

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

Gist of Briefing to the Sheung Shui District Rural Committee

Date : 12 July 2012 (Thurs)

Time : 10:30am

Venue : Sheung Shui District Rural Committee Building, Po Wan Road, Sheung Shui, North District

Local Rehousing, Land Resumption and Compensation

- The affected residents should be well informed about the benefits and drawbacks of the New Development Areas (NDAs) development to them;
- More information should be provided to the affected residents regarding land resumption and compensation;
- Members of the Committee worried about the relocation and living of the affected residents in the period of their land being resumed for development but before the completion of local rehousing flats;
- Affected villagers should be exempted from Comprehensive Means Test on their income and assets and reasonable compensation should be provided to them;
- Eligibility for local rehousing should be clearly defined and explained;
- Provision of local rehousing units at Fanling North (FLN) and Ping Che/Ta Kwu Ling NDAs should be given to those affected villagers currently living there;
- Unsatisfied with the proposal that no site has been reserved for the re-site of Kwu Tung Village; and
- Strongly demanded “no removal and no clearance” of Kwu Tung Village.

Transportation

- Some concerns were raised on the provision of road and transport connections between the NDAs and the future Lok Ma Chau Loop development and it was considered that the said developments should be well integrated; and
- The proposed Fanling Bypass was considered locating too close to the existing villages and it was suggested to be located further away from the existing villages.

Urban Planning and Design

- Heritage conservation should be taken into account in the NDAs development;
- More information on the development proposal of the sites designated for potential activity centres was requested. The concerned proposal falls within Ma Tso Lung village and has not been proposed in previous stage of public engagement hence the villagers were not aware of their living would be affected by NDA development; and
- Air ventilation within and around the NDAs should be considered as relatively high-rise buildings were proposed in the NDAs.

Extension of the Shek Wu Hui Sewage Treatment Works

- Concerns were raised that the area reserved for the extension of the Shek Wu Hui Sewage Treatment Works in the latest FLN Recommended Outline Development Plan might not be

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able to meet the future demand and further expansion of the plant might be required in the future; and

- Members of the Committee worried that the future expansion of the sewage treatment works will harm the health of and pose risk to the nearby Sheung Shui Heung residents. It was suggested to relocate the existing sewage treatment works to minimise the potential adverse impacts to the residents and to meet the future demand for sewage treatment. Relocation of the sewage treatment works to the Frontier Closed Area, cavern or underground should be considered.

Long Valley Nature Park

- How to define the boundary of the Long Valley Nature Park and should designating the wetland in Long Valley as a nature park involve resumption of private land had to be explained to the members of Committee;
- It was considered that some of the land within the proposed Long Valley Nature Park should be zoned for village-type development uses instead; and
- Regarding the proposed nature park at Long Valley, some locals worried that the current road access and parking facilities at that area would not be sufficient to accommodate the future traffic demand induced by the proposed nature park. It was suggested to improve the existing vehicular access and to provide adequate car parking facilities for visitors.

Others

- Concerns were raised in the meeting that the NDA development would limit further extension of the surrounding villages. In particular, it was considered that Yin Kong Village was relatively small in size but the surrounding areas were currently proposed for the uses of agriculture and nature park which would restrict the extension of "Village Type Development" zone in the future. In addition, many village representatives also expressed their views that land for village-type housing was in great demand currently, thus, they suggested to provide more land for village-type development;
- Every affected village should be consulted as soon as possible with a view to ease villagers' worries to the NDAs development; and
- Affected residents, no matter they are indigenous villages or non-indigenous villages, should be treated equally in all aspects in the NDA development.

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