

The minutes were confirmed on 2 September 2014 without amendment.

Minutes of the 3rd Meeting of
Yuen Long District Council in 2014

Date : 24 June 2014 (Tuesday)

Time : 9:30 a.m. – 5:45 p.m.

Venue : Conference Room, 13/F., Yuen Long Government Offices,
2 Kiu Lok Square, Yuen Long

<u>Present</u>	<u>Time of Arrival</u>	<u>Time of Withdrawal</u>
Chairman : The Hon LEUNG Che-cheung, BBS, MH, JP	(Beginning of the meeting)	(End of the meeting)
Vice-chairman : Mr WONG Wai-shun	(Beginning of the meeting)	(End of the meeting)
Members : Mr CHAM Ka-hung, Daniel, BBS, MH, JP	(Beginning of the meeting)	(End of the meeting)
Ms CHAN Mei-lin	(Beginning of the meeting)	(End of the meeting)
Mr CHAN Sze-ching	(Beginning of the meeting)	(End of the meeting)
Mr CHEUNG Muk-lam	(Beginning of the meeting)	(End of the meeting)
Mr CHING Chan-ming	(Beginning of the meeting)	(End of the meeting)
Ms CHIU Sau-han	(Beginning of the meeting)	(5:00 p.m.)
Mr CHONG Kin-shing	(Beginning of the meeting)	(5:10 p.m.)
Mr CHUI Kwan-siu	(Beginning of the meeting)	(End of the meeting)
Mr KWOK Hing-ping	(Beginning of the meeting)	(3:00 p.m.)
Mr KWOK Keung, MH	(Beginning of the meeting)	(End of the meeting)
Mr KWONG Chun-yu	(Beginning of the meeting)	(End of the meeting)
Mr LAI Wai-hung	(Beginning of the meeting)	(End of the meeting)
Ms LAU Kwai-yung	(11:15 a.m.)	(End of the meeting)
Mr LEE Yuet-man, MH	(Beginning of the meeting)	(End of the meeting)
Mr LEUNG Fuk-yuen	(Beginning of the meeting)	(End of the meeting)
Mr LUI Kin	(12:50 p.m.)	(End of the meeting)
Mr LUK Chung-hung	(Beginning of the meeting)	(3:50 p.m.)
Mr MAK Ip-sing	(Beginning of the meeting)	(5:10 p.m.)
Mr MAN Chi-sheung	(Beginning of the meeting)	(2:20 p.m.)
Mr MAN Kwong-ming	(Beginning of the meeting)	(End of the meeting)
Mr SHUM Ho-kit	(Beginning of the meeting)	(5:00 p.m.)
Mr SIU Long-ming	(Beginning of the meeting)	(End of the meeting)

Mr TAI Yiu-wah, Robert, MH, JP	(Beginning of the meeting)	(End of the meeting)
Mr TANG Cheuk-him	(9:55 a.m.)	(End of the meeting)
Mr TANG Cheuk-yin	(Beginning of the meeting)	(2:20 p.m.)
Mr TANG Hing-ip	(Beginning of the meeting)	(End of the meeting)
Mr TANG Ho-nin	(Beginning of the meeting)	(5:00 p.m.)
Mr TANG Ka-leung	(Beginning of the meeting)	(End of the meeting)
Mr TANG Kwai-yau	(Beginning of the meeting)	(End of the meeting)
Mr TANG Kwong-shing, MH	(Beginning of the meeting)	(5:30 p.m.)
Mr TANG Lai-tung	(Beginning of the meeting)	(2:20 p.m.)
Mr TSANG Hin-keung, MH	(Beginning of the meeting)	(5:00 p.m.)
Mr TSANG Shu-wo	(Beginning of the meeting)	(End of the meeting)
Mr WONG Cheuk-kin	(Beginning of the meeting)	(End of the meeting)
Ms WONG Wai-ling	(Beginning of the meeting)	(2:45 p.m.)
Mr WONG Wai-yin, Zachary	(Beginning of the meeting)	(5:00 p.m.)
Ms YAU Tai-tai, BBS, MH	(Beginning of the meeting)	(End of the meeting)
Mr YIU Kwok-wai	(Beginning of the meeting)	(End of the meeting)
Ms YUEN Man-yee	(Beginning of the meeting)	(End of the meeting)

Secretary : Miss LAM Ka-hing, Senior Executive Officer (District Council) (Atg),
Alexis Yuen Long District Office

In Attendance Mr MAK Chun-yu, District Officer (Yuen Long)
Edward, JP
Mr WONG Chi-wah, Assistant District Officer (Yuen Long) 1
Steve
Mr CHOI Chung-lam, Assistant District Officer (Yuen Long) 2
Timothy
Miss CHENG Siu-mui, Senior Liaison Officer (Town), Yuen Long District
Cyndia Office
Ms SIU Mo-fei, Bridget Senior Liaison Officer (Rural), Yuen Long District
Office
Mr IP Wing-cheung Chief Engineer/New Territories 1(New Territories
West and North), Civil Engineering and

	Development Department
Mr CHAN Fu-man	Chief School Development Officer (Yuen Long), Education Bureau
Mr CHEUNG Pui-chung	District Environmental Hygiene Superintendent (Yuen Long), Food and Environmental Hygiene Department
Mr TSANG Cheung-tat	District Commander (Yuen Long), Hong Kong Police Force
Ms SHIU Wan-yee	Police Community Relations Officer (Yuen Long District), Hong Kong Police Force
Mr LEE Yeung-to	Chief Manager/Management (Tuen Mun and Yuen Long), Housing Department
Ms CHIU Lee-lee, Lily	District Lands Officer/Yuen Long (District Lands Office, Yuen Long), Lands Department
Ms Vivianne MOK	Administrative Assistant/Lands (District Lands Office, Yuen Long), Lands Department
Miss CHEUNG Wai-ying, Olivia	District Leisure Manager (Yuen Long), Leisure and Cultural Services Department
Mr LAU Wing-seung	District Planning Officer/Tuen Mun and Yuen Long West, Planning Department
Ms LAM Wai-yip, Michelle	District Social Welfare Officer (Yuen Long), Social Welfare Department
Miss LEUNG Pui-yin, Wendy	Chief Transport Officer/ New Territories North West, Transport Department

Item 2

Mr CHU Chu-leung, Stephen	Chief Civil Engineer 2, Housing Department
Mr YUNG Cheung-nung	Senior Civil Engineer 6, Housing Department
Mr LAM Tak-keung, Barry	Senior Planning Officer 4, Housing Department
Mr KAN Kwok-chee, Joshua	Senior Town Planner/Tuen Mun 2, Planning Department
Ms Carmen CHU	Director, Ove Arup and Partners Hong Kong Limited

Item 3

Ms CHIN Man-yi, Maggie	District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department
Mr TSANG Chiu-kei	Senior Town Planner, Planning Department
Miss PANG Yuen-san, Helena	Assistant Town Planner, Planning Department
Mr TANG Kam-fai, Keith	Chief Engineer/New Territories 2 (New Territories West and North), Civil Engineering and Development Department
Mr Steve YIU	Head of Town Planning, MTR Corporation Limited
Mr Lam CHAN	Senior Manager, Projects and Property Management, MTR Corporation Limited
Mr NG Ka-wah	Senior Town Planning Manager, MTR Corporation Limited
Mr Steven HO	Technical Director (Transportation Engineering) , MVA Hong Kong Limited

Item 4

Mr CHUI Wai-lok	Senior Engineer, Civil Engineering and Development Department
Mr YAU Ka-tai	Chief Engineer, Planning Department
Miss FUNG Chi-wai, Katy	Senior Town Planner, Planning Department
Ms Theresa YEUNG	Director, Ove Arup and Partners Hong Kong Limited
Ms Carmen CHU	Director, Ove Arup and Partners Hong Kong Limited
Ms Apple LAU	Planner, Ove Arup and Partners Hong Kong Limited

Absent

Mr CHOW Wing-kan (Absent due to other commitments)

* * * * *

Opening Remarks

The Chairman welcomed Members and representatives from government departments to the 3rd meeting of the Yuen Long District Council (“YLDC”) (2014). He particularly welcomed Mr CHEUNG Pui-chung who succeeded Mr SHEK Yu-tung as District Environmental Hygiene Superintendent (Yuen Long) of the Food and Environmental Hygiene Department (“FEHD”) and Ms SHIU Wan-ye, the newly-appointed Police Community Relations Officer (Yuen Long District) of the Hong Kong Police Force (“HKPF”).

2. The Chairman said that Mr Zachary WONG, Mr KWONG Chun-yu and Mr KWOK Hing-ping had proposed discussing the item “request for the construction of the West Rail Northern Link as soon as possible”. As the item was related to traffic and transport, he proposed that the item be handled by the Traffic and Transport Committee under the YLDC. Mr Zachary WONG enquired if the YLDC had discussed matters related to the Northern Link in the past. If so, he thought that the YLDC should continue to follow up the item. In addition, he hoped the Chairman could inform Members of the arrangement of drawing up the agenda through the YLDC Secretariat as soon as possible.

3. The Chairman said that the YLDC had discussed matters related to the construction of the Northern Link. He would consider putting the item on the agenda of the next YLDC meeting. He asked Members to contact him direct if they had any queries regarding the agenda.

Item 1: Confirmation of Minutes of the 2nd Meeting of the YLDC (2014)

4. Minutes of the 2nd meeting of the YLDC (2014) were confirmed unanimously without amendment.

Item 2: Wang Chau Public Housing Development and Consultation on Proposed Amendments on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/14 (YLDC Paper Nos. 34/2014 and 47/2014)

5. The Chairman asked Members to refer to paper nos. 34/2014 and 47/2014 on the Wang Chau Public Housing Development (“Wang Chau Development Project”) submitted by the Housing Department (“HD”), and the proposed amendments to the approved Ping Shan Outline Zoning Plan No. S/YL-PS/14 (“the OZP”) submitted by the Planning Department (“PlanD”) respectively. As the proposed amendments to the OZP involved a piece of land located next to Long Ping Estate in Wang Chau, which was also the site of the proposed buildings in the Wang Chau Development Project, he proposed the two items be discussed together.

6. The Chairman welcomed the following attendees, in addition to Mr LAU

Wing-seung, the standing representative of the PlanD, to the meeting:

HD

Chief Civil Engineer

Senior Civil Engineer

Senior Planning Officer

Mr Stephen CHU

Mr YUNG Cheung-nung

Mr Barry LAM

PlanD

Senior Town Planner/Tuen Mun 2 Mr Joshua KAN

Ove Arup and Partners Hong Kong Limited

Director

Ms Carmen CHU

7. Mr Stephen CHU, Ms Carmen CHU and Mr LAU Wing-seung briefly presented the two papers and asked Members to express their views on the Wang Chau Development Project and the proposed amendments to the OZP.

8. Mr TANG Hing-ip opined that the relevant departments should first consult the Ping Shan Rural Committee on the proposed amendments to the OZP. The Chairman enquired if the PlanD had consulted the Ping Shan Rural Committee on the proposed amendments.

9. Mr LAU Wing-seung responded that the representatives of the HD had earlier exchanged views with the Ping Shan Rural Committee on the Wang Chau Development Project. He also clarified that Item B was merely a technical amendment to reflect the as-built residential development (i.e. Green Orchid) and the amendment would not bring any negative impacts to the district. If necessary, the PlanD was ready to explain the proposed amendments to the OZP to the Ping Shan Rural Committee.

10. The Chairman said that according to the established procedures, unless the relevant rural committee considered it unnecessary, the departments concerned should first consult the rural committee before consulting the YLDC. Mr TSANG Shu-wo enquired about the details of the technical amendment.

11. Mr LAU Wing-seung explained that the planning intention of the "Comprehensive Development Area" ("CDA") zone was to bring about urban restructuring. Any applications for development in the "CDA" zone had to be submitted to the Town Planning Board ("TPB") for consideration according to the Town Planning Ordinance. The TPB would rezone developed "CDA" zones to reflect its actual land use. He pointed out that Green Orchid was developed according to the planning application approved by the TPB in 2004. The approval conditions therein had been fully met. The PlanD therefore proposed a technical amendment to the OZP by rezoning the land concerned from "CDA" to "Residential (Group B) 3" to reflect the plot ratio, building height and site coverage of the as-built

residential development. He emphasised that the technical amendment was merely a description of the development restrictions of the land concerned and would not have any practical impacts on the district.

12. Mr TSANG Shu-wo and Mr TANG Hing-ip noted the details of the proposed amendments. In addition, Mr TANG Hing-ip urged the relevant departments to improve the situation of traffic congestion in the vicinity of Green Orchid.

13. Mr Zachary WONG proposed to keep the land use under Item B unchanged so that the Government or private developers could acquire the property interests of Green Orchid in future for large-scale development together with the “CDA” zones in the vicinity of Green Orchid.

14. Mr Lau Wing-seung responded as follows:

- (1) The “CDA” zoning was to facilitate appropriate planning control on the mix, scale, design and layout of development having regard to various environmental, traffic and infrastructure constraints;
- (2) Since fragmented land ownership would affect the prospect of implementing the development project on the site concerned, the majority of private land in “CDA” zones should generally be under single ownership at the time of designation. Nevertheless, the TPB would adopt a more pragmatic handling approach by considering the phased development of each site within the “CDA” zones having regard to individual circumstances. For “CDA” zones which were not under single ownership, if the developer could demonstrate with evidence that due effort had been made to acquire the remaining portion of the site for development but no agreement could be reached with the landowners, allowance for phased development could be considered;
- (3) In general, developers would launch housing development projects by acquiring sites with residual plot ratio to enhance the room for profit-making. However, the ownership of Green Orchid was highly fragmented because the housing units therein had been sold separately. In addition, the residential project had been completed for only a few years, thus it was believed that owners might not have the intention to sell their property interests shortly. Moreover, the plot ratio of Green Orchid had reached the maximum level permitted for “CDA” zones. There was not enough economic incentives to attract developers to initiate acquisition and redevelopment projects; and
- (4) The TPB had duly considered the situation of the adjacent “CDA” zones in approving the planning and development of Green Orchid.

