

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

**Gist of Meeting with the Owners' Committees in Fanling and Kwu Tung North**

**Date** : 11 August 2012 (Saturday)  
**Time** : 2:30 pm  
**Venue** : Luen Wo Hui Community Hall, G/F, 9 Wo Mun Street, Luen Wo Hui, Fanling,  
New Territories

**Overall Development Strategy**

- Believed that the guiding principle of “People-oriented” has only considered the future population, but not for the existing non-indigenous villagers in the Kwu Tung area. It was hoped that the Government would also consider the existing residents in that area;
- The Government should respect and protect the lifestyle of the existing local residents and consider their interest first; and
- Should inform the public on how the existing villagers of Kwu Tung Village would benefit from the new development areas (NDAs) development.

**Land Use**

- The NDAs development should avoid disturbing the graves at Fung Kong Shan in Kwu Tung.

**Infrastructures**

- Asked whether the NDAs would adopt seawater for toilet flushing in order to reduce the use of potable water, and if so, whether the existing development in Fanling / Sheung Shui New Town would also adopt this measure.

**Implementation Mechanism**

- The Government should protect private property right, and must offer reasonable compensation to the affected land owners; and
- The current development mechanism - “planning, consultation, reviewing, then implementation” should be changed. The needs of the local residents should be identified first and development should only take place after the completion of rehousing/resettlement.

**Rehousing/Resettlement of Affected Residents/Businesses**

- Kwu Tung was very remote and barren before the villagers and their ancestors' made improvements to the environment. The villagers enjoyed the rural living style and might not be able to adapt to urban living. It was hoped that the Government could provide a suitable site for the resite of Kwu Tung Village;
- It was worried that the elderly residents might not be able to adapt to the new living environment and hoped to shelve the NDAs proposals;
- Believed that the Government had made improvements on the NDAs proposals taken into account the public views collected in previous stages of public engagement. It was recommended that the Government should set up a special team to assess the impacts of the NDAs development on the villagers;
- Should retain some traditional industries within the NDAs, such as the sawmills and soy sauce workshops in Kwu Tung North. The Government should not only offer monetary compensation; and

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- Wished to know more about the resettlement and compensation arrangements for affected business undertakings. Priority should be given to the affected tenants to relocate to the proposed industrial areas in the NDAs.

Public Engagement

- The Government should listen to the villagers' directly and explain policies to them to ease the villagers' anxiety towards the NDAs development; and
- More public consultation channels were demanded and public consultation should not limit to briefings. More intensive consultations were required in the affected areas to achieve a win-win situation.

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