

**Minutes of the 7<sup>th</sup> Meeting of  
Yuen Long District Council in 2016**

Date : 25 October 2016 (Tuesday)  
Time : 9:30 a.m. – 6:00 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: Mr SHUM Ho-kit	(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)	(5:00 p.m.)
Mr CHEUNG Muk-lam	(Beginning of the meeting)	(1:20 p.m.)
Mr CHING Chan-ming	(Beginning of the meeting)	(End of the meeting)
Ms CHIU Sau-han, MH	(Beginning of the meeting)	(End of the meeting)
Mr CHOW Wing-kan	(Beginning of the meeting)	(3:30 p.m.)
Mr KWOK Hing-ping	(Beginning of the meeting)	(1:00 p.m.)
Mr KWOK Keung, MH	(Beginning of the meeting)	(12:00 noon)
The Hon KWONG Chun-yu	(Beginning of the meeting)	(End of the meeting)
Ms LAU Kwai-yung	(Beginning of the meeting)	(End of the meeting)
Mr LEE Yuet-man, MH	(Beginning of the meeting)	(4:30 p.m.)
The Hon LEUNG Che-cheung, BBS, MH, JP	(Beginning of the meeting)	(3:35 p.m.)
Mr LEUNG Fuk-yuen	(Beginning of the meeting)	(1:20 p.m.)
Mr LEUNG Ming-kin	(Beginning of the meeting)	(End of the meeting)
Mr LUI Kin	(10:20 a.m.)	(End of the meeting)
The Hon LUK Chung-hung	(Beginning of the meeting)	(End of the meeting)
Mr MAK Ip-sing	(Beginning of the meeting)	(End of the meeting)
Mr MAN Kwong-ming	(Beginning of the meeting)	(1:20 p.m.)
Mr MAN Ping-nam, MH	(Beginning of the meeting)	(End of the meeting)
Mr SIU Long-ming	(Beginning of the meeting)	(End of the meeting)
Mr TANG Cheuk-him	(Beginning of the meeting)	(1:20 p.m.)
Mr TANG Cheuk-yin	(Beginning of the meeting)	(1:20 p.m.)
Mr TANG Hing-ip, BBS	(Beginning of the meeting)	(End of the meeting)
Mr TANG Ho-nin	(Beginning of the meeting)	(End of the meeting)
Mr TANG Ka-leung	(Beginning of the meeting)	(1:20 p.m.)
Mr TANG Lai-tung	(Beginning of the meeting)	(1:00 p.m.)
Mr TANG Sui-man	(Beginning of the meeting)	(4:30 p.m.)
Mr TANG Yung-yiu, Ronnie	(Beginning of the meeting)	(3:35 p.m.)
Mr TO Ka-lun	(Beginning of the meeting)	(End of the meeting)
Mr TSANG Shu-wo	(Beginning of the meeting)	(1:00 p.m.)

Mr WONG Cheuk-kin	(Beginning of the meeting)	(5:00 p.m.)
Mr WONG Wai-yin, Zachary	(Beginning of the meeting)	(End of the meeting)
Mr YIU Kwok-wai	(Beginning of the meeting)	(End of the meeting)
Mr YOUNG Ka-on	(Beginning of the meeting)	(End of the meeting)
Ms YUEN Man-yee	(Beginning of the meeting)	(End of the meeting)

Secretary: Mr KONG Kwok-piu, Bill Senior Executive Officer (District Council),  
Yuen Long District Office

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

In Attendance

Mr MAK Chun-yu, Edward, JP	District Officer (Yuen Long)
Mr WONG Chi-wah, Steve	Assistant District Officer (Yuen Long) 1
Miss MAK Ka-ying, Carren	Assistant District Officer (Yuen Long) 2
Mr CHAN Hon-kwan, Harris	Senior Liaison Officer (Rural), Yuen Long District Office
Miss CHEUNG Lai-wa, Michelle	Senior Liaison Officer (Town), Yuen Long District Office
Mr LAU Wing-kam	Chief Engineer/New Territories West 1 (New Territories West), Civil Engineering and Development Department
Mr KWONG Ying-wai	Chief School Development Officer (Yuen Long), Education Bureau
Mr CHEUNG Pui-chung	District Environmental Hygiene Superintendent (Yuen Long), Food and Environmental Hygiene Department
Ms MAK Wai-man, Tammy	District Commander (Yuen Long) (Atg), Hong Kong Police Force
Ms WONG Lai-ying	Police Community Relations Officer (Yuen Long District), Hong Kong Police Force
Mr WONG Wing-hung, Stephen	Chief Manager/Management (Tuen Mun and Yuen Long), Housing Department
Ms CHIU Lee-lee, Lily	District Lands Officer (District Lands Office, Yuen Long), Lands Department
Mr WONG Kin-wai, Kelvin	Administrative Assistant/Lands (District Lands Office, Yuen Long), Lands Department
Mr WONG Shu-yan, Francis	Chief Leisure Manager (New Territories North), Leisure and Cultural Services Department
Ms LUNG Lai-seung, Wendy	District Leisure Manager (Yuen Long), Leisure and Cultural Services Department
Mr LAM Chi-man, David	District Planning Officer/Tuen Mun and Yuen Long West, Planning Department
Mr LAM Chi-ming, James	Assistant District Social Welfare Officer (Yuen Long) 1, Social Welfare Department

Mr HUE Ka-yiu, Daniel Chief Transport Officer/New Territories North West,  
Transport Department

**Item 2**

Mr CHEUNG Ka-leung, Chief Engineer/New Territories West 3 (New  
Tony Territories West), Civil Engineering and  
Development Department

Mr LO Man-kin Senior Engineer/3 (New Territories West), Civil  
Engineering and Development Department

Ms HO Wing-yin, Winnie Senior Engineer/5 (Atg), Civil Engineering and  
Development Department

Ms KUN Ka-yin, April Chief Town Planner/Studies and Research, Planning  
Department

Ms LAI Pik-hung, Stephanie Senior Town Planner/Studies and Research 4,  
Planning Department

Mr HO Wai-luek, Igor Project Manager, AECOM Asia Company Limited

**Item 3**

Mr WONG Chi-pan, Ricky Chief Assistant Secretary (Works) 2, Development  
Bureau

Mr LO Yu-bun, Ben Assistant Secretary (Heritage Conservation) 2,  
Development Bureau

Dr LAU Chi-pang, JP Chairman, Advisory Committee on Built Heritage  
Conservation

**Items 4 and 5**

Ms FONG Tak-shiu, Teresa Chief Planning Officer 1, Housing Department

Ms CHIM Sau-yi Senior Architect 2, Housing Department

Mr CHAN Wing-lok, Louis Civil Engineer 25, Housing Department

**Absent**

Mr LAI Wai-hung (Absent due to other commitments)

Ms MA Shuk-yin (Absent due to other commitments)

Ms WONG Wai-ling (Absent due to other commitments)

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**Opening Remarks**

The Chairman welcomed Members and representatives from departments to the 7<sup>th</sup> meeting of the Yuen Long District Council (“YLDC”) in 2016.

2. The Chairman welcomed teachers and students from Chiu Yang Por Yen Primary School and SPH Rural Committee Kung Yik She Primary School to observe the meeting. He

also extended welcome to the following departmental representatives:

Leisure and Cultural Services Department (“LCSD”)

District Leisure Manager (Yuen Long) Ms Wendy LUNG  
(Successor of Ms CHEUNG  
Wai-ying, Olivia)

Transport Department (“TD”)

Chief Transport Officer/New Territories North West Mr Daniel HUE  
(Successor of Ms LEUNG Pui-yin,  
Wendy)

Social Welfare Department

Assistant District Social Welfare Officer (Yuen Long) 1 Mr James LAM  
(Stood in for Ms LAM Wai-yip,  
Michelle, District Social Welfare  
Officer (Yuen Long))

Hong Kong Police Force

District Commander (Yuen Long) (Atg) Ms Tammy MAK  
(Stood in for Mr FOK Lok-sang,  
District Commander (Yuen Long))

3. The Chairman thanked Ms Olivia CHEUNG and Ms Wendy LEUNG for their assistance offered to the YLDC in the past.

4. Regarding the agenda arrangement, the Chairman said that as Item 4 “Request for the Government to conduct consultation afresh on the public housing development at Wang Chau” and Item 5 “Wang Chau public housing development incident” were related in nature, he suggested the two items be dealt with together to facilitate effective discussion. Besides, since Item 6 “People injured by tree collapse incident” and Item 7 “Request for the Government to step up inspection of the health condition of trees, as well as to examine and improve their living environment” were also related, he suggested discussing the two items together as well.

5. Moreover, the Chairman said that Mr LEE Yuet-man, MH had proposed to discuss “street cleansing”, “sewer outfall blockage and odour problems”, “passenger pick-up/drop-off points at Tin Lung Road taxi stand” and “improving the service of MTR Feeder Bus Route No. K73”. Since the issues were related to environment, traffic and transport and mass transit services respectively, he suggested referring the first two issues to the Environmental Improvement Committee (“EIC”), the issue relating to Tin Lung Road taxi stand to the Traffic and Transport Committee (“T&TC”) and the issue relating to K73 to the Working Group on Mass Transit Services for follow-up.

6. Furthermore, the Chairman said that Mr Zachary WONG had proposed to discuss “approval of Outside Seating Accommodation applications and rental payable” and “safety issues relating to storage of liquefied petroleum gas cylinders”. Since the issues were related to impacts of restaurant operation on the environment, he suggested referring them to the EIC for follow-up.

7. Lastly, the Chairman said that Mr Zachary WONG had proposed to discuss “whether Mr LEE Yuet-man was fit to continue to serve as the Chairman of the Yuen Long District Fight Crime Committee (“YLDFCC”)”. As the Chairmen of District Fight Crime Committees (“DFCCs”) of various districts had been appointed by the Director of Home Affairs and the incident mentioned by Mr Zachary WONG was related to the informal exchange of views between the Kowloon Motor Bus Co. (1933) Ltd. (“KMB”) and some YLDC Members two years ago, he suggested conveying the comments of Mr Zachary WONG to the Home Affairs Department (“HAD”) and the TD for their perusal.

8. In response to the Chairman’s ruling, Mr Zachary WONG commented that the issue proposed was of significant substance. He said that he had brought up this issue as a result of an item proposed earlier by Mr LEE Yuet-man about the unsatisfactory services of KMB at a meeting of the Finance Committee (“FC”). Since the image of the YLDC would be affected if the Yuen Long Football Club (“YLFC”) accepted sponsorship from KMB, Mr LEE Yuet-man had raised objection to the acceptance of the sponsorship and requested the YLDC to withdraw the relevant funding. He indicated that this item proposed by Mr LEE Yuet-man at the FC meeting had reminded him of a view-sharing session held two years ago for YLDC Members to discuss the bus route development programme with representatives of the TD. During the discussion, Mr LEE Yuet-man had allegedly thrown water or tea on a TD officer present. Although criminal element might have been involved, the incident had never been pursued. He contended that if the allegation turned out to be true and Mr LEE Yuet-man continued to serve as the Chairman of the YLDFCC, the image of the YLDC would be affected. He had brought up this issue based on the same reasoning applied by Mr LEE Yuet-man, and he had supposed the Chairman would refer the issue to the Culture, Recreation, Community Service and Housing Committee (“CRCS&HC”) for discussion. Nevertheless, the Chairman had decided to hand over the matter to the relevant departments. He requested the Chairman to explain the reasons for the ruling with which he did not agree.

9. Mr LEE Yuet-man, MH did not understand why the YLDC would discuss specifically about these unfounded newspaper reports. He had merely fought for the rights of residents and spoke for them to KMB and the TD, something a District Council (“DC”) Member ought to do. If he, as a Member of the YLDC, had to remain indifferent to the inconvenience to residents that the measures implemented by KMB and the TD affecting bus services would cause or to evade the issue for his own sake, he would rather be absent from the relevant view-sharing session and resign his membership. He said that in order to protect the rights of residents to enjoy bus services, it was indeed a duty expected of DC Members to say no to the proposal for bus route rationalisation which would cause inconvenience to residents and to voice their aspirations. In his opinion, the majority of residents were dissatisfied with KMB’s services, thus it was absolutely not a good thing if residents misunderstood that the YLDC had interests and connections with KMB. On the other hand, the incident mentioned by Mr Zachary WONG had been misleadingly reported by a newspaper. A number of Members present who had also attended the view-sharing session could tell the actual situation on that day to correct the misleading reports. He stated that while a little bit of tea had been spilt accidentally over Ms CHIU Sau-han sitting next to him at that time, he had definitely not thrown his tea on the TD officer sitting very far away from him as reported by the newspaper. In fact, he did not care about such incomplete and inaccurate newspaper reports. Some residents had even praised him for striving hard to protect their rights after reading the articles. Yet, he had really expressed his dissatisfaction

with KMB and the TD in vehement terms and made every endeavour to urge KMB and the TD not to lightly change or reduce bus routes which would render residents unable to commute by bus. Besides, he opined that a responsible Member should not propose an item for discussion against him at the YLDC meeting based on rumours or false reports. For instance, a newspaper report had placed the blame for the death of 12 cats in the district on the dogs kept loosely by Mr Zachary WONG and suspected him to be the cat killer. He wondered if Members would believe in such report and request the YLDC and the relevant government departments to follow up on the matter. He believed that justice lied in everyone's heart, and the relevant government departments and Members had also done justice to him after getting a clear picture of the incident. He reiterated that he had really made some indignant remarks, but he had explained the reasons for doing so to the relevant officers. Since Mr Zachary WONG had mentioned the incident at the beginning of the meeting, he would like to take this opportunity to clarify that in the incident, he had endeavoured to protect the rights of residents and lobby KMB to improve their services. He took pride in performing his duties as a DC Member conscientiously.

10. The Chairman reminded Members that the current discussion was about meeting procedures. Since the comments of Mr Zachary WONG just now involved Mr LEE Yuet-man, he had allowed Mr LEE Yuet-man to give a response. He hoped that Members could focus on discussing the procedural issues.

11. The Hon LEUNG Che-cheung, BBS, MH, JP agreed with the Chairman's ruling, but he questioned that it could be a very serious accusation if the incident mentioned by Mr Zachary WONG was not true. If so, he hoped that the Chairman would ask Mr Zachary WONG to apologise to Mr LEE Yuet-man. On the other hand, just as the Chairman had explained, the appointment of the Chairman of the YLDFCC was not under the purview of the YLDC. Therefore, he considered it inappropriate to discuss the issue at the YLDC meeting.

12. Mr SIU Long-ming agreed with the Chairman's ruling, but he did not understand why Mr Zachary WONG had mentioned KMB's sponsorship for the YLFC which had already been discussed at an FC meeting attended by him. He had learnt from a newspaper report that the YLFC had sought title sponsorship from KMB upon securing funding from the YLDC. In his opinion, amidst residents' complaints about and dissatisfaction with the services of KMB, the acceptance of KMB's title sponsorship by the YLFC might arouse public concern on the role of the YLDC in monitoring KMB. He stressed that even if the YLFC was sponsored by KMB, the YLDC would continue to keep a close watch on KMB's services and urge KMB to continuously improve its services.

13. Mr CHAN Sze-ching hoped that the Chairman could determine at once whether Mr Zachary WONG needed to apologise to Mr LEE Yuet-man. He recalled that about two years ago, he had been insulted by Mr LEE Yuet-man at a T&TC meeting, but he had not requested an apology immediately. Afterwards, he had reflected the incident to the Hon LEUNG Che-cheung, the then Chairman, at the subsequent YLDC meeting, hoping that the then Chairman would ask Mr LEE Yuet-man to make an apology. The then Chairman had ruled that he could not request the Member to apologise in that such a request could not be made except at the T&TC meeting concerned. Besides, KMB's sponsorship for the YLFC was a kind of community and charitable work to some extent. If the YLDC considered that funds should not be allocated to organisations sponsored by KMB for organising activities due to its

dissatisfaction with KMB's services, he called for a review of the purpose of funding activities held by other organisations and the impact of sponsorship on funding. He hoped that Members could discuss the issue at the FC meeting so as to make things clear.

14. Ms CHIU Sau-han, MH agreed with the Chairman's ruling, but she did not think that the issue proposed by Mr Zachary WONG should be referred to the relevant departments for follow-up. She supplemented that she had also participated in the view-sharing session between YLDC Members and representatives of the TD. During the discussion with KMB on bus route rationalisation, a number of Members had expressed strong discontent over the proposed cancellation of some routes which would cause inconvenience to residents. Sitting right next to Mr LEE Yuet-man, she had not seen any TD officer being splashed. She had also supported the objection of Mr LEE Yuet-man to the TD against the reduction of bus services. Notwithstanding the heated discussion at that time, she believed that if any criminal element had been involved, the relevant government department would have intervened in the first place. Moreover, as the Chairman of the FC, she would like to elaborate on title sponsorship that the FC had all along been prudent in processing the relevant applications and welcomed large organisations to carry out community work. It was fine for these organisations to provide title sponsorship for community activities that were beneficial to the community, particularly the grassroots. As a matter of fact, many local sports activities had also been title-sponsored. However, she believed that the Member's concept was that all kinds of title sponsorship should not cause public misunderstanding. For example, there was no problem with individual activities or cup matches named after their sponsors in general, but the sponsors' names should not be added before such names as YLDC and YLFC. The public had high moral expectation for the YLDC. Therefore, the YLDC should take into account the impacts of accepting title sponsorship on the images and roles of the YLDC and its Members, so as to avoid public misunderstanding.

15. The Chairman reminded Members that the current discussion was about procedures. Even if they had any comments on KMB's title sponsorship and the incident mentioned by Mr Zachary WONG, they should only focus on the meeting procedures and speak in this connection without discussing otherwise.

16. Mr MAN Ping-nam, MH supported the ruling of the Chairman, opining that the Chairman of the YLDFCC was not a post under the YLDC and hence should not be discussed at the YLDC meeting. He suggested Mr Zachary WONG write to the HAD to reflect his view on the post, if any, instead of raising the issue for discussion at the YLDC meeting.

17. Mr YIU Kwok-wai said that it was not appropriate for the YLDC to discuss whether an individual was suitable for holding certain public appointments under its existing purview. For instance, if he raised an item for discussion on the candidates for the Chief Executive ("CE") election, it would probably only stir up a vigorous debate. Another example readily understandable to the students observing the meeting today was that if a teacher taught Chinese in a Mathematics lesson, all students would probably think that it was inappropriate. He opined that it was the responsibility of Members to point out which issues were outside the purview of the YLDC and hence were not suitable for discussion at the YLDC meeting. He also said that the Chairman's ruling included two messages. The first one was that the issue was not suitable for discussion at the YLDC meeting, and the second one was that the view of Mr Zachary WONG would be conveyed. Since the issue was not within the purview of the

YLDC, by extension, the YLDC did not need to relay the view concerned. Mr Zachary WONG could actually write to the HAD by himself. Meanwhile, he indicated that Mr Zachary WONG had expressed his view clearly in the presence of the District Officer, the media and members of the public, who were believed to have heard his comments.

18. Mr MAK Ip-sing agreed with the Chairman's ruling. Given that the Chairman of the YLDFCC had been publicly appointed, the YLDC could influence neither the Government's decision nor the appointment system. On the other hand, he agreed with making a referral. The issue raised by Mr Zachary WONG, albeit not an appropriate matter for discussion at the YLDC meeting, should be conveyed to the relevant department. Several Members had just expressed discontent with KMB's services. As the Chairman of the Working Group on Bus Service ("WGBS"), he called on Members to raise issues on bus service to the WGBS in order to urge the parties concerned to improve bus service with dedicated efforts.

19. Mr TO Ka-lun enquired whether the YLDC's decision not to discuss the issue and to refer it to the HAD implied that the YLDC had no responsibility at all to discuss the Government's appointments to advisory bodies. If the YLDC was in no position to express its views on public appointments at present, it followed that the YLDC would not take up any such responsibility henceforth.

20. Mr KWOK Keung, MH said that since the YLDC had neither the duty nor the authority to inquire into the appointment of chairmen and members to any committees by the Government, he agreed with the Chairman's ruling not to discuss the issue. He considered that most of the issues raised by Mr Zachary WONG had often been unfounded, causing a waste of the YLDC's time, and in some cases, even unnecessary disputes. He wondered whether he could raise an item demanding the resignation of a certain Member. He further stated that if the YLDC did not have the power to discuss the issue, the Chairman should make a ruling immediately to avoid a waste of the YLDC's time.

21. In response to Members' comments, the Chairman indicated that he had duly studied and considered whether the issue should be discussed by the YLDC. Under Article 97 of the Basic Law, which provided that "*District organizations which are not organs of political power may be established in the Hong Kong Special Administrative Region, to be consulted by the government of the Region on district administration and other affairs, or to be responsible for providing services in such fields as culture, recreation and environmental sanitation.*", the YLDC, one of the district organisations which were not organs of political power, was not empowered to make any personnel appointments. He was thus of the view that the YLDC had no power to influence or discuss the appointment concerned. He noted that the majority of Members concurred with his decision not to discuss the issue raised by Mr Zachary WONG. Nonetheless, it was also appropriate for the YLDC to refer the Member's question to the relevant department with which the YLDC was able to liaise for follow-up. He likened the situation to Members meeting the public. Even though some issues raised by the public might not be relevant to the duties of the YLDC and Members, Members would still refer the issues to the departments and bodies concerned for follow-up. In this light, it was appropriate for the YLDC to refer the issue. Lastly, in relation to a Member's request for an apology, the YLDC Standing Orders stipulated that if a Member used defamatory, insulting or personally offensive language, the Chairman might direct him to discontinue his speech, but the Chairman had no power to order an apology. He said that although the

incident had received newspaper coverage, he did not know the truth as he had not attended the view-sharing session on that day. He asserted that he as the Chairman did not have the power to make findings of facts, a function exclusive to the court, in case any Member requested him to do so.

