

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

發展局

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2 May 2012

Miss Wylie HO
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

Dear Miss HO,

**Long-term Development Plan
for Squatter Areas in Ngau Chi Wan Village**

I refer to your letter of 28 March 2012 regarding the captioned subject.

The squatter areas in Ngau Chi Wan Village occupy an area of about 2.12 hectares. It is located between Wing Ting Road and MTR Choi Hung Station. There exist squatters and temporary structures on both private lots and unleased land (commonly known as “government land”). Regarding the question of squatters, the Government conducted a territory-wide survey on squatters in 1982. In general, the surveyed squatters are allowed to remain on a temporary basis on condition that their locations, areas, heights, building materials and usage tally with the survey records. Such surveyed squatters will be cleared if the land is to be resumed for development programmes, environmental improvements and for safety reasons. If squatters are found to be in breach of the above requirement, the squatter survey records in question will be cancelled, and land control action will be taken. In addition, any illegal structures built after 1 June 1982 are subject to demolition.

Where new illegal structures are found on any unleased land by the staff of the Squatter Control/Kowloon, Tsuen Wan & Kwai Tsing Office of the Lands Department (LandsD) (the Office), the person who illegally occupies the

land will be ordered immediately to clear the site, and after the expiry of the grace period, the Office will carry out the clearance operation. In 2010-11 and 2011-12, the Office conducted 47 clearance operations in the squatter areas in Ngau Chi Wan Village with 32 verbal warnings issued, during which 13 new illegal structures were demolished and two were cleared by the occupiers under the supervision of the Office.

The site is zoned “Residential (Group B)”, “Government, Institution or Community” and “Open Space” and designated as ‘Road’ on the approved Ngau Chi Wan Outline Zoning Plan No. S/K12/16 (Plans 1 and 2) published by the Planning Department (PlanD). So far, LandsD has not received any requests from relevant departments for clearance of squatters within the site to cater for development in the area or improve the environment.

Regarding sewage disposal facilities, according to the Drainage Services Department, the consultant selection process for Sewerage Works for Ngau Chi Wan Village is in progress. The design stage would commence in September 2012. Subject to successful earmarking of funding, the construction stage would commence in end 2013.

Yours sincerely,

(Byron CHOW)
for Secretary for Development

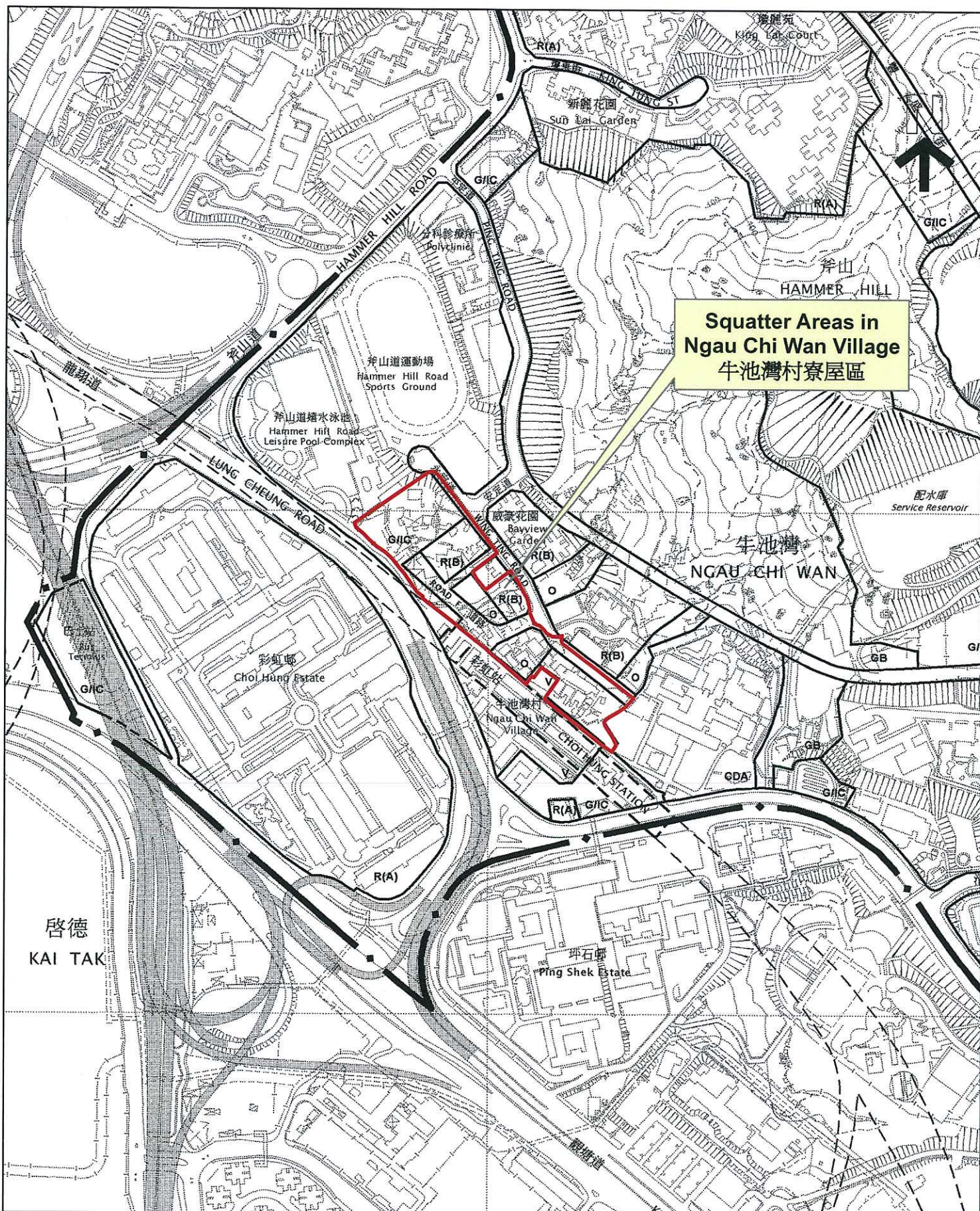
C.C.

