

發展局
規劃地政科

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本局檔號 Our Ref. L/M(6) to DEVB(PL-P) 50/01/75

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19 March 2014

Ms Sharon Chung
Clerk to Panel on Development
Legislative Council
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

Dear Ms Chung,

Panel on Development

Motion on the agenda item

**“PWP Item No. 747CL – Advance site formation and engineering
infrastructure works at Kwu Tung North New Development Area and Fanling
North New Development Area – Detailed design and site investigation”**

We have received your letter dated 26 February on the subject issue. Regarding the motion¹ passed at the meeting of Legislative Council Panel on Development on 25 February 2014, a motion on the “PWP Item No. 747CL – Advance site formation and engineering infrastructure works at Kwu Tung North (KTN) New Development Area and Fanling North (FLN) New Development Area –Detailed design and site investigation”, our reply is appended below.

To provide the land meeting the housing need as soon as possible and to coping with the first batch of incoming residents, together with provision of the community facilities, we need to carry out the advance works for the KTN and

¹ The motion is “that this Panel demands that the Government should retain or relocate the residential care homes for the elderly at Dills Corner Garden”.

FLN New Development Areas (NDA), including site formation and relevant infrastructure works for the housing sites. The detailed design and site investigation of the advance works have to commence in the third quarter of 2014 to ensure timely provision of adequate infrastructure.

Located at the south of the proposed Kwu Tung railway station, the Dills Corner Garden (DCG) will form an important part of the NDA's future Town Centre. To complement with the overall planning of the NDA, we need to include the DCG into the boundary of the advance works of the KTN NDA. According to the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1, the DCG falls within an area zoned "Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange", "Government, Institution or Community", "Open Space" and Road (see plans at **Annexes 1 and 2**). According to the current implementation programme of the NDA, it is expected that the land at DCG would need to be resumed in 2018 the earliest.

With a site area of about 32,600m², the DCG was a former military married officers' camp of Sheung Shui in North District. After the closure of the camp, it became under the management and arrangement of short-term tenancy by the Government Property Agency (GPA). At present there are a total of 16 private residential care homes for the elderly (RCHEs) at DCG, operated by 11 licensed operators and providing a total of 1,120 places. Amongst them, there are 7 private RCHEs participating in the Enhanced Bought Place Scheme (EBPS) providing 306 subsidized places. GPA is leasing the places under the short-term tenancy, normally under a two-year tenancy, to the 16 private RCHEs for operation. The current agreement will be terminated on 31 October 2014. According to the tenancy agreement, the operators have to vacate and return the relevant properties before the expiration of the tenancy or a three-month advance notice given by GPA. According to Social Welfare Department (SWD), as at end January 2014, there were some 970 residents living in the private RCHEs at DCG.


In accordance with the established policy, SWD would provide those affected elderly residents under its EBPS with alternative EBPS places in other EBPS RCHEs. SWD would also assist those elderly residents who are living at the private RCHEs in case it is difficult for them to find the alternative places in other RCHEs, such as provision of information of vacant places at adjoining areas or other districts.

The Government has always paid attention to the elderly residents living at the RCHEs of DCG. The Secretary for Development and the Secretary for Labour and Welfare met the RCHEs operators and elderly residents at DCG on 17 November and 13 December 2013 respectively. They have also visited the RCHEs to understand about their situation and requests.

The Development Bureau, Labour and Welfare Bureau and relevant departments are now having ongoing discussion of different possible measures, with a view to relocating well the elderly residents residing at RCHEs of DCG.

We will continue to keep close contact with the elderly residents residing at the affected RCHEs, with a view to releasing their concerns.

Yours sincerely,



(Michael CHAN)

for Secretary for Development

Encl.

cc.

