

The minutes were confirmed on 3 September 2020 without further amendment required.

**Minutes of the Third Meeting of the
Housing, Town Planning and Development Committee in 2020**

Date : 20 May 2020 (Wednesday)

Time : 10:00 a.m. – 1:20 p.m.

Venue : Conference Room, Yuen Long District Council,
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 AU Kwok-kuen	Beginning of the meeting	End of the meeting
Vice-chairman: Mr SZETO Pok-man	Beginning of the meeting	End of the meeting
Members: Mr CHAN King-lun, Kisslan	Beginning of the meeting	End of the meeting
Ms CHAN Mei-lin	Beginning of the meeting	11:55 a.m.
Mr CHAN Shu-fai	Beginning of the meeting	End of the meeting
Mr CHEUNG Chi-yeung, Felix	Beginning of the meeting	1:00pm
Mr CHEUNG Sau-yin	Beginning of the meeting	1:00 p.m.
Mr CHING Chan-ming	Beginning of the meeting	11:50 p.m.
Mr FONG Ho-hin	Beginning of the meeting	End of the meeting
Mr HAU Man-kin	Beginning of the meeting	End of the meeting
Mr HO Wai-pan	Beginning of the meeting	12:30 p.m.
Mr KWOK Man-ho	12:05 p.m.	End of the meeting
Mr LAI Kwok-wing, Samuel	Beginning of the meeting	End of the meeting
Mr LAI Wing-tim	Beginning of the meeting	12:30 p.m.
Mr LAM Ting-wai	Beginning of the meeting	12:30 p.m.
Mr LEE Chun-wai	Beginning of the meeting	1:00 p.m.
Mr LEUNG Tak-ming	Beginning of the meeting	End of the meeting
Mr LI Chung-chi	Beginning of the meeting	End of the meeting
Mr MAK Ip-sing	Beginning of the meeting	End of the meeting
Mr MAN Mei-kwai, Jimmy	Beginning of the meeting	11:55 a.m.
Mr MO Kai-hong	Beginning of the meeting	End of the meeting
Mr NG Hin-wang	Beginning of the meeting	End of the meeting

Mr SHEK King-ching	Beginning of the meeting	12:30 p.m.
Mr SHUM Ho-kit, JP	Beginning of the meeting	11:50 a.m.
Mr TANG Che-keung	Beginning of the meeting	11:50 a.m.
Mr TANG Ho-nin	10:20 a.m.	11:20 a.m.
Mr TANG Ka-leung	Beginning of the meeting	11:50 p.m.
Mr TANG Lai-tung	Beginning of the meeting	11:05 a.m.
Mr TANG Sui-man	Beginning of the meeting	11:00 a.m.
Mr TANG Yung-yiu, Ronnie	Beginning of the meeting	11:55 a.m.
Mr TO Ka-lun	Beginning of the meeting	End of the meeting
Mr WONG Pak-yu	Beginning of the meeting	End of the meeting
Mr WONG Wai-yin, Zachary	10:10 a.m.	1:00 p.m.
Ms WONG Wing-sze	Beginning of the meeting	End of the meeting
Mr YOUNG Ka-on	Beginning of the meeting	1:00 p.m.

Secretary: Mr. KWOK Ho Executive Officer (District Council)1, Yuen Long District
Ting, Kelvin Office

In Attendance

Mr. HUEN Yeuk Senior Liaison Officer (1), Yuen Long District Office
Hon, John

Mr. SIU Yik Ho, Senior Town Planner/ Yuen Long West 1, Planning
Steven Department

Ms. KO Wing Yee, Senior Estate Surveyor/E, District Lands Office, Yuen Long
Amii

Mr. LAM Ka Keung, Deputy District Leisure Services Manager (Yuen Long)1,
Daniel Leisure and Cultural Services Department

Ms. CHEUNG Wing Health Inspector (Cleansing) Yuen Long, Food and
Kwun Environmental Hygiene Department

Mr. WU Tip Ming, Senior Field Officer (Agricultural Extension), Agriculture,
Wilson Fisheries and Conservation Department

Ms. LAI Mo Yi Housing Manager/YLG6, Housing Department

Mr. TO Kai Cho Engineer/16 (W), Civil Engineering and Development
Department

Item I

Mr. LAM Chi Man, Principle Assistance Secretary (Planning & Lands)5,
David Development Bureau

Mr. CHAN Kwun Assistance Secretary (Planning)10, Development Bureau

Hang, Coway

Mr. LAM Chi Chief Engineer/W1, Civil Engineering and Development
Keung, Desmond Department

Mr. CHUI Wai Lok Senior Engineer/District Monitoring Group on Housing
Sites/West, Civil Engineering and Development Department

Mr. YUEN Shing District Planning Officer/Tuen Mun & Yuen Long West,
Yip, Kepler Planning Department

Ms. NG Suk Kwan, Senior Town Planner/Cross-boundary Infrastructure and
Sandy Development 3, Planning Department

Mr. SIU Yik Ho, Senior Town Planer/ Yuen Long West 1, Planning
Steven Department

Mr. LAI Yau Choi, Senior Engineer/North West, Transport Department
Ray

Mr. CHAN Lai-yan, Director, Ove Arup & Partners Hong Kong Limited
Peter

Ms. YEUNG Director, Ove Arup & Partners Hong Kong Limited
Wing-shan, Teresa

Mr. TANG Sze-wai, Associate Director, Ove Arup & Partners Hong Kong
Ray Limited

Item II(1)

Mr. WONG Kin Wai Principle Land Executive/YLP (Atg.) (Acquisition Section),
Lands Department

Mr. YUEN King Senior Land Executive/YLP3 (Acquisition Section), Lands
Keung Department

