

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

Gist of Meeting with the Residents of Sheung Shui, Fanling, Sha Tau Kok and Ta Kwu Ling

Date : 21 September 2012 (Fri)
Time : 11:00 am
Venue : Conference Room, 2/F, Sheung Shui District Rural Committee

Land Uses

- The residents queried whether the low-density residential development in the New Development Areas (NDAs) was designed for the rich;
- They hoped that the NDAs development could avoid affecting the existing houses in Ma Tso Lung as far as possible;
- A villager of Ping Yeung Village in Ta Kwu Ling requested the Government to exclude the land where the villagers had built small houses from the NDAs development area;
- Some requested that Wa Shan Village should be excluded from the NDAs development. The proposed “Residential Zone 4” site in Wa Shan Village which was close to burial grounds was considered unsuitable for residential development;
- Some demanded the Government to review the proposed “Residential Zone 3” in Wa Shan Village to avoid the impacts on seven households of the village and graves;
- Some hoped that the Government included Tin Ping Shan Village into the NDAs development area to protect the villagers from being forced out as a result of land acquisition by private developers; and
- The Shek Wu Hui Sewage Treatment Works was considered being too close to Sheung Shui Heung. The villagers objected to the proposed expansion of the sewage treatment works and requested to relocate it away from Sheung Shui Heung.

Nature Conservation

- Some supported the proposed “Conservation Area” (“CA”) and “Agriculture” (“AGR”) sites in Fu Tei Au. However, the activities in the police training facilities would produce noise and exhaust gas affecting birds in the area, and as a result the proposed “CA” zoning would be ineffective. Some hoped that the Government would consider the integrity of nature conservation. It was suggested to retain the area for police training facilities as “AGR” zone to provide a buffer to the “CA” zone and conserve the ecological value of the area.

Transportation

- Some villagers of Tin Ping Shan Village considered that the proposed road adjacent to Tin Ping Shan Village would have adverse impacts on the environment there and to the health of the villagers; and
- It was hoped that the Government would look into the issue of the future traffic demand induced by the proposed Long Valley Nature Park and requesting that sufficient parking facilities should be provided.

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Agriculture

- Some demanded the Government to have a comprehensive plan for agriculture and conservation and to encourage organic farming; and
- Some villagers from Yin Kong Village supported the Government to resume farmland in Long Valley and allow farmers to continue farming there.

Village Development

- Some Yin Kong villagers considered that the proposed nature park encroached upon the village environ of Yin Kong Village. They demanded sufficient land to be reserved for the villagers to build small houses; and
- Some considered that the Government had resumed the villagers' land in Sheung Shui Heung for infrastructure in the past but disregarded the housing demand of the villagers. The villagers demanded for land for Sheung Shui Heung extension.

Land Resumption and Compensation/Rehousing of Affected Residents

- Some requested for reasonable compensation and fair rehousing/resettlement arrangements for the affected residents. Some considered that Means Test arrangement should not be required for the allocation of public housing;
- Some villagers said applying means testing for the "local rehousing" flats was not reasonable and even they could pass the first round of the test and get the flats, they might still fail in the second round of the test and need to pay double rent. The living cost would increase after moving to the public housing. They hoped the Government not to change their current way of living, especially in terms of living cost and financial conditions;
- Many villages had been lived there for many years and were attached to the community and their neighbours. They were unwilling to move to a new community and wished to work and live in the same community. As such, there was a request for village re-site locally;
- The Planning Department had not yet responded to the request made by the villagers of Kwu Tung Village regarding compensation and resettlement/rehousing since the Stage 1 Public Engagement. Some demanded responses from the Government on the issues and reasonable compensation to the villagers of Kwu Tung Village;
- Some requested the Government to reserve land for the affected squatter residents to build their own homes;
- Some requested for land to be reserved for the affected business undertakings to continue their operations;
- A recycling business operator in Ma Tso Lung who would be affected by NDA development did not object to land resumption by the Government. However, he hoped that the Government could assist the operators to identify new sites for their business with reasonable compensation;
- Some requested the Government to re-provision the Kwu Tung Vegetable Marketing and Credit Co-operative Society Ltd;
- Some requested reasonable compensation for private land resumption;
- Some demanded for an increase in crop compensation and relocation/resettlement allowances for local farmers; and
- Some hoped that Kwu Tung Village would not be eradicated and urged the Government to provide solutions as soon as possible.

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Public Engagement

- Villagers of Wa Shan Village only learned about the NDAs proposals until the last month of the consultation period. They hoped that the Government would actively contact the affected villagers;
- A villager in Tung Fong area of Kwu Tung Village said that many villagers there were not aware of the NDAs proposals; and
- A villager pointed out that some people participated in the public engagement did not actually have any property in Tin Ping Shan Village and he opined that the relevant department should consult the people who were actually affected by the NDAs proposals.

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