

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

**Gist of Meeting with the Representatives of Fanling North Villages including Fu Tei Au, Tin Ping Shan Tsuen, Shek Wu San Tsuen and Ma Shi Po**

**Date** : 15 September 2012 (Sat)  
**Time** : 2:30 pm  
**Venue** : Sheung Shui Choi Yuen Estate Community Hall

**Land Use**

- If the objective of the New Development Areas (NDAs) development was for housing supply, why low density residential development had been proposed in the NDAs;
- It was suggested to expand the development area of the NDAs to Sha Tau Kok;
- Supported for NDAs development and recommended to reserve a "Residential Zone 3" ("R3") site near Wa Shan Village for the affected villages as compensation;
- A villager of Wa Shan Village suggested that the boundary of the proposed "R3" site near Wa Shan Village should be amended to avoid affecting 7 households and some graves. The villagers demanded a prompt response from the Government on whether the affected households and graves would be excluded from the NDAs development;
- It was considered that the proposed police training facilities in Fu Tei Au were incompatible with the adjacent proposed "Conversation Area" ("CA") zone. The proposed facilities would induce noise and air impacts to the surrounding ecology. As such, it was suggested that the areas for the proposed police training facilities and an area south of Ng Tung River should be zoned as "Agriculture" ("AGR") to act as a buffer to the "CA" site for protecting its ecological values; and
- As there were abundant of vacant government sites in other areas, the police training facilities could be located elsewhere. It was suggested that the proposed police training facilities should be located to the site currently reserved for the poultry slaughtering centre.

**Nature Conservation**

- Fu Tei Au provided a suitable habitat for wild birds, it was hoped that Fu Tei Au could be designated as "CA" to preserve the integrity of Fu Tei Au's ecology.

**Transportation**

- A new railway connecting Heung Yuen Wai Boundary Control Point and Tseung Kwan O via Ma On Shan was suggested.

**Agricultural Activity**

- Suggested to designate the proposed riverfront park as farmland for the affected farmers to continue farming. This could provide fresh vegetables to local residents and also increase the greening ratio.

**Implementation Mechanism**

- Strongly objected the adoption of the private sector participation (PSP) as an implementation mechanism. It was considered that PSP could only benefit developers;
- Various developers had purchased a large amount of land in Ma Si Po and many of which had been used as open storage. Developers continued to purchase the land even after Government announced to adopt the "Conventional New Town Approach" ("CNTA") to implement the NDAs proposals, as a result the affected villagers were not entitled to any re-

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housing or compensation arrangements. Some strongly urged the Government to protect the rights of the villagers; and

- Some villagers of Tin Ping Shan Village worried that developers would purchase the land in their village. They urged the Government to include Tin Ping Shan Village into the NDAs development area to protect the villagers from forcing out as a result of land acquisition by private developers.

**Land Resumption and Compensation/ Rehousing of Affected Villagers**

- Requested “no removal and no demolition” and anti-developer hegemony;
- Not satisfied with the requirement of Comprehensive Means Test for local rehousing;
- Many villagers were elderly and they might not be able to adapt to new living environment. They might be reluctant to be rehoused to public housing;
- The Government did not visit the villages to understand the needs of the affected villagers. The Government only retained houses of indigenous villagers but not squatters living by non-indigenous villagers;
- Villagers queried that developers can purchase land and develop while the existing villagers could not build any house. Villagers also queried that there was not land reserve for the local rehousing for the affected villagers;
- Demanded to maintain the existing rural lifestyle. Strongly urged the Government to reserve at least 10% of the land in Fanling North NDA for reprovisioning the affected villages;
- Villagers of Wa Shan Village did not accept the proposed rehousing arrangement which would be rehoused to the Kwu Tung North NDA. As they had been living in Wa Shan Village for a long time and thus requested that the entire village should be reprovisioned in the same area;
- Suggested to extend the “Residential Zone 4” site for the rehousing the affected villagers;
- Villagers of Shek Wu San Village hoped to have more land reserved for them to reprovision their village; and
- Villagers of Tin Ping Shan Village worried there would be no proper rehousing arrangements. They urged the Government to register villagers immediately to protect their rights.

**Public Engagement**

- A Wa Shan villager expressed that villagers were not aware their village being included in NDAs development until the commencement of the Stage 3 Public Engagement. They criticized the Government for not actively informing the affected villagers and did not take care of their needs. They hoped responses from the Government regarding their concerns; and
- Hoped that the Government would visit the affected villages and ensure that all the affected villagers would aware of the NDAs development to avoid unnecessary conflicts.

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