Mr. PANG Tak Yuen, Senior Manager/Clearance (Clearance/HQ Office), Lands
Louis Department

Mr. WONG Chun Manager/Clearance(1), Lands Department
Wah, Vincent

Item II(2)

Mr. WONG Kin Wai Principle Land Executive/YLP (Atg.) (Acquisition Section),
Lands Department

Mr. YUEN King Senior Land Executive/YLP3 (Acquisition Section), Lands
Keung Department

Mr. PANG Tak Yuen, Senior Manager/Clearance (Clearance/HQ Office), Lands
Louis Department

Mr. CHEUNG Wai Manager/Clearance(2) (Clearance (2) Office), Lands

Kai Department

Absence

Mr MAN Fu-wan, (Absent due to other commitments)

BBS

Mr NG Kin-wai

* * * * *

Opening Remarks

The Chairman welcomed Members and representatives of government departments to the third meeting of the Housing, Town Planning and Development Committee in 2020. The Chairman proposed to discuss Item I and Matters Arising (3) of Item II together.

**Item I: Rezoning proposals for the Yuen Long South Development Stages 1 and 2
(HTP&DC Paper No. 14/2020)**

Item II: Matters Arising

(3) Mr SZETO Pok-man, Mr FONG Ho-hin, Mr LEE Chun-wai and Mr LEUNG Tak-ming proposed to discuss “Follow-up on the progress of the planned development in Yuen Long South”

(HTP&DC Paper No. 9/2020)

2. The Chairman welcomed the following representatives of departments to the meeting and discuss with Members:

Mr. LAM Chi Man, David	Principle Assistance Secretary (Planning & Lands)5, Development Bureau
Mr. CHAN Kwun Hang, Coway	Assistance Secretary (Planning)10, Development Bureau
Mr. LAM Chi Keung, Desmond	Chief Engineer/W1, Civil Engineering and Development Department
Mr. CHUI Wai Lok	Senior Engineer/District Monitoring Group on Housing Sites/West, Civil Engineering and Development Department
Mr. YUEN Shing Yip, Kepler	District Planning Officer/Tuen Mun & Yuen Long West,

	Planning Department
Ms. NG Suk Kwan, Sandy	Senior Town Planner/Cross-boundary Infrastructure and Development 3, Planning Department
Mr. SIU Yik Ho, Steven	Senior Town Planner/ Yuen Long West 1, Planning Department
Mr. LAI Yau Choi, Ray	Senior Engineer/North West, Transport Department
Mr. CHAN Lai-yan, Peter	Director, Ove Arup & Partners Hong Kong Limited
Ms. YEUNG Wing-shan, Teresa	Director, Ove Arup & Partners Hong Kong Limited
Mr. TANG Sze-wai, Ray	Associate Director, Ove Arup & Partners Hong Kong Limited

3. The Chairman invited representatives of departments to give a brief introduction to the Papers.
4. Views raised by Members were extracted as follows:
 - (1) Members were concerned about whether there were sufficient job opportunities in this district and enquired whether predictions for the trend of employment had been made. Some Members questioned the accuracy of the expected employment figures; Members then enquired about the expected number of populations who needed to work across districts and their flow directions and relevant transportation facilities;
 - (2) Members thought that traffic related items should be dealt with first before considering development. Besides, traffic problems should be reviewed and improved regularly instead of being set aside and handled together with new development items. Members considered that the new development area could not rely on the existing saturated road networks anymore and suggested that integrated improvement should be made on the traffic of Yuen Long District as a whole; some Members suggested that departments concerned should consult the Traffic and Transport Committee (TTC) under Yuen Long District Council on traffic related items;
 - (3) Members thought that the Yuen Long South Development should not be conducted in stages until the Feasibility Study on Route 11 (between North Lantau and Yuen Long) (“Feasibility Study”) was completed. Current information showed that there were severe traffic problems in Route 11, which could not carry additional population and ease the flow; departments concerned were requested to submit the data of traffic and transport impact assessment;
 - (4) Members considered that the proposed public transport interchange might aggravate

traffic congestion around Yuen Ching Road and Yuen Lung Street; Members then enquired whether relevant projects would affect the planned lands for recreational and cultural facilities;

- (5) Members suggested that a section of the Yuen Long Nullahs, which was near to Shap Pat Heung Road should be covered so that the traffic in Kung Um Road / Kiu Hing Road and Shap Pat Heung Road could be improved; some Members suggested that the coverage should be extended and enquired about the orientation of departments concerned on afforesting in the Yuen Long Nullahs;
- (6) Members were concerned about the designs of the link road of Yuen Ching Road and the crossing of Tai Tong Road and how the routing of Route 11 could be designed to connect Route 11 to Yuen Long South so as to disperse traffic; some Members suggested that a tunnel should be constructed in Yuen Long South to connect to Route 11. Members were also concerned about the possible impact of the road projects on present road users;
- (7) Members enquired about the attitudes and opinions of departments concerned on the proposal of constructing a tunnel at Kung Um Shan;
- (8) Members thought that the West Rail Line was saturated and could not be improved to support more people on the current basis;
- (9) Members thought that the routing of the proposed Hung Shui Kiu environmentally friendly transport system was indirect; And some Members suggested that trackless design should be employed to the environmentally friendly transport system, which should be operated in the form of circular lines;
- (10) Members suggested that more recreational and cultural facilities, such as courts, swimming pools and jogging trails should be provided. Members also suggested that the court facilities of schools should be utilized flexibly and opened to the public; some Members were concerned that some of the projects might affect the existing courts;
- (11) Members suggested integrating cycle tracks into road traffic networks so as to bring convenience to cyclists; Members enquired whether suggestions in the feasibility study of the “Bicycle-Friendly Environment” had been included in the rezoning and whether e-bike riding would be considered to be approved. Members considered that suggestions in the feasibility study should be implemented; some Members thought that

the current used double-deck bicycle parking facilities lagged behind other places of the world and therefore suggested introducing the docked bicycle-sharing system;

