

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)162**

**(Question Serial No. 2607)**

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:

Regarding the Hung Shui Kiu New Development Area (HSK NDA), please inform this Committee of the following:

1. The total expenditure on land resumption and the compensation rate for resumption of each piece of land on a demarcation district (DD) lot.
2. The Government's loss of economic benefits resulting from land exchange and the compensation rate for each piece of land on a DD lot resumed for development.
3. Will the Government consider resuming all the land within the HSK NDA so as to facilitate comprehensive planning? What are the estimated compensation expenditure required for the land resumption? If no, please state the reasons.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 19)

Reply:

As in the case of the Kwu Tung North/Fanling North New Development Area, we will adopt the Enhanced Conventional New Town Approach to implement the Hung Shui Kiu New Development Area (HSK NDA). Under this government-led approach, the Government will, as a general rule, resume and clear all the private land planned for development. Prior to the programmed resumption and clearance, the Government may allow in-situ land exchange applications from private land owners of individual sites within areas planned for private development, subject to their meeting specified criteria and conditions designed to facilitate early development of the NDA, achieve the planning scheme of the NDA, and ensure that occupants on such private land would not be treated worse-off when compared with the scenario of resumption by the Government.

As the detailed design of the HSK NDA has not yet been completed, we do not have information on the estimated expenditure for land resumption, etc. at this stage.

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