

政府總部  
發展局  
規劃地政科



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**By Fax and Email**

2 July 2010

Secretary General  
Legislative Council Secretariat  
Legislative Council Building  
8 Jackson Road  
Central, Hong Kong  
(Attn: Mr Daniel Sin)

Dear Mr Sin,

### **Panel on Development**

#### **Issues raised at the meeting between Legislative Council Members and Wong Tai Sin District Council Members on 27 May 2010**

I refer to your letter of 8 June 2010 to the Secretary for Development. We set out our response to the proposals on squatter clearance in Ngau Chi Wan Village and re-planning and redeveloping Ngau Chi Wan Village.

As stated in our reply of 29 April 2010 on "The Squatter Area in Ngau Chi Wan Village and its Environmental and Hygiene Problems", there are about 280 structures in the Ngau Chi Wan Village squatter area, located on both private and Government land in Ngau Chi Wan East Village and West Village. They are mostly squatter structures which have been registered in 1982. Under the current policy, registered squatter structures are tolerated until they have to be cleared for development, environmental improvement, safety or other reasons. The Squatter Control Office (the Office) concerned has already included the

Ngau Chi Wan Village squatter area in the list of Intensive Patrol Areas. Where illegal structures are found on Government land by staff of the Office during their routine patrol, the person who illegally occupies the land will be ordered immediately to clear the site; and in case of non-compliance, the Office will take action to demolish the structures.

Some land within Ngau Chi Wan Village is under dispersed private ownership and occupied by squatter structures. Development of the Village for “Residential (Group B)”, “Open Space”, “Road” and “Government, Institution or Community” uses in accordance with the planning intention of the Approved Ngau Chi Wan Outline Zoning Plan (OZP) No. S/K12/16 would involve resumption of private lots and rehousing of squatter residents. The Government has no concrete development programme at this stage.

The Planning Department (PlanD) is currently assessing the development potential and constraints of the Ngau Chi Wan Village Site. We are also consulting concerned Government departments about the latest demand for open space and community facilities with a view to formulating a practical land use proposal for the Site. Once a concrete planning proposal is worked out, the Wong Tai Sin District Council and the local communities will be consulted. If amendments to the OZP are necessitated by the proposal, the proposal will be submitted to the Town Planning Board for approval.

Yours sincerely,



( Shirley Yu )

for Secretary for Development