

**Follow-up Action Arising from**  
**the LegCo Panel on Development Meeting on 26.3.2013**

**Planning Study on Future Land Use at Anderson Road Quarry -- Final Recommended Outline Development Plan**

As set out in Item 5 of the List of Follow-up Actions for the LegCo Panel on Development, with respect to the potential demand of public rental housing (PRH) tenants in the neighbouring areas of Anderson Road Quarry (the Site), such as Sau Mau Ping and Kwun Tong, for private or subsidised housing units to be provided at the Site, the Administration was requested to advise whether an estimation of the demand (say, the estimated number and proportion of PRH tenants in the neighbouring areas who would purchase and move to the private/subsidized flats at the Site) had been made during the planning on the future land use at the Site, and the details if so. The Administration's response is set out as follows.

2. One of the planning objectives for the future development at the Anderson Road Quarry (ARQ) site is a balanced housing mix, which would help develop a healthier and more sustainable community. The private-to-subsidised housing ratio for the ARQ Site is proposed to be 80:20 to redress the currently imbalance housing mix in the Sau Mau Ping area, which is now predominantly occupied by subsidised housing (at about 90%). More importantly, the Development of Anderson Road (DAR) under construction to the immediate south and west of the ARQ Site will be wholly for public rental housing (PRH) development for accommodating a planned population of 48 300 with about 18 000 units. Taking into account both DAR and the ARQ Site at its present proposed housing mix, the private-to-subsidised housing ratio for the Sau Mau Ping area will only be slightly moderated to 16:84. By comparison, the ratio is 60:40 for Sham Shui Po and 18:82 for the Tin Shui Wai New Town.

3. During the Stage 2 Community Engagement for the Planning Study on Future Land Use at Anderson Road Quarry – Feasibility Study held from June to September 2012, the public generally accepted or supported the proposed private-to-subsidised housing ratio of 80:20. There was no strong objection to the proposed use of the subsidised housing site for Home Ownership Scheme development. Both the Kwun Tong District Council and Sai Kung District Council have expressed general agreement to to the proposed housing ratio.

The housing ratio in the final Recommended Outline Development Plan was decided having regard to the community's views.

4. As regards the question on estimated number of PRH tenants in the neighbouring areas who would purchase and move to the private/subsidised flats at the ARQ Site, it should be noted that housing development is not planned solely on the basis of demand in the local neighbourhood. Public and private housing supply alike serve the community as a whole. In this regard, the Government has an established mechanism to allocate suitable sites for public and private housing development, with a view to achieving the set targets for subsidized housing production as well as maintaining on average the provision of land for building about 20 000 private residential units each year. We will continue to adopt a prudent approach with a view to maintaining a balanced housing mix and meeting the demand for both public and private housing.

**Planning Department  
Development Bureau  
April 2013**