

Panel on Development

**Motion on “Implementation arrangements for
the Hung Shui Kiu New Development Area Project”
passed at the meeting on 23 January 2018**

“This Panel acknowledges the importance of the Hung Shui Kiu development, but it requests that the authorities should face up to the demands of the affected households, farmers and brownfield operators in the New Development Area (“NDA”), especially their demand for “rehousing before clearance” which will enable the households to resettle in the current locality, the farmers to resume farming and the brownfield operators and their staff to continue their operations and maintain their livelihood; meanwhile, in order to speed up land resumption and the rehousing of households, the authorities should exempt the affected households from the income and asset tests and rehouse them to public housing. In addition, this Panel requests that in planning for NDAs in the long run, the Development Bureau should be allowed to develop rehousing blocks.

Moved by : Hon LAU Kwok-fan

Seconded by : Hon LEUNG Che-cheung”

Government’s Response

Together with the North East New Territories New Development Areas project, the Hung Shui Kiu (HSK) New Development Area (NDA) project is among the ten major infrastructure projects announced by the former Chief Executive in the 2007-08 Policy Address. HSK NDA will be the next generation new town of Hong Kong and form a major new town development cluster in the western part of the territory, together with the existing Tin Shui Wai, Yuen Long and Tuen Mun New Towns, and the Yuen Long South development under planning. As a comprehensive new town development, HSK NDA will be a major land supply for Hong Kong in the medium to long term, providing 61,000 additional housing units, over half of which would be public housing, for a new population of about 176,000. It is also positioned as a “Regional Economic and Civic Hub” for the Northwest New Territories to create about 6.4 million m² gross floor area space for various types of economic activities offering about 150,000 jobs in various commercial, industrial, special industry and community services sectors, which would help redress the current shortfall of jobs in the region.

In view of the strategic importance of the HSK NDA project, the Government announced the following arrangements on 13 April 2017 for the affected existing occupants within the NDA, in addition to the general compensation and rehousing arrangements for households, and compensation arrangements for farmers and business undertakings –

Special Compensation and Rehousing Arrangements

1. Special Rehousing Scheme – We offer eligible households affected by the HSK NDA project the option to rent or buy subsidised housing units at a dedicated en-bloc local rehousing estate (Dedicated Rehousing Estate). For assessing the eligibility of households opting for rental units, the less stringent maximum income and asset limits for the Hong Kong Housing Society's Group B rental housing will be adopted and the maximum asset test requirement may be relaxed for elderly households making reference to the estimated discounted sale prices of subsidised saleable flat units at the Dedicated Rehousing Estate. For eligible households opting for subsidised saleable flat units, the means test requirement would be waived and a discounted amount of the Special Ex-gratia Cash Allowance explained in item (2) below be offered.
2. Special Ex-gratia Cash Allowance (SEGCA) – Eligible households affected by the HSK NDA project would be offered a SEGCA in the form of a lump-sum cash allowance at a maximum of \$600,000. The SEGCA offered will be on a structure or household basis, whichever is smaller. The cash allowance will be discounted at a maximum of \$500,000 if the relevant household opts for purchasing a subsidised sale flat unit under the Special Rehousing Scheme mentioned in item (1) above.
3. Domestic Removal Allowance – The coverage of domestic removal allowance for the HSK NDA project would be extended to all households covered by the freezing survey and vacated by the Government.

Special Agricultural Land Rehabilitation Scheme

Under the Special Agricultural Land Rehabilitation Scheme, the Government will proactively identify suitable government land and landowners who are willing to sell or lease their land for agricultural rehabilitation, and carry out matching for affected farmers.

Arrangements for Brownfield Operators

To meet industrial land use demand, we are exploring the feasibility of consolidating brownfield operations into multi-storey buildings (MSBs), using the 24 hectares of land reserved in HSK NDA and another site in Yuen Long as

pilot cases. For brownfield operations practically not feasible for moving into MSBs, part of the 24 hectares of land reserved in HSK NDA could be used for open storage of large and heavy machines. While the MSBs are not guaranteed “one-to-one” reprovisioning or same-district resettlement arrangements for individual affected brownfield operators, they would provide land-efficient operating space for those operators who are willing to re-structure their business to continue operation.

We have taken note of Members’ concerns expressed at the meetings of the Panel on Development on 20 December 2017 and 23 January 2018 and Members’ different suggestions on the implementation arrangements collected at the meetings. The Government is fully aware of the concerns of households and business undertakings affected by government’s development projects about land clearance. We will continue to listen to the public views and make appropriate arrangements for the implementation details of the HSK NDA project.