15. Mr TANG Hing-yip said that he had exchanged views with the HD on the Wang Chau Development Project. He commended the department for substantially adjusting the estimated population to around 12 000 by paying heed to residents of nearby villages. As for the traffic aspect of the Project, he welcomed the proposal of a footbridge to facilitate access between Long Ping Estate and Long Ping Station of the WRL for the new population. He was also glad that an access had been reserved on the site for the use of public transport such as buses and mini-buses. Moreover, he suggested the relevant departments provide adequate recreational and leisure facilities to meet the actual needs of the new population in implementing housing development projects. He noted that a number of large-scale housing development projects would be completed in succession in Yuen Long in the coming ten years. He requested the relevant departments to promptly develop an effective and comprehensive traffic planning on a long-term basis and to actively improve the pedestrian environment and traffic ancillary facilities in the district with a view to ensuring that the infrastructure capacity could cope with population growth.

16. Mr Daniel CHAM said that according to the Town Planning Ordinance (Cap 131), there was a general presumption against development in “Green Belt” (“GB”) zones. The TPB would accept applications for new development in “GB” zones only under very special circumstances and when there were strong planning justifications. He pointed out that as the site proposed for the Wang Chau Development Project was not a brownfield site, the Government might have violated the existing planning principles if it rezoned the “GB” to “CDA” on the grounds of housing supply shortage. He enquired about the number of parking spaces provided under the project and reflected the frequent traffic congestion at the Shui Pin Wai Interchange, Fuk Hi Street, Long Ping Road and Fung Chi Road. He was concerned that the heavier road traffic as a result of the development might overload the major roads in the vicinity. In addition, a number of housing projects were underway in the district at the same time, he suggested the relevant departments strengthen co-ordination and develop a long-term and comprehensive traffic planning. He also hoped the relevant departments could provide adequate and comprehensive community ancillary facilities having regard to the overall development of Yuen Long to cope with population growth.

17. Mr KWONG Chun-yu urged the relevant departments to learn from the lesson of the development of Tin Shui Wai in the planning of YL. He thought that the population carrying capacity of the community should be taken in account, and that comprehensive facilities for traffic, medical, school and community should be provided. This was to avoid affecting the quality of life of residents in the district or even creating social problems due to the lack of ancillary facilities as seen in the development of Tin Shui Wai. He had reservation about the result of the traffic impact assessment mentioned in the paper and was concerned that the intersection of the proposed carriageway and Long Ping Road might lead to traffic problems. He also considered that the current capacity of the West Rail Line (“WRL”) could hardly meet the transport demand brought by the new population. He suggested the HD discuss and study improvement proposals with the relevant departments. For example, the number of train compartments of the WRL should be increased from the present seven to nine.

18. Mr LEUNG Fuk-yuen noted that the plot ratio of Green Orchid had reached its maximum. Indicating that the site for development of the Wang Chau Development Project was near the permitted burial ground at Kai Shan, he urged the departments concerned to avoid affecting the “fung shui” of the villages in the vicinity. He also pointed out that as there was only one vehicular access connecting Long Ping Road and Fung Chi Road, he was concerned that the vehicular access would fail to meet the traffic demand. Therefore, he suggested providing a roundabout at the proposed road link and developing a new access next to the “Government, Institution or Community” (“G/IC”) zone of the construction site to ease traffic flow and prevent traffic congestion. Moreover, he said that a considerable amount of land in the Yuen Long District was still available for housing development. He urged the departments concerned to carry out effective and comprehensive planning on a long-term basis, and provide comprehensive traffic and community facilities to keep pace with development needs in future housing development projects.

19. Mr LUK Chung-hung said that there were as many as 240 000 applicants on the Waiting List for public rental housing (“PRH”) at present. He therefore supported the Government’s proposal to actively increase PRH supply to meet the strong demand for housing from the public. He proposed that the Government adopt a comprehensive development approach in PRH projects. For example, community facilities such as integrated services centres, community centres and halls, libraries and sport centres could be provided at the lower levels of PRHs, and underground car parks could be built below the ground in order to provide ancillary facilities to meet residents’ needs with limited land resources. Furthermore, he hoped that the departments concerned would provide detailed information on retail facilities, such as the number of shops, product mix and business model.

20. Mr MAK Ip-sing opined that the proposed single row of buildings in the Wang Chau Development Project would bring about a wall effect. He proposed that the disposition of the buildings be adjusted to improve scenery and air ventilation, and to reduce the impact on the residents of Long Ping Estate. He also suggested installing lifts for the proposed footbridge linking the development site and Long Ping Estate. He was concerned that the footbridge would not be able to handle the new population intake of over 12 000. Therefore, he hoped that the departments concerned would enhance the walkway system to strengthen the connection with nearby districts. In addition, he said that as railway would be the main means of transport for the development project, the majority of the population intake would need to go to and from Long Ping Station of the WRL via the common access in Long Ping Estate. He worried that disputes regarding repair and maintenance would arise as Long Ping Estate was currently managed by its owners’ corporation. Thus, he appealed for the HD to follow up the matter. Moreover, he hoped to learn more about the detailed planning of the proposed public facilities and remarked that comprehensive community facilities should be provided whilst launching housing projects to avoid over-burdening the community facilities of neighbouring districts.

21. Mr MAN Kwong-ming remarked that the population density of Wang Chau Development Project would be excessively high and residents' living environment would be affected as a result. He agreed that the Government should increase housing supply to cater for the housing demand of the public but opined that the capacity of the existing traffic infrastructure and community facilities in the district should be considered to cope with future population growth. Furthermore, he suggested developing more large-scale shopping malls to satisfy residents' shopping needs and at the same time, facilitate pedestrian flow and ease congestion at Yuen Long town centre.

22. Mr TSANG Shu-wo supported the Wang Chau Development Project as it could help shorten the waiting time for PRH. He commended the HD for adequately consulting the Ping Shan Rural Committee regarding the project, and for revising the site and reducing the number of flats in response to the comments received. In addition, he opined that transport planning must fulfil the requirement of the YLDC and suggested expanding the land resumption limit to the land north of the site of the project, so as to utilise the land to provide additional amenities.

23. Mr Zachary WONG worried that rashly rezoning "GB" for housing development on grounds of shortage of land supply would set a bad precedent. He pointed out that the "CDA" between Long Tin Road and the track of WRL could be used for development of large-scale housing estates. Noting that the rezoning procedure involved would delay the completion of this public housing project to 2025, he was of the view that the department had chosen the difficult path instead of the easy one in the site selection of the Wang Chau Development Project. Moreover, he remarked that over the years, the residents of Long Ping Estate had suffered from noise nuisance caused by the buses and heavy vehicles frequenting Yuen Long Industrial Estate along Long Ping Road. As some of the proposed residential buildings and schools were in the vicinity of Long Ping Road, he hoped that the departments concerned would look into the improvement measures as soon as possible. He also enquired about the number of clearances. Lastly, he proposed reducing the height of buildings and fully utilising the plot ratio to develop multi-storey community facilities.

24. Mr YIU Kwok-wai was concerned about the long waiting time for PRH and opined that the Wang Chau Development Project could satisfy the strong housing demand of the public. Furthermore, he indicated that the locations of some proposed buildings were quite far away from the "G/IC" zone and Long Ping Station of the WRL and therefore suggested revising the overall disposition of facilities and buildings. He urged the departments concerned to study in detail the additional transport demand arising from the development project and formulate a public transport plan accordingly for the convenience of residents. He also hoped that the Government would make reference to the experience of the development of Tin Shui Wai to include comprehensive ancillary facilities in the housing project, such as sufficient local employment opportunities, public markets and parking spaces, so as to cater for the actual needs of the residents.

25. Mr KWOK Keung said the shortage of overall housing supply in Hong Kong had made the waiting time for allocation of PRH units longer than three years in general. It was even more difficult for young people to be allocated a PRH unit because of the Quota and Points System. In view of this, he supported the Wang Chau Development Project and hoped that the Government would proactively increase the housing land supply to meet the public's strong demand for housing. While he considered that the development project should accommodate more people, he respected the view of the Ping Shan Rural Committee that the number of units should be reduced and supported the HD's positive response to the view. In addition, he proposed that the relevant departments should develop a well-established transport network for the convenience of residents, such as planning new bus routes and improving the connection between the development site and Long Ping Station of the WRL.

26. Mr Stephen CHU gave a consolidated response as follows:

- (1) He thanked Members for their views on the Wang Chau Development Project;
- (2) In response to the public's strong demand for housing, the HD had conducted a detailed technical assessment for the Wang Chau Development Project. The results indicated that the "GB" located near Long Ping Estate at Wang Chau was suitable for public housing development. As the development would not adversely affect the district, the HD proposed to rezone the "GB" for public housing development;
- (3) The HD had commissioned a consultant to conduct a traffic impact assessment, which covered the vehicular access arrangements, road management measures, public transport service demands as well as the impact on public transport interchanges and the nearby road junctions. As the Wang Chau site was near the Shui Pin Wai Interchange, it was expected that motorists from the development site would travel to Long Tin Road and Yuen Long Highway mainly along Long Ping Road and via Shui Pin Wai Interchange. Moreover, the HD stressed that the existing road networks would not be adversely affected as the results of the assessment indicated that the major junctions nearby could accommodate the additional traffic flow arising from the development project;
- (4) At the present stage, the HD was consulting the public on the change of the land use of the site. Advance works, such as land resumption and land formation, would commence as soon as possible upon completion of the relevant procedure. The Wang Chau Development Project was expected to complete in 2025. As the planning and consultation procedures would take time, the details of the development project had yet to be worked out. However, the HD would actively adopt Members' views on the design proposal and consult the YLDC in due

course on the detailed design of the project;

- (5) As some of the proposed residential buildings would be constructed along Long Ping Road, the HD would formulate appropriate noise mitigation measures to minimise the impact on residents at the detailed design stage. These would include the adoption of single aspect building design, retrofitting of noise barriers and provision of window insulation within the residential units; and
- (6) As a preliminary estimate, 60% of the development site was under private ownership. The site covered a total of 79 lots and involved more than 20 houses and dozens of structures. The HD had not started the resumption procedure yet and would determine the amount of compensation in accordance with the current relevant government policies and criteria.

27. Mr LAU Wing-seung gave a consolidated response as follows:

- (1) There were about 15 200 hectares of land zoned as “GB” in the statutory plans of Hong Kong. To release more sites for housing development, a territory-wide review on “GB” was being conducted in an orderly manner. The Administration focused on devegetated, deserted or formed “GB” zones in the first stage of the review, and then progressed to sites located on the fringe of urban areas or new development areas (“NDA”) with a relatively lower buffer or conservation value so as to examine whether the sites concerned were suitable to be converted to residential use;
- (2) In view of the current acute housing shortage in Hong Kong, there was a need for the Government to provide more residential units by adopting short and medium-term measures to increase and accelerate housing land supply. As the “GB” zones which were close to developed areas or public roads were in close proximity to existing transport infrastructure and supporting facilities such as water supply and sewerage, they had potential to be rezoned for residential use. In this regard, the Administration proposed rezoning a number of “GB” zones which were close to developed areas with ecological value that had been destroyed or was relatively lower. These sites covered a total area of about 150 hectares, which accounted for only one per cent of the “GB” zones in Hong Kong. If approved for rezoning for housing development, these sites could provide land for building about 90 000 residential units, three fourths of which would be public housing;
- (3) The “GB” zones under the Ping Shan OZP covered a total area of about 118 hectares. Only about 5.6 hectares of “GB” zones were proposed to be rezoned under the Wang Chau Development Project, which accounted for less than five per cent of the total “GB” zones. Many of them were abandoned agricultural land or sites which were used for

open storage yards and erection of squatter huts. When identifying sites for public housing development, the PlanD and the HD had fully considered the actual circumstances of the land and the existing infrastructure in its surrounding so as to increase the supply of public housing in the short run;

- (4) The PlanD and other relevant departments had all along been highly concerned about the crowded situation in Yuen Long town centre. Thus they had planned the development of a new core business zone in the land use review of Kam Tin South and Pat Heung and in the Hung Shui Kiu New Development Area Planning and Engineering Study. For example, large shopping malls would be provided above Kam Sheung Road Station of the WRL and commercial sites would be reserved in the Hung Shui Kiu NDA for development of commercial facilities and hotels with a view to diverting population to other areas;
- (5) He noted Members' concerns that the existing traffic infrastructure and ancillary facilities in the district could hardly cope with the new population brought by numerous housing development projects. He said that the representatives of the TD and other relevant departments would attend the meetings of the YLDC, including the Working Group on Transport Infrastructure Improvement in Yuen Long newly established under the YLDC, to discuss with Members and participate in studies on traffic infrastructure. He appealed for Members' understanding that comprehensive and long-term planning would take time. The department would consult the YLDC about the detailed proposals of various development projects when appropriate and welcomed suggestions from Members;
- (6) The existing community facilities in the district were adequate to cope with the demand brought by the future population growth. The department would monitor closely the demand and supply of various facilities and would take corresponding improvement measures when appropriate;
- (7) He stressed that the rezoning procedure would not impede the progress of the Wang Chau Development Project. He also pointed out that as many private land lots were in the development site, and that land resumption and construction would take time, the whole development project was estimated to span more than 11 years;
- (8) In response to some Members' suggestion of identifying another site, he pointed out that there were also many private land lots in the "CDA" zones between Long Tin Road and the rail track of the WRL. The plot ratio was only 0.4 and it was believed that much more time was needed for the rezoning, land resumption and infrastructure works; and
- (9) The Wang Chau Development Project involved a construction site of around 5.6 hectares and around 4.1 hectares were set aside for public housing development. The HD could not increase the supply of

housing units by lowering the plot ratios of the site for schools and the “G/IC” zones. The HD had been maintaining close communication with other relevant departments to plan and develop community facilities to cater for the needs of residents.