22. Mr Zachary WONG stated that he had raised the issue because Mr LEE Yuet-man had proposed a similar item at the FC meeting, both as a way to express opinions. He reckoned that the FC had no power to prohibit the YLFC from accepting KMB's title sponsorship. By the same token, although the Chairman of the YLDFCC had not been appointed by the YLDC, the YLDC had subsidised the activities organised by the YLDFCC and had a direct bearing on the latter's finance. This had reminded him of the incident happened two years ago and prompted him to bring up this issue. Secondly, many Members had just expressed their discontent with KMB's services and thus objected to its title sponsorship for the YLFC. Nevertheless, while Members had from time to time commented that the services of the MTR Corporation Limited ("MTRC") were unsatisfactory, the MTRC had recently sponsored activities of the Yuen Long Arts Festival. Thirdly, at the last FC meeting, he had indicated that if KMB's services were indeed unacceptable, some YLDC Members' fellow party members who had been appointed to the Executive Council ("ExCo") might as well advise the ExCo not to extend the current franchise of KMB. Lastly, if the newspaper reports to which he had referred were not true, anyone was free to take legal action before the court. He stressed that he respected the Chairman's decisions as usual even though he did not agree with the ruling.

23. Ms CHIU Sau-han, MH, Mr SIU Long-ming and Mr YIU Kwok-wai declared that they were Members of the YLDFCC.

24. The Chairman concluded that Members did not have to make exhaustive declarations given the nature of the discussion. He closed the discussion and proceeded to the next agenda item.

**Item 1: Confirmation of the Minutes of the 6<sup>th</sup> Meeting of Yuen Long District Council in 2016**

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25. The minutes of the 6<sup>th</sup> meeting of the YLDC in 2016 were confirmed.

**Item 2: Hung Shui Kiu New Development Area Revised Recommended Outline Development Plan  
(YLDC Paper No. 78/2016)**

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26. The Chairman asked Members to take note of Paper No. 78, in which the Planning Department ("PlanD") and the Civil Engineering and Development Department ("CEDD") introduced the Revised Recommended Outline Development Plan ("Revised RODP") prepared under the Hung Shui Kiu ("HSK") New Development Area ("NDA") Planning and Engineering Study ("Study") and other key recommendations of the Study.

27. The Chairman welcomed the following departmental representatives to the meeting:

New Territories West Development Office,  
CEDD

Chief Engineer/New Territories West 3 (New Territories West)  
Senior Engineer/3  
Senior Engineer/5 (Atg)

Mr Tony CHEUNG

Mr LO Man-kin  
Ms Winnie HO

Territorial Planning Branch, PlanD

Chief Town Planner/Studies and Research  
Senior Town Planner/Studies and Research 4

Ms April KUN  
Ms Stephanie LAI

AECOM Asia Company Limited

Project Manager

Mr Igor HO

28. Ms April KUN and Mr Igor HO briefly introduced the major public comments received during the Stage 3 Community Engagement for the Study, as well as the key changes to the RODP and their coverage, major development parameters, proposed development highlights and development schedule, etc.

29. Mr Daniel CHAM, BBS, MH, JP welcomed the planned provision of 150 000 employment opportunities in the HSK NDA, which could reduce the need for both the existing and new residents to commute to work across districts. Meanwhile, the NDA would provide a commercial floor area of about 2 million square metres and an industrial and special industrial uses floor area of about 4.3 million square metres to achieve economies of scale for fostering economic development. Regarding the development density, he considered that the proposed plot ratio ("PR") of 5.5 for Residential Zone 2 development along the Tin Shui Wai River Channel in the NDA was too high. As the development would create a wall effect in Tin Shui Wai, it would be more appropriate to lower the proposed PR to around 4. He pointed out that the PR of 5 for YOHO Town was already very high and undesirable in Yuen Long District. At the meeting of the Town Planning Board ("TPB") held yesterday, a number of TPB Members had expressed objection to the proposed PR of 6.5 for the Kai Tak Development in the hope of minimising PRs for developments in the urban areas to mitigate the potential wall effect. In contrast, the NDA was a new town located in the rural areas. The proposed PR of 5.5 was indeed extremely high compared to the PR of only 3 for residential developments in Tin Shui Wai such as Kingswood Villas and Tin Shui Estate. He opined that in accordance with the principles of town planning, the PR for developments in the NDA town centre in the vicinity of the proposed West Rail HSK Station could be higher, but that for developments around the Tin Shui Wai River Channel should be lower. As for the housing mix, he saw the public-private housing mix of 51:49 as undesirable, stating that the proportion of private housing should be raised. He was of the view that the ideal public-private housing development parameter of the NDA and Tin Shui Wai as a whole should be 60:40 instead of the present 69:31. In addition, given the lack of external traffic connection in the NDA and Yuen Long Town to other areas, the mere diversion of traffic flow from Hung Tin Road, Long Tin Road and a proposed new road via Tong Yan San Tsuen Interchange, Shap Pat Heung Interchange and Pok Oi Interchange to Yuen Long Highway would increase the traffic burden of Yuen Long District. He also hoped that the PlanD would reserve sites in the NDA for such uses as tertiary institution, high-tech educational facilities, international schools and private hospital. He noted that 24 hectares of land would

be reserved for accommodating some of the existing brownfield operations currently occupying 190 hectares of land in new multi-storey buildings. However, he considered such a proposal impractical because multi-storey buildings were not suitable for some brownfield operations, and the far higher rentals and management fees of multi-storey buildings than the existing brownfield rentals would affect the operation of brownfield operators. Lastly, he indicated that since the discussion time for the planning of the HSK NDA, a major issue, at the YLDC meeting was inadequate, a working group should be set up under the Town Planning and Development Committee (“TP&DC”) for detailed discussion.

30. Mr CHEUNG Muk-lam was disappointed with the planning of the NDA for not addressing traffic concerns properly. He also expressed great dissatisfaction that the paper did not mention the Tuen Mun to Tsuen Wan Link (“TMTWL”) that he had long sought after, turning a blind eye to the needs of the NDA with a population of 200 000. Meanwhile, with the continuous private housing developments in the surrounding areas of the NDA before its completion two decades later, the traffic demand of new population from such surrounding developments should not be ignored. Moreover, according to the paper, the West Rail Line (“WIL”) services would be enhanced with upgraded signalling system and increased train compartments to cope with the traffic demand of the NDA. Yet, he demanded the above improvement measures be implemented immediately in that the current WIL was reaching its capacity. On the other hand, although it was mentioned in the paper that the Government would bid for resources for conducting a feasibility study on Route 11 connecting North Lantau and Yuen Long, he was worried that the study might be delayed and could not tie in with the completion of the NDA. He likened the traffic problems in Yuen Long to a Gordian knot, remarking that the Government could not underestimate the traffic demand of the existing and new population in a short-sighted manner. At the briefing by the Secretary for Transport and Housing (“STH”) and the Secretary for Development held in March 2016, he had asked the Director of Planning whether the Government had studied the feasibility of developing the TMTWL to solve the traffic problems of the Northwest New Territories (“NWNT”), and the Director of Planning had replied that 150 000 employment opportunities would be created in the HSK NDA to reduce the need for cross-district commuting. He commented that such a reply had not addressed the crux of his question because the creation of new employment opportunities could not solve the traffic problems. Lastly, he called for rehousing before development so as not to render the affected residents homeless.

31. Mr CHOW Wing-kan enquired about the use and location of the automatic refuse collection system and organic waste management facilities as mentioned in the paper, as well as about the proposed measures to minimise odour nuisance to nearby residents if the facilities would also be used for food waste processing. He relayed the concerns of some residents of Hung Fuk Estate about a proposed Community Green Station (“CGS”) to the south of the estate shown by a notation of “RCP (Refuse Collection Point)” on the plan that if the CGS was the waste management facilities to be provided in the NDA, it would cause nuisance to residents and even the proposed Residential Care Home for the Elderly (“RCHE”) and clinic in the vicinity. Moreover, it was stated in the paper that the Government would bid for resources to conduct a feasibility study on Route 11. Yet, he considered that the external traffic links of the NDA should be completed simultaneously with the NDA itself in order to cope with the traffic demand of the new population. Furthermore, the NDA was positioned as a “Regional Economic and Civic Hub” for the NWNT. Nevertheless, if only open-air performance venues instead of a large theatre would be provided, the NDA could hardly serve as a civic hub. Yuen Long Theatre was the smallest performance venue in the New

Territories, unlike Kwai Tsing Theatre which had a Black Box Theatre and Tsuen Wan Town Hall and Tuen Mun Town Hall which both housed two performance venues. Although a community hall serving the NDA was proposed in the paper, he contended that it could not compare with a formal performance venue. He called for the provision of a large theatre of similar size to and with similar facilities as the Hong Kong Cultural Centre in the NDA. Lastly, the Government would explore the reservation of 24 hectares of land for accommodating the existing 190 hectares of affected brownfield operations in multi-storey buildings. He opined that multi-storey buildings could only accommodate limited brownfield operations such as container storage, but were unsuitable for the operation of large-scale open storage, storage of heavy construction materials and machineries. He estimated that about 160 hectares of brownfield operations could not be properly relocated and requested the departmental representatives to provide detailed information.

32. Mr LEE Yuet-man, MH remarked that despite the various community engagement exercises conducted to fully consult the residents on the planning of the NDA, there was still room for improvement in the planning. With regard to traffic issues, the WRL had already reached its capacity and could not cope with the traffic demand of the population increase. Besides, Long Tin Road got heavily congested every morning. If Tin Ying Road was removed, all vehicles would have to travel via Long Tin Road and Tin Tsz Road to Yuen Long Highway, and the traffic of Long Tin Road would be paralysed. Therefore, he hoped for an optimised road design and a well-planned local transport network to facilitate traffic flow. On the other hand, he welcomed the creation of new employment opportunities in the NDA which would reduce the need for cross-district commuting. However, if the Government did not proactively and strategically attract large enterprises to operate in the NDA, the proposed job creation would be a mere castle in the air. Moreover, he wished to see the provision of a variety of jobs including higher-level ones such as high-paid white-collar and managerial posts. Lastly, he suggested the Government reserve land in the NDA for religious institutions to construct service facilities.

33. The Hon LEUNG Che-cheung, BBS, MH, JP held the view that all the planning studies conducted in respect of Yuen Long District should cater for the overall development of the entire district. At present, planning studies for the HSK NDA, Yuen Long South and Kam Tin South developments were conducted independently. Even if the Government was confident that all the problems associated with the NDA development, especially the traffic problems, could be solved, the impact on the entire Yuen Long District brought about by its expected population of 210 000 could not be neglected. Furthermore, he considered that the Government should not ignore the walled village culture, an integral part of the history of Yuen Long District, in the planning of the NDA. He drew the Government's attention to the need for the preservation of space and tradition of walled villages, otherwise their essential features would be lost if they were all surrounded by high-rise buildings. Besides, he pointed out the over-concentration of major public facilities such as the hospital and the Regional Plaza around the West Rail station, remarking that these facilities, albeit easily accessible, would attract a large number of residents from other districts and cause traffic problems. Thus, the Government should consider dispersing some of the public facilities elsewhere. Lastly, he hoped that the Government would make reference to the experience of the development of Tin Shui Wai, where most of the markets in the public housing estates had been acquired by the Link Real Estate Investment Trust ("Link") with their operation mode altered eventually, and consider providing a large public market managed by the Food and Environmental Hygiene Department ("FEHD") in the NDA.

34. Mr MAK Ip-sing called for reasonable compensation and rehousing arrangements to the existing residents and landowners affected by the sizeable NDA development project under planning, which in his opinion would bring considerable changes to HSK. In addition, it was estimated that 150 000 employment opportunities would be created in the NDA with a population of more than 210 000. In other words, almost every resident in the NDA except students would get employment, which represented an astounding population-to-employment ratio. He was worried that the huge employment opportunities would attract people to commute from other areas to work in the NDA, causing unpredictable traffic problems. Moreover, he believed that the planned implementation of the proposed Tuen Mun Western Bypass (“TMWB”) only without enhancing the external traffic connectivity of the NDA would be insufficient to cater for the external traffic demand. He also commented that the proposed Green Transit Corridor which would run through the NDA as the major local transport system was not a circular route, and requested the relevant departmental representatives to provide specific information to address his concern about whether the system could cope with the traffic demand of the NDA. Furthermore, in connection with the exploration of the use of reclaimed water for toilet flushing in the NDA, he said that sea water was used for toilet flushing in Yuen Long Town and other rural areas. He was concerned that the odour of reclaimed water might affect household hygiene. Lastly, he held the view that the planning was unfair to the existing residents of villages which might be blocked by high-rise buildings in the future as no site would be reserved for village development in the NDA. He hoped that the Government could address the ventilation issues of these villages properly.

35. Ms LAU Kwai-yung welcomed departmental representatives to the meeting of the YLDC to consult Members on the planning of the HSK NDA. She and other Members were gravely concerned about the traffic issues associated with the NDA development, especially the impact on traffic in Tin Shui Wai. Many residents had also voiced opposition against the planning of the NDA for traffic reasons. She indicated that it was already difficult for residents to get on board at the extremely crowded West Rail Tin Shui Wai Station every morning. If future residents of the NDA were to rely on the WRL as the major mode of transport, the Government should request the MTRC to enhance the capacity of the WIL. Besides, the proposed removal of Tin Ying Road would have profound impact on residents in Tin Shui Wai North, who mainly took Feeder Bus Route No. K76 to access West Rail Tin Shui Wai Station. After the removal of Tin Ying Road, the bus route would have to make a detour to travel via Ping Ha Road which had more traffic light junctions and even Long Tin Road which was often congested, lengthening the bus journeys. In addition, she wished to draw the Government’s attention to the difficulty in boarding Feeder Bus Route No. K76 at Tin Fu Stop located at the rear part of Tin Shui Wai North in her constituency, expressing her concern that additional population and bus stops would reduce the already inadequate service frequency. She also said that residents of Tin Shui Wai, where some shopping centres and markets were monopolised by the Link, looked forward to the provision of a large public market managed by the FEHD in the NDA, so that they could purchase food and groceries at lower prices. She urged the Government to chew over the views of both Members and residents, and hoped that the YLDC would set up a working group for in-depth discussion of the relevant details.

36. Mr YIU Kwok-wai enquired of the PlanD whether the consultation was conducted merely as a formal procedure or with the genuine aim of improving its planning through

listening to various views. He stated that Members of the YLDC were pragmatic in commenting on district issues, particularly those related to planning, from different perspectives. Therefore, he did not want to see any sweeping criticism of Members' views nor generalisation of their views as remarks that stood in the way of development. For example, some Members had just mentioned the removal of Tin Ying Road, which he considered to be highly crucial to residents in Tin Shui Wai North. The overall transport layout of the HSK NDA with a West Rail station located to the south of the community was similar to that of Tin Shui Wai. Thus, residents living in the northern part of the community would have to use feeder services to access the West Rail station. Nevertheless, due to the failure of the Light Rail Transit ("LRT") to serve as feeder in Tin Shui Wai, residents in Tin Shui Wai North still relied heavily on Feeder Bus Route No. K76 that operated via Tin Ying Road to access the West Rail station. After the removal of Tin Ying Road, such transport link would be cut off, and residents would need to spend more time to get to the West Rail station. He hoped that the relevant departments would analyse the problem from the said perspective and consider retaining Tin Ying Road. Moreover, he agreed with the planning and reservation of some sites for the provision of facilities such as markets, civic centre and theatre, which were lacking in Yuen Long District. Yet, he hoped that the exact locations of the sites reserved for the provision of markets could be specified clearly in the Revised RODP. He urged the relevant departments to take heed of local views, so as to prevent the present problems faced by Yuen Long District from occurring in the NDA.

37. The Hon LUK Chung-hung very much agreed with the comments just made by the two Members of the Hong Kong Federation of Trade Unions ("HKFTU"). Regarding employment, he noted from the paper that the creation of 150 000 employment opportunities was one of the highlights of the HSK NDA proposal. He enquired of the Government whether relevant industrial policies were in place to attract enterprises and manufacturers to invest and operate in the NDA, thereby creating employment opportunities and solving the traffic problems in Yuen Long District indirectly. If residents of the entire Yuen Long District (including Tin Shui Wai and HSK) and even Tuen Mun District could work in the HSK NDA without having to commute a long way to work in the urban areas, the burden on the NWNT transport network could indeed be relieved as a whole. He opined that the Government should be responsible for implementing concrete policies to achieve the target of generating 150 000 employment opportunities, or the proposed job creation would be turned into a broken promise and residents would still need to commute to work across districts as after the development of satellite towns and new towns in the past. A Member had also mentioned the cultural heritage of walled villages just then. He considered that the walled village culture, a characteristic of Yuen Long District, should be preserved. Meanwhile, he hoped that the relevant departments would explore including the identification of land for establishing a dragon and lion dance cultural centre as suggested by the HKFTU, the political party to which he belonged, in one of the planning highlights of the NDA. He held the view that dragon and lion dance was a traditional form of performing art and an integral part of the walled village culture. Since lots of passionate local dragon and lion dancers who had received numerous international awards could hardly find a suitable practising venue in Yuen Long District, he called for the establishment of a dragon and lion dance cultural centre in the NDA to extend and promote such a walled village culture. In addition, he enquired whether the Environmentally Friendly Transport Services ("EFTS") would be operated by low-floor trams or trolley buses and if the EFTS would be subject to charges. Lastly, he demanded the provision of a large central market operated by the Government in the NDA.

38. Mr TANG Hing-ip, BBS was discontented with the relevant departments for making only minor changes to the RODP after several rounds of consultation on the planning of the NDA, ignoring the actual circumstances of Yuen Long District. He strongly agreed with the traffic implications pointed out by some Members earlier on. In fact, even if a public housing development project was implemented at Wang Chau, the additional population to be accommodated of some 50 000 would also result in serious traffic congestion, aggravating the hardship of the existing residents further. He supported setting up an ad hoc working group to discuss the overall planning and development of Yuen Long District (including the HSK NDA, Yuen Long South and Kam Tin South) and to examine the major transport infrastructure and other ancillary facilities required for the development. He further suggested the construction of a large interchange station in the NDA and the expedited implementation of new railway lines such as the Northern Link (“NOL”) and the TMTWL. On the preservation of the walled village culture, he reckoned that the NDA development might ruin the traditional local characteristics of Yuen Long. The construction of a hospital and the Hospital Authority Supporting Services Centre in Tin Shui Wai near a walled village after land resumption had fuelled resentment from many villagers. Besides, if the existing brownfield operations were accommodated in industrial buildings of 40 to 50 storeys, the walled villages in the vicinity would be blocked, thereby affecting the living environment of the villagers. As such, he hoped that the PlanD would continue to discuss with the affected villagers, adding that the Rural Committees were against the planning of the NDA at the present stage.

39. Ms CHAN Mei-lin recognised the need for community development in the light of population growth, but remarked that ancillary facilities should be properly planned in taking forward the development. Citing Tin Shui Wai as an example, she stated that facilities in the district were inadequate to cater for the existing population of 300 000. While Tin Shui Wai Hospital which residents had been fighting for over a decade was finally near completion, shortage of healthcare manpower was expected and only a few hours of accident and emergency services would be offered at the initial stage of operation. The planning of the HSK NDA, which happened to be located near Tin Shui Wai, was exactly following the footsteps of the latter. At present, Tin Shui Wai had a population of 300 000. Together with the future population of the NDA of about 200 000, the total population of the entire area might add up to 500 000. It was already difficult for residents of Tin Shui Wai to board the extremely crowded LRT, WRL trains and buses during the morning peak hours. Moreover, those who worked in the Hong Kong International Airport (“Airport”) had to pay exorbitant fares to commute between Tin Shui Wai and the Airport standing in the crowded bus compartments every day in misery. Transport problems really gave residents of Tin Shui Wai a hard hit. Therefore, she urged the Government to plan properly for ancillary transport, medical and educational facilities before developing a district, so that residents could live and work in peace. In addition, owing to the higher commodity prices in Tin Shui Wai as a result of the absence of a public market with most shopping centres and markets monopolised by the Link, many housewives travelled a long way to Yuen Long Town and Tuen Mun to buy fresh food. In view of this, she hoped the Government would provide a public market managed by the FEHD in the NDA to meet the shopping needs of residents of the NDA and Tin Shui Wai for groceries and daily necessities. Lastly, she contended that Tin Ying Road as a major vehicular access in Tin Shui Wai could not be cancelled. Otherwise, all vehicles would have to travel via Tin Shui Wai Town Centre, leading to significantly increased travel time and hence causing inconvenience to residents.

40. Mr TANG Ka-leung said that he was an elected Member representing the Ha Tsuen constituency and also an indigenous inhabitant representative for Sik Kong Wai in Ha Tsuen, but he did not have any land interests within the NDA boundary. He believed that upon the commissioning of the planning study for the NDA, the Ha Tsuen Rural Committee (“HTRC”), the YLDC and members of the local community had expressed their views to the PlanD on numerous occasions, and the local views had already reflected the actual environmental and livelihood problems in that area. Yet, someone elected to the Legislative Council (“LegCo”) in the New Territories West constituency in September this year had been smearing the image of Rural Committees and their representatives rampantly. Under this circumstance, members of the rural community supporting the developments proposed by the Government would be viciously attacked as having vested interests in government-sponsored projects. He emphasised that the rural community was absolutely not interested in nor related to the Government. Given the animosity directed by the society at large against members of the rural community, he had no choice but to object to the planned development of the NDA and requested for “no removal and no demolition” to maintain the current living environment of Ha Tsuen.

