

**Minutes of 1242nd Meeting of the
Town Planning Board held on 31.3.2021**

Present

Permanent Secretary for Development
(Planning and Lands)
Ms Bernadette H.H. Linn

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Dr C.H. Hau

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Professor T.S. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr L.T. Kwok

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

Dr Roger C.K. Chan

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Chief Traffic Engineer (New Territories East),

Transport Department

Mr Ken K.K. Yip (a.m.)

Chief Traffic Engineer (New Territories West),

Transport Department

Ms Carrie K.Y. Leung (p.m.)

Chief Engineer (Works)

Home Affairs Department

Mr Gavin C.T. Tse

Assistant Director (Environmental Assessment)

Environmental Protection Department

Mr Terence S.W. Tsang

Assistant Director (Regional 3)

Lands Department

Mr Alan K.L. Lo (a.m.)

Director of Lands
Mr Andrew C.W. Lai (p.m.)

Director of Planning
Mr Ivan M.K. Chung

Deputy Director of Planning/District
Miss Fiona S.Y. Lung

Secretary

Absent with Apologies

Dr Lawrence K.C. Li

Mr Stanley T.S. Choi

Professor Jonathan W.C. Wong

Mr C.H. Tse

Mr Y. S. Wong

In Attendance

Assistant Director of Planning/Board
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board
Ms Johanna W.Y. Cheng (a.m.)
Ms Caroline T.Y. Tang (p.m.)

Senior Town Planner/Town Planning Board
Miss Annie H.Y. Wong (a.m.)
Mr Eric C.Y. Chiu (p.m.)

Opening Remarks

1. The Chairperson said that the meeting would be conducted with video conferencing arrangement.

Tuen Mun & Yuen Long West District

Agenda Item 1

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments in respect of the Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13 and Consideration of Representations and Comments in respect of the Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17 (TPB Papers No. 10728 and 10729)

[The item was conducted in Cantonese and English.]

2. The Secretary reported that the Yuen Long South (YLS) Development involved public housing development and Ove Arup & Partners Hong Kong Ltd. (Arup) was the Government's consultant for the 'Planning and Engineering Study for Housing Sites in YLS – Investigation' (YLS Study), and representations/comments had been submitted by Hong Kong and China Gas Company Limited (HKCG) (R65), a subsidiary of Henderson Land Development Co. Limited (HLD), on the Tong Yan San Tsuen Outline Zoning Plan (TYST OZP) and Ms Mary Mulvihill (R76/C138 on TYST OZP and R31/C167 on Tai Tong Outline Zoning Plan (TT OZP). The following Members had declared interests on the item:

- | | |
|----------------|--|
| Mr Franklin Yu | - being a member of Building Committee of the Hong Kong Housing Authority (HKHA) and having current business dealings with Arup; |
| Mr Y.S. Wong | - being a member of Funds Management Sub-Committee of HKHA; |

- Mr K.K. Cheung
- his firm having current business dealings with HKHA, Arup, HLD and HKCG, and hiring Ms Mary Mulvihill on a contract basis from time to time;
- Mr Alex T.H. Lai
- his former firm having current business dealings with HKHA, Arup, HLD and HKCG, and hiring Ms Mary Mulvihill on a contract basis from time to time;
- Mr Thomas O.S. Ho
- having current business dealings with HKHA and Arup;
- Dr Conrad T.C. Wong
- having current business dealings with HKHA;
- Mr Daniel K.S. Lau
- being an ex-employee of the Hong Kong Housing Society (HKHS) which was in discussion with the Housing Department (HD) on housing development issues;
- Mr L.T. Kwok
- his employing organisation was operating a social service team supported by HKHA and openly bid funding from HKHA;
- Dr Lawrence W.C. Poon
- his spouse being an employee of HD but not involved in planning work;
- Mr Peter K.T. Yuen
- being a member of the Board of Governors of the Hong Kong Arts Centre which had received a donation from an executive director of HLD before;

- Dr C.H Hau - being an employee of the University of Hong Kong which had received a donation from a family member of the Chairman of HLD before;
- Mr Stephen L.H. Liu - being a member of the Council of Hong Kong Polytechnic University (PolyU) which had obtained sponsorship from HLD before;
- Dr Lawrence K.C. Li - being the deputy chairman of the Council of PolyU which had obtained sponsorship from HLD before;
- Mr Andrew C.W. Lai (as Director of Lands) - being a Member of HKHA; and
- Mr Gavin C.T. Tse (as Chief Engineer (Works), Home Affairs Department) - being a representative of the Director of Home Affairs as a member of the Strategic Planning Committee and Subsidised Housing Committee of HKHA.

3. The Secretary reported that Members' interests for having affiliation/business dealings with HKHA/HD were considered indirect as the proposed public housing developments on the two draft OZPs were related to housing sites in general. While noting that Dr Lawrence K.C. Li and Mr Y.S. Wong had tendered apologies for being unable to attend the meeting, the meeting agreed that the interests of Members as declared were indirect as they had no involvement in the YLS Study and/or the representers'/commenters' submissions and the concerned Members could stay in the meeting.

4. The Secretary also reported that four letters were received respectively from 公庵路居民組 (the Resident Group), 公庵路居民組小型屋宇關注小組 (the Concern Group), three livestock farms (德記農場, 順利農場 and 古洞豬場), and Action 18 cum four members

of Yuen Long District Council (YLDC) just before the hearing. Those parties were representers/commenters and the contents of the letters were largely the same as their submitted representations and/or comments which had already been incorporated in the TPB Papers No. 10728 and 10729 (the Papers) as appropriate. They would make their oral submissions at the hearing. Members noted that as the letters were submitted after the statutory publication period of the draft OZPs, they should not be treated as submissions made under section 6(3)(a) of the Town Planning Ordinance (the Ordinance).

Presentation and Question Sessions

5. The Chairperson said that notification had been given to the representers and commenters inviting them to attend the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers and commenters, Members agreed to proceed with the hearing of the representations and comments in their absence.

6. The following government representatives, representers, commenters and representers'/commenter's representatives were invited to the meeting at this point:

Government Representatives

Planning Department (PlanD)

Mr Kepler S.Y. Yuen - District Planning Officer/Tuen Mun & Yuen Long West (DPO/TM&YLW)

Mr Steven Y.H. Siu - Senior Town Planner/Yuen Long West (STP/YLW)

Civil Engineering and Development Department (CEDD)

Mr Desmond C.K Lam - Chief Engineer/West 1 (CE/W1)

Mr Chui Wai Lok - Senior Engineer/District Monitoring Group on Housing Sites/West (SE(DMGHS)/W)

Transport Department (TD)

Mr Ray Y.C. Lai - Senior Engineer/North West (SE/NW)

Consultants

Mr Peter Chan - Director, Arup

Mr Ray Tang - Associate Director, Arup

Representers, Commenters and their Representatives

R1/C38 of TYST OZP and R5/C32 of TT OZP – Yiu Chun Tai (饒春娣)

Ms Yiu Chun Tai - Representor and Commenter

R2 of TYST OZP and R3 of TT OZP – Wan Hing Fung (溫慶豐)

Mr Wan Hing Fung] Representor and
Mr Wan Cheung] Representor's Representative

R4 of TYST OZP and R33 of TT OZP – Leung Tak Ming (梁德明)

Mr Leung Tak Ming - Representor

R5 of TYST OZP and R34 of TT OZP – Ng Ching Yan (伍靜茵)

Ms Ng Ching Yan - Representor

R6/C51 of TYST OZP and R35/C52 of TT OZP – Wong Chor Shan (王楚山)

Mr Wong Chor Shan - Representor and Commenter

R6 of TT OZP – Chan Yat Fai (陳日輝)

Mr Chan Yat Fai] Representor and
Mr Chan Hin] Representor's Representative

R7 of TYST OZP and R52 of TT OZP – Mak Sin Man (麥倩雯)

Ms Mak Sin Man - Representer

C39 of TYST OZP and R11/C33 of TT OZP – Ho Sing Hang (何星行)

Mr Ho Sing Hang - Representer and
Commenter

C12 of TYST OZP and R12/C7 of TT OZP – Lai Kwai Ching (黎桂清)

Mr Lo Chi Keung] Representer's and
Ms Lai Yee Kau] Commenter's
Representatives

C11 of TYST OZP and R13/C6 of TT OZP – Chung Pak Chau (鍾柏秋)

Ms Leung Mei Hing - Representer's and
Commenter's
Representative

R30/C14 of TYST OZP and R16/C8 of TT OZP – Poon Chi Sing (潘志成)

Mr Poon Chi Sing] Representer, Commenter
Mr Ma Ka Chun] and Representer's and
Mr Law Yiu Wa] Commenter's
Representatives

R17 of TT OZP – Ng Chung Man (吳仲文)

Mr Ng Chung Man - Representer

R19 of TYST OZP and R51 of TT OZP – 蔡淑芬

Ms Lam Long Yi - Representer's
Representative

R20 of TYST OZP – Lam Yu Hang (林宇亨)

Mr Lam Yu Hang - Representer

R50/C52 of TYST OZP and R20/C53 of TT OZP – Siu Cheung Bun (蕭祥斌)

C1 of TYST OZP and C1 of TT OZP – 公庵路居民組

C31 of TYST OZP and C24 of TT OZP – Cheung Sze Man (張思敏)

Mr Cheung Sze Man - Commenter and
Representers' and
Commenters'
Representative

R74 of TYST OZP and R22 of TT OZP – Yuen Long Pak Sha Tsuen Village
Office (元朗白沙村村公所)