28. The Chairman thanked the representatives of the relevant departments and the consultant for attending the meeting to present the above two papers and listen to the views of Members. He concluded that Members who spoke supported the Wang Chau Development Project in principle and hoped the relevant departments could adopt the suggestions of Members, including providing pedestrian crossing facilities connecting the development site and the surrounding areas, expanding the resumption limit as appropriate for the development of recreational and leisure facilities, as well as adjusting the height and disposition of buildings to avoid wall effect, thereby reducing the impact on residents of Long Ping Estate and nearby villages. He hoped the relevant departments could continue to widely collect views and consult the Culture, Recreation, Community Service and Housing Committee (“CRCS&HC”) of the YLDC about the detailed design of the development project as soon as possible.

**Item 3: Land Use Review of Kam Tin South and Pat Heung
(YLDC Paper No. 35/2014)**

29. The Chairman asked Members to refer to paper no. 35/2014 on the land use review of Kam Tin South and Pat Heung, and the paper submitted at the meeting which was about the views of the Pat Heung Rural Committee on the land planning of Kam Tin South and Pat Heung.

30. The Chairman welcomed the following attendees, in addition to Mr LAU Wing-seung, the standing representative of the PlanD, to the meeting:

PlanD

District Planning Officer/Fanling, Sheung Shui and Yuen Long East	Ms Maggie CHIN
Senior Town Planner	Mr TSANG Chiu-kei
Assistant Town Planner	Miss Helena PANG

Civil Engineering and Development Department (“CEDD”)

Chief Engineer/New Territories 2 (New Territories West and North)	Mr Keith TANG
---	---------------

MTR Corporation Limited (“MTRCL”)

Head of Town Planning	Mr Steve YIU
Senior Manager, Projects and Property Management	Mr Lam CHAN
Senior Town Planning Manager	Mr NG Ka-wah

MVA Hong Kong Limited

Technical Director	Mr Steven HO
--------------------	--------------

31. Ms Maggie CHIN said that the Development Bureau had briefly presented the overall housing development in Yuen Long at the YLDC meeting on 29 April 2014. Subsequently, the PlanD consulted the Kam Tin Rural Committee and Pat Heung Rural Committee on the land use review of Kam Tin South and Pat Heung on 4 June and 6 June respectively, and had followed up the views accordingly.

32. Mr TSANG Chiu-kei, Mr Steve YIU and Mr Lam CHAN briefly presented paper no. 35/2014 and asked Members to express their views on the recommendations of the land use review of Kam Tin South and Pat Heung.

33. The Chairman stated that Mr TANG Ho-nin, Mr TSANG Hin-keung, Mr LAI Wai-hung, Mr TANG Kwai-yau and Mr TANG Cheuk-yin moved a motion at the meeting. The motion was seconded by Mr LEUNG Fuk-yuen, Mr MAN Chi-sheung, Mr MAN Kwong-ming, Mr TANG Hing-ip, Mr TANG Ka-leung, Mr TANG Cheuk-him, Mr TANG Lai-tung, Mr TSANG Shu-wo, Ms YUEN Man-ye, Mr KWOK Keung, Mr CHING Chan-ming, Ms YAU Tai-tai, Ms WONG Wai-ling, Ms CHIU Sau-han, Ms CHAN Mei-lin, Mr CHAN Sze-ching, Mr WONG Cheuk-kin, Mr TANG Kwong-shing, Mr KWOK Hing-ping, Mr Robert TAI, Mr SIU Long-ming, Mr SHUM Ho-kit, Mr MAK Ip-sing, Mr YIU Kwok-wai, Mr CHUI Kwan-siu, Mr CHONG Kin-shing, Mr CHEUNG Muk-lam, Mr Daniel CHAM, Mr WONG Wai-shun, Mr LEE Yuet-man and Ms LAU Kwai-yung. The motion stated that:

“This Council supports in principle the consultation paper on the land use review of Kam Tin South and Pat Heung. However, the excessive public and private housing development will bring about a rapid population growth, which will be unfair to both the present and future residents and will completely ruin the quality living environment in the district. In view of this, this Council will resolutely oppose the consultation paper unless the Government can immediately finalise the schedule of widening the entire Kam Sheung Road and Kam Tin Road to four-lane roads and of constructing the West Rail Northern Link, open up new roads to ease traffic congestion in the district, and then seek opinion from Kam Tin and Pat Heung Rural Committees on the details, create more job opportunities, provide amenities and green space to develop a balanced community where residents’ daily needs could be satisfied in the district.”

34. The Chairman proposed that paper no. 35 and the above motion be discussed together. There was no objection.

35. Mr TANG Ho-nin said that the PlanD had consulted the Kam Tin Rural Committee regarding the land use review. He supported in principle the development proposal. However, as the handling capacity of the WRL during peak hours in the morning had reached its maximum, he was worried that the existing transport infrastructure and ancillary facilities were unable to cope with the demand of

the approximately 100 000 new population as suggested by the land use review. He therefore urged the relevant departments to improve the road facilities and traffic network of the district concerned as soon as possible, including widening Kam Sheung Road and Kam Tin road and finalising the construction schedule of the Northern Link. In addition, he hoped that the departments concerned would make reference to the experience of the development of Tin Shui Wai and ensure a balanced public to private housing ratio. He further suggested that the departments should designate sufficient land for commercial and retail use to create job opportunities in the district, thereby facilitating a balanced community development. Nevertheless, he was concerned that the existing small shops in the vicinity of Kam Tin Main Road might be gradually superseded by the proposed large-scale shopping facilities. Thus, he suggested that the departments concerned seize the opportunity to revitalise the villages and preserve the business opportunities of small shops whilst facilitating the overall rural development of Kam Tin South and Pat Heung. Furthermore, he considered that the Government must offer reasonable compensation for land resumption to the private lot owners affected by the development.

36. Mr TSANG Hin-keung indicated that the Pat Heung Rural Committee had conducted discussion on the land use review and supported in principle the development direction. However, he was of the view that currently the capacity of transport infrastructure and facilities might be unable to cater for the transport needs arising from the population intake. He therefore proposed that the relevant departments should offer sufficient job opportunities in the district when implementing housing projects, so as to ease the burden on external traffic network. He also suggested providing comprehensive community facilities and ancillary facilities in Kam Tin and Pat Heung, including amenities such as sports centres, swimming pools etc., so that the new population would not gather in Yuen Long Town for daily activities.

37. Mr LAI Wai-hung said that the PlanD consulted the Pat Heung Rural Committee regarding the land use review on 6 June 2014. On that day, the Committee unanimously passed the motion that “the schedule of widening the entire Kam Sheung Road and Kam Tin Road to four traffic lanes must be finalised prior to planning and developing Kam Tin South and Pat Heung”. He said that the Pat Heung Rural Committee supported in principle the Government’s proposal to increase housing supply as long as the present residents of the sites concerned would not be affected. He pointed out that the traffic volume of Kam Sheung Road and Kam Tin Road had reached the maximum capacity. In addition, the lack of lay-bys along the roads had frequently caused traffic congestion and accidents. He had reflected the situations to government departments many times, yet the application for lay-bys had still not been approved. He therefore urged the departments concerned to implement the improvement works as early as possible. He also said that the trains of the WRL were so crowded that passengers at Kam Sheung Road Station could hardly board the train. He considered that the existing transport infrastructure and facilities could not meet the actual needs arising from the population intake. Moreover, he was concerned about the arrangements for land resumption and relocation. He reflected the worries of residents, especially those of Ng Ka Tsuen, that they would be forced to move out of their home. Although he understood that the Government had to

identify sites for housing development, he considered that residents' daily lives should not be affected. He also indicated that while the land use review would bring about a population intake of over 90 000, only around 2 000 local job opportunities would be provided. The development project would also affect the present rural industrial activities and employment situation. Therefore, he requested the departments concerned to widen the entire Kam Sheung Road and Kam Tin Road to four traffic lanes, create sufficient job opportunities and enhance the community facilities and traffic network of the district when implementing the development project, so as to safeguard the interests of existing residents and at the same time facilitate an all-round community development.

38. Mr TANG Cheuk-yin said that the PlanD had consulted the Kam Tin Rural Committee on 4 June 2014. As the contents of the paper were of a conceptual nature, he hoped the relevant department could provide more detailed information for reference. In addition, he said that as there would be an estimated population growth of nearly 100 000 under the land use review, he was concerned that the existing transport infrastructure and road network in the district could not meet the transport demand of the new population, thus leading to serious traffic congestion in future. Thus, he urged the relevant departments to formulate effective long-term transport planning as early as possible. He also hoped the relevant departments could draw on the lesson of developing Tin Shui Wai. The housing project must be accompanied by comprehensive ancillary community facilities, including sufficient recreational and sports facilities, as well as public markets and hospitals, to meet the actual needs of the residents.

39. Mr TANG Kwai-yau talked about the road condition of Kam Sheung Road and Kam Tin Road. He said that the traffic lanes were narrow; there were no lay-bys and bus pick-up/drop-off areas and there were many large vehicles. All such factors had contributed to frequent traffic congestion. He said that the PlanD consulted the Pat Heung Rural Committee on 6 June 2014 on the land use review. The attendees had passed a motion that clearly stated the demand for the relevant departments to widen Kam Sheung Road and Kam Tin Road to a four-lane carriageway before carrying out the development. Whether the rural committees would support the development was dependent on whether the relevant departments would implement the improvement works. He opined that the large-scale housing development in the land use review would bring about a large population growth, which meant that the traffic burden would definitely increase. Therefore, he sincerely hoped the PlanD would conduct the road improvement works as early as possible.

40. Mr CHAN Sze-ching was concerned about the over-reliance on railway in the land use review. He indicated that at present the WRL had already reached its maximum capacity during peak hours. With the completion of the proposed Hung Shui Kiu Station, there would definitely be more passengers. He thus considered that the WRL would fail to meet the traffic demand of the ever-growing population in the district even if the number of train compartments was increased from the present seven to nine. In addition, he opined that the paper did not account for the planning details of the ancillary transportation facilities and the various types of cultural,

recreational and sitting-out facilities. He urged the relevant departments and the MTRCL to learn from the lesson of developing Tin Shui Wai. They should formulate a comprehensive and long-term planning for transportation and ancillary community facilities to meet the actual needs of residents before carrying out housing projects.

41. Mr Daniel CHAM was pleased to note that the plot ratio of each housing site was only 0.8 to 3 in the land use review. He opined that the proposed density and building height were appropriate. He asked the relevant departments to provide more information regarding the community and ancillary facilities for reference. In respect of the school sites in the Study Area, he proposed a mix of various types of education facilities such as international school and tertiary institution, etc. with a view to promoting a diversified development of the community. Besides, he proposed to use non-building areas and open space to serve as a buffer between the public housing sites and the adjoining village zones so that the proposed multi-storey residential buildings would be more compatible with the nearby rural settlements of less than three storeys. Moreover, he indicated that during morning peak hours, passengers could hardly get on board the WRL at Kam Sheung Road Station. The number of passengers would definitely increase drastically with the completion of the proposed Hung Shui Kiu Station and Pat Heung Station. However, due to the fire safety restrictions in the Tai Lam Tunnel linking up Kam Tin section and Tsuen Wan West Station of the WRL, it was not possible to increase the train frequency substantially. He thus proposed the MTRCL to enlarge the platform of Austin Station so as to accommodate nine-compartment trains and then to increase the number of train compartments of the WRL from the present seven to nine. He was of the view that Kam Sheung Road and Kam Tin Road, as the major roads in the district, were unable to cope with the new traffic demand as a result of the development. He urged the relevant departments to formulate a more comprehensive network for transportation and ancillary facilities.

42. Mr MAK Ip-sing said that the then Kowloon-Canton Railway Corporation conducted a land resumption project in Pat Heung and Kam Tin many years before due to the construction of Pat Heung Maintenance Centre. Given that the Centre would simply provide maintenance services to the WRL trains but not for profit-making purposes, residents at that time resold the title of the land at a nominal charge. If the Pat Heung Maintenance Centre was to be used for private housing development as put forward in the paper, he opined that the MTRCL must give reasonable compensation to the then affected residents. Furthermore, he was concerned about the ratio of public to private housing suggested in the land use review. He opined that more detailed information about the planning details of community facilities such as cultural and recreational facilities, sitting-out facilities and hospitals should be explained in the paper. He also urged the relevant departments to improve the transport infrastructure and ancillary facilities in the district as soon as possible, including the widening of Kam Sheung Road and Kam Tin Road.

43. Mr MAN Kwong-ming agreed that there was a need for the Government to

increase the housing land supply. He proposed that while increasing the supply of residential units, transport planning should be holistically considered. Furthermore, he enquired about the method for calculating the projected population of the housing development and was concerned that the capacity of the existing transport infrastructure and ancillary facilities in the district might not be able to cope with the population growth. He hoped that the relevant departments could allocate more resources to improve Fan Kam Road and Route Twisk which were the major external links for Pat Heung and Kam Tin respectively, as well as finalise the construction of the Northern Link as soon as possible.

44. Mr Robert TAI indicated that the WRL was already very crowded, but a number of housing projects being conducted in the Yuen Long District would all rely on the WRL. In view of this, he proposed that consideration be given to introducing new spur lines to the WRL and finalising the Northern Link as soon as possible to cope with the transport demand arising from the rapid population growth in the district over the next decade. He also urged the relevant departments to consider the overall interests of the Yuen Long District when implementing housing projects.

45. Ms CHAN Mei-lin agreed that there was a need to increase the housing supply. She was concerned about the expected increase of population from about 600 000 to about 1 000 000 as a result of the numerous housing projects underway in the district. She considered that the existing transport infrastructure and facilities might not be able to satisfy the transport demand arising from the continued population growth. She said that many residents in the district had to work across districts. However, the WRL, being the major means of external public transport, had already reached full capacity. In view of this, she urged the MTRCL to increase the number of compartments of WRL trains and hoped that the TD would enhance the public bus services. Furthermore, she proposed that the relevant departments should formulate a comprehensive plan for roads and ancillary transport facilities before increasing the housing supply.