- (12) Members enquired whether departments concerned would require developers to provide bicycle parking spaces;
- (13) Members hoped that departments concerned could promise to build public street markets managed by the Food and Environmental Hygiene Department;
- (14) Members suggested that shopping malls and parks with specific themes should be established to attract local residents to make consumption in the district;
- (15) Members were concerned about how the affected residents would be rehoused and agriculture and poultry trade and operations on brownfield sites arranged and enquired whether departments concerned would conduct a freezing survey for the affected brownfield operations;
- (16) some Members thought that the government needed to know clearly about the current operation needs of open storage, to which multi-storey buildings might not be suitable places. Members were also concerned about the impact of future rents on operators; drawing upon foreign experience, it was suggested that surrounding spaces of the multi-storey buildings should be provided as spaces for open storage;
- (17) Members said that there were residential care homes for the elderly / residential care homes for persons with disabilities which would be affected by the development of Yuen Long South and enquired whether people who lived in these places would be rehoused first;
- (18) Members thought that the occupied area of the lands planned for relocating affected operations on brownfield sites was not large enough. Therefore, Members suggested constructing a tunnel at Kung Um Shan and looking for lands for relocating such brownfield operations in the southern area of Yuen Long South. By doing so, the possibility of large vehicles driving through residential buildings could be avoided at the same time; some Members were also concerned about the mid-phase relocation of such brownfield operations before the multi-storey buildings were available;
- (19) Members enquired about the use of the “government lands (reserve)” in the “Revised Recommended Outline Development Plan”; and they enquired whether these lands

could be used to rehouse the affected residents and establish rehousing estates. Members thought that while a few new development projects were also taken into consideration, the rehousing estates in Hung Shui Kiu were not enough to rehouse all the affected residents;

- (20) Members suggested that the expected project time should be shortened and the coverage of the projects should be determined carefully so as to reduce the impact on residents;
- (21) Members pointed out that departments concerned should enhance communication with local Rural Committees; and
- (22) some Members were concerned about the negative effects that might be brought by the Yuen Long South Development and other development plans, for example, the “Lantau Tomorrow Vision”.

5. Mr. LAM Chi Man, David gave comprehensive responses as follows:

- (1) the Yuen Long South Development would be carried out in stages; the current rezoning covered stages 1 and 2, involving about 17,000 public sector housing units and about 52,000 additional population. And the rest stages of rezoning would be implemented only after reviewing the capacity of the proposed strategic infrastructure (especially roads) and further exploring the possibility of further releasing the development potential of these stages. He hoped that with the interaction with Route 11, housing supply could be added in a prudent manner;
- (2) the Yuen Long South Development could bring about more than 13,600 job opportunities. In addition, residents of Yuen Long South could also benefit from about 150,000 new job opportunities brought by the nearby Hung Shui Kiu/Ha Tsuen New Development Area. To that end, road and public transport services had been planned for the Yuen Long South Development so as to bring convenience to residents to travel among Yuen Long South and Yuen Long New Town and Hung Shui Kiu/Ha Tsuen New Development Area;
- (3) the Highways Department was conducting the Study on Route 11. He would forward Members views to the Highways Department. He believed that the Highways Department would consult the YLDC timely. Beside regional roads, it was hoped that road works in district level would be implemented to alleviate traffic problems. At the

present stage, the Development Bureau expected to collect Members views on rezoning and consult the YLDC on the first batch of road and sewage collection system works this year so as to carry out constitutional and statutory consultation procedures;

- (4) the Civil Engineering and Development Department was studying the feasibility of covering a section of the Yuen Long Nullahs which was near to La Grove and would consult the YLDC on this suggestion in due course;
- (5) the works of the proposed Yuen Ching Road public transport interchange would not be carried out at the first stage of the Yuen Long South Development and the planned lands for recreational and cultural facilities would not be affected;
- (6) the completed traffic and transport impact assessment showed that the existing railways could carry the proposed population involved in the development. Meanwhile, the existing West Rail Line was further improving its service by increasing train cards and improving the signalling systems; in the long run, in order to meet passengers' demand, the government would carry out strategic research on the capital construction for railways and arterial roads spanning 2030;
- (7) the government was working on connecting Yuen Long South Development Area to Hung Shui Kiu/Ha Tsuen New Development Area with an environmentally friendly transport system; besides, a station of West Rail Line would also be established in Hung Shui Kiu/Ha Tsuen New Development Area;
- (8) executive summaries of the study report (including the traffic and transport impact assessment) had been uploaded to the internet;
- (9) it was expected that there would be spaces for courts under "Open Space"; the Planning Department would need to discuss with the Leisure and Cultural Services Department (LCSD) as to whether it was necessary to provide swimming pools in accordance with the state of development; with regard to sharing school facilities with the public, if related suggestions were supported by relevant bureaux, the Planning Department could be cooperative in planning;
- (10) spaces for bicycle facilities had been reserved in planning and consideration would also be given to avoiding frequent boarding and alighting of cyclists and related detailed would be considered during the designing process.

