

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

**Gist of Public Meeting with the Kwu Tung North Residents**

**Date** : 29 July 2012 (Sunday)  
**Time** : 2:30pm  
**Venue** : Sheung Shui Ku Tung Public Oi Wah School

**Overall Development Strategies**

- The New Development Areas (NDAs) should be developed in Sandy Ridge and Ping Che/Ta Kwu Ling, to minimize the impacts to existing residents;
- Some villagers expressed that constructing the NDA at the expense of existing residents to solve the problems due to the Government's mistakes in housing policy and doubly-non permanent residents policy was unfair to the villagers. The Government had not taken the locals' concerns into considerations, such as the growing population in Sheung Shui. The shopping malls were now occupied by chain stores, development aimed to cater for the needs of tourists from the Mainland;
- Kwu Tung North (KTN) should be developed with the top priority given to improve the living of the existing residents. However, it was considered that the villagers would not be able to benefit from the KTN NDA development;
- NDAs development should cater for the existing affected parties rather than the future population of the NDAs;
- Some suggested that the Fanling Lodge should be developed first or it could be used as a rehousing site for the affected residents as it had a large site area and a low usage rate;
- Some worried about the health issues that the NDAs development would bring to the residents, such as air pollution, etc.;
- Some were concerned about that the construction cost of proposed infrastructure of the NDAs development was too high; and
- Some demanded to shelve the development proposals and opposed to any collusion. Some worried that the proposed low-density residential areas would become high-end housing sites similar to those in Kwu Tung South.

**Land Uses**

- If the NDAs were intended to increase housing supply, more high-density residential developments should be proposed rather than low-density residential developments;
- Some observed that the proposed public housing units were only accountable for 40% of the overall flat supply in the NDAs. Hence, they considered the Government was using the name of Conventional New Town Approach (CNTA) to resume land for luxurious housing developments, and urged the Government to increase the proportion of public housing supply;
- Some questioned if the residential area in the town centre of KTN NDA could already accommodate 80% of the KTN NDA's planned population, why did the Government still need to resume so much land;
- Some noted that recently there was a planning application for low-density residential development within the KTN NDA development area and considered that the proposed development was not in line with the Recommended Outline Development Plan (RODP) and questioned whether there was any coordination for planning projects between different government departments;

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- Some hoped that the Government could reserve land for reprovisioning of Kwu Tung Vegetable Marketing Credit Co-operative Society Limited;
- Some opined that the Government should not zone indigenous villagers' land as "Green Belt", while government land for development uses;
- Queried whether the Government had reserved sites for agricultural uses; and
- Some opined that adequate employment opportunities should be provided to avoid repeating negative experience of Tin Shui Wai New Town.

**Transportation**

- Some worried that the East Rail Line had reached its capacity and it would not be able to cope with the additional population of the NDAs; and
- Some hoped that the Kwu Tung railway station could commence as soon as possible for the residents.

**Implementation Mechanism**

- The Government auctioning the resumed land at a higher price for private housing development was unfair those affected by the project. This might induce fierce resistance from them and to hence affect the progress of the NDAs. The Government should propose more reasonable compensation packages;
- The Government should protect private property rights; Reselling the resumed land for private developments would violate the Basic Law and it was unfair to the landowners. The Government might face legal challenge;
- Some demanded not to demolish Ma Tso Lung (South) Village and to ensure that the daily lives of the residents would not be affected by the works during the implementation of the NDAs; and
- Some opined that existing government lands and abandoned lands should be developed first. The development should be in phases, and the living quality of the existing residents should be improved first.

**Local Rehousing/Village-resite for Affected Residents**

- Some strongly requested to retain Kwu Tung Village and Ma Tso Lung (South) Village; insisted to the principles of "No removal No Demolition" and "Protecting Homes";
- Some strongly objected to no sites had been reserved for the reprovisioning of Kwu Tung Village; pointed out that Kwu Tung Village was a recognized village by the Heung Yee Kuk, so a local reprovision site for the Kwu Tung Village should be offered to the villagers; demanded for rehousing/resettling arrangements before development;
- Some demanded for reasonable compensation and "village-resite" for Kwu Tung villagers. They requested for similar compensation measures as Choi Yuen Village and Chuk Yuen Village for the villagers to choose;
- Some opined that the government should let the villagers maintain their existing lifestyle such as low living cost etc.;
- The living conditions in public housing as compared to the existing living style of villagers changed a lot and were considered not acceptable. It was difficult for the elderly adapt to new living environment;
- The Government had not yet provided substantial replies to the locals' concerns over local rehousing and eligibility criteria to be rehoused locally;

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- The Government should set up a task force to liaise with affected parties, providing them with information on land resumption, compensation and rehousing issues;
- If the Government cleared the villages by force, it would only stir up conflicts between the villagers and the Government, affecting the stability of the society; and
- Some demanded ex-gratia compensation rate for Zone A be applied when the Government resumed private land;

**Village Development**

- Some considered that the Government had no long-term plans for village development, and urged the Government to reserve sufficient land for the future development of villages.

**Public Engagement**

- The current proposals had not reflected the villagers' concerns raised in the previous stages of public engagement. The Government should consider the villager's opinions;
- The concerns raised by the villagers in the Stage 2 Public Engagement had not been resolved and more consultation should be conducted with the villagers; and
- The Government should communicate more with the locals before planning the NDAs, and should not plan first and consult after.

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