Secretary for Labour and Welfare

Director of Social Welfare

Director of Civil Engineering and Development

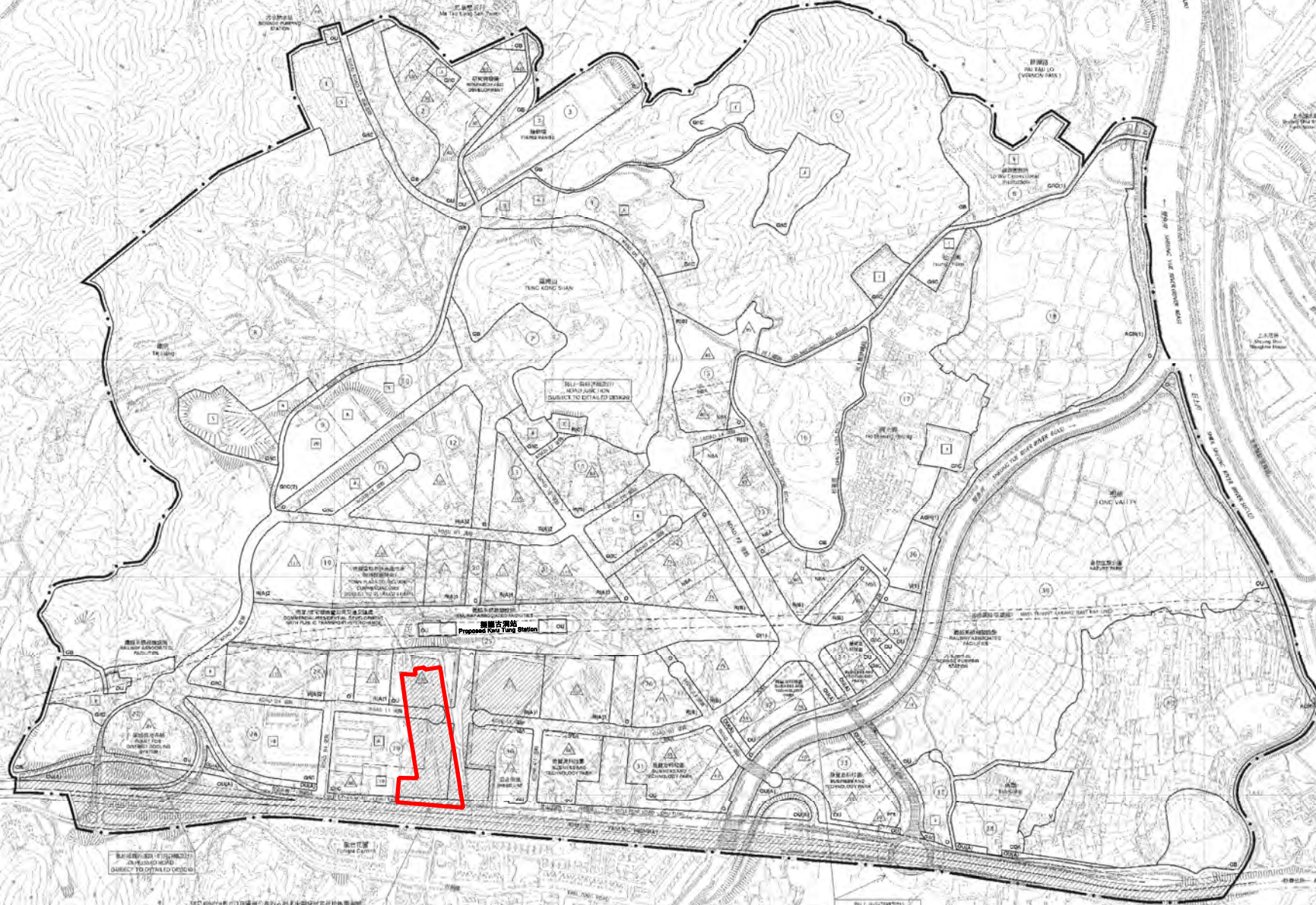
Director of Planning

(Attn.: Mrs. Elina CHAN)

(Attn.: Miss Cecilla LI)

(Attn.: Mr. LAW Man-tim)

(Attn.: Ms. April KUN)



此圖為根據《石仔嶺分區計劃大綱草圖》編製，其內容與該草圖一致。
 THIS MAP IS PREPARED BASED ON THE DRAFT OUTLINE ZONING PLAN OF TUNG KONG SUAN. THE CONTENTS OF THIS MAP ARE IN ACCORDANCE WITH THE DRAFT OUTLINE ZONING PLAN OF TUNG KONG SUAN.

