

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

Gist of Meeting with the Village Representatives and Residents of Sheung Shui Heung

Date : 30 July 2012 (Monday)
Time : 5 pm
Venue : Conference Room of Liu Man Shek Tong, Sheung Shui Heung

Shek Wu Hui Sewage Treatment Works Extension

- Strongly objected the extension of Shek Wu Hui Sewage Treatment Works (SWHSTW) and request to relocate the existing SWHSTW;
- The sewage treatment works should keep an appropriate distance from Sheung Shui Heung;
- Worried that the extension works would generate traffic problem and pollution;
- The odour and biogas combustion from the existing sewage treatment works had a significant impact on the Sheung Shui Heung villagers;
- There were currently many obnoxious facilities such as slaughterhouses and sewage treatment plants in the vicinity of Sheung Shui Heung. It was suggested to relocate the sewage treatment works to the abandoned fishponds and agricultural land in Sandy Ridge. The Government should also consider locating the extension of sewage treatment plant in cavern; and
- Worried that the government would use a site north of Sheung Shui Heung, currently zoned as "Green Belt" ("GB") on the prevailing Outline Zoning Plan (OZP), for future expansion of the sewage treatment plant to meet the population growth of Fanling / Sheung Shui area.

Village Development

- It was pointed out that there were more than a thousand applications for small houses in Sheung Shui Heung, but no land had been reserved for further expansion of the village of Sheung Shui Heung in the New Development Areas (NDAs) proposals. This was considered unfair to the villagers of Sheung Shui Heung;
- The villagers had always been very co-operative when the Government resumed a large amount of land for infrastructure and roads in the past, but now the Government disregarded the housing demand of the villagers;
- Requested to zone an area north of Ng Tung River from current "Agriculture" zone to "Village Type Development" ("V") zone for the villagers to build small houses;
- Requested to rezone a site north of Sheung Shui Heung, currently zoned as "GB" on the prevailing OZP into "V" zone;
- It was requested that the Government would grant permission to Sheung Shui Heung villagers to build small houses in the "V" zone in Tin Ping Shan Tsuen; and
- The government should reserve some of the resumed land for the NDAs development for the Sheung Shui Heung villagers to build small houses.

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Implementation Mechanism

- Participants expressed concerns on the proposed large-scale resumption of private land. Land exchange should be considered to allow landowners to participate in the development of NDAs; and
- Land resumption price was considered to be much lower than the land premium at land sale auction for private residential development. This was considered to be unfair to the affected landowners. The Government should offer more reasonable resumption/compensation packages.

Land Use

- The proposed parking and operation facilities for environmental friendly transport system in the Fanling North NDA was considered to be in close proximity to Sheung Shui Hueng. It was worried that the vehicle emissions from the proposed facilities would affect Sheung Shui Hueng villagers.

Public Engagement

- It was hoped that the Government would communicate with the villagers more often regarding the NDAs development and the participants welcomed Government officials to consult them direct and visit Sheung Shui Heung.

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