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### Reply to supplementary questions raised by Finance Committee Members in examining the Estimates of Expenditure 2018-19

**Director of Bureau : Secretary for Development**

**Session No. : 16**

**File Name : DEVB(PL)-2s-e1.doc**

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**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)01****(Question Serial No. S0089)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (a) According to the "Hong Kong 2030+" study, apart from the future requirements, bureaux and departments (B/Ds) advised that as at present, there is a shortfall of 66 hectares (ha) of land required for "Government, institution or community" (G/IC) and other facilities. Please set out in tabular form the following information:

B/Ds	Types of facilities (Recreational and leisure facilities/medical facilities/sewage and water-related facilities/electric substations or others (please specify))	Gross Floor Area (m <sup>2</sup> )	Net operational floor area (m <sup>2</sup> )	Site area required (ha)
Total		4 321	26 060	66

- (b) Further to the above, please set out in tabular form the shortfall in various G/IC and other facilities in each district across the territory as reported by the B/Ds:

District council districts	Shortfall in of G/IC and other facilities (site area)				
	Recreational and leisure facilities	Medical facilities	Sewage and water-related facilities	Electric substations	Others (please specify)

- (c) Further to the above, please set out in tabular form the shortfall in recreational and leisure facilities broken down by types and site areas (e.g. park, garden, pet garden, theme park etc.):

Shortfall in recreational and leisure facilities by types (e.g. park, garden, pet garden, theme park etc.)	Shortfall in site area

- (d) Further to the above, please set out in tabular form the shortfall in medical facilities broken down by types, and the respective site areas/hospital beds and floor areas (if applicable):

Shortfall in medical facilities by types (e.g. public hospital, private hospital, specialist clinic/polyclinic, general clinic and health centre etc.)	Shortfall in site area/hospital beds/ floor area (if applicable)

Asked by: Hon AU Nok-hin

Reply:

“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+) serves to update the territorial development strategy to guide the future planning, land and infrastructure development. In the study process of Hong Kong 2030+, the Planning Department (PlanD) has taken stock of and made broad-brush assessment on the long-term land requirements of various uses including the “Government, Institution and Community” (G/IC) facilities, based on certain assumptions as well as inputs from relevant government bureaux/ departments (B/Ds). The details of the analyses including the estimating methodologies, and the estimated land requirements and supply for the broad categories have been set out in the topical paper “Consolidated Land Requirement and Supply Analysis” ([http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis\\_Eng.pdf](http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis_Eng.pdf)).

In assessing future land requirements under Hong Kong 2030+, G/IC, open space and transport facilities are categorised into two broad types, namely major special facilities and population-related facilities. In general, major special facilities are those facilities supported by specific policy initiatives and are not directly tied to population level according to the Hong Kong Planning Standards and Guidelines (HKPSG). Examples include sewerage and water-related facilities mentioned in the question. Their land requirements are provided by relevant B/Ds for incorporation into Hong Kong 2030+. On the other hand, population-related facilities refer to those having population-based requirements under HKPSG such as hospitals and clinics, as well as open space. For these population-related facilities, a broad-brush approach using land/person ratios (i.e. 3.5m<sup>2</sup> of G/IC land, 2.5m<sup>2</sup> of open space and 5m<sup>2</sup> of transport land per person) was adopted to estimate their future land requirements under Hong Kong 2030+. Given the above methodology which includes projections using the land/person ratios in a broad-brush manner, and pending detailed planning of the relevant facilities, including the exact type of facilities, locations and site details, we are not able to provide precise breakdown for the overall shortfall of land by types of uses/facilities as requested.

It is worth noting that, with Hong Kong 2030+ being a strategic study, the uses/facilities covered in the estimation therein are not meant to be exhaustive, and such a study at a macro level is not intended to make detailed estimation for individual uses/facilities. Moreover, the estimated land requirements only reflect the information available at the time the estimation was made in 2015-16; the estimate has yet to take into account new circumstances including new policy initiatives proposed or being formulated by various B/Ds after the Hong Kong 2030+ land requirement analysis was prepared. Land use planning is an ongoing process. We will assess comprehensively, in collaboration with other B/Ds, the latest land requirements for different kinds of facilities and uses in light of the prevailing circumstances.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)02****(Question Serial No. S0090)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated in Matters Requiring Special Attention in 2018-19 that the Government will continue to take forward the “Hong Kong 2030+” study and finalise the territorial development strategy beyond 2030. Regarding the part on “Consolidated Land Requirements and Supply Analysis” in the study, will the Government advise this Committee on the requirement of 1 448 hectares (ha) of land for “Major Special Facilities” (Table 3-1 in the study report) as follows:

- (a) Details of the over 35 ha of land for “Educational facilities”: the types and number of schools, the estimated number of student intake, the information and estimation method on which the analysis was based in coming up with the requirement of 35 ha of land for future educational use. Please provide the figures in the following table:

Types of schools	Estimated no. of additional students	Estimated no. of additional schools	Estimated new land requirement
Nursery schools			
Primary schools			
Secondary schools			
Universities/post-secondary colleges			
Special schools			
Others (please specify)			
Total			>35 ha

- (b) Details of the over 100 ha of land for “Government uses”:

- (i) Please set out, in tabular form, a breakdown of the land requirements for correctional institutions, reservoirs/service reservoirs, depots/workshops/storage areas for various departments, police facilities, court facilities, and vehicle examination and driving test centres.

Types of government facilities	Estimated additional requirement	Estimated new land requirement (ha)
Correctional institutions	No. of prisoners:	
Reservoirs/ service reservoirs	No. of reservoirs: Storage capacity of reservoirs: No. of service reservoirs:	Reservoirs: Service reservoirs:
Depots/workshops/ storage areas for various departments	Floor area of depots: Floor area of workshops: Floor area of storage areas:	Depots: Workshops: Storage areas:
Police facilities	Establishment of police: No. of police stations: Gross floor area (GFA):	
Court facilities	Level and number of courts: GFA:	
Vehicle examination and driving test centres	No. of vehicle examination and driving test centres:	
Total		>100 ha

- (1) It is estimated that there would be a land requirement for new reservoirs. What plan does the Government have and where will the reservoirs be built?
- (2) Please set out, in tabular form, the requirements for depots/workshops/storage areas for various departments and the names of these departments.

Names of departments	Floor area (m <sup>2</sup> )			Sub-total (m <sup>2</sup> )
	Depots	Workshops	Storage areas	
GFA (m <sup>2</sup> )				

- (c) Please set out, in tabular form, details of the over 250 ha of land for “Recreation & leisure facilities” and the over 55 ha for “Regional open space”.
  - (1) Definition of “Recreation & leisure facilities”
  - (2) Definition of “Regional open space”
  - (3) Regarding the over 55 ha of land reserved for “Regional open space”, please provide the details in tabular form.

Development project	Location	Area of land already reserved
Total		>55 ha

(d) Please set out, in tabular form, details of the over 310 ha of land for “Landfill extension”.

(1) “Land already reserved” is shown in Table 3-1 of the study report for this item. Please set out, in tabular form, the relevant locations and areas.

Proposed location	Area of land already reserved
Total	>310 ha

(2) Please provide a projection on the wasteload in Hong Kong and advise on how the requirement of 310 ha of land for landfills is come up with.

(e) Regarding the over 130 ha of land for “Sewage treatment works”,

(1) please set out, in tabular form, the following details:

Proposed location	Estimated daily sewage treatment capacity (m <sup>3</sup> )	Area of land already reserved	Area of land required
Total			>130 ha

(2) the Government has already decided to relocate the Sha Tin Sewage Treatment Works, the largest secondary sewage treatment works in Hong Kong, to caverns in order to release land. Why is it necessary to create additional land to build a new sewage treatment works?

(3) the new sewage treatment works is put under the category of “Major Special Facilities”, in other words, it is not planned according to population growth. Please advise on the estimation basis for the requirement of 130 ha of land.

(f) Regarding the over 75 ha of land for “Columbaria”,

(1) please advise on the estimated number of niches needed to be built in total.

(2) please set out, in tabular form, the following details:

Proposed location	Estimated no. of niches to be provided	Area of land already reserved	Area of land required
Total			>75 ha

(g) Regarding the over 40 ha of land for “Waste management and handling facilities”,

- (1) please advise on the estimation basis for the requirement of 40 ha of land;
- (2) please set out, in tabular form, the relevant information.

Proposed location	Area of land already reserved	Area of land required
Total		>40 ha

(h) Please set out, in tabular form, details of the over 40 ha of land for “Desalination plant/water treatment works/other water-related facilities”.

Proposed location	Area of land already reserved	Area of land required
Total		>40 ha

(i) Regarding the some 90 ha of land for “Quarries and rock processing facilities”,

- (1) please give the reasons for such a land requirement as quarries and related facilities are normally provided on hillsides not for other development purposes.
- (2) please set out, in tabular form, the relevant information.

Proposed location	Area of land already reserved	Area of land required
Total		>90 ha

(j) Regarding the land of less than 5 ha for “Medical facilities”, please advise on the specific projects involved.

Asked by: Hon AU Nok-hin



Reply:

“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+) serves to update the territorial development strategy to guide the future planning, land and infrastructure development. In the study process of Hong Kong 2030+, the Planning Department (PlanD) has taken stock of and made broad-brush assessment on the long-term land requirements of various uses, based on certain assumptions as well as inputs from relevant government bureaux/departments (B/Ds). The details of the analyses including the estimating methodologies, and the estimated land requirements and supply for the broad categories have been set out in the topical paper “Consolidated Land Requirement and Supply Analysis” ([http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis\\_Eng.pdf](http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis_Eng.pdf)).

In assessing future land requirements under Hong Kong 2030+, Government, Institution or Community (G/IC), open space and transport facilities are categorised into two broad types, namely major special facilities and population-related facilities. In general, major special facilities are those facilities supported by specific policy initiatives and are not directly tied to population level according to the Hong Kong Planning Standards and Guidelines (HKPSG). Their land requirements are provided by relevant B/Ds for incorporation into Hong Kong 2030+. On the other hand, population-related facilities refer to those having population-based requirements under HKPSG. For such population-related facilities out of G/IC, open space and transport facilities, a broad-brush approach using land/person ratios (i.e. 3.5m<sup>2</sup> of G/IC land, 2.5m<sup>2</sup> of open space and 5m<sup>2</sup> of transport land per person) was adopted to estimate their future land requirements under Hong Kong 2030+.

Table 3-1 of the above-mentioned topical paper lists out the land requirements, including types, supply and potential shortfall, of respective major special facilities. Further explanation in respect of the estimated land requirements of 1 448 ha for the major special facilities is provided as follows:

- (a) It is estimated that more than 35 ha is required for educational facilities, which include expansion of existing universities, post-secondary colleges, international schools and special schools. For those population-related educational facilities such as nurseries and kindergartens, primary schools and secondary schools, their land requirements are covered in the G/IC land provision target of 3.5m<sup>2</sup>/person.
- (b) The more than 100 ha required for government uses include correctional institutions, fresh water/salt water/reclaimed water/treated sewage effluent service reservoirs for new housing developments and new development areas, maintenance depots/vehicle depots/workshops/storage areas of the Water Supplies Department, Drainage Services Department and Highways Department, training and operational facilities of the police force, magistracy, and vehicle examination and driving testing centres.