- (11) enough retail floor areas, including areas reserved for establishing street markets, would be reserved to meet the needs of the life of local residents. The government noted Members' views on the mode of street market operation and would forward them to departments concerned for consideration;
- (12) a freezing survey would be conducted for every clearance project, aiming to collect information of existing structures and business operators within the development area and register their current situations so that departments concerned could review their eligibility for rehousing and / or ex-gratia allowance in the future; related freezing survey would be conducted in due course according to the development schedule;
- (13) more than 10 households would be affected by the first stage of the development. The government had released a unified and enhanced ex-gratia compensation and rehousing arrangement in May 2018. Under this arrangement, as to the rehousing of the households living in surveyed squatters or licensed structures, the government had prepared two options. The government would keep the rehousing option, which was provided by the Hong Kong Housing Authority (HA), of enabling the affected households which were eligible to live in the public rental housing units under the jurisdiction of the HA by "passing the means test". Besides, the government would also introduce the rehousing option of enabling the affected households which were eligible to live in the dedicated rehousing estates which were developed and managed by the Hong Kong Housing Society (HS);
- (14) the results of the preliminary evaluation showed that three dedicated rehousing estates in Hung Shui Kiu and North District were enough to rehouse the affected residents. The authorities would review the situation and consider providing more dedicated housing estates as needed;
- (15) the government had taken into consideration such factors as the effective management of the project and the reduction of disturbance to the area in formulating the work schedule;
- (16) the Development Bureau would discuss with and provide assistance to the affected livestock farm operators;
- (17) Members' views on accommodating existing brownfield operations into the multi-storey buildings were noted. However, accommodating brownfield operations into the multi-storey buildings could be a way of making good use of land resources.

He understood that the industry was concerned about the rents of the multi-storey buildings. The Development Bureau was conducting market intention survey so as to further consider the operation mode of the multi-storey buildings. Before the multi-storey buildings were available, the Development Bureau would adopt a multi-pronged approach to assist the affected brownfield operations, including providing advisory services and facilitation measures to operators seeking suitable sites for relocation on planning and land issues. The government was looking for suitable temporary government lands to enable some business operators affected by the clearance operations of the new development area or other government projects to use in the form of short-term leases;

- (18) residential care homes for the elderly / residential care homes for persons with disabilities would not be affected in the first stage of the development; the Development Bureau would discuss with the Labour and Welfare Bureau and the Social Welfare Department about how to provide assistance to the affected Private Residential Care Homes;
- (19) since development projects took a long period of time to be finished, the government need to reserve the government lands (reserve) to meet unforeseen needs of the area; and
- (20) Members' suggestions were noted and the Development Bureau would speed up the launch and implementation of the projects and keep close contact with people of the area during the launch and implementation period.

6. Mr. LAM Chi Keung, Desmond gave comprehensive responses as follows:

- (1) new link roads would be constructed to support the first and second stages of the housing development, enabling vehicles to drive to the proposed public transport interchange of Yuen Ching Road without passing by Kung Um Road, north of Yuen Long Highway. According to the traffic and transport impact assessment, the traffic generated by the Yuen Long South Development would not cause an unacceptable impact on Yuen Ching Road and its traffic volume/capacity (v/c) ratio was lower than 1;
- (2) while conducting the traffic and transport assessment, employment and population figures and Route 11, which was being studied, had been taken into consideration; executive summaries of the study report had been uploaded to the internet;

- (3) at the present stage, the Development Bureau planned to improve part of the Lam Yu Road, carry out improvement works to Tong Yan San Tsuen Interchange and construct related link roads and no road which would affect the existing courts would be constructed at the present stage; and the construction of the proposed new road linking directly to Yuen Ching Road was expected to begin in 2025 or later;
- (4) according to the traffic and transport assessment, the traffic demand would be met only by covering part of the Yuen Long Nullahs for widening Kung Um Road / Kiu Hing Road to two-lane-one-way traffics; In response to views of local people, covering a section of the Yuen Long Nullahs, which was near to Shap Pat Heung Road, in all directions was the most efficient way. Otherwise, the widening of Kung Um Road / Kiu Hing Road could only be implemented after the Tong Yan San Tsuen interchange was improved and new roads were constructed to ease the current busy traffic;
- (5) according to the current environmental permit, only part of the Yuen Long Nullahs was allowed to be covered and the Development Bureau needed to conduct a feasibility study and be approved of updating its environmental permit before covering the section of the Yuen Long Nullahs which was near to Shap Pat Heung Road across the board; if it was feasible to cover this section of the Yuen Long Nullahs, the Development Bureau would discuss with the Transport Department about widening Kung Um Road / Kiu Hing Road near their junction to three-lane traffics;
- (6) the number of train cards of the trains of West Rail Line had been increased to 8 and the train frequency would be further increased. It was expected that when Tun MA Line was put into use across the board, the maximum frequency per hour could be increased to 24, and the frequency would be further increased according to the demand; in the long run, the government would study how to improve passenger capacity of the Northwest New Territories railway after 2031;
- (7) the Development Bureau would discuss with the Transport Department about providing green minibus shuttle service plying between the new development area and West Rail Yuen Long Station;
- (8) the current cycle track planning was a preliminary proposal and the YLDC would be consulted on detailed planning in due course; the current planned cycle track network was an auxiliary transportation network of the new development area and appropriate design which was convenient for cyclists to cross the road and the entrances and exits of vehicles of buildings would be provided; and

- (9) the Development Bureau would study with the Leisure and Cultural Services Department about using open spaces to lay jogging trail network during the process of detailed designing.