46. Mr Zachary WONG said that a number of housing projects were being conducted in the district at the same time. To study the impact of such development projects on Yuen Long as a whole, he proposed that the relevant departments should enhance coordination and do conduct overall planning. Furthermore, he opined that the Government should take into account the sustainable development of the community when increasing the housing supply and proposed that appropriate transport infrastructure and community facilities be provided when planning NDAs so as to divert population to other areas so that residents would not flock to Yuen Long Town for daily activities. He also proposed to consider adopting a “school village” approach to allow residents to use the cultural and recreational facilities at schools during non-school hours and holidays, with a view to optimising the use of resources. In addition, noting that all housing developments would involve land resumption and clearance, he would like to know the arrangements for compensation and rehousing. He also hoped that the relevant departments and the consultant could provide more detailed research reports and information for Members’ reference and further consideration.

47. Mr YIU Kwok-wai agreed that there was a need for the Government to implement housing projects and was concerned about the transport planning in NDAs. In addition, he said that the projected population under the land use review was 92 800. According to the Hong Kong Planning Standards and Guidelines, the planning standard for the provision of many community and ancillary facilities was a minimum of 100 000 residents. The standards for urban and rural areas were also quite different. In this regard, he would like to know the criteria used by the relevant departments when planning the community facilities for this development project.

48. Mr TANG Hing-ip noted that the Government was implementing a number of housing projects in the rural areas of the Yuen Long District. He considered that the existing ancillary transport and community facilities might not be able to cope with the high-density developments and population growth in the next few years. In view of this, he proposed that the relevant departments should formulate a large-scale improvement plan for transport infrastructure and road networks as soon as possible. Furthermore, he indicated that as the only industrial and commercial core of the district, Yuen Long Town was very congested. Its pedestrian environment was also unpleasant. He proposed that the relevant departments should provide comprehensive shopping and community facilities when planning NDAs in Yuen Long South, Hung Shui Kiu, and Kam Tin South/Pat Heung, with a view to creating a self-contained community and relieving congestion in Yuen Long Town.

49. Mr TANG Cheuk-him asked whether the sites of Kam Sheung Road Station of the WRL and Pat Heung Maintenance Centre would be developed for private housing only and whether parking facilities would be provided under the development project. He also asked about the planning details of the community and social welfare facilities. He hoped that the relevant departments could provide more detailed information about the design of various supporting facilities. In addition, he pointed out that the population in the district would increase drastically to about one million in the next few years. Meanwhile, a number of housing projects such as the Wang Chau Public Housing Development and Hung Shui Kiu NDA were being conducted in the Yuen Long District and they would be served mainly by railway. He was worried that the capacity of the WRL might not be able to accommodate the projected population growth and demand. In view of this, he proposed that the TD and other relevant departments should improve the ancillary transport facilities as soon as possible and should consider strengthening bus services as supporting service.

50. Mr LUK Chung-hung supported the land use review and considered that it was necessary for the Government to boost land supply for housing to resolve the severe housing problem. He suggested that long-term and comprehensive planning and sound ancillary measures must be formulated in parallel in implementing housing projects. He also suggested reserving commercial sites in the district for promoting local economy to create more local job opportunities and alleviate the burden on external traffic network brought about by residents who has to work across districts. As a number of housing projects were in progress in Yuen Long

concurrently, he pointed out that the capacity of the WRL might not be able to cope with the population growth. Thus he urged the relevant departments to finalise the Northern Link project and the widening of Kam Tin Road as soon as possible. Moreover, he considered that the proposed community facilities were inadequate and suggested providing more cultural and recreation facilities and community halls to satisfy the actual needs of existing and new residents. He also suggested conducting a review and study on the feasibility of rezoning some “Conservation Areas” with low ecological values for commercial purposes or public facilities.

51. Mr LEUNG Fuk-yuen supported the Government to optimise land resources to solve housing shortage. However, he was worried about the sharp increase of population in Yuen Long to around 1 000 000 in the next decade as a result of the concurrent housing projects. He hoped the relevant departments could formulate a long-term planning in respect of the overall development of Yuen Long Town, Tin Shui Wai and rural areas to ensure that the infrastructure and ancillary facilities could meet the needs of residents. He also said that Yuen Long Town was very crowded at present and commercial activities were concentrated at the town centre due to Yuen Long’s proximity to the boundary, which made the place even more crowded. Moreover, he urged the early implementation of the Northern Link project and suggested the departments concerned make reference to and adopting the elevated light rail transit system of other developed countries to strengthen the connection between communities.

52. Mr KWONG Chun-yu said that the trains of the WRL were very crowded during peak hours in the morning. As the population of Yuen Long would increase sharply with the completion of a number of housing development projects in the district, he worried that the capacity of the WRL might not be able to cope with the resultant transport needs of residents. He therefore suggested the MTRCL increase the number of train compartments of the WRL from seven to nine and handle the problem that the platform of Austin Station was too short to accommodate the ninth compartment of the train. He also hoped the relevant departments could formulate a comprehensive and long-term traffic planning as soon as possible and actively maintain communication with residents in the district. Moreover, he pointed out that the usage rate of the Shek Kong Barracks was low in the recent ten years and enquired about the population intake should the site be rezoned for residential use.

53. The Vice-chairman enquired about the number of WRL trains at present. He suggested that other than increasing the number of train compartments, the MTRCL should also actively consider increasing the number of trains to cope with the transport demand brought by population growth. He was also concerned that the WRL might be overloaded upon completion of the proposed Tuen Mun South Extension, coupled with the population growth brought by the Hung Shui Kiu NDA and the development projects at Pat Heung. He hoped the relevant departments could include the development of Tuen Mun South in the development project for Kam Tin South and Pat Heung. As for community ancillary facilities, he hoped the relevant departments could finalise the construction of a sports complex in Area 12

of Yuen Long and suggested planning more recreation and sports facilities in the district.

54. Ms Maggie CHIN responded as follows:

- (1) She thanked Members for their views on the land use review. The department would continue to maintain close communication with the relevant rural committees and the YLDC, and would work out and improve the details of the project having regard to their views;
- (2) She noted the concerns of Members on traffic planning. The department had planned to implement the relevant road widening and traffic improvement works on major roads and junctions according to the traffic impact assessment to provide a more comprehensive traffic network. The department would maintain close liaison with the TD in this regard and would consult the relevant rural committees and the YLDC about the details of the planning when appropriate with a view to providing appropriate traffic and ancillary facilities for existing and future residents;
- (3) The department would provide Government, Institution or Community facilities required for the planned population and existing residents in the district according to the Hong Kong Planning Standards and Guidelines and would maintain communication and co-ordination with the relevant departments on the provision of the required facilities. Adequate land had been reserved for facilities such as schools, sports centres and clinics on the development site. Other community facilities that required floor space only, such as integrated youth and family service centres and markets, would be subject to detailed planning. The department would consult the relevant rural committees and the YLDC again on details such as the type, scale and number of the facilities concerned during the detailed design stage to provide adequate service and facilities that catered for the needs of residents;
- (4) She understood that Yuen Long Town, as the focal point of daily life for residents in Yuen Long, was very crowded. Thus a gross floor area of around 40 000 square metres for commercial and retail use would be provided for the construction of shopping centres at the site of Kam Sheung Road Station of the WRL. Retail facilities with a gross floor area of around 6 000 square metres would be provided at the public housing site to cater for the daily needs of residents;
- (5) A certain number of job opportunities would be created by the commercial facilities, government offices, organisations or community facilities in the development site. The residential sites could also create jobs such as security guards. In addition, it was expected that there would be around 100 000 job opportunities from the hotel and logistic sectors in Hung Shui Kiu NDA;

- (6) The department would provide sufficient community facilities and open spaces to develop a community with comprehensive ancillary facilities. Having regard to the additional demand for medical service brought about by the overall population intake in the Yuen Long District, the department had reserved land for development of medical facilities such as government clinics and hospitals under the land use review of Kam Tin South and Pat Heung and the study of Hung Shui Kiu NDA. It was believed that such facilities, coupled with Pok Oi Hospital currently in use and the extension of Tin Shui Wai Hospital which was under development, could cater for the needs of the expected and current residents;
- (7) In response to the opinion of the relevant rural committees regarding the promotion of rural development of Kam Tin South and Pat Heung, the department was carrying out a study on the development of a heritage trail in the district with the departments concerned. The department had also proposed developing cycle tracks and footpaths to enhance the connection between Kam Sheung Road Station of the WRL, the site of Pat Heung West Rail Maintenance Centre and other potential lands for development under the land use review. The department would further discuss the matter with the relevant rural committees;
- (8) The Government hoped to minimise the impact on the current residents in the districts concerned whilst increasing housing supply and would offer compensation to the households affected by land resumption and clearance in accordance with existing legislations and policies; and
- (9) She clarified that the proposed ratio of public to private housing was 1:1 under the land use review. She pointed out that the “Conservation Area” adjacent to Tai Lam Country Park was used to protect the natural landscape/natural environment of the district.

55. Mr Steve YIU gave a consolidated response as follows:

- (1) He noted Members’ concern about the carrying capacity of the WRL and shared the opinion of “ancillary facilities first, housing development later”. Upon commissioning of the Tai Wai to Hung Hom Section of the Shatin to Central Link (SCL), the MTRCL would increase the number of compartment of the trains running on the “East West Corridor” (i.e. the section connecting the SCL and the WRL) to eight and would consider increasing train frequencies in light of the demand, with a view to catering for the growing demand for railway transport;
- (2) Since the platforms of Austin Station of the WRL and all stations of Ma On Shan Line were designed to accommodate trains with eight compartments only, it was unfeasible to increase the number of train

compartments to nine;

- (3) At present, the WRL and the Island Line operated 21 and 32 trains per hour respectively during morning peak hours. The MTRCL was planning to enhance the signalling system so as to further increase the train frequencies and to augment the railway network by providing more lines;
- (4) The Government had put forward a proposal to develop the Northern Link in the consultation paper for the Stage 1 Public Engagement exercise of “Our Future Railway”. It would announce the result of the review on Hong Kong’s future railway development in due course to formulate a long-term railway development blueprint. The MTRCL had reserved space at Kam Sheung Road Station of the WRL and Pat Heung Maintenance Centre for the development of the Northern Link and maintenance of its trains, and would be supportive to the Government’s arrangements in all aspects; and
- (5) He clarified that all property development projects along Nam Cheong Station to Tuen Mun Station of the WRL, including the private housing development at Kam Sheung Road and Pat Heung Maintenance Centre, would be led by the Government. The MTRCL would act as the agent of West Rail property development projects. Hence the revenue generated from the property development projects concerned would go to the Government’s coffer instead of the MTRCL. He also stressed that the site at Kam Sheung Road Station and Pat Heung Maintenance Centre would be used to provide flats with an average floor area of around 700 square feet. Nearly 40% would be around 500 square feet to suit the needs of the public for small and medium residential flats.

56. Mr TANG Ho-nin hoped that the PlanD would honour its pledge. He proposed that the departments concerned draw up a completion schedule for the housing development projects in the district and study the overall impact of the development projects on the Yuen Long District in the next 10 to 30 years so as to formulate a more comprehensive plan. In addition, he considered that the WRL might be unable to cater for the transport needs arising from the population intake. He said that a lot of residents of Tin Shui Wai had to seek cross-district jobs due to the lack of job opportunities in their resident district. However, the high transport fee made them reluctant to work across districts, indirectly resulting in social issues such as working poverty or even reliance on Comprehensive Social Security Assistance. Thus, he urged the departments concerned to provide comprehensive ancillary facilities and create job opportunities when increasing housing supply so as to promote the sustainable development of the community.

57. Mr TSANG Hin-keung stated that he supported in principle the land use review, but urged the departments concerned to provide comprehensive transport facilities and amenities and create sufficient job opportunities in the district when increasing housing supply.

58. Mr LAI Wai-hung said that he supported in principle the land use review and hoped that the Government would implement improvement measures for the transport network as soon as possible, including widening of Kam Sheung Road and Kam Tin Road. He also urged the Government to consult the rural committees of the constituencies concerned regarding the works schedule of the projects again.

59. Mr TANG Cheuk-yin was concerned that the local employment situation at present would be affected by the development. He hoped the relevant departments could revitalise the old villages and retain the existing rural characteristics at the same time during the course of housing planning. He also suggested extending the “Village Type Development” (“V”) zone to cater for the housing needs of indigenous inhabitants.

60. Mr TANG Kwai-yau pointed out that it would be very difficult to broaden Kam Sheung Road and Kam Tin Road to four traffic lanes. He hoped to learn about the study progress and feasibility of the PlanD’s improvement works.

61. Mr LEE Yuet-man remarked that many Members supported the land use review because of their trust in the Government. He therefore hoped the relevant departments could honour their pledge, including improving the traffic road network of the district, taking forward the construction of the Northern Link and creating adequate local job opportunities as soon as possible so as to win the support of existing residents in Kam Tin South and Pat Heung for the development.

62. Ms CHIU Sau-han said that she supported the land use review in principle. She hoped the PlanD could honour its pledge by improving the traffic network, taking forward the construction of the Northern Link and providing comprehensive community ancillary facilities as soon as possible.

63. Mr KWOK Keung agreed that it was necessary for the Government to increase housing land supply to address the housing needs of the public, thus he supported the land use review. He hoped the relevant departments could provide adequate local job opportunities and formulate an effective and long-term traffic planning, including taking forward the construction of the Northern Link and implementing the broadening works of Kam Sheung Road and Kam Tin Road as soon as possible.

