

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

## 發展局(規劃地政科)

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28 January 2013

Clerk to the Panel on Development  
Legislative Council Complex  
1 Legislative Council Road  
Central  
Hong Kong  
(Attn: Mr Fred Pang)

Dear Mr Pang,

**Panel on Development  
Follow-up Action on the Discussion  
at the Meeting held on 7 January 2013 –  
731CL Infrastructure works for housing sites adjacent to Lung Ping Road at  
Tai Wo Ping, Shek Kip Mei**

At the meeting of the Panel on Development on 7 January 2013, Members requested the Administration to take follow-up actions in respect of the captioned project, namely :-

- (a) to provide information about vacant private residential units of area over 100 square metres in the market, including the number and the vacancy rate;
- (b) to address members' concerns about the shortage in housing supply, the Administration was requested to –
  - (i) review the land use, including the suitability for public housing development, and the development parameters, such as the plot ratio and development intensity, for the two concerned housing sites to make more efficient use of land resources; and
  - (ii) study whether potential sites without necessary infrastructure could be put up for sale to developers in order to expedite the supply of housing land to the market, and whether provisions requiring the successful developer to undertake the necessary infrastructural and road works could be incorporated in the land lease to save public money.

The relevant information is set out in ensuing paragraphs.

### **Information on private residential units with size larger than 100 square metres**

According to the Rating and Valuations Department in June 2012, in mid-2012, the overall number of vacant domestic units and the number of vacant domestic units with saleable area of or over 100 square metres were 44 103 units and 6 922 units respectively; and the corresponding vacancy rate was 4% and 8.2% respectively.

### **Information on increasing the development intensity**

On increasing the development intensity of the two subject sites, we have reviewed the case and found that the scope of doing so is constrained by –

- (a) the need to be compatible with the land use and setting of adjacent areas which are characterised by low-density private residential developments;
- (b) the severe traffic noise impact arising from Lung Cheung Road where mitigation at source (i.e. erection of noise barrier) is not feasible because the works would occupy part of the traffic lanes and affect seriously the traffic flow; and
- (c) greater building height with possible on-site noise mitigation measures at the subject sites, which would result in adverse visual impact and poor air ventilation. Previous consultations suggested that there would be strong objection from the local community to high density development on these sites.

Given the same considerations above, we consider that these two sites are not suitable for high density residential development including subsidised housing.

### **Information on requesting the developer to conduct the infrastructure works**

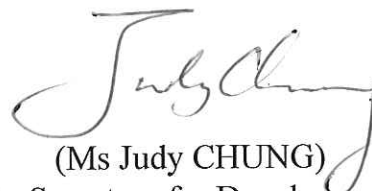
Implementation of the proposed works under the Public Works Programme is considered to be a more appropriate and effective way to take the development forward as we are able to secure early commencement of the works in June 2013 for timely completion as scheduled, which will also benefit users of Lung Ping Road. If the proposed works are to be undertaken by the future developers of the subject housing sites, there will be greater uncertainty in the implementation programme for the following reasons –

- (a) the availability of developer is subject to the prevailing market conditions and their interest in taking up the proposed works;

- (b) additional lead time is required by the developer to take up and review the design, site investigation and contract arrangements for the proposed works and to obtain approval from relevant authorities to proceed with the construction, meaning that the commencement and completion of the proposed works would considerably be later than June 2013 and the staged completion in 2016 respectively;
- (c) the developer has similar need to make use of the subject housing sites as temporary works areas, storage areas and casting yards for the proposed works, meaning that the programme for the building works is unlikely to be advanced; and
- (d) furthermore, if the proposed works are to be undertaken by the developer under the land sale conditions, there will be greater uncertainty in the implementation programme. There will not be any saving in public money because the costs of the proposed works will be duly reflected in the land premium to be offered by the developer.

Subject to the works progress, we will make the best endeavour to release one of the subject housing sites for land disposal earlier than 2015-16, with temporary access for shared use to be provided before completion of the proposed works.

Yours sincerely,



(Ms Judy CHUNG)  
for Secretary for Development

c.c.

DCED (Attn.: Mr. Norman Heung)  
D of Plan (Attn.: Mr. Wilson Chan)  
D of Lands (Attn.: Ms Rita Lai)