7. Mr. YUEN Shing Yip, Kepler gave comprehensive responses as follows:

- (1) it was expected that the current traffic and environmental issues could be improved along with the implementation of the overall Yuen Long South planning;
- (2) the proposed Yuen Ching Road public transport interchange would be set at the “Government, Institution or Community” site which was expected to be used for building a gym. The proposed Yuen Ching Road public transport interchange would be constructed under the gym;
- (3) this time, the Planning Department suggested rezoning schools and their surrounding areas to “Government, Institution or Community” sites and planning fifteen hectares of land for recreational purpose. By doing so, it was believed that there would be spaces for courts; Members’ views on school facilities were noted and the Planning Department would make further discussion with the Education Bureau and the Leisure and Cultural Services Department;
- (4) it took a large area for the construction of a swimming pool and there was no related plan at stages 1 and 2 of the rezoning. The Planning Department would review lands which had not been earmarked for specific uses at the following stages and would continue to pay attention to the needs of the communities;
- (5) the Planning Department had planned at this rezoning to build a wet goods market at a site reserved for the purpose of public housing development; together with departments concerned, the Planning Department would further study about the possibility of adding street markets at the centre of the development area and convenient and accessible “Government, Institution or Community” sites; and
- (6) the purpose of planning multi-storey buildings near to Tong Yan San Tsuen was to relocate the existing brownfield operations. Besides, the current rural industrial use of that place might not be able to match the development of Yuen Long South as a whole; according to the amended Town Planning Board Guidelines No. 13F, operators of brownfield operations could submit applications to the Town Planning Board for

appropriate spaces for open storage.

8. Mr. TANG Sze-wai, Ray said that employment situation of Yuen Long South new development area and other new development areas nearby had been taken into consideration while conducting the traffic and transport impact assessment. Except for using the existing transportation facilities to ply between Yuen Long South new development area and other new development areas, there had been three public transport interchanges planned in the Yuen Long South Development Area and it was also suggested that a public transport interchange should be constructed at Yuen Ching Road. Besides, new shuttle bus service would be provided and the reserved lands could be used to construct an environmentally friendly transport system which connect Yuen Long South to Hung Shui Kiu / Ha Tsuen New Development Area and the proposed Hung Shui Kiu Railway Station. Traffic to and from other new development areas would be dominated by public transport so as to support employments on the district / on nearby district and reduce long distance traffic demand to and from urban areas.

9. Mr. CHAN Shu-fai, Mr. LEUNG Tak-ming, Mr. AU Kwok-kuen, Mr CHAN King-lun, Kisslan and Mr. LAI Kwok-wing, Samuel moved the following motion which was seconded by Mr. CHEUNG Sau-yin, Mr. FONG Ho-hin, Mr. LEE Chun-wai, Mr. HO Wai-pan, Mr. LI Chung-chi, Mr. MO Kai-hong, Mr. SHEK King-ching, Mr. WONG Pak-yu, Mr. NG Hin-wang, Ms. CHAN Mei-lin, Mr. MAK Ip-sing, Mr. WONG Wai-yin, Zachary, Ms. WONG Wing-sze, Mr. TO Ka-lun, Mr. HAU Man-kin, Mr. LAM Ting-wai, Mr. CHEUNG Chi-yeung, Felix and Mr. SZETO Pok-man. The wording of the motion was as follows:

“While the docked bicycle-sharing system has been carried out for years in major modern cities around the world, the Hong Kong Government has all along disregarded bicycles as a mode of transport. Planning for bicycle systems remains backward, and the Government still considers bicycles to be a leisure tool.

To cope with the challenge of climate change and to improve the efficiency of the transport system in the district, this Committee requests the Government to make the new towns of Yuen Long South and Hung Shui Kiu pilot cities with a docked bicycle-sharing system, where bicycles are a key part of the green transport system.”

10. Members voted on the motion mentioned above by a show of hands and have their name recorded. Mr. SZETO Pok-man, Mr CHAN King-lun, Kisslan, Mr. CHAN Shu-fai, Mr. CHEUNG Chi-yeung, Felix, Mr. CHEUNG Sau-yin, Mr. FONG Ho-hin, Mr. HAU Man-kin, Mr. HO Wai-pan, Mr. KWOK Man-ho, Mr. LAI Kwok-wing, Samuel, Mr. LAM Ting-wai, Mr. LEE Chun-wai, Mr. LEUNG Tak-ming, Mr. LI Chung-chi, Mr. MAK Ip-sing, Mr. MO Kai-hong, Mr. NG Hin-wang, Mr.

SHEK King-ching, Mr. TO Ka-lun, Mr. WONG Pak-yu, Mr. WONG Wai-yin, Zachary and Ms. WONG Wing-sze voted in favour of the motion.

11. The Chairman announced that the 22 Members voted for the motion, 0 Member voted against it and 0 Member abstained.

12. Mr. LEUNG Tak-ming and Mr. SZETO Pok-man moved the second motion which was seconded by Mr. FONG Ho-hin, Mr. LEE Chun-wai, Mr. LI Chung-chi, Mr. CHEUNG Chi-yeung, Felix, Mr. CHAN Shu-fai, Mr. CHEUNG Sau-yin, Mr. LAM Ting-wai, Mr. HAU Man-kin, Mr. HO Wai-pan, Mr. LAI Kwok-wing, Samuel, Mr. MAK Ip-sing, Ms. WONG Wing-sze, Mr. TO Ka-lun and Mr. AU Kwok-kuen. The wording of the motion was as follows:

“Yuen Long District lacks job opportunities and relies on external transport services, but the population of the district has grown substantially in recent years. Consequently, the congestion problem has plagued Yuen Long Town, Tong Yan San Tsuen Interchange, Kung Um Road and Kiu Hing Road for a long time, and is worsening. This Committee opposes the bundling of the road improvement works and the projects of the new development area under the planning for Yuen Long South. The Government should, first of all, conduct improvement and extension works at roads, including Tong Yan San Tsuen Interchange, Kung Um Road and Kiu Hing Road, to instantly relieve the existing traffic congestion and vehicle-pedestrian conflicts in Yuen Long South, and then examine the development according to the carrying capacity of the district.”