41. Mr TANG Lai-tung declared that he was the Chairman of the HTRC, pointing out that the residents and landowners of Ha Tsuen were distributed on 70% of land within the boundary of the NDA. He said that a rumour about transfer of interests between the Government and the rural community which greatly distorted the truth was going around. As the existing development model under which the Government had co-ordinated and cooperated with various rural communities smoothly in the past to complete a number of new town developments for the benefit of the society had been proven effective, he did not understand why today a LegCo Member had made a fuss about issues of the New Territories in an attempt to smear rural personalities and landowners. The Government should clarify that the consultation and co-ordination with members of the rural community in planning for development projects was a legal and reasonable process. If there were strong objections against the planning of the HSK NDA which was susceptible to problems related to transport and ancillary facilities, he suggested the Government shelve the development altogether and identify other sites around Deep Bay for development which he believed would reduce land disputes and minimise impacts on brownfield operations. He hoped that the Government could take on board his suggestion of developing over 700 hectares of land around Deep Bay where less land resumption would be involved and ample room for planning would be available. He further stated that the HTRC did not support the planning of the HSK NDA.

42. The Vice-chairman said that he had always advocated combining the planning of HSK and Tin Shui Wai for the balanced development of the two areas. According to the paper, the housing mix of the HSK NDA was 51% for public and 49% for private. Together with Tin Shui Wai, the overall housing mix was 69:31. He considered that the overall private housing ratio of 31% was unsatisfactory and could not achieve the desired results of combined planning. Therefore, he hoped the Government would raise the proportion of private housing as far as possible to 35% or above. Besides, despite Members’ concerns about traffic problems, the paper made no mention of the NOL and the TMTWL that Members had sought for years. He opined that the PlanD should face the operation of the WIL at its maximum capacity squarely. In the absence of new railway networks, not only the existing traffic problems in the NWNT could not be relieved, but also the transport needs of the new population of the NDA could not be met. Moreover, he expressed his strong support for the suggestion of setting up a working group to follow up on the details of the NDA

planning made by a Member just then. The working group could be set up under the TP&DC to discuss the overall planning and development of Yuen Long District (including HSK, Yuen Long South, Kam Tin South and Pat Heung) and to examine both the internal and external traffic arrangements of the district. He hoped the Chairman could consider Members' views and continue discussion of the NDA planning on another platform in greater detail.

43. Mr TO Ka-lun found the projected population of the NDA of 218 000 and employment opportunities of 150 000 as mentioned in the paper very shocking. He believed that the 150 000 jobs created would largely be taken up by people from outside the NDA, assuming 50 000 employees would be from the projected local population of 218 000 and the remaining 100 000 employees would commute daily from outside the NDA. If this scenario occurred, both the existing and planned traffic measures could by no means cope with the traffic demand. In addition, he indicated that according to paragraphs 13 and 14 of the paper, some 7 hectare of active agricultural land would be affected by the planning of the NDA and attention would be paid to farmers' requests for compensation, rehousing and rehabilitation. Nevertheless, specific information on compensation, rehousing and rehabilitation had not been provided in the paper, nor sites for rehabilitation had been designated on the RODP. He hoped that the relevant departmental representatives could provide the information in detail.

44. Mr TSANG Shu-wo concurred with the views of the HTRC that all development projects subjected to planning permission in Yuen Long District had been politicised and the development of Yuen Long District was beyond rational discussion. He held that the resumption of indigenous residents' land in the New Territories for development had reduced the sites available for small house development and limited the living spaces of indigenous residents. Still, outsiders kept blackening the names of the Government and rural personalities by alleging that informal consultations had been conducted. As such, the Ping Shan Rural Committee ("PSRC") lined up with the HTRC against the planning of the HSK NDA.

45. Mr Zachary WONG pointed out a long-standing viewpoint in the community that the Government often sought to resume land under the camouflage of planning. He considered that although it was not a bad thing to plan for the future, the need for a large-scale planning project like the HSK NDA development was doubtful. First, the Working Group on Traffic and Pedestrian Congestion in Yuen Long under the T&TC had recently invited the TD to conduct a comprehensive study on the traffic impacts of some large-scale development projects under planning in the vicinity on Yuen Long Town, and hoped that the Government would roll out traffic improvement measures in response to its views. Otherwise, the traffic problems in Yuen Long would remain a Gordian knot with the current WIL reaching its capacity. Furthermore, he opined that the Government should minimise the clearance of houses when developing a district, and should examine whether undertaking large-scale planning studies was the only mode of district development. He stated that busy areas such as Mong Kok, Yau Ma Tei, Wan Chai and Causeway Bay had not been planned at the very beginning. People had simply built single-block buildings and opened shops along both sides of the roads, leading gradually to the concentration of pedestrian and traffic flows at these locations. On the contrary, the planned developments nowadays were in the same pattern of constructing large private housing estates and shopping centres which confined residents' consumption activities. In fact, Tin Shui Wai had also been planned this way.

He suggested the Government designate more land for development of single-block buildings or small private housing estates and provision of ground-level shops, in order to retain the existing houses and local characteristics. Moreover, the housing mix of the NDA was 51% for public and 49% for private. Together with Tin Shui Wai, the overall housing mix was 70:30. He saw the development of Tin Shui Wai irreversible, remarking that such an aggregation was just a trick. He further commented that a slight increase in the proportion of public housing in the NDA could even obviate the need for the construction of 4 000 public housing units at Wang Chau and hence the clearance of houses. In his view, the right housing mix should be 60% for public, 20% for Home Ownership Scheme (“HOS”) developments and 20% for private, so that the public-private housing mix could be broadly maintained at 60:40.

46. Ms YUEN Man-yee strongly supported the proposed public housing developments, indicating that with the number of applicants on the waiting list for public housing reaching 300 000, applicants had to wait for five to seven years to be allocated public housing units. During the waiting period, they had to continue to live in extreme hardship in subdivided flats and bear exorbitant rents. She held that the traffic problems in Yuen Long District were serious. Since the paper mentioned that the Government would increase the number of WRL train compartments to cope with the traffic demand of the NDA and the NWNT, the relevant measures should be implemented now so as to solve the traffic congestion problem in Yuen Long District. Besides, Long Tin Road was often heavily congested. If Tin Ying Road was removed to tie in with the planning of the NDA, the vehicular flow on Long Tin Road would definitely increase, resulting in traffic gridlock in Yuen Long District. Regarding brownfield operations, an appropriate accommodation plan for logistics operators was not provided in the paper. She was of the view that the Government should identify suitable sites for the continuous operation of the existing logistics operators, which had made substantial contributions to the economic development of Hong Kong, and that multi-storey buildings could not cater for their operational needs. In addition, she suggested the Government facilitate the allocation of public housing units to the affected residents and exempt them from means testing. If the Government did not provide appropriate compensation and rehousing arrangements to the affected residents, it would be unfair to demolish their homes for public housing developments. Lastly, she very much supported the setting up of a working group to discuss the HSK, Yuen Long South and Kam Tin South developments, so that Members could express their views in detail.

47. Mr LEUNG Ming-kin said that according to the paper, the NDA development was targeted for completion by 2038 after 22 years. He saw it necessary for the Government to plan comprehensively for the corresponding ancillary transport and community facilities in 22 years for completion in tandem with the NDA development, in order to prevent the problems experienced in Tin Shui Wai from occurring in the NDA. Besides, the paper mentioned that about 190 hectares of brownfield sites within the NDA would be affected, and 24 hectares of land would be reserved to accommodate some of the affected brownfield operations. He opined that if some of the brownfield operations could not be properly accommodated, the number of employment opportunities provided by brownfield operations as a whole would drop, thereby offsetting the 150 000 employment opportunities created in the NDA. Moreover, he suggested that a new town centre be provided in the NDA for shopping by residents of the NDA and Tin Shui Wai, so that fewer residents would flock to Yuen Long Town Centre for consumption. He also suggested that the Government should provide compensation and rehousing arrangements to the affected residents, waive their means test

requirements and facilitate the allocation of public housing units to them. He further hoped that the Government could expedite the construction of Route 11 so as to link up the NDA with other areas. Lastly, he supported the setting up of a working group to follow up on the details of the NDA planning.

48. Mr TANG Ho-nin supported the views of the Members who represented rural areas, adding that the rural community had always supported the Government in carrying out regional development. Over the years, they had released a large amount of land to the Government for implementation of large-scale infrastructure projects, road construction works and housing developments. However, a recently-elected LegCo Member had made malicious remarks about members of the rural community, alleging that the Government had established interests and connections with them through informal consultations. In order to prove that the Government was not interested in nor related to the rural community, he proposed that all the proposed developments in Yuen Long District be planned all over again and consultations thereon be conducted afresh.

49. Mr TANG Cheuk-yin said that notwithstanding the planned development of and vigorous housing developments in the HSK NDA, Yuen Long South and Kam Tin South, the Government did not make proper planning for the provision of transport and ancillary facilities in the whole Yuen Long District to cope with the population growth. At present, the transport network of Yuen Long was so overloaded that residents had to wait for at least five to six trains before they could get on board at West Rail Kam Sheung Road Station during the morning peak hours. He opined that increasing the number of compartments and frequency of WRL trains was practically unable to cope with the future transport needs arising from the rapid population growth. Thus, the Government really had to upgrade the transport infrastructure in the whole Yuen Long District. On the other hand, he was very dissatisfied with some newspapers and people for vilifying the rural community and claiming that there were interests and connections between the Rural Committees and the Government. He stated clearly that if the Government planned to develop rural areas such as the six heungs in Yuen Long, they definitely needed to consult the Rural Committees concerned. In fact, for many years residents in the New Territories had strongly supported the Government in carrying out regional development so as to meet the needs of the whole society. He was very dissatisfied with a newly-elected LegCo Member who had remarked arbitrarily to tarnish the image of the rural community and polarise the society.

50. Mr LUI Kin said that he had been paying attention to the traffic arrangements, employment support services and livelihood facilities under the NDA proposal. He opined that the Revised RODP failed to reflect Members' views on these three areas, expressing his worry about the future development of Yuen Long. Regarding traffic arrangements, three weaknesses were still found in the Revised RODP: the first weakness was the lack of a large-scale mass transit system. The WRL had already reached its capacity. The addition of one train compartment would only increase the carrying capacity by 16%. Nevertheless, the total population of Yuen Long and Tuen Mun Districts would increase by 50% from the current 1.2 million to 1.8 million in 2030. Without a large-scale transit system, serious problems with external traffic connectivity might arise in the NWNT. The second weakness was the lack of a major external trunk road. The Revised RODP did not mention the construction of any new major trunk road. If the NDA still relied on Yuen Long Highway for external connectivity, the traffic of Yuen Long would surely be paralysed in the future. The third weakness was the weakening of the existing local major roads. At present, the

external traffic of Tin Shui Wai depended mainly on Tin Ying Road, the removal of which would be terribly unfair to residents of Tin Shui Wai. Furthermore, he considered that the creation of 150 000 employment opportunities in the NDA was just an “impractical, lofty and hollow” target. Even after 30 years of development with the construction of an industrial estate, less than 100 000 jobs were provided in the entire Yuen Long District. In the absence of investment from major industries, it would not be possible at all to provide a large number of employment opportunities within a short period of time simply by reserving land in the NDA. He opined that the Government should learn from the experience of Cyberport. As regards the livelihood facilities, although medical facilities and markets were proposed in the Revised RODP, such facilities would not be completed if relevant policies were not put in place.

51. Mr LEUNG Fuk-yuen held the view that the society at large had treated the rural representatives unfairly and showed no respect for the views of the local community by making use of the planned development of Yuen Long. He had thought of leaving with the Members representing the rural areas to express their discontent, but to uphold the spirit of the YLDC, they would stay to express their views. He concurred with the Chairman of the HTRC that while the planning of the NDA would use 70% of private land of indigenous inhabitants, the interests and views of the Rural Committees and local stakeholders were not given respect. He hoped that the Government would study the development of land around Pak Nai, Lau Fau Shan and Deep Bay, so as to reduce social disputes over land. He said that the Government should plan properly for the provision of road infrastructure and other ancillary facilities before implementing the planned developments in Yuen Long District, or the experience of Tin Shui Wai would be repeated. He emphasised that as the Government planned to develop areas around Shap Pat Heung in Yuen Long South, the future population of Yuen Long District was expected to increase by 400 000 from the current level of 600 000. If the ancillary transport and infrastructure facilities were not planned properly in response to the request of the local community, the Rural Committees would absolutely oppose the development. He was discontented that outside parties, particularly some political figures, had denied the contributions of rural landowners to the development of new towns, with the aims of sowing division and creating contradictions in the society. He supported the setting up of a working group and called for respect for the interests of landowners of the six heungs and the views of the Rural Committees.

52. The Hon KWONG Chun-yu enquired of the departmental representatives about the number of households affected by the planning of the NDA. He said that according to the paper provided by the relevant department two years ago upon the introduction of the Wang Chau public housing development (“Wang Chau Development”), about 20 households would be affected. Later, it had turned out that the actual number was greater. He would like to know how many people would actually be affected by the glossed-over plan. It would be undesirable if these people suddenly realised that they were among the victims when their houses were to be demolished. Besides, he was gravely concerned about the rehousing problem. He reflected that residents affected by the Wang Chau Development had only received a pamphlet prepared by the relevant department providing information on the income limit and means testing for public housing applicants. Such approach was unfair and disrespectful to the residents. To protect the interests of those who might be affected by the future development, he had to request the relevant departments to give a definite answer on the number of residents affected by the planning of the NDA. He also hoped that a working group would be set up to duly follow up on the latest progress of the planning of the NDA and

disclose as many details as possible. He opined that all stakeholders including each resident to be affected by the NDA development should be catered for. To build their trust in the Government, the relevant department should provide the exact figure and facilitate proper rehousing.

53. Mr KWOK Keung, MH expressed his great support for the planning of the HSK NDA because development was inevitable with the growing population of Hong Kong. Nonetheless, he was also concerned about the transport problems associated with the development. According to the paper, the NDA would be completed in 2038 and it was expected to have a new population of about 170 000, excluding the new population upon completion of the proposed development of Yuen Long South as well as the population growth in the peripheral areas of the NDA. He believed that the transport network of Yuen Long would by no means operate beyond its capacity upon completion of the NDA, when the total population of the whole area of more than 400 000 was added to the current population of Yuen Long District of 500 000. Since the existing utilisation rate of the WRL had reached 103%, even if the train frequency would be increased to two-minute intervals and the number of train compartments would be increased from seven to eight, the carrying capacity could merely be increased by 16%. With a new population of 400 000, the WRL services could not address the transport needs of future residents at all. In view of this, he suggested that the Government should seize upon the planning of the HSK NDA to consider developing a new railway network which would terminate at HSK and connect Tuen Mun, Tung Chung and different districts across the territory so as to put an end to the transport problems. The NDA was expected to have the first population intake eight years later with completion of all developments in 22 years. He urged the Government to waste no time in expeditiously constructing and completing the new railway network before the completion of the NDA. On the other hand, the Government proposed to remove Tin Ying Road to make way for a continuous riverside promenade to increase the greening area. However, if Tin Ying Road, a shortcut used by residents in Tin Shui Wai North to go to different districts, was to be removed, the Government should construct a tunnel with a park above to connect Tin Shui Wai North, West Rail Tin Shui Wai Station and Yuen Long Highway. He hoped that the Government could consider the above two suggestions.

54. Mr CHING Chan-ming indicated that he, as the Chairman of the T&TC, was most concerned about the traffic problems in the whole Yuen Long District. In his view, notwithstanding the seemingly meticulous transport layout within the NDA, the Government had failed to give a detailed account of the external traffic planning for the NDA and even proposed the removal of Tin Ying Road which was a very unreasonable act. The traffic problems in Yuen Long were so intractable that they could not be solved alone or it would have far-reaching impacts on the residents. Instead, the development of Yuen Long District should be planned together with its transport network and ancillary facilities as a whole. He stated that local governments in the Mainland would only carry out regional development upon completion of rapidly developing road networks, which he considered to be the right direction of regional development. He opined that even though Hong Kong was not in lack of resources and talents, it was lagging behind the Mainland in the development of road networks. This indeed warranted a thorough examination by the Government.

55. Mr CHAN Sze-ching enquired about the calculation method for the 150 000 employment opportunities to be created in the NDA, which had not been explained in detail by the relevant departmental representatives during their previous consultations with the

YLDC. In addition, as a Member representing residents of Tin Shing Court, his views on the removal of Tin Ying Road were different from those of other Members. He pointed out that over the past ten-odd years, Tin Ying Road had caused traffic noise nuisance to residents of Tin Shing Court, which was located in close proximity to the southern section of Tin Ying Road connecting to Ping Ha Road. He and the residents had reflected the problem to the Environmental Protection Department and other relevant departments for years, but no improvement measures such as installation of noise barriers along that section had been implemented despite the excessive noise. He was not sure whether the absence of follow-up action was due to the proposed removal of Tin Ying Road. Considering the proposal solely from the standpoint of his constituency, he welcomed the removal of Tin Ying Road which could completely solve the traffic noise nuisance to the residents of Tin Shing Court. However, if the Government decided to retain Tin Ying Road in response to other Members' requests, he hoped that the relevant section could be relocated away from Tin Shing Court so as to reduce traffic noise.

56. Mr TANG Cheuk-him objected to the proposed removal of Tin Ying Road in the NDA planning. For residents in Tin Shui Wai North, especially those living in Tin Heng Estate and Grandeur Terrace in the northernmost part of Tin Shui Wai, the fastest bus route to West Rail Tin Shui Wai Station travelled via Tin Ying Road. Its removal would have an unpredictable impact on the external transport services of Tin Shui Wai North. Furthermore, he noted that the NDA would accommodate a large number of housing developments. He believed that any increase in housing supply would be welcomed as long as there was proper planning for the provision of transport and ancillary facilities. However, the transport network of the entire Yuen Long District, including Tin Shui Wai, was reaching capacity. If the population continued to grow without any improvement in the existing ancillary transport facilities, more severe problems would ensue. He also enquired whether the functions of the EFTS system and the LRT would overlap, and whether interchange concessions would be provided. Lastly, with regard to employment opportunities, he noted that there were sites for hotel development in the NDA. Yet, he relayed that no business group had taken over the hotel project at Tin Sau Road thus far. It appeared that the low demand for hotels in Tin Shui Wai and its vicinity might lessen the interest of business groups in operating hotels there. In such case, the NDA might provide fewer employment opportunities in the hotel industry than expected.

57. Ms CHIU Sau-han, MH shared other Members' views on the traffic planning for the NDA. She also indicated that if the Government did not thoroughly sort out the traffic problems, she would have reservation about the entire planning for the NDA. She, as well as many other Members, objected to the proposed removal of Tin Ying Road. Nevertheless, as another Member had expressed different views on the removal, she felt obliged to supplement that Tin Ying Road was the major external traffic link in Tin Shui Wai North, providing the fastest route to all other districts across the territory. Moreover, visitors from other districts also travelled via Tin Ying Road to Tin Shui Wai and Lau Fau Shan. As a result, Tin Ying Road had been reducing the burden on other roads in Yuen Long District. A Member had suggested constructing a tunnel in case the Government decided to remove Tin Ying Road. She considered the alternative acceptable as a whole, provided that the tunnel could serve as a "fast track" like Tin Ying Road connecting Tin Shui Wai North and other districts, and could help mitigate traffic noise. Otherwise, she would definitely object to the proposed removal of Tin Ying Road. In addition, she was concerned about the long waiting time for public

housing. Provided that the traffic problems were duly sorted out, she supported the Government's planning and development proposal of increasing public housing supply.

58. Mr WONG Cheuk-kin objected to the proposed removal of Tin Ying Road. In addition, he suggested the Government provide more car parks and parking spaces in the NDA. He also suggested reserving land for the construction of a public market with more stalls to provide food and groceries at lower prices in Tin Shui Wai for the shopping convenience of residents of the NDA and Tin Shui Wai. He relayed that during weekends and the afternoon peak hours on weekdays, there was serious traffic congestion at Shap Pat Heung Interchange near the Reach. To reduce the burden on the existing roads in Yuen Long District, he suggested the Government build a new road connecting the NDA, Tin Ying Road and Route 3.

59. Mr KWOK Hing-ping objected to the proposed removal of Tin Ying Road. He considered that the PlanD had devoted a lot of manpower and resources to facilitate housing development, but failed to plan properly for the provision of transport and ancillary facilities. He reckoned that Tin Shui Wai was an example of planning blunder with inadequate ancillary transport and community facilities and all the shopping centres and markets monopolised by the Link, which kept raising the rentals, making life even harder for residents. He said that the PlanD had consulted the YLDC four times on the HSK NDA planning, but it had never given any account of the detailed road and traffic planning. Hence, he did not support the NDA planning.