- (c) More than 250 ha and 55 ha are required respectively for providing recreation and leisure facilities and regional open space. Recreation and leisure facilities include venues for sports, arts, culture and civic activities. According to HKPSG, regional open spaces are large sites (at least 5 ha) at prominent locations in the urban areas, at the urban fringe areas or in proximity to major transport interchanges, providing facilities with a greater scope and serving the wider recreational needs of the territorial population and tourists. These land requirements are separate from the population-based open space provision target of 2.5m<sup>2</sup>/person.
- (d) Land is required for extending the Northeast New Territories Landfill, Southeast New Territories Landfill and West New Territories Landfill according to the “Hong Kong: Blueprint for Sustainable Use of Resources 2013-2022”. It is assumed that more than 310 ha would be required for this purpose.
- (e) As most of the planned new development areas are not served by the existing sewerage and treatment systems, it is necessary to reserve sufficient space in these areas for the development of new sewerage infrastructure, including sewage treatment plants (STW) and sludge treatment facilities. In addition, existing sewerage facilities in some remote areas need to be enhanced and upgraded. According to a preliminary estimate, the related land requirement totals some 130 ha. It should be noted that the estimated land requirement for STWs is not solely related to population, but also depends on a host of factors including quantity and flow pattern of raw sewage to be handled, assimilative capacity of the environmental water to accept the treated effluent, allowance for housing pumping facilities and mitigation measures, level of treatment required, type of treatment process selected, topographical and physical configuration of the site and environmental protection measures needed, etc. As some development proposals are still at the feasibility assessment stage, the number, size and land requirement of the STWs needed for supporting these development proposals could only be broadly estimated at this moment based on available information. The design and land requirement of particular STW will be fully reviewed when the individual development proposals proceed to the detailed planning stage, including the possibility of building STWs within caverns for releasing surface sites for other beneficial uses.
- (f) Regarding land for the development of columbaria, the land requirement of more than 75 ha has taken into account the district-based columbarium development scheme, under which 24 potential sites have been identified in the 18 districts for columbarium development to increase the supply of public niches. In developing a columbarium, land is also required for other facilities such as communal joss paper burners, gardens of remembrance, connecting roads, picking up and dropping areas and emergency vehicular access etc. The land requirement is also subject to site topography and the need to provide a buffer zone to reduce the impact to the immediate surrounding. That said, the Government has been actively promoting green burial in recent years as an alternative means to dispose of the ashes of the deceased.

- (g) Land is required for the development of waste management and handling facilities such as integrated waste management facilities and organic waste treatment facilities as proposed under the “Hong Kong: Blueprint for Sustainable Use of Resources 2013-2022” and “A Food Waste & Yard Waste Plan for Hong Kong 2014-2022”. It is assumed that more than 40 ha would be required for this purpose.
- (h) Land is required for the development of water-related facilities which mainly include a desalination plant in Tseung Kwan O and extension of the existing water treatment works. More than 40 ha has been assumed for this purpose.
- (i) Some 90 ha for quarry and rock processing facilities are needed for supporting the construction industry, including the production of concrete, asphalt and the laying of pavements and roads. As these facilities do occupy land area and change the existing land condition, their land requirement has been counted under the estimated total requirement for major special facilities. The final land requirement is subject to the detailed design of these facilities. That said, after completion of rock excavation, the quarry sites would usually be rehabilitated to green area to blend in with the surrounding environment. Subject to further study/investigation, the ex-quarry sites may be suitable for beneficial after-use.
- (j) Medical facilities are mostly population-based and assumed under the 3.5m<sup>2</sup>/person ratio. However, special medical facilities, including a Chinese medicine hospital and testing centre, are expected to take up about 5 ha of land.

It is worth noting that, with Hong Kong 2030+ being a strategic study, the uses/facilities covered in the estimation therein are not meant to be exhaustive, and such a study at a macro level is not intended to make detailed estimation for individual uses/facilities. Moreover, the estimated land requirements only reflect the information available at the time the estimation was made in 2015-16; the estimate has yet to take into account new circumstances including new policy initiatives proposed or being formulated by various B/Ds after the Hong Kong 2030+ land requirement analysis was prepared. Land use planning is an ongoing process. We will assess comprehensively, in collaboration with other B/Ds, the latest land requirements for different kinds of facilities and uses in light of the prevailing circumstances.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)03****(Question Serial No. S0092)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

**Question:**

It is reported in the "Consolidated Land Requirement and Supply Analysis" under the "Hong Kong 2030+" study that "Population-related Facilities" (page 28) will bring about a requirement of 1 078 hectares (ha) of land. Will the Government inform this Committee of the following:

- a. Whether all categories of population-based Community Facilities under the Hong Kong Planning Standards and Guidelines are included in the 343 ha of land requirement for "Government, Institution or Community Facilities" mentioned in the analysis.
- b. With regard to this 343 ha of land requirement, please set out in tabular form the categories and numbers of facilities included therein, and their respective land requirements and areas of land reserved for the purpose:

Category of facilities	Number of facilities	Land requirement	Area of land reserved
Primary schools			
Secondary schools			
Hospitals			
Clinics			
Police stations			
Magistracies			
Fire service facilities			
Libraries			
Social welfare facilities			
Post offices			
Public mortuaries			
Funeral depots			

Asked by: Hon AU Nok-hin

Reply:

“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+) serves to update the territorial development strategy to guide the future planning, land and infrastructure development. In the study process of Hong Kong 2030+, the Planning Department (PlanD) has taken stock of and made broad-brush assessment on the long-term land requirements of various uses including the “Government, Institution and Community” (G/IC) facilities, based on certain assumptions as well as inputs from relevant Government bureaux/departments (B/Ds). The details of the analyses including the estimating methodologies and the estimated land requirements and supply for the broad categories have been set out in the topical paper “Consolidated Land Requirement and Supply Analysis” ([http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis\\_Eng.pdf](http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis_Eng.pdf)).

In assessing future land requirements under Hong Kong 2030+, G/IC, open space and transport facilities are categorised into two broad types, namely major special facilities and population-related facilities. In general, major special facilities are those facilities supported by specific policy initiatives and are not directly tied to population level according to the Hong Kong Planning Standards and Guidelines (HKPSG). Their land requirements are provided by relevant B/Ds for incorporation into Hong Kong 2030+. On the other hand, population-related facilities refer to those having population-based requirements under HKPSG, including those population-related G/IC facilities mentioned in paragraph (b) of the question. For these population-related G/IC facilities, a broad-brush approach using land/person ratios (i.e. 3.5m<sup>2</sup> of G/IC land) was adopted to arrive at the new land requirements of 343 ha. As the 343 ha is derived using the land/person ratio in a broad-brush manner, we are not able to break it down into individual population-related GIC uses/facilities.

For reference, the land/person ratio of 3.5m<sup>2</sup> of G/IC land per person has been worked out with reference to the planned provisions of G/IC facilities for the Kwu Tung North New Development Area (KTN NDA). KTN NDA was selected because it has been planned as a “Mixed Development Node” with a balanced mix of land uses including residential, economic as well as various G/IC facilities, and was the most recently planned sizable NDA with approved development plan at the time of the assessment under Hong Kong 2030+. In planning the G/IC facilities for the KTN NDA, relevant B/Ds have been consulted, and reference has been made to the relevant provision standards of the HKPSG, including Chapter 3 on Community Facilities.

It is worth noting that, with Hong Kong 2030+ being a strategic study, the uses/facilities covered in the estimation therein are not meant to be exhaustive, and such a study at a macro level is not intended to make detailed estimation for individual uses/facilities.

Moreover, the estimated land requirements only reflect the information available at the time the estimation was made in 2015-16; the estimate has yet to take into account new circumstances including new policy initiatives proposed or being formulated by various B/Ds after the Hong Kong 2030+ land requirement analysis was prepared. Land use planning is an ongoing process. We will assess comprehensively, in collaboration with other B/Ds, the latest land requirements for different kinds of facilities and uses in light of the prevailing circumstances.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)04****(Question Serial No. S0093)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the “Consolidated Land Requirement and Supply Analysis” under the “Hong Kong 2030+” study that according to the “bureaux/departments’ inputs” there is a requirement of 257 hectares of land for “other economic uses”, in order to support economic operations related to or under their policy purview. Please provide, in tabular form, the land requirement, use(s) and relevant policies as raised by the bureaux/departments.

Bureaux/Departments	Use(s)	Relevant policies	Area of land required
Total			257 hectares

Asked by: Hon AU Nok-hin

Reply:

“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+) serves to update the territorial development strategy to guide the future planning, land and infrastructure development. In the study process of Hong Kong 2030+, the Planning Department (PlanD) has taken stock of and made broad-brush assessment on the long-term land requirements of various uses, based on certain assumptions as well as inputs from relevant government bureaux/departments (B/Ds). The details of the analyses including the estimating methodologies,

and the estimated land requirements and supply for the broad categories have been set out in the topical paper “Consolidated Land Requirement and Supply Analysis” ([http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis\\_Eng.pdf](http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis_Eng.pdf)).

Apart from estimating the land requirements of five broad types of market-driven economic land uses (i.e. Central Business District (CBD) Grade A Offices, Non-CBD Grade A Offices, General Business, Industries and Special Industries), the analyses of economic land supply and demand also cover “other economic uses” based on the advice of individual B/Ds on policy-driven economic measures under their purview. On the demand side, the aggregate requirement is around 257 hectares (ha) of land plus about 132,500m<sup>2</sup> of useable space, the latter being the estimated demand for convention and exhibition facilities. The 257 ha of land includes (i) about 157 ha for industrial estate uses, (ii) about 65 ha for port back-up uses, (iii) about 26 ha for science park uses, and (iv) about 9 ha for wholesale markets.

It is worth noting that, with Hong Kong 2030+ being a strategic study, the uses/facilities covered in the estimation therein are not meant to be exhaustive, and such a study at a macro level is not intended to make detailed estimation for individual uses/facilities. Moreover, the estimated land requirements only reflect the information available at the time the estimation was made in 2015-16; the estimate has yet to take into account new circumstances including new policy initiatives proposed or being formulated by various B/Ds after the Hong Kong 2030+ land requirement analysis was prepared. Land use planning is an ongoing process. We will assess comprehensively, in collaboration with other B/Ds, the latest land requirements for different kinds of facilities and uses in light of the prevailing circumstances.

- End -



**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)05**

**(Question Serial No. S0095)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With reference to Question Serial No. 1306, will the Government please provide the development details of the cases with compulsory sale orders granted each year from 2008 to 2013? (please follow the reply format of question number 1306)

Asked by: Hon AU Nok-hin

Reply:

As stated in our reply to the Question Serial No. 1306 (Reply Serial No. DEVB(PL)064), given that significant resources are required to compile the details of cases with compulsory sale order granted over an extended period of time, we have only compiled the information for the past five years from 2013. Accordingly, we do not have readily available information on cases granted before 2013.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)06**

**(Question Serial No. S0098)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With reference to Reply Serial No. DEVB(PL)021, regarding public and private housing units in new development areas, please inform this Committee of the following:

Please provide, in tabular form, the respective (i) estimated number of housing units and (ii) area of residential sites of various types of public and private housing.