64. Mr Zachary WONG considered that broadening Kam Sheung Road and Kam Tin Road could not completely resolve all traffic problems. He hoped the relevant departments could initiate a study on the cumulative impact of various housing development projects in the district on Yuen Long Town, provide a comprehensive study report to Members for their perusal, and give an account of the

clearance and rehousing arrangement. Moreover, he enquired of the relevant departments whether facilities such as major stadiums, swimming pools and community halls would be provided for the joint use of the eight proposed secondary and primary schools and the public.

65. Mr MAK Ip-sing enquired about the number of villagers affected by land resumption and the relevant rehousing and compensation arrangement.

66. The Chairman asked Members to vote on the motion.

67. Members voted on the motion by the show of hands and open ballot. Mr WONG Wai-shun, Mr Daniel CHAM, Ms CHAN Mei-lin, Mr CHAN Sze-ching, Mr CHEUNG Muk-lam, Mr CHING Chan-ming, Ms CHIU Sau-han, Mr CHONG Kin-shing, Mr CHUI Kwan-siu, Mr KWOK Hing-ping, Mr KWOK Keung, Mr KWONG Chun-yu, Mr LAI Wai-hung, Mr LEE Yuet-man, Mr LEUNG Fuk-yuen, Mr MAK Ip-sing, Mr MAN Chi-sheung, Mr SHUM Ho-kit, Mr SIU Long-ming, Mr Robert TAI, Mr TANG Cheuk-yin, Mr TANG Hing-ip, Mr TANG Ho-nin, Mr TANG Ka-leung, Mr TANG Kwai-yau, Mr TANG Kwong-shing, Mr TANG Lai-tung, Mr TSANG Hin-keung, Mr WONG Cheuk-kin, Ms WONG Wai-ling, Ms YAU Tai-tai, Mr YIU Kwok-wai and Ms YUEN Man-yee voted for the motion. Mr LUK Chung-hung abstained from voting.

68. The Chairman announced that there were 33 votes for the motion, 0 vote against the motion and one abstention. The YLDC passed the motion by an absolute majority of votes.

69. The Chairman concluded that the concerns of Members on the land use review were clearly expressed in the passed motion. He hoped the relevant departments could duly consider the actual needs of the expected new population and existing population during the course of development, including traffic ancillary facilities and leisure and cultural facilities. He also hoped the PlanD could conduct further study and review the development concerned having regard to Members' views and consult the relevant rural committees and the YLDC about the proposals concerned when appropriate.

(Post-meeting note: The YLDC Secretariat wrote to the Director of Planning and the Director of Civil Engineering and Development to relay the motion passed by Members on 3 July 2014 and forwarded the written response co-ordinated by the PlanD to all Members on 25 July 2014.)

Item 4: Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation

**Preliminary Outline Development Plan and Stage 2 Community
Engagement
(YLDC Paper No. 36/2014)**

70. The Chairman asked Members to refer to paper no. 36/2014 on the Preliminary Outline Development Plan formulated for the development of Yuen Long South.

71. The Chairman welcomed the following attendees, in addition to Mr IP Wing-cheung, the standing representative of the CEDD, to the meeting:

<u>CEDD</u> Senior Engineer	Mr CHUI Wai-lok
<u>PlanD</u> Chief Engineer Senior Town Planner	Mr YAU Ka-tai Miss Katy FUNG
<u>Ove Arup and Partners Hong Kong Limited</u> Director Director Planner	Ms Theresa YEUNG Ms Carmen CHU Ms Apple LAU

72. Mr YAU Ka-tai and Ms Theresa YEUNG briefly presented the above paper and asked Members to express their views on the Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation (“Yuen Long South Study”).

(The meeting was adjourned for a lunch break and resumed at 2:20 p.m.)

73. The Chairman said that Mr LEUNG Fuk-yuen moved a motion at the meeting. The motion was seconded by Mr TANG Kwai-yau, Mr TANG Ka-leung, Ms CHAN Mei-lin, Mr TANG Kwong-shing, Mr WONG Cheuk-kin, Mr CHING Chan-ming, Mr CHEUNG Muk-lam, Mr CHAN Sze-ching, Mr LAI Wai-hung, Mr Robert TAI, Mr CHONG Kin-shing, Mr TANG Ho-nin, Mr Daniel CHAM, Mr WONG Wai-shun, Ms CHIU Sau-han, Mr TSANG Hin-keung, Mr SHUM Ho-kit, Mr TANG Hing-ip, Ms LAU Kwai-yung, Mr LUK Chung-hung, Mr MAN Kwong-ming, Mr TANG Cheuk-him and Mr TANG Cheuk-yin. The contents of the motion were as follows:

“Motion: This Council supports the Government’s housing development projects in Yuen Long South

According to the Government Notice, at present there are more than 200 000 applicants on the Waiting List for PRH and many of them were living in subdivided units with poor living conditions. In the face of the high level of price and rent of private property, the government needs to promptly increase

housing supply so as to address this livelihood issue which is a top priority of the Government. The consultant is conducting a consultation on the study of housing development on the brownfield land in Yuen Long South. This Council supports the proposal and has the following requests:

1. The existing operators of warehouses or logistics industry in the study area should be relocated to nearby areas so that they can sustain operation with a view to solving the problem of local community employment;
2. Residents and villagers in the study area must be properly rehoused and the planning area of the “V” zone should be enlarged so as to solve the housing problem of indigenous inhabitants;
3. Reasonable compensation should be made to the affected lot owners and stakeholders;
4. The present road condition should be improved on a long term basis by decking all nullahs at Kung Um Road and widening the carriageways and pavements. This Council requests the Administration to consult the Rural Committee of this district about the above requests and Yuen Long South development before consulting the YLDC.

This Council hopes that the housing development in Yuen Long South could comprehensively improve the transport network in Yuen Long and its vicinity so as to promote the sustainable development of the community and economy of Yuen Long.”

74. The Chairman proposed that paper no.36 and the above motion be discussed together. There was no objection.

75. Mr TSANG Shu-wo supported the development in Ping Shan and commended the relevant departments for widely consulting the villagers in Yuen Long South about the study in response to the request of the Ping Shan Rural Committee. In addition, he said that as the current demand for “Agriculture” (“AGR”) zone was quite low, many lot owners and stakeholders had reservation about the proposed preservation of agricultural land in the potential development area (“PDA”) in Tong Yan San Tsuen. He also proposed using the land concerned for residential buildings or rural-based industrial use.

76. Mr SHUM Ho-kit said that the road network in the vicinity of Yuen Long South had reached its maximum capacity at present. Although it was suggested in the paper that a north-south carriageway be constructed to link up PDAs with Yuen Long Highway near Tong Yan San Tsuen Interchange, he opined that the measure was unable to meet the development need. He proposed linking up Tai Tong Road, Kung Um Road, Tai Shu Ha Road East and Tai Shu Ha Road West. Besides, he supported the complete decking of the Yuen Long Nullah in the vicinity of Kung Um Road and

Kiu Hing Road for widening the road to four lanes in order to accommodate traffic. Furthermore, he was concerned that the land proposed for re-zoning to “Open Storage” and “Industrial” was not large enough to relocate all existing warehouses and logistics business operators in the vicinity of Kung Um Road affected by the development. He would like to learn about the relocation and compensation arrangement. He also enquired if the relevant departments such as the Agriculture, Fisheries and Conservation Department, had any policies to support the proposal of agricultural rehabilitation. He pointed out that agricultural rehabilitation was already outdated because the economic benefits of farming were very low.

77. Mr LEUNG Fuk-yuen said that he had made a number of comments at stage 1 community engagement, but the relevant departments had not given a direct replay yet. He wished to express his views and aspirations on the Yuen Long South Study by moving the motion. He said that much land in the vicinity of Yuen Long South was used at present for rural industries such as workshops, warehouses and port logistics, etc. He considered that the proposed multi-storey buildings could hardly accommodate large-scale machines. He thus hoped the relevant departments to consider identifying sites in Shap Pat Heung for the relocation of the affected industries, with a view to minimising the impact on the local industrial activities and employment. Furthermore, he supported the complete decking of the Yuen Long Nullah to widen Kung Um Road and proposed the relevant departments give due consideration to the relocation of affected villagers.

78. Mr CHING Chan-ming said that the Shap Pat Heung Rural Committee supported the proposed Preliminary Outline Development Plan in principle, but he hoped that the relevant departments could seriously consider relocating the affected operators of open storage yards and logistics industry in situ when developing Yuen Long South. In addition, he proposed enlarging and fully reviewing the “V” zone because many “V” zones in Shap Pat Heung was not within the “environs of a recognised village” and were therefore impossible for the construction of small houses. He hoped the relevant departments could offer concessionary grants to the indigenous inhabitants affected by the development. In respect of transport planning, he supported the formation of new roads and the complete decking of the Yuen Long Nullah for the widening of Kung Um Road to help alleviate traffic congestion. Moreover, he suggested further strengthening the connection between the NDAs and Yuen Long Highway.

79. Mr CHEUNG Muk-lam said that he had several communications with the relevant departments and the consultant on the Yuen Long South Study with the consultant. He said that quite a number of operators of open storage yards and logistics industry had made substantial investment to obtain the relevant operating licences. Although the northern part of the Tong Yan San Tsuen PDA (i.e. the site along Yuen Long Highway) was proposed to be rezoned to “Industrial” and “Open Storage” and would be supported with a road system for the convenience of freight traffic to the highway without intruding into the residential neighbourhood, the area was not large enough to accommodate all the activities affected by the development. He urged the relevant departments to duly consider the reprovisioning arrangement.

Furthermore, he pointed out that there was a lack of drainage facilities near the proposed “AGR” zones in Tong Yan Sun Tsuen and considered that the local demand for agricultural land was low. In view of this, he suggested that the site be used for community facilities. In addition, he pointed out that Shan Ha Tsuen had always been plagued by floods and hoped that the relevant departments could solve the problem while undertaking the development.

80. Mr TANG Hing-ip said that he had high expectations for the development in Yuen Long South and hoped that a sustainable community could be established. He agreed that there was a need to widen Kung Um Road, but worried that decking the Yuen Long Nullah might affect its drainage capacity. In view of this, he considered that the proposal of providing two traffic lanes by resuming land near the road was more desirable. In addition, he hoped that street-fronting shops resembling those in Yuen Long Town could be planned in NDAs and suggested that agricultural land be rezoned for cultural and recreational use.

81. Ms YUEN Man-yee supported increasing the supply of PRH. Since such development involved a number of existing rural industrial sites, she hoped that the Government would duly consider the aspirations and suggestions of the logistics industry and provide reasonable reprovisioning and compensation arrangements to them. Furthermore, indicating that there was frequent traffic congestion at the junction of Shap Pat Heung Road near La Grove, she hoped that the relevant departments could resolve the existing traffic problem in the vicinity of Yuen Long South before implementing the development project.

82. Mr YIU Kwok-wai supported the development direction of the Yuen Long South Study and opined that it would help ease the shortage of housing supply in Hong Kong. He then expressed his views on the motion. He agreed that there was a need to address the problem of local community employment and the Government should provide reasonable compensation to affected residents and owners. Moreover, he considered that the housing needs of the indigenous villagers could be met through expanding the “V” zones. In addition, he hoped that the relevant departments could formulate a comprehensive plan for transport and infrastructure and enquired about the criteria adopted in the planning of road facilities.

83. Mr Zachary WONG considered that the Preliminary Outline Development Plan was exhaustive and comprehensive. He hoped that the relevant departments could continue to listen to the public’s views. Furthermore, he said that all the housing developments under the Wang Chau Development Project, the Land Use Review for Kam Tin South and the Yuen Long South Study were expected to be completed in 2025. He was concerned about the overall impact of the rapid population growth on the Yuen Long District, particularly the population carrying capacity of Yuen Long Town. He was also concerned about the clearance and compensation arrangements and opined that the Government should establish a separate standard for determining the compensation rate for existing operators of rural industrial activities on the brownfield land.

84. Mr Robert TAI enquired whether all three proposals of decking the Yuen Long Nullah at Kung Um Road and Kiu Hing Road could enhance the capacities of roads to meet the expected transport demand. Moreover, he opined that the widened Kung Um Road should be able to accommodate heavy vehicles such as double-deckers. He also would like to know the details of the environmentally friendly transport system linking up Yuen Long South with Hung Shui Kiu NDA. In addition, pointing out that the proposed sewage treatment facility station would be near Muk Kiu Tau Tsuen, he hoped that the relevant departments could ensure that the facility would neither emit odour nor affect the cleanliness and residents in its neighbourhood.

85. Mr MAK Ip-sing said that the involvement of large amount of private land in the Yuen Long South Study would affect the existing residents and operators of the rural industry. In view of this, he hoped that the relevant departments would explain the details of rehousing and compensation. He also hoped that the relevant departments could provide adequate cultural and recreational facilities. Furthermore, pointing out that the proposed new road was still connected to the network of Yuen Long Highway, he considered that such transport infrastructure might not be able to cope with the transport demand arising from the additional population of over 80 000 and worried that there would be traffic congestion.

86. Mr LUK Chung-hung supported increasing the housing land supply. However, he considered that there were insufficient commercial sites and was concerned that residents would have to go to Yuen Long Town for daily activities in future, thus aggravating the congestion in Yuen Long Town. In view of this, he suggested that adequate catering and shopping facilities be provided to meet residents' needs. He pointed out that the projected population for the development was over 80 000, while there would be only about 10 000 local job opportunities. He worried that many residents would need to work across districts, thus adding pressure to the transport network. In this regard, he hoped that the relevant departments could properly resettle the operators of open storage yards and logistics service affected by the development lest the existing rural industrial activities and employment situation would be adversely affected. Furthermore, he suggested developing other commercial activities proactively, such as hotels, large shopping malls and offices, with a view to creating more local job opportunities. In addition, he suggested that the sites for education use near Kung Um Road be put together for a holistic planning under which facilities such as major stadia would be shared among schools in the form of "school villages" and be opened to the public during non-school hours and holidays. He also suggested that a comprehensive mode be used for the development of PRH so as to optimise the use of the limited land resources for provision of ancillary facilities that could better suit the needs of residents.