60. Ms April KUN gave a consolidated response as follows:

- (1) With the utmost respect for public opinions, the PlanD had conducted three stages of community engagement with focus group meetings, briefing sessions, public forums and community workshops held during the Study to get in touch with various members of the local community and residents for enhanced and transparent communication. After the three stages of community engagement, public comments collected and the PlanD's responses had been set out in the relevant community engagement reports, which had been uploaded onto the Study website for public viewing. In formulating the Revised RODP, the PlanD had taken the public comments into careful consideration. The PlanD thanked Members and the Rural Committees for their patience in discussing the whole development and expressing their views during the planning process;
- (2) The TMTWL that some Members had mentioned just then had provoked a lot of discussions in the society. Yet, the Railway Development Strategy 2014 promulgated by the Transport and Housing Bureau ("THB") did not envisage the need for the TMTWL in the overall railway development layout of Hong Kong before 2031. The PlanD would convey Members' requests for the TMTWL to the THB for further follow-up;
- (3) She thanked Members for their support for the targeted creation of 150 000 employment opportunities in the NDA and their comments on employment. The objective of the forward-looking NDA planning was to develop HSK into the "Regional Economic and Civic Hub" for the NWNT and provide 150 000

employment opportunities in the NDA through comprehensive planning. In response to a Member's enquiry about the calculation method for the 150 000 employment opportunities, she said that sophisticated estimation of the employment opportunities had been made based on the development parameters of different land uses. In fact, although the Study had been conducted by the consultant jointly commissioned by the PlanD and the CEDD, its recommendations had been thoroughly discussed by the Steering Committee consisting of various policy bureaux and departments;

- (4) She believed that it might not be possible to study the industrial policies mentioned by a Member at the district planning level. Nevertheless, the relevant policy bureaux such as the Commerce and Economic Development Bureau, the THB and the Innovation and Technology Bureau had been invited to join the discussions in the planning process of the entire NDA. These bureaux had also expressed support for the planned commercial zoning in the Revised RODP, hoping that through the Study, land could be reserved for appropriate uses in line with their policies to create 150 000 employment opportunities gradually. At present, the vast majority of jobs in Hong Kong were concentrated in the urban areas, so most people had to travel to the urban areas for work in the morning and travel back to the peripheral areas at night. This had made the commuting pattern very lop-sided and hence reduced the utilisation efficiency of transport infrastructure. The PlanD wished to develop the HSK NDA into a new employment hub for better job distribution in the territory, so as to improve the utilisation efficiency of transport infrastructure and reduce the need for cross-district commuting for residents of the NDA. Furthermore, the 150 000 employment opportunities would span across jobs requiring various skill sets from workers with different educational backgrounds. It was hoped that through comprehensive planning, employment opportunities could be provided not only for residents of the NDA to work in the vicinity of their residences, but also to relieve the lack of jobs in Tin Shui Wai and Yuen Long Town, as well as the burden on the existing transport infrastructure;
- (5) A Member had suggested that the distribution of public facilities should not be too concentrated in order to avoid overloading some locations. It could be noted from page 6 of the Information Digest that different activity nodes, namely the "Regional Economic and Civic Hub" around the proposed West Rail HSK Station, the "District Commercial Node" around West Rail Tin Shui Wai Station and the "Logistics, Enterprise and Technology Quarter" in the northwestern part of the NDA, had been proposed in the planning of the NDA. It was worth mentioning that numerous comments about the lack of public facilities in Tin Shui Wai North had been received during the community engagement exercises. Therefore, after thorough consideration, the PlanD had proposed a "Local Service Core" in the northern part of the NDA for the provision of various community and commercial facilities including a car park to serve residents of the northern part of the NDA as well as Tin Shui Wai;
- (6) The issue of markets had been mentioned by a number of Members and in many public comments received. After detailed negotiation, the PlanD had

reached a consensus with the relevant policy bureaux and departments on the proposed provision of three new markets in the NDA. In particular, one of them would be a large public market to be conveniently located on a “Government” site. The relevant policy bureaux and departments would confirm the locations of these markets in a timely manner;

- (7) A Member had suggested the establishment of a tertiary institution in the NDA. Having regard to the above suggestion and after discussion with the Education Bureau, the PlanD had reserved a piece of land to the south of the “Regional Economic and Civic Hub” around the proposed West Rail HSK Station for educational institution and related uses;
- (8) On the provision of cultural facilities, the NDA was positioned as a “Regional Economic and Civic Hub”. In the overall planning of the NDA, there would be a regional plaza to serve as a flexible civic venue aside from a formal performance venue to be provided on the “Government” site around the proposed West Rail HSK Station. It was believed that the desired cultural development could be achieved with the availability of both indoor and outdoor venues;
- (9) Members’ comments on the housing mix were varied, with some requesting for the provision of more public housing, while others hoped for more private ones. This was more or less the same as the comments received during the public consultations which indicated support for both ends of the spectrum. In the planning of the NDA, the public-private housing mix was approximately 50:50, which had been proposed with reference to the housing target set by the Long Term Housing Strategy Steering Committee. Nevertheless, the 51% public housing would include subsidised housing such as HOS developments. As for some Members’ comments on the overall housing ratio of the NDA and Tin Shui Wai, she said that the relevant figure was for reference only. Despite the domination of public housing in the overall public-private housing ratio of the NDA and Tin Shui Wai of 70:30, the ratio was already more balanced compared to the present ratio of 80:20 in Tin Shui Wai;
- (10) A Member had also mentioned the issue of development density, especially the ratio for developments along the Tin Shui Wai River Channel, for which the proposed PR of 5 to 5.5 was already lower than the proposed PR of 6 for developments to the east of the River Channel. In response to the comments from various stakeholders, the PlanD had taken the opportunity of revising the RODP to propose a ventilation corridor along the riverbank of the Tin Shui Wai River Channel. One of the riverside parks would also be widened for better ventilation; and
- (11) Some Members were concerned about whether the planning of the NDA would affect the existing residents. In fact, the PlanD aimed at minimising the impacts of the NDA project on the existing developments. However, some of the existing structures would be inevitably affected by this large-scale development project. A preliminary evaluation of potential impacts was provided on page 32 of the Information Digest, but the exact impacts could

only be determined after thorough investigation. At present, the entire NDA covered more than 700 hectares of land, of which some 400 hectares including about 190 hectares of brownfield sites would be developed. It was estimated that about 1 600 households as well as some 7 hectares of active agricultural land would be affected. As mentioned in the presentation earlier, various compensation, rehousing and relocation arrangements were under study and the Government had promised not to commence the land resumption process before these arrangements were finalised.

61. Mr Tony CHEUNG provided supplementary information on the planning for the provision of transport and other ancillary facilities in the NDA as follows:

- (1) As referred to on page 20 of the Information Digest showing the NDA's transport network, to enhance the external traffic connection, the Government was planning to develop the TMWB which would connect to the Airport directly to divert the traffic flow from the sites reserved for logistics facilities, port back-up, storage and workshop uses in northwestern HSK. In addition, the Government planned to conduct a feasibility study on Route 11;
- (2) As regards the WRL as mentioned by some Members, the number of compartments of all WRL trains would be increased from seven to eight to tie in with the NDA planning, and the hourly train frequency would increase from 20 to 28. On this basis, the overall carrying capacity would increase by 60%. It was expected that with enhanced capacity, the WRL would still be able to meet passenger demand during peak hours in 2031, albeit with slight overcrowding. In the long term, the Government would timely conduct studies on the railway carrying capacity in the NWNT beyond 2031 in order to cope with the transport demand;
- (3) On the transport layout of the NDA, the existing roads would largely be retained except for Tin Ying Road. Eight district distributors and one primary distributor would also be constructed. The latter would be located in the western part of the NDA for use by large vehicles travelling to and from the sites reserved for logistics facilities, port back-up, storage and workshop uses. Vehicles on the primary distributor could head northbound to the Mainland and southbound to the Airport, thereby mitigating the impact of large vehicles travelling along local roads on nearby residents;
- (4) The proposed EFTS system was designed to provide feeder service to the stations of mass transit system for the large population in the NDA, in order to reduce the number of buses and other vehicles on local roads. The CEDD planned to commission a study on the mode of operation, finance and fare arrangements of the EFTS system in early 2017. It would consult the YLDC and the public upon completion of the study;
- (5) The replacement of Tin Ying Road could resolve the traffic noise nuisance to residents of Tin Shui Wai and enhance the integration of the NDA with its surrounding areas, including Tin Shui Wai. As shown on page 26 of the Information Digest, the Government planned to turn the existing riverbank

occupied by Tin Ying Road into a riverside promenade to provide an extensive and beautiful green space with a river walk, a pedestrian walkway and a cycle track for residents' enjoyment. After Tin Ying Road was replaced, Feeder Bus Route No. K76 would operate via Ping Ha Road to West Rail Tin Shui Wai Station. The journey time was estimated to be slightly lengthened by only about three minutes. Apart from the existing feeder bus service, residents in Tin Shui Wai North could also access West Rail stations by EFTS in the future. Therefore, removing Tin Ying Road would only have an insignificant impact on the residents;

- (6) As referred to on page 19 of the Information Digest, a comprehensive cycle track and pedestrian walkway network was proposed to promote the use of green transport modes in the NDA. Moreover, most EFTS stations would be located within 500 metres of housing developments and cover the entire NDA for the convenience of residents;
- (7) Mega shopping malls as well as many places for shopping and recreation would be provided in the NDA, so that residents of the NDA and Tin Shui Wai could shop in the NDA rather than in Yuen Long Town, thereby relieving local traffic burden;
- (8) The Government would examine the possibility of using enclosed underground chambers for refuse collection in the new generation of new towns. Moreover, the Drainage Services Department ("DSD") had conducted a pilot scheme on reclaimed water usage in Ngong Ping and upgraded the sewage treatment works to the tertiary level for toilet flushing, cleansing and landscape irrigation. The CEDD would also conduct a study on the use of reclaimed water in the NDA to minimise the direct discharge of sewage to the sea; and
- (9) As regards the issue of brownfield sites, the projects of the NDA would be carried out in phases having regard to the needs for relocating the existing residents and brownfield operations. The Government would give priority to eligible affected residents for local rehousing. 24 hectares of land had also been reserved at the northern fringe of the NDA for accommodating some of the affected brownfield operations. To optimise land use efficiency, the Government was examining the feasibility of accommodating brownfield operations in multi-storey buildings. In recognition of the contributions of brownfield operations to the overall economic development and job creation of Hong Kong, and having noted the various technical and financial considerations involved in the relocation of brownfield operations to multi-storey buildings, the Government would continue to consult brownfield operators under the relevant feasibility study and explore the viable way forward.

62. In response to the enquiry of Ms CHIU Sau-han, MH, the Chairman said that if the proposed working group was set up under the TP&DC, Members who were non-TP&DC members could attend the working group's meetings and join the discussions in accordance with the Standing Orders.

63. Mr MAN Kwong-ming indicated that three stages of community engagement for the Study had been completed. If the YLDC endorsed the Revised RODP today, he was worried that the relevant departments would not further revise the RODP in response to Members' views nor consult the YLDC again before approval. In this connection, he suggested that the YLDC should move a motion to clearly express its overall view.

64. Mr LEE Yuet-man, MH would like to clarify whether the setting up of a working group to follow up on the details implied the YLDC's acceptance in principle of the Revised RODP and the relevant departments' recommendations. Besides, the working group should be set up under the YLDC to follow up on such an important discussion item. He also opined that the departmental representatives had failed to respond in detail to Members' enquiries about the provision of transport infrastructure, ancillary community facilities and employment opportunities in the NDA, so he urged the relevant departments to continue to consult the YLDC on these areas. On the other hand, although the departmental representatives had repeatedly emphasised in their responses that a market would be provided on a "Government" site within the NDA, he had to straighten out that the residents had requested for the provision of a public market managed by the FEHD on the "Government" site, not a supermarket-like market operating under the model adopted by the Link.

65. Mr MAK Ip-sing supported the setting up of a working group, adding that Members' remarks had basically expressed their opposition to the NDA planning. As such, he opined that the proposed working group should continue to discuss Members' suggestions concerning the NDA development before submitting them to the YLDC for consideration.

66. Mr TANG Cheuk-yin enquired about the purpose of setting up a working group, since Members and Chairmen of the Rural Committees present today had expressed their opposition to the NDA planning.

67. Mr YIU Kwok-wai considered it necessary to make clear the stance of the YLDC on the paper submitted by the relevant departments, and opined that the proposed working group could spend more time on discussing the details of the relevant planning.

68. Mr Daniel CHAM, BBS, MH, JP said that if the YLDC decided to set up a working group to follow up on the details of the relevant planning, it would imply that the YLDC had yet to reach a conclusion on this discussion item, thus continuous discussion by the proposed working group was required. On the contrary, if the YLDC reached a conclusion on this discussion item today, the PlanD and the CEDD would submit the discussion results of this YLDC meeting together with a draft statutory plan to the TPB for deliberation and initiate the statutory procedures. Based on his experience, upon publication of the relevant draft Outline Zoning Plan ("OZP") by the TPB, the possibility and scope of further amendments would be minimal. Thus, the YLDC should seize the opportunity to express its views before the deliberation of the relevant planning project and its draft OZP by the TPB, so that the relevant departments could absorb Members' views to optimise the relevant planning. Since many planning problems had yet to be solved and the YLDC did not agree with the recommendations made by the relevant departments, he suggested that the YLDC should express its stance and set up a working group for continuous discussion and follow-up.

69. The Chairman stated that Members in general expressed opposition to the proposed HSK NDA development, and they shared concerns over several problems. First, Members

were most concerned about traffic and transport problems such as railway and road networks, and many Members strongly objected to the removal of Tin Ying Road. Members were also sceptical whether enormous employment opportunities could be created in the NDA. Besides, Members opined that the planned provision of ancillary facilities was inadequate. They also held different views on the proportion of public and private housing. In addition, the Chairmen of the Rural Committees of Ping Shan Heung and Ha Tsuen Heung which fell within the NDA boundary had clearly expressed their opposition to this planning project. Some Members were concerned about the rehousing arrangements for the affected residents, which had yet to be explained in detail by the relevant departments. In concluding, it was evident from Members' enquires and views that Members did not accept the current NDA proposal. At the same time, in response to Members' suggestions, a working group would be set up under the TP&DC to continuously discuss the planning details. It was hoped that the relevant departments could absorb Members' views to optimise the relevant planning through the working group, and continue to consult the working group and the YLDC on the revised planning with the aim of developing a planning scheme that could cater for the housing needs of Hong Kong people and meet the aspirations of residents in Yuen Long District. Only under the above premise would the YLDC accept the planning recommendations made by the relevant departments. The TP&DC would arrange for the setting up of the proposed working group.

70. Mr LEE Yuet-man, MH opined that apart from the messages conveyed by the Chairman just now, the majority of Members supported the planning direction. Some had expressed reservations simply because the relevant departments had failed to fully respond to all Members' enquiries. The whole planning project which had been underway for a long time and had its merits should not be denied in one go. He hoped that the relevant departments could continue to identify solutions and give concrete responses to address the areas deemed ambiguous by Members. Furthermore, he had always agreed to the setting up of an ad hoc working group under the YLDC to study issues of greater importance. He considered it more appropriate for the sizeable development of the HSK NDA with a projected population of 200 000 to be followed up by the YLDC or a working group directly under the YLDC instead of the TP&DC, which could save Members all the troubles involved in the cumbersome procedures of becoming a member of the TP&DC before becoming a member of its working group.

71. Mr YIU Kwok-wai said that as the Chairman of a working group under the T&TC, he understood that in terms of administrative support, neither individual comments of Members would be recorded in the minutes of working groups' meetings, nor the relevant audio recordings would be uploaded to the website of the YLDC. Thus, if a working group was to be set up under the TP&DC to discuss the planning of the HSK NDA, he hoped that the Secretariat could make special arrangements to keep the public informed of the course of discussions at its meetings for greater information transparency.

72. The Hon LUK Chung-hung said that he fully supported the direction of the NDA development and had offered some suggestions to perfect the development proposal earlier. No matter the working group was to be set up under the YLDC or one of its committees, he hoped that detailed discussions could be held to enhance the proposal.

73. The Vice-chairman supported the setting up of a working group directly under the YLDC. As for the terms of reference of the working group, a number of Members had

reflected that consideration of the planned developments in Yuen Long District on a case-by-case basis had prevented them from getting hold of the overall development situation of Yuen Long District and the impacts on aspects such as residents' livelihoods, external traffic connectivity and ancillary facilities. Thus, he hoped that aside from the planning of the HSK NDA, the working group should also discuss the proposed developments at Yuen Long South, Kam Tin South and Pat Heung.

74. Ms CHAN Mei-lin stated that according to the paper, the relevant departments had consulted the YLDC on the planning of the NDA in 2010, 2013 and 2015 respectively. She remembered that many Members including herself had objected to the removal of Tin Ying Road in every consultation exercise. Still, the proposed removal was maintained in the paper and the departmental representatives had just elaborated on the advantages of various alternatives after the removal. She opined that the relevant departments had not taken heed of Members' objections to the removal of Tin Ying Road at all in all these years and questioned the point of going on with the consultation.

75. Mr MAK Ip-sing considered that while some of the design concepts in the NDA planning such as the EFTS were quite comprehensive, the external traffic arrangements had been insufficiently planned. Therefore, he hoped that the proposed working group would continue to discuss these issues and other matters of concern to Members, including the preservation of rural characteristics, brownfields and population density.

76. The Chairman concurred with Members' comments. He indicated that the YLDC had all along supported the developments proposed by the Government in general, yet Members had expressed a lot of views on the NDA planning today and wished to set up a working group for follow-up. He suggested the setting up of the working group and its terms of reference be discussed by the TP&DC first, stating that the YLDC could deal with this issue at the next meeting if necessary.

77. Mr CHING Chan-ming remarked that under the terms of reference of the TP&DC, issues related to planning should be handled by the TP&DC.

78. Mr TSANG Shu-wo held the view that since the planned development encompassed a large portion of Ha Tsuen Heung and Ping Shan Heung, the name of the HSK NDA was inaccurate and did not acknowledge the contribution of the two heungs to the development of Yuen Long.

79. Mr Zachary WONG pointed out that in the previous consultation exercises with the YLDC, he had never expressed support for the development proposal, but had just raised various questions and requested responses from the relevant departments. Although the same questions had been raised again today, only ad hoc responses had been given. He remarked that if the relevant departments had duly considered his previous comments, the paper provided today should set out their positive responses to such views, which were however not found. Furthermore, the representative of the PlanD had just mentioned the proposed provision of a market on a "Government" site. He opined that the PlanD should clarify whether the FEHD had agreed to construct and manage the proposed market, otherwise the reserved site would only remain vacant even after the planning was approved.

80. The Chairman stated that he had already made a conclusion and agreed to consider setting up a working group for follow-up. He urged Members not to comment further on the details of the planning and leave such discussion to the proposed working group.

81. Mr Zachary WONG said that if Members objected to the current planning proposal, the relevant departments should submit an amended proposal to the proposed working group for further discussion. As such, it was imperative that the YLDC's stance on the current proposal be clarified. During the past consultations, Members had expressed support for the then proposal in principle. Nevertheless, he had heard more and more objections from Members today. He contended that if the YLDC objected to the current proposal, the relevant departments should come up with an amended proposal.

82. Mr KWOK Hing-ping suggested the YLDC convene a special meeting and invite the relevant departments to submit a new proposal for Members to discuss in detail before referring to the TP&DC for detailed follow-up.

83. Mr TANG Ka-leung said that as the previous remarks of Members had clearly indicated the objections to the existing area plan raised by the Chairmen of the Rural Committees as well as himself, he suggested the YLDC declare its objection.

84. Mr YIU Kwok-wai considered it essential for the YLDC to clarify its stance on the paper, pointing out that despite repeated objections to the proposed removal of Tin Ying Road, the Government still had not adopted Members' views after several rounds of consultation. Hence, he would not rule out the possibility of objecting to this planning proposal.

85. Mr TANG Hing-ip, BBS expressed his discontent with the Government for not taking heed of the rural community's requests in relation to environmental and traffic planning issues associated with the planning project even after three rounds of consultation. Under this circumstance, they had no choice but to voice opposition.

86. The Chairman concluded again that while some Members had expressed support for the current proposal put forward by the relevant departments with doubts about its details, especially over the traffic issues, objections from other Members had been heard loud and clear. Without a motion moved at this meeting to indicate the stance of each Member, he could not support the development proposal on behalf of the YLDC. Therefore, he suggested discussing the setting up of the proposed working group at the upcoming TP&DC meeting, stating that the YLDC could not accept the Revised RODP in its present form.

**Item 3: Former Lau Fau Shan Police Station Revitalisation Project  
(YLDC Paper No. 79/2016)**

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87. The Chairman asked Members to take note of Paper No. 79, in which the Development Bureau ("DEVB") invited comments from Members on the adaptive re-use of the Former Lau Fau Shan Police Station, a historic building.

88. The Chairman welcomed the following departmental representatives to the meeting:

DEVB

Chief Assistant Secretary (Works)  
Assistant Secretary (Heritage Conservation)

Mr Ricky WONG  
Mr Ben LO

Advisory Committee on Built Heritage  
Conservation (“ACBHC”)

Chairman

Dr LAU Chi-pang, JP

89. Mr Ricky WONG introduced the Former Lau Fau Shan Police Station Revitalisation Project (“Project”).

90. Mr Daniel CHAM, BBS, MH, JP pointed out that the Government had proposed a similar revitalisation project more than a decade ago. After the merging of the Lau Fau Shan Sub-division into the Tin Shui Wai Division, the Government had considered revitalising the Former Lau Fau Shan Police Station into a restaurant. However, such proposal had been shelved eventually mainly due to, among others, the lack of appropriate ancillary sewerage works for the Police Station surrounded by an area zoned “Coastal Protection Area”, which would cause environmental pollution. He wondered if the sewerage issue had been resolved, such as whether sewers connecting to the Police Station had been constructed. At that time, the Government had also studied the possibility of revitalising the Police Station into a specialty restaurant, a Column 2 use that might be permitted on application to the TPB listed under the planning intention as set out in Annex 2 of the paper. Otherwise, the Police Station could only be turned into a canteen or a cooked food centre. Both proposed uses would be subject to certain restrictions under the Fire Services Ordinance and could only serve specific clienteles, but the latter would have limited appeal after revitalisation. If sewers connecting to the Police Station were constructed to resolve the sewerage problem, the Government could then assist interested partner organisations to apply for planning permission for opening a specialty restaurant. He believed that other uses mentioned earlier such as exhibition or convention hall, field study centre and education centre could hardly attract visitors. He continued that another difficulty encountered by the Project was the steep and narrow non-standard road which might make it challenging for older vehicles to get to the Police Station. The absence of barrier-free access and emergency vehicular access would probably not meet the requirements of the relevant departments as well. Moreover, most of the roads connecting Lau Fau Shan Roundabout including that leading to the Police Station were not standard roads. Even if the Government succeeded in revitalising the Former Lau Fau Shan Police Station into an attractive tourist spot or a restaurant, it would affect the traffic flow in its vicinity. He suggested the Government consider widening the roads there to standard roads with footpaths and two lanes when revitalising the Former Lau Fau Shan Police Station, so that visitors and residents nearby could enjoy the improved transport facilities and environment. In conclusion, he believed that the selected organisation would face with a lot of difficulties if the Government did not provide the above ancillary facilities before inviting applications for the Project.

