on the Lower Ngau Tau Kok Estate site, including construction of a civic centre and district open space, in tandem with public housing development. We hope that the proposed comprehensive development will help to make Kwun Tong a more full-fledged and vibrant community.

Yours sincerely,

(Miss Joey Lam)

for Secretary for Housing, Planning and Lands

c.c. Secretary for Home Affairs

(Attn: Mr Peter Kwok) (Fax : 2802 4893)

Director of Leisure and Cultural Services

(Attn: Mrs Karen Yuen) (Fax : 2695 3886)

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