87. Mr LUI Kin supported developing Yuen Long South for housing, especially for PRH. He said that there was quite a number of land currently used for warehouses or rural industries in Yuen Long South. As the operators had allocated

substantial resources to the business and had provided numerous local job opportunities, he hoped that the Government would make reasonable compensation to the affected operators and consider adjusting the principles for determining compensation for land resumption. Regarding ancillary transport facilities, he took the view that the existing and proposed transport infrastructure might not be able to cope with the transport demand arising from the population growth. He thus suggested strengthening the connection between Yuen Long North and Yuen Long South by planning a new road network in the hope of mitigating the traffic congestion in Yuen Long Town.

88. Mr CHONG Kin-shing supported the Yuen Long South Study, considering that increasing housing supply would ease the difficulties encountered by young people in acquiring home ownership. He hoped that the Government would offer reasonable compensation to the affected lot owners and stakeholders for land resumption. He also proposed that due consideration be given to the relocation of the operators of logistics industry in Yuen Long South to avoid affecting local rural industries and employment. Given the frequent traffic congestion in Yuen Long, he called for early improvement to the transport infrastructure and ancillary transport facilities in the district in order to support future development.

89. Mr Daniel CHAM proposed the development of a town centre or a core industrial/commercial zone in Yuen Long South so that residents did not have to go to Yuen Long Town for daily activities in future. He also suggested creating more local community job opportunities to reduce cross-district employment. He pointed out that a number of housing projects were underway concurrently in the district and the population was estimated to increase from approximately 600 000 to approximately 1 000 000. He therefore requested the Government to develop comprehensive transport infrastructure and ancillary social facilities to dovetail with the increase in housing supply. He was concerned that the road facilities in the district might not be able to meet the transport demand arising from future development and therefore called for a more detailed transport planning framework, including widening Yuen Long Highway connecting Tuen Mun Road and Route 3. He urged the Government to give due consideration to a new external road network in order to strengthen the connection between the district and urban areas. He also recommended an increase in the plot ratio for commercial sites for the development of commercial facilities, such as hotels and offices, in order to enhance economic benefits and create job opportunities. He enquired about the plot ratios for “Residential” zones R1, R2 and R3 and suggested the adoption of cascading design for buildings and a maximum plot ratio of 3 for the housing development projects in the fringe areas of Yuen Long Town.

90. Mr KWOK Keung supported increasing the housing supply. He hoped that the departments concerned would reach an agreement with the affected lot owners and operators of logistics industry. He remarked that the tracks of the Light Rail Transit occupied much road space, leading to traffic congestion and crowded pavements in Yuen Long Town. In this connection, he suggested the departments concerned develop an elevated light rail system in the NDAs in Yuen Long South and Hung Shui

Kiu to strengthen the connection between Yuen Long South, Yuen Long Town and the proposed Hung Shui Kiu NDA.

91. The Vice-chairman considered the flood prevention capacity of the Yuen Long Nullah very limited and thus supported the decking of all nullahs in the vicinity of Kung Um Road and Kiu Hing Road to widen the road and to better utilise land resources as well. He then drew the attention of the departments concerned to the conflicts between pedestrians and vehicles that would easily arise from the works near the nullah.

92. Mr Zachary WONG said that the Transport Department (“TD”) currently tended to manage the traffic at intersections with traffic signals in lieu of roundabouts for road safety reasons. This practice, however, often gave rise to traffic congestion. He thus proposed the construction of double-deck roads to replace intersections. He also endorsed the proposed scenic cycle track which, in his view, should be widened to include a jogging track.

93. Mr LEUNG Fuk-yuen remarked that the Members who spoken had reflected the concerns of the affected parties over the Yuen Long South Study. He hoped that the departments concerned would heed Members’ views by studying the possibility of an elevated light rail system and the decking of the Yuen Long Nullah for the widening of Kung Um Road with a view to strengthening the ties between Yuen Long South and other areas. He suggested developing a town centre in Yuen Long South to create a self-contained community. Stressing that the indigenous inhabitants had surrendered much land for community development in the past, he hoped that the Government would take into account their housing needs in the course of housing development by expanding the “V” zone. He expected that the departments concerned would amend the development plan in accordance with Members’ views, and would consult again the Ping Shan Rural Committee, Shap Pat Heung Rural Committee, District Members of the constituencies concerned and relevant local bodies.

94. Mr TSANG Shu-wo understood that there was difficulty in industry relocation. He hoped that the departments concerned and consultants would identify sites within Shap Pat Heung for the in-situ relocation of the rural industries affected by the development in Yuen Long South. He suggested the Government consider rezoning the “AGR” zone in Shan Ha Tsuen to “Open Storage” zone.

95. Mr YAU Ka-tai gave a consolidated response as follows:

- (1) He thanked Members and the relevant rural committees for actively putting forth their views during the consultation period and was pleased to hear that the overall direction of the development in Yuen Long South gained general support from Members;

- (2) He noted Members' concerns over matters such as traffic planning, water supply and sewage. The department had conducted preliminary technical assessments on various facets for the Preliminary Outline Development Plan, including transport, sewage, drainage, environment, air ventilation, geotechnical condition, water supply, utilities, sustainable development and city design, and would give Members' opinions serious consideration;
- (3) Apart from increasing housing supply, comprehensive community facilities and ancillary support would also be provided;
- (4) The review on "V" zone was related to New Territories Small House Policy under which indigenous inhabitants were permitted to construct small houses in "V" zones. When drawing up "V" zones, the PlanD would duly take into account relevant factors such as individual villages' demand for small houses and village environs; and
- (5) The department would consider in detail the opinions collected during the second stage of consultation and would put forward proposals on the arrangements for relocation and compensation of affected residents and operators in the next stage of community engagement.

96. Mr IP Wing-cheung gave a consolidated response as follows:

- (1) He thanked Members for their views on the Yuen Long South Study;
- (2) In respect of traffic planning, with the proposed dual three-lane road linking Yuen Long South to Yuen Long Town and Yuen Long Highway, the proposed two-lane carriageway linking Tong Yan San Tsuen and Hung Shui Kiu NDA, and the proposed improvement works of Kung Um Road, it was believed that the additional traffic volume brought about by the development of Yuen Long South would not cause negative impacts on Yuen Long Town and Yuen Long Highway. The department also planned to carry out a number of improvement works and provide new roads in Tin Shui Wai (west) and Tong Yan San Tsuen Interchange, with a view to linking up Yuen Long South, Yuen Long town and Yuen Long Highway;
- (3) He noted that Members generally supported decking the nullahs in the vicinity of Kung Um Road and Kiu Hing Road for provision of a four-lane carriageway. The department also agreed that the proposal could directly address the traffic needs arising from the relevant developments. Nevertheless, given that revitalisation of the Yuen Long Nullah within the PDAs could promote biodiversity and create landscape feature for Yuen Long South, the department had put forward various proposals to seek public opinions on revitalisation of the northern section of the Yuen Long Nullah and on the relevant traffic arrangements so as to strike a balance between widening of roads, stepping up greening efforts and minimising land resumption.

Members' opinion would also be duly considered;

- (4) The departments concerned would explore the feasibility of addressing the flooding problems in some low-lying areas (e.g. Shan Ha Tsuen) by means of District Minor Works Project. The Drainage Services Department would arrange for pumping away of water in case of emergency. In the development of Yuen Long South, the department had made adjustments having regard to the height of adjacent districts during site formation to ensure that the development would not give rise to additional surface runoffs in surrounding districts. Moreover, a comprehensive drainage network had been included in the planning of the development area so that the flooding risk would not increase; and
- (5) Infrastructures such as sewage treatment works were designated projects required by the Environmental Impact Assessment Ordinance. The department was carrying out an environmental impact assessment for the Yuen Long South development project to ensure that the impacts resulted from development would comply with the requirements stipulated in relevant legislations. It would adopt appropriate mitigation measures when necessary.

97. Ms Carmen CHU gave a consolidated response as follows:

- (1) She noted Members' concerns over the traffic planning of YLS;
- (2) At present, since Tong Yan San Tsuen Interchange did not provide access to Yuen Long South, vehicles going from Yuen Long South to Yuen Long Highway must go on a roundabout route by making a U-turn at Castle Peak Road (Ping Shan section). Upon completion of the proposed improvement works, vehicles could turn to every direction at the interchange, thereby enhancing the accessibility. Furthermore, the proposed north-south road would become the major road of PDAs. The widened Kung Um Road and the horizontal roads in its vicinity were also available for diversion;
- (3) In order to enhance the public transportation service of Yuen Long South without causing additional burden on the transport infrastructure in the vicinity of Long Ping Station of the WRL by extending the public transport network to Yuen Long town centre, feeder bus service operating between Yuen Long South and Yuen Long Station would be diverted to enter Yuen Long Highway via Kung Um Road and the proposed slip road adjacent to Yuen Long Highway. Passengers could then walk to Yuen Long Station after alighting at the proposed public transport interchange at the site of Yuen Long Fresh Fish Wholesale Market.
- (4) The above traffic proposals were preliminary ideas. Members were welcomed to put forward suggestions on the traffic improvement proposals during the consultation period. Their opinion would be

given due consideration; and

- (5) At present, there were three lanes on Kung Um Road and Kiu Hing Road in total. If the proposal of decking all the nullahs was adopted, Kung Um Road could be widened to four-lanes to accommodate large vehicles such as double-decked buses; if the nullahs were not completely decked, only small vehicles could travel on Kung Um Road and the proposed public transport routes should be re-planned to avoid overloading Kung Um Road.

98. Ms Theresa YEUNG gave a consolidated response as follows:

- (1) She thanked Members for their views on the development of Yuen Long South;
- (2) She noted the suggestions of Members to rezone the “AGR” zones for other development purposes and would conduct a review upon completion of stage 2 community engagement;
- (3) She would continue to maintain liaison with relevant residents, residents’ representatives, rural committees and Members and would follow up the flooding issue in Shan Ha Tsuen. She would also consider carefully the views received concerning the compensation and rehousing arrangement and would put forward relevant proposals in stage 3 community engagement;
- (4) In order to relocate and consolidate the rural industrial workshops and open storage yards, the northern part of Tong Yan San Tsuen PDA, i.e. the site adjacent to the Yuen Long Highway, would be zoned “Open Storage” and “Industrial” in the Preliminary Outline Development Plan. The area would be around five hectares and 15 hectares respectively. The latter could even provide a floor area of around 600 000 square metres. She stressed that she would continue to maintain communication with stakeholders on the location, area and industry operation needs of the “Employment Belt”, and would report the review results at stage 3 community engagement;
- (5) Three “Commercial” zones had been designated adjacent to the residential areas to provide shopping, recreation, leisure and catering facilities to cater for the daily needs of existing residents and the expected population. The study team would study if it was feasible to provide more “Commercial” zones; and
- (6) The cascading design was adopted in the housing projects in Yuen Long South and the plot ratios of residential projects would range from 1.5 to 5. Having regard to the strong demand of the public for PRH and making reference to the development density of Yuen Long town centre, it was suggested that the plot ratio of PRH should be set at 5 to make use of the limited land resources to provide more PRHs, thereby

shortening the long waiting time for PRHs. The study team would conduct air quality and landscape assessment for the proposed development to ensure that the density and height of buildings would not affect the residents nearby.

99. Mr LEUNG Fuk-yuen noted the responses from the relevant departments and the consultant and agreed to the proposed traffic planning. If the proposal to deck all nullahs in Yuen Long could not be adopted, he suggested decking some nullahs in Yuen Long and providing an additional traffic lane along the proposed cycling track to connect Tong Yan San Tsuen Interchange, Kong Um Road and Tai Tong bus station on Kiu Hing Road.

100. The Chairman asked Members to vote on the above motion.

101. Members voted on the above motion by the show of hands and open ballot. Mr WONG Wai-shun, Mr Daniel CHAM, Ms CHAN Mei-lin, Mr CHAN Sze-ching, Mr CHEUNG Muk-lam, Mr CHING Chan-ming, Ms CHIU Sau-han, Mr CHONG Kin-shing, Mr CHUI Kwan-siu, Mr KWOK Keung, Mr KWONG Chun-yu, Mr LAI Wai-hung, Ms LAU Kwai-yung, Mr LEUNG Fuk-yuen, Mr LUI Kin, Mr LUK Chung-hung, Mr MAN Kwong-ming, Mr SHUM Ho-kit, Mr SIU Long-ming, Mr Robert TAI, Mr TANG Cheuk-him, Mr TANG Hing-ip, Mr TANG Ka-leung, Mr TANG Kwai-yau, Mr TANG Kwong-shing, Mr TSANG Shu-wo, Ms YAU Tai-tai, Mr YIU Kwok-wai and Ms YUEN Man-yee voted for the motion.

102. The Chairman announced that there were 29 votes for the motion, 0 vote against the motion and 0 abstention. The YLDC passed the motion by an absolute majority of votes.

103. The Chairman thanked the representatives of the relevant departments and the consultant for attending the meeting and listening to the views of Members on the development plan of Yuen Long South. He hoped the Government could consult the relevant rural committees and the YLDC again at stage 3 community engagement.

(Post-meeting note: The YLDC Secretariat wrote to the Director of Planning and the Director of Civil Engineering and Development to relay the motion passed by Members on 3 July 2014 and forwarded the written response co-ordinated by the PlanD to all Members on 16 July 2014.)

Item 5: Community Participation Programme in Environmental Protection in 2014/15
(YLDC Paper No. 37/2014)

104. The Chairman asked Members to refer to paper no. 37/2014. By submitting the paper, the Environmental Protection Department (“EPD”) invited the YLDC to continue to support the “Community Participation Programme in Environmental Protection” and allocated a funding of \$200,000 to support the YLDC in organising publicity activities to foster the values of “use less, waste less” at the community level and appeal for the public to lead a green life. In order to further encourage the public to develop the habit of bringing their own bag and to be prepared for the extension of the Environmental Levy Scheme on Plastic Shopping Bags before its implementation on 1 April 2015, the EPD would allocate an additional one-off funding of \$100,000 for the YLDC to organise relevant publicity activities.