91. The Hon LEUNG Che-cheung, BBS, MH, JP remarked that the Government had proposed the revitalisation of the Former Lau Fau Shan Police Station ten years ago and some organisations had expressed interest in the proposal. To promote the development of Lau Fau Shan, the then District Officer had also invited the restaurant group that operated a restaurant at the Peak to visit the Former Lau Fau Shan Police Station. Unfortunately, the restaurant group had had no interest in operating a restaurant there due to the sewerage

problem that should be resolved as mentioned by a Member just then. Although the Government was actively planning the revitalisation of the Former Lau Fau Shan Police Station, there were still some shortcomings in the Project. For example, a funding of about \$60 million had been provided for the revitalisation of the Old Tai O Police Station, but now only \$5 million would be provided for the implementation of the Project. This amount could only help the interested organisation in limited ways such as to cover the costs for renovating or repairing just a few facilities in the Police Station, creating an impression that the Government was doing too little. Aside from financial support, the Project would face with many problems which could not be solved by the interested organisation without assistance from the Government. For instance, the land in front of the Police Station was privately-owned and hence the land area available for the Project was quite limited. Besides, even if the operator planned to address the sewerage issue by use of a desludger, such vehicle would not be able to access the Police Station through the narrow road. He hoped that the Government could resolve the above issues proactively, adding that he had proposed the revitalisation of the Former Lau Fau Shan Police Station as a project to be subsidised by the YLDC under the Signature Project Scheme at the previous YLDC meetings, but his proposal had not been selected in the end. If the Government wished to see the success of the Project, substantial financial assistance was indispensable.

92. Mr CHOW Wing-kan enquired about other possible options for the revitalisation of the Former Lau Fau Shan Police Station except restaurant. He wondered if other alternatives were available given that the Old Tai O Police Station had been revitalised into a hotel while the Old Stanley Police Station was currently rented by a supermarket.

93. Mr MAK Ip-sing said that the YLDC had discussed the proposed revitalisation of the Former Lau Fau Shan Police Station and had conducted a site visit ten years ago. He believed that development of a fine-dining restaurant at the site surrounded by exquisite beauty and serenity would surely attract investment. Unfortunately, it was stated in the paper that the Project had to be operated by a non-profit making organisation (“NPO”), substantially reducing its market appeal. He indicated that under the current mode of operation of the Project, the revitalised facilities should be operated by an NPO and developed with resources provided mainly by the Government, such as a grant of \$5 million to cover the renovation costs. He estimated that the selected operator would run into deficit in the end. In his view, the rationale behind such mode of operation was erroneous in that it was universally prevalent to run businesses on commercial lines. He considered that public money should not be used to subsidise the selected operator, and that the operation of the revitalised facilities by an NPO was not appropriate as investors might be deprived of the profits they deserved. Therefore, he suggested that a commercial mode of operation be adopted for the revitalisation of the Former Lau Fau Shan Police Station, under which the operator should only be required to maintain the original structure and façade of the building and pay market rental. Secondly, although the Former Lau Fau Shan Police Station could be adapted for re-use as an eating place based on the land use planning, only canteen and cooked food centre which sold lower-quality food were always permitted. As the re-use of the Police Station as such an eating place could hardly have any market appeal, the Project had to be implemented on a commercial basis. In addition, he was concerned about the latest situation of the fortified structure at Ha Pak Nai, which had been an operational base of the revolutionary movement led by Dr SUN Yat-sen. The owner of the fortified structure intended to surrender the site to the Government for development by way of land exchange, which was pending finalisation.

He urged the Government to consider converting the fortified structure into a tourist attraction.

94. Mr YIU Kwok-wai stated that through historic and cultural preservation, one of the key elements of historic building revitalisation, future generations would be able to learn history from the preserved buildings. As such, he supported the general direction of revitalising historic buildings. He agreed with what other Members had said about the difficulties of revitalising the Former Lau Fau Shan Police Station, and that a grant of \$5 million would be far from adequate. He was also concerned about whether support planning was in place. For example, the Government had to consider whether the existing single-lane road for two-way traffic to the Police Station would be able to meet the future traffic demand. Lastly, he hoped that after assessing all the revitalisation proposals and selecting the successful application, the DEVB and the ACBHC would consult the YLDC again and inform Members of the latest progress of the Project to keep the public updated;

95. Mr TANG Ho-nin supported the revitalisation of historic buildings and welcomed the DEVB to examine the revitalisation of numerous buildings of historic interest in Kam Tin Heung. He shared the view of a Member that the operation of the revitalised facilities by an NPO with public funding was impractical and would dampen the operator's incentive to maximise profits. Any business with a promising prospect would attract investors of all types, while those with no prospect would not sustain even if they were run by NPOs. He suggested the Government consider developing a promenade in Lau Fau Shan which offered a scenic view with a beautiful sunset made for a romantic walk apart from revitalising the Former Lau Fau Shan Police Station, in order to transform the area into a tourist spot.

96. Mr TANG Ka-leung criticised the Government for failing to make good use of the time to take forward the Project, which had not been proposed again until now. He opined that the Government should review the resources and leverage the geographical advantages of each district to ensure a balanced development. Currently, development was primarily concentrated in areas such as Tsim Sha Tsui, Central, Stanley and Sai Kung. As a Member representing the Ha Tsuen constituency since 2004, he had all along held the view that Lau Fau Shan enjoyed an advantageous geographical location with great development potential. However, the Government had not developed the area due to the constraints of the prevailing development mechanism. Even the proposed public housing development at HSK had met with opposition. Furthermore, to encourage local spending in Hong Kong, it was necessary for the Government to improve rural infrastructure. He had proposed some years ago the development of Lau Fau Shan, which had both historic interest and beautiful scenery. He supplemented that after the outbreak of SARS many years ago, the Government had indeed proposed enhancement of some existing facilities in Lau Fau Shan, including the provision of a waterfront promenade and a larger green space to attract visitors, which had not made much progress since then. He urged the Government to speed up the development of Lau Fau Shan and capitalise on the rural characteristics to improve the living standards of residents. As a DC Member of the constituency concerned, he supported the Project and the development of Lau Fau Shan. Nevertheless, the Government had to duly examine the ancillary transport infrastructure. He had proposed items requesting for the widening of roads in Lau Fau Shan for discussion at the T&TC meetings for four times. Still, his proposal had never been implemented. He concurred with Mr TANG Ho-nin, Chairman of the TP&DC, that the Government should consider relaxing the planning restrictions to develop Lau Fau Shan, an area of development potential, into a special tourist spot.

97. Mr Zachary WONG was surprised that the DEVB had sent officers to this meeting to consult the YLDC on the Project to revitalise the Former Lau Fau Shan Police Station, an old-style rural police station. Yet, it had not sent any representative and had only assigned officers of the PlanD and the CEDD who were responsible for the frontline work to consult the YLDC on the sizeable HSK NDA planning project. He commented that the DEVB had got its priorities wrong. Second, the DEVB merely consulted the YLDC on whether Members would support the Project at today's meeting. He believed that there would be no objection because more than a decade ago, the YLDC had already taken the initiative to propose the revitalisation, which had been left unaddressed by the Government. In his opinion, what the DEVB needed to consult the YLDC the most was the specific use of the Police Station. He also urged the DEVB to consult the YLDC again upon completion of the application procedures and review of all revitalisation proposals before selecting a suitable revitalisation plan. Third, the Police Station was widely deemed fit for adaptive re-use as an eating place. However, since the emergence of disputes over the operation of the restaurant at the Jao Tsung-I Academy, he had then kept a close watch on similar projects. As NPOs or charitable organisations which operated the revitalised facilities could decide whom to rent out the catering parts inside the facilities to, they would possibly rent them out to commercial organisations instead of social enterprises ("SEs") for operation of upscale restaurants so as to fetch higher rental yields. He opined that as a grant would be provided by the Government to cover the costs for major renovation under the Project, the selected operator should allow the public to use the revitalised facilities. Even though the Former Lau Fau Shan Police Station had beautiful scenery, he had reservation on the proposed adaptive re-use of the Police Station as a high-end restaurant. Therefore, he hoped that the Government could consult the YLDC again upon review of all the revitalisation proposals received before determining the suitable operator.

98. Mr LEE Yuet-man, MH said that as a Member had commented a moment ago, Members definitely supported the direction of revitalisation, but the focus was how the revitalisation could benefit the public. He would strongly object to the Project if the DEVB turned a blind eye to the historical value of the Former Lau Fau Shan Police Station and planned to revitalise it purely for commercial use. He was of the view that the Police Station, a symbolic landmark of the British-Hong Kong era, had its own historical background and significance. Back then, it had kept a watch on illegal immigration at Deep Bay and had played a major role in safeguarding the border between Hong Kong and China. If such an iconic colonial building was rented out to a commercial organisation without any monitoring, some undesirable situations might happen. Overall speaking, it was better for NPOs, albeit not necessarily as conscious as one might expect, to operate the revitalised facilities. For instance, the operation of Tin Sau Bazaar under the management of the Tung Wah Group of Hospitals remained viable despite having plenty of room for improvement. He opined that the Government had to monitor the Project, select some creditworthy NPOs and stipulate in the conditions that the relevant works should not be contracted out lightly so as to prevent such an important historical building from being damaged. Lastly, the YLDC had paid several site visits to the Former Lau Fau Shan Police Station. He held that only by injecting more than \$10 million to solve the traffic and sewerage problems there could the Government attract interested NPOs or SEs to participate in the Project.

99. Mr TANG Cheuk-yin expressed his in-principle support for the Project, indicating that the YLDC had also frequently discussed the development of Lau Fau Shan which had a

beautiful shoreline with great development potential in the past. However, the existing ancillary transport facilities in Lau Fau Shan were very basic. If the Government intended to develop that area, a long-term planning should be made. He urged the Government to take this opportunity to review the ancillary transport facilities in Lau Fau Shan and revitalise the entire area instead of just the Former Lau Fau Shan Police Station. He further hoped that the Government could consider developing Lau Fau Shan and Ha Pak Nai, two of the most beautiful scenic spots in Yuen Long District.

100. Dr LAU Chi-pang, JP said that the spirit of the Revitalising Historic Buildings Through Partnership Scheme (“Revitalisation Scheme”) was to “make optimal use of land and resources” through adaptive re-use of government-owned historic buildings, and promising results had been achieved in the first four batches of the Revitalisation Scheme implemented over the past eight years. Having heard most Members’ support for the Project and their valuable opinions, he reassured Members that the ACBHC and the DEVB would definitely work together with the YLDC in taking forward the Project and would definitely consult Members again later. He then invited Mr Ricky WONG to provide supplementary information on the project details.

101. Mr Ricky WONG provided supplementary information as follows:

- (1) It had been eight years since the DEVB had first rolled out the Revitalisation Scheme in 2008 and a total of 15 projects had been implemented. Under the Revitalisation Scheme, the Government provided financial support to cover the costs for renovation, restoration and revitalisation, which were not limited to \$5 million. The Government would not designate the use of revitalised historic buildings when inviting applications in the hope of drawing on community wisdom to maximise the social functions of the selected historic buildings. Therefore, restaurant was not the only possible use. He believed that by pulling together the wisdom of the Government and the community, the Revitalisation Scheme could be further strengthened;
- (2) The ACBHC comprised a total of 15 non-official members including Dr LAU as its Chairman, who were surveyors and engineers from fields of architecture, surveying and town planning, as well as professionals working in SEs and specialising in banking and finance. The ACBHC would first assess the desirability and financial viability of a revitalisation project before selecting an SE as the operator, who would only be charged a nominal rental of \$1 and would be expected to run the project well to become self-sustainable. Furthermore, a grant would be provided to meet the starting costs and operating deficits, if any, of the selected operator for the first two years of operation at a ceiling of \$5 million. Yet, the funding to cover the costs for revitalisation was not subject to any ceiling, with a view to preserving the historic building in its best condition;
- (3) Six revitalisation projects had been implemented under Batch I of the Revitalisation Scheme, including the revitalisation of the Former North Kowloon Magistracy into the Savannah College of Art and Design and the Old Tai O Police Station into the Tai O Heritage Hotel. As for the revitalisation of the Former Lai Chi Kok Hospital into the Jao Tsung-I Academy which

aimed mainly at promoting Chinese culture, the restaurant was only a small part of the revitalised facilities. The DEVB had already negotiated the transitional arrangement for restaurant operation with the NPO concerned. Lui Seng Chun now accommodated the School of Chinese Medicine of the Hong Kong Baptist University (“HKBU”), while Fong Yuen Study Hall had been revitalised into Ma Wan Residents Museum. Under Batch II of the Revitalisation Scheme, the Old Tai Po Police Station had been transformed into the Green Hub, while the Stone Houses had been revitalised into Stone Houses Family Garden to promote Kowloon City’s history and culture. The Blue House Cluster would be revitalised into the Viva Blue House and the renovation works would be completed by early 2017. All the organisations selected including Kadoorie Farm and Botanic Garden, St. James’ Settlement, the HKBU and the Hong Kong Federation of Youth Groups were competent and committed to taking forward the relevant projects; and

- (4) The DEVB would co-ordinate with the relevant departments such as the Buildings Department (“BD”), the Fire Services Department (“FSD”), the DSD and the Highways Department (“HyD”) to properly address the issues associated with restaurant sewage and road access. On heritage value, the DEVB would issue heritage conservation guidelines under the Revitalisation Scheme requiring the operators to preserve architectural structures and features of historical uniqueness. Items of historic significance including fortress, stove and chimney had to be preserved. The operators were also required to provide docent tours and organise open days after revitalisation for free public admission.

102. The Chairman concluded that the YLDC greatly supported the Project. However, Members held different views on the implementation details from the selection of operator, the mode of operation to the form of revitalised facilities. Dr LAU, Chairman of the ACBHC, had indicated that the ACBHC would consult the YLDC again when more detailed information became available. Thus, he hoped that the DEVB and the ACBHC would discuss further details of the Project with the YLDC upon receipt of revitalisation proposals. The Chairman thanked the representatives of the DEVB and the ACBHC again for attending the meeting.

**Item 4: Question from DC Members:**

**Mr WONG Wai-yin, Zachary, the Hon KWONG Chun-yu, Mr MAK Ip-sing, Mr TO Ka-lun and Ms CHAN Mei-lin proposed to discuss “Request for the Government to conduct consultation afresh on the public housing development at Wang Chau”**

**(YLDC Paper No. 80/2016)**

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**Item 5: Question from DC Members:**

**Mr LEUNG Fuk-yuen, Mr CHING Chan-ming, Ms YUEN Man-yea and Mr LEUNG Ming-kin proposed to discuss “Wang Chau public housing development incident”**

**(YLDC Paper No. 81/2016)**

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103. The Chairman said that Items 4 and 5 would be discussed together. He asked Members to take note of Paper No. 80, in which Mr Zachary WONG, the Hon KWONG Chun-yu, Mr MAK Ip-sing, Mr TO Ka-lun and Ms CHAN Mei-lin proposed to discuss “Request for the Government to conduct consultation afresh on the public housing development at Wang Chau”, as well as Paper No. 81, in which Mr LEUNG Fuk-yuen, Mr CHING Chan-ming, Ms YUEN Man-yee and Mr LEUNG Ming-kin proposed to discuss the “Wang Chau public housing development incident”. Meanwhile, he also asked Members to take note of the written reply dated 24 October from the Housing Department (“HD”).

104. The Chairman welcomed the following departmental representatives to the meeting:

Development and Construction Division, HD

Chief Planning Officer 1

Senior Architect 2

Civil Engineer 25

Ms Teresa FONG

Ms CHIM Sau-yi

Mr Louis CHAN

105. Ms Teresa FONG briefed Members on the written reply from the HD dated 24 October and its annex, namely the information paper on the background and the latest development of the Wang Chau Development submitted to the LegCo Secretariat on 18 October.

106. Mr CHING Chan-ming said that the issues related to the Wang Chau Development had been widely discussed by various sectors since the LegCo Election in September this year. Meanwhile, Members had noted from the paper providing information about Phases 1, 2 and 3 of the Wang Chau Development that the construction of 4 000 public housing units in Phase 1 had gone through various consultation and statutory procedures. He opined that since the YLDC had expressed its views during the consultation process, any subsequent issues should be dealt with by the Government. He and Mr LEUNG Fuk-yuen, Ms YUEN Man-yee and Mr LEUNG Ming-kin had raised the question mainly to urge the Government to comprehensively consult the relevant stakeholders including the PSRC, the YLDC and the Members of the constituencies concerned on Phases 2 and 3 of the Wang Chau Development. In parallel, the Members of the constituencies concerned could assist in relaying the views of the relevant stakeholders to the Government for detailed consideration if possible. He hoped that the stakeholders’ views on the Wang Chau Development, which would have a far-reaching impact on the overall development of Yuen Long District, could be taken into prudent consideration.

107. Mr Ronnie TANG commented that some people had politicised the Wang Chau Development or had even falsely accused the informal consultations conducted by the Government with local stakeholders as the so-called “government-business-rural collusion” and “soft lobbying” with a view to enlisting residents’ support, which was utterly unfair to the entire YLDC, the Members representing the rural areas and local stakeholders. He saw it reasonable for the Government to consult the local community on a local development plan and called for a fair and correct understanding of the issue. He recognised the need for identification of sites for development, but the local community would surely put up opposition against any development on sites without adequate ancillary facilities. Citing the planning of the HSK NDA discussed this morning as an example, he stated that even though the NDA development had been planned for years, it had met with opposition from Members as a result of inadequate road networks and ancillary facilities. He understood that it was

necessary for the Government to locate suitable sites in different areas for development. Back then, land had also been similarly resumed for the construction of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link. Yet, he considered that a better approach was to assist the affected indigenous and non-indigenous villagers in lobbying the Government for reasonable compensation and rehousing arrangements, which included lowering the income limit for public housing applicants.

108. Mr MAK Ip-sing said that he and several other Members had raised the question as early as on 22 September to request the Government to disclose information on the Wang Chau Development, but not until 24 October had the HD given a written reply. Since the THB had provided the public with a lot of information, he did not understand why the HD had taken more than a month to reply. Besides, the STH had stated this morning that Phases 2 and 3 of the Wang Chau Development which could yield 13 000 public housing units were scheduled for completion in 2026/2027. He found the Government's practice perplexing, pointing out that a few years ago, the HD had told the media that 17 000 public housing units would be provided, but the number had been cut down to merely 4 000 during its consultation with the YLDC. If the THB planned to provide 13 000 public housing units which accounted for the majority in 2026/2027, he queried the urgency of constructing 4 000 units first. On the other hand, he and other Members had received a letter from the villagers observing today's meeting, claiming that the Government had only informed three non-indigenous villages affected by the Wang Chau Development of the need for demolition early this year without any prior consultation, thus rendering the villagers anxious and helpless. He held that it would be unfair to the villagers if the Government had to demolish the three non-indigenous villages in a hasty attempt to construct 4 000 units. Therefore, he hoped that the Government could make all the public housing units under the Wang Chau Development available by around 2026.

109. The Hon LUK Chung-hung objected to conducting consultation afresh on Phase 1 of the Wang Chau Development. He, as a Member representing public housing tenants, had often handled cases seeking assistance with applications for public housing and had assisted residents in solving problems such as overcrowded living environment and family disputes. To the 300 000 households currently on the public housing waiting list, each and every public housing development project could brook no delay. The information provided by the Government showed clearly that consultation on Phase 1 of the Wang Chau Development including informal consultations and lobbying sessions had been conducted in accordance with normal procedures. The relevant information even showed that the Government had met with Mr Zachary WONG and the Hon KWONG Chun-yu during the lobbying session conducted on 17 March 2014, consulted the YLDC in April and June 2014 respectively and even discussed with the PSRC during the consultation process. The proposed rezoning had later been gazetted for public consultation. At the same time, the media had widely disclosed the proposed provision of 17 000 public housing units under the whole Wang Chau Development and 4 000 units in Phase 1. As such, the justifications for conducting consultation afresh were rather weak. On the other hand, he opined that the Government should not evade the various requests of local stakeholders such as non-indigenous villagers and brownfield operators. Instead, it should explore the provision of appropriate rehousing and compensation arrangements, and in particular, assist the affected elderly in expediting public housing allocation and relax their eligibility requirements for public housing. Lastly, he hoped that the Wang Chau Development could proceed from the consultation stage so as to

avoid delays, and urged the Government to construct the proposed public housing units and provide related ancillary transport and community facilities as soon as possible.

110. Mr Zachary WONG believed that Members present could not have known a long time ago the proposed provision of 17 000 public housing units at Wang Chau, remarking that even the LegCo had only been provided with such information in an information paper submitted by the Government to its Panel on Development in March this year in response to media enquiries. All the consultation papers submitted to the YLDC in 2014 had made no mention of the provision of 17 000 public housing units and Phases 2 and 3 of the Wang Chau Development, so Members had indeed been misled by the incomplete information. Furthermore, he recalled that as recorded in the minutes of the YLDC meetings, a Member had enquired about the number of residents affected by the demolition, and the then representative of the HD had responded that some 20 households would be affected. Nevertheless, now the Government said that more than 100 households would be affected, which was obviously misleading. He was of the view that if the YLDC had endorsed the Wang Chau Development based on incomplete information, and new information kept emerging, it was necessary for the YLDC to review some parts of the Development again. For instance, this time the paper showed that the total site area for Phases 2 and 3 of the Wang Chau Development as well as the Yuen Long Industrial Estate (“YLIE”) Extension (“YLIEE”) was more than that for the Phase 1 Development of 5.6 hectares. The YLIEE alone occupied a site area of 15 hectares. The use of its “Government” sites of 7.4 hectares would already provide adequate space for the construction more than 4 000 public housing units without the need for rezoning “Green Belt” (“GB”) sites. He added that among the existing eight “Government” sites within the YLIE, three were rented by KMB as a bus terminus. He opined that if “Industrial” sites needed to be retained for industrial uses in Yuen Long District, they should not be used as a bus terminus. In fact, the Government should explore the possibility of utilising the “Government” sites intended for the YLIEE for public housing development as an alternative to rezoning “GB” sites of 5.6 hectares for the Phase 1 Development to construct 4 000 units. Therefore, he requested the Government to shelve the Phase 1 Development and conduct comprehensive consultation afresh on the whole Wang Chau Development.