Mr Leung Yip Hung - Representers'
Representative

R23 of TT OZP – Yu Kwok Chung (俞國忠) and 何桂華

Mr Yu Kwok Chung] Representer and
Mr Fong Chi Fai] Representers'
representative

R24 of TYST OZP – Yeung Ching Man

Ms Yeung Ching Man - Representer

R34 of TYST OZP – Lee Chun Man (李俊文)

Mr Lee Chun Man] Representer and
Ms Yau Kim Lie] Representers'
Ms Leung Shun Hing] Representatives

R69 of TYST OZP and R27 of TT OZP – Fong Ho Hin (方浩軒)

Mr Fong Ho Hin - Representer

R68/C135 of TYST OZP and R28/C168 of TT OZP – Szeto Pok Man (司徒博文)

Mr Szeto Pok Man - Representer and Commenter

R76/C138 of TYST OZP and R31/C169 of TT OZP – Mary Mulvihill

Ms Mary Mulvihill - Representer and Commenter

R37 of TYST OZP – Wong Kwok Chun (黃國俊)

R41 of TYST OZP – Kong Hau Wah (江巧華)

R42 of TYST OZP – Wong Kwong Ming (黃光明)

R45 of TYST OZP – Wong Tak Kwong (黃德光)

Mr Wong Kwok Chun - Representer and Representers' Representative

R40 of TYST OZP – Wong Hung Kwong (黃洪光)

Mr Wong Hung Kwong - Representer

R44 of TYST OZP – Wong Kwok Ching (黃國政)

R46 of TYST OZP – 陳麗娟

Mr Wong Kwok Ching - Representer and Representers' Representative

R78 of TYST OZP and R53 of TT OZP – Chu Chun Sing

Mr Au Kwok Kuen - Representers' Representative

R54/C166 of TT OZP – Wong Yi Po

Mr Wong Shek Fung - Representers' and

Commenter's
Representative

R54 of TYST OZP – Orlando Yiu Kui Chan

Mr Otto Padgett Chan - Representer's
Representative

R55 of TYST OZP – Chan Anson

Mr Anson Chan] Representer and
Mr Ho Shek Tim] Representer's
Representative

R56 of TYST OZP – Chan Johnson

Mr Johnson Chan] Representer and
Mr Ho Shek Tim] Representer's
Representative

R57 of TYST OZP – High Asset Limited

*Anders Surveyors Company
Limited*

Mr Lam Wai Leung - Representer's
Representative

R59/C18 of TYST OZP and C11 of TT OZP – Chu Hing Choi (朱慶才)

Mr Chu Hing Choi - Representer and
Commenter

R64 of TYST OZP – Tsui Ming Tuen (徐明團)

Mr Tsui Ming Tuen] Representer and
Mr Tsui Sum Wah] Representer's
Representative

R65 of TYST OZP – Hong Kong and China Gas Co. Ltd.

Mr Tsang Chung Man	-	Representer's Representative
--------------------	---	---------------------------------

R66/C134 of TYST OZP – Ping Shan Heung Rural Committee (屏山鄉鄉事委員會)

Mr Tang Chi Hok	]	Representer's and
Mr Chan On Cheung	]	Commenter's
Mr Ho Ka Lok	]	Representatives
<i>Goldrich Planners & Surveyors Ltd</i>		
Mr Lau Tak]	
Mr Alan Poon Chi Him]	

R71 of TYST OZP – Lo Chi Shing Ivan

Mr Ivan Lo Chi Shing	-	Representer
----------------------	---	-------------

C8 of TYST OZP and C40 of TT OZP – Wu Yam Fai (胡任輝)

Mr Wu Yam Fai	-	Commenter
---------------	---	-----------

C9 of TYST OZP and C34 of TT OZP – 張秀玲

Mr Leung Chor Ping	-	Commenter's Representative
--------------------	---	-------------------------------

C17 of TYST OZP and C10 of TT OZP – Ng Pui Fong (吳佩芳)

Ms Ng Pui Fong	-	Commenter
----------------	---	-----------

C21 of TYST OZP and C14 of TT OZP – Lee Siu Ling

Ms Chan Sum Mui	-	Commenter's Representative
-----------------	---	-------------------------------

C24 of TYST OZP and C16 of TT OZP – Chan Kam Wah (陳錦華)

Mr Chan Kam Wah	]	Commenter and
Ms Lee Yuk Ling	]	Commenter's
		Representative

C25 of TYST OZP and C17 of TT OZP – Ko Sing Hing (高勝慶)

Ms Ko Sing Hing	-	Commenter
-----------------	---	-----------

C26 of TYST OZP and C18 of TT OZP – Tang Wai Sing (鄧偉昇)

Mr Tang Wai Sing	-	Commenter
------------------	---	-----------

C33 of TYST OZP and C39 of TT OZP – Li Chok Wing (李作榮)

Mr Li Chok Wing	-	Commenter
-----------------	---	-----------

C40 of TYST OZP and C35 of TT OZP – Cheung Koon Hung (張冠雄)

Mr Cheung Koon Hung	-	Commenter
---------------------	---	-----------

C45 of TYST OZP and C45 of TT OZP – Kong Mei Yin (江美英)

Ms Kong Mei Yin	-	Commenter
-----------------	---	-----------

C46 of TYST OZP and C46 of TT OZP – Wong Ho Ching (黃河清)

Ms Wong Ho Ching	-	Commenter
------------------	---	-----------

C47 of TYST OZP and C47 of TT OZP – Chiu Man Yi

Ms Fung Ming Chu	-	Commenter's
		Representative

C48 of TYST OZP and C48 of TT OZP – Lau Man Lung (劉文龍)

Mr Lau Man Lung	-	Commenter
-----------------	---	-----------

C55 of TYST OZP and C56 of TT OZP – Chan Wai (陳鏗)

Mr Lo Pui Wa - Commenter's
Representative

C72 of TYST OZP – Cheung Chi Kai (張致堦)

C99 of TYST OZP – 張煜照

C131 of TYST OZP – Man Lan Fong (文蘭芳)

Mr Cheung Chi Kai] Commenters and
Mr Cheung Chak Wang] Commenters'
Ms Man Lan Fong] Representative

C72 of TT OZP – Wong Ka Wing

Mr Wong Ka Wing - Commenter

C87 of TT OZP – Lai Ching Man

Mr Yeung Wai Cheung - Commenter's
Representative

C110 of TT OZP – Chow Kwok Keung

Ms Yau Lai Ha - Commenter's
Representative

C139 of TYST OZP and C171 of TT OZP – Hon Steven Ho Chun Yin (何俊賢)

Mr Chui King Hang - Commenter's
Representative

C146 of TT OZP – Lam Cheuk Kwong

Mr Lam Cheuk Kwong - Commenter

C164 of TT OZP – Yau Siu Ha

Ms Yau Siu Ha - Commenter

C165 of TT OZP – Yau Ching Woon

Ms Yau Ching Woon

-

Commenter

7. The Chairperson extended a welcome. She then briefly explained the procedures of the hearing. She said that PlanD's representatives would be invited to brief Members on the representations and comments. The representers, commenters and their representatives would then be invited to make oral submissions. To ensure the efficient operation of the hearing, each representer, commenter or his/her representative would be allotted 10 minutes for making oral submissions. There was a timer device to alert the representers, commenters or their representatives two minutes before the allotted time was to expire, and when the allotted time limit was up. A question and answer (Q&A) session would be held after all attending representers, commenters and their representatives had completed their oral submissions. Members could direct their questions to the government representatives or the representers, commenters and their representatives. After the Q&A session, government representatives, the representers, commenters or their representatives would be invited to leave the meeting. The Town Planning Board (the Board) would deliberate on the representations and comments in their absence and inform the representers and commenters of the Board's decision in due course.

8. The Chairperson invited PlanD's representative to brief Members on the representations and comments.

9. With the aid of a PowerPoint presentation, Mr Steven Y.H. Siu, STP/YLW, PlanD briefed Members on the representations and comments, including the background of the amendments, the grounds/views/proposals of the representers and commenters, planning assessments and PlanD's views on the representations and comments as detailed in the Papers.

[Mr Franklin Yu arrived to join the meeting during PlanD's presentation.]

10. The Chairperson then invited the representers, commenters and their representatives to elaborate on their representations/comments.

R1/C38 of TYST OZP and R5/C32 of TT OZP – Yiu Chun Tai

11. Ms Yiu Chun Tai made the following main points:

- (a) she was a resident at Kung Um Road for a long time; and
- (b) she objected to land resumption for the YLS Development. If her land had to be resumed, she demanded reasonable compensation and rehousing (C&R) arrangement. The rehousing flats should be in the vicinity of Kung Um Road with three bedrooms and a living room to accommodate a 4-person household, and should be priced at half of the market value. More parking spaces should also be provided.

