

For information

LEGISLATIVE COUNCIL PLANNING, LANDS AND WORKS PANEL

Supplementary Information on Infrastructure Improvement Works at Wa Shan and Ping Che in the North District

INTRODUCTION

When the Administration briefed the Planning, Lands and Works Panel of the Legislative Council on our funding request for the proposed infrastructure improvement works at Wa Shan and Ping Che in the North District on 11 February 1999, Members raised several questions related both directly and indirectly to the proposed infrastructure project. This paper provides answers to the questions raised.

THE ADMINISTRATION'S RESPONSE

Port cargo forecasts

2. In response to a Member's enquiry about the growth of container business, a copy of the Executive Summary of the "Hong Kong Port Cargo Forecasts 1997/98" prepared by the Port & Maritime Board has been forwarded by the Director of Planning to the Panel Secretariat on 2 March 1999 for Members' reference.

Drainage works in the North District

3. With regard to Members' request for information on drainage works in the North District, a comprehensive list of major river training and improvement projects undertaken in the North District is attached at Enclosure I with the locations of on-going projects shown at Enclosure II.

Compassionate rehousing arrangements

4. One Member enquired whether there was a policy for rehousing persons affected by flood control projects on compassionate grounds even though such affected persons were not eligible for public housing. There is at present a Compassionate Rehousing Scheme run jointly by Housing Department (HD) and Social Welfare Department (SWD) to help those people on special

social or medical grounds who have genuine and immediate housing needs and are unable to solve their housing problem through their own resources. SWD would recommend eligible cases to HD for compassionate rehousing on the basis of the qualifying criteria set out at Enclosure III. People who are affected by government projects (including flood control projects) and fall within the above criteria would be considered for compassionate rehousing subject to SWD's recommendation. Each case will be judged on its own merits. HD will normally accept SWD's recommendations provided that the applicant would not, as a result, enjoy double housing benefit. The authority to recommend compassionate rehousing cases rests with District Social Welfare Officers and the authority to allocate a public flat to the applicant rests with the Director of Housing.

Other potential sites considered for infrastructure improvement works

5. In response to Members' enquiry about the three other sites that have been identified for infrastructure improvement works, details and location of these sites (together with the Wa Shan and Ping Che sites) are provided at Enclosure IV and V respectively.

Possible income to the Government arising from the project

6. With respect to Members' request for an assessment on the estimated income that might be generated by the proposed infrastructure project, a very rough estimate which is subject to the actual utilization of the Wa Shan and Ping Che sites by private operators is provided hereunder :-

- (a) Wa Shan
 - Estimated Short Term Waiver (STW) fee - \$1.74million per annum.
 - Estimated Short Term Tenancy (STT) rental - \$0.91million per annum.

- (b) Ping Che
 - Estimated STW fee - \$3.35 million per annum.
 - Estimated STT rental - \$0.56million per annum.

Planning, Environment and Lands Bureau
March 1999

List of Major River Training/Improvement Projects in the North District

1. Major on-going river training/improvement projects (Enclosure II refers)

<u>PWP Item</u>	<u>River Sections</u>	<u>Start Date</u>	<u>Completion Date</u>	<u>Estimated Cost</u>
87CL/A	Lower Indus in Fanling Area 30B	9/98	3/01	\$350M
94CD/A	Lower Indus & River Beas	3/99	3/01	\$350M
53CD/B	Upper Indus	7/99	3/02	\$600M
91CD/A	Rural Drainage Rehabilitation Scheme - River Indus	11/98	12/00	\$145M
93CD/A	Rural Drainage Rehabilitation Scheme - River Beas	4/99	6/01	\$150M
64CD/B	Rural Drainage Rehabilitation Scheme - River Ganges	9/02	12/04	\$100M

2. River training or flood protection schemes completed by Territory Development Department:

<u>River Training/Flood Protection Scheme</u>	<u>Completion Date</u>
• Training of River Sutlej (Stage II) and Village Flood Protection for Tsung Pak Long and Tai Tau Leng	1998
• Poldered Scheme for Sheung Shui Wai in Area 3	1990
• Training of Ma Wat River	1989
• Training of Major Portion of River Sutlej	1983

Enclosure III

Guidelines for Making Applications for Compassionate Rehousing

Introduction

1. Compassionate rehousing is aimed at helping individuals and families having *genuine* and *immediate* housing need because of specific circumstances and personal factors. It is meant to solve a long-term social problem and should not be taken as a mere sympathetic gesture to people living in generally adverse circumstances or suffering from temporary adversity. The Social Welfare Department is responsible for recommending eligible applicants to the Housing Department for allocation of accommodation in public housing estates. The scheme is operated free of charge.