	Tung Chung New Town Extension i, ii	Kwu Tung North and Fanling North New Development Areas i, ii	Hung Shui Kiu New Development Area i, ii	Yuen Long South Development i, ii
Public Housing e.g. public rental housing flats e.g. Home Ownership Scheme flats e.g. Green Form Subsidised Home Ownership Scheme flats				
Private Housing e.g. private housing flats e.g. Home Starter Loan Scheme flats				

Asked by: Hon AU Nok-hin

Reply:

The proposed housing provision in Tung Chung New Town Extension (TCNTE), Kwu Tung North and Fanling North (KTN/FLN) New Development Areas (NDAs), Hung Shui Kiu (HSK) NDA and Yuen Long South (YLS) Development is summarised in the table below –

	<b>TCNTE</b>	<b>KTN/FLN NDAs</b>	<b>HSK NDA</b>	<b>YLS Development</b>
<b>Public Housing</b>				
i. Estimated number of units	30 900	48 400 (Note 1)	31 200	17 300
ii. Land area (hectare)	29	42.8 <i>(including sites within “OU (Commercial/ Residential Development with Public Transport Interchange)” zone)</i>	31.5	19
<b>Private Housing</b>				
i. Estimated number of units	18 500	23 300	29 800	11 200
ii. Land area (hectare)	51 <i>(including site within “Other Specified Uses” (“OU”) annotated “Commercial and Residential Development cum Public Transport Interchange” zone)</i>	43.6 <i>(including sites within “OU (Mixed Use)” and “OU (Commercial/ Residential Development with Public Transport Interchange)” zones)</i>	48.5 <i>(including sites within “OU (Mixed Use)” zone)</i>	41 <i>(including sites within “OU (Mixed Use)” zone)</i>

Note 1: The proposed number of public housing units and the housing mix are subject to the Town Planning Board’s approval of the application for increasing the development intensity of KTN/FLN NDAs to be submitted under s.16 of the Town Planning Ordinance.

We do not have any further breakdown indicating the specific type of public housing to be provided, as such a breakdown is a matter to be determined by the Housing Authority.

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)07****(Question Serial No. S0102)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the “Consolidated Land Requirement and Supply Analysis” under the “Hong Kong 2030+” study that 318 400 housing units will be redeveloped between 2016 and 2046. Will the Government inform this Committee how many hectares of land are estimated to be released for (i) housing; (ii) economic uses; (iii) Government, Institution or Community facilities and (iv) open space upon redevelopment of those housing units in the Government’s calculation of the housing land supply for the same period?

Asked by: Hon AU Nok-hin

Reply:

“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+) serves to update the territorial development strategy to guide the future planning, land and infrastructure development. In the study process of Hong Kong 2030+, the Planning Department (PlanD) has taken stock of and made broad-brush assessment on the long-term land requirements of various uses, based on certain assumptions as well as inputs from relevant government bureaux/departments (B/Ds). The details of the analyses including the estimating methodologies, and the estimated land requirements and supply for the broad categories have been set out in the topical paper “Consolidated Land Requirement and Supply Analysis” ([http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis\\_Eng.pdf](http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis_Eng.pdf)).

The projection of the overall housing demand from 2016 to 2046 at about 1 million flats under Hong Kong 2030+, which includes 318 400 flats required for households displaced by redevelopment, has made reference to the methodology adopted by the Transport and Housing Bureau in formulating the Long Term Housing Strategy. Details of the calculation are set out in Chapter 2 of the afore-mentioned topical paper. These projections were made in a broad-brush manner, and the respective areas of land to be released for different land uses or facilities upon redevelopment of the housing units are subject to the actual circumstances of individual cases.

It is worth noting that, with Hong Kong 2030+ being a strategic study, the uses/facilities covered in the estimation therein are not meant to be exhaustive, and such a study at a macro level is not intended to make detailed estimation for individual uses/facilities. Moreover, the estimated land requirements only reflect the information available at the time the estimation was made in 2015-16; the estimate has yet to take into account new circumstances including new policy initiatives proposed or being formulated by various B/Ds after the Hong Kong 2030+ land requirement analysis was prepared. Land use planning is an ongoing process. We will assess comprehensively, in collaboration with other B/Ds, the latest land requirements for different kinds of facilities and uses in light of the prevailing circumstances.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)08****(Question Serial No. S0105)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide in the following table details of the cases with private property owners making application to the Lands Tribunal for compulsory sale orders under the Land (Compulsory Sale for Redevelopment) Ordinance in the past five years (including the number of compulsory sale orders granted, rejected or cancelled; orders suspended or applications withdrawn, as well as cases being processed), up to the first quarter of 2018:

Case No.	Address	Applicant	Percentage share of property right held by the applicant	Site area (m <sup>2</sup> )	Pre-redevelopment land use of, and number of buildings and residential units in the lot	Estimated redevelopment value/Upset price by auction	Involving combination of site or land use rezoning application (Y/N)	Application Status

Asked by: Hon CHU Hoi-dick

Reply:

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council in 1998 and brought into operation in June 1999, enables persons who own a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order for sale of all the undivided shares in the lot for the purpose of redevelopment. Up to the first quarter of 2018, the details of cases with compulsory sale order granted over the past five years are set out at **Annex A**. Having consulted the Judiciary on the status of the applications, information on cases which are being processed, discontinued and adjourned are set out at **Annex B**. There were no rejected or withdrawn cases during the said period.

## Annex A

Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites <sup>20</sup> (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 3000/ 2013	Nos 852 – 854 King’s Road, Hong Kong	Main Light Limited	91.7	548,738m <sup>2</sup>	R/C	1	20	\$169.25	Y
LDCS 4000/ 2013	Kai Tak Mansion, Nos. 53-55A Kwun Tong Road, Kowloon	Oriental Generation Limited, China Creation Investment Limited, Smart Beauty Limited, Wong Wing Wah	Not less than 80	5 713.54m <sup>2</sup>	R/C	4	288	\$2 293	#
LDCS 5000/ 2013	Nos. 68-70A Kimberley Road, Tsimsha-tsui, Kowloon	Cheer Capital Limited	96.4	843m <sup>2</sup> (Aggregate site area of Nos. 68-70A Kimberley Road and Nos. 72-72C Kimberley Road)	R	4	54 (Total no. of domestic flats of Nos. 68-70A Kimberley Road and Nos. 72-72C Kimberley Road)	\$1 075	Y
LDCS 6000/ 2013	Nos. 72-72C Kimberley Road, Tsimshatsui, Kowloon								
LDCS 7000/ 2013	No.41- 45 Catchick Street, Sai Wan, Hong Kong	Silver Wisdom Investments Limited, Glory Step Investments Limited	93.8	209.032m <sup>2</sup>	R/C	1	28	-- (Developer acquired the remaining property interests after compulsory sale order was made, the public auction was thus cancelled.)	Y
LDCS 8000/ 2013	Nos. 1-3 Yuet Yuen Street, North Point, Hong Kong	Worldman Development Limited	87.5	332,779 m <sup>2</sup> (Aggregate site area of 22 Java Road and 1-5 Yuet Yuen Street)	R	2	12	\$105	Y
LDCS 9000/ 2013	Nos. 9 and 11 Nam Cheong Street, Kowloon	New Eagle Development Limited	83.3	795,156 m <sup>2</sup> (Aggregate site area of Nos.1-19 Nam Cheong Street)	R	2	10 (Total no. of domestic flats of Nos. 9-11 Nam Cheong Street)	\$53.8	Y
LDCS 1000/ 2014	Matauwe Apartments, Nos 57, 57A-57H, 57J-57K, 65-69 Ma Tau Wai Road & Nos 2-18, 18A & 20 Bailey Street, Kowloon	Million Mate Limited, Sereal Investment Limited, Triple Glory Limited, Supreme Hero Limited, Glory Star Development Limited, Ever Planet Limited, Rise Cheer Investment Limited, Group Leader Limited, Dynamic Hero Limited, Gentway Limited	85.2	2139,649m <sup>2</sup>	R/C	1	161	\$1 739	N
LDCS 3000/ 2014	Nos. 148-148A Austin Road, Kowloon, Hong Kong	Ultra Alpha Limited, Diamond Heart Limited	80	531.632m <sup>2</sup>	R	2	20 (Total no. of domestic flats of Nos. 148-150A Austin Road)	\$286.9	N

Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites <sup>②</sup> (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 7000/2014	Yip Fat Factory Building Phase II, No. 75 of Hoi Yuen Road, Kwun Tong, Kowloon	Able Luck Development Limited, Daily Well Creation Limited, Sky Huge Development Limited, Wise Million Limited, Fuji Properties Limited, Kellex Industries Limited, Lam Wai Ying, Homford Development Limited, Spread Capital Limited, Jetfair Enterprises Limited	82.3	#	I	1	Information is not available in the approved building plans	\$1 621.6	#
LDCS 8000/2014	Nos. 34, 34A and 34B Belcher's Street and Nos. 1A, 1B and 1C Rock Hill Street, Hong Kong	Harvest Treasure Limited, Wise Success Development Limited, Fund Win Enterprise Limited, Lucky Chance Enterprise Limited	81.9	819,591m <sup>2</sup>	R/C	1	97	\$750	N
LDCS 9000/2014	Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street, Kowloon	Charmwide Investment Limited	81.6	2126,459m <sup>2</sup> (Aggregate site area of Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street and Nos. 456 - 462 Sai Yeung Choi Street North)	R	2	72 (Total no. of domestic flats of Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street)	\$473	Y
LDCS 10000/2014	Nos. 17-19 Jupiter Street, Hong Kong	Pacific China Development Limited, Longmax Development Limited	87.5	732,269m <sup>2</sup> (Aggregate site area of Nos.13-23 Jupiter Street)	R	2	8 (Total no. of domestic flats of Nos. 17-19 Jupiter Street)	\$197	Y
LDCS 16000/2014	Nos. 2A, 2B, 2C, 2D, 2E and 2F Tak Shing Street, Kowloon	Gainfield Investment Limited, Success Sheen Limited, Harvest View Limited	89.6	986.1m <sup>2</sup>	R/C	1	48	\$941	N
LDCS 17000/2014	Nos. 51-53, 55-57, 59 and 61 Tai Po Road, Kowloon	Way Creation Limited, Gold Chain Corporation Limited, City Fame Development Limited, Grace Year Corporation Limited, Easy Wide Holdings Limited, Lo Man Ching Ava	not less than 80	418,968m <sup>2</sup>	R	2	24	\$267	N
LDCS 18000/2014	Man Fung Building, Nos. 101-102 Connaught Road West, Hong Kong	Wealth Master International Limited, Swift China Limited, Beauti-Sight Limited	97.7	687,399m <sup>2</sup> (Aggregate site area of 99-103A Connaught Road West)	R/C	1	30 (Total no. of domestic flats of Nos. 101-102 Connaught Road West)	\$309	Y



Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites <sup>®</sup> (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 22000/2014	Hoi Hing Building, Nos. 2-16 & 2A-16A Kok Cheung Street, Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Kowloon	Welcity Development Limited, Fullmax Enterprises Limited, Nation Million Development Limited	91.2	1 868.651m <sup>2</sup>	R/C	1	Information is not available in the approved building plans	\$1 698	N
LDCS 24000/2014	Nos. 3-6 Yiu Tung Street, Kowloon	Fairbo Investment Limited	87.5	#	R	2	Information is not available in the approved building plans	\$92.4	#
LDCS 25000/2014	Nos. 168, 168A, 168B and 168C Boundary Street, Kowloon	High Dynamic Holdings Limited	93.8	839.5m <sup>2</sup>	R	1	32	\$128.1	N
LDCS 1000/2015	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	Anling Limited, Cherish Shine Limited, Fuk Wang Limited, Full Pearl Limited, Prime Day Enterprises Limited, Rainbow State Holdings Limited, Xin Lei International Limited	not less than 80	1 756.705 m <sup>2</sup>	R/C	11	60	\$2 055	N
LDCS 3000/2015	Nos. 21 and 21A Ashley Road, Kowloon	Fortress Jet Limited, Geotalent Limited, Well Phase Group Limited	83.3	#	R/C	2	Information is not available in the approved building plans	-- (Developer acquired the remaining property interests after compulsory sale order was made, the public auction was thus cancelled.)	#
LDCS 6000/2015	Feng Fong Building, Nos. 73 and 73A-E Caine Road, Hong Kong	Sun Crystal Limited, Group Leader Limited, Sereal Investment Limited	81.4	629.9885 m <sup>2</sup>	R/C	1	38	\$1 049.3	N
LDCS 9000/2015	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A-I for the upper floors, Hong Kong	Alliance Fame Limited, Champ Billion International Limited, Ever China Capital Investment Limited, Forever Crown Industrial Limited, Friend Base Limited, Glory Peak Holdings Limited, Luck Will Enterprise Limited, Max Joy Holdings Limited, Most Bright Holdings Limited, Prosper Day Limited, Sky Great Holdings Limited, Vast Keen Limited	89.9	814.461m <sup>2</sup>	R/C	1	81	\$1 620	Y

Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites <sup>@</sup> (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 14000/2015	Lau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	Eaming Yield Limited, Pacific Super Limited	98.7	1 045.728m <sup>2</sup> (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)	R	1	40 (Total no. of domestic flats of Nos. 15-25 Yau Moon Street)	\$413	Y
LDCS 17000/2015	Nos. 11 and 13 Matheson Street, Hong Kong	Chancemore Limited	85.7	265.491m <sup>2</sup>	R/C	2	8	\$441	Y
LDCS 1000/2016	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	Central Profit Investments Limited, Group Leader Limited, Dynamic Hero Limited, Gentway Limited, Ever Planet Limited, Rise Cheer Investment Limited, Glory Star Development Limited, Supreme Hero Limited, Triple Glory Limited	84.9	#	R/C	1	135	\$1 401	#
LDCS 4000/2016	No. 61, 63, 65 and 67 Soy Street, Kowloon	Asia Hero (H.K.) Limited, Open Bright Limited, Ip Siu Ping, Tang Yiu Sing	90	#	R/C	4	15	\$386.391	#
LDCS 3000/2017	No. 153 Queen's Road East, Hong Kong	Sky Reach Enterprises Limited, Jetson Resources Limited, Kozi Enterprises Limited, Pico Resources Limited, Dream Wave Enterprises Limited	87.5	#	R/C	1	6	\$81.2	#

**Legend :**

@ Our records do not keep track of rezoning information

# Information is not available since a redevelopment proposal has yet to be submitted/approved

R Residential

C Commerical

R/C Residential/Commercial

I Industrial

**Annex B**

<b>Case number</b>	<b>Address</b>	<b>Applicant</b>	<b>Percentage share of property interests held by the applicant (%)</b>	<b>Application Status</b>
LDCS 1000/2013	Kai Tak Mansion, Nos. 53, 53A, 55, 55A Kwun Tong Road, Kowloon	Oriental Generation Limited, China Creation Investment Limited, Smart Beauty Limited	Not less than 80	Discontinued
LDCS 2000/2013	Nos. 12-24 Lun Fat Street, Wan Chai, Hong Kong	Champ Shine Limited, Kong Fortune Investment Limited	93.1	Discontinued
LDCS 10000/2013	Nos. 13-15 Nam Cheong Street, Kowloon	New Eagle Development Limited	87.5	Discontinued
LDCS 11000/2013	Nos. 17-19 Nam Cheong Street, Kowloon	New Eagle Development Limited	91.7	Discontinued
LDCS 12000/2013	Kelly Court, Nos 55-57 Wing Hong Street, Nos. 84-86 King Lam Street, Cheung Sha Wan, Kowloon	Smart Wealth Asia Pacific Limited	92.5	Discontinued
LDCS 13000/2013	Nos. 1B & 1C Davis Street, Hong Kong.	Silver Prosper Holdings Limited	85.7	Discontinued
LDCS 14000/2013	Nos. 68 & 70 Electric Road and Nos. 2C & 2D Lau Li Street, Hong Kong	Success Seeker Limited, Super Domain Holdings Limited	87.5	Discontinued
LDCS 15000/2013	Nos. 1B & 1C Davis Street, Hong Kong	Silver Prosper Holdings Limited	85.7	Discontinued
LDCS 16000/2013	Nos 134, 136 and 138 Jervois Street, Hong Kong	Allied Strong International Investments Limited	94.4	Discontinued
LDCS 2000/2014	Nos 3, 4 Glenealy, Hong Kong	Million Base Properties Limited, Million Basis Property Limited	93.2	Discontinued
LDCS 4000/2014	Nos. 1-9 Cameron Lane, Kowloon	Eastertide Limited	Not less than 80	Discontinued

<b>Case number</b>	<b>Address</b>	<b>Applicant</b>	<b>Percentage share of property interests held by the applicant (%)</b>	<b>Application Status</b>
LDCS 5000/2014	Nos. 161, 163, 165 & 167 Queen's Road East, Hong Kong	Longbo Enterprises Limited, Takfull Limited, Onwa Venture Limited, Banford Development Limited, Reca Enterprises Limited, Syktone Investment Limited, Boomtex Investment Limited, Lancool Investment Limited, Tenny Investment Limited, Fullane Development Limited, Sobon Limited, Contas Investment Limited, Wedmedia Limited, Upo Investment Limited, Temfat Limited, Holmax Limited, Luxboy Limited, Toycity Investment Limited, Hamper Investment Limited, Rancorp Limited, Camays Limited, Felway Limited, Foxda Limited, Bedo Investment Limited, Gokey Limited, Yotech Investment Limited, Grandam Investment Limited, Dowin Investment Limited, Castron Investment Limited, Miko Resources Limited, Hamcon Enterprises Limited, Conkey Investment Limited, Emron Investment Limited, Elite Will Enterprises Limited, Kamme Limited, Parkgate Enterprises Limited	98.3	Discontinued
LDCS 6000/2014	Blocks A, B, C, D and E of Wan Fung House, Nos. 68-86A Wan Fung Street, Kowloon	All Greatness Limited	99.2	Adjourned
LDCS 11000/2014	Ngan Kee Building, Nos. 54-56, Ki Lung Street, Kowloon	Milirich Investment Limited	85.7	Discontinued
LDCS 12000/2014	Nos. 929 and 931 Canton Road, Kowloon	First Kind Limited, All Bright Hong Kong Investment Limited	80	In Progress
LDCS 13000/2014	Nos. 937 and 939 Canton Road, Kowloon	First Kind Limited, All Bright Hong Kong Investment Limited	80	In Progress

<b>Case number</b>	<b>Address</b>	<b>Applicant</b>	<b>Percentage share of property interests held by the applicant (%)</b>	<b>Application Status</b>
LDCS 14000/2014	Nos. 933 and 935 Canton Road, Kowloon	First Kind Limited	80	In Progress
LDCS 15000/2014	Nos. 941 and 943 Canton Road, Kowloon	First Kind Limited	80	In Progress
LDCS 19000/2014	Merry Terrace, Nos. 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, 4K, 4L, 4M, 4N and 4P Seymour Road, Hong Kong	Capital Matrix Limited, Dynamic Talent Limited, Harven Limited, Sky Rainbow Development Limited, Sunny Perfect Limited, Sure Partner Limited, Treasure Palace Limited	84.6	Discontinued
LDCS 20000/2014	Nos. 925 and 927 Canton Road, Kowloon	First Kind Limited	80	In Progress
LDCS 21000/2014	Nos. 945 and 947 Canton Road, Kowloon	First Kind Limited, All Bright Hong Kong Investment Limited	80	In Progress
LDCS 23000/2014	Nos. 21, 23, 25 & 27 Berwick Street, Kowloon	Fairbo Investment Limited	Not less than 80	In Progress
LDCS 2000/2015	No. 232 Wan Chai Road, Hong Kong	Pacific Gate Investment Limited	92.9	Adjourned
LDCS 4000/2015	No. 210 and 212 Nam Cheong Street, Kowloon	Fairbo Investment Limited	87.5	In Progress
LDCS 5000/2015	No. 12 and 14 Tin Wan Street, Hong Kong	Asia Manor Limited	91.7	Discontinued
LDCS 7000/2015	Nos. 1A and 1B Marble Road, Hong Kong	Lucky Hero Development Limited	90	Discontinued
LDCS 8000/2015	Nos. 1E and 1F Marble Road, Hong Kong	Lucky Hero Development Limited	87.5	In Progress
LDCS 10000/2015	No. 41, 43 and 45 Pau Chung Street, Kowloon	Dormax Limited	93.3	In Progress
LDCS 11000/2015	Nos. 89 and 91 Shek Pai Wan Road, Hong Kong	Asia Manor Limited	91.7	In Progress
LDCS 12000/2015	Nos. 85 and 87 Shek Pai Wan Road, Hong Kong	Asia Manor Limited	91.7	Discontinued

<b>Case number</b>	<b>Address</b>	<b>Applicant</b>	<b>Percentage share of property interests held by the applicant (%)</b>	<b>Application Status</b>
LDCS 13000/2015	Nos. 23 and 25 Tai Nan Street, Kowloon	Faith Step International Enterprise Limited	88.9	In Progress
LDCS 15000/2015	Nos. 74, 74A, 74B and 74C Waterloo Road, Kowloon	Earning Yield Limited, Pacific Super Limited	91.7	In Progress
LDCS 16000/2015	Nos. 49 and 51 Kai Tak Road, Kowloon	MT Sisters Limited, Lo Man Ching Ava, Hon Kwai King Kalen	Not less than 90	Discontinued
LDCS 2000/2016	Nos. 1, 1A, 3, 5, 7, 7A, 9, 9A, 11, 11A, 11B, 11C, 15, 15A, 17, 17A, 19, 21, 21A, 21B, 21C Whampoa Street and Nos. 80, 82, 84, 86 Baker Street, Kowloon	South Crown Development Limited	Not less than 80	In Progress
LDCS 3000/2016	Nos. 13, 15 & 17 Chung Ching Street, Kowloon	More Lucky Development Limited	94.4	In Progress
LDCS 5000/2016	Nos. 30 & 32 Gillies Avenue South and Nos. 75 & 77 Baker Street, Nos. 34, 36, 38, 40, 42 & 44 Gillies Avenue South, Kowloon	Asia Charming Limited	Not less than 80	In Progress
LDCS 6000/2016	Nos. 1 and 1A Wood Road, Hong Kong	Wood One Keeprich Limited	84.4	In Progress
LDCS 7000/2016	Nos. 5 and 7 Chung Ching Street, Hong Kong	More Lucky Development Limited	85.7	In Progress
LDCS 8000/2016	No. 46, 48 and 50 Gillies Avenue South, Kowloon	First Mate Development Limited	83.3	In Progress
LDCS 9000/2016	Nos. 39 and 41 Whampoa Street and Nos. 12A, 12B, 14, 16, 18 and 20 Bulkeley Street, Kowloon	First Mate Development Limited	Not less than 80	In Progress
LDCS 10000/2016	Nos. 238 and 240 Wan Chai Road, Hong Kong	Kiang Nam Enterprises Limited, Goodpex Development Limited, Topco Enterprises Limited	Not less than 80	In Progress