R2 of TYST OZP and R3 of TT OZP – Wan Hing Fung

12. Mr Wan Cheung made the following main points:

- (a) he was a non-indigenous villager living in a house with his family at the southern end of Kung Um Road. His father, who owned the house and who had been living there for over 30 years and had enjoyed living in the rural setting, was concerned about the land resumption and rehousing arrangement;
- (b) while there was a need for more housing, the interests of the existing non-indigenous villagers in the YLS area should not be ignored. Under the prevailing C&R policy, non-indigenous villagers would only be offered ex-gratia compensation but no rehousing/village resite would be provided;
- (c) according to information collected by the Resident Group, the compensation rates for land with agricultural and building status were about \$1,000 and \$2,000 per square foot respectively. The rates were unreasonable and far below the land sale value;
- (d) the Lands Department (LandsD) advised the affected residents that their

houses would be compensated based on professional valuation. However, the valuation system was not transparent and no details had been provided. Given the high property prices in Hong Kong, he was worried that the monetary compensation would not be adequate for him to buy another flat/house;

- (e) it was unfair for the Government to offer different compensation packages for the indigenous villagers which included village resite or rehousing option, while non-indigenous villagers were only entitled to ex-gratia compensation;
- (f) three sites were reserved for resite of indigenous villages under the development proposal of YLS but only about five households of indigenous villagers would be affected. However, there was no such arrangement for the approximately 30 affected households of non-indigenous villagers comprising about 200 people. He suggested that the “Village Type Development (1)” (“V(1)”) zone should be extended, for example to cover land to the south of Shan Ha, to reserve some land for resite of non-indigenous villagers; and
- (g) more village resites or rehousing options should be provided for the affected non-indigenous villagers to maintain their rural lifestyle. Otherwise, he would refuse to move out.

R4 of TYST OZP and R33 of TT OZP – Leung Tak Ming

13. Mr Leung Tak Ming made the following main points:

- (a) he was a member of YLDC and a former member of the Land Justice League;
- (b) Yuen Long district which housed over half a million people was the fourth largest district by population in Hong Kong. With implementation of the planned developments including the Hung Shui Kui/Ha Tsuen New Development Area (HSK/HT NDA), the public housing developments at Long Bin, Wang Chau and Kam Tin South, etc., the population in Yuen Long

would increase by about 0.6 to 0.7 million people;

- (c) the adverse traffic impact due to the planned developments and additional population could not be addressed by the proposed traffic improvement measures including the enhanced services of the West Rail Line (WRL) and the provision of Route 11. The traffic bottleneck would be shifted from Yuen Long to elsewhere such as Tuen Mun or Tsing Yi. Without properly addressing the traffic issue, it was difficult for residents in the New Territories West (NTW) to commute to the urban area for work;
- (d) it was stated in the Papers that all the assessed road links would be operating at a volume/capacity (V/C) ratio below 1.2. TD previously indicated that lower V/C ratios of around 1 would already be very congested but now claimed that V/C ratio of 1.2 would be a manageable degree of congestion. There was a deficiency of information on adverse traffic impacts for the Board to make a decision;
- (e) it was also stated in the Papers that based on the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), the planned provision for government, institution and community (GIC) facilities in Yuen Long district was generally adequate to meet the demand of the overall planned population. Nevertheless, the HKPSG which had not undergone any public consultation was a set of subjective standards and guidelines that could not meet the public's aspirations;
- (f) social impact assessment (SIA) was not conducted for the proposed YLS Development and the human dimension was not taken into consideration;
- (g) the domestic plot ratio (PR) for public housing sites at Long Bin was already increased by up to 30%, which should have fully used up any spare infrastructure capacity. The PR proposed in the YLS Development was too high. He enquired how traffic capacities and GIC facilities could be further enhanced to cater for the YLS Development;

- (h) the studies to investigate the potential Environmentally Friendly Transport Services (EFTS) arrangement to connect HSK/HT NDA with the YLS Development were currently being undertaken. Without the study findings, there was insufficient information for the Board to consider the proposed amendments to the OZPs;
- (i) land for multi-storey building (MSB) developments to accommodate brownfield operations would be reserved in the proposed “Other Specified Uses” annotated “Storage and Warehouse Use” (“OU(SW)”) zones. As these “OU” zones would be located at a distance from domestic developments, the affected livestock farms should be allowed to relocate and operate in these “OU” zones; and
- (j) about one hectare (ha) of land within the area under Amendment Item A3 under TYST OZP should be reserved for village resite for the affected non-indigenous villagers.

R5 of TYST OZP and R34 of TT OZP – Ng Ching Yan

14. Ms Ng Ching Yan made the following main points:

- (a) there was insufficient provision of community facilities and job opportunities in the YLS Development. The market planned in the YLS Development should be a public market managed by the Food and Environmental Hygiene Department rather than privately managed by say the Link Real Estate Investment Trust;
- (b) from her personal knowledge, she disagreed with PlanD’s responses in the Papers that there was planned surplus in the provision of open space in Yuen Long district in accordance with the HKPSG. The HKPSG standards were outdated and should be reviewed;
- (c) it was unreasonable to offer different compensation arrangements for the indigenous and non-indigenous villagers. According to the findings of the

Land Justice League, the compensation for an occupant of a registered squatter of 20m² for 30 years was about \$210,000 only, which was inadequate. The Board had to enquire about compensation matters as it was a key gatekeeper for endorsing plans for these NDAs; and

- (d) since there would be a forecasted decline in population of Hong Kong in 2037, she questioned the need for more NDAs. Also, it was not sustainable to destroy the existing agricultural land in YLS and develop an Agricultural Park (Agri-Park) elsewhere.

R6/C51 of TYST OZP and R35/C52 of TT OZP – Wong Chor Shan

15. Mr Wong Chor Shan made the following main points:

- (a) he had been living at Kung Um Road for over 30 years. It was a rural area with mainly agricultural land and pigeon farms when he moved there. Then, the area was further developed with more rural settlements, warehouses and low-rise residential developments. The villagers had good social ties with one another;
- (b) he realised that he could no longer enjoy the existing rural lifestyle since he knew about the YLS Study in 2012. He objected to land resumption for the YLS Development. Instead, reclamation and country parks should be the sources of housing land supply for new town developments;
- (c) it was unreasonable for the Government to request the affected residents to produce evidence, such as old electricity bills, to prove their duration of residence in the affected structures for assessing their compensation;
- (d) while development might be unavoidable, there should be adequate C&R arrangement including ‘land for land’ compensation, village house resite, in-situ rehousing, rehousing flats offered at cost price to the affected residents, rent reduction and exemption from ‘Well-off Tenants Policies’ for residents assigned with public rental units, increased compensation for

business operators, etc.;

- (e) a cross-bureaux/departments co-ordination office should be set up to oversee implementation of the YLS Development so that impacts on the existing residents during phased construction could be minimised and to provide 'one-stop' information services for the affected stakeholders;
- (f) the traffic impact assessment (TIA) of the YLS Development and the road design should be released for public inspection;
- (g) the decking of the nullah for the widening of Kung Um Road should be carried out in phases and a cycle track connecting to Yuen Long Town Centre and the Tai Lam Country Park should be provided on the widened roads;
- (h) the proposed temporary driving school at Shan Ha Road would be in conflict with the planned population and schools of the YLS Development. Planning permission should hence not be granted for the driving school; and
- (i) without a holistic plan for traffic improvement in NTW, he objected to the YLS Development. The existing road network and public transport system were already overloaded and could not cater for the planned population of the YLS Development, not to mention the addition of other new housing developments. For instance, there was serious traffic congestion at Pok Oi Interchange during the peak hours, insufficient WRL service and green minibus feeder service, tailback of vehicles to Tuen Mun at Yuen Long Highway, etc. The widening of Tuen Mun Road set a bad example to demonstrate that the proposed widening of Yuen Long Highway would not be an effective traffic improvement measure to address the traffic impact of the YLS Development.

[Mr K.K. Cheung left the meeting temporarily during Mr Wong's presentation.]

R6 of TT OZP – Chan Yat Fai

16. Mr Chan Him made the following main points:

- (a) he was a property owner in southern Tong Yan San Tsuen and he demanded reasonable compensation arrangement;
- (b) it was unreasonable for the Government to resume land in Tong Yan San Tsuen for low-density private residential development and construction of a new road but not for public housing; and
- (c) the proposed MSB developments were not an effective way for reprovisioning of the existing brownfield operations, which involved heavy machineries and could not be accommodated therein.

C39 of TYST OZP and R11/C33 of TT OZP – Ho Sing Hang

17. Mr Ho Sing Hang made the following main points:

- (a) he had been a resident at Kung Um Road for many years. He liked the rural living environment and demanded ‘land for land’ compensation arrangement so that he could rebuild a house in a rural setting;
- (b) he did not object to land resumption but it should not be based on the Land Resumption Ordinance which was outdated;
- (c) 60% of land in the YLS Development Area (DA) should be used for public housing development to address the needs of occupants living in subdivided flats and temporary rooftop structures;
- (d) for land owners whose land would be resumed, they should be exempted from Total Asset Value test and ‘Well-off Tenants Policies’ if they chose to reside in public housing or should be allowed to pay at cost price for

subsidised sale flats (SSFs);

- (e) he had spent most of his lifetime in the YLS area in which he had his property and many good memories and social ties. He played a song to express that he was unwilling to leave his home; and
- (f) the existing traffic problem was severe and traffic accidents in Tuen Mun would cause vehicles to tailback to Yuen Long.

[Mr Peter K.T. Yuen left the meeting temporarily during Mr Ho's presentation.]

C12 of TYST OZP and R12/C7 of TT OZP – Lai Kwai Ching

18. Mr Lo Ching Keung made the following main points:

- (a) he had been a resident in Tong Yan San Tsuen for 60 years. He was shocked when he knew that his property would be resumed;
- (b) he played an audio of the interview of Mr Andrew C.W. Lai, the Director of Lands (D of Lands) in Episode 6 of "Searching For Land" who said that land resumption for NDAs would be lawful and reasonable. However, D of Lands had missed out the important human and social dimensions that should be duly considered in the land resumption process;
- (c) the land on which his property was located was proposed to be an amenity area in the YLS Development Stage 2. He objected to resumption of his property for an amenity area and he opted to stay put in his residence which was home to his family of six members including elderly and small kids. If the resumption of his property was unavoidable, he requested to postpone the resumption to the latter stage so that the elder of his family could enjoy residing in the property for a longer time;
- (d) private developers paid \$3,690 and \$5,500 per square foot in 2011 and 2019 respectively to purchase land in Yuen Long for residential developments.

