

Translation

2 April 2013

Secretary General
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
(Attn: Ms. Sharon CHUNG)

Dear Ms. CHUNG,

Re: Road access to Choi Yuen San Tsuen

Thank you for your letter dated 15 March 2013 to the Development Bureau relaying the Hon Kwok Ka-ki's views on the issue of road access to Choi Yuen San Tsuen ("CYST"). I am authorised to reply as follows.

2. To rehouse the 243 Choi Yuen Tsuen households affected by land clearance for the works of the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link ("XRL"), the Government has offered, on top of the compensation and rehousing arrangements under the established policy, a special ex-gratia rehousing package, which includes ex-gratia cash allowances to assist the qualified households to meet their rehousing needs.

3. Some villagers who prefer to continue farming opted for the agricultural resite arrangement in August 2010. Under the arrangement, 27 of such households purchased on their own a farmland near Yuen Kong San Tsuen in December 2010 for building their houses and using the remaining area of about 10 000 square feet for farming.

4. To assist villagers whose houses are not yet built, the Government has engaged the MTR Corporation Limited ("MTRCL") to lend them temporary pre-fabricated houses for provisional residence on their newly-purchased land before the completion of their permanent homes. CYST has also authorised the MTRCL to apply for them facilities such as water, electricity and communication system connections. In response to the villagers' applications for building houses in August 2011 subsequent to land subdivision, the Lands Department issued to them in April, June and November 2012 short term

waivers for construction. As regards their applications for certificates of exemption in respect of building works, site formation works and drainage works, approvals were granted by batches in September, October and November 2012 and January 2013 to facilitate the construction of their houses.

5. Regarding the development scheme of the CYST villagers, Tai Wo Tsuen and Yuen Kong San Tsuen in Pat Heung have raised issues concerning traffic loading and access right of the village roads in the area since September 2010. Through active mediation, the Heung Yee Kuk has all along coordinated the arrangements for using the village roads. In February 2011, it informed the villagers of the progress made in resolving the matter of access right.

6. The obstruction in the road section mentioned in the Hon Kwok Ka-ki's letter is located at Section B of Lot 1842 and the adjoining land at the Remaining Portion of Lot 1990 in DD106. Since the road concerned lies within privately-owned land, its shared use needs to be negotiated and coordinated by all parties concerned.

7. The Yuen Long District Office ("YLDO") has, after receipt of request for assistance from the villagers, convened three meetings for the relevant parties since February 2013 to discuss matters on road access. The YLDO will continue to provide support for mediation and serve as a platform to facilitate communication among various parties concerned.

8. We understand that the Heung Yee Kuk and the Pat Heung Rural Committee have resumed their mediation efforts for the CYST villagers and other parties concerned with a view to minimising misunderstanding through dialogue. We hope that all parties involved can work together with an open, collaborative and pragmatic attitude in settling the matters on road access.

Yours sincerely,



(Frankie WAN)

for Secretary for Transport and Housing