

The Association of Experts for Modernization Ltd

促進現代化專業人士協會



Response to NENT New Development Area Studies

Urgency to implement NENT Development

There is an extreme urgency to finalize the outstanding Planning and implementation issues which had dragged for so many years since the first Public Engagement in June 2008 in order to provide the awaited housing development sites. The designation of the sites is as early as 1998. Early and speedy housing constructions to address imminent housing shortages is required.

1. Support Revised Planning Proposals

A. To raise housing plot ratio density

We agree to raise up the housing density plot ratio to maximum of 6.0 in order to house additional population elsewhere from Ping Che development. (The current maximum plot ratio in NT is 5.0 except TKO New Town. The total NENT development area of 614 ha remains unchanged.) Detailed planning proposals within the Study Area are reasonable and acceptable.

B. To put aside Ping Che development until traffic issues have been cleared, whilst population figure for NENT remains the same.

2. Remaining Issues in implementation

2.1 Objections by local residents & occupiers

Clearance of sites for engineering site formation works is of paramount importance; any objections and reluctance by occupiers within the Study Area to move would further delay the projects.

The occupiers and “some” politicians who support them should differentiate and strike a balance between what is “*Public interest*” and “*Private interest*”.

Development of the North East New Territories (NENT) is for the provision of new housing units and infrastructures for new homes for 174,000 people in 60,000 flats and the creation of 37,700 new jobs in “public interest” whereas only about 1,000 dwelling units, whether legal or illegal, would wish to claim additional compensation over and above the government statutory and exgratia compensation and rehousing rights for their “Private interest”. Holding up NENT development is not in “Public interest”.

2.2 We agree that the displaced should be adequately compensated.

Compensation Packages

a) Monetary Compensation

According to the enhanced compensated packages, the land owners would be compensated in accordance with the normal compensated rate whereas the occupiers in surveyed dwellings (1984) would be specially compensated \$600,000/dwelling unit.

b) Rehousing

For residents with special needs, compassionate rehousing is considered. Rehousing of squatter clearances in PRH Proposal in adjacent areas has been promised.

c) Rehabilitation of Agriculture activities

Agricultural Practice is not viable these days but vegetable gardening is a new concept and practice for young people. Measures for Rehabilitation for Agriculture activities has been suitably arranged.

d) Insitu Land Exchanges for private development.

Whole scale resumption & development by government is more speedy as clearance of sites for land exchange for private development could be problems. However insitu land exchange for private development for sizeable development sites is an established practice. Private developers are encouraged to settle amicably with occupiers within respective sites.

e) Programme

We support the Conventional New Town Approach to streamline resumption coupled with private sector partnership for sizeable developments. A tight programme should be adhered to for timely housing provisions.

2.3 Hong Kong Property for Hong Kong People

It is a measure to restrict to sales to local buyers, not and to inflate housing prices.

2.4 Golf Course Issue

We do not agree to the objection to the NENT Development Proposal raised by "some politicians" to stop the whole NENT development, suggesting resumption of Fanling Golf Course for housing development so as to save displacement of occupiers/ surveyed structures/ dwelling units. Their argument is that the 170 ha Golf Course is government land to speed up housing development and to save the

removal of current occupiers “制止滅村” .

We would argue to strongly support the conservation of the Golf Course, which is a historic and cultural heritage with large green field areas in the New Territories of Hong Kong, amidst areas of high-rise developments. (Note : 1)

3. Early Implementation of Development Work

NENT Development should proceed as soon as possible to provide adequate housing as the planning and implementation proposals have addressed adequately the public responses and comments. The Public Engagement Exercises since 2008 has already taken time far too long. Resumption work and Engineering should start early.

Any demand to hold up the development such as “*No Removal - No Demolition and objections to the NENT NDA development*” should be ignored in “*public interest*” so as to address imminent housing shortages and exorbitant housing prices.

Any demand to hold up development are just *excuses to seek for higher compensation packages for “Private Interest”*. *The current exgratia compensation packages including those similar to the HK Express Rail Link Projects are realistic and acceptable.*

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(Note : 1)

(In passing, if argument is true *when government land is really required*, one would have thought that the proposal for Golf Course land for housing should be *traded off with some other barren government land on the uphill in Tuen Mun* or on Government land along the Northern shore of Lantau Island which is barren without mature trees and is inaccessible for people on foot, just for visual enjoyment, - even though the definitive boundary of the Country Park may need minor adjustments.)