13. Members voted on the second motion by a show of hands and have their names recored. Mr. SZETO Pok-man, Mr. CHAN King-lun, Kisslan, Mr. CHAN Shu-fai, Mr. CHEUNG Chi-yeung, Felix, Mr. CHEUNG Sau-yin, Mr. FONG Ho-hin, Mr. HAU Man-kin, Mr. HO Wai-pan, Mr. KWOK Man-ho, Mr. LAI Kwok-wing, Samuel, Mr. LAM Ting-wai, Mr. LEE Chun-wai, Mr. LEUNG Tak-ming, Mr. LI Chung-chi, Mr. MAK Ip-sing, Mr. MO Kai-hong, Mr. NG Hin-wang, Mr. SHEK King-ching, Mr. TO Ka-lun, Mr. WONG Pak-yu, Mr. WONG Wai-yin, Zachary and Ms. WONG Wing-sze voted in favour of the motion.

14. The Chairman announced that 22 Members voted for the motion, 0 Member voted against it and 0 Member abstained.

15. The Chairman concluded that Members thought that the traffic supporting facilities and the road planning failed to match the population growth and said that they should consult the Traffic and Transport Committee on related items. The Chairman asked departments to note Members' views and then asked the Secretariat to send letters to departments concerned and the Legislation Council

to forward the motions endorsed by Members.

(Post meeting note: The Secretariat had forwarded the replies of the Legislation Council Secretariat and departments on the motions to Members on 14 July and 17 August respectively.)

Item II: Matters arising:

- (1) Mr. LEUNG Tak-ming, Mr. LAI Kwok-wing, Samuel, Mr. CHAN King-lun, Kisslan, Mr. CHAN Shu-fai and Mr. AU Kwok-kuen proposed to discuss “Rehousing of villagers and works arrangements associated with the site formation and infrastructure works for public housing development at Wang Chau, Yuen Long”
(HTP&DC Paper No. 10/2020)**
-

16. The Chairman welcomed the following representatives of departments to the meeting and discuss with Members:

Mr. TO Kai Cho	Engineer/16 (W), Civil Engineering and Development Department
Ms. LAI Mo Yi	Housing Manager/YLG6, Housing Department
Mr. WONG Kin Wai	Principle Land Executive/YLP (Atg.) (Acquisition Section), Lands Department
Mr. YUEN King Keung	Senior Land Executive/YLP3 (Acquisition Section), Lands Department
Mr. PANG Tak Yuen, Louis	Senior Manager/Clearance (Clearance/HQ Office), Lands Department
Mr. WONG Chun Wah, Vincent	Manager/Clearance (1), Lands Department

17. Views raised by Members were extracted as follows:

- (1) Members enquired that whether departments concerned would make rehousing arrangement for the affected 40-60 households which had not been provided with one so far; besides, since there were residents who had just moved in recently and did not know about the arrangements of land resumption, Members hoped that departments concerned could provide them with information;
- (2) Members enquired that since it was pointed out by departments concerned that “if applicants or any family members listed on their application forms were enjoying any

form of home assistance scheme or related benefits, or they had been deprived of such benefits because they had been enjoying subsidised housing or related benefits, they were not eligible for applying for rehousing arrangement generally. However, the HA and HS had established policies to deal with special conditions”, whether departments concerned would allow 21 affected households which had been benefited from other housing benefits to be rehoused exempting from a means test;

- (3) some residents thought that the compensation mechanism was not reasonable; some Members suggested that, as appropriate, compassionate treatment should be given to the affected residents and more time should be given to them to move out. Members then enquired whether the government would provide relocation allowance;
- (4) Members enquired whether departments concerned had planned to launch a “Special Agricultural Land Rehabilitation Scheme” in Wang Chau;
- (5) Members enquired whether all residents had to move out before the last day of the removal period; they then enquired what actions would be taken by departments concerned if residents refuse to move out for they were unsatisfied with the compensation;
- (6) there were some claim applications submitted by residents to departments concerned more than a year ago which had not been dealt with so far. Members enquired about the work progress of departments concerned;
- (7) Members suggested that departments concerned should improve the arrangement of land resumption procedure, enhance communication with the affected residents as soon as possible and accept opinions of residents; and
- (8) Members enquired about the engineering arrangement of the tunnel built to facilitate tomb sweeping.

18. Mr. PANG Tak Yuen, Louis gave comprehensive responses as follows:

- (1) most of the registered affected residents had been contacted and about 90% of the cases had been completed and households which had not received rehousing arrangement were welcomed to contact the Lands Department. The Lands Department would contact ineligible residents and inform them that they needed to move out before the deadline at the next stage;

- (2) the unified and enhanced ex-gratia compensation and rehousing arrangement released by the government in May 2018 was applicable to all development clearance operations of the government, including the Yuen Long Wang Chau Public Housing Development; the affected residents who had been enjoying other housing welfare were ineligible for rehousing arrangement; but the Lands Department would act accordingly in the light of individual circumstances and relevant policies, including the cases in which divorce, bankruptcy and receiving subsidises under the Comprehensive Social Security Assistance Scheme were involved. At present, 5 related cases were still being processed;
- (3) the Lands Department had posted the notice of land resumption to inform all land occupiers, including residents who had just moved in, that they had to move out by themselves before 15 July. The Lands Department would also go to the sites for pre-clearance. If it was found out that there were ineligible residents who had not moved out before the deadline, the Lands Department would provide assistance accordingly and would refer the cases to other departments for compassionate rehousing or assist them in living in reception centres;
- (4) according to the optimised compensation policy, as long as the affected residents could prove that they had been living in related structures since the day of the freezing survey, they could be entitled to relocation allowance; and
- (5) the Lands Department had been supporting the affected residents to deal with housing problems. If they still could not move out at the last day of the removal period, the Lands Department would refer the cases to other departments or assist related residents in living in reception centres. At the last day of the removal period, the Lands Department would persuade land occupiers to leave by virtue of its power conferred by law. However, if residents concerned refused to leave, the Lands Department had the right to expel them and confiscated all their objects on the structures. Besides, the Lands Department would also contact the Hong Kong Police Force and the Fire Services Department for backup support; as to the cases in which the affected residents could not move out in time, the Lands Department would process them in a discretionary manner.