105. The Chairman asked Members to consider whether to accept the above invitation; if yes, whether to agree to allocate the funding of \$300,000 to the Working Group on the Promotion & Education for Environmental Protection under the YLDC for follow-up and arrangement of the activities concerned.

106. Members unanimously agreed that the YTDL would accept the EPD’s invitation and support the “Community Participation Programme in Environmental Protection in 2014/15”. They also agreed that the funding of \$300,000 should go to the Working Group on the Promotion & Education for Environmental Protection under the YLDC for follow-up and arrangement of the activities concerned.

**Item 6: New Measures to Combat Unauthorised Extension of Business Area by Restaurants in Yuen Long District
(YLDC Papers No. 38/2014)**

107. The Chairman asked Members to refer to paper no. 38 on the FEHD’s enforcement actions against unauthorised extension of business area by restaurants in the Yuen Long District. He then asked Members to name the places where the situation of unauthorised extension of business area was acute for FEHD’s reference in prioritising enforcement actions.

108. The Chairman stated that Mr YIU Kwok-wai moved a motion at the meeting. The motion was seconded by Mr TANG Cheuk-him, Ms LAU Kwai-yung, Mr LEUNG Fuk-yuen, Mr LEE Yuet-man, Mr KWOK Keung, Ms WONG Wai-ling, Mr WONG Cheuk-kin, Mr LAI Wai-hung, Ms YAU Tai-tai, Mr TSANG Shu-wo, Mr TSANG Hin-keung, Mr TANG Lai-tung, Ms CHIU Sau-han, Mr TANG Kwong-shing, Ms CHAN Mei-lin, Mr TANG Kwai-yau, Mr CHUI Kwan-siu, Mr CHING Chan-ming, Mr CHEUNG Muk-lam, Mr KWOK Hing-ping, Mr MAN Kwong-ming, Mr CHAN Sze-ching, Mr Daniel CHAM, Mr WONG Wai-shun, Mr TANG Cheuk-yin, Mr TANG Hing-ip, Mr TANG Ho-nin, Mr TANG Ka-leung, Mr Robert TAI and Mr MAN Chi-sheung. The motion stated that:

“This Council requests the FEHD to first deploy its task force to Grandeur

Terrace to combat the only black spot of ‘street occupation’ by restaurants in Tin Shui Wai so that the condition there would be acceptable by the residents of Grandeur Terrace on a long term basis.”

109. The Chairman proposed that YLDC paper no. 38 and the above motion be discussed together. There was no objection.

110. Mr CHEUNG Pui-chung briefly presented the paper. He asked Members to express their views on the new measures to combat unauthorised extension of business area by restaurants in the Yuen Long District.

111. Mr YIU Kwok-wai opined that the effectiveness of enforcement by task force was significant and hoped that the department would deploy a task force to the Yuen Long District to combat unauthorised extension of business area by restaurants as soon as possible. He said that although a lot of restaurants had caused serious street obstruction in the Yuen Long District, Grandeur Terrace was the only black spot of street obstruction by restaurants in Tin Shui Wai and the condition there was especially severe at night. He therefore suggested that the department accord top priority to Grandeur Terrace and send the task force to take enforcement action. Furthermore, he proposed that the voting of the above motion be conducted by secret ballot.

112. The Chairman said that it was up to the Members present at the meeting to decide whether the voting would be conducted by secret ballot if the mover proposed so.

113. Mr Daniel CHAM supported the department in setting up a task force in the Yuen Long District and remarked that the task force should take enforcement action on a non-discriminatory basis instead of targeting certain black spots of street obstruction by restaurants in the district. He suggested that the department prioritise enforcement actions in accordance with the seriousness of street obstruction by restaurants, for example, objective situations such as the occupied area and the number of complaints. He also pointed out that a lot of restaurant operators only considered the fines as a part of their operating costs. Therefore, he suggested that the department seize the paraphernalia of the offenders to achieve a stronger deterrent effect. Moreover, he urged the department to provide information on the effectiveness of enforcement actions taken by the task force in the Tsuen Wan District, and proposed that the department put more resources into setting up two teams under the task force in the Yuen Long District, with a view to combating all the black spots of street obstruction by restaurants in Yuen Long town and Tin Shui Wai as soon as possible to reduce the nuisance to the public.

114. Mr CHONG Kin-shing supported the department’s new measures and hoped that the task force would comprehensively combat all the black spots of illegal

operation of restaurants in Yuen Long town and Tin Shui Wai, so as to safeguard the interest of law-abiding restaurant operators and at the same time, improve environmental hygiene and minimise the noise nuisance to nearby residents.

115. Ms LAU Kwai-yung said that as the enforcement actions taken by the task force in the Tsuen Wan District was satisfactory, she supported the department in setting up a task force for combatting unauthorised extension of business area by restaurants in the Yuen Long District to minimise the impacts on residents. She said that Grandeur Terrace was the only black spot of street obstruction by restaurants in Tin Shui Wai and the situation there was especially severe at night. Although the area of illegally occupied pavement was relatively smaller at Grandeur Terrace than in other black spots, there were many more residents at Grandeur Terrace. Thus, she suggested that the department accord priority to Grandeur Terrace in Tin Shui Wai and send the task force to the site to take enforcement action.

116. Mr LUI Kin remarked that the lack of departmental manpower in the past coupled with restrictions on enforcement policies had worsened the situation of unauthorised extension of business area by restaurants in the Yuen Long District. Therefore, he supported the department's new measures and hoped that it would be effective in curbing street obstruction by restaurants. He suggested that the department should consider increasing penalties, including seizing the paraphernalia of offenders and prohibiting the prosecuted restaurants from continuing their operation pending appeal, so as to achieve a greater deterrent effect. In addition, he remarked that with the continuous population growth in the Yuen Long District in recent years, street obstruction was aggravated by the shortage of restaurants. Hence, he suggested developing multi-storey markets and cooked food centres in the district to meet residents' actual needs while solving the problem of street obstruction by restaurants.

117. Mr MAK Ip-sing supported the FEHD's new measures and pointed out that the unauthorised extension of business area by restaurants was especially serious at night. To enhance the effectiveness of enforcement, he hoped that the task force could be on duty in tandem with the period when unauthorised extension was most serious. He referred to the list of the black spots of street obstruction caused by restaurants stated in the paper and pointed out that many restaurants on the list with registered address in the vicinity of Fung Cheung Road and Fung Yau Street North did not actually operate there. He would provide more relevant information to the FEHD later for follow-up. In addition, he pointed out that many operators took the penalties as part of their operating costs. Therefore, he proposed that the FEHD seize the paraphernalia of restaurants and apply for a closure order from the court against those engaging in serious illegal extension of business.

118. Mr SHUM Ho-kit supported the FEHD to set up a task force in the Yuen Long District to combat the problem of illegal extension of business area by restaurants. Moreover, he proposed that the FEHD review the application details and approval criteria for outside seating accommodation, with a view to enabling operators to slightly extend their business area beyond the designated areas of business.

119. Mr TANG Cheuk-him said that the street obstruction by restaurants near Grandeur Terrace in Tin Shui Wai had become increasingly rampant and the area of occupation on the pavement had been extending. Many operators even took the penalties as part of their operating costs. In view of this, he hoped that the task force could effectively improve the above situation.

120. Mr TSANG Hin-keung had high expectations for the newly appointed District Environmental Hygiene Superintendent (Yuen Long). He hoped that the FEHD could proactively take strict enforcement action at Yuen Long Town and Tin Shui Wai to combat the problem of illegal extension of business area by restaurants.

121. Mr TSANG Shu-wo supported the department to set up a task force in the Yuen Long District. Furthermore, he proposed that the department widely publicise to operators in the district the new measures against illegal extension of business area by restaurants before taking enforcement action, so as to strike a balance between enhancing enforcement and protecting the livelihood of businesses. In addition, he proposed that a “night market” be established in the district, with a view to tackling the problem of street obstruction by restaurants and providing more catering and entertainment options to the public.

122. Mr Zachary WONG supported the department to set up a task force in the Yuen Long District and considered that seizure of paraphernalia could tackle the problem of illegal extension of business area by restaurants more effectively. Furthermore, he opined that the department should take enforcement action against all black spots of street obstruction caused by restaurants in the district on a non-discriminatory basis. In view of this, he was strongly against the above motion because he considered that the problem of street obstruction by restaurants in other black spots might aggravate as a result. He also suggested that the task force enhance the frequency of enforcement action so as to combat the problem effectively within a short period of time.

123. Mr LEUNG Fuk-yuen supported the department to enhance enforcement to combat the problem of illegal extension of business area by restaurants. Furthermore, he proposed relaxing the approval requirements for outside seating accommodations so that operators could slightly extend their business area beyond the designated areas of business without affecting residents. He also suggested that a “night market” be established and new licences for on-street cooked food stalls such as “Dai Pai Tongs” be issued with a view to addressing the problem of street obstruction by restaurants and providing a diversity of affordable catering and entertainment options to the public.

124. Mr CHAN Sze-ching enquired whether the task force would only take enforcement action in a location. He stressed that the motion only advised on the

priority of enforcement. In addition, to facilitate the action of the task force, he hoped that the mover would define the phrase “long term” in the motion.

125. Mr CHUI Kwan-siu enquired about the scope of duties of the task force. He hoped that the task force would comprehensively combat the illegal extension of business area by restaurants in the district. To augment the deterrent effect, he opined that the task force could start with black spots with more serious street obstruction by restaurants.

126. Mr TANG Hing-ip remarked that the illegal extension of business area by restaurants in the district had caused serious nuisance to residents and therefore supported the department to enhance enforcement. He hoped that the task force would combat black spots of street obstruction caused by restaurants in the Yuen Long District as a whole. In addition, he proposed that the department consider introducing a licensing regime to allow restaurants to extend their business in designated shop-front area subject to specific conditions.

127. Ms CHAN Mei-lin pointed out that illegal extension of business area by restaurants was a perennial problem in the district. He complained that almost all the pavements near Grandeur Terrace had been occupied by restaurants for business extension. In addition to causing serious inconvenience to pedestrians, this would create environmental hygiene problems and noise nuisance to the residents nearby. In view of this, he urged the department to combat the problem of street obstruction by restaurants in the district as soon as possible.

128. Mr WONG Cheuk-kin pointed out that the number of complaints against illegal extension of business area by restaurants in the vicinity of Fung Cheung Road had increased from 16 to 163 in the past three years, compared to a slight increase from 25 to 102 in the number of prosecutions instituted by the department against the restaurants concerned. He hoped that the department could explain the difference. Furthermore, indicating that public officers might seize any equipment or commodities of hawkers under section 86 of the Public Health and Municipal Services Ordinance (Cap 132), he enquired under what circumstances would the department effect seizure of paraphernalia of restaurants obstructing the street under the provision. In addition, he proposed relaxing the approval requirements for outside seating accommodation so as to cater for the needs of smokers.

129. Mr YIU Kwok-wai stressed that he simply wanted to express views on the enforcement priority by moving the motion. He said that the situation of unauthorised extension of business area by restaurants in Grandeur Terrace of Tin Shui Wai was getting more serious. Some restaurants even occupied the pavements adjacent to pedestrian crossings for extension of business area. This had not only caused serious inconvenience to residents, but also affected traffic safety. Thus he urged the task force to accord priority to taking enforcement action at the location concerned. He stressed that he did not suggest the task force take enforcement

action “only” at Grandeur Terrace in the Yuen Long District. What he meant by “long term” in the motion was that the task force should not take a one-off enforcement action at the above location, but should consider the acceptance of nearby residents in taking enforcement action. Moreover, he suggested voting on the motion by secret ballot to avoid exerting pressure on Members.

130. Mr KWONG Chun-yu enquired about the details concerning the setting up of the task force by the department in the Yuen Long District, including manpower, the number of daily inspections and the locations. He considered that street obstruction by restaurants had caused serious nuisance to residents, no matter in Yuen Long Town or Tin Shui Wai. He hoped the department could give prime consideration to the interests of all residents in the Yuen Long District when determining the enforcement priority.

131. The Vice-chairman said that other than Grandeur Terrace in Tin Shui Wai, many locations in Yuen Long Town, e.g. Fung Cheung Road and Fung Yau Street North were also plagued by street obstruction by restaurants. He considered that there was room for discussion concerning the priority of enforcement.

132. Mr CHEUNG Pui-chung gave a consolidated response as follows:

- (1) According to the experience in the Tsuen Wan District, the task force mainly carried out joint enforcement action with the Hawker Control Team and the HKPF during peak business hours of the restaurants illegally extended business area to interdict their source of income. As the measures had yielded significant results, the department set up a task force in the Yuen Long District to step up efforts in combating restaurants causing street obstruction;
- (2) Enforcement officers would seize the paraphernalia of the restaurants involved in unauthorised extension of business area with the powers conferred by the law having regard to the circumstances at scene and evidence. Although the task force did not seize the paraphernalia of the restaurants causing street obstruction in every enforcement action in the Tsuen Wan District but the actions proved to be effective. Thus the task force in the Yuen Long District would make reference to that practice when taking enforcement action; and
- (3) The department had set up two teams under the task force at present. However, they could not deal with the ten black spots of street obstruction by restaurants at the same time for the time being due to limited resources. Thus he hoped Members could give suggestions on the enforcement priority. The department would formulate the specific arrangements accordingly. The department did not rule out taking enforcement action at more than one black spot at the same time when resources allowed.

