

Legislative Council Panel on Development

The Administration's Responses to the Motion passed under agenda item I “Receiving public views on ‘ex-gratia allowance arrangement for business undertakings affected by Government’s development clearance exercises’” at the special meeting on 27 June 2017

The Legislative Council (LegCo) Panel on Development passed the Motion moved by Hon CHU Hoi-dick at the meeting on 27 June 2017:

“In order to ensure that the livelihoods of those engaging in the logistics industry and other brownfield operations will not be affected by the planning for new development areas (“NDAs”) and to prevent the continued expansion of the area of brownfield sites, this Panel requests that the Government should establish a “resettling in the current locality” principle by setting aside sufficient lands and providing infrastructure within NDAs, so that the affected operators may resume operations at affordable costs.”

The Administration's response to the Motion is as follow.

2. Releasing and optimising the use of brownfield sites has been one of the major directions under the Government's multi-pronged approach to land development. It is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu (HSK) NDA, and Yuen Long South development. The potential development areas in the NT North are estimated to cover another 200 ha of brownfield sites.

3. While developing brownfield sites through comprehensive planning, the Government also understands the land requirements of brownfield operations. The Government would endeavour to identify suitable sites for accommodating and consolidating brownfield operations that are still needed in Hong Kong through land-efficient measures, with the objective of rationalising rural land uses. To this end, the Civil Engineering and Development Department has commissioned feasibility studies to accommodate and consolidate brownfield operations in land-efficient manner such as multi-storey buildings (MSBs), taking HSK NDA as a pilot case. The studies will cover the conceptual design, planning, engineering, environmental and financial assessments, and explore possible mode of operation and

management of the proposed MSBs. Relevant stakeholders, including existing operators, trade representatives and locals, will be consulted during the feasibility studies. The studies are expected for completion within 2018. Apart from MSBs, we would not rule out the possibility and need for accommodating certain operations which could not be practically feasible to move into MSBs on suitable open-air sites with provision of proper infrastructure and segregation from sensitive receivers. To facilitate the development of HSK NDA, we have reserved about 24 ha of land in the northern part of the HSK NDA for the above purposes, and would explore other potential sites in nearby areas.

4. As part of the Government's overall multi-pronged land use strategy, in addition to the above pilot scheme in HSK NDA, DEVB aims to formulate a comprehensive brownfield policy, under which we would review how to support the sustainable development of relevant sectors through the provision of operating space for existing brownfield operations in a land-efficient manner. We would consult the Panel on the proposal in due course.

Development Bureau
July 2017