

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

Gist of Briefing to the Ta Kwu Ling District Rural Committee

Date : 11 July 2012 (Wed)

Time : 2:00pm

Venue : Ta Kwu Ling District Rural Committee Building, Ping Che Road, Ta Kwu Ling, North District

Land Uses and Urban Design

- As Ta Kwu Ling was relatively hot in summer, it was proposed to build underground spaces for pedestrians and vehicles, etc.;
- The employment opportunities provided in Ping Che/Ta Kwu Ling New Development Area (PC/TKL NDA) might not be adequate for all the local residents to work locally;
- Some supported the NDA proposals. It was hoped that construction and development would start as soon as possible;
- The NDA development should integrate with and be compatible with the surrounding villages. It should also provide opportunities for expediting village development;
- The special industries should be located as far from the residential areas and existing villages as possible; and
- The land of Sheung Shan Kai Wat and Ha Shan Kai Wat could be incorporated into the NDA development.

Cultural Heritage, Ecology and Environmental Conservation

- It was suggested to incorporate a range of green technologies into the design of the NDAs to cater for future urban development. The green technologies including use of electric cars, renewable energy, water and waste recycling. The NDAs should also provide dedicated parking spaces for electric cars and make use of existing farmland for organic farming and associated industries such as food processing. In residential land use, it could have facilities for producing solar energy and designated tubes to effectively process and separate waste for recycling;
- The concept of sustainability and the protection of environment were emphasized in the planning and design of the NDAs, however, other aspects e.g. economic also needed to be considered to achieve balanced development; and
- Impacts of urban development to the surrounding environment and ecology of Ping Che/Ta Kwu Ling had been observed. Long-term conservation plan should be devised to minimize environmental impact of NDAs.

Transport Facilities

- Some were concerned about the proposed road network might not be able to cope with the additional traffic volume generated by the future Heung Yuen Wai Boundary Control Point (BCP) and the NDAs;
- A comprehensive transportation plan was demanded;
- In view of the existing poor external transport connection, the external road network and public transport connections in PC/TKL should be improved to cope with the future demand;

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

- The traffic flow of Fanling and Tolo Highways connecting PC/TKL and urban area was over their carrying capacity during peak-hours. There was a suggestion to have a direct connection road from PC/TKL to San Tin Highway such that residents could go to the urban areas through Route 3; and
- Extension of the proposed Northern Link connecting various NDAs to Heung Yuen Wai BCP by rail was proposed.

Mode of Development

- The Government should consider to let some land owners to develop their own land.

Land Resumption and Compensation

- Many attendees expressed concerns on the compensation issue;
- Resumption of private land should be minimized as much as possible, while the compensation amount should be calculated uniformly based on the ex-gratia compensation rate for Zone A; and
- Local residents generally supported the NDA development, and the Government should provide reasonable compensation scheme for the affected residents.

Rehousing for Affected Villagers

- There were suggestions that land should be put aside for local rehousing for the affected residents, as in the local rehousing sites in the Kwu Tung North NDA.

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