



DAILY INFORMATION BULLETIN

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FRI DAY, AUGUST 18, 1979

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BIG INCREASE IN EX-GRATIA ALLOWANCES
FOR SQUATTER FACTORY OPERATORS
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THE GOVERNMENT HAS APPROVED A 70 PER CENT INCREASE IN THE RATE OF EX-GRATIA ALLOWANCES IT WILL PAY TO THE OWNERS AND OPERATORS OF SQUATTER FACTORIES WHICH HAVE TO BE CLEARED TO MAKE WAY FOR PUBLIC DEVELOPMENT PROJECTS.

A GOVERNMENT SPOKESMAN ANNOUNCED TODAY THAT IN FUTURE COVERED WORKSHOPS WITH AREAS BETWEEN 50 AND 200 SQ. FT. IN TEMPORARY STRUCTURES RECORDED IN THE 1976 SQUATTER CONTROL SURVEY WOULD BE ELIGIBLE FOR \$7,000 AND \$34 FOR EVERY ADDITIONAL SQUARE FOOT, INSTEAD OF THE PRESENT \$20 RATE ON CLEARANCE. THE CEILING OF \$100,000 HAS BEEN ABOLISHED.

THE SPOKESMAN SAID THE NEW PROCEDURES HAD BEEN INTRODUCED TO MEET CHANGING CIRCUMSTANCES BROUGHT ABOUT BY THE RAPID DEVELOPMENTS TAKING PLACE IN HONG KONG, ESPECIALLY IN THE NEW TERRITORIES.

+IN NORTH TSUEN WAN, FOR EXAMPLE, THERE IS A CLEARANCE WHICH INVOLVES MORE THAN 400 FACTORIES, AND ALSO 22 BIG FACTORIES MUCH LARGER THAN THE ONES NORMALLY FOUND IN CLEARANCE OPERATIONS,+ THE SPOKESMAN SAID.

THE NEW RATES MEAN THAT THE OPERATORS OF THE 22 LARGE FACTORIES IN THE CLEARANCE WILL RECEIVE MORE THAN \$8.5 MILLION IN COMPENSATION -- ABOUT \$6.5 MILLION MORE THAN THEY WOULD HAVE RECEIVED UNDER THE OLD SYSTEM.

AND OVER THE 400 SMALLER FACTORIES IN THE SAME AREA TO BE CLEARED OVER THE NEXT TWO YEARS, THE GOVERNMENT EXPECTS TO PAY OUT A TOTAL OF MORE THAN \$20 MILLION, THE SPOKESMAN SAID.

+ALTHOUGH THE FACTORIES HAVE NO PERMANENT LEGAL TENURE TO THE LAND ON WHICH THEY ARE BUILT, THE GOVERNMENT RECOGNISES THE SPECIAL CIRCUMSTANCES IN WHICH MANY OF THEM HAVE BEEN OPERATING FOR MANY YEARS, USING QUITE EXPENSIVE PLANT AND EQUIPMENT IN SOME CASES AND EMPLOYING A SIZEABLE WORKFORCE.

+AMONG THE OTHER FACTORS TAKEN INTO CONSIDERATION WERE THE SIZE OF THE DEPOSIT THE PROPRIETOR WOULD HAVE TO PUT DOWN TO ACQUIRE ACCOMMODATION IN A PRIVATELY-OWNED INDUSTRIAL BUILDING AND HIS LIABILITY TO PAY STATUTORY SEVERANCE PAY IF HE HAS TO LAY OFF HIS WORKFORCE.+

+THESE NEW RATES WILL HELP THEM SOLVE SOME OF THEIR PROBLEMS AND TO REPROVISION THEMSELVES PROPERLY.+

THE SPOKESMAN ADDED THAT THE EXISTING EX-GRATIA ALLOWANCE OF \$7 PER SQUARE FOOT FOR OPEN WORKING AREAS WILL REMAIN UNCHANGED.

/HE SAID THAT

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HE SAID THAT THE BIG FACTORIES WHICH STOOD TO BENEFIT FURTHER FROM THE NEW COVERED AREA RATE WERE ENGAGED IN SUCH TRADES AS DYEING WORKS, ENAMEL FACTORIES AND CUTLERY MANUFACTURERS.