In comparison, the resumption rate offered by the Government which only ranged from \$1,000 to \$2,000 per square foot was very unreasonable. The monetary compensation would be insufficient for him to buy a flat in Yuen Long and his family would have no place to reside in;

- (e) he demanded local rehousing in Tong Yan San Tsuen and in the Kung Um Road area for the affected households (about 400); and
- (f) he enquired if the Special Ex-gratia Cash Allowance previously offered for the Kwu Tung North and Fanling North NDAs would be applied to the YLS Development.

C11 of TYST OZP and R13/C6 of TT OZP – Chung Pak Chau

19. Ms Leung Mei Hing made the following main points:

- (a) the rights of property owners should be protected in accordance with Article 105 of the Basic Law. The properties of non-indigenous villagers should also be protected;
- (b) she was a non-indigenous villager who had resided in Pak Sha Tsuen for some ten years. The villagers had contributed to building up the existing community, including building the access road by themselves. While the objective of the YLS Development for housing supply was supported, the existing residents in the YLS area would be affected. Assistance should be provided to those affected to avoid conflicts; and
- (c) she demanded local rehousing to maintain the rural lifestyle. Three sites were reserved on the two OZPs for resite of indigenous villages. The village resite zone near Shan Ha should be extended to reserve land for resiting non-indigenous villages with about 30 households.

R30/C14 of TYST OZP and R16/C8 of TT OZP – Poon Chi Sing

20. Mr Ma Ka Chun made the following main points:

- (a) he had been a resident at Kung Um Road since 1988. His family moved to the YLS area when their business operations were displaced by the road widening works of Ma Tin Road. He liked living in the rural environment of Kung Um Road, which was convenient and close to Yuen Long;
- (b) some villagers of the Resident Group had moved to the YLS area as they were affected by previous government projects elsewhere and now they would have to move again because of the YLS Development. He demanded reservation of land for relocation of non-indigenous villagers;
- (c) he participated in all three stages of community engagement of the YLS Study. After the community engagement, the Resident Group wanted to obtain more information about the implementation of the YLS Development but there had been limited contacts with government departments due to the COVID-19 pandemic. The social workers of the Hong Kong Lutheran Social Service appointed by CEDD had only contacted the affected residents, but not the business operators. He doubted if the Government had obtained information about the brownfield operations;
- (d) the proposed sewage treatment works (STW) was originally proposed to be located to the west of Muk Kiu Tau Tsuen, in the northern end of Kung Um Road, on the Preliminary Outline Development Plan (PODP) in 2014. The STW had changed to the current location at the southern end of Kung Um Road as shown on the Draft Recommended Outline Development Plan (RODP) which was made available in 2016. He doubted whether the current location, which was on higher ground and was at a distance from the planned public housing developments, was a suitable site for the STW. The 30-month consultancy study related to effluent polishing plants in Hung Shui Kiu and YLS had been recently commissioned by the Drainage Services Department and the detailed design of the sewerage facilities was

not yet available. The implication of the sewerage arrangement on the location of the proposed STW was yet to be determined. It was also a waste of resources as a 9-km pipeline was required to be built to link the proposed STW to the Wang Chau STW before discharging into Deep Bay; and

- (e) while there were some ground investigation (GI) works at specific locations, no comprehensive GI report was available to support the proposal of the YLS Development.

[Mr K.K. Cheung rejoined the meeting, Mr Alex T.H. Lai left the meeting and Dr Venus Y.H. Lun and Miss Winnie W.M. Ng left the meeting temporarily during Mr Ma's presentation.]

R17 of TT OZP – Ng Chung Man

21. Mr Ng Chung Man made the following main points:

- (a) he had been a non-indigenous villager of Pak Sha Tsuen for 40 years. His family started living there when his father bought a piece of land (about 7,000 square feet) and built a 3-storey house there;
- (b) whilst the acute housing demand and the need for development were recognised, the prevailing C&R arrangement was unreasonable. There was only ex-gratia cash allowance for house owners who were non-indigenous villagers. He noted that concerns pertinent to the C&R arrangement for the YLS Development would be dealt with separately by LandsD and the subject might generally be considered outside the ambit of the Board. However, he was of view that the Board had a role in the matter and the outdated C&R policy should be reviewed;
- (c) he observed that more than half of the affected villagers were over 70 years old. As a counsellor by profession, he knew that the elders would be greatly affected by the proposed development since they were used to the rural living environment and could not adapt to living in flats in high-rise

buildings, and the support from their social network with neighbours would also be lost; and

- (d) it would be a win-win situation if the Government could reserve land at the three village resite areas (Item C) for resite of their respective village (30 affected households with about 200 non-indigenous villagers). The Concern Group demanded that the Government should grant them building licences so they could rebuild village houses by themselves.

R50/C52 of TYST OZP and R20/C53 of TT OZP - Siu Cheung Bun

C1 of TYST OZP and C1 of TT OZP - 公庵路居民組

C31 of TYST OZP and C24 of TT OZP - Cheung Sze Man

22. Mr Cheung Sze Man made the following main points:

- (a) he had lived at Kung Um Road for 40 years. His mother had lived there since the 1960s. They used to cultivate farmland and operate a livestock farm till the 1990s. His father owned a property in YLS and enjoyed the rural living environment;
- (b) he and his family had grave concern on land resumption and the rehousing arrangement since the announcement of the YLS Study in 2012. Under the Land Resumption Ordinance, they would only have ex-gratia cash allowance and would be required to move to far away areas or districts such as Hung Shui Kiu and North District. He considered the arrangement was not acceptable especially for the elders who were only familiar with the YLS neighbourhood;
- (c) whilst the needs for development and increasing housing supply were acknowledged, there should be people-oriented C&R arrangement for the affected residents. The views of the non-indigenous villagers should be heard and their rights should be respected;

- (d) to gain support from the affected residents, the Government should provide different C&R options for the non-indigenous villagers. He suggested that areas zoned “Open Space” (“O”) and “Government, Institution or Community (2)” (“G/IC(2)”) under Items A2 and A4 (to the west of Muk Kiu Tau Tsuen) on TYST OZP should be reserved for designated rehousing estate (DRE). Nonetheless, PlanD responded that those sites were considered inappropriate for DRE without proposing alternative sites. In any case, only about 1 ha of land would need to be reserved to allow resiting the 30 households in the village. Taking the need to maintain social network into consideration, in-situ rehousing within the YLS area should be provided;
- (e) his land was zoned for low-density residential development. It was not right to resume his land for developers to build luxury housing. Given the scarcity of the land resource, more land should be used for the provision of public housing instead of private housing;
- (f) some warehouses in the YLS area were renovated from abandoned livestock farms. The capital cost for fire services installations and providing drainage facilities should be compensated. It was not reasonable for the Government to only offer relocation allowance;
- (g) the YLS Development would be implemented by phases. According to the experience of residents in Kwu Tung North, there would be environmental impacts during the construction of the early phase of the YLS Development on those who would continue to reside there until later stage resumption including the elders in the residential care home for the elderly. The affected social welfare facilities should be timely reprovisioned;
- (h) the junction of Kung Um Road and Shap Pat Heung Road was poorly designed which resulted in traffic congestion. Since the opening of the Tuen Mun-Chek Lap Kok Link, the traffic to Tuen Mun via Yuen Long Highway had frequently tailed back to Lam Tei. He expected that implementation of the proposed Road L1 would bring about some

improvement to the local traffic;

- (i) for the residents' complaints on odour nuisance from the existing pig farms, he questioned whether the Government had liaised with the pig farm operators to identify mitigation measures, before proposing the relocation of pig farms;
- (j) he represented two other residents who could not attend the hearing but had recorded videos for oral submissions. He played the first video from Mr To who had been living in the YLS area for over 30 years. Mr To demanded the reprovision of a piece of land of 1,000 square feet for him to rebuild his house; and
- (k) he played the second video from Mr Siu. Mr Siu had been living and operating a vehicle repair workshop in the YLS area since 1993 and had maintained a good relationship with the neighbours. The social network would be broken after implementation of the YLS Development unless the affected residents could be rehoused together. The affected residents should therefore be allowed to choose to live in public rental housing (PRH) or SSFs in the YLS Development Stage 1. Moreover, in view of the large number of brownfield operations in the YLS area and their contributions to the economy, there should be land reserved for reprovision or relocation of brownfield operations. Mr Siu suggested that the Government should build a facility for consolidating vehicle repair workshops which would allow them to relocate and continue to make a living. Mr Siu also suggested that 70% of land should be used for public housing developments.

R74 of TYST OZP and R22 of TT OZP – Yuen Long Pak Sha Tsuen Village Office

23. Mr Leung Yip Hung made the following main points:

- (a) he represented Pak Sha Tsuen Village Office for making three proposals with respect to the two subject OZPs;

- (b) firstly, Tong Yan San Tsuen and Tai Tong were divided by Kung Um Road and Kiu Hing Road. To let the villagers have a comprehensive picture of the YLS Development in particular the road network, the proposed major transport infrastructures and improvement measures under the YLS Study as shown on Drawing H-4 of the Papers should be incorporated into the OZPs;
- (c) secondly, an area (zoned “Undetermined”) that was sandwiched between the southern edge of the main amendment items and areas zoned “V” and “Residential (Group C)” further south, should be incorporated into the YLS Development Stage 1; and
- (d) thirdly, for comprehensive planning of the Tai Tong area and the convenience of students, a direct road connecting Tai Tong Road and the proposed four schools (located to the south of Muk Kiu Tau Tsuen) was suggested. This would reduce the traffic flow to Tai Tong via Kiu Hing Road.