111. Mr LEUNG Ming-kin supported increasing public housing supply in principle. However, he did not understand why some Members had requested the Government to conduct consultation afresh on the Wang Chau Development simply because they doubted that the Government had not disclosed all the relevant information. After perusing the minutes of the YLDC meetings, he found that the Government had consulted the YLDC on the Wang Chau Development on 24 June 2014. At that meeting, the YLDC had given its green light and Members had agreed that the proposed public housing development should be implemented in phases, with the aim of producing 4 000 units in Phase 1. The Wang Chau Development had first been conceived by the Government, subsequently approved by the TPB and endorsed by the YLDC after consultation under an effective consultation mechanism. Its implementation should be expedited rather than stalled for consultation. Nonetheless, he considered that there was still room for enhancement of the consultation on Phases 2 and 3 of the Wang Chau Development in order to avoid the clearance of squatters when developing Yuen Long South and HSK in the future. To provide protection for residents affected by the clearance, the Government should as far as possible exempt them from means test for rehousing to public housing or arrange local rehousing and provide them with reasonable compensation. By reducing the chance of protest actions which might affect local harmony,

the Government could expedite the progress. Lastly, the study report on the Wang Chau Development had been released and a press conference had been held to give an account of the details of informal consultations. Despite the Government's clear account of the incident and the relevant documents, some people now attempted to politicise the incident and overturn the YLDC's previous decision, much to the detriment of the Wang Chau Development. The Government should consult the YLDC and all stakeholders on the remaining phases as early as possible and stand firm against politicisation of the incident.

112. Mr YIU Kwok-wai said that there were indeed some differences between the information provided in the papers submitted by the HD today and in 2014. A careful comparison would reveal such differences and he would not go into the details. He believed that many Members present also dealt with problems in a pragmatic manner. For example, during the earlier discussion on the planning study for the HSK NDA this morning, it was of course impossible for Members not to speak up against the proposed removal of Tin Ying Road, which would affect the existing residents. The same could be said about the Wang Chau Development. The paper submitted by the HD to the YLDC in 2014 on the Wang Chau Development clearly showed the planned construction of 4 000 public housing units. At that time, he had commented that even 4 000 units would put tremendous pressure on the traffic condition of Yuen Long District, yet that paper had made little mention of traffic planning. In the paper submitted today, the HD had still merely touched lightly upon the traffic improvement measures for Phases 2 and 3 of the Wang Chau Development. He hoped that the Government would minimise the impact on the existing stakeholders in taking forward the Development. Although he understood why some Members had requested for a new round of consultation, it was not desirable due to practicalities. He suggested the Government consider enhancing the study on Phases 2 and 3 of the Wang Chau Development to resolve housing problems and transport needs instead of overturning the entire project, which would be a waste of resources and time. Lastly, he did not support the implementation of Phases 2 and 3 of the Wang Chau Development unless the problem of inadequate ancillary transport facilities was addressed.

113. The Hon KWONG Chun-yu hoped that the non-indigenous villagers affected by the Wang Chau Development would not be "demonised". They, even as stakeholders, had only recently learnt that their homes would be subject to demolition and relocation. He took the view that many Members had been misled because Phases 2 and 3 of the Wang Chau Development had never been mentioned in the YLDC Paper provided in 2014, and the then representative of the HD had responded at the meeting concerned that some 20 households would be affected. As more and more information was exposed, doubts inevitably arose. In addition, the affected residents had only received a rehousing pamphlet providing information mainly on the income limit for public housing applicants, which in his opinion was neither an effective nor a people-oriented approach for accommodating the affected residents. He also enquired whether the Government had conducted an Environmental Impact Assessment ("EIA") on the Wang Chau Development to obtain permissions for the relevant road and drainage works. In sum, the question had been raised to ask the representatives of the same government department on the same occasion whether certain information had been withheld in 2014, which had sown the seeds of today's disputes over Phases 2 and 3 of the Wang Chau Development, for a better understanding of the problems arising therefrom.

114. Mr LEE Yuet-man, MH said that he knew exactly how residents affected by the Wang Chau Development would feel as he had lived as a child in a squatter at Pak Kiu Tsai in Tai Po, which had been ordered to be cleared for the construction of Wan Tau Tong Estate in the 1980s. As a result, his family had been allocated a public housing unit in Fu Shin Estate. He remembered that residents affected had been well informed by the Government two years before squatter clearance and had been kept updated on the latest information. By contrast, residents affected by the Wang Chau Development today claimed that they could not obtain any information at all. Therefore, he asked whether the Government had changed its practice before and after reunification. In addition, the allocation of public housing units to squatter residents after clearance had received positive response in that the residents affected could not only receive a removal allowance of several thousand dollars per household, but also secure public housing allocation instantly without any means test. Overall, he found the previous information dissemination and rehousing arrangements adopted by the Government to be more flexible. Besides, he considered that informal consultations and lobbying sessions were not special practices, but the Members contacted by the Government had the responsibility to disseminate the relevant information to residents in a more open manner subsequently such as by distributing leaflets. He also hoped that the THB could speed up its information dissemination and rehouse residents of the three villages affected in a proper and lenient manner so that they would not be displaced.

115. The Hon LEUNG Che-cheung, BBS, MH, JP said that notwithstanding the vigorous implementation of the flat production programme in recent years, housing supply remained inadequate due probably to the considerable resistance encountered during the implementation. The Wang Chau Development did have some shortcomings. For example, the Government had not given a detailed account of the Phases 2 and 3 Development to the public after consultation with local stakeholders including him. As a result, some people had made use of the situation to create untrue contentions about “government-business-rural collusion”. Yet, as the situation had raised queries, the Government had started disclosing details of the Development to enhance public understanding. He believed that it was not easy for the public to understand why the Wang Chau Development should be implemented in phases. Therefore, he hoped that the Government could consult the YLDC on Phases 2 and 3 of the Development as soon as possible, and consider the detailed implementation after listening to various views. He held the view that the Government should explain to the public in a timely manner the difficulties involved in implementing Phases 2 and 3, including the challenges associated with land use and rehousing arrangements. Furthermore, he said that during the LegCo Election, a candidate had made false statements about him regarding the Wang Chau Development. He had already filed a report to the Independent Committee Against Corruption. Meanwhile, he indicated that he would not cast his vote on any motion moved.

116. Mr LUI Kin said that his political party, the Democratic Alliance for the Betterment and Progress of Hong Kong, strongly supported the development of new public housing estates to address the housing need in Hong Kong. Over the years, his fellow party members had assisted residents affected by public housing development or newly planned development in fighting for better compensation. Recently, they had even successfully urged the Government to introduce more concessionary policies in terms of removal and land compensation. Thus, they would also assist residents of the three non-indigenous villages affected by the Wang Chau Development in securing faster public housing allocation and appropriate compensation. He was in doubt over the remarks just made by Mr Zachary

WONG and the Hon KWONG Chun-yu that they had been misled by the Government, pointing out that on 26 September 2013, several newspapers including Ming Pao Daily News, Sing Tao Daily and Hong Kong Commercial Daily had already reported in bold headlines the development of 17 000 public housing units at Wang Chau with the response of the Hon KWONG Chun-yu included. However, the relevant Members had not questioned why the Government had only mentioned 4 000 units during the informal consultation with them in 2014, and had even expressed support for the proposed development of 4 000 units at the YLDC meeting concerned. Moreover, he opined that the residents observing the meeting today should hold these Members accountable because he doubted that they had neither followed up on the situation of nor provided assistance to the residents living in some 20 houses and dozens of squatter structures as shown affected in the paper submitted by the Government on that day in fighting against land resumption. He also saw it necessary for the YLDC to review the situation.

117. Mr Daniel CHAM, BBS, MH, JP indicated that he had raised objection against development in “GB” zones during the consultation with the YLDC on the Wang Chau Development on 24 June 2014 because according to the planning principles, “GB” zones were not suitable for development purposes. In addition, he pointed out that since the area of brownfield operations in the site for Phase 1 of the Wang Chau Development was insignificant, rezoning the “GB” sites to “Comprehensive Development Area” on the ground of housing shortage would violate the planning principles. Besides, he had expressed at that time his concern about the heavier road traffic in the vicinity of the Development and the impact of a number of large-scale new development projects in the district on the long-term traffic planning. Therefore, he urged the Government to provide comprehensive ancillary community facilities having regard to the overall development of Yuen Long District, including the HSK NDA, Kam Tin South and Yuen Long South. Although the Government had made no mention of Phases 2 and 3 of the Wang Chau Development in the past, the TPB had for sure considered Members’ views in the deliberation of the rezoning proposal. As such, he respected the Phase 1 Development which had completed the statutory procedures. In fact, some newspapers had also reported on Phases 2 and 3 of the Wang Chau Development at that time, but the same information had not been provided in the paper submitted to the YLDC, which was quite perplexing. He considered it fine to carry out a large-scale development project in phases such as in the case of Tin Shui Wai, where land formation had been completed in the 1980s, parts of Kingswood Villas, Tin Shui Estate and Tin Yiu Estate had been developed in the first phase, and Tin Shing Court, Tin Tsz Estate, Tin Wah Estate and Tin Chung Court had been developed in the second phase. Moreover, an “Industrial” site in Tin Shui Wai North had been later rezoned for residential use based on study findings, and housing developments in Tin Shui Wai North had only been completed for occupation between 2000 and 2003. It was apparent that carrying out a large-scale development project in phases presented no problem, but members of the public should be informed of the entire planning, in order to facilitate their discussions and comments. Furthermore, the Government had undertaken in early years to explore the possibility of developing brownfield sites for residential use. Thus, he called for detailed planning for the use of brownfield sites as well as the accommodation of brownfield operations, and a comprehensive review of the long-term development of Yuen Long District as a whole.

118. Mr TO Ka-lun supported the policy of vigorously speeding up the development of public housing so as to solve the problem of housing shortage. However, he held that in taking forward the housing projects, the Government should strike a balance between the

interests of various parties such as rural stakeholders and the conservation of ecological environment. It was undesirable for the Government to insist on rezoning the “GB” sites within the Wang Chau Development if other sites were available for public housing development. He believed that as long as Members had an unshakeable faith in the democratic system, the YLDC should be able to handle matters in an impartial, open, equitable and fair manner. In view of the Government’s incomplete dissemination of information to the media and the public, the YLDC should request public consultation on the Wang Chau Development be conducted afresh.

119. Ms CHAN Mei-lin shared the view of the society at large that enjoying a peaceful and stable life was the most fundamental need of Hong Kong people, expressing her unequivocal support for the Wang Chau Development, albeit with many concerns for which the Government should be held responsible. The HD had only mentioned in its paper submitted to the YLDC in June 2014 the development of 4 000 public housing units at Wang Chau, but Members had remained unaware of the events in the public consultation process on the Wang Chau Development, including the Government’s initial plan of developing 17 000 units which would be carried out in phases, until they had received the paper provided yesterday and heard the supplementary remarks of the HD representative a moment ago. She did not understand why the Government had withheld the information from the YLDC and only disclosed all the information under pressure from different sides. In addition, the affected residents who had not been notified, say, two years in advance in the consultation process felt disregarded. The above situations had inevitably raised doubts. Therefore, she would like to urge the Government to handle each matter in an open, fair and equitable manner under this item. She believed that the villagers observing today’s meeting would agree to the supply of public housing to address the housing needs of residents, but the problem was that the consultation process conducted and the information disclosure made were both unacceptable. She hoped that the Government could conduct public consultation afresh and consult with the affected villagers to figure out what assistance they might need.

120. Ms Teresa FONG gave a consolidated response as follows:

- (1) She thanked Members for their views. While some Members supported the Government’s plan to construct 4 000 public housing units first and a total of 17 000 units for the entire Wang Chau Development, others raised objection or did not understand the rationale behind the decision to construct 4 000 units first instead of 17 000 units in one go. She would try to explain with the relevant contents of the paper;
- (2) According to paragraph 5 of the paper, the relevant departments had conducted two lobbying sessions with local representatives based on the concept of concurrent development in July and September 2013. In other words, the discussions had been based on the premise of providing 17 000 units. A Member had suggested earlier that the Government should provide information on the whole Development during the lobbying sessions. This was what the Government had done at that time in fact;
- (3) Paragraphs 7 and 8 of the paper explained the reasons for proceeding first with the Phase 1 Development to provide 4 000 units, the main one being the large area of brownfields in the Phases 2 and 3 sites. Besides, the decision to

develop Phases 2 and 3 at later periods had involved a myriad of factors which were explained in detail in paragraph 14 of the paper;

- (4) Concerning road works, traffic improvements required for Phase 1 of the Wang Chau Development were simpler. Developing the whole Wang Chau site concurrently would require road works at various locations such as Long Ping Road, Wang Lok Street, Fuk Hi Street and Shui Pin Wai Interchange, as well as the construction of a public transport interchange;
- (5) On sewerage works, Phase 1 of the Wang Chau Development only required improvement on local sewers to connect them to the sewers and pumping station adjacent to Long Ping Station. However, proceeding with the whole Wang Chau Development concurrently would require a larger scale of improvement works including the upgrade of the Yuen Long Sewage Treatment Works, which would involve more complicated works and require a longer lead time for completion;
- (6) In respect of power supply, according to China Light and Power Company Limited, neither additional nor improved power supply was required for Phase 1 of the Wang Chau Development. Yet, proceeding with the whole Wang Chau Development concurrently would require another site for the construction of a new 132kV substation;
- (7) As for the brownfield sites, Members could first refer to the locations of sites for Phases 1, 2 and 3 of the Wang Chau Development and the YLIEE as shown on the map annexed to the paper. In terms of geographical locations, there was only a tiny area of brownfield operations in the site for the Phase 1 Development, which was far away from the Phases 2 and 3 sites where a very large area of brownfield operations was found. Hence, the brownfield operations in the Phase 3 site had to be cleared before proceeding with the Phase 2 Development. By the same token, brownfields located within the YLIEE site had to be dealt with before Phase 3 of the Wang Chau Development could commence. In fact, the Government had really wished to develop 17 000 units concurrently at the initial stage of the study. However, as the brownfield operations involved various economic activities straddling different industries from logistics industry, port back-up facilities, vehicle maintenance industry to waste recycling, the original mechanism could not work and studies on brownfield operations by other relevant government departments were required;
- (8) She called for understanding of the environmental impacts of brownfield operations, including potential land contamination. As such, even after the resumption of the brownfield sites, a geological study would be required to allow site decontamination, which involved both time and technical considerations. Therefore, the Government wished to construct 4 000 units first to maximise public housing supply, in order to facilitate public housing allocation to applicants on the waiting list;

- (9) As a matter of fact, the Government had conducted lobbying sessions mentioned by some Members at different stages to gauge the opinions of stakeholders on various options. Nevertheless, lobbying would replace neither the statutory mechanism nor the established consultation process;
- (10) A Member had queried why the proposed number of housing units to be developed had been changed from 17 000 to the current 4 000. In fact, the relevant departments had indeed mentioned the provision of 17 000 units at the meetings with local representatives in July and September 2013, which had been covered by newspapers as well. During the consultations with the YLDC in 2014, the HD had also mentioned the substantial downward adjustment of the estimated population to be accommodated to 12 000, which roughly equated to the provision of around 4 000 public housing units. The above information could be found in the papers and minutes of the relevant meetings;
- (11) Some Members had requested consultation on Phase 1 of the Wang Chau Development be conducted afresh. As she had just stated, the Government wished to provide 4 000 units as soon as possible in a bid to alleviate the housing shortage problem. Since the Government had already conducted consultation on the Phase 1 Development, it was considered unnecessary to conduct another consultation. Yet, consultation on Phases 2 and 3 of the Wang Chau Development would definitely be conducted in accordance with established procedures upon completion of the study report;
- (12) Regarding a Member's concern about the timetable for Phases 2 and 3 of the Wang Chau Development, the Government had mentioned at a previous press conference that Phases 2 and 3 of the Development would be expedited, but many practical difficulties were expected, including the handling of brownfield operations located to the north of Wang Chau, the environmental impacts associated with the YLIE and infrastructure issues. Therefore, even though the Government would like to shorten the planning process, not until after the re-examination and delineation of the study area for the Phases 2 and 3 Development could tenders be invited as soon as possible for the study which would take about two years. Under the Phase 1 Development, the Government planned to commence site formation and road works in mid-2018 after land resumption for completion by 2021. It was expected that public housing units could be completed for occupation in 2024/2025;
- (13) A Member had enquired about the number of local households affected by Phases 1, 2 and 3 of the Wang Chau Development. In October 2015, the Lands Department ("LandsD") had conducted a freezing survey within the proposed area affected by the Phase 1 Development, during which about 180 households involving some 400 people and a few business undertakings had been registered. Since occupants of some structures had refused to be registered, the above figure might not reflect the actual number of households affected. Meanwhile, statistics on the number of households and residents affected by Phases 2 and 3 of the Wang Chau Development were still not available. In fact, over half of the total site area of the Phases 2 and 3

Development was zoned as “GB” with some residential settlements. Before embarking on housing development, the Government had to apply for planning permission for rezoning the sites from “GB” to “Residential” and relocate the residents living there. Thus, proceeding with the development of Phases 2 and 3 would not eliminate the need for rezoning “GB” sites and relocating residents. After all, land was required to provide the much needed housing for the public and delicate trade-offs had to be made by the community as a whole. She hoped for understanding from Members;

- (14) A Member had enquired whether the Government had conducted an EIA on the Wang Chau Development. Under the EIA Ordinance, if a development exceeded 20 hectares in site area, then an EIA would be required. An EIA had been conducted for Phase 1 of the Wang Chau Development, but it was not a legal requirement to do so. Both Phases 2 and 3 which covered less than 20 hectares in site area were not subject to an EIA by law; and
- (15) In response to a Member’s remark that some 20 houses would be affected by the Wang Chau Development, she said that some 20 houses did not necessarily mean some 20 households because a house might accommodate many households. Besides, dozens of structures with number of residents unknown would also be affected. The HD mainly relied on the data provided by the consultant from its onsite study using a different methodology than the LandsD’s freezing survey.

121. Mr Zachary WONG recalled the STH’s remark that there was no timetable for Phases 2 and 3 of the Wang Chau Development, and Phase 1 would be completed in 2026/2027 at the earliest. However, the representative of the HD had just indicated that the housing development for Phase 1 was scheduled for completion in 2024/2025. He questioned which statement was true. In addition, he reckoned that the whole Wang Chau Development, which covered 34 hectares of land, was actually not a sizeable development compared to the proposed HSK NDA development with a total area of 714 hectares as discussed this morning. He suggested the Government consult the YLDC on the Wang Chau Development in its entirety as it had done with the HSK NDA project, instead of inducing the YLDC to endorse an incomplete development project without revealing the whole picture. He further criticised that a small number of Members present had been aware of the 17 000 public housing units involved in the Wang Chau Development back in 2013. Yet, at the consultation meeting with the YLDC in 2014 on the development of 4 000 units in Phase 1 of the Wang Chau Development, no one had reminded Members of the availability of Phases 2 and 3 immediately after comments that the provision of 4 000 units appeared to be inadequate.

122. Mr TANG Hing-ip, BBS clarified that he had never been misled by the Government. In fact, he had first learnt from the newspaper about the proposed provision of 17 000 public housing units with an estimated population of 50 000 at Wang Chau. On several occasions, some residents of Wang Chau and other housing estates had expressed to him their concerns about the pressure on Yuen Long District as a result of the population increase for conveyance to the Government. The discussion between him and the Government had also been based on the production of 17 000 units with an estimated population of 50 000. The information was very clear.

123. The Hon LUK Chung-hung took the view that the duty of Members was to serve as a bridge to facilitate communication between the Government and the public, but it was easy for Members to criticise the Government. He questioned whether the Members of the Democratic Party representing the constituencies near Wang Chau had visited the three villages affected by the Wang Chau Development to inform the villagers of the proposed clearance. Given the extensive coverage in newspapers and on television, even the general public were well aware of the development of 17 000 units at Wang Chau, let alone DC Members. In addition, a Member's detailed comments on the Wang Chau Development had been reported in Ming Pao Daily News on 4 January 2014. Nevertheless, the Member concerned had not raised any objection against the Government's subsequent decision to develop 4 000 units first. He held that Members had to serve the public in a pragmatic manner by assisting the affected residents to seek compensation instead of politicising the incident.

124. Mr YIU Kwok-wai considered that the Government had a long way to go before resolving the housing problem. He pointed out that Yuen Long Town was clogged with heavy pedestrian and vehicular flow every weekend, and the section from Long Tin Road to Yuen Long Highway experienced traffic congestion every morning. While shelving development and clearance would not aggravate the traffic conditions, the housing problem would remain unsolved. He thought that the development of 4 000 public housing units would be narrowly supported and endorsed by the YLDC, but the proposed development of 17 000 units in one go without any planning for transport or ancillary facilities would certainly face opposition. He said that all the queries raised by the YLDC to the Government were about traffic and transport, which had become a recurring problem that gave rise to a number of livelihood issues. Therefore, he asked the THB, which was responsible for both housing and transport policies in Hong Kong, the reason why the Government had failed to solve the traffic problems when taking forward every housing development in Yuen Long District. In addition, as producing 4 000 units was technically easier than producing 17 000 units in one go, he suggested the Government carry out the public housing development in phases.