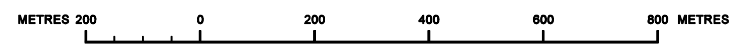
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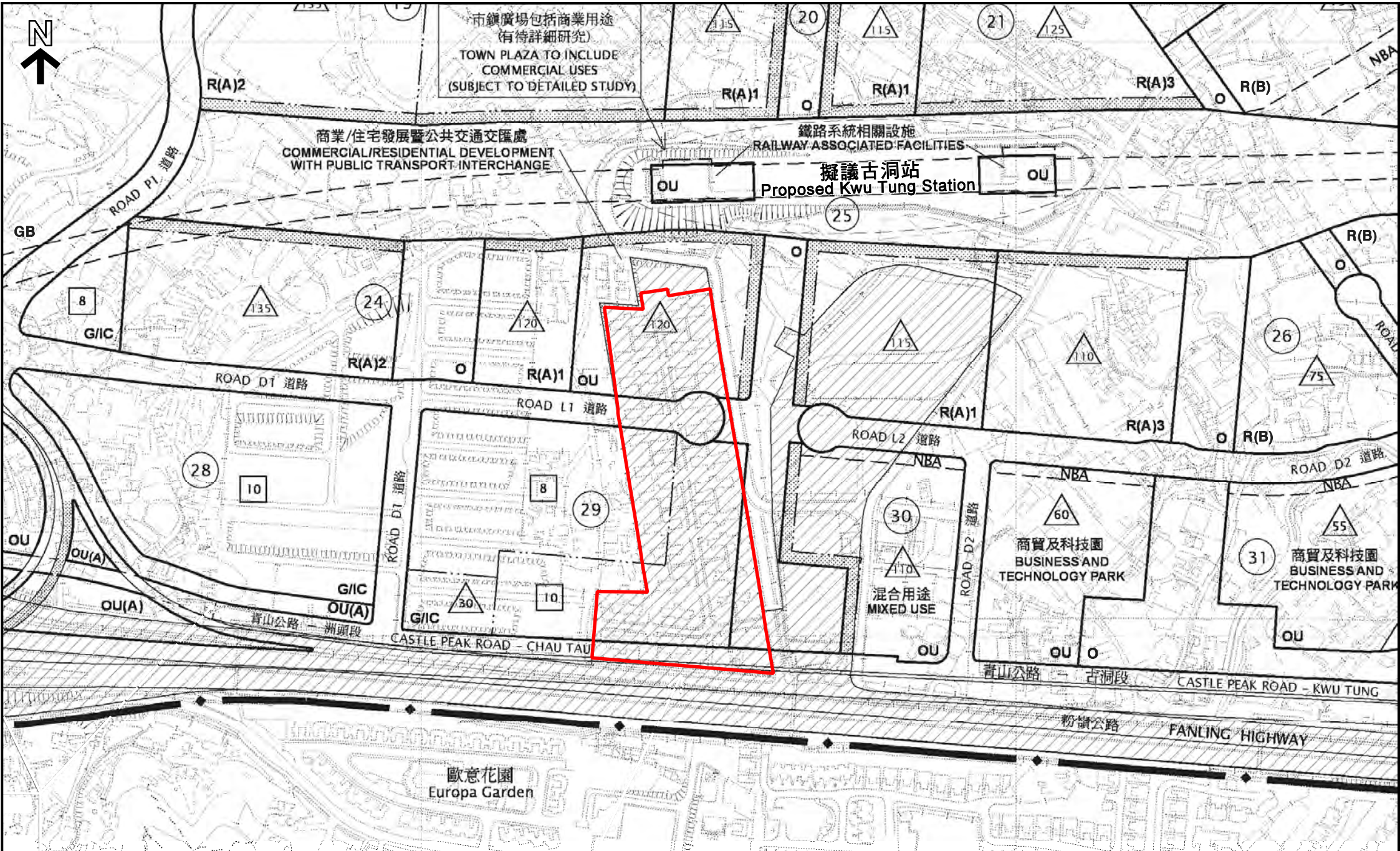
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根據古洞北分區計劃大綱草圖編號S/KTN/1
 BASED ON KWU TUNG NORTH DRAFT
 OUTLINE ZONING PLAN No. S/KTN/1

石仔嶺花園位置圖
 Location Plan of Dills Corner Garden

附件 1
 Annex 1





市鎮廣場包括商業用途
(有待詳細研究)
TOWN PLAZA TO INCLUDE
COMMERCIAL USES
(SUBJECT TO DETAILED STUDY)

商業/住宅發展暨公共交通交匯處
COMMERCIAL/RESIDENTIAL DEVELOPMENT
WITH PUBLIC TRANSPORT INTERCHANGE

鐵路系統相關設施
RAILWAY ASSOCIATED FACILITIES

擬議古洞站
Proposed Kwu Tung Station

根據古洞北分區計劃大綱草圖編號S/KTN/1
BASED ON KWU TUNG NORTH DRAFT
OUTLINE ZONING PLAN No. S/KTN/1

石仔嶺花園位置圖
Location Plan of Dills Corner Garden

附件 2
Annex 2