19. Mr. WONG Kin Wai gave comprehensive responses as follows:

- (1) the government resumed private lands affected by the Yuen Long Wang Chau Public

Housing Development (Phase 1) pursuant to the relevant laws of Hong Kong (including the Lands Resumption Ordinance (Cap. 124) and the Roads (Works, Use and Compensation) Ordinance (Cap. 370)). When the government invoked laws to resume private lands for public use, relevant laws stipulated the entitlements to compensation (i.e. “statutory compensation”) of private land owners, the procedures involved, the basis and principles of assessment of the compensation, and the authority for final determination of compensation rests with the Lands Tribunal;

- (2) except for statutory compensation, the government had constituted ex-gratia land compensation mechanism, which was set as an alternative arrangement and enabled a simple way for dealing with land compensation. As an established practice, when the land resumption procedure began, based on all the lands affected by the public works projects, the government would make compensation suggestions to the affected private land owners;
- (3) currently, most of the affected private landowners had accepted ex-gratia land compensation suggestions made by the Lands Department and the Lands Department was processing a case in which statutory compensation claim was involved;
- (4) the Lands Department would continue to contact with the residents and hoped that they could move out before the last day of the removal period; and
- (5) the purpose of the “Special Agricultural Land Rehabilitation Scheme” constituted by the government was to help farmers affected by the new development area and other government development projects of the same period (including the Yuen Long Wang Chau Public Housing Development) to continue farming. Under the scheme, the government would actively look for appropriate government lands and rent them to the affected farmers with affordable rent after basic works. To that end, the government had released the first batch of 5 lots in the northern part of New Territories for the affected farmers who were eligible to consider and apply to support the clearance operations of Kwu Tung North / Fanling North New Development Area.

20. Mr. TO Kai Cho noted Members’ question on the arrangement of the tunnel works and would forward it to colleagues concerned to reply to the Committee.

(Post meeting note of the Civil Engineering and Development Department: the tunnel works were part of the main road to and from the whole housing development area and were not for the purpose of entering and exiting the funeral area. The tunnel consists of both motorway and pedestrian

walkway. To support the site formation work of Wang Chau, the pedestrian walkway leading from Long Ping Road to the funeral area would need to be temporarily closed and diverted. Since the construction method of site formation was still in the drafting stage, relevant diversion arrangements for pedestrians were not available at present. Site stationing staff and contractors of the Civil Engineering and Development Department would consult relevant stakeholders on the details and arrangements of the temporary pedestrian walkway before the construction began. During the construction period, the Civil Engineering and Development Department would maintain close contact with all stakeholders and closely monitor the operation of the temporary pedestrian walkway to ensure public safety and minimize the impact on villagers.)

21. Mr. LEUNG Tak-ming, CHAN Shu-fai, Mr. LAI Kwok-wing, Samuel, Mr CHAN King-lun, Kisslan and Mr. AU Kwok-kuen moved the following motion which was seconded by Mr. SZETO Pok-man, Mr. CHEUNG Chi-yeung, Felix, Mr. CHEUNG Sau-yin, Mr. FONG Ho-hin, Mr. HAU Man-kin, Mr. HO Wai-pan, Mr. KWOK Man-ho, Mr. LEE Chun-wai, Mr. LI Chung-chi, Mr. MAK Ip-sing, Mr. MO Kai-hong, Mr. NG Hin-wang, Mr. NG Kin-wai, Mr. SHEK King-ching, Mr. TO Ka-lun, Mr. WONG Pak-yu, Mr. WONG Wai-yin, Zachary, Ms. CHAN Mei-lin and Mr. LAM Ting-wai. The wording of the motion was as follows:

“This Committee requests the authorities to do the following while taking forward the first phase of the Wang Chau public housing development:

(1) Exercise discretion to exempt villagers who have sold their public housing units or repaid their mortgage loans from means testing before being rehoused to public rental housing;

(2) Provide transitional housing for villagers who have applied for “agricultural resite” before completion of the resettlement; and

(3) Provide government land in Yuen Long for villagers who intend to resume farming to implement the “Special Agricultural Land Rehabilitation Scheme”, as in the case of the farmers affected in North East New Territories.”

22. Members voted on the motion mentioned above by a show of hands and have their names recorded. Mr. SZETO Pok-man, Mr CHAN King-lun, KisslanMr CHAN King-lun, Kisslan, Mr. CHAN Shu-fai, Mr. CHEUNG Chi-yeung, Felix, Mr. CHEUNG Sau-yin, Mr. FONG Ho-hin, Mr. HAU Man-kin, Mr. KWOK Man-ho, Mr. LAI Kwok-wing, Samuel, Mr. LEE Chun-wai, Mr. LEUNG Tak-ming, Mr. LI Chung-chi, Mr. MAK Ip-sing, Mr. MO Kai-hong, Mr. NG Hin-wang, Mr. TO Ka-lun, Mr. WONG Pak-yu, Mr. WONG Wai-yin, Zachary, Ms. WONG Wing-sze and Mr.

YOUNG Ka-on voted in favour of the motion.

23. The Chairman announced that 20 Members voted for the motion, 0 Member voted against it and 0 Member abstained .

24. The Chairman concluded that departments concerned were expected to deal with requirements on the motion properly before the clearance in Wang Chau.

(Post meeting note: The Secretariat had forwarded the comprehensive replies of the Lands Department to Members on 24 June.)

