

電話：2848 2266
傳真：2845 3489

(16) in HPLB(L) 70/20/28
CB1/PL/PLW

Urgent By Fax (No. 2869 6794)

22 July 2003

Ms Sarah YUEN
Clerk to Panel
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong

Dear Ms Yuen,

Panel on Planning, Lands and Works

**Issues raised at LegCo Members' meeting with
Yuen Long District Council members on 5 June 2003**

Thank you for your letter of 23 June 2003.

Infrastructural development is a complex process involving a number of procedures and parties. Depending on the complexity of the issues involved, it often takes time from planning to implementation of an infrastructural project. To avoid causing undue difficulties to the implementation of an infrastructural project, the Administration will suspend processing of all private development proposals if they fall within the proposed area for the infrastructural project.

/

Under section 3 of the Lands Resumption Ordinance (Cap. 124), resumption of land must be for a public purpose. Land resumption has to be authorized by the Executive Council and compensation is payable to the land owners concerned. Government will only resume land when details of the infrastructural project have been finalized and authorized for implementation.

Yuen Long District Council (YLDC) members suggested that the Administration should purchase from land owners the land which has been earmarked for infrastructural developments instead of leaving the matter unsettled indefinitely. This suggestion would mean that the Administration should resume land prior to the finalization and authorization of an infrastructural project. As explained in the above paragraph, land resumption cannot proceed if there is no implementation programme for the infrastructural development. Hence, the Administration cannot accede to YLDC members' request.

The land at Ha Tsuen referred to by YLDC members is mostly agricultural land. The continued use of the land for its original purpose (i.e. agricultural use) will not be affected by any infrastructural development until the land is required for the development project and to be resumed. Any other uses of the land concerned will require approval from the Land Authority and in many cases also the planning approval from the Town Planning Board. Alternative uses of the land concerned, which are subject to the relevant planning and land approval, cannot be regarded as of right by the land owners.

We understand that there are applications, involving the land concerned, for the building of small houses under the Small House Policy. In this regard, District Lands Officer (Yuen Long) has notified all small house applicants concerned in Ha Tsuen that they have a grace period to find other suitable sites for their small house applications. Their priority on the waiting list for the processing of small house applications has also been retained. The grace period has been/would be extended upon the applicant's request.

Yours sincerely,

(Gary Y S Yeung)
for Secretary for Housing, Planning and Lands