

**Agreement No. CE 61/2007**  
**North East New Territories New Development Areas**  
**Planning and Engineering Study - Investigation**

**Gist of Meeting with the Squatter Occupants in Fanling North New Development Area Concern Group (Translation)**

**Date** : 1 August 2012 (Wed)  
**Time** : 6:30 pm  
**Venue** : North District Council Conference Room, 3/F, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories

**Land Use**

- Objected the proposed police training facilities in Fu Tei Au. There was no need for these facilities in the NDA and the relevant proposal was not in line with the development theme of “Riverside Township”, the proposed development was incompatible with the proposed “Conservation Area” in the vicinity and would affect about 40 households of residents;
- The proposed police training facilities were considered to be incompatible with the surrounding rural environment. The facilities would cause traffic congestion and disturb the flight paths of birds. It was suggested locating the proposed police training facilities to the site for proposed poultry slaughtering centre or the San Uk Ling Firing Ground; and
- Urged to replan the proposed “Residential Zone 3” site at Wa Shan, in order to avoid affecting 7 households and some graves.

**Transportation**

- Worried that the proposed police training facilities in Fu Tei Au would affect the traffic of Man Kam To Road and its the surrounding areas;
- The proposed road network should minimise its impacts to the existing residents as much as possible. The section of the proposed Fanling Bypass north of Ng Tung River should be built in form of a tunnel;
- Demanded for detail information on the design and alignment of the proposed Fanling Bypass in order to know who would be affected by the Bypass; and
- To commence the construction of the roads in the south of FLN NDA after second phase of implementation to delay the impacts to the nearby villagers.

**Environmental Conservation**

- Supported to zone part of the Fu Tei Au village as “Conservation Area” and “Agriculture” for the preservation of rural environment; and
- Worried that the activities in the proposed police facilities would create noise nuisance and exhaust gas affecting the habitat of birds and ecology.

**Agriculture**

- The land south of Ng Tung River and Ma Shi Po was fertile and suitable for farming. This area should be preserved for agricultural uses; and
- Enquired how much farmland within the NDAs would be allocated to the farmers and whether the displaced farmers had priority to farm in Long Valley. Hoped the

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Government would offer more assistance to the displaced farmers (e.g. purchasing farmland and rent to the affected farmers for them to continue farming).

**Implementation Mechanism**

- Strongly objected to the “Private Sector Participation” development approach. The developers had been acquiring land even after the Government announced to adopt the “Conventional New Town Approach”. A lot of villagers were being forced to move out without any resettlement and compensation and became homeless;
- The villagers should support the NDAs proposals if the Government adopted the “Conventional New Town Approach” to implement the NDAs and provided appropriate rehousing arrangements; and
- Being skeptical the determination of the Government implemented the NDAs with the “Conventional New Town Approach” and worried that the developers would continue to assemble private land. It was hoped that the Government could guarantee the adoption of “Conventional New Town Approach”.

**Rehousing for Affected Residents**

- Suggested to reserve residential land for the reprovision of affected villages;
- It was hoped that Fu Tei Au Village could be retained as the villagers had good relationship and it could demonstrate development and conversation being co-exist;
- Some villagers expressed that they valued the existing rural lifestyle and wished to keep their social network. It was also pointed out that many villagers are elderly and they would be reluctant to be rehoused in public housing;
- Needed to explain the details and eligibility for local rehousing to the affected residents. Imposing Comprehensive Means Test on the affected residents was considered unreasonable;
- Hoped that the Government would take care of those affected villagers who had been forced to move out by developers;
- Suggested to reserve public housing units in FLN NDA to rehouse the affected local residents; and
- Should reserve some units in the public housing estates in FLN NDA for those who were willing to be rehoused to public housing and wished to stay in the same neighbourhood. Should provide a range of rehousing and compensation packages for those affected villagers.

**Development Schedule**

- Hoped to know the details of the development implementation schedule so that the affected residents could decide whether they should stay or leave and whether they should repair their houses.

**Public Engagement**

- Objected to the piece-meal approach in public consultation. Suggested to hold a large scale public forum to consult the public on the planning of the North District;
- Demanded for more interactive and open public consultation activities; and

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- Residents of Wa Shan Village were not informed about the NDAs proposals and hoped the Government would take initiative to contact the affected villagers.

*[Note: The above gist of views collated by the Consultants is for reference only and has not been confirmed by the participants.]*