(2) Mr. LEUNG Tak-ming, Mr. LAI Kwok-wing, Samuel, Mr. CHAN King-lun, Kisslan, Mr. CHAN Shu-fai and Mr AU Kwok-kuen proposed to discuss “The latest progress of public housing development at Long Bin Phase 1 and consultation on Phase 2 development” (HTP&DC Paper No. 10/2020)

25. The Chairman welcomed the following representatives of departments to the meeting and discuss with Members:

Mr. TO Kai Cho Engr/16 (W), Civil Engineering and Development Department

Mr. SIU Yik Ho, Steven Sr Liaison Offr (1), Yuen Long District Office

Mr. WONG Kin Wai Prin Land Ex/YLP (Atg.) (Acquisition Section), Lands Department

Mr. YUEN King Keung Sr Land Ex/YLP3 (Acquisition Section), Lands Department

Mr. PANG Tak Yuen, Sr Mgr/Clearance (Clearance/HQ Office), Lands Department
Louis

Mr. CHEUNG Wai Kai Mgr/Clearance (2) (Clearance (2) Office), Lands Department

26. Views raised by Members were extracted as follows:

(1) Members enquired about the detailed traffic arrangements before the completion of the public transport interchange and whether it was capable of coping with the additional population brought by the public housing development;

(2) Members enquired about the construction arrangements of the footbridge works and noise barriers works of Long Tin Road;

(3) Members enquired whether departments concerned could consult residents of Tong Yan

San Tsuen on traffic plans; and

- (4) Members hoped that departments concerned could provide information of new added bus routes and data of other facilities, such as parking spaces and retail shops.

27. Mr. TO Kai Cho noted Members' questions and would forward them to colleagues concerned to reply to the Committee.

28. The Chairman suggested that related matters should continue to be discussed at the next meeting and asked the Civil Engineering and Development Department to collect related information from the Highways Department and the Transport Department. He also invited departments concerned to the next meeting.

**(4) Mr. CHAN Shu-fai, Mr. LAI Kwok-wing, Samuel, Mr. LEUNG Tak-ming, Mr. AU Kwok-kuen and Mr. CHAN King-lun, Kisslan proposed to discuss “Public housing development for in-situ rehousing in Hung Shui Kiu”
(HTP&DC Paper No. 11/2020)**

29. The Chairman welcomed the following representatives of departments to the meeting and discuss with Members:

Mr. TO Kai Cho Engineer/16 (W), Civil Engineering and Development Department
Mr. SIU Yik Ho, Senior Town Planner/ Yuen Long West 1, Planning Department
Steven

30. Views raised by Members were extracted as follows:

- (1) Members enquired about the predicted number of additional population in Hung Shui Kiu after counting in the housing projects of the government and the housing plans near to Hung Fuk Estate of private developers;
- (2) Members enquired about the number of parking spaces and shops provided by the local rehousing project of Hung Shui Kiu and whether street markets would be provided; Members then enquired whether the Planning Department would propose to provide more public services in Hung Shui Kiu area to meet the demand of population growth and relieve the traffic pressure between Tin Shui Wai and Yuen Long;

- (3) Members enquired whether the plot ratio of the newly built refuse collection point could reach its maximum so that more public services could be provided;
- (4) Members enquired whether the additional population brought by the development would increase the utilisation rate of Hung Fuk Estate Bus Terminal and the number of passengers that the buses would carry; Members then enquired whether the Planning Department had provided the Transport Department with any suggestions on traffic improvement with regard to the development plan; and
- (5) Members required departments concerned to provide the traffic and transport impact assessment to Members for their reference; And it was considered that Members could not master detailed traffic forecast from the executive summaries of the assessment.

31. Mr. SIU Yik Ho, Steven gave comprehensive responses as follows:

- (1) the Hung Shui Kiu dedicated rehousing estates project would be carried out in 3 stages and it was predicted that there would be an additional population of about 1,000 in Hung Shui Kiu / Ha Tsuen New Development Area at the first stage;
- (2) a traffic and transport impact assessment had been done to the Hung Shui Kiu / Ha Tsuen New Development Area and it was considered that the traffic demand could be met after the implementation of related measures. Related executive summaries of the report of the traffic and transport impact assessment had been uploaded to the internet for public reference. Besides, the Planning Department would discuss with departments concerned about suggestions on providing Members with the report of the traffic and transport impact assessment;
- (3) while studying about the development of the Hung Shui Kiu / Ha Tsuen New Development Area, the Planning Department had consult relevant bureaux and departments to learn about community needs and provide facilities in accordance with the “Hong Kong Planning Standards and Guidelines”; he welcomed Members to give specific suggestions and he would then forward them to departments concerned for consideration; and
- (4) he hoped that more information about the housing plans near to Hung Fuk Estate of private developer could be provided so that he could further answer Members’ questions.

32. Mr. TO Kai Cho noted Members' questions on additional population and traffic related items and would reply Members after following up with relevant departments.

(Post meeting note: Related replies had been included in the comprehensive supplementary information provided by the Planning Department.)

33. The Chairman concluded that departments concerned were expected to provide data required by Members after the meeting for Members' reference.

(Post meeting note: The Secretariat had forwarded the comprehensive supplementary information provided by the Planning Department to Members on 28 July.)

**(5) Mr. CHAN Shu-fai, Mr. LAI Kwok-wing, Samuel, Mr. LEUNG Tak-ming, Mr. AU Kwok-kuen and Mr. CHAN King-lun, Kisslan proposed to discuss “Environmentally Friendly Transport System in Hung Shui Kiu”
(HTP&DC Paper No. 12/2020)**

34. The Chairman thought that the Transport Department and the Highways Department were involved in this item and therefore suggested that this item should be designated as a matter arising and discussed at the next meeting, and representatives of departments be invited to the next meeting.

Item III: Other business

35. There being no other business, the meeting ended at 1:20 p.m.

Yuen Long District Council Secretariat
June 2020