125. Mr MAK Ip-sing saw it necessary for the Government to provide reasonable compensation and rehousing arrangements to persons affected by land resumption and clearance of squatters. He also did not agree with the Government's plan to clear the squatters to construct 4 000 units first without handling the brownfield issues involved in the construction of the remaining 13 000 units, remarking that the Government was just taking the easy way out and such an approach was unfair to the affected residents. He contended that if public housing development had to be carried out at Wang Chau, the Government should construct all the 17 000 units concurrently instead of merely constructing 4 000 units out of various considerations so as to treat all stakeholders equally. Otherwise, he suggested shelving the construction of all units.

126. Mr LEE Yuet-man, MH said that it would probably trigger substantial reactions among Members if the Government decided to construct all the 17 000 units concurrently. Besides, he had always wanted to ask the HD if it was an established policy or just for administrative convenience to demolish non-indigenous villages first instead of indigenous ones. He recalled that he had experienced the same situation many years ago during the clearance of his squatter at Pak Kiu Tsai, a non-indigenous village. Moreover, he opined that Members had to interpret correctly the Government's messages expressed in words and phrases with a unique style. For example, in the presentation on the planning of the HSK

NDA this morning, the representative of the PlanD had stated that a “Government” site would be reserved for the provision of a market. However, he considered it necessary for the department to clarify if the market would be a public market operating under the management of the FEHD and not a supermarket-like market operating under the model adopted by the Link. He asked for patience from local residents to search for a solution together if Members had not understood the information on the Wang Chau Development provided by the Government well enough in the past.

127. The Hon KWONG Chun-yu used a fable of bread making as an analogy of the Wang Chau Development. He said in the beginning, someone had suggested making 17 breads with 17 pounds of flour to be contributed by both the powerful and the powerless. After discussing about how to make breads unsuspectingly for three times, only 4 pounds of flour had been left in the end. By coincidence, all the flour left had been contributed by the powerless. Yet, people simply kept on making the breads without looking into where the remaining flour had gone. He opined that the key issue should be addressed by enquiring the participants of the previous informal consultations why the original 17 000 public housing units had become 4 000 units. It would be even more important to see if the Government had consulted with the affected residents and made appropriate arrangements for them. He called upon Members not to divert attention away. He further remarked that the Wang Chau Development which only involved some 30 hectares of land was considerably smaller in scale than the HSK NDA and Yuen Long South developments, yet an ad hoc inter-departmental working group led by the CE had been set up, leading inevitably to public speculations about the importance of the Development. He also indicated that the THB had disclosed the overall concept of the Wang Chau Development to the media earlier. However, such information should not be confused with that provided officially to the YLDC, which did not have a holistic picture of the Wang Chau Development. He opined that Members should enquire of persons who had been contacted by the THB earlier about the information disclosed in the informal consultations.

128. Mr LUI Kin questioned whether the Members who had proposed this agenda item objected to the development project to provide 4 000 public housing units. He said that during the discussions on the Wang Chau Development at the two YLDC meetings in 2014, many Members had expressed support for the development of 4 000 public housing units. One of the Members who had proposed this agenda item had stated in a newspaper interview that the Development would be beneficial to the community of his constituency as it would help ease the ageing problem of Long Ping Estate. He questioned why the relevant Members requested for conducting consultation afresh on the Wang Chau Development now and if they objected to the construction of 4 000 units or all the proposed 17 000 units. He said that what mattered most for Members now was to assist the affected residents to obtain fair treatment and reasonable compensation for the clearance of their squatters. Meanwhile, he supported the development of 4 000 units first as well as 17 000 units as a whole to increase housing supply and hence cope with the housing needs of the public.

129. Mr TO Ka-lun quoted a newspaper report of the day that Phases 2 and 3 of the Wang Chau Development had been scheduled for completion by 2026/2027. Believing that it would take longer to complete the construction works in practice, he could hardly support a housing development project without a concrete timetable. He also disapproved of the Government’s approach of taking the easy way out in handling this matter.

130. Ms Teresa FONG responded as follows:

- (1) She had just mentioned that Phase 1 of the Wang Chau Development was expected to complete in 2024/2025, which could serve as a reference point that a housing development took approximately ten years from consultation to works completion. Projecting on this basis, it would take at least a decade to complete Phases 2 and 3 of the Wang Chau Development;
- (2) As to why the Wang Chau Development would be implemented in phases, as explained earlier, many road improvement and ancillary works would be involved if Phases 1, 2 and 3 of the Wang Chau Development were to be implemented concurrently. As such, the Government would proceed first with Phase 1, but the target of developing a total of 17 000 public housing units remained unchanged;
- (3) Some Members had mentioned that the Government took the easy way out by clearing non-indigenous villages first. Citing the information from the LandsD, she said that according to the established practice, the original intent of “Village Environs” (“VEs”) was to cope with the implementation of the Small House Policy. Any suggestion of shrinking or even cancelling the VEs would inevitably induce demand for compensation for other lands. In general, it was suggested that the lands within the VEs would not be included in development areas. In the Wang Chau Development, VEs were also not included in the proposed public housing development areas;
- (4) The Government did not follow rigid rules in determining the parties to be informally consulted. The responsible bureaux/departments would make decisions having regard to the views of the District Offices concerned. In general, the scope of consultation covered the Chairman and Vice-chairman of the DC concerned, the Chairmen and Vice-chairmen of the Rural Committees concerned, as well as the DC Members of the constituencies concerned, etc. It was the Government’s aim to prepare for formal consultation through prior informal exchanges with the relevant DC and Rural Committees, which were both statutory advisory bodies;
- (5) As regards clearance and rehousing arrangements, the Government would minimise the impacts on local residents and other stakeholders in planning land development. However, some existing occupants or users of land would inevitably be affected. She hoped everyone would understand that it was in the interests of the general public to provide public housing units and community facilities to meet the pressing needs of the public. In addition to public housing development, Phase 1 of the Wang Chau Development would provide schools and other community facilities such as residential care homes for persons with disabilities and RCHEs, bringing substantial benefits to many people;
- (6) There were established compensation arrangements under the existing land resumption and clearance mechanism of the Government. The LandsD which had all long implemented this policy would have more detailed information about the arrangements; and

- (7) She reiterated that both Phases 2 and 3 of the Wang Chau Development encompassed “GB” sites with some residential settlements. Therefore, even if the Government proceeded with Phases 2 and 3 first, the “GB” sites and nearby residents would still be affected.

131. In response to the HD’s response that the parties to be consulted informally included the Chairman and Vice-chairman of the DC concerned, the Vice-chairman solemnly declared that the Government had never contacted him for the so-called informal consultation. He opined that in this incident, some Members who had already heard of the proposed 17 000 public housing units under the Wang Chau Development had not disclosed the information, while those without the knowledge could only learn the relevant information from newspapers, resulting in divergent views on the issue. This was entirely caused by the Government’s “selective” consultations. He hoped that the Government could learn from the experience in handling the Wang Chau Development and conduct consultation in an open and fair manner.

132. Mr LEE Yuet-man, MH wished to seek a clarification on how informal consultations were defined, e.g. whether the frequent enquiries from Liaison Officers of the Yuen Long District Office (“YLDO”) about his views on district issues were considered as informal consultations.

133. Ms Teresa FONG responded that she understood the feeling of the Vice-chairman and the HD would take into account his view in future consultations. She supplemented that the parties to be consulted could only be determined based on the district information then available on a case-by-case basis, and what she had mentioned earlier was just a general scope of consultation. As regards whether the situation mentioned by Mr LEE was considered as lobbying, she said that informal consultations might include lobbying and exchange of views, subject to actual circumstances. She emphasised that without these channels, the Government could not grasp the views of the local community. This might make the implementation of any project more challenging or even result in projects unexpected by the local community.

134. The Chairman said that he had received a motion moved at the meeting, which had been moved by Mr Zachary WONG, and seconded by Ms CHAN Mei-lin, the Hon KWONG Chun-yu, Mr MAK Ip-sing and Mr TO Ka-lun. The text of the motion was as follows:

“We request the Government to shelve the development of 4 000 public housing units at Wang Chau and conduct comprehensive consultation afresh on Phases 1, 2 and 3 of the public housing development at Wang Chau.”

135. The Chairman said that according to Order 17 of the Standing Orders, any Member who wished to move a motion was required to give the Secretary 14 clear working days’ notice in advance of a meeting. However, the Secretary told him that no notice had been received before the meeting. Given that the motion was related to the questions from DC Members under Items 4 and 5, and the progress of the Wang Chau Development was believed to be of grave public concern, he exercised the powers conferred on the Chairman under Order 17 of the Standing Orders and agreed to proceed with the discussion and voting on the motion.

136. Mr Zachary WONG indicated that he had moved the motion mainly to request the Government to consult the YLDC afresh on Phases 1, 2 and 3 of the whole Wang Chau Development, so that Members could express their views again on issues such as the mode of implementation of the Wang Chau Development and the need for rezoning “GB” sites. He opined that during the last consultation conducted by the HD with the YLDC, Members had been misled to discuss and make a decision based on incomplete information. Since new information was now available, the Government should shelve the entire project and consult the YLDC afresh.

137. Mr MAK Ip-sing hoped that Members would support the motion which had been moved mainly to request the Government to shelve the development of 4 000 units at Wang Chau and conduct consultation afresh because comprehensive information had not been provided during the last consultation with the YLDC, thus misleading Members to a certain extent. In addition, Phases 1, 2 and 3 of the Wang Chau Development would provide a total of 17 000 units accommodating an additional population of 51 000 to 68 000 based on three to four persons per household, which would significantly affect the traffic and nearby residents. Furthermore, since the completion of the HSK NDA might be able to address the overall housing needs, it might not be necessary to construct public housing at Wang Chau which would affect the existing residents.

138. Mr LEE Yuet-man, MH said that the Wang Chau Development involved a large area of land, and the proposed 4 000 public housing units would only be constructed within the area of three non-indigenous villages. He hoped that the mover of the motion could clarify whether the purpose of the motion was to request the Government to shelve the development of 4 000 units only or to shelve the entire Wang Chau Development. Besides, as discussed this morning, the Chairman had agreed to the setting up of a working group to follow up on the details of the HSK NDA planning. He believed that the Wang Chau Development had its merits and should not be denied in one go. Therefore, he hoped that the Chairman would consider setting up another working group to follow up on the Wang Chau Development in order to better understand the whole project and the actual situation of local residents. At the same time, he suggested the Chairman conduct a site visit to the affected non-indigenous villages with the relevant departments and Members so as to learn more about the actual situation of the villagers and jointly work out appropriate arrangements. (Post-meeting note: Mr LEE Yuet-man, MH said that as this item, originally scheduled for discussion at 10:50 a.m., had been deferred until the afternoon session and the discussion was still in progress at 4:30 p.m., he had to leave the meeting and hurry to the Airport to catch his departing flight.)

139. Mr YIU Kwok-wai opined that the proposed construction of 4 000 public housing units would have a higher chance of being endorsed by the YLDC for implementation. Yet, it would be less likely for the YLDC to endorse the proposed development of 17 000 units in one go, which would involve planning for the provision of transport and ancillary facilities. Agreeing with the remarks of a Member a moment ago that the reason for conducting consultation afresh was insufficient, he suggested that the direction of the motion be clarified first. For example, whether the purpose of conducting consultation afresh was to express residents’ objections to the construction of 4 000 units or support for the continuous construction of 17 000 units, or to show that the Members concerned now rendered every assistance in fighting for residents’ rights as they had not put in enough efforts in the past. He considered that the significance of conducting consultation afresh depended on whether Members would change their stance. For instance, even though the Government had

repeatedly consulted the YLDC on the HSK NDA planning, the stance of Members had not changed much all along. He believed from a pragmatic perspective that despite the absence of comprehensive information back then, the YLDC had found the construction of 4 000 units to be acceptable having regard to a number of factors such as availability of transport and ancillary facilities. Personally, he considered it barely acceptable to develop 4 000 units as far as the whole Yuen Long District was concerned, but he would certainly object to the construction of 17 000 units taking into account the information on transport and ancillary facilities as set out in the paper provided today. Besides, apart from conducting consultation afresh, he proposed that Members could explore other ways of assistance, such as exempting residents from means testing or providing removal allowance.

140. Ms CHIU Sau-han, MH said that as a Member representing public housing tenants, every day she heard residents' complaints about the long waiting time for public housing of up to five to seven years in some cases. She indicated that while some 40 Members had not said much against the construction of 4 000 units initially during the consultation with the YLDC on the Wang Chau Development a few years ago, some Members had attempted to overturn the entire Wang Chau Development on grounds of recent newspaper coverage of informal consultations and the Government's provision of incomplete information. She was worried that the project would be delayed for too long and would end up letting the applicants waiting for public housing down. She held the view that Members should explore ways to assist residents affected by the Wang Chau Development in seeking appropriate rehousing and compensation arrangements in a pragmatic manner. Having considered the above, she would abstain from voting on the motion.

141. Mr LUI Kin stated that the justifications provided by the Members demanding a consultation afresh were unclear. He opined that either 4 000 or 17 000 housing units were necessary in order to help residents secure public housing allocation as soon as possible. He expressed his support for Phases 1, 2 and 3 of the Wang Chau Development and hoped that the Government would plan properly for the provision of ancillary transport facilities such as a mass transit system and a primary distributor to avoid placing a burden on local traffic. In his view, it was extremely irresponsible for the negligent Members who claimed to have been misled by the Government to request the Wang Chau Development be started all over again, which would waste not only the residents' time spent on waiting for public housing allocation, but also the HD's efforts and public money invested. It was indeed unfair to the community. In addition, he pointed out that the use of "consultation afresh" in the motion was inappropriate because the public consultation on Phases 2 and 3 of the Wang Chau Development had not yet commenced. He requested the Chairman to rule on the matter.

142. Mr TANG Ho-nin considered that the previous decisions of the YLDC should not be set aside, adding that the recent politicisation of many issues had undermined social harmony. Also, since the Government had confirmed that informal consultations were part of the consultation process, he suggested specifying in the motion that consultation included informal consultations.

143. Mr TO Ka-lun saw a lot of problems with the Wang Chau Development including the rezoning of "GB" sites. If the Government was responsible and committed to handle problems under a fair, equitable and open mechanism, conducting comprehensive consultation afresh was the only way out. Furthermore, although the STH had stated this morning that Phase 1 of the Wang Chau Development was expected to be completed in 2026/2027, he was

worried that the Government would shelve or postpone the implementation of Phases 2 and 3 with various reasons. Moreover, a number of study reports had indicated the availability of adequate land for public housing development such as the Fanling Golf Course site. The Government could study the feasibility of using these sites for public housing construction. In light of the above, he believed that only by conducting consultation afresh could Members obtain more comprehensive information.

144. Mr CHING Chan-ming held that the Government would definitely go ahead with the construction of 4 000 housing units in Phase 1 of the Wang Chau Development. As the current opposing views had mainly arisen from the absence of appropriate compensation and rehousing arrangements, he urged the Government to face these issues squarely. He did not support shelving the construction of 4 000 units, but opined that the Government should conduct comprehensive consultation on Phases 2 and 3 of the Wang Chau Development.

145. Mr Zachary WONG found it hard to understand why so many Members had thought that being misled by the Government was Members' fault instead of the Government's. He also considered the large number of Members who had showed their support for the development of 4 000 public units first as well as 17 000 units as a whole to be shedding crocodile tears, in that they had objected earlier this morning to the proposed HSK NDA development and hence the proposed provision of 61 000 residential units in the NDA while supporting the construction of far fewer units now. In response to a Member's comment that his motion lacked direction, he stressed that the direction to request for the development of 17 000 public housing units was very clear. Nevertheless, as he had said earlier, the use of the YLIEE site of 15 hectares was sufficient for the construction of over 17 000 public housing units. There was really no need for rezoning the site area of 5.6 hectares in Phase 1 of the Wang Chau Development and thus the current "GB" zoning could be maintained. Therefore, he requested the Government to conduct comprehensive consultation afresh on Phases 1, 2 and 3 of the Development for comments from various sectors.

146. Mr CHAN Sze-ching enquired if the purpose of conducting consultation afresh was to review the compensation packages for the villagers or to achieve procedural justice. He saw both as central issues that affected his voting intention. He remarked that another consultation to review the compensation arrangements was unnecessary, but if the consultation was for procedural justice, he needed to reconsider. Furthermore, he recalled that the HD had met with him and other Members during the development of Ping Yan Court. In retrospect, the meeting was an informal consultation. He had published the highlights of that meeting in his work report for distribution to local residents afterward despite his uncertainty about the appropriateness of such disclosure. Now he was sure that he had got it right. He was sharing this experience to encourage Members to disclose the contents of similar meetings with government departments in the future. Moreover, he reiterated that the Vice-chairman had never been contacted by the Government for any informal consultation.

147. In response to a Member's comment that many Members had objected to the construction of over 60 000 housing units under the HSK NDA proposal just then, Ms CHIU Sau-han, MH believed that the Chairman had not opposed the NDA development per se in his conclusion, but had simply suggested the setting up of a working group to study ways of enhancing the proposal based on the views of various Members. As it took time to optimise the planning for the proposed large-scale development of over 60 000 housing units in the HSK NDA, a new town with a population of over 200 000, these housing units would not be

completed shortly. On the contrary, the construction of 4 000 public housing units in Phase 1 of the Wang Chau Development could be completed sooner. If some Members had raised objections simply out of dissatisfaction with the compensation and rehousing arrangements, then everyone should keep on looking for solutions instead of trying to cancel the Development altogether. She was worried that if consultation on Phases 1, 2 and 3 of the Wang Chau Development was to be conducted afresh, the proposed public housing units might not be completed in the foreseeable future.

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

149. Members voted on the motion by a show of hands and open ballot. Ms CHAN Mei-lin, the Hon KWONG Chun-yu, Mr MAK Ip-sing, Mr TO Ka-lun and Mr Zachary WONG voted for the motion. Mr CHING Chan-ming, Ms LAU Kwai-yung, Mr LEUNG Ming-kin, Mr LUI Kin, the Hon LUK Chung-hung, Mr MAN Ping-nam, MH, Mr SIU Long-ming, Mr TANG Ho-nin and Mr TANG Sui-man voted against the motion. The Vice-chairman, Mr CHAN Sze-ching, Ms CHIU Sau-han, MH, Mr TANG Hing-ip, BBS, Mr WONG Cheuk-kin, Mr YIU Kwok-wai and Mr YOUNG Ka-on abstained from voting.

150. The Chairman declared that the motion was negatived with five Members voting for it, nine Members voting against it and seven Members abstaining from voting.

151. In concluding the discussion, the Chairman said that the general public had been very concerned about the Wang Chau Development lately. Hong Kong was a small but densely populated city where property prices were high with strong demand for public housing. Therefore, despite the potential burdens of housing developments and additional population on local community facilities and traffic, the YLDC supported in principle any public housing development on the premise of resolving the housing problem in Hong Kong. The YLDC had been comprehensively consulted on Phase 1 of the Wang Chau Development and the traffic and design issues concerned had been thoroughly discussed at its meeting held in June 2014, even though the details of Phases 2 and 3 of the Wang Chau Development and the YLIEE had not been mentioned. After learning such information as disclosed fully by the HD today, Members still supported Phase 1 of the Development in general. Some Members had also expressed disagreement to conducting public consultation afresh on the Phase 1 Development on the ground that the development proposal had been approved by the TPB upon completion of the statutory consultation procedure already. However, individual Members had requested the Government to shelve the Phase 1 Development and conduct consultation afresh on Phases 1, 2 and 3 of the Wang Chau Development, and a motion to this effect had just been negatived. In fact, according to the current proposal, public housing units to be provided in the Phase 1 Development could only be completed in 2024 at the earliest, which would be available for occupation at least eight years from now. Hence, a large number of public housing applicants who were awaiting allocation would like to see the commencement of the Phase 1 Development as soon as possible. Of course, Members unanimously requested the Government to make appropriate arrangements for the affected stakeholders, especially the residents currently living in temporary squatters within the area to be developed, who had never been properly rehoused since colonial times. Having lived at Wang Chau for years, these residents demanded for “no removal and no demolition” of their squatters which they regarded as their permanent homes. While Members absolutely understood their hardships, if their demand was met, it would run counter to the objective of developing more public housing. This problem could only be resolved by increasing the

efficiency of land use and constructing high-rise buildings to accommodate more population. It had been recommended in the consultant's report that the affected residents should be rehoused to local public housing. Members also expected the Government to exempt these residents from means test and provide them with reasonable compensation, in order to minimise the impacts on them. As for Phases 2 and 3 of the public housing development at Wang Chau and the YLIEE, the relevant technical problems involved were very complex no matter in terms of the reduction of impacts on traffic and the environment or the accommodation of the large amount of brownfield operations located within the proposed sites. Thus, the YLDC requested the Government to fully consult the YLDC before implementing these developments. All the major local stakeholders including the relevant Rural Committees and the affected trades should also be consulted. Moreover, Members looked forward to the early completion of the Government's study on more effective accommodation of brownfield operations which was currently underway, and called for timely consultation with the YLDC upon its completion.

152. Mr Zachary WONG commented on the result of the voting that only nine out of a total of 41 Members of the YLDC (excluding those who were absent due to other commitments) had voted against the motion. Although five Members had voted for the motion, a number of other Members had not casted their votes. He believed that they also held reservations about the current situation. He expected the discussion on the Wang Chau Development at the forthcoming LegCo meeting to be very heated. Nevertheless, his deepest impression about this voting was that although Mr LEE Yuet-man had made remarks that were very sympathetic to the residents affected, which had earned him much applause from the residents observing the meeting, he had not participated in the voting. He respected the Members who had stayed in the conference room to speak and vote because they had at least expressed their views and casted their votes.

