

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

Gist of Meeting with the Representatives of Yin Kong Village

Date : 28 September 2012 (Friday)
Time : 11 a.m.
Venue : Yin Kong Village Recreational Centre

Overall Development Strategies

- Supported the New Development Areas (NDAs) proposals and hoped that the proposals will be implemented as soon as possible.

Compensation for Land Resumption

- Some participants supported the government to resume land for setting up the nature park. If the land would not be resumed by the Government, they suggested that the land could be included in the village environ for small house development;
- Apart from the general compensation for resettlement, some participants requested the Government to offer reasonable removal allowances for the affected villagers; and
- It was recommended that the Government should establish a comprehensive compensation package for land resumption for the territory. The compensation package can be adopted in future developments by making appropriate adjustments.

Village-type Development

- It was considered that the rights of the villagers should be respected while developments took place in order to attain a win-win situation;
- Villagers expressed that Yin Kong Village had a shortage of land to meet the villagers' needs, although this had not been reflected in figures;
- It was considered that the land adjacent to Yin Kong Village should be reserved for its village expansion, in order to relieve the pressure from the increasing population in the future;
- As the proposed nature park would encroach upon the northern boundary of Yin Kong Village, some villagers had requested the Government to provide compensatory sites at other appropriate locations. However, having part of the nature park within the village boundary would be acceptable to the villagers, if the "village-type development" ("V") zone could be extended westwards and eastwards; and
- Ho Sheung Heung villagers would not object to Yin Kong villagers building small houses at Ho Sheung Heung provided that their "V" zone could be extended. It was proposed that half of the abandoned farmland north of the proposed Long Valley Nature Park (6 to 7 hectares) could be designated as "V" zone for small house development.

Traffic Arrangement

- The villagers worried that the visitor centre of the proposed nature park would attract large number of coaches and visitors using Ying Kong Road which would cause traffic congestion to the access road leading to Yin Kong Village;
- Requested to provide adequate visitor parking spaces in the proposed nature park visitor centre to address the future demand;
- As most of the coaches would usually parked near the visitor centre, particularly those carrying disabled persons, it was worried that the additional pedestrian pathways/cycle

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track might not be able to accommodate the future pedestrian and vehicular traffic to the visitor centre;

- However, a villager considered that the proposed visitor centre at Yin Kong was appropriate if the Government would improve the road network and provide adequate parking spaces and associated facilities;
- Adequate footpaths and cycle tracks should be provided connecting Yin Kong and Kwu Tung North NDA;
- It was suggested to adopt 'depressed road' design similar to the one in Fairview Park for the proposed Kwu Tung interchange which connects Kwu Tung North NDA and Fanling Highway near Yin Kong.
- Some villagers considered that the proposed interchange might not cope with the future traffic flow and villagers in Yin Kong Village would not be able to drive to Fanling Highway directly via the proposed interchange; and
- Recommended to connect the roads in Yin Kong Village to the NDAs and the existing road network such as Fanling Highway;

Long Valley Nature Park

- Suggested to relocate the proposed nature park visitor centre to the riverfront or across Sheung Yue River, so as to reduce the pressure on the roads in Yin Kong Village;
- Some villagers considered that conservation and agricultural development in Long Valley were contradicting approaches; and
- Some questioned whether the scale of the proposed nature park could be reduced in order to minimise its impacts on the future development of Yin Kong Village.

Agricultural development

- Welcomed the Government's proposal to designate and implement the area as Nature Park through land resumption. It was considered that the farmers in Long Valley were rather old and some of them might not continue farming in the future; a participant hoped that the Government would offer reasonable compensation and provide ex-gratia allowances including allowance for removal;
- Hoped the Government would arrange farmers to continue farming in Long Valley and promote organic farming;
- Some villagers expressed that the birds attracted by the wetlands would damage the crops and hence affected the income of farmers. They demanded that balance should be struck between conservation and the interest of farmers and the Government must protect the farmers' livelihood; and
- The construction works for the Lok Ma Chau Spur Line affected the drainage in Long Valley and hence dry farming could not be practiced for a period of 6 months. The Government should provide compensation to the farmers.

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