Qualifying Criteria:

2. To qualify for compassionate rehousing, a person or a household must fulfill all of the following conditions:-
- (a) be in need of *immediate* long-term housing assistance;
 - (b) have continuously lived in Hong Kong for at least seven years; (In the case of a household, the majority (60%) of members should fulfill this criterion). Local born children with at least one of the parents having seven years of residence in Hong Kong are considered meeting the residence qualification;
 - (c) have an income level not exceeding that for public housing application (see **Annex A**). Lump sum grants or compensation such as Employees' Compensation, Social Security Allowance, Emergency Relief Fund, ex- gratia payment etc. should not be taken into account as income;
 - (d) have special social or medical needs which require better accommodation for rehabilitation into the community, i.e.:-
 - (i) Those having physical and/or mental problems which in the professional view of medical officers and medical social workers, improved accommodation in public or other suitable housing is essential to enable them to improve their conditions or to assist them to reintegrate into the community; OR

- (ii) Those who are socially handicapped to such an extent that in the judgement of caseworkers they face pressure because in their situations their existing accommodations are unsuitable to meet their needs to the extent that serious and long term detrimental effect to the individual and/or to their families may occur as a result.
- (e) have no ownership of private residential property or Home Ownership Scheme flat;
- (f) have the ability to pay rent, whether from his/her own or other resources e.g. C.S.S.A.

Five Potential Sites considered for Infrastructure Improvement Work

Site 1 - Ping Che (15.8 ha)

The subject site has been rezoned from “Agriculture” to “Open Storage”. The site comprises mainly fallow agriculture land. Existing settlements of Ping Che Village are located to the south-west of the subject site. The site is currently accessible via a van-track passing through Ping Che Village leading from Ping Che Road to the west, and via a van-track leading from Wo Keng Shan Road to the north-east. Road improvement works for the van-track leading from Wo Keng Shan Road would alleviate the traffic problem and safety hazards which would otherwise inflict upon adjoining village as a result of open storage uses on the area. Proposed on-site drainage improvement work aims at providing drainage outlets for open storage operations and avoid flooding problems arising from site formation works which often are consequential to open storage uses. To alleviate the flooding of the lower course of Ping Yuen River, local drainage improvement works, independent from the improvement works mentioned above, would be carried out by Drainage Services Department (DSD). Design details are being considered by DSD.

Site 2 - Sheung Shui Wa Shan (10.08ha)

The subject site has been rezoned from “Agriculture” to “Other Specified Uses (Port Back-up Uses)”. Part of the site is intermixed with active and fallow agriculture land. At present, the Wa Shan site mainly relies on a temporary vehicular access over a Water Supplies Department reserved area (with underground water pipe). The proposed road improvement work is essential so that the site can be optimized for port back-up uses.

Site 3 - Pat Heung (1.5ha)

