

**Legislative Council Panel on Development Meeting on 16 December 2016
List of follow-up actions**

**Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending
2030**

- (a) **Whether the Development Bureau would take the initiative to coordinate relevant policy bureaux to review the compensation mechanisms for various parties affected by development projects, such as the ex-gratia allowance for fishermen, and the compensation for people affected by land resumption; if yes, the details;**

The Administration's response is as follows:

Compensation Arrangements for Landowners

Under the existing policies, when the Government needs to resume private land in accordance with relevant ordinance(s) for implementation of public works projects, affected land owners may submit a claim to the Government according to the respective ordinance(s) for statutory compensation. As an alternative to statutory compensation for land owners, the Government may make an ex-gratia compensation offer under the existing ex-gratia zonal compensation system, which consists of four compensation zones (i.e. Zones A, B, C and D), to the affected land owners. Accepting the ex-gratia compensation obviates the need to go through tedious statutory procedures. If an affected land owner does not accept the ex-gratia compensation offer, he/she may make a statutory claim for compensation under the relevant ordinance(s). If agreement cannot be reached on the amount of statutory compensation, the land owner may refer the claim to the Lands Tribunal for final decision. The ex-gratia compensation rates for different zones are calculated at different percentages of the basic rates. The basic rates of ex-gratia compensation are reviewed half-yearly to reflect changes in market values.

Compensation Arrangements for Other Affected Clearees

Apart from compensation for landowners, the Government also offers applicable Ex-gratia Allowances (EGAs) to affected eligible occupiers to help minimise hardship that they may face arising from the Government's land resumption and clearances. For example, eligible occupiers of licensed and surveyed domestic structures who do not hold any land title

may be offered EGA for Permitted Occupiers and Domestic Removal Allowance. The most common EGAs for farmers are those released for the removal of crops, fish ponds, and miscellaneous permanent improvements to farms. Genuine farmers who are eligible for public housing but opt to continue farming elsewhere and give up their priority to public housing will be offered rehabilitation allowance. Eligible commercial and industrial operators may also receive EGAs. The Government completed a review on the general ex-gratia compensation and rehousing arrangements in 2013. The review aimed at examining the effectiveness of those arrangements in addressing appropriately the needs of clearances affected by land resumption and clearances for public works projects. The enhancement measures were approved by the Finance Committee in 2013 and have been implemented.

The Government will review policies related to land resumption and clearances from time to time and provide suitable compensation, EGA and rehousing options for affected clearances so as to offer them appropriate assistance in accordance with the principles of public interest and appropriate use of public money.

(b) The estimated total costs for conducting various consultancy studies for the proposed development of artificial islands in the central waters; and

The Administration's response is as follows:

In view of the acute shortage of land for various purposes including housing and other developments, and in support of the multi-pronged approach to increase land supply, the Government commissioned a consultancy study on “Increasing Land Supply by Reclamation and Rock Cavern Development cum Public Engagement – Feasibility Study” in June 2011 and initiated a two-stage public engagement on “Enhancing Land Supply Strategy - Reclamation outside Victoria Harbour and Rock Cavern Development”. The objective of this study was mainly to conduct a territory-wide site search in Hong Kong to identify potential reclamation sites outside Victoria Harbour and rock cavern development sites. As one of the findings of the study, the proposed development of artificial islands in the central waters between Hong Kong Island and Lantau Island was identified and recommended for further studies as an option to increase land supply for Hong Kong's future development. The study was commissioned for a consultancy fee of \$18.6 million and was completed in

2015. There is no separate breakdown of the consultancy fee for the part that is directly related to the proposed artificial islands.

To give an early evaluation of the interaction between the land use planning at Kennedy Town and the proposed transport connection from the East Lantau Metropolis, which is being studied and proposed as one of the two strategic growth areas to support Hong Kong's long-term sustainable development beyond 2030 under the updating of the territorial development strategy entitled "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030", to Hong Kong Island West, the Government commissioned another consultancy study entitled "Technical Study on Transport Infrastructure at Kennedy Town for Connecting to East Lantau Metropolis – Feasibility Study" in July 2015. The purpose of the study is to examine on a preliminary basis the technical feasibility of possible transport infrastructure linkages from Hong Kong Island to the proposed East Lantau Metropolis. The study was commissioned for a consultancy fee of \$9.3 million and is still underway.

- (c) **Given that there was a proposal about connecting the East Lantau Metropolis to Hong Kong Island West, whether the Administration would give consideration to the development of the Kennedy Town and Mount Davis areas when planning the development of the East Lantau Metropolis; if yes, the details.**

The Administration's response is as follows:

Taking account of the commissioning of the MTR West Island Line in 2014 and the release of the ex-Kennedy Town Incineration Plant and ex-Kennedy Town Abattoir sites, ex-Mount Davis Cottage Area, ex-Police Married Officers Quarters and ex-Temporary School Site for the Hong Kong Academy to meet the various community needs, a comprehensive land use review on the western part of Kennedy Town was undertaken and completed in 2015. According to the land use review, public housing development with about 2,340 flats, private housing developments with about 1,000 flats, a waterfront park of about 1.66 ha serving as new open space for the local community, a primary school site, a public transport terminus to replace another two existing bus termini for open space development at the waterfront and private residential development respectively, and an underground public vehicle park of 70 private cars and 50 goods vehicles were proposed. The proposed amendments, incorporating the above proposals, to the relevant Outline Zoning Plan

(OZP) were submitted to and agreed by the Metro Planning Committee of the Town Planning Board. The amended OZP was exhibited on 11 March 2016 for public inspection. The statutory planning process is still underway.

As mentioned above, the “Technical Study on Transport Infrastructure at Kennedy Town for Connecting to East Lantau Metropolis – Feasibility Study” was commissioned in July 2015 to assess the technical feasibility of the possible transport infrastructure linking Hong Kong Island to the proposed East Lantau Metropolis. The study was separate from the aforementioned land use review on western part of Kennedy Town. In particular, it is expected that the sites covered by the land use review especially the public housing site and the waterfront sites could be put to development in the near future once the statutory planning process is completed. On the other hand, the proposed East Lantau Metropolis is a strategic growth area to cater for the long-term development needs of Hong Kong. In line with the normal practice of land use planning and development studies, should the East Lantau Metropolis be taken forward, the existing, committed and planned land use of the Kennedy Town and Mount Davis areas would have to be taken as given for the purpose of further studies. Specifically for the Technical Study, the land use as recommended in the aforementioned land use review has been taken as given inputs for the purpose of the study in identifying the possible connection for the transport infrastructure with a view to avoiding any impact on the planned land use at the Kennedy Town and Mount Davis areas.

Development Bureau
7 February 2017