

CONTROLLING OFFICER'S REPLY

DEVB(PL)216

(Question Serial No. 3621)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (YIP Chi Kwai, Tom)
Director of Bureau: Secretary for Development

Question:

Regarding “in consultation with relevant bureaux/departments, review those reserved government, institution or community (G/IC) sites earmarked for standalone public facilities or without firm development programme to ensure optimal utilisation of land resources” and “review vacant and to-be vacant school premises”, please inform this Committee of the following:

1. Information on the number, location, area, new and previous uses of the land/school premises recovered and repurposed after review in the past 3 years, as well as the period for which those land/school premises had been left vacant;
2. The plan and performance indicators of the review work in the next 3 years.

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 42)

Reply:

1. The Planning Department (PlanD) conducts regular reviews of sites originally reserved by government departments for specific government facilities but subsequently determined to be no longer required. In line with the principle of optimising land resources, PlanD recommends suitable long-term uses for these sites, including retaining them for government, institution or community (G/IC) uses to meet long-term needs, or identifying other suitable long-term uses, such as residential use. In the past 3 financial years, a total of 5 sites, upon review, are undergoing rezoning or have been rezoned for residential development, and all of these sites have a site area over 3 000 square metres. The details are as follows:

Site location	Original reserved use	Recommended alternative use	Status
Hoi Chu Road, Tuen Mun	Public transport facilities	Private residential	The site was sold in August 2025

Site location	Original reserved use	Recommended alternative use	Status
Junction of Wing Shun Street and Texaco Road, Tsuen Wan	Electricity substation	Private residential	The site was sold in November 2025
Choi Hing Road, Jordan Valley (2 sites in total)	Social welfare service complex and electricity substation	Private residential	The sites were merged into a single site and sold in January 2026
Fat Kwong Street, Ho Man Tin	Salt water service reservoir	Private residential	Rezoning procedures are in process

In addition, PlanD also conducts regular reviews of vacant school premises (VSP) sites in accordance with the Central Clearing House (CCH) mechanism. When the Education Bureau (EDB) confirms that a vacant or to-be-vacant school premises site is no longer required for school uses, EDB will inform PlanD and other relevant departments (such as the Lands Department and the Housing Department). PlanD will review these sites and recommend suitable long-term uses for them, such as G/IC, residential and other uses. In the past 3 financial years, PlanD has reviewed 14 vacant or to-be-vacant school premises sites. The relevant details are as follows:

District	Former school name	Zoning on the outline zoning plan concerned	Status	Recommended long-term use under CCH mechanism
<i>Site area larger than 3 000 square metres</i>				
Southern	Caritas Wu Cheng-chung Secondary School	“G/IC”	The school has been vacant since 2024 and surrendered to the Government	G/IC use
Eastern	Caritas Chai Wan Marden Foundation Secondary School	“G/IC”	The site is still used as a school and will be vacant in September 2026	G/IC use
	The Salvation Army Centaline Charity Fund School	“G/IC”	The site is still used as a school and will be vacant in 2026	G/IC use

District	Former school name	Zoning on the outline zoning plan concerned	Status	Recommended long-term use under CCH mechanism
<i>Site area smaller than 3 000 square metres</i>				
Eastern	Chai Wan Star of The Sea Catholic Primary School	“Residential (Group A)” (“(R(A))”)	The site is put to short-term use by a government department	Residential use
Wan Chai	Hong Chi Lions Morninghill School	“G/IC”	The site is still used as a school and will be vacant in 2028	G/IC use
	North Point Government Primary School (Cloud View Road)	“G/IC”	The site is still used as a school and will be vacant in 2026	G/IC use
Kwun Tong	SKH St. John’s Primary School	“G/IC”	The site is used as the Factory for the Blind	G/IC use
Sham Shui Po	Chan Shu Kui Memorial School	“G/IC”	Its long-term use is under study	G/IC use
Wong Tai Sin	Po Yan Oblate Primary School	“G/IC”	The site is still used as a school and will be vacant in 2026	G/IC use
	S.K.H. Ching Shan Primary School	“(R(A))”	It has been included in the Choi Hung Estate redevelopment	Residential use
	S.K.H. Yat Sau Primary School	“(R(A))”	It has been included in the Choi Hung Estate redevelopment	Residential use
North	Pui Ling School of The Precious Blood	“G/IC”	The site is still used as a school and will be vacant in 2029	G/IC use

District	Former school name	Zoning on the outline zoning plan concerned	Status	Recommended long-term use under CCH mechanism
	HHCKLA Buddhist Chan Shi Wan Primary School	“(R(A))”	The site is still used as a school and will be vacant in 2029	Residential use
Tai Po	NTWJWA Christian Remembrance of Grace Primary School	“(R(A))”	The site is still used as a school and will be vacant in 2027	Residential use

2. PlanD will continue to review sites no longer required to be reserved for specific government facilities, as well as VSP sites, and recommend suitable long-term uses. This task is subject to the outcomes of reviews conducted by various government departments for their reserved sites and by EDB for VSPs, and therefore no performance indicator has been set for the number of sites to be reviewed.

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