

政府總部
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5 October 2009

Secretary General,
Legislative Council Secretariat,
Legislative Council Building,
8 Jackson Road,
Central, Hong Kong
(Attn: Mr Franco Kwong)

Dear Mr Kwong,

**Demand for
Re-planning and Redeveloping the Squatter Area in
Ngau Chi Wan East Village and West Village**

I refer to your letter of 18 September 2009 to the Secretary for Development. Our responses are provided as follows.

Ngau Chi Wan East Village and West Village are the only remaining large squatter area in Wong Tai Sin with around 300 structures scattering on both private and Government land. Most of these structures have existed before June 1982 and have been registered by the Squatter Control Office (the Office). Under the squatter control policy of 1982, they are tolerated until such time when they are deemed as unfit for occupation by relevant departments on safety ground or the site is required for public development.

Illegal structures in the said squatter area have slightly grown in number in recent years. To step up control of such structures, the Office has already increased the frequency of patrol in the area this year. Where new illegal structures are found on any Government land by the staff of the Office during their routine patrol, the person who illegally occupies the land will be ordered immediately to clear the site; and in case of non-compliance, the Office will carry out the clearance operation.

When squatter residents on Government land in the said villages apply for public housing, they will be asked to surrender their squatter units when a public rental unit is allocated to them. The Office will clear or board up the vacated squatter unit depending on whether it can be safely demolished without endangering adjacent units that may be structurally linked. Where a boarded up squatter unit is trespassed and re-occupied, the Office will evict the trespasser and board up the unit again. The Lands Department has posted notice in all squatter areas reminding the public that illegally erected squatter structures are not permitted and there is no legal protection for those who buy such units. Such information has also been covered in the handbook for squatter residents.

As stated in our reply of 26 May 2009 regarding the planning and development of the squatter area in Ngau Chi Wan East and West Villages, Ngau Chi Wan Village (including the squatter area in the East Village and West Village) is mainly zoned “Village Type Development” (“V”), “Residential (Group B)”, “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) and “Road” on the approved Ngau Chi Wan Outline Zoning Plan (OZP). At present, some planned land uses have been realized, including the “V” zone near Choi Hung MTR Station, some residential developments on the two sides of Wing Ting Road, the Ngau Chi Wan Sitting-out Area and a portion of Wing Ting Road. Some sites in the Ngau Chi Wan Village have not been developed in accordance with the planning intention of the OZP. These sites, which are zoned for “Residential”, “O”, “Road” and “Government” uses on the Ngau Chi Wan Outline Development Plan (ODP), are currently occupied by village houses and temporary structures mainly for residential purpose.

The Planning Department (PlanD) has reviewed the land uses of the Village in July 2006 and July 2008. After consulting relevant Government departments, sites are continued to be reserved for residential development and facilities such as community hall, open-air car park, open space and roads. As some land within Ngau Chi Wan Village is under dispersed private ownership and occupied by squatter structures, development of the Village for “Residential”, “O”, “Road” and “Government” uses in accordance with the planning intention of the ODP would involve resumption of private lots and rehousing of squatter residents. The Government has no concrete development programme at this stage. The implementation programme of the proposed “O”, “Road” and “Government” uses in the Village would depend on the overall population and needs of the area.

PlanD is currently reviewing the land uses of the undeveloped portion of Ngau Chi Wan Village taking account of the distribution of private lots within the Village, with a view to facilitating redevelopment of the Village through private sector participation. This would in turn expedite development of other planned facilities and help improve the living environment of the Village. Should there be any need to propose changes to the land uses on the approved OZP after the review, PlanD will consult the Wong Tai Sin District Council and local communities, and seek approval from the Town Planning Board.

Yours Sincerely,

(Miss Amy Yuen)
for Secretary for Development

c.c.

District Officer (Wong Tai Sin) (Attn: Mrs Teresa Wong) Fax: 2352 1841