

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

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15 April 2011

Clerk to LegCo Panel on Housing
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road, Central
Hong Kong
(Attn: Miss Becky Yu)

Dear Miss Yu,

**Legislative Council Panel on Development and Panel on Housing
Joint meeting on 10 December 2010 – Follow-up Action**

At the joint meeting of the Legislative Council Panel on Development and Panel on Housing on 10 December 2011, Members requested the Administration to provide a list setting out the objections received from District Councils against public rental housing developments within their districts. The list is attached at **Annex** for Members' reference please.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Vincent Tang', written over a horizontal line.

(Vincent TANG)

for Secretary for Transport and Housing

**Objections from District Councils (DCs) against
Public Rental Housing (PRH) Developments
Situation Report as at 31 March 2011**

Annex

District Council (DC)	Site	Reasons of Objection	Latest Progress
Objection to be resolved			
Islands	Tung Chung Area 56 (Zoned "Residential Group (A)")	<ul style="list-style-type: none"> Islands District Council and local residents objected to the PRH development on the grounds of high vacancy rate of the existing public housing estates in Tung Chung, building bulk, inadequate local job opportunities and transport and community facilities, effect on private properties prices. 	<ul style="list-style-type: none"> The Hong Kong Housing Authority (HA) will continue to work closely with the concerned departments and consult the DC again.
Kowloon City	Homantin South Phase 2 (Zoned "Residential Group (A)")	<ul style="list-style-type: none"> Kowloon City District Council objected to the PRH development, considered that the geotechnical condition of the site is not suitable for high rise building and proposed to use the site for recreational and community uses. 	<ul style="list-style-type: none"> HA will conduct the necessary technical assessments, work closely with the concerned departments and consult the DC again.
Kwai Tsing	Ex-Kwai Chung Married Quarters (Rezoning in progress)	<ul style="list-style-type: none"> Kwai Tsing District Council passed a motion objecting to the rezoning of the site from "Government, Institution or Community" to "Residential Group (E)" for the PRH development on the grounds of adverse traffic and environmental impacts, as well as inadequate open space and community facilities in the area. 	<ul style="list-style-type: none"> HA agreed to provide two drop off / pick up points and reserved an area of 3,500m² for community uses within the site. HA will also build a public transport interchange nearby. In February 2011, the Town Planning Board decided not to uphold the objections to the rezoning of the site. HA will continue to work closely with the concerned departments and consult the DC again.

District Council (DC)	Site	Reasons of Objection	Latest Progress
Sham Shui Po	North West Kowloon Reclamation Site 6 (Zoned "CDA")	<ul style="list-style-type: none"> • Sham Shui Po District Council objected to the PRH development at the "Comprehensive Development Area" site on the grounds of overloading the road network, creating wall effect and adverse visual and air ventilation impacts. It proposed to use the site for city hall, civil centre or district law court. • HA has prepared two revised options for PRH development to address the environmental concerns and community needs. Sham Shui Po District Council and some Members at the joint meeting of LegCo Housing Panel and Development Panel continue to object to the use of site for PRH development. 	<ul style="list-style-type: none"> • HA will continue to work closely with the concerned departments and consult the DC again.
Tuen Mun	Tuen Mun Area 29 (West) (Rezoning is required)	<ul style="list-style-type: none"> • Tuen Mun District Council objected to the rezoning of the site from "Government, Institution or Community" to "Residential Group (A)" for the PRH development on the grounds of inadequate community facilities in the area despite HA had proposed to provide a Residential Care Home for the Elderly within the PRH development. It proposed the whole site be used for library and health centre for the elderly. 	<ul style="list-style-type: none"> • The concerned departments have confirmed no plans for providing additional community facilities in the area. • HA will continue to work closely with the concerned departments and consult the DC again.
Wong Tai Sin	Ex-San Po Kong Flatted Factory (Southern Site) (Rezoned "Residential Group (E)")	<ul style="list-style-type: none"> • Some Wong Tai Sin District Council Members and local residents continue to object to the PRH development because of abundant PRH in the district and the concerns of traffic congestion, traffic noise, visual impact and air ventilation. 	<ul style="list-style-type: none"> • HA will continue to work closely with the concerned departments and consult the DC again.

District Council (DC)	Site	Reasons of Objection	Latest Progress
Objections resolved			
Kwai Tsing	Kwai Luen Road (Zoned "Residential Group (A)")	<ul style="list-style-type: none"> • Kwai Tsing District Council passed a motion objecting to the PRH development on the grounds of inadequate public transport and other supporting facilities within the development. 	<ul style="list-style-type: none"> • HA agreed to improve the pedestrian linkage to the existing public transport interchange in Kwai Shing East Estate and reserved a covered area for community uses. • Construction is nearing completion.
	Tai Pak Tin Street (Zoned "Residential Group (A)")	<ul style="list-style-type: none"> • There was a prolonged objection from the Kwai Tsing District Council. A motion was passed objecting to the PRH development and considered the whole site should be used for recreational facilities. 	<ul style="list-style-type: none"> • HA agreed to provide a multi-purpose covered open space within the development to address the local needs, whilst allowing potential for future replacement by a permanent recreational facility. • There was a protest during the commencement of the construction works. • Construction is underway.
Kwun Tong	Redevelopment of Lower Ngau Tau Kok Estate (Zoned "Residential Group (A)")	<ul style="list-style-type: none"> • Kwun Tong District Council previously objected to the PRH redevelopment and proposed that the site be developed as a new district centre with mixed civic, commercial, public transport interchange and open space uses. 	<ul style="list-style-type: none"> • The Administration and HA had incorporated a Cultural Centre and a district open space within the proposal. • Construction is underway.
Sai Kung	Tseung Kwan O Area 65B (Zoned "Residential Group (A)")	<ul style="list-style-type: none"> • Sai Kung District Council passed a motion objecting to the PRH development on the grounds of adverse environmental and visual impacts and inadequate open space in the area and proposed the whole site be used for open space. 	<ul style="list-style-type: none"> • HA had revised the scheme and agreed to develop the adjacent public open space. • Construction is underway.

District Council (DC)	Site	Reasons of Objection	Latest Progress
Tuen Mun	Tuen Mun Area 18 (Zoned "Residential Group (A)")	<ul style="list-style-type: none"> Tuen Mun District Council objected to the PRH development on the grounds of adverse traffic impact and inadequate community facilities in the area. 	<ul style="list-style-type: none"> HA agreed to take up the construction works of the community hall within the development and has secured the funding from the Home Affairs Bureau. Construction is underway.
Yuen Long	Ex-Yuen Long Estate (Zoned "Residential Group (A)")	<ul style="list-style-type: none"> Yuen Long District Council objected to the PRH development and proposed that the site located at the district centre should be used as hotel or private commercial / residential development. 	<ul style="list-style-type: none"> HA agreed to retain 25% of the site for PRH while the remaining area would be reserved for private residential development. Detailed design is underway.

Housing Department
April 2011