153. The Chairman thanked the representatives of the HD again for attending the meeting to respond to Members' questions.

**Item 6: Question from DC Members:**

**Mr WONG Wai-yin, Zachary, the Hon KWONG Chun-yu, Mr MAK Ip-sing, Ms CHAN Mei-lin and Mr TO Ka-lun proposed to discuss "People injured by tree collapse incident"**  
**(YLDC Paper No. 82/2016)**

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**Item 7: Question from DC Members:**

**Mr LUI Kin, the Hon LEUNG Che-cheung, BBS, MH, JP, Mr SIU Long-ming, Mr KWOK Keung, MH, Ms WONG Wai-ling and Ms MA Shuk-yin proposed to discuss "Request for the Government to step up inspection of the health condition of trees, as well as to examine and improve their living environment"**  
**(YLDC Paper No. 92/2016)**

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154. The Chairman asked Members to take note of Paper No. 82, in which Mr Zachary WONG, the Hon KWONG Chun-yu, Mr MAK Ip-sing, Ms CHAN Mei-lin and Mr TO Ka-lun proposed to discuss "People injured by tree collapse incident", as well as Paper No. 92, in which Mr LUI Kin, the Hon LEUNG Che-cheung, BBS, MH, JP, Mr SIU Long-ming,

Mr KWOK Keung, MH, Ms WONG Wai-ling and Ms MA Shuk-yin proposed to discuss “Request for the Government to step up inspection of the health condition of trees, as well as to examine and improve their living environment”. Meanwhile, he also asked Members to take note of the replies from the LCSD, the LandsD, the HD and the HyD.

155. The Vice-chairman said that he had given his views on the Government’s tree management work at the previous meetings of the District Facilities Management Committee (“DFMC”). He expressed his worry in light of two approaching typhoons about the possible collapse of a tree in his constituency which had been seriously tilted since two weeks ago and hence the potential injury to passers-by. Despite his attempts to contact several government departments for assistance in handling the tree, it had taken him nine days to obtain the contact details of the responsible department from a staff of a certain department or its contractor. In the end, the responsible department had only pruned the tree two to three weeks after receipt of his complaint. Fortunately, the tree had not collapsed during the typhoons and no one had been hurt. He opined that even though tree management was under the purview of several departments, inter-departmental co-ordination should be strengthened for prompt handling of problematic trees. He urged the Government not to look squarely at the issue only after casualties had occurred.

156. Mr Zachary WONG remarked that news of innocent passers-by being hurt or killed by collapsed trees had been heard from time to time in recent years, and luckily, no one had been injured in the two incidents occurred in Yuen Long District in September this year. He considered the existing practice of visual tree inspection to be inadequate, stating that more effective methods such as sonar tomograph should be used and more frequent tree inspections were necessary. Furthermore, in case of manpower shortage, the relevant departments could consider outsourcing their tree inspection and maintenance work to green groups whose experts could conduct these tasks with professional equipment. Besides, he opined that private landowners should be responsible for handling any dangerous tree on their properties. However, if the relevant owners had already emigrated overseas or were out of town, he suggested the relevant departments follow the BD’s practice of repairing defective external walls by removing the problematic trees first and recovering the costs from the relevant owners later. Moreover, as the departments responsible for tree management were not shown on the identification labels attached to the existing trees, he suggested the relevant departments specify their information and contact telephone numbers on the labels so that members of the public could report directly on problematic trees for early handling. He hoped the Government would consider the above views to safeguard pedestrian safety.

157. Mr YIU Kwok-wai said that no one would like to see people injured or killed by tree collapse incidents. However, viewing the incidents from another perspective, the management of natural resources was also highly challenging. One example was the requirement of microchipping dogs for better management. He suggested the Government make use of information technology for tree identification, such as by microchipping trees or attaching QR codes to trees already attached with identification labels as mentioned by a Member just then, so that members of the public could find the responsible departments easily for speedy handling of problematic trees. He believed that with the advance of technology, tree management would become easier and more convenient.

158. Mr MAK Ip-sing indicated that the public did not wish to see people injured by tree collapse incidents. He was of the view that trees in public parks were managed and

maintained by the LCSD, which had the requisite manpower and mechanism in place to treat problematic trees. Yet, most roadside trees were managed by the LandsD, which tended to remove problematic trees upon receipt of public complaints, probably due to a lack of tree experts. For example, a large tree on Yau Tin East Road suspected to be in danger of collapse a few years ago had been removed unfortunately. He suggested the LandsD set up a professional team to treat problematic trees first upon receipt of public complaints, so as to avoid removal as well as prevent tree collapse. He remarked that with the increasing environmental awareness in the society, tree preservation should be given particular attention.

159. Mr LUI Kin thanked the Chairman for escalating an issue that was supposed to be discussed at the DFMC level to the YLDC. In the last two years, several people had been injured in a number of tree collapse incidents in the district. Apart from the two incidents occurred in late September this year, a Chinese Banyan on Ma Tong Road had collapsed at about the same time last year, injuring two passers-by. It was evident that the relevant departments including the Tree Management Office (“TMO”) of the DEVB, the LCSD and the HyD, though claiming to have conducted tree inspections frequently, had failed to take effective preventive measures against tree collapse. Therefore, he would like to make a few suggestions to the government departments concerned. Firstly, sonic tomograph and resistograph should be used in tandem with visual assessment in routine tree inspections. After all, the major tree inspection practices of visual assessment and tapping at present were not very reliable. Secondly, the frequency of tree inspections at important locations such as parks and footpaths should be increased. The Government could not protect the safety of the public if such frequency was subject to the availability of resources and manpower. Thirdly, citing the tree collapse incident at Sai Ching Street Children’s Playground, he said that numerous termites had crawled around in the trunk of the collapsed tree after it had split open. However, the LCSD had not sent any pest control expert to get rid of the termites immediately. Not until the afternoon of the next day had pest control experts arrived to remove the termites after he had contacted the LCSD again in the morning. He was worried that the termites might have dispersed already and infected other trees. Besides, he suspected two Norfolk Island Pines at Sai Ching Street Children’s Playground were problematic and enquired if the LCSD would consider removing them. Moreover, a Norfolk Island Pine near Man Hong Mansion outside the playground had been confirmed to have rotten roots. He enquired when the LCSD would have it removed.

160. Mr LEUNG Ming-kin said that he had completed programmes in arboriculture and garden design at the Chinese University of Hong Kong. He also pointed out that the TMO had been established only after the tree collapse incident in Stanley in 2008. Tree pruning work had been carried out originally by experts of the Agriculture, Fisheries and Conservation Department (“AFCD”) and then the LCSD until the establishment of the TMO, which was responsible for co-ordinating the tree management work of different departments. If the Government wished to improve tree management, the AFCD, the LCSD, the LandsD and the TMO should work in collaboration. Besides, he suggested the Government make reference to the practice of the Mainland and apply white oil on trees as a reflective coating to prevent vehicles from crashing into the trees on the one hand, and to strengthen pest control on the other. Furthermore, the wearing off of the coating could act as a reminder for tree inspection and re-application of white oil. He believed the Government was aware of the extra care required for species with shorter lifespan such as Flame of the Forest which would naturally collapse after 30 to 40 years. He further stated that although the Government had exerted much effort to enhance tree safety, the occupational safety of arborists should not be

overlooked. He suggested the Government promote the use of elevating work platforms for tree care, or podium steps or scaffolds for work at height, avoiding the use of rope access system. He reflected that an average of one arborist died or was seriously injured after falling from tree every year. He urged the Government to consider his suggestions in order to ensure the safety of government personnel and arboricultural practitioners.

161. Mr TANG Ho-nin expressed his disappointment with the work of the TMO, sharing his experience in Kam Tin Heung that whenever he complained about dangerous trees, the trees under complaint had to be inspected by staff of the TMO first before being handed over to the relevant departments for removal. In individual cases, trees confirmed by the TMO to be in good condition after inspection had collapsed shortly. He suggested that the TMO should assign the tree management work to the relevant departments such as the LandsD and the LCS D directly based on geographical locations to prevent overlapping of work and hence increase in administrative costs.

162. Mr TO Ka-lun indicated that he had reflected the unusual growth of roadside trees and shrubs at Kam Pok Road East, Yau Pok Road and Kam Pok Road to various government departments lately, yet the problem of shrub growth at Kam Pok Road had not been addressed so far, even though he had called the relevant departments including the LandsD, the LCS D, the HD and the HyD which had given replies at this meeting. A Member had also mentioned earlier that the AFCD and the TMO were responsible for tree management as well. Nevertheless, after he had reflected his concern about some locations in his constituency overgrown with weeds to the YLDO at the last YLDC meeting, the problem had been followed up on the following day. He concurred with a Member's suggestion of attaching a label specifying the identification number and the contact details of the relevant department to every tree so that members of the public could seek follow up actions on tree problems conveniently. He further suggested a department be designated to co-ordinate and handle the tree management work, allowing the public to seek assistance from the relevant departments in a timely manner.

163. Mr Francis WONG, Chief Leisure Manager (New Territories North) of the LCS D, gave a consolidated response as follows:

- (1) He thanked Members for their comments. He explained that as the tree collapse incident at Sai Ching Street had occurred near dusk, the contractor could only wait until the next day to remove the termites;
- (2) At present, tree inspection was performed mainly visually. A tree management database had been set up after the establishment of the TMO. The relevant departments were required to conduct an annual risk assessment for the trees under their purview. For example, the LCS D would conduct a risk assessment for the trees planted in parks under its management before the typhoon season. Any anomalies found would be followed up immediately. Regarding the fallen Norfolk Island Pine at Sai Ching Street Children's Playground, staff of the LCS D had noted sparse foliage in the crown from the visual assessment conducted earlier. After a period of observation, the relevant personnel had decided to conduct a resistograph test to find out whether the trunk had been injured by pests. In May this year, a resistograph test had been conducted on the trunk at 0.5 metre above the ground and no

anomalies had been found at that time. Another visual assessment had been performed in August and no significant difference from the result in May had been found. Unfortunately, the tree had suddenly collapsed on 27 September this year. It had subsequently been identified in the following inspection that the collapse had been caused by termite damage on the root collar (the area above the roots). The LCSD had then examined with the tree experts why the termite damage had not been discovered at first because in general, termites would leave behind mud tubes composed of soil held together by salivary secretions to shield them from light and maintain a moist environment on the surface of an infested tree. Signs of termite infestation had not been detected at first because the termites had hidden themselves at the bottom of the roots. After the contractor had pulled out the roots from the soil, a termite nest had been found at about one metre under the root plate, from where the termites had directly entered the trunk and caused damages. Hence, no anomalies had been found in the previous resistograph test conducted on the trunk at 0.5 metre above the ground. The LCSD expressed its regret at the tree collapse incident, which reflected the uncertainties of nature. Nevertheless, the LCSD would require contractors to conduct resistograph tests on the root collar area if similar conditions were identified for the same tree species in the future. Although there was no fail-safe way to prevent the recurrence of similar incidents, the LCSD would learn from this incident and be more cautious with future tree inspections;

- (3) In response to a Member's enquiry about the health condition of the other two Norfolk Island Pines at Sai Ching Street Children's Playground, he said that from the on-site inspection conducted with the tree experts, the two trees were generally in good health;
- (4) Two of the four Norfolk Island Pines near Man Hong Mansion outside Sai Ching Street Children's Playground were in mediocre health, and a man-made damage caused probably by a hard object had been spotted at the roots of one of them. The tree in poor health had been removed last week. The LCSD would continue to monitor another tree closely and report to the Tree Preservation Board for further follow-up;
- (5) In response to a Member's enquiry about which department was responsible for co-ordinating the tree management work, he said that the LCSD was responsible for the trees in the parks and playgrounds under its purview. If members of the public discovered problematic trees on the roadside and did not know which department should be responsible, they could call the government hotline 1823 for assistance. The operators of 1823 would refer their problems to the relevant department for follow-up. In case the operators did not know which department was responsible, the cases concerned would be referred to all the relevant departments, which would then need time to clarify the responsible department as the Vice-chairman had suggested just then. He emphasised that all government departments would spare no effort to remove trees posing immediate danger. For example, the FSD would remove any tree which posed a danger to passers-by in the first instance. A Member had suggested the designation of a department to co-ordinate the tree management

work. He responded that the LCSD could not represent the views of all the relevant departments, reiterating that calling the government hotline 1823 was still the most reliable way to address their concerns; and

- (6) Some Members had suggested the use of new technology such as microchipping for tree classification and management or the increased use of more advanced equipment in routine tree inspections. The Policy Unit of the LCSD would continue to reflect the relevant suggestions to the TMO, the current authority responsible for implementing tree preservation policies in Hong Kong.

164. Mr LUI Kin said that the termites found at Sai Ching Street Children's Playground on the day of tree collapse had been unsatisfactorily handled and might have dispersed. He enquired how the relevant department would ensure the health of trees, including Norfolk Island Pines which seemed particularly vulnerable to termite infestation. He further enquired how the LCSD would prevent the recurrence of termite damage to roots. Lastly, he enquired when the LCSD would remove one of the four Norfolk Island Pines near Man Hong Mansion with confirmed root rot.

165. Mr MAK Ip-sing considered that since trees needed sunlight for growth, east-facing branches were usually denser which might result in imbalanced growth. He suggested that tree pruning should be carried out in addition to regular inspection to prevent branches from growing in the same direction and hence tilting.

166. Mr Zachary WONG said that the representative of the LCSD had not responded to the three suggestions he had made. Firstly, whether the Government would consider outsourcing the tree inspection and maintenance work on a district basis to green groups whose experts could manage the trees, thereby relieving the workload of government departments. Secondly, whether the Government would consider removing dangerous trees, if any, on private lots, such as a tree in Tseng Tau Tsuen which had horizontal branches that were too heavy for its trunk, and recovering the costs from the owners later. Thirdly, whether the Government would consider adding the contact details of the responsible departments on the labels attached to all trees to save the public from the hassles of calling 1823 for assistance. As for the problem of termite damage to roots, he suggested the LCSD conduct routine spraying of pesticide and fungicide to prevent tree diseases.

167. Mr Francis WONG responded that the LCSD had already removed one of the two problematic trees near Man Hong Mansion this week. Termite repellent had also been sprayed on the remaining one, the health condition of which was being monitored. In addition, the two trees at Sai Ching Street Children's Playground had been confirmed by experts to be healthy and termite-free after inspection. As for whether it was appropriate to spray termite repellent on these two trees as a precaution against termite infestation, discussion with experts was required before any decision was made. Regarding the outsourcing of the Government's tree management work, he said that the LCSD had already engaged contractors to assist in tree management. Some other departments had also outsourced their risk assessment and tree maintenance work. Voluntary organisations interested in tree management could bid for the relevant contracts. In response to whether the Government could remove trees posing imminent danger on private lots first and recover the costs from the owners later, he replied that he could not answer the question because the

LCSD was not the department responsible for the regulation of private land. Nevertheless, he reiterated that government departments would handle all trees posing imminent danger immediately. Lastly, on the suggestion of routine spraying of pesticide and fungicide to prevent tree diseases, the LCSD had to seek experts' advice as its effectiveness varied with tree species and pests to be targeted. The Government would be glad to implement the measures if they were considered feasible.

168. Ms Lily CHIU, District Lands Officer (Yuen Long District Lands Office) of the LandsD, stated in response to the handling of problematic trees on private land that as mentioned by the LCSD representative, the relevant departments including the FSD would remove any tree which posed an immediate danger in the first instance. Furthermore, she reiterated that the TMO had been established under the DEVB instead of the LandsD to give policy steer on territory-wide tree management matters. She would like to clarify this common misunderstanding.

169. Ms CHAN Mei-lin noted that the contact telephone number of the responsible department was provided on traffic signal poles for fault reporting. She suggested the relevant departments follow such practice and attach identification information to trees.

170. The Chairman concluded that it was fortunate that no casualties had been reported in the recent tree collapse incident at Sai Ching Street Children's Playground. Nevertheless, the incident had aroused public concerns about tree safety in the district. Although the LCSD had inspected the trees under its purview regularly, the tree concerned had fallen not long after inspection. This showed that the current methods of tree inspection were still inadequate. He urged the relevant departments to learn from the experience and improve their tree maintenance and inspection work. The Members who had expressed their views just then all agreed that prevention was better than cure. Therefore, he hoped that equipment could also be used regularly with visual tree inspection to prevent termite infestation and other diseases that might affect tree growth. Another Members' concern was the public's uncertainty about which responsible department to contact upon discovery of problematic trees. He was aware that the LandsD had been restructured to better focus on addressing the tree-related problems under its purview. A Member had also suggested attaching labels specifying the identification numbers and the contact details of the responsible departments to trees or microchipping trees to facilitate public reporting of tree problems for prompt follow-up. He believed the departments concerned had taken note of such suggestion and would explore ways to improve tree management.

(Post-meeting note: The YLDO had attached identification numbers and contact details to all the 20 trees under its purview on 6 December 2016 to facilitate communication between the public and the YLDO on tree-related matters.)

**Item 8: Schedule of Meetings for YLDC in 2017  
(YLDC Paper No. 83/2016)**

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171. The Chairman asked Members to take note of Paper No. 83, which sought Members' endorsement of the proposed schedule of meetings for the YLDC in 2017.

172. Members endorsed the schedule of meetings for the YLDC in 2017.

**Item 9: Report on work progress of District-led Actions Scheme**

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173. The Chairman invited Mr Edward MAK, JP, District Officer (Yuen Long) and Mr Steve WONG, Assistant District Officer (Yuen Long) 1 to report on the latest progress of the District-led Actions Scheme (“DAS”).

174. Mr Edward MAK, JP thanked Members for supporting the DAS and providing additional information to facilitate its continued smooth implementation. The YLDO and the relevant departments had carried out a number of projects since the last YLDC meeting. He then invited Mr Steve WONG to briefly introduce the specific details.

175. Mr Steve WONG briefly introduced the specific details.

176. Members noted the progress report of the DAS.

**Item 10: Progress reports of Committees**

- (i) **Yuen Long District Management Committee (YLDC Paper No. 84/2016)**
  - (ii) **District Facilities Management Committee (YLDC Paper No. 85/2016)**
  - (iii) **Culture, Recreation, Community Service and Housing Committee (YLDC Paper No. 86/2016)**
  - (iv) **Environmental Improvement Committee (YLDC Paper No. 87/2016)**
  - (v) **Finance Committee (YLDC Paper No. 88/2016)**
  - (vi) **Town Planning and Development Committee (YLDC Paper No. 89/2016)**
  - (vii) **Traffic and Transport Committee (YLDC Paper No. 90/2016)**
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177. The Chairman asked Members to take note of Paper Nos. 84 to 90 for the progress reports of the committees.

178. Members noted the progress reports of the Yuen Long District Management Committee and the six committees under the YLDC.

**Item 11: Any other business**

- (i) ***Matters relating to Members joining and withdrawing from the Committees under YLDC***
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179. The Chairman asked Members to endorse the following applications for joining/withdrawing from the Committees:

Ms LAU Kwai-yung joined the TP&DC

Mr Ronnie TANG joined the CRCS&HC

The Hon LUK Chung-hung withdrew from the TP&DC

The Hon KWONG Chun-yu withdrew from the CRCS&HC, the DFMC, the TP&DC and the EIC

180. Members endorsed the above applications.

**(ii) District Council Cup Race of Charity Cycling Marathon 2017  
(YLDC Paper No. 91/2016)**

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181. The Chairman asked Members to take note of Paper No. 91, which was a letter from the charitable foundation of a healthcare product company inviting the YLDC to participate as a team in the District Council Cup race of its Charity Cycling Marathon 2017 to be held in the morning of 22 January 2017 (Sunday) at Lung Wo Road, Central. Each team should comprise three members with at least one DC Member or co-opt member. Enrolment was free and bike and hamlet rental was \$100 for each member.

182. The Chairman added that in 2016, the Hon KWONG Chun-yu, Mr LEUNG Ming-kin, Mr MAN Kwong-ming, Mr TO Ka-lun and Ms YUEN Man-yea had participated in the District Council Cup race on behalf of the YLDC and won the first runner-up, while Mr Zachary WONG had competed in the Celebrities race.

183. Members endorsed that Mr LEUNG Ming-kin would co-ordinate the formation of the YLDC Team to participate in the race.

**(iii) Chairman and Vice-chairman of the Working Group on Building a Safe Community in Yuen Long**

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184. The Chairman said that the Hon LUK Chung-hung, Chairman of the Working Group on Building a Safe Community in Yuen Long (“WGBSC”) had notified Ms YUEN Man-yea, Vice-chairman of the WGBSC of his resignation from the chairmanship on 7 September 2016. Members of the WGBSC had elected Ms YUEN Man-yea and Mr TANG Cheuk-him as the Chairman and Vice-chairman of the WGBSC respectively at the meeting held on the same day. As such, he wished to inform Members of the above changes.

**(iv) Hong Kong Cancer Day 2016**

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185. The Chairman asked Members to take note of the letter from the Hong Kong Anti-Cancer Society circulated by the Secretariat at the meeting, which invited the YLDC to support its Hong Kong Cancer Day 2016 to be held on 11 December 2016. The organiser wished to raise public awareness of cancer and promote the importance of cancer prevention and screening through the event, which would also provide a platform for cancer patients and their families to access information on cancer treatment, rehabilitation and support services.

186. Members accepted the invitation for the YLDC to become a supporting organisation of Hong Kong Cancer Day 2016.

187. The Chairman declared the meeting closed. He thanked Members and departmental representatives for attending the meeting.

Yuen Long District Council Secretariat  
December 2016