

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

Gist of Meeting with the Residents of Lung Yeuk Tau, Siu Hang San Tsuen and Shung Him Tong
Summary of Major Comments

Date : 21 August 2012 (Tue)
Time : 4:00pm
Venue : Conference room, 3/F, North District Government Offices, 3 Pik Fung Road,
Fanling, North District

Overall Development Strategy

- Should not only consider the future population in the New Development Areas (NDAs), but should also consider the impacts of the development of NDAs to the nearby villagers.

Transportation

- Sha Tau Kok Road has reached its capacity and the additional population will inevitably worsen the existing traffic conditions; questioned whether the Government have considered such impact in the study;
- Would like to be informed that if there will be any access to the proposed Fanling Bypass at Siu Hang San Tsuen;
- Strongly objected to the proposed elevated sector of the Fanling Bypass passing closely by Shung Him Tong Village and worried that the proposed road will adversely affect the village; questioned if other sections of the Fanling Bypass could be in the form of underpass, it was difficult to understand why the proposed road could not pass by the village in the same way;
- It was considered that the proposed alignment of the Fanling Bypass elevated section is like a pair of bow and arrow pointing towards Lung Yeuk Tau and other nearby villages; feared that it would have impacts on villages' feng shui; and
- Worried that the proposed elevated section of the Fanling Bypass will affect San Uk Village and suggested to build the bypass at grade or underground; and
- It was pointed out that the Government built underpass for the Lok Ma Chau Spur Line to conserve the wetlands in Long Valley, it was hoped that the Government can consider building that section of the proposed Fanling Bypass in form of tunnel.

Land Uses and Urban Design

- Considered that the Government had only considered the views of the new residential developments but had not taken into account the impacts of the new high-rise buildings to the existing villages, which these buildings will block the existing village views and air ventilation; it was suggested to move the proposed public housing sites further south;
- Dissatisfied that the Government neglected the existing villages by building the public housing immediate to the Lung Yeuk Tau Village while providing a large park adjacent to the private housing estates; this arrangement was considered unfair to the villagers;
- Worried the density of the proposed public housing sites south of the Lung Yeuk Tau Village being too high and these public housing estates will bring light pollution to the existing rural environment; and

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- Considered that Sheung Shui already has adequate provision of parks and recreational facilities while there are no parks at a larger scale provided near Lung Yeuk Tau; Suggested the proposed central park in the Fanling North NDA to switch locations with the public housing site adjacent to Lung Yeuk Tau, or building lower density housing at the proposed public housing site to minimize its impacts to the surrounding villages.

Community Facilities

- Shortage of primary and secondary school places in North District was mentioned and it was worried that the future additional population would worsen this shortage further; and
- Raised that there is a lack of community facilities in Lung Yeuk Tau and it was considered unreasonable that no new infrastructure will be provided with the additional population around the Lung Yeuk Tau area.

Public Engagement

- Pointed out that the exact locations of the various proposals under the NDAs development has not been clearly shown in the public engagement digest; more names of the existing should be added in the digest to assist the readers to better comprehend the proposals;
- Queried if there would be further public engagement before the implementation of the NDAs proposals;
- The Government has not provided any concrete responses regarding the comments made on the proposed Fanling Highway in the previous stages of public engagement; and
- It was hoped that the government would communicate with the local residents with more sincerity as well as formulating policies on compensation/rehousing arrangements in the perspective of the affected residents.

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