133. The Chairman asked Members to vote on the above motion.

134. Mr YIU Kwok-wai proposed voting by secret ballot and the proposal was seconded by Ms LAU Kwai-yung.

135. Mr Zachary WONG objected to voting by secret ballot. He did not agree that the task force should take enforcement action only at individual black spots of street obstruction by restaurants in the district. He suggested the department determine the enforcement priority by using its professional knowledge to judge the degree of street obstruction. Mr YIU Kwok-wai reiterated that he had stated clearly in the motion to request the task force to accord priority to Grandeur Terrace but not to take enforcement action only at Grandeur Terrace. He then explained that he proposed voting by secret ballot simply to avoid making things difficult for Members. Mr MAK Ip-sing pointed out that the paper had set out clearly the names of the mover and the seconders of the motion and considered that it was not necessary to vote by secret ballot. Ms CHAN Mei-lin supported voting by open ballot and considered that Members had a responsibility to reflect district problems to the relevant departments. Ms CHIU Sau-han said that she respected the proposal of the mover but did not object to voting by open ballot.

136. Mr YIU Kwok-wai decided to withdraw the proposal of voting by secret ballot after listening to the views of Members.

137. Members voted on the motion by the show of hands and open ballot. Mr WONG Wai-shun, Ms CHAN Mei-lin, Mr CHAN Sze-ching, Mr CHEUNG Muk-lam, Mr CHING Chan-ming, Ms CHIU Sau-han, Mr CHUI Kwan-siu, Mr KWOK Keung, Mr LAI Wai-hung, Ms LAU Kwai-yung, Mr LEE Yuet-man, Mr LEUNG Fuk-yuen, Mr MAN Kwong-ming, Mr Robert TAI, Mr TANG Cheuk-yin, Mr TANG Hing-ip, Mr TANG Ho-nin, Mr TANG Ka-leung, Mr TANG Kwai-yau, Mr TANG Kwong-shing, Mr TSANG Hin-keung, Mr TSANG Shu-wo, Ms YAU Tai-tai, and Mr YIU Kwok-wai voted for the motion. Mr KWONG Chun-yu, Mr MAK Ip-sing and Mr Zachary WONG voted against the motion. Mr CHONG Kin-shing, Mr LUI Kin, Mr SHUM Ho-kit and Mr SIU Long-ming abstained from voting.

138. The Chairman announced that there were 24 votes for the motion, 3 votes against the motion and 4 abstentions. The above motion was passed by an absolute majority of votes.

139. The Chairman thanked Mr CHEUNG Pui-chung for exchanging views with Members on the new measures against unauthorised extension of business area by restaurants in Yuen Long. He concluded that the YLDC hoped the department would respect the Members' views and deploy resources as appropriate to enhance

enforcement effectiveness.

(Post-meeting note: The YLDC Secretariat wrote to the Director of Food and Environmental Hygiene to relay the motion passed by Members on 3 July 2014 and forwarded the written response of the FEHD to all Members on 16 July 2014.)

**Item 7: Strategies and Work Plans for Improving the Environmental Hygiene in Hong Kong
(YLDC Paper No. 39/2014)**

140. The Chairman asked Members to refer to paper no. 39 on the work of the FEHD in year 2013-14, and the strategies and work plans for maintaining and improving the environmental hygiene in Hong Kong in year 2014-15.

141. Mr CHEUNG Pui-chung briefly presented the paper.

142. Ms YUEN Man-yee said that the vicinity of Town Park Road South and Town Park Road North was overgrown with weeds, causing serious mosquito breeding problem. She thus urged the department to step up grass-cutting and anti-mosquito work. She would provide more details about the mosquito black spots in the district to the department later and hoped that the department could proactively follow up the matter.

143. Ms CHAN Mei-lin said that many members of the public fed feral pigeons in the vicinity of Tin Tsz Estate, Tin Yau Court, Tin Yiu Estate, Tin Wu Road and Tin Fuk Road, thereby leading to the problems of congregation of feral pigeons and bird droppings. She urged the department to step up cleansing of the streets there. She considered that the department's publicity efforts to dissuade feeding of wild birds by posting notices were ineffective. In addition, she reflected the problems of frequent illegal dumping of large furniture on the pavement of Tin Wu Road outside Tin Yiu Estate in Tin Shui Wai and the burning of joss paper on the roadside of Tin Wu Road. She urged the FEHD and other relevant departments to step up inspection and follow-up.

144. Mr MAN Kwong-ming said that many places in rural areas were overgrown with weeds, which would easily lead to mosquito infestation, but the department did not take conscious action on the grounds that private land was involved. In this regard, he hoped the department would review and follow up the matter in order to prevent mosquito breeding, thereby reducing the risk of infection of infectious diseases such as Japanese Encephalitis, etc.

145. Mr MAK Ip-sing hoped the department would deploy staff to inspect large

construction sites in the district to remove stagnant water so as to prevent mosquito breeding. In addition, he pointed out that as the Fung Kwan Street Refuse Collection Point closed at about 12:00 a.m., the restaurants in the vicinity which were open until late at night could only dump refuse next to the Fung Kwan Street Garden that caused pest infestation. He urged the department to follow up the matter.

146. Mr LUI Kin reflected that the standard of street washing service of the department's cleansing contractors had lowered recently. He urged the department to consider increasing manpower or improving its remuneration package in order to raise the quality of street washing service and to improve the environmental hygiene in the district. In addition, he said that there was frequent accumulation of a large amount of refuse outside the Kam Cheung Square Refuse Collection Point. Many restaurants and shops illegally disposed of commercial waste next to the refuse bins on the street. Furthermore, shops in the vicinity of Yuen Long New Street even disposed of a large amount of refuse next to the emergency crash gate on the pavement. The situation was particularly severe at night and during holidays. Apart from increasing the workload of cleansing staff, this had seriously affected environmental hygiene. He urged the department to strengthen inspection and enforcement actions.

147. Mr LAI Wai-hung said that he had repeatedly reflected to the department the frequent accumulation of refuse in the refuse collection points along Kam Sheung Road. The situation was particularly serious in Shui Tsan Tin Village, Tse Uk Tsuen and Lower Valley. He thus urged the department to proactively follow up and handle the matter.

148. Ms LAU Kwai-yung said that she had reflected the environmental hygiene problems in the district such as dog fouling to the Cleansing Section. She was also pleased to note that the problems had been followed up and handled properly. She was concerned about the increased workload of cleansing staff and thus hoped the department to enhance manpower as soon as possible to cope with the actual needs. In addition, she pointed out that there was frequent illegal dumping of construction waste in Tin Shui Wai. She hoped the department to enhance monitoring and follow-up work. She also urged the department to reinforce mosquito control in Tin Shui Wai and rural areas with a view to reducing the risk of infection of infectious diseases such as Japanese Encephalitis, etc.

149. Mr KWONG Chun-yu said that the channel between Long Ping Estate and Fuk Hi Street was a high risk area for mosquito infestation. He urged the FEHD to strengthen grass-cutting and anti-mosquito work in the nearby areas.

150. Mr TANG Cheuk-him appreciated the department's efforts. He said that there was serious mosquito infestation in Tin Shui Wai North near the Hong Kong Wetland Park. He hoped the department to allocate more resources to handle the problem. In addition, he was concerned about the poor hygiene condition of Tin

Wah Road Footbridge (No.: NF340) where dog fouling had given rise to odour problem. As the footbridge was under the management of the Highways Department (“HyD”), the FEHD would only carry out road washing work on the footbridge upon request. Hence, he hoped the FEHD could strengthen communication and cooperation with the HyD to improve the environmental hygiene of the footbridge.

151. The Chairman thanked Mr CHEUNG Pui-chung for presenting the paper and listening to the views of Members. He proposed the Environmental Improvement Committee under the YLDC to continue to follow up relevant issues related to the improvement of environmental hygiene.

Item 8: Setting up of the Yuen Long District Team Selection Panel for the 5th Hong Kong Games

152. The Chairman said that to facilitate the selection of outstanding athletes as district representatives to participate in the competitions of Hong Kong Games (“HKG”) and to ensure an open and fair selection process, the 5th HKG Organising Committee proposed that matters concerning district athlete selection, including establishment and announcement of relevant selection mechanism and methods such as eligibility, enrolment date and date of selection, be handled by the district selection committee/working group to be set up in each District Council or through the existing respective District Councils. An appropriate channel should be available for the public to make enquiries.

153. The Chairman asked Members to consider setting up a “Yuen Long District Team Selection Panel for the 5th Hong Kong Games”. The YLDC, Yuen Long District Sports Association and Leisure and Cultural Services Department (“LCSD”) would each appoint one representative to join the selection panel.

154. Members unanimously endorsed the establishment of the Yuen Long District Team Selection Panel for the 5th Hong Kong Games. Mr MAN Kwong-ming, Vice-chairman of CRCS&HC, would represent the YLDC to join the above selection panel. The Secretariat of the YLDC would later write to invite the Yuen Long District Sports Association and LCSD to nominate staff to join the selection panel.

(Post-meeting note: On 25 June 2014, the Secretariat of the YLDC wrote to invite the Yuen Long District Sports Association and LCSD to nominate staff to join the selection panel. The Yuen Long District Sports Association and LCSD had appointed Mr Shea Yan-tin, Vice-chairman of Yuen Long District Sports Association, and Miss Olivia CHEUNG respectively to join the above selection panel.)

Item 9: Progress Reports of Committees

- (i) **Yuen Long District Management Committee (YLDMC) (YLDC Paper No. 40/2014)**
 - (ii) **District Facilities Management Committee (DFMC) (YLDC Paper No. 41/2014)**
 - (iii) **Culture, Recreation, Community Service and Housing Committee (YLDC Paper No. 42/2014)**
 - (iv) **Environmental Improvement Committee (YLDC Paper No. 43/2014)**
 - (v) **Finance Committee (YLDC Paper No. 44/2014)**
 - (vi) **Town Planning and Development Committee (YLDC Paper No. 45/2014)**
 - (vii) **Traffic and Transport Committee (YLDC Paper No. 46/2014)**
-

155. The Chairman asked Members to refer to paper nos. 40 to 46 on the progress reports of committees.

156. Mr Edward MAK reported the progress of the Pilot Scheme on Enhancement of District Administration (“Pilot Scheme”):

- (1) He thanked Members for giving suggestions on the action locations for various categories of work and was grateful to government departments for their proactive cooperation;
- (2) In response to the opinion of the YLDC and the decision of the District Management Committee (“DMC”), the Government was adopting a strategy stressing both publicity and enforcement against unauthorised shop extensions. The Yuen Long District Office (“YLDO”), together with the Lands Department, the Buildings Department, the FEHD and the HKPF, commenced the notification procedure for enforcement at Yu King Square and Hong King Street in April 2014 and had taken inter-departmental enforcement actions on 10 June. Moreover, the FEHD had also handled street obstruction by shops and restaurants in response to Members’ opinion. The above measures had achieved considerable results and the YLDO would continue to keep an eye on the situation. The next round of public education and enforcement actions was expected to be rolled out in late September and in November at Hung Min Court and Mau Tan Street respectively;
- (3) The YLDO had taken joint operations with other departments at various locations in Yuen Long town and Tin Shui Wai to remove illegally parked bicycles. The first round of joint operation was carried out from April to June and the second round was in progress. In addition, he thanked Members for proposing sites for provision of additional bicycle parking facilities in the district in response to the YLDO’s request. The YLDO had forwarded the consolidated views to the TD and other relevant departments to consider the feasibility of providing additional bicycle parking facilities at the proposed sites; and
- (4) With the occurrence of the first Japanese encephalitis for the year in Tin Shui Wai north, the YLDO had adjusted the priority of action

locations for mosquito prevention measures and grass-cutting to give priority to rural areas in the vicinity of Tin Shui Wai such as Ha Tsuen Heung and Ping Shan. In late June and early July, the YLDO had distributed mosquito larvicidal oil, anti-mosquito products and anti-mosquito information etc. to the rural committees in Yuen Long, Members of rural District Councils, and Members representing Yuen Long town and Tin Shui Wai for public education. The YLDO would carry out large-scale joint publicity activities with the YLDC at Yuen Long town and Tin Shui Wai on 10 July. Anti-mosquito products and anti-mosquito information would be distributed to the public with a view to enhancing public awareness of mosquito prevention.

157. Mr Steve WONG reported on the details of the work for the above three district matters carried out by the YLDO from January to June 2014.

(Post-meeting note: In light of the recent confirmed cases of Japanese encephalitis in Tin Shui Wai north and Gina Terrace in Shap Pat Heung, the contractor engaged by the YLDO stepped up grass-cutting and desilting works at the location of confirmed cases and their vicinity (Ping Shan and Shap Pat Heung), as well as those with stagnant water and overgrown weeds discovered by the FEHD, as early as on the second day and by the fourth day upon confirmation (i.e. 20 June and 24 July). The contractor would also carry out further grass-cutting and desilting whenever necessary.)

158. Members perused the progress reports of the YLDMC and the six committees under the YLDC and noted the latest progress of the Pilot Scheme.

**Item 10: Invitation for YLDC to Support the “New Territories Fish Pond Festival
(YLDC Paper No. 48/2014)**

159. The Chairman asked Members to peruse paper no. 48 on the letter from Hong Kong Bird Watching Society and Hong Kong New Territories Fish Culture Association inviting the YLDC to be a supporting organisation of the “New Territories Fish Pond Festival”.

160. Members unanimously agreed that the YLDC would be a supporting organisation of the “New Territories Fish Pond Festival”.

Item 11: Matters Relating to Members Joining and Withdrawing from the Committees under YLDC

161. The Chairman indicated that Mr CHONG Kin-shing applied for joining the Finance Committee and withdrawing from the CRCS&HC.

162. Members unanimously endorsed Mr CHONG Kin-shing's application for joining the Finance Committee and withdrawing from the CRCS&HC.

Item 12: Matters Concerning the YLDC Members' Fund

163. Members agreed that each of them would pay an amount of \$200 to the YLDC Members' Fund for meeting the general expenditure of the fund.

Item 13: Any Other Business

164. There being no other business, the meeting was adjourned at 5:45 pm.

Yuen Long District Council Secretariat
August 2014