UNDER THE PREVIOUS ARRANGEMENTS FACTORIES OVER 5,000 SQ. FT. RECEIVED A MAXIMUM EX-GRATIA ALLOWANCE OF \$100,000 ONLY AND EXTRA AREAS WERE NOT COMPENSATED. UNDER THE NEW RATES, ALL AREAS OVER 5,000 SQ. FT. WILL BE COMPENSATED. A FACTORY WITH, FOR EXAMPLE, 10,000 SQ. FT. OF COVERED WORKING AREA RECORDED IN THE 1976 SURVEY WOULD RECEIVE \$340,000 INSTEAD OF THE PREVIOUS MAXIMUM OF \$100,000.

THE SPOKESMAN SAID THAT THE GOVERNMENT WAS NOT CONSIDERING ANY FURTHER BENEFITS SPECIALLY FOR THESE LARGE FACTORIES IN TSUEN WAN.

+THESE FACTORY OWNERS HAVE BEEN FORTUNATE TO OPERATE FOR SO LONG WITH MINIMUM OVERHEADS ON CROWN LAND OR AGRICULTURAL LAND,+ HE SAID, +AND SEVERAL OF THEM OWN FACTORY BUILDINGS IN AREAS LIKE KWAI CHUNG AND KWUN TONG.+

TO ASSIST SMALLER FACTORIES, THE SPOKESMAN SAID, THE GOVERNMENT HAD SET ASIDE FOUR SITES IN SOUTHERN KWAI CHUNG TOTALLING ABOUT 80,000 SQUARE FEET SO THAT SUITABLE TRADES COULD BE RELOCATED THERE ON A TEMPORARY BASIS PENDING THE AVAILABILITY OF FLATTED FACTORY ACCOMMODATION. THOSE FACTORIES WHICH WERE NOT ADMISSIBLE TO FLATTED FACTORIES WOULD BE PAID EX-GRATIA ALLOWANCES.

GOVERNMENT OFFICIALS WERE STILL FINALISING AN ASSESSMENT OF THE SMALLER FACTORIES TO SEE HOW MANY OF THEM WOULD BE ELIGIBLE FOR RELOCATION AND SUBSEQUENT RE-PROVISIONING IN FLATTED FACTORY ACCOMMODATION.

HE SAID ABOUT 32 FACTORIES IN THE AREA WERE ENGAGED IN +RURAL INDUSTRIES+, SUCH AS MANUFACTURING BEAN CURD AND JOSS STICKS. THESE WOULD BE RELOCATED WITHIN THE DISTRICT, HE ADDED.

AT THIS STAGE, THE SPOKESMAN SAID, THERE APPEARED TO BE ONLY ONE FACTORY PROPRIETOR WHO WOULD NOT GET ANY COMPENSATION - AND THIS WAS AN UNDERTAKING ESTABLISHED AFTER THE 1976 SQUATTER CONTROL SURVEY.

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TSUEN WAN OUTLINE ZONING PLAN AMENDED

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A NUMBER OF AMENDMENTS TO THE DRAFT TSUEN WAN DISTRICT OUTLINE ZONING PLAN AND ITS NOTES HAVE BEEN APPROVED BY THE TOWN PLANNING BOARD.

MOST OF THE AMENDMENTS GAZETTED TODAY INVOLVE THE REZONING OF SPECIFIC SITES AND CHANGES IN ZONING BOUNDARIES. AMONG THE CHANGES IS THE EXTENSION OF THE BOUNDARY OF THE TSUEN WAN PLANNING AREA TO INCLUDE RECLAMATION IN CONJUNCTION WITH THE TSUEN WAN BY-PASS TO PROVIDE ADDITIONAL LAND. THIS LAND HAS BEEN ZONED FOR VARIOUS PURPOSES INCLUDING RESIDENTIAL AND COMMERCIAL/RESIDENTIAL.

THE BOARD HAS ALSO AGREED TO CHANGES IN ROADS AND JUNCTIONS TO PROVIDE A LINK BETWEEN THE PROPOSED ROUTE 5 (SHA TIN-TSUEN WAN) AND THE TSUEN WAN BY-PASS.