R23 of TT OZP – Yu Kwok Chung and 何桂華

24. Mr Yu Kwok Chung made the following main points:

- (a) he was a village representative of Wong Nai Tun Tsuen;
- (b) while some livestock farms in the YLS area treated livestock waste properly, the chicken farms and pig farm adjacent to Wong Nai Tun Tsuen did not. He played a video showing sewage being discharged directly from the said pig farm to the footpath and agricultural land nearby. When he was a teenager, the sewage with livestock waste was discharged into the nullah which was filled with polluted sediments. There had been odour nuisance for years. He welcomed the recommendation of the YLS Study that these livestock farms be removed to make way for development; and

- (c) the YLS Development should not affect the good quality agricultural land at Yeung Ka Tsuen. The Government should not only consult the Shap Pat Heung Rural Committee, but also the villagers.

[Mr K.K. Cheung left the meeting temporarily during Mr Yu's presentation.]

R24 of TYST OZP - Yeung Ching Man

25. Ms Yeung Ching Man made the following main points:

- (a) she was a member of a district organisation, Action 18. She was also actively participating in promoting local agriculture and was concerned about development of the local agricultural industry;
- (b) the development in Hong Kong was against the global trend of promoting local food supply. According to a 2020 global report on food crisis by an alliance of the United Nations, the world was facing global food crises due to climate change. Singapore had established its Food Agency since 2018 to promote the adoption of technology in the farming industry with a view to producing 30% of its food supply locally by 2030;
- (c) about half of the five ha of agricultural land in YLS DA, which consisted of active farmland and livestock farms that played an important role in the local food supply, would be affected by the YLS Development. Although the livestock farms would generate environmental nuisance, the Government should provide aid to the operators to adopt advanced technology to upgrade their operations. Noting that the active agricultural land in the southeast of Tong Yan San Tsuen and a chicken farm in the Tai Tong area would be retained, the affected livestock farms could be relocated to these areas. Also, the Government should increase the compensation for the affected farmers and in-situ reprovisioning of farmland should be arranged. It was not practical to relocate all the farmland affected by Government projects to the proposed Agri-Park;

- (d) while ex-gratia cash allowance would be offered to the property owners, they were not eligible to buy SSFs. It would be difficult for them to find affordable private flats;
- (e) there would be an additional planned population of about half a million in Yuen Long district. Yuen Long Town Centre was already very congested and the traffic problem would be worsened; and
- (f) community facilities in the YLS Development should be timely provided. The proposed market should not be made available only after the population in-take of the YLS Development Stage 2. Otherwise, it would be inconvenient for the future residents who moved in at the early stage and would need to commute to Yuen Long Town Centre to purchase daily necessities and cause overcrowding there.

R69 of TYST OZP and R27 of TT OZP – Fong Ho Hin

26. Mr Fong Ho Hin made the following main points:

- (a) he was a member of YLDC and Action 18;
- (b) the YLS Development should not be a burden on Yuen Long Town Centre which was already congested. From the experience of Tin Shui Wai New Town, since no public market was proposed in the YLS Development, residents would likely have to travel to Yuen Long Town Centre, rather than Hung Shui Kiu, for daily goods. To minimise such kind of commuting between YLS and Yuen Long Town Centre, a public market should be provided in the YLS Development;
- (c) traffic congestion was serious in Yuen Long, say at Pok Oi Interchange, and the influx of new population would worsen the problem. It took half or even an hour to travel from Yuen Long Town Centre to Kung Um Road by taxi; and

- (d) cycling should not be regarded as a leisure activity but an essential mode of transport. A cycle track should be provided to connect the YLS Development with Yuen Long Town Centre.

R68/C135 of TYST OZP and R28/C168 of TT OZP - Szeto Pok Man

27. Mr Szeto Pok Man made the following main points:

- (a) he was a member of YLDC and Action 18;
- (b) it was inappropriate for the Government to bundle the YLS Development with the proposed transport infrastructures and force them to agree with the YLS Development if they wished to have the transport improvements;
- (c) the planned population of the YLS Development Stages 1 and 2 was about 52,000. To avoid straining the capacity of public services and road network of Yuen Long district, community facilities and infrastructures to support the YLS Development should be provided prior to the population in-take;
- (d) according to the Papers, there was a lack of hospital beds in Yuen Long district. The capacity of hospitals in the NTW Cluster had been overloaded. The NTW Cluster could not cater for the demand generated from the new population of the YLS Development;
- (e) the cycle tracks at Wong Nai Tun Tsuen and Pak Sha Tsuen would be connected with the proposed cycle track along Road D1 to the YLS DA. Since Kung Um Road was currently a common and direct cycling route between YLS and Yuen Long Town Centre, a cycle track along the road should be provided;
- (f) without the provision of new slip roads or exits along Yuen Long Highway, the traffic issue could not be addressed by the construction of Route 11. It was because most of the traffic could not be diverted to other areas but

would have to pass through Yuen Long Highway via Pok Oi Interchange and Tong Yan San Tsuen Interchange which were already congested. A V/C ratio of 1.2 should be regarded as a very congested situation;

- (g) while Kung Um Road and Kiu Hing Road would be upgraded to a pair of key district connectors, the local road of Kiu Hing Road and Wong Nai Tun Tsuen Road would not be widened. This local road section would be a bottleneck for traffic between the Tai Tong area and the YLS DA;
- (h) he learnt from the operators of the affected pig farms that they intended to continue their business and were willing to upgrade their operations. Without special arrangement or aid from the Government, it would be difficult for the affected operators to relocate their pig farms and he was not aware of any successful case; and
- (i) the objective of the YLS Development was to provide a quality living environment for the general public. The future living quality of the affected residents should also be addressed and thus local rehousing should be arranged, such as to provide flats by the HKHS.

[Mr Philip S.L. Kan joined the meeting during Mr Szeto's presentation.]

[Mr Wilson Y.W. Fung and Ms Sandy H.Y. Wong left the meeting temporarily at this point.]

[The meeting was adjourned for lunch break at 1:05 p.m.]

28. The meeting was resumed at 2:10 p.m.

29. The following Members and the Secretary were present at the resumed meeting:

Permanent Secretary for Development
(Planning and Lands)
Ms Bernadette H.H. Linn

Chairperson

Mr Lincoln L.H. Huang

Vice-Chairperson

Mr Stephen L.H. Liu

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Dr C.H. Hau

Mr Thomas O.S. Ho

Professor T.S. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr L.T. Kwok

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

Dr Roger C.K. Chan

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Assistant Director (Environmental Assessment)
Environmental Protection Department
Mr Terence S.W. Tsang

Director of Lands
Mr Andrew C.W. Lai

Chief Engineer (Works)
Home Affairs Department
Mr Gavin C.T. Tse

Chief Traffic Engineer (New Territories West)
Transport Department
Ms Carrie K.Y. Leung

Director of Planning
Mr Ivan M.K. Chung

[Dr Jeanne C.Y. Ng joined and Mr K.K. Cheung and Ms Winnie W.M. Ng rejoined the meeting at this point.]

30. The following government representatives, representers, commeters and representers'/commenters' representatives were invited to the meeting at this point:

Government Representatives

PlanD

Mr Kepler S.Y. Yuen - DPO/TM&YLW

Mr Steven Y.H. Siu - STP/YLW

CEDD

Mr Desmond C.K Lam - CE/W1

Mr Chui Wai Lok - SE(DMGHS)/W

TD

Mr Ray Y.C. Lai - SE/NW

Consultants

Mr Peter Chan - Director, Arup

Mr Ray Tang - Associate Director, Arup

Representers, Commenters and their Representatives

R6/C51 of TYST OZP and R35/C52 of TT OZP – Wong Chor Shan

Mr Wong Chor Shan - Representer and Commenter

R6 of TT OZP – Chan Yat Fai

Mr Chan Yat Fai] Representer and
Mr Chan Him] Representer's Representative

C12 of TYST OZP and R12/C7 of TT OZP – Lai Kwai Ching

Mr Lo Chi Keung] Representer and
Ms Lai Yee Kau] Commenter's Representatives

R30/C14 of TYST OZP and R16/C8 of TT OZP – Poon Chi Sing

Mr Poon Chi Sing] Representer, Commenter
Mr Ma Ka Chun] and Representer and
Mr Law Yiu Wa] Commenter's Representatives