<b>Case number</b>	<b>Address</b>	<b>Applicant</b>	<b>Percentage share of property interests held by the applicant (%)</b>	<b>Application Status</b>
LDCS 11000/2016	No. 1 Ka Shin Street, No. 2 Pok Man Street and Nos. 39, 41, 43, 43A, 45, 45A, 47, 47A, 49, 49A, 51 and 53 Tai Kok Tsui Road, Kowloon	Century Wide Development Limited	83.4	In Progress
LDCS 1000/2017	Nos. 153 and 153A Queen's Road East, Hong Kong	Sky Reach Enterprises Limited, Jetson Resources Limited, Kozi Enterprises Limited, Pico Resources Limited, Dream Wave Enterprises Limited, Top Lucky Resources Limited, Muka Investment Limited, View Lion Resources Limited, Beva International Limited	Not less than 80	Discontinued
LDCS 2000/2017	Nos. 153A Queen's Road East, Hong Kong	Top Lucky Resources Limited, Muka Investment Limited, View Lion Resources Limited, Beva International Limited	83.3	In Progress
LDCS 4000/2017	Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Gillies Avenue South, Kowloon	Asia Harbour Investment Limited	Not less than 80	In Progress
LDCS 5000/2017	Nos. 2 and 2A Humphreys Avenue, Kowloon	Teamwell International Properties Limited, Cheer World Properties Limited	90	In Progress
LDCS 6000/2017	Lee Hing Building, No. 96 Connaught Road West, Hong Kong	Swift China Limited	93.8	In Progress
LDCS 7000/2017	Nos. 5A, 5B, 5C and 5D Victory Avenue, Kowloon	Gainwin Enterprises Limited	94.4	In Progress
LDCS 8000/2017	Nos. 79-81 Baker Street, Nos. 23-25 and 27-29 Whampoa Street, Kowloon	Fortress Star Limited	Not less than 80	In Progress
LDCS 9000/2017	Nos. 35-37 Whampoa Street, Kowloon	Fortress Star Limited	83.3	In Progress

<b>Case number</b>	<b>Address</b>	<b>Applicant</b>	<b>Percentage share of property interests held by the applicant (%)</b>	<b>Application Status</b>
LDCS 10000/2017	Nos. 83 & 85 Baker Street, Hung Hom and Nos. 26, 28, 30, 30A, 32, 32A, 34, 34A, 36, 36A, 38, 38A, 40 and 40A Whampoa Street, Kowloon	Sino Accord Investment Limited	Not less than 80	In Progress
LDCS 11000/2017	Nos. 13, 13A and 15 Wood Road, Hong Kong	Oriental Moon Limited	82.4	In Progress
LDCS 12000/2017	Tien Shing Industrial Building, No. 38 Belcher's Street, Hong Kong	City Precise Limited, Well Metro Development Limited, Victory Land Management Limited	88.5	Adjourned
LDCS 13000/2017	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	Total Select Limited	84.9	In Progress
LDCS 14000/2017	Nos. 61, 63, 65, 67, 69, 71 and 73 Granville Road, Kowloon	Pacific Base Holdings Limited, Ever Million Development Limited, East Kowloon Plaza Limited, Harvest Year Estate Limited, World-Wide Grocery Store Limited, Eye's Mate Optical Limited, Popular Way Engineering Limited, Ip Siu Ping, World Charm Enterprises Limited, Superway Development Limited, Joinbo International Limited, More Year Limited, Pacific Gate (H.K.) Limited, Tang Shing Bor, Pop Fame Development Limited, Tang Yiu Sing, City Power Limited	Not less than 80	In Progress
LDCS 15000/2017	Tin Fung Industrial Mansion, No. 63 Wong Chuk Hang Road, Hong Kong	Glorious Time Investments Limited, Prime Prestige Global Limited, Ultimate Joy Developments Limited, Wealth Key Global Limited	96.5	In Progress
LDCS 1000/2018	Nos. 2, 2A, 2B, 4, 6, 6A, 8, 8A, 10, 10A, 12, 12A, 14, 14A, 16 and 16A Whampoa Street, Kowloon	Lucktime Limited	Not less than 90	In Progress



<b>Case number</b>	<b>Address</b>	<b>Applicant</b>	<b>Percentage share of property interests held by the applicant (%)</b>	<b>Application Status</b>
LDCS 2000/2018	Nos. 22, 22A & 24 Whampoa Street and Nos. 88, 90 & 90A Baker Street, Kowloon	Lucktime Limited	83.3	In Progress
LDCS 3000/2018	Nos. 13 and 13A Liberty Avenue, Kowloon	China Step Corporation Limited, Maxbright Concept Limited, New Advantage Limited, Royal Active Limited	95.2	In Progress
LDCS 4000/2018	Nos. 9, 9A, 11 and 11A Liberty Avenue, Kowloon	China Step Corporation Limited, Maxbright Concept Limited, New Advantage Limited, Royal Active Limited, Fortress Ridge (BVI) Limited	85.7	In Progress
LDCS 5000/2018	Nos. 121, 123, 125, 127, 129 and 131 Shau Kei Wan Main Street East, Hong Kong	China Vision Engineering Limited, Kam Wah Investment Company Limited, Mi-Wave Electronic Limited, Pacific Way Enterprises Limited	84	In Progress
LDCS 6000/2018	Zung Fu Industrial Building, No. 1067 King's Road, Hong Kong	Lead Harvest Group Limited, King Device Company Limited, Master Hand Technology Limited, Wit Way Enterprises Limited and Bewick Investments Limited	87	In Progress
LDCS 7000/2018	Wah Ha Factory Building, No. 8 Shipyard Lane, Kong Kong	China Orchid International Limited, Sinoease Enterprises Limited, Parko Star Limited, Dragonwing Investments Limited, Wit Way Enterprises Limited, Newmainco Limited, Wit Union Limited	81.6	In Progress
LDCS 8000/2018	Nos. 326, 328, 330 and 332 Des Voeux Road West and Nos. 11A, 11B, 11C and 11D Sai On Lane, Hong Kong	Kannix Limited, Supreme Profile Limited	89.8	In Progress

<b>Case number</b>	<b>Address</b>	<b>Applicant</b>	<b>Percentage share of property interests held by the applicant (%)</b>	<b>Application Status</b>
LDCS 9000/2018	Nos. 68A, 68B, 68C, 70, 70A, 70B and 70C, To Kwa Wan Road, Kowloon	City Fair Development Limited, Rise Cheer Investment Limited, Dynamic Hero Limited, Gentway Limited, Ever Planet Limited, Supreme Hero Limited, Glory Star Development Limited, Triple Glory Limited, Group Leader Limited	87	In Progress

**Legend :**

In Progress Case being processed by the Lands Tribunal

Adjourned Lands Tribunal decided to postpone the proceedings for further hearing

Discontinued Applicant served notice to the Lands Tribunal for discontinuing the proceedings

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)09****(Question Serial No. S0099)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the reply to part (i) of Question Serial No. 2727 (Reply Serial No. DEVB(PL)022), please advise this Committee of the Lands Department's justifications and assessment criteria for approving the 9 cases mentioned in the reply and the time taken from the applicants submitting their applications to the granting of approval.

Regarding the reply to part (ii) of Question Serial No. 2727 (Reply Serial No. DEVB(PL)022), community groups or non-governmental organisations (NGOs) making rezoning applications are required under the existing mechanism to engage professionals (e.g. surveyors and engineers) on their own for conducting assessments and then prepare rezoning proposals for submission to the Government. However, it is mentioned in this year's Budget that \$1 billion will be set aside to subsidise the costs of basic works of eligible projects launched by organisations leasing vacant government sites or school premises. Besides, the Development Bureau will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. In this connection, please advise this Committee whether consideration will be given to establishing a dedicated department to assist community groups or NGOs in applying for rezoning vacant sites by providing professional advice. If yes, what are the details? If not, what are the reasons?

Asked by: Hon SHIU Ka-chun

Reply:

1. The list of vacant government sites (including vacant school premises) under the management of the Lands Department (Lands D) and available for renting application by non-governmental organisations (NGOs) for community, institutional or non-profit making purposes can be found on Lands D's "GeoInfo Map" website for public access (<http://www.map.gov.hk/gih3/index.jsp?tab=320&lg=en>).

These sites may be suitable for temporary uses by way of a short-term tenancy. In general, District Lands Offices of Lands D will, upon receipt of an application, consult the relevant bureau(x)/department(s) on the proposal. During the process, the applicant may need to provide supplementary information requested by the bureau(x)/department(s). Depending on the circumstances, the applicant may also be required to resolve local objections, or other issues raised by bureau(x)/department(s). If the application is approved, full market rent would normally be charged, unless policy support is given by the relevant bureau(x) for charging nominal rent.

The respective time taken from the receipt of an application to the granting of approval in respect of the nine cases in question is set out in the following table. The processing time for each case varied, depending on their complexity, the time taken by applicants to provide supplementary information, and the progress of addressing comments of bureau(x)/department(s) during the vetting process.

<b>Address</b>	<b>Name of Tenant</b>	<b>Lease Term</b>	<b>Application Date</b>	<b>Approval Date</b>
1. Sin Fat Road, Kwun Tong (VGS)	Chelsea Foundation (HK) Ltd	3 years term certain from 3 January 2017 and thereafter quarterly	28.6.2013	20.10.2016
2. J/O Jordan Road and Canton Road (VGS)	Yaumati Kai Fong Welfare Advancement Association	1 year term certain from 4 August 2017 and thereafter quarterly	26.5.2016	25.8.2016
3. Nos. 445 & 447 Shanghai Street and Nos. 322 & 324 Reclamation Street (VGS)	Hong Kong Chinese Martial Arts Dragon and Lion Dance Development Foundation Ltd	1 year term certain from 27 July 2017 and thereafter quarterly	28.9.2015	9.2.2017
4. Ah Kung Kok Fishermen Village, Sha Tin (VGS)	Shatin Women's Association Ltd	3 years term certain from 1 April 2016 and thereafter quarterly	8.7.2014	10.11.2015
5. Wong Yin Street, Tuen Mun (VGS)	Hong Kong Society of Rehabilitation	1 year term certain from 2 May 2017 and thereafter quarterly	22.7.2016	30.3.2017

Address	Name of Tenant	Lease Term	Application Date	Approval Date
6. Former Wai Kwan Primary School, Tong Yan San Tsuen, Yuen Long (VSP)	The Industrial Evangelistic Fellowship Ltd	Quarterly from 27 June 2015	23.9.2015	6.5.2016
7. Former Tsing Boor School, Sai Kung (VSP)	The Salt & Light Preservation Centre Ltd.	5 years term certain from 15 May 2016 and thereafter quarterly	20.4.2016	18.8.2016
8. Former Wan Kwong School, Sai Kung (VSP)	Tai Wan Tau Village VR	1 year term certain from date of Agreement and thereafter annually (approved in principle but pending offer and acceptance)	26.9.2016	12.12.2017
9. Former Tai Lam Chung Public School (VSP)	Tai Lam Chung Culture and Recreation Association Limited	1 year term certain from 1 October 2017 and thereafter quarterly (approved in principle but pending offer and acceptance)	8.4.2015	29.11.2016

2. A number of vacant government sites (including vacant school premises) available and suitable for community, institutional or non-profit-making purposes are already in the “Government, Institution or Community” zone intended primarily for the provision of Government, institution or community facilities. In addition, subject to the provisions of the relevant statutory plans, temporary uses expected to last five years or less are always permitted in urban and new town areas as long as they comply with any other relevant legislation, lease conditions, and any other Government requirements. Irrespective of whether planning permission or rezoning is required to take forward projects proposed by NGOs, the inter-departmental committee, to be chaired by the Development Bureau to consider funding applications, will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)10****(Question Serial No. S0100)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

**Question:**

Please answer the following three supplementary questions on vacant government sites (VGSs) and school premises (VSPs):

1. Over the past five years the number of homeless people has risen rapidly. The latest figures issued by the Social Welfare Department revealed that there were 1 075 people living on the streets in Hong Kong in 2017, a growth of 37% over the past five years. According to a report published by the Census and Statistics Department in January 2018, there are 209 000 households living in around 92 700 sub-divided units in Hong Kong. The average living space per person is a mere 56.5 square feet.