THE AMENDMENTS TO THE NOTES TO THE PLAN CONCERN, AMONG OTHER THINGS, SEVERAL ADDITIONAL PERMITTED USES IN +SPECIAL INDUSTRIAL+ ZONING AND +OTHER SPECIFIED USES+ ZONING.

THE DRAFT PLAN COVERS A TOTAL OF ABOUT 436.4 HECTARES. OF THESE, ~~ABOUT 66 HECTARES ARE ZONED FOR COMMERCIAL/RESIDENTIAL~~ DEVELOPMENT, 25.5 HECTARES FOR RESIDENTIAL USE (GROUP A), 18.6 HECTARES FOR RESIDENTIAL USE (GROUP B), 2.8 HECTARES FOR VILLAGE TYPE DEVELOPMENT, 42.9 HECTARES FOR GOVERNMENT, INSTITUTION AND COMMUNITY PURPOSES, 82.6 HECTARES FOR LIGHT INDUSTRIAL USE, 4 HECTARES FOR SPECIAL INDUSTRIAL DEVELOPMENT, 15.8 HECTARES FOR OTHER SPECIFIED USES, 13.8 HECTARES FOR CEMETERY AND 82.2 HECTARES FOR GREEN BELT.

A TOTAL OF 82.2 HECTARES ARE SET ASIDE FOR OPEN SPACE. OF THESE, 70.4 HECTARES ARE RESERVED FOR DISTRICT OPEN SPACE AND 11.7 HECTARES FOR A PARK.

THE AMENDMENT PLAN CAN BE INSPECTED DURING NORMAL OFFICE HOURS UNTIL SEPTEMBER 7, 1978, AT THE CITY DISTRICT OFFICE (CENTRAL AND WESTERN) ENQUIRY SUB-OFFICE, CENTRAL GOVERNMENT OFFICES, WEST WING ENTRANCE= THE DISTRICT OFFICE (TSUEN WAN), HONG KONG AND SHANGHAI BANK BUILDING, CASTLE PEAK ROAD, TSUEN WAN AND THE TOWN PLANNING OFFICE, 17TH FLOOR, MURRAY BUILDING, GARDEN ROAD, HONG KONG.

COPIES OF THE AMENDMENT PLAN ARE ALSO AVAILABLE AT THE CROWN LANDS AND SURVEY OFFICE, 19TH FLOOR, MURRAY BUILDING, GARDEN ROAD AT \$5 A COPY (UNCOLOURED) AND \$25 A COPY (COLOURED).

ANY OBJECTIONS TO THE AMENDMENTS MAY BE MADE IN WRITING NOT LATER THAN SEPTEMBER 7, 1978 TO THE SECRETARY OF TOWN PLANNING BOARD, C/O PUBLIC WORKS DEPARTMENT, MURRAY BUILDING.

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PROPOSED PENG CHAU RECLAMATION

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THE GOVERNMENT INTENDS TO RECLAIM ABOUT 1.43 HECTARES OF FORESHORE AND SEA BED AT PENG CHAU FOR THE CONSTRUCTION OF A PIER.

THE PIER WILL REPLACE THE EXISTING LANDING FACILITIES WHICH ARE BECOMING INADEQUATE.

THE PROJECT FORMS PART OF THE PENG CHAU DEVELOPMENT WHICH INCLUDES THE PROVISION OF LAND FOR LIGHT INDUSTRY AND GOVERNMENT INSTITUTIONS.

THE EXTENT OF THE AREA OF FORESHORE AND SEA BED INVOLVED IS DESCRIBED IN A NOTICE IN TODAY'S GOVERNMENT GAZETTE.

ANY PERSONS HAVING OBJECTIONS TO THE PROPOSAL SHOULD SUBMIT THESE OBJECTIONS IN WRITING TO THE DIRECTOR OF PUBLIC WORKS WITHIN TWO MONTHS FROM TODAY.

THE NOTICE, IN BOTH ENGLISH AND CHINESE, WITH ITS RELATED PLAN CAN BE SEEN ON NOTICE BOARDS POSTED NEAR THE SITE.