R17 of TT OZP – Ng Chung Man

Mr Ng Chung Man - Representer

R50/C52 of TYST OZP and R20/C53 of TT OZP – Siu Cheung Bun

C1 of TYST OZP and C1 of TT OZP – 公庵路居民組

C31 of TYST OZP and C24 of TT OZP – Cheung Sze Man

Mr Cheung Sze Man - Representers, Commenters and Representers and

Commenters'
Representative

R34 of TYST OZP - Lee Chun Man

Ms Leung Shun Hing - Representers's
Representative

R76/C138 of TYST OZP and R31/C169 of TT OZP - Mary Mulvihill

Ms Mary Mulvihill - Representer and
Commenter

R37 of TYST OZP - Wong Kwok Chun

R41 of TYST OZP - Kong Hau Wah

R42 of TYST OZP - Wong Kwong Ming

R45 of TYST OZP - Wong Tak Kwong

Mr Wong Kwok Chun - Representer and
Representers'
Representative

R40 of TYST OZP - Wong Hung Kwong

Mr Wong Hung Kwong - Representer

R44 of TYST OZP - Wong Kwok Ching

R46 of TYST OZP - 陳麗娟

Mr Wong Kwok Ching - Representer and
Representer's
Representative

R78 of TYST OZP and R53 of TT OZP - Chu Chun Sing

Mr Au Kwok Kuen - Representer's
Representative

R55 of TYST OZP – Chan Anson

Mr Anson Chan	]	Representer and
Mr Ho Shek Tim	]	Representer's Representative

R56 of TYST OZP – Chan Johnson

Mr Johnson Chan	]	Representer and
Mr Ho Shek Tim	]	Representer's Representative

R57 of TYST OZP – High Asset Limited

<i>Anders Surveyors Company Limited</i>		Representer's Representative
Mr Lam Wai Leung	-	

R59/C18 of TYST OZP and C11 of TT OZP – Chu Hing Choi

Mr Chu Hing Choi	-	Representer and Commenter
------------------	---	------------------------------

R65 of TYST OZP – HKCG

Mr Tsang Chung Man	-	Representer's representative
--------------------	---	---------------------------------

R66/C134 of TYST OZP – Ping Shan Heung Rural Committee

Mr Tang Chi Hok]	
Mr Chan On Cheung	]	Representer and
Mr Ho Ka Lok	]	Commenter's Representatives
<i>Goldrich Planners & Surveyors Ltd</i>		
Mr Lau Tak]	
Mr Alan Poon Chi Him]	

R71 of TYST OZP – Lo Chi Shing Ivan

Mr Ivan Lo Chi Shing - Representer

C8 of TYST OZP and C40 of TT OZP – Wu Yam Fai

Mr Wu Yam Fai - Commenter

C9 of TYST OZP and C34 of TT OZP – 張秀玲

Mr Leung Chor Ping - Commenter's
Representative

C17 of TYST OZP and C10 of TT OZP – Ng Pui Fong

Ms Ng Pui Fong - Commenter

C21 of TYST OZP and C14 of TT OZP – Lee Siu Ling

Ms Chan Sum Mui - Commenter's
Representative

C24 of TYST OZP and C16 of TT OZP – Chan Kam Wah

Mr Chan Kam Wah] Commenter and
Ms Lee Yuk Ling] Commenter's
Representative

C25 of TYST OZP and C17 of TT OZP – Ko Sing Hing

Mr Ko Sing Hing - Commenter

C26 of TYST OZP and C18 of TT OZP – Tang Wai Sing

Mr Tang Wai Sing - Commenter

C33 of TYST OZP and C39 of TT OZP – Li Chok Wing

Mr Li Chok Wing - Commenter

C45 of TYST OZP and C45 of TT OZP – Kong Mei Yin

Ms Kong Mei Yin - Commenter

C46 of TYST OZP and C46 of TT OZP – Wong Ho Ching

Ms Wong Ho Ching - Commenter

C47 of TYST OZP and C47 of TT OZP – Chiu Man Yi

Ms Fung Ming Chu - Commenter

C72 of TYST OZP – Cheung Chi Kai

C99 of TYST OZP – 張煜照

C131 of TYST OZP – Man Lan Fong

Mr Cheung Chi Kai] Commenters and
Mr Cheung Chak Wang] Commenters'
Ms Man Lan Fong] Representative

C72 of TT OZP – Wong Ka Wing

Mr Wong Ka Wing - Commenter

C87 of TT OZP – Lai Ching Man

Mr Yeung Wai Cheung - Commenter's
Representative

C110 of TT OZP – Chow Kwok Keung

Ms Yau Lai Ha - Commenter's
Representative

C139 of TYST OZP and C171 of TT OZP – Hon Steven Ho Chun Yin

Mr Chui King Hang - Commenter's
Representative

C146 of TT OZP – Lam Cheuk Kwong

Mr Lam Cheuk Kwong - Commenter

C164 of TT OZP – Yau Siu Ha

Ms Yau Siu Ha - Commenter

C165 of TT OZP – Yau Ching Woon

Ms Yau Ching Woon - Commenter

31. The Chairperson extended a welcome to the government representatives and the consultants, representers, commenters and their representatives. She then invited the representers, commenters and their representatives to give their oral submissions.

R37 of TYST OZP – Wong Kwok Chun

R41 of TYST OZP – Kong Hau Wah

R42 of TYST OZP – Wong Kwong Ming

R45 of TYST OZP – Wong Tak Kwong

32. With the aid of a visualiser, Mr Wong Kwok Chun made the following main points:

- (a) he represented his whole family with seven households. His grandfather, who was affected by a government project in HSK in 1982 and compensated, bought a piece of land at Lot 1440 S.B in D.D. 119 in Shan Ha Tsuen. His family had been living there for 38 years since then;
- (b) as shown on Plan H-3c of the TPB Paper No. 10728 , under the proposal of the YLS Development, their land encroached onto the northern corner of a planned public housing site and the edge of the strip of open space adjacent to Shan Ha Tsuen. The shape of the land parcels of the planned uses could be adjusted for retaining their land and property. The domestic use on their land was not incompatible with the planned uses;

- (c) although the affected residents would be compensated at a rate similar to or even a few times more than that for Choi Yuen Tsuen, the compensation would unlikely be adequate taking into account inflation and the tremendous increase in property price in recent years. Moreover, their rural living lifestyle would be affected; and
- (d) since some of his family members worked in Yuen Long district, if their land would be resumed unavoidably, they demanded in-situ resite of their property. He gave two examples for reference. Firstly, the villagers affected by the development of Fairview Park were allowed to rebuild their houses at Tai Sang Wai, Yuen Long. Secondly, in 1991, a developer offered the affected villagers in Ma Wan either a cash allowance of \$1.5 million or a 3-storey house with 700 square feet on each storey cum \$100,000 as removal expenses.

R40 of TYST OZP – Wong Hung Kwong

33. Mr Wong Hung Kwong made the following main points:

- (a) he was the uncle of Mr Wong Kwok Chun (R37 of TYST OZP). He supplemented that before moving to Shan Ha Tsuen, his father bought a piece of land (several thousand square feet) at \$0.4 per square foot in Tan Kwai Tsuen in 1952; and
- (b) given the soaring property prices in recent years, the Government should realise that it was much less affordable for the young generations to buy their own flats. He agreed with Mr Wan (R2 of TYST OZP and R3 of TT OZP) about the C&R arrangement which should be reasonable. While there was a need for development, the interests of the existing non-indigenous villagers in the YLS area should be respected.

R44 of TYST OZP – Wong Kwok Ching

R46 of TYST OZP – 陳麗娟

34. Mr Wong Kwok Ching made the following main points:

- (a) he represented the owner of Lot 1440 S.B in D.D. 119. He demanded “no removal, no demolition” of their property. Given the provision of a large district open space in the immediate vicinity of the concerned strip of open space and public housing site, there would be scope to change the shape and size of the proposed development to avoid encroaching onto their property. Whilst the strip of open space would be reduced to 6m-wide at its narrowest point, it was considered sufficient to serve as a buffer between the existing village and the future public housing development. To enhance the compatibility with the future public housing development, the exterior of their house could be purposely designed;
- (b) he did not believe that the resumed land in the YLS area would be used for public purposes. He presented a site photo of the former land owned by his family in Tan Kwai Tsuen that it was now occupied by a private development and car park instead of a fire station and a market as originally claimed for land resumption;
- (c) he demanded “land for land” compensation. The non-indigenous villagers should be treated and compensated fairly. The C&R arrangement for the indigenous and non-indigenous villagers should be identical;
- (d) the strong bonding of his whole family with seven households would be affected. Some elders in his family who got used to the rural living would not be able to adapt to new environment nor have income to pay monthly rental for public housing flats;
- (e) public consultation of the YLS Study was insufficient. The Government should meet with the affected land owners and provide details of land

resumption arrangement; and

- (f) Yuen Long district was already congested. Impacts of traffic and pedestrian flows generated by the new population of the YLS Development were not duly assessed. Transport infrastructure should be timely provided prior to the population intake.

[Mr Philip S.L. Kan left the meeting temporarily at this point.]

R56 of TYST OZP – Chan Johnson

35. Mr Johnson Chan objected to the land resumption policy which was outdated. Land owners invested on land and properties to yield better returns for retirement. It was unacceptable that the affected land owners would be compensated at a rate much lower than that they were entitled to.

R57 of TYST OZP – High Asset Limited

36. Mr Lam Wai Leung made the following main points:

- (a) he represented the land owner of Lots 1145 S.P RP and 1145 S.Q RP in D.D. 121 (shown as “R57” on Plan H-4c). The land area approximated 8,000 square feet;
- (b) the lots were previously zoned as “Residential (Group B)1” (“R(B)1”) which was subject to a maximum PR of 1 and building height restrictions of 4 storeys over single-storey car park. The land owner intended to apply for a land exchange in early 2020 for development but the land was currently zoned as “O” on the draft TYST OZP. The land owner objected to such amendment and requested that the site be rezoned back to “R(B)1”;
- (c) there was a private housing development, namely Park Hillcrest with 120 flats located about 14m away from the subject lots. Noting that areas

adjacent to the subject lots were zoned as “R(B)1, the rationale of designating the subject lots as “O” zone could not be understood; and

- (d) under the provision of the “R(B)1” zone, the site could produce about 20 domestic units, which were equivalent to about 0.1% of the annual private housing supply estimated by the Government (20,000 units). The lots were agricultural lots and lease modification was required for the proposed residential development. To govern the provision of public open space in the said proposed private development, the land owner was willing to include design and disposition clause under the lease in accordance with the relevant government policy.