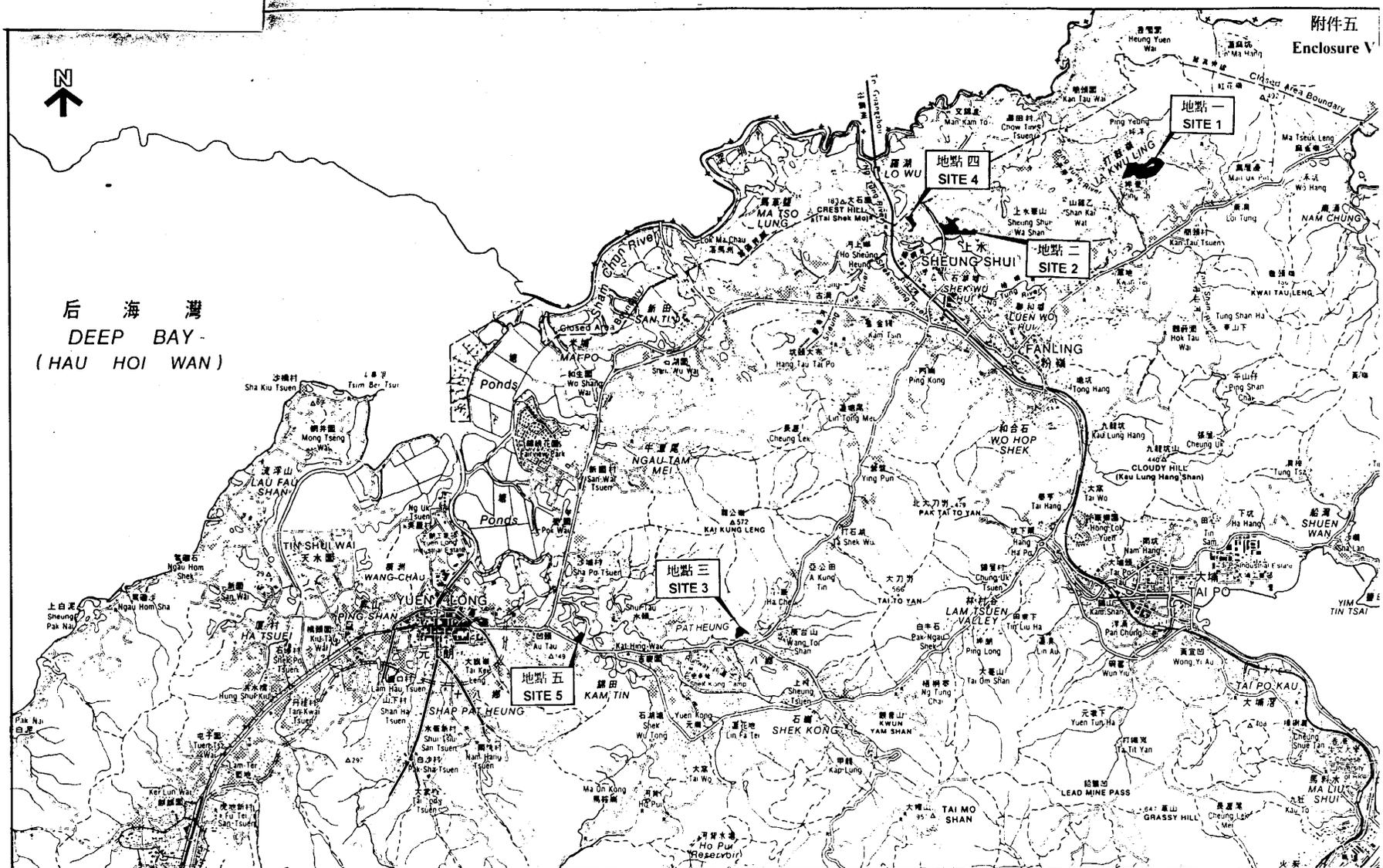
The subject site has been rezoned from “Agriculture” to “Open Storage”. There are no villages nearby. The site is bounded by a stream course to its west, north and east. The site is available for development immediately.

Site 4 - Man Kam To (2.64 ha)

The site is zoned as “Government, Institution or Community” and “Road” and was proposed for a temporary container trailer/tractor park pending implementation of the proposed vehicle holding area which is scheduled to commence in 2003. Planning permission for temporary container tractor/trailer park for a period of 12 months has been granted by the Rural and New Town Planning Committee at its meeting on 21.11.1998. The site is currently used as a container trailer and tractor park.

Site 5 - Kam Tin Road (2.4 ha)

This subject site falls within an area zoned “Undetermined”. The southern part of the site also falls within the works limit of the “Improvement to Kam Tin Road, Stage 1” project commenced in February 1999. The site is immediately available for temporary open storage use. Four planning applications which fall wholly or partly within the site have been approved by the Rural and New Town Planning Committee.



后海湾
DEEP BAY
(HAU HOI WAN)

檔號	Reference
繪錄自地圖系列	HM 100CB
	BASED ON MAP SERIES
日期	1.3.99
DATE	

擬議之露天貯物 / 港口後動用地

SITES PROPOSED FOR OPEN STORAGE & CONTAINER BACK-UP USES

SCALE 比例尺

1: 2: 4: 6 Km

規劃署	
PLANNING DEPARTMENT	
圖則編號	M/NT/99/7
PLAN No.	