In reply to my question, the Government stated that to further support non-governmental organisations (NGOs) to make better use of VGSs and VSPs for community purposes, the 2018-19 Budget had set aside \$1 billion to subsidise the costs of basic works required for eligible projects.

Will the Government develop social housing on its own or in cooperation with NGOs with the aim of providing thousands of social housing units to the needy and reserving some quotas for the homeless (to establish 24-hour singleton hostels)?

2. In regard to applying for VSPs, a uniformed group whose application went unsuccessful has pointed out that the application process was administratively confusing, and so torturing that they had to give up in the end. At first the group was informed by the Home Affairs Bureau (HAB) that it should contact the Lands Department (Lands D). The group then picked a few suitable premises from a list for application but was told in a reply that the premises were all "earmarked for educational use". The group later on learnt that the list was issued by the Education Bureau. Subsequently, the group made an enquiry with the HAB, which did not further follow up on the case on the grounds that it had been passed to the Lands D. As a result, the uniformed group is still unable to secure suitable VSPs.

We all know that the manpower and resources of these NGOs are very limited, and every application submission requires a lot of manpower and effort. Would the Government clearly explain the distribution of responsibilities and the procedures for handling applications for VSPs?

3. In the unsuccessful application mentioned above, the uniformed group was told in the reply that they had failed because “their financial strength was inferior to other organisations”. Would the Government please advise if, in approving the \$1-billion subsidy for the costs of basic works, the financial strength of an applicant will be taken into account? (After all, organisations with strong financial strength will be capable of carrying out the basic works themselves and need not apply for extra subsidies.)

Asked by: Hon SHIU Ka-chun

Reply:

1. In her 2017 Policy Address, the Chief Executive announced that the Government will facilitate the implementation of various short-term community initiatives to increase the supply of transitional housing. The Transport and Housing Bureau will assess any such proposals initiated by the community with the support of the Development Bureau (DEVB) and other relevant bureaux/departments. If any of the proposals received and supported involves the use of a vacant government site/premises, and the project proponent is in need of capital funding to make the site/premises fit for use, we see no reason why it should be excluded from the proposed funding scheme mentioned in paragraph 137 of the 2018-19 Budget speech.
2. The list of vacant government sites (including vacant school premises) under the management of the Lands Department (Lands D) and available for renting application by non-governmental organisations (NGOs) for community, institutional or non-profit making purposes can be found on Lands D’s “GeoInfo Map” website for public access (<http://www.map.gov.hk/gih3/index.jsp?tab=320&lg=en>).

These sites may be suitable for temporary uses by way of a short-term tenancy. In general, District Lands Offices of Lands D will, upon receipt of an application, consult the relevant bureau(x)/department(s) on the proposal. If the application is approved, full market rent would normally be charged, unless policy support is given by the relevant policy bureau(x) for charging nominal rent.

The application guidelines and procedures can be found in the “Guidelines for Application for Use of Vacant Government Land that is available for Community, Institutional or Non-Profit Making Purposes on Short Term Use” available on Lands D’s website ([https://www.landsd.gov.hk/en/images/doc/guide\\_vgl.pdf](https://www.landsd.gov.hk/en/images/doc/guide_vgl.pdf)).

3. We envisage that the proposed funding scheme would mainly attract NGOs committed to providing non-profit-making community services on vacant government sites/premises but lack resources to implement one-off, basic and essential capital works to make the sites/premises fit for use. Before the NGO makes an application for funding, it should have, following existing mechanisms, applied with the Lands D or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use. The NGO should have provided information about its organisation's objectives and background (including relevant financial information) in support of its funding application. The inter-departmental committee, to be chaired by the DEVB, will take into account all information provided in considering funding applications. There would be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money.

We aim to brief the Panel on Development in the latter half of 2018, and before the submission on the proposed funding scheme is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements.

- End -



**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)11**

**(Question Serial No. SV033)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

As a follow-up question on Reply Serial Nos. DEVB(PL)022, DEVB(PL)013 and DEVB(PL)078, please advise on the following:

- (i) the reasons and criteria for tendering or allocating vacant government sites (VGSs) or vacant school premises under a short-term tenancy;
- (ii) the time required from submission to approval of an application received from an organisation;
- (iii) whether the Development Bureau will consider establishing an inter-departmental committee to provide assistance and professional advice to non-governmental organisations on the rezoning of VGSs;
- (iv) regarding Reply Serial No. DEVB(PL)013, please advise on how the Government will facilitate the implementation of various short-term initiatives spearheaded by the community to increase the supply of transitional housing. Will the Government consider making legislative amendment(s) to allow residential uses in industrial buildings?
- (v) whether the Urban Renewal Strategy will be reviewed as soon as possible.

Asked by: Hon SHIU Ka-chun

## Reply

(i) & (ii)

In general, the Lands Department (Lands D) will arrange for the disposal of unleased and unallocated government land when the planned long-term uses are being taken forward. Where the long-term use is yet to be determined or is not yet due for implementation, Lands D will, where practicable and appropriate, put the sites to appropriate temporary use(s), including temporary uses by bureaux or departments by temporary government land allocations, or by parties outside the Government through short-term tenancies (STTs).

In general, sites with general commercial interest and available for temporary use are let by STT at full market rent by way of tender. Sites which may be temporarily used to support specific policy objectives may be directly granted by way of STT to a particular organisation with or without a concession in rent where the relevant policy bureaux have given policy support for such direct grants.

The list of vacant government sites (including vacant school premises) under the management of Lands D and available for renting application by non-governmental organisations (NGOs) for community, institutional or non-profit making purposes can be found on Lands D's "GeoInfo Map" website for public access (<http://www.map.gov.hk/gih3/index.jsp?tab=320&lg=en>).

These unleased and unallocated government sites including vacant school premises that are under Lands D's management may be suitable for temporary uses by way of STTs. In general, District Lands Offices of Lands D will, upon receipt of an application, consult the relevant bureau(x)/department(s) on the proposal. During the process, the applicant may need to provide supplementary information requested by the bureau(x)/department(s). Depending on the circumstances, the applicant may also be required to resolve local objections, or other issues raised by bureau(x)/department(s). If the application is approved, full market rent will normally be charged, unless policy support is given by the relevant bureau(x) for charging nominal rent.

The processing time for each case varied, depending on their complexity, the time taken by applicants to provide supplementary information, and the progress of addressing comments of bureau(x)/department(s) during the vetting process.

(iii)

A number of vacant government sites (including vacant school premises) available and suitable for community, institutional or non-profit-making purposes are already in the "Government, Institution or Community" zone intended primarily for the provision of Government, institution or community facilities. In addition, subject to the provisions of the relevant statutory plans, temporary uses expected to last five years or less are always permitted in urban and new town areas as long as they comply with any other relevant

legislation, lease conditions, and any other Government requirements. The inter-departmental committee, to be chaired by the Development Bureau to consider funding applications under the proposed \$1 billion funding scheme, will co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

(iv)

In her 2017 Policy Address, the Chief Executive announced that the Government will facilitate the implementation of various short-term initiatives spearheaded by the community to increase the supply of transitional housing. For proposals on wholesale conversion or redevelopment of individual industrial buildings into transitional housing initiated by the community or private owners, the Transport and Housing Bureau will assess any such proposals with the support of the Development Bureau and other relevant bureaux/departments in the light of the current legislative regime. As co-location of residential uses and industrial uses within an industrial building carries significant safety hazards, the Government does not have any plan to introduce legislative amendments facilitating such co-location.

(v)

As mentioned in our Reply Serial No. DEVB(PL)078, the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study) being carried out by the Urban Renewal Authority will, among other things, examine the efficacy of various initiatives under the 2011 Urban Renewal Strategy (URS). The outcome of the Yau Mong District Study will provide a solid basis to assist the Government in examining how to further enhance URS in future.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)12**

**(Question Serial No. SV036)**

Head: (82) Buildings Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Buildings and Building Works  
Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)  
Director of Bureau: Secretary for Development

Question:

With reference to Reply Serial No. DEVB(PL)100:

Would the authorities please respond to part 2 of the question regarding “capsule-like accommodation”?

Asked by: Hon MAK Mei-kuen, Alice

Reply:

“Capsule-like accommodation” is not defined under the Buildings Ordinance (BO) (Cap.123). The term is commonly used in the community when referring to domestic units with capsule-like bedspaces for rental.

The Buildings Department (BD) takes enforcement actions against irregularities of building works, including those associated with capsule-like accommodation, in accordance with the BO and its enforcement policy. Where actionable building irregularities are identified in premises with capsule-like accommodation in response to public reports or through large scale operations (LSOs) against sub-divided flats, BD will issue removal orders to the owners concerned and consider instigating prosecution against those who fail to comply with the removal orders. BD does not compile statistics on capsule-like accommodation.

If the operation of capsule-like accommodation falls within the definitions of hotels/guesthouses/bedspace apartments under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) or Bedspace Apartment Ordinance (Cap. 447), the operator should obtain a licence from the Office of the Licensing Authority under the Home Affairs Department.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)13**

**(Question Serial No. SV034)**

Head: (82) Buildings Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Buildings and Building Works  
Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)  
Director of Bureau: Secretary for Development

Question:

With reference to Reply Serial No. DEVB(PL)107:

In order to expedite the removal of dangerous signboards, will there be any measures to step up enforcement actions against unauthorised signboards?

Asked by: Hon OR Chong-shing, Wilson

Reply:

The Buildings Department (BD) will continue to take enforcement action against unauthorised signboards in response to public reports and through its large scale operations, viz., removing/validating unauthorised signboards and removing dangerous/abandoned signboards. In 2018, it is estimated that 800 removal orders will be issued, 1 050 unauthorised signboards will be removed/validated and 1 200 dangerous/abandoned signboards will be removed/repared. BD will also redeploy resources to step up enforcement actions against difficult cases and enhance efforts in public education and publicity to raise public awareness of building safety issues related to unauthorised signboards.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)14****(Question Serial No. S0096)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

As a follow-up question on Reply Serial No. DEVB(PL)192, please inform this Committee of the temporary land allocations granted by the Lands Department (Lands D):

- 1) Please tabulate the details of the present temporary land allocations granted, including (i) lot number, (ii) address, (iii) use (e.g. "works areas", "community facilities", etc.), (iv) department allocated with the land, (v) year granted, and (vi) area.