R78 of TYST OZP and R53 of TT OZP – Chu Chun Sing

37. Mr Au Kwok Kuen made the following main points:

- (a) he was a member of YLDC and the Land Justice League;
- (b) it was repeatedly mentioned in PlanD’s presentation that matters outside the scope of the subject OZPs should not be considered by the Board. There was limitation to the role of the Board;
- (c) it should be noted that quite a number of representers/commenters recognised the need for development and housing supply. Their major concern was the C&R arrangement, in particular for those who had spent most of their lifetime in the YLS area. Since the relocation of Choi Yuen Tsuen, there had been an aspiration of the non-indigenous villagers affected by government projects that they would have a choice to maintain their rural living lifestyle. It was unfair that sites for village resite were reserved for indigenous villagers but not non-indigenous villagers;
- (d) with reference to the experience of the residents affected by HSK/HT NDA, they were arranged to temporarily live in other districts prior to the completion of rehousing flats in the NDA. In other words, they had to

move twice for the rehousing arrangement which was not desirable, especially for the elders. He urged that a more considerate rehousing arrangement should be adopted;

- (e) while the active agricultural land near Shan Ha would be reserved, there was no freezing survey nor details about the arrangement for the farmers who were tenants. He enquired whether the agricultural land would be resumed for the development akin to the Agri-Park; and
- (f) Yuen Long district was already congested and the service of WRL was insufficient. The traffic issues would be worsened by the addition of half a million of population to the district. Also, without a rail station in the YLS Development, cycling would become an essential mode of transport for the future residents and hence a cycle track connected with the Yuen Long Town Centre should be provided.

R65 of TYST OZP – HKCG

38. Mr Tsang Chung Man said that there was a 750mm-diameter high pressure gas pipeline underneath Yuen Long Highway. For Item B which involved residential development in the proximity of the gas pipeline, a quantitative risk assessment should be conducted to assess the associated risk and identify suitable mitigation measures prior to commencement of the development.

R66/C134 of TYST OZP – Ping Shan Heung Rural Committee

39. With the aid of a PowerPoint presentation, Mr Ho Ka Lok made the following main points:

- (a) the concrete batching plant (CBP) at various lots in D.D. 121 was operated by Golik Holdings Limited, one of the major providers of concrete products in Hong Kong and suppliers for various government departments. Setting up of a CBP involved substantial capital investment and was very time-consuming;

- (b) the Government's plan for YLS Development seemed to be changing from time to time. Although many public consultation activities had been conducted by the consultant of the YLS Study, the CBP operator had not been formally consulted and they only learnt about the rezoning through the Ping Shan Rural Committee;
- (c) in recent years, the demand for concrete in Hong Kong had increased substantially with the commencement of many large-scale development/infrastructure projects. The CBP in Tong Yan San Tsuen was a key supply point of concrete products for North West New Territories (NWNT). Without a CBP to serve the region, many construction projects would be severely affected as concrete would have to be supplied by CBPs in Tsing Yi, hence causing some major problems in particular on traffic and operation;
- (d) industrial operations were crucial for the overall development and betterment of Hong Kong. There was a high demand for industrial floorspaces and price for industrial land in the New Territories had increased four-fold in the last ten years; and
- (e) it was impractical to relocate CBPs into MSBs due to the large machineries required for operation of CBPs. The Government had overlooked the importance of CBPs and should have a comprehensive plan to set up a permanent CBP in the New Territories.

[Mr Thomas O.S. Ho left the meeting temporarily and Dr Frankie W.C. Yeung joined the meeting during Mr Ho's presentation.]

40. Mr Chan On Cheung said that the impact on the livelihood of workers and residents in the area should be duly considered. Suitable rehousing and new employment opportunities should be provided by the Government.

41. Mr Tang Chi Hok said that there were insufficient employment opportunities in YLS

Development. Some of the areas used for greening/open space should be converted for industrial developments.

42. Mr Lau Tak said that many factories and workshops were located in the area designated for “OU(SW)” use. The operators of these factories demanded that their sites be excluded from land resumption and they could be allowed to develop factory buildings on their land.

R55 of TYST OZP – Chan Anson

43. Mr Anson Chan made the following main points:

- (a) he represented his grandfather and the descendants who had owned Lots 472 to 520 in D.D. 121 (agricultural lots) with an area of about 240,000 to 290,000 square feet for over 80 years. The land parcels were originally owned by his uncle in 1937-38 and then transferred to his grandfather and the descendants from 1956;
- (b) the Chan’s Memorial Hall, which was built in memory of ancestors of the Chan’s family, fell within the amendment items. The YLS Development would damage the fung shui of the Memorial Hall which was critical to the inheritance of his family;
- (c) he asked for clarification on whether owners of land possessed before 1941 (the pre-World War II period) were eligible for non-in-situ land exchange apart from ex-gratia cash allowance upon land resumption by the Government; and
- (d) the Government should ensure that all stakeholders of his family who were also land owners of the site could receive the relevant consultation materials/correspondence from the Government.

R71 of TYST OZP – Lo Chi Sing Ivan

44. With the aid of a PowerPoint presentation, Mr Lo Chi Sing Ivan made the following

main points:

- (a) he was a resident of Sha Tseng Tsuen. His family had acquired Lots 1793, 1447 RP and 1445 RP in D.D. 121 since 1969. In 1990, part of the land owned by his family was resumed by the Government for construction of Yuen Long Highway and they did not raise objection to the land resumption back then. His mother, who was already at old age, was living in the existing house at the site; and
- (b) the site was shown as ‘Amenity’ on the revised RODP (i.e. “O” on the OZP) and partly fell within the YLS Development Stage 2 development and partly within the YLS Development Remaining Stages. It was suggested that the entire site be included in the YLS Development Remaining Stages so that his mother could live in the existing house at the site for some more years.

C21 of TYST OZP and C14 of TT OZP – Lee Siu Lin

45. Ms Chan Sum Mui said that the compensation was insufficient. The Government should provide a resite option for affected villagers so that they could rebuild their houses at a new location.

[Mr Peter K.T. Yuen and Dr Venus Y.H. Lun rejoined the meeting and Dr Conrad T.C. Wong left the meeting temporarily at this point.]

C24 of TYST OZP and C16 of TT OZP – Chan Kam Wah

46. Mr Chan Kam Wah made the following main points:

- (a) the C&R arrangement was inadequate. Residents were being driven out of the area by the YLS Development and they could not get comparable housing on the market with the limited compensation being offered. A resite option should be provided for the residents; and
- (b) the logistics warehouses in the area should be retained. It was unreasonable

that compensation was only offered to the owners/occupiers of the land but not the investors who had made substantial investments for the logistics warehouses.

C25 of TYST OZP and C17 of TT OZP – Ko Sing Hing

47. Ms Ko Sing Hing made the following main points:

- (a) she was the owner of a house at Kung Um Road. She purchased the land for development of a house some 50 years ago. According to the Stage 3 community engagement digest of the YLS Study, some 79ha and 27ha of land were earmarked for GIC facilities and open space respectively, and 14ha of existing developments would be retained. There was no reason why a small part of land could not be designated in the YLS Development for village resite purpose; and
- (b) it was noted that some active farmland was retained as they also functioned as foraging area of egrets. In contrast, local residents were driven out by the YLS Development. It appeared that the Government had taken the easy way out and neglected the interests of the affected house owners.

C26 of TYST OZP and C18 of TT OZP – Tang Wai Sing

48. Mr Tang Wai Sing said that the compensation to owners of temporary domestic structures held under Short Term Waivers on private land (also known as “licenced structures”) was too low and unfair. Two of the guiding principles of the YLS Study were that the existing communities and local characters should be preserved as much as possible and a sustainable and liveable neighbourhood should be created. It appeared that the Government had not really taken steps to adhere to the two principles. Many owners of licensed structures like himself felt that they had been ignored by the Government.

C45 of TYST OZP and C45 of TT OZP – Kong Mei Yin

49. Ms Kong Mei Yin said that she had been living at Kung Um Road for more than 60

years. The site of the proposed STW encroached onto her farmland. There was no such proposal under the preliminary ODP. The site was indeed not suitable for development of STW as it was susceptible to flooding during heavy rain.

C46 of TYST OZP and C46 of TT OZP – Wong Ho Ching

50. Ms Wong Ho Ching said that she was an indigenous villager of Pak Sha Tsuen. The land in the village was passed on to her from her ancestors and she wished to retain the land for farming use.

C47 of TYST OZP and C47 of TT OZP – Chiu Man Yi

51. Ms Fung Ming Chu said that the representer was not an indigenous villager but had been living in Tong Yan San Tsuen for more than 30 years. While there were C&R options for the affected residents, these options might not be suitable for the residents for various reasons. For example, she chose to live in Yuen Long instead of other urban areas for the good air quality. Rehousing to a public housing estate would mean that she had to give up her current style of living and it was not a suitable option for her from health perspective.

[Mr L.T. Kwok left the meeting temporarily at this point.]

