

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

Gist of Briefing to the Fanling District Rural Committee

Date : 8 August 2012 (Wednesday)
Time : 11:30a.m.
Venue : 3 Luen Fat Street, Luen Wo Hui, Fanling, New Territories

Overall Development Strategy

- Agreed with New Development Areas (NDAs) development proposals and hoped the proposals would be implemented as soon as possible.

Government/ Community Facilities

- Population in the North District would increase by 50% in the future, it was worried that the existing health care facilities would be insufficient to meet the future demand and requested for an additional large-scale hospital;
- Noticed that the recreational facilities were placed in the western part of the Fanling North (FLN) NDA, thus, there were less recreational facilities in the eastern part near the village of Lung Yeuk Tau; and
- Worried about shortage of schools in the North District and hoped to be informed if the Government would provide new school sites.

Land Use and Urban Design

- Jogging track was only proposed on one side of the Riverside Park at FLN NDA; provision of a jogging track on the other side of the park should also be considered;
- Hoped that the NDAs development would integrate with the existing community. It was proposed to change the land use of the Luen Wo Hui industrial area from industrial to commercial to provide more employment opportunities;
- Queried if the proposed special industries could attract investments and North District residents would be able to take up the job opportunities generated by the proposed special industries; and
- The buildings of the FLN NDA would block the view of existing residential blocks in the Fanling area.

Transportation

- The traffic flow and parking spaces in Luen Wo Hui had already been saturated, some committee members would like to know if there would be mitigation measures to the traffic issues in Luen Wo Hui;
- The passenger capacity of existing East Rail Line was close to saturation, construction of a new railway system should be considered;
- The traffic flow of Jockey Club Road had been saturated, queried if there was any road widening proposal for Jockey Club Road;
- In favour of the NDAs development, but opposed to the eastern section of the proposed Fanling Bypass. It was considered that the Government had failed to take into account villagers' views expressed in previous stages of public engagement, and the Government should present clearly the proposed road scheme by more visual illustrations;
- Opposed to the proposed Fanling Bypass in the form of an elevated highway, it was recommended to construct the proposed Fanling Bypass in the form of a depressed road from south of the Ng Tung River to Fanling Highway to minimise the impact to the nearby villages;
- Pointed out that the elevated section of the proposed Fanling Bypass will affect the feng shui of Lung Yeuk Tau village, it was recommended to communicate more with the affected villages and conduct more site visits;

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

- Did not support the alignment of the Fanling Bypass passing through Tong Hang Village and hoped that the Government would review the alignment of the relevant section; and
- The proposed Jockey Club Road junction improvement works were considered beneficial to the residents of Tong Hang Village, it was recommended the existing intersection pedestrian traffic light control mode to be converted from by instructions to by schedule instructions.

Others

- The living condition of the squatters residence in Ling Shan area was rather poor. Although the Ling Shan area had not been included in the NDAs development, it was hoped that the Government could provide local rehousing for the villagers of Ling Shan Village.

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