Lot number	Address	Use	Department allocated with the land	Year granted	Area

- 2) Will the Government list the government departments allocated with temporary land on the GeoInfo Map? If yes, what is the timetable? If no, what are the reasons?

Asked by: Hon AU Nok-hin

Reply:

- 1) As at February 2018, there are a total of 3 745 temporary government land allocations (TGLAs) with an area of approximately 3 223 hectares allocated to various government departments/bureaux on temporary basis for specific works or use (e.g. storage, open space, works area/work site, school/training centre, etc.). The Lands Department (Lands D) does not have readily available classification of the details in accordance with that requested in the question. TGLAs were granted to government departments including the Highways Department, the Civil Engineering and

Development Department, the Food and Environmental Hygiene Department, the Leisure and Cultural Services Department, the Water Supplies Department, the Drainage Services Department, the Home Affairs Department, the Environmental Protection Department, etc.. For those works sites which are allocated for government projects, such as those for construction of roads or highways, they are allocated for implementation of the permanent use and the sites concerned would normally become part of the infrastructure upon expiry of the TGLA.

- 2) Since 20 March 2018, information about location and approximate extent of temporary government land allocations is available online on the GeoInfo Map on Lands D's website. Lands D will continue to explore the possibility of providing other land information relating to land use on the GeoInfo Map having regard to technical feasibility, relative work priorities and any necessary resource arrangements.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)15****(Question Serial No. S0097)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

As a follow-up question on Reply Serial No. DEVB(PL)192, regarding short term tenancies (STTs) managed by the Lands Department (Lands D), please advise this Committee of the following:

Please tabulate the details of the sites let by way of STT by Lands D in the past year, including (i) lot number, (ii) address, (iii) organisation with STT granted, (iv) use, (v) area, (vi) date of grant and (vii) term.

Lot number	Address	Organisation with STT granted	Use	Area	Date of grant	Term

Asked by: Hon AU Nok-hin

Reply:

In general, the Lands Department (Lands D) would arrange for the disposal of unleased and unallocated government land when the planned long-term uses are being taken forward. Where the long-term use is yet to be determined or is not yet due for implementation, Lands D would, where practicable and appropriate, put the sites to appropriate temporary use(s), including temporary uses by bureaux or departments by temporary government land allocations, or by parties outside the Government through short-term tenancies (STTs).

In general, sites of general commercial interest and available for temporary use are let by STT at full market rent by way of open tender. Sites which may be temporarily used to support specific policy objectives may be directly granted by way of STT to a particular organization with or without a concession in rent where the relevant policy bureau(x) has/have given policy support for such direct grants.



In 2017, a total of 233 STTs covering 53.29 ha of land were granted by Lands D. The uses of the sites which have been let on STTs in 2017 include works sites/works areas for public rental housing/airport three-runway system/railway project, community/non-profit-making uses, open storage, temporary fee-paying carparks, plant nurseries, recovery and recycling business operations, container storage, cargo handling, container vehicles parking and placement of skips.

STTs are generally granted for a fixed term of a duration ranging from one to five years (in some cases with policy justifications a longer term of up to seven years may be granted). If, upon expiry of the fixed terms, the sites concerned are not immediately required for permanent or other temporary uses, those STTs let by direct grant can generally continue on a monthly or quarterly basis, while those let by tender will usually be re-tendered for another fixed term unless the remaining short duration for which the site will be available does not justify re-tendering. STTs will be terminated at an appropriate time to make way for implementation of the long-term planned use or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tendering as appropriate.

Information on the area and location of the STTs let out in 2017 by district has been provided in the reply under Reply Serial No. DEVB(PL)192. The details of STTs let out by tender, including the information on land currently under tender invitation, tender forecast and tender result records, are available at the website of Lands D (<http://www.landsd.gov.hk/en/stt/index.htm>). To facilitate access by the public to land information, Lands D will consider publishing information of new direct grant STTs and further on renewal of existing direct grant STTs, subject to resolving the legal and technical issues.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)16****(Question Serial No. S0104)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide details of land previously granted to the Urban Renewal Authority's projects by using the table below:

Project title and lot number	Original land use and site area	Use applied for, plot ratio and maximum floor area

Asked by: Hon CHU Hoi-dick

Reply:

In the past five calendar years (2013 to 2017), the Lands Department received a total of 23 applications for land grant, land exchange or lease modification from the Urban Renewal Authority (URA). Of these applications, seven are under processing, one has been withdrawn, whilst 15 have been approved with relevant documents executed. Under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from URA, if approved, will generally involve a nominal premium of \$1,000. Details of the 15 approved applications are as follows:

	Project title and lot number	Original land use and site area	Use applied for, plot ratio* and maximum floor area
1	Shun Ning Road, Sham Shui Po  (New Kowloon Inland Lot No. 6537)	virtually unrestricted  824.9 square metres	non-industrial  7 424 square metres

	Project title and lot number	Original land use and site area	Use applied for, plot ratio* and maximum floor area
2	Lee Tung Street/McGregor Street, Wan Chai  (Inland Lot No. 9018)	not applicable	Application for addition of pedestrian subway connection
3	Hai Tan Street, Sham Shui Po  (New Kowloon Inland Lot No. 6539)	virtually unrestricted  431.4 square metres	non-industrial  3 882 square metres
4	Chi Kiang Street/Ha Heung Road, Ma Tau Kok  (Kowloon Inland Lot No. 11210)	not applicable	Application for revision of provisions on the loading and unloading spaces
5	Sai Wan Ho Street, Shau Kei Wan  (Shau Kei Wan Inland Lot No. 853)	industrial  710 square metres	non-industrial  3 594 square metres (minimum)
6	Fuk Wing Street, Sham Shui Po  (New Kowloon Inland Lot No. 6538)	virtually unrestricted  596.2 square metres	non-industrial  5 365 square metres
7	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok  (Kowloon Inland Lot No. 11244)	non-industrial  2 711 square metres	non-industrial  24 399 square metres
8	Pak Tai Street/San Shan Road, Ma Tau Kok  (Kowloon Inland Lot No. 11245)	virtually unrestricted  1 087 square metres	non-industrial  9 783 square metres

	Project title and lot number	Original land use and site area	Use applied for, plot ratio* and maximum floor area
9	Sheung Heung Road/Kowloon City Road, Ma Tau Kok  (Kowloon Inland Lot No. 11246)	virtually unrestricted  1 384 square metres	non-industrial  12 456 square metres
10	Hai Tan Street, Sham Shui Po  (New Kowloon Inland Lot No. 6545)	virtually unrestricted  422.7 square metres	non-industrial  3 804 square metres
11	Pine Street/Oak Street, Tai Kok Tsui  (Kowloon Inland Lot No. 11251)	virtually unrestricted  767 square metres	non-industrial  6 905 square metres
12	Kowloon Road/Kiu Yam Street, Sham Shui Po  (New Kowloon Inland Lot No. 6558)	virtually unrestricted  542.7 square metres	non-industrial  4 884 square metres
13	Shanghai Street, Mongkok  (Kowloon Inland Lot No. 11247)	virtually unrestricted  916 square metres	commercial and/or cultural purposes  5 068 square metres
14	Fuk Chak Street/ Li Tak Street, Tai Kok Tsui  (Kowloon Inland Lot No. 11259)	virtually unrestricted  768 square metres	non-industrial  6 123 square metres
15	Peel Street/Graham Street Development Scheme Site A, Sheung Wan  (Inland Lot No. 9064)	virtually unrestricted  892.5 square metres	non-industrial  9 283 square metres

\* Plot ratio information is not normally provided in lease conditions.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)17**

**(Question Serial No. SV032)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (2) Survey and Mapping  
Controlling Officer: Director of Lands (Thomas CHAN)  
Director of Bureau: Secretary for Development

Question:

A follow-up question on Reply Serial No. DEVB(PL)181:

Please provide the details of cases of renaming streets with established names under processing.

Asked by: Hon MO Claudia

Reply:

The Lands Department is processing one case of renaming street with established name. The case concerns the duplicate street names in both Chinese and English of “聯安街 Luen On Street” in Kwun Tong and “聯安街 Luen On Street” in North District. To avoid inconvenience to the public, we are processing the renaming of “聯安街 Luen On Street” in North District to “粉嶺聯安街 Fanling Luen On Street”.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)18**

**(Question Serial No. S0079)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Thomas CHAN)  
Director of Bureau: Secretary for Development

Question:

A follow-up question on Reply Serial No. DEVB(PL)185 regarding the policy on waiver fees:

Currently, if owners of industrial buildings intend to use their units for uses which cannot fit into those permitted under land leases, they have to apply to the Lands Department (Lands D) for a temporary waiver (waiver) and pay a waiver fee and an administrative fee. If the uses meet the specific requirements, they may apply to the Government for waiving the fees chargeable. The Government has also pointed out in Reply Serial No. DEVB(PL)185 that it will “consider widening the scope of policy support for waiving the fees chargeable”.

In this connection, please inform this Committee of the following:

1. In each of the past three years, how many waiver applications were made to and approved by Lands D? Can the Government provide a breakdown by type of uses?
2. In the past three years, what were the proportions of waiver fees waived out of the temporary waivers granted?
3. It is learnt that waiver fees are calculated according to individual circumstances if units are located on ground, podium or basement floors. There are views that there is a lack of transparency in the above calculation method. In this connection, will the Government explain the criteria for determining the waiver fees for these units?
4. Will the Government provide figures on waiver applications for units located on ground, podium or basement floors in the past three years?

5. Is there any mechanism for an applicant dissatisfied with the above fees to make an appeal? If yes, what were the respective numbers of appeals and successful appeals in each of the past three years?
6. Will there be any plan to review the calculation of waiver fees to increase transparency?

Asked by: Hon TAM Man-ho, Jeremy

Reply:

Owners intending to use their premises in industrial buildings for uses other than those permitted under the lease may apply to the respective District Lands Offices (DLOs) of the Lands Department (Lands D) for a temporary waiver permitting the intended use. If the application is approved, it will be subject to such terms and conditions as appropriate including the payment of waiver fee and an administrative fee.

Lands D does not have readily available statistics on the number of all applications for waivers made to and approved by Lands D, the breakdown of waivers by uses, the number of waivers approved subject to fee payment, the number of waivers approved at nominal fee and the number of waiver applications in the past three years.

However, on the basis of relevant policy objectives, the Government has introduced fee exemption/fee concessionary scheme for individual industries or specified uses to facilitate the conversion of an industrial lot or an existing industrial building to specified uses.

In respect of the setting up of data centres and testing laboratories in industrial buildings at present and wholesale conversion to accommodate non-industrial purposes under the time-limited measures to facilitate the revitalisation of industrial buildings implemented from April 2010 to March 2016, for cases meeting the policy requirements, the Government may grant a waiver and exempt the payment of waiver fee.

Under the measures to facilitate the development of data centre, as at 30 November 2017, Lands D received a total of 32 waiver applications and 23 of them were approved at nil waiver fee.

Under the measures to facilitate the operation of testing and calibration laboratories (testing laboratories) in industrial buildings, as at 31 December 2017, Lands D received a total of eight waiver applications and six of them were approved at nil waiver fee.

Under the time-limited measures to facilitate the redevelopment and wholesale conversion of industrial buildings implemented from 1 April 2010 to 31 March 2016, Lands D received 226 waiver applications for wholesale conversion. As at 31 December 2017, 137 applications for wholesale conversion were approved at nil waiver fee.