Director of Lands (Attn: Mr Damien CHAN) Fax: 2782 5061

District Planning Officer/Kowloon, PlanD (Attn: Miss Fiona LUNG)

Fax: 2894 9502

Director of Drainage Services (Attn: Ms TSANG Wai Wah) Fax: 2771 9640



Reference

Extracted from

OZP Plan No. : S/K12/16

Exhibition Date : 12-November-2004

Date : 12-April-2012

**Squatter Areas in
Ngau Chi Wan Village
牛池灣村寮屋區**

Scale 1: 5000

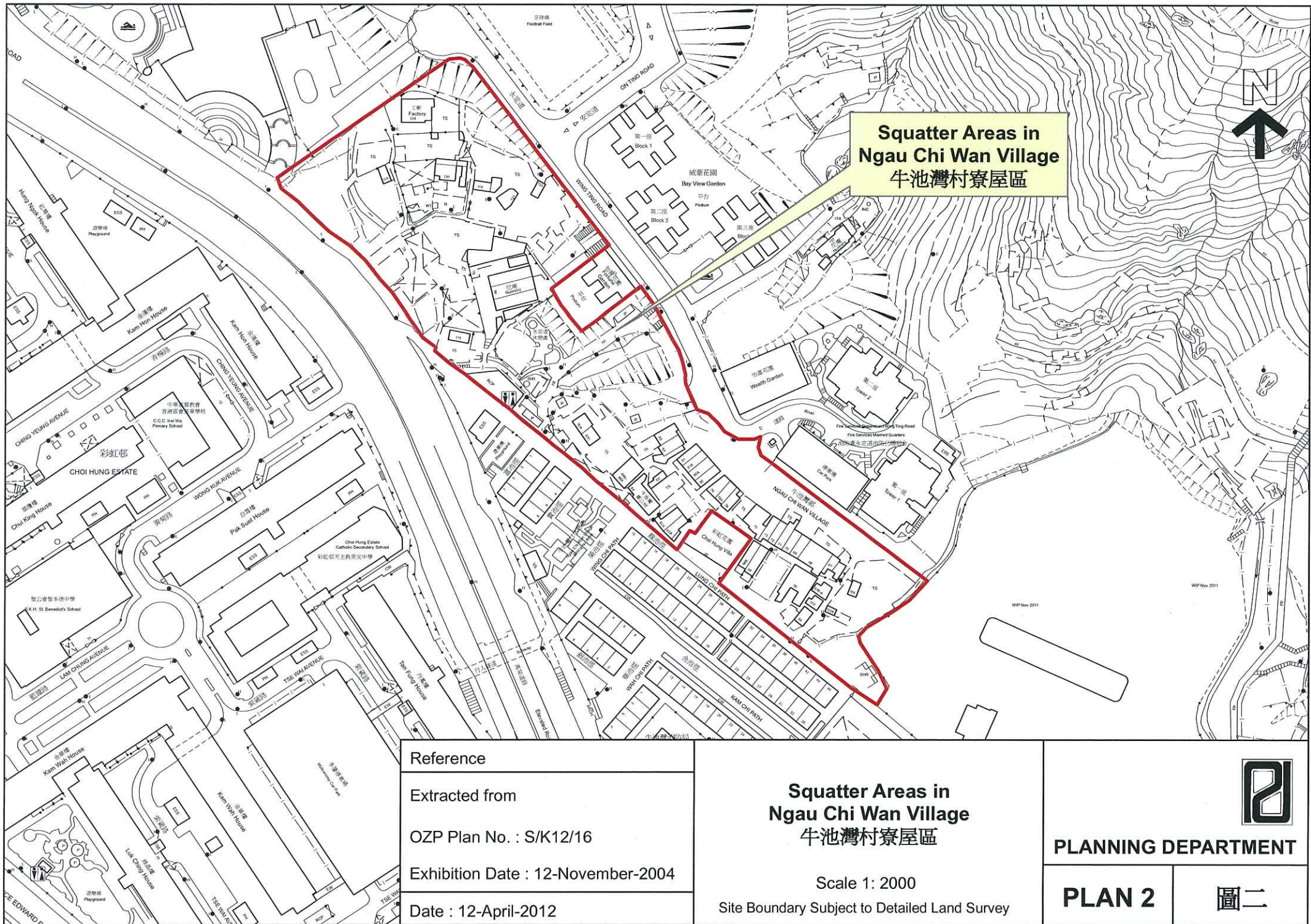
Site Boundary Subject to Detailed Land Survey



PLANNING DEPARTMENT


PLAN 1

圖一



Reference
Extracted from
OZP Plan No. : S/K12/16
Exhibition Date : 12-November-2004
Date : 12-April-2012

<p>Squatter Areas in Ngau Chi Wan Village 牛池灣村寮屋區</p> <p>Scale 1: 2000</p> <p>Site Boundary Subject to Detailed Land Survey</p>
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 PLANNING DEPARTMENT	
PLAN 2	圖二