C87 of TT OZP – Lai Ching Man

52. Mr Yeung Wai Cheung made the following main points:

- (a) he represented 德記農場. Due to licencing restrictions and pollution prevention requirements, it was difficult for the affected chicken farm to identify a suitable place for relocation without the help from the Government; and
- (b) setting up/relocating a chicken farm would require obtaining a licence/application to many government departments, including the Agriculture, Fisheries and Conservation Department (AFCD), Food and Environmental Hygiene Department, Environmental Protection Department,

Immigration Department, Labour Department, etc. The licencing process was very complicated and time consuming. As the chicken farm could not operate during the relocation process, the farmers would have no income.

C110 of TT OZP – Chow Kwok Keung

53. Ms Yau Lai Ha made the following main points:

- (a) 德記農場 had been operating at the current site at Kung Um Road for more than 40 years. Chickens supplied by local farms had become very popular among consumers in recent years as they became more aware of food safety. If the local poultry farms were driven out of business due to the YLS Development, people would have no choice but to go for imported food and food safety and security could not be guaranteed;
- (b) over the years, 德記農場 had strived to adopt modern technology to resolve odour and pollution issues often associated with traditional poultry farms, as well as to improve the quality of chickens; and
- (c) there was insufficient support from the Government to the affected farms. Land should be reserved for relocation of the affected livestock farms.

C139 of TYST OZP and C171 of TT OZP – Hon Steven Ho Chun Yin

54. Mr Chui King Hang made the following main points:

- (a) the YLS Development was not supported. The C&R mechanism was unable to address the difficulties faced by the farming and agricultural sector. It appeared that the cumulative impact on the agricultural sector had not been properly assessed. Together with other agricultural organisations, he would continue to express his objection;
- (b) the Government's licencing requirements for on-farm structures were overly-

stringent. The current C&R mechanism appeared obsolete and could not meet the current needs of affected farmers. Given the high cost involved to relocate farms and set up the on-farm structures, the C&R arrangement offered by the Government was neither sufficient nor attractive. Furthermore, many farmers had been forced to vacate their farm by the land owners prior to the freezing survey;

- (c) many of the modern farms were fully enclosed and did not have significant odour and pollution issues. As such, the requirements for relocation should be relaxed; and
- (d) the Agri-Park in Kwu Tung was unable to address issues on agricultural rehabilitation. An inter-departmental taskforce should be set up by the Government to coordinate actions among bureaux/departments to facilitate relocation of the affected farms or agricultural land rehabilitation.

[Mr Philip S.L. Kan and Mr Thomas O.S. Ho rejoined the meeting at this point.]

C146 of TT OZP – Lam Cheuk Kwong

55. Mr Lam Cheuk Kwong made the following main points:

- (a) the New Agricultural Policy implemented by the Government as well as the Agri-Park in Kwu Tung focused solely on assisting traditional farms to adopt modern technology while the development of livestock farms was ignored. The Food and Health Bureau (FHB) had recently stated that the Agri-Park was not suitable for relocation of livestock farms affected by the YLS Development. Whilst it was the Government's stance that it supported the sustainable development of livestock farms, the industry felt that they were constantly being left out. The Consultancy Study on Agricultural Priority Areas commissioned by FHB in 2018 had dragged on for almost four years and the industry had yet to see any benefits that they could receive;
- (b) it appeared that the Government only focused on relocating brownfield

operators into MSBs and neglected the fact that local farms were important to the stability of food supply; and

- (c) based on the current programme of YLS Development, affected livestock farms would start to be removed from 2024 onwards. Although a Legislative Council member had helped relay the affected farmers' view to the Government, the Government had yet to propose a C&R arrangement that was acceptable to the affected farmers and the amount of compensation offered remained very low. The Government had a special agricultural land rehabilitation scheme for the development of the NDAs in North East New Territories (NENT). A similar resite option should be offered to the affected farmers in YLS rather than to require the farms to find alternative sites for relocation by themselves.

C164 of TT OZP – Yau Siu Ha

56. With the aid of a PowerPoint Presentation and a visualiser, Ms Yau Siu Ha made the following main points:

- (a) 德記農場 had operated in Tong Yan San Tsuen for more than 40 years. Each year the farm supplied more than 84,000 chickens to the local market. As the farm had adopted modern technology in treating the odour and pollution issues, the farm did not generate any significant environmental impact;
- (b) each city, no matter how developed and modernised it was, should have its own food production and supply network locally. In recent years, there had been an increased demand for quality farm products in Hong Kong; and
- (c) in November 2020, YLDC passed a motion requesting the Development Bureau (DEVB) to provide land under the special agricultural land rehabilitation scheme in NENT to facilitate the relocation and re-provisioning of livestock farms affected by the YLS Development. More support from various government bureaux/departments, in particular AFCD, should be provided.

[Mr Wilson Y.W. Fung returned to join and Mr K.K. Cheung left the meeting at this point.]

C165 of TT OZP – Yau Ching Woon

57. With the aid of a PowerPoint Presentation and a visualiser, Ms Yau Ching Woon made the following main points:

- (a) the chicken farm operated by her family had gone through many challenges and continued to operate in face of hardship. The farm was located in a remote hillside location. Over the years, development had encroached onto areas surrounding the farm;
- (b) the Government was not supportive to the development of livestock farms. Two chicken farms in the area would be affected by the YLS Development. Whilst the industry had been liaising with the Government on the issue of relocation, the Government had not been supportive in general;
- (c) there had been an increasing demand for locally produced livestock and food. Development of local farms could help reduce the reliance on imported food;
- (d) many of the areas where farming activity was not prohibited fell within country parks or were places with hilly terrain not suitable for the development of farms. While some vacant sites could be found in Ping Che/Ta Kwu Ling, the area would be developed into a NDA soon and was not suitable for relocation. For the above reasons, sites that could be used for relocating the livestock farms affected by the YLS Development were extremely limited. The Government should create an inter-departmental taskforce to help the affected farms to identify suitable relocation sites; and
- (e) Kung Um Road would not be able to cope with the increased number of residents generated by the YLS Development.

C72 of TYST OZP – Cheung Chi Kai

C99 of TYST OZP – 張焯照

C131 of TYST OZP – Man Lan Fong

58. With the aid of a visualiser, Mr Cheung Chi Kai made the following main points:
- (a) he was the village representative of Shan Ha Tsuen;
 - (b) there used to be four plastic recycle yards in Shan Ha. However, all of them were burned down in fire. Fire fighting efforts were severely hindered by the lack of proper access road. There were also insufficient fire hydrants in the village to meet fire-fighting needs;
 - (c) the road network near Shan Ha should be improved and a proper emergency vehicular access (EVA) should be provided within the village. Similar EVA could be found in Fui Sha Wai, Kong Tau Tsuen and Shui Tsiu San Tsuen;
 - (d) at present, many container vehicles accessed the logistic warehouses near the Shan Ha Tsuen via the local tracks within the village. The heavy vehicular traffic posed a safety hazard to the villagers in particular to the elderly. It was expected that the population of Shan Ha would double by 2040. A public road should be built around the village to provide better access. Utility pipelines could also be provided underneath the road; and
 - (e) it was suggested that Lot 1538 in D.D. 121 earmarked for rehousing be excluded from the resumption exercise.
59. Ms Man Lan Fong made the following main points:
- (a) she objected to using the land near Shan Ha for industrial operations. At present, her house in Shan Ha was surrounded by brownfield operations, which had caused tremendous air pollution and traffic safety concerns. The brownfield operators had little regard for the impact of their operations on the

nearby residents; and

- (b) as the access tracks within the village were narrow and substandard, they were unable to handle traffic of heavy vehicles. Industrial operations should be confined to locations away from residential areas to minimise noise nuisance.

60. Mr Cheung Chak Wang made the following main points:

- (a) the nullah at Kung Um Road should be decked to facilitate road widening works so that the land required to be resumed for the road improvement works could be minimised; and
- (b) a local public transportation system similar to the Light Rail should be provided in the YLS Development such that the public transport service in the area would not be paralysed even if there was a traffic accident on a major road.

[Mr L.T. Kwok rejoined the meeting at this point.]

C72 of TT OZP – Wong Ka Wing

61. With the aid of a PowerPoint Presentation and a visualiser, Mr Wong Ka Wing made the following main points:

- (a) he had been living in Yuen Long for a long time. Sustainability on different aspects should be duly considered and meeting the housing supply target should not be the only major objective of the YLS Development;
- (b) the Government should meet with the affected stakeholders to understand the hardship being faced by them. The compensations for farm operators were insufficient and the ex-gratia compensation rates were too low. The current formula for calculating compensation was obsolete and unreasonable. A more transparent mechanism for calculating the C&R should be adopted; and

- (c) substantial capital investment had been made by farm owners to adopt suitable technologies to mitigate the odour and pollution impacts in order to meet the licencing requirements. If the affected chicken farm was forced out of business, the supply of local live chicken would decrease by about 860 chickens daily and the price would be driven up by about 7% due to reduced supply.

[Professor John C.Y. Ng left the meeting at this point.]

R76/C138 of TYST OZP and R31/C169 of TT OZP – Mary Mulvihill

62. With the aid of a visualiser, Ms Mary Mulvihill made the following main points:

- (a) the Government was slow in tackling the housing shortage problem. The four proposed schools located in a cluster were undesirable from health and hygiene perspective. Infectious disease like COVID-19 could easily spread around the students if the schools were located close to one another. Furthermore, traffic from the school buses would cause congestion to the area. Suitable measures should be adopted to reduce the traffic as much as practicable. Kowloon Tong was an example to illustrate the impact of clustering schools in an area susceptible