Details of the waiver fee assessment is contained in the “Application for waiver to temporarily relax restrictions contained in lease of land” available at the website of Lands D (<https://www.landsd.gov.hk/en/legco/pamphlet.htm>). The assessment is conducted by professional surveyors on the basis of enhancement in value and we have no plan to initiate a change of the basis. If an applicant wishes to appeal against the amount of the assessed waiver fee, he may submit his appeal to the Lands D for consideration. Lands D does not have readily available statistics on the respective numbers of waiver fee appeals and successful appeals in each of the past three years.

- End -



**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)19****(Question Serial No. S0091)**

Head: (118) Planning Department

Subhead (No. & title): (000) Operational expenses

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Pursuant to Reply Serial No. DEVB(PL)044, in respect of the enforcement actions taken by the Planning Department (PlanD) against unauthorised brownfield operations, please advise this Committee of the following:

Please list in table form the details of enforcement actions taken by PlanD against unauthorised brownfield operations over the past three years, including (i) date of enforcement, (ii) the lot number involved, (iii) the address of the site involved, (iv) the operating organisation involved, (v) the unauthorised use involved, and (vi) the penalty concerned.

Date of enforcement	The lot number involved	The address of the site involved	The operating organisation involved	The unauthorised use involved	The penalty concerned

Asked by: Hon AU Nok-hin

Reply:

“Brownfield sites” generally refer to agricultural or rural land in the New Territories, predominantly privately owned, which is deserted and converted to uses such as container yards, vehicle parking, vehicle repair workshops, logistics operations, rural workshops, open storage, recycling yards, construction machinery and materials storage. Often, such uses are incompatible with the surrounding environment. Unless it is an “existing use”, permitted under the relevant statutory town plan, or covered by a valid planning permission, it is an unauthorised development under the Town Planning Ordinance subject to enforcement action.

In the past three years (2015 to 2017), the Planning Department took enforcement action against 750 unauthorised development cases, involving those types of uses associated with “brownfield sites” mentioned above. We instigated prosecution in respect of 113 cases, of which 105 resulted in successful conviction and the imposition of fines ranging from \$2,000 to \$560,000. We do not have a readily available table to present the details on each of the enforcement case as required.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)20****(Question Serial No. S0094)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please list out the quantifiable areas of existing open space provision by outline zoning plans (OZPs), and the existing provision of open space per capita and its shortage under the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG).

The number and name of OZP	Quantifiable areas of existing open space provision (square metres) (m <sup>2</sup> )		Existing provision of open space per capita and its shortage under the requirements of HKPSG in 2017 (m <sup>2</sup> /person)
	Local open space	District open space	

Asked by: Hon AU Nok-hin

Reply:

“The Hong Kong Planning Standards and Guidelines” (HKPSG) currently prescribes an open space provision standard at a minimum of 20 hectares (ha) per 100 000 persons, i.e. 2 metre squares (m<sup>2</sup>) per person. In accordance with HKPSG, open space generally includes lands zoned for the provision of open space and recreation facilities for the enjoyment of the general public. It also includes outdoor open-air space which is used principally for active and/or passive recreation use, developed either by the public or private sector.

The Planning Department does not have readily available information on the provision of per capita open space in 2017 by outline zoning plans. Based on the open space provision in 2016 and the 2016 Population By-census announced by the Census and Statistics Department in February 2017, the existing open space per capita by District Council (DC) districts is set out in the table below. The open space standard is generally met in overall terms.

<b>DC District</b>	<b>Existing Open Space Provision (ha) (about)</b>	<b>Existing Open Space per capita (m<sup>2</sup>) (about)</b>
Central and Western	56.6	2.33
Wan Chai	50.9	2.82
Eastern	116.7	2.10
Southern	83.6	3.04
Yau Tsim Mong	74.2	2.16
Kowloon City	93.9	2.24
Kwun Tong	174.4	2.69
Wong Tai Sin	129.5	3.04
Sham Shui Po	103.5	2.55
Kwai Tsing	140.5	2.70
Tsuen Wan	77.4	2.43
Sha Tin	205.5	3.11
Tai Po	180.0	3.55
North	83.9	2.66
Tuen Mun	179.1	3.66
Yuen Long	132.0	2.15
Sai Kung	108.9	2.36
Islands	84.0	5.36

Remarks

Open space in private developments are counted as existing open space provision in the above table, but sports grounds, water sports centres, camp sites and holiday villages, etc. managed by the Leisure and Cultural Services Department, as well as slopes are excluded. It should also be noted that existing open space provision is not equivalent to the area of “Open Space” zones on the statutory plans.

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)21****(Question Serial No. S0103)**

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please provide the details of private redevelopment projects involving land use rezoning over the past five years with the table below:

The address of the application site and the draft outline zoning plan number	Applicant	Site area	The land use of the site, number of buildings involved, used plot ratio and floor area before redevelopment	The proposed rezoning, plot ratio and floor area

Asked by: Hon CHU Hoi-dick

Reply:

Details of private development projects involving rezoning applications agreed/partially agreed by the Town Planning Board (TPB) over the past five years, i.e. from 2013 to 2017, are tabulated below. In submitting rezoning applications to the TPB, there are no requirements for the applicants to include detailed information regarding the existing use of the relevant site, including, if any, number of buildings involved, used plot ratio and floor area. As such, we do not have the information in relation to the rezoning applications arising from private redevelopment projects. Further details of the rezoning applications can be obtained at the TPB website at <http://www.info.gov.hk/tpb/index.html>.

The address of the application site and the outline zoning plan number	Applicant	Site area (m <sup>2</sup> ) (about)	The proposed rezoning, plot ratio (PR) and gross floor area (GFA) (m <sup>2</sup> ) (about)
Fa Peng Road, Cheung Chau  S/I-CC/5	Lucky Limited	447	From “Government, Institution or Community” (“G/IC”) to “Residential(Group C) 7” (“R(C)7”)  PR: 0.9 GFA: 422
Kei Ling Ha Lo Wai, Shap Sz Heung, Sai Kung North  S/NE-SSH/9	Lai Pui Yee	61	From “Conservation Area” to “Village Type Development” (“V”)  GFA: 126
Kam Sheung Road, Kam Tin, Yuen Long  S/YL-KTS/11	Glorywin Corporation Limited	1 700	From “Other Specified Uses” (“OU”) annotated “Petrol Filling Station” and “R(C)1” to “Commercial” (“C”)  PR: 0.752 GFA: 1 278
A Kung Ngam Village Road, Shau Kei Wan  S/H9/16	Hong Kong Sanatorium & Hospital	1 240	From “OU” annotated “Business” (“OU(B)”) to “G/IC” [The Town Planning Board agreed to rezone the site to “OU(B)1”]  PR: 12 GFA: 14 880 (maximum)
So Kwun Wat Road, Tuen Mun  S/TM/31	United Christian Faith Limited	984	From “Open Space” (“O”) to “G/IC”  PR: 2.87 GFA: 2 825

<b>The address of the application site and the outline zoning plan number</b>	<b>Applicant</b>	<b>Site area (m<sup>2</sup>) (about)</b>	<b>The proposed rezoning, plot ratio (PR) and gross floor area (GFA) (m<sup>2</sup>) (about)</b>
Area 56, So Kwun Wat, Tuen Mun  S/TM/32	Fill Year Limited	22 165	From “Comprehensive Development Area” (“CDA”) to “CDA(3)”  PR: 2.6 (maximum)
Lee Nam Road, Ap Lei Chau  S/H15/29	Tendo Limited	5 538	From “Industrial” to “OU(B)”  PR: 15 GFA: 83 070
Various Lots in D.D. 104 and adjoining government land, Yuen Long  S/YL-MP/6	Capital Chance Limited	89 160	From “Recreation” and (“R(C)”) to  Option 1: “R(C)1” ; Option 2: “R(C)1” and “OU” annotated “Bike Kiosk and Eating Place”; Option 3: “Residential (Group D)” (“R(D)”) (Note)  GFA: 17 832
South of Wing Kei Tsuen, Yuen Long  S/YL-NSW/8	Bright Strong Limited	38 593	From “Open Storage” to “C”  PR: 1.5 GFA: 57 890
Sha Tseng Road, Tong Yan San Tsuen, Yuen Long  S/YL-TYST/10	Mr. ZENG An Chang (Alias Tsang On Cheong)	688	From “G/IC” and “Residential (Group B)1” (“R(B)1”) to “R(B)1”  PR: 1 GFA: 688
Various lots in D.D. 121, Tong Yan San Tsuen, Yuen Long  S/YL-TYST/10	Realray Investments Limited	792	From “G/IC” to “R(B)1”  PR: 1 GFA: 792

The address of the application site and the outline zoning plan number	Applicant	Site area (m <sup>2</sup> ) (about)	The proposed rezoning, plot ratio (PR) and gross floor area (GFA) (m <sup>2</sup> ) (about)
Various lots in D.D. 34 and D.D. 36 and adjoining government land, Tsiu Hang, Tai Po  S/TP/25	Ford World Development Limited	36 444	From “R(C)” to “R(C)11”  PR: 1.2 GFA: 43 733
Various lots in D.D. 258, Wong Chuk Wan Village, Sai Kung  S/SK-TMT/4	Tsang Hon Lung	155	From “G/IC” to “V”  GFA: 195
Coombe Road, The Peak  S/H14/11	Juli May Limited	1 100	From “Green Belt” to “R(C)6”  PR: 0.51 GFA: 561
Hollywood Road, Sheung Wan  S/H3/29	Tung Wah Group of Hospitals	1 684	From “G/IC” to “G/IC(2)”  GFA: 7 058
Cheung Chau Inland Lot (CCIL) 21 & Extension Thereto and CCIL 47 and adjoining government land  S/I-CC/7	Corona Land Company Limited	2 154	From “R(C)5” to “R(C)8”  PR: 0.8 GFA: 1 628



<b>The address of the application site and the outline zoning plan number</b>	<b>Applicant</b>	<b>Site area (m<sup>2</sup>) (about)</b>	<b>The proposed rezoning, plot ratio (PR) and gross floor area (GFA) (m<sup>2</sup>) (about)</b>
Various lots in D.D.120 and adjoining government land, Yuen Long  S/YL/21	Winpo Development Limited	6 096	From “O” to “OU” annotated “Art Storage and Public Open Space”  PR: 2.4 GFA: 12 694
Various lots in D.D. 115, Nam Sang Wai, Yuen Long  S/YL-NSW/8	Topwood Limited and Success King Limited	30 160	From “R(D)” to “R(D)2”  PR: 0.34 (maximum) GFA: 10 150
Fan Kam Road, Pat Heung, Yuen Long  S/YL-PH/11	Hunter Properties Ltd.	9 210	From “R(D)” and Area shown as ‘Road’ to “G/IC(1)”  PR: 1.5 (maximum) GFA: 13 815
Various lots in D.D. 51 and adjoining government land, Fanling  S/FSS/21	Crown Success Holdings Limited	3 617	From “G/IC” to “Residential (Group A)4”  PR: 6 (domestic)/ 9.5 (non-domestic) GFA: 22 842
Sai Kai Road, Sai Pin Wai, Yuen Long  S/YL/23	Mr Wong Hau Sing Colman	106	From “O” and “V” to “V”  GFA: 195

Note : Appropriate zoning would be worked out by the Planning Department for further consideration by the TPB

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