THE PLAN SHOWING THE AREA OF FORESHORE AND SEA BED INVOLVED MAY ALSO BE SEEN AT THE PORT WORKS DIVISION, FIRST FLOOR, MURRAY BUILDING, GARDEN ROAD, HONG KONG= THE CROWN LANDS AND SURVEY OFFICE, 19TH FLOOR, MURRAY BUILDING= OR THE DISTRICT OFFICE, ISLANDS, INTERNATIONAL BUILDING, FOURTH FLOOR, 141 DES VOEUX ROAD, CENTRAL, HONG KONG.

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C.A.S. - A DISCIPLINED, SKILLED AND WILLING FORCE
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THE DIRECTOR OF FIRE SERVICES, MR. FRED WATSON, TODAY PRAISED THE CIVIL AID SERVICES AS A +DISCIPLINED, SKILLED AND WILLING FORCE+ THAT MAY BE CALLED UPON IN TIMES OF NEED.

THIS IS MOST REASSURING TO THE REGULAR EMERGENCY SERVICES, HE SAID AT THE CIVIL AID SERVICES' 16TH RECRUITS PASSING-OUT PARADE AT THE ROYAL HONG KONG AUXILIARY POLICE HEADQUARTERS IN HARBOUR ROAD, WAN CHAI.

ADDRESSING A PARADE OF 180 RECRUITS -- THE LARGEST TO BE HELD -- MR. WATSON SAID: +MEMBERS OF MY SERVICES HAVE, OVER THE YEARS, DEVELOPED GREAT RESPECT FOR YOUR SERVICE AND THIS RESPECT WAS DEVELOPED BY WORKING ALONGSIDE OF EACH OTHER AT NUMEROUS INCIDENTS.+

HE NOTED THAT TODAY THE CIVIL AID SERVICES MOUNTAIN RESCUE TEAMS, MADE UP OF SKILLED AND ENTHUSIASTIC VOLUNTEERS, ARE AVAILABLE AT SHORT NOTICE AND HAVE ALMOST COMPLETELY RELIEVED THE FIRE SERVICES FROM THIS DANGEROUS AND DIFFICULT DUTY.

FURTHERMORE, IT HAS PROVED ITS WORTH BY PROVIDING PATROLS IN THE COUNTRYSIDE AREAS AT WEEKENDS AND PUBLIC HOLIDAYS AND ESSENTIAL REINFORCEMENTS IN LARGE SCALE COUNTRYSIDE FIRE FIGHTING.

+IN ADDITION TO THESE DUTIES WHICH SO CLOSELY AFFECT MY SERVICES YOU ARE ALSO INVOLVED IN MANY OTHER IMPORTANT COMMUNITY ACTIVITIES INCLUDING CROWD CONTROL, ANTI-OIL POLLUTION DUTIES AND FIRST AID,+ HE NOTED.

HOWEVER, MR. WATSON TOLD THE GRADUATES: +IN RETURN FOR YOUR SERVICE TO THE COMMUNITY, ESPECIALLY IN TIMES OF DANGER AND DISTRESS, THE CIVIL AID SERVICES WILL ALSO OFFER YOU A GREAT DEAL.

+IT WILL PROVIDE YOU WITH THE OPPORTUNITY TO DEVELOP SKILLS WHICH WILL BE OF REAL VALUE, TO PARTICIPATE IN RECREATIONAL ACTIVITIES AND BE PART OF AN ENTHUSIASTIC TEAM OF PUBLIC SPIRITED MEN AND WOMEN AND SHARE IN THE COMRADESHIP WHICH EXISTS IN SERVICES SUCH AS OURS,+ HE ADDED.

DURING THE CEREMONY, MR. WATSON ALSO PRESENTED SPECIAL CERTIFICATES TO FOUR MOST OUTSTANDING RECRUITS AND CIVIL DEFENCE LONG SERVICE MEDALS TO 17 OFFICERS AND MEMBERS ON COMPLETING 15 YEARS OF EFFICIENT SERVICE.

THE C.A.S. BAND WAS IN ATTENDANCE THROUGHOUT THE CEREMONY.

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IMPROVEMENTS TO KWAI CHUNG INTERSECTION

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THE PUBLIC WORKS DEPARTMENT HAVE INVITED TENDERS FOR THE FIRST STAGE OF IMPROVEMENTS TO THE INTERSECTION OF CASTLE PEAK AND KWAI CHUNG ROADS AS PART OF THE DEVELOPMENT OF TSUEN WAN NEW TOWN.

THE IMPROVEMENTS INCLUDE A FURTHER EXPANSION OF THE ROAD SYSTEM AND ARE EXPECTED TO BE CARRIED OUT IN OCTOBER THIS YEAR FOR COMPLETION IN ABOUT 18 MONTHS.

A DIRECT LINK WILL BE CONSTRUCTED FROM CASTLE PEAK ROAD TO CHEUNG WING ROAD AND A ROUND-ABOUT SYSTEM INTRODUCED TO IMPROVE THE FLOW OF TRAFFIC THROUGH THE SIGNAL CONTROLLED INTERSECTION.

THE WORK HAS BEEN DESIGNED AND CONSTRUCTION WILL BE SUPERVISED BY THE NEW TERRITORIES DIVISION OF THE HIGHWAYS OFFICE ON BEHALF OF THE TSUEN WAN NEW TOWN DEVELOPMENT, PUBLIC WORKS DEPARTMENT.

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RE-ROUTING OF KWOK SHUI ROAD

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THE TRANSPORT DEPARTMENT ANNOUNCED TODAY THAT FROM 10 A.M. TOMORROW (SATURDAY) A NUMBER OF TRAFFIC ARRANGEMENTS WILL BE IMPLEMENTED IN KWAI CHUNG, THE NEW TERRITORIES TO IMPROVE THE TRAFFIC FLOW IN THE AREA.

UNDER THE ARRANGEMENTS, THE SECTION OF KWOK SHUI ROAD BETWEEN CHEUNG WING ROAD AND LEI MUK ROAD WILL BE RE-ROUTED FROM TWO WAY TRAFFIC TO ONE-WAY WESTBOUND.

SOUTHBOUND TRAFFIC FROM TAI YUEN STREET WILL BE PROHIBITED FROM TURNING LEFT ONTO KWOK SHUI ROAD.

FURTHERMORE, EASTBOUND TRAFFIC ALONG KWOK SHUI ROAD WISHING TO GO TO LEI MUK ROAD SHOULD TURN LEFT ONTO CHEUNG WING ROAD AND THEN TURN RIGHT ONTO WO YI HOP ROAD WHICH CONNECTS WITH LEI MUK ROAD.

APPROPRIATE TRAFFIC SIGNS WILL BE SET UP TO ASSIST MOTORISTS.

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FIRING PRACTICE
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FIRING PRACTICE WILL TAKE PLACE AT CASTLE PEAK RANGE ON 20 DAYS NEXT MONTH (SEPTEMBER).

THE PUBLIC ARE REMINDED THAT IT IS DANGEROUS TO ENTER THE AREA WHEN THE RED FLAGS ARE FLYING DURING THE TIME OF FIRING PRACTICE.

THE PRACTICE TIMES ARE:

| <u>DATE</u> | <u>HOURS</u> |
|--------------------------|---------------------|
| SEPTEMBER 1 (FRIDAY) | 8 A.M. - 10.30 P.M. |
| SEPTEMBER 4 (MONDAY) | 8 A.M. - 10.30 P.M. |
| SEPTEMBER 5 (TUESDAY) | 8 A.M. - 10.30 P.M. |
| SEPTEMBER 6 (WEDNESDAY) | 8 A.M. - 10.30 P.M. |
| SEPTEMBER 7 (THURSDAY) | 8 A.M. - 10.30 P.M. |
| SEPTEMBER 8 (FRIDAY) | 8 A.M. - 10.30 P.M. |
| SEPTEMBER 11 (MONDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 12 (TUESDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 13 (WEDNESDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 14 (THURSDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 15 (FRIDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 19 (TUESDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 20 (WEDNESDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 21 (THURSDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 22 (FRIDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 25 (MONDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 26 (TUESDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 27 (WEDNESDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 28 (THURSDAY) | 8 A.M. - 6 P.M. |
| SEPTEMBER 29 (FRIDAY) | 8 A.M. - 6 P.M. |

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