

發展局
規劃地政科



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12 June 2014

Clerk to the Finance Committee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
(Attn: Mr Derek LO)

Dear Mr LO,

Finance Committee
Follow-up to meetings on 30 May and 6 June 2014

Regarding the follow-up actions in respect of the part-upgrading of **747CL** to Category A for the “Advance site formation and engineering infrastructure works at Kwu Tung North (KTN) new development area (NDA) and Fanling North (FLN) NDA – detailed design and site investigation” discussed at the meetings of the Finance Committee on 30 May and 6 June 2014, we would like to provide the supplementary information below.

Site Investigation

During the North East New Territories (NENT) NDAs Planning and Engineering Study, preliminary site investigation, including 38 drill holes and 13 inspection pits, was carried out. The locations of drill holes and inspection pits are shown on **Plan**

1 and Plan 2. In general, we would ensure the drilling activities be conducted at a distance of not less than 10m from nearby residents. We will minimize the impact of future site investigation works to residents as far as possible.

Land for Housing Development

The total area of the two NDAs is about 612 hectares (ha), of which about 320 ha are developable land for various uses for housing, economic, Government, institution or community, open space and supporting facilities including road, etc. The rest are mainly for green belt, agriculture use, Nature Park, river channel and conservation area, etc. According to the promulgated draft Outline Zoning Plans (OZPs) for KTN and FLN NDAs, out of the 320 ha developable land for the two NDAs, about 87 ha (27%) are earmarked for housing development, of which about half is for subsidized housing (public rental and Home Ownership Scheme) and private housing respectively. Other supporting facilities including road, community facilities and open space will occupy about 200 ha.

Area of Land Need to be Resumed

According to the promulgated draft OZPs for KTN and FLN NDAs, it is estimated that about 186 ha private land fall within the area that would have to be resumed. It includes about 148 ha of land planned for subsidized housing, Government, institution or community use, Nature Park, open space, amenity area, road and other supporting facilities, which will be resumed by the Government. For the 38 ha within area planned for private housing or other specified uses, if there is no application for modification of lease or the specified criteria cannot be met, the land would also be resumed by the Government for development. The actual area and extent of private land to be resumed are subject to detailed design of the project.

Criteria of area for Modification of Lease (including in-situ Land Exchange)

The Government has decided to adopt enhanced Conventional New Town Approach for implementing the KTN and FLN NDAs. The Government will resume the private land for development according to the planned use, while at the same time, allowing applications for modification of lease (including in-situ land exchange) by land owners meeting specified criteria, including that the land should fall within area planned for private development, area of site not less than 4,000 m² and without adverse impact to the planning of the area, the proposed development should be able to ensure timely provision of housing and other facilities, and the owner should treat the tenant/occupants fairly and to provide comparable ex-gratia compensation package as proposed by the Government for clearances.

Setting a minimum site area for in-situ land exchange within the NDAs is a planning consideration. It is mainly to ensure that the site would have sufficient space for proper development so as to be compatible with the layouts of the NDAs and providing adequate supporting facilities. By using 4,000 m² as the required area, reference has been made to the area of private residential sites with suitable layouts and adequate support facilities within the existing new towns.

Although the land ownership records in the Land Registry are public information for inspection by any person, the information is of limited reference for assessing the possible in-situ land exchange applications mainly because different land owners can apply on a jointly basis. Moreover, the land ownership will also change frequently. The land ownership is not one of our considerations in planning the NDA.

Number of Elderly People and People with Disabilities

According to the preliminary estimate under the NENT NDAs Planning and Engineering Study, the number of local

residents aged 65 and above in KTN and FLN NDAs are about 1,900 and 200 respectively (i.e. a total of about 2,100 persons), including the elderly residents living in Dills Corner Garden. Currently, we do not have the information on people with disabilities in the area. Regarding the detailed situation of the people affected by the NDAs project, we will follow the normal procedures of clearance and removal to undertake detailed survey and follow up actions. The Lands Department has earlier commenced the freezing survey for the residents in the area. We will continue to follow up and provide necessary assistance to all people affected.

Yours sincerely,

(Michael Chan)
for Secretary for Development

encl.

c.c.

SFST	(Attn : Mr Alfred ZHI)
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D of Plan	(Attn : Ms Maggie CHIN)
DSW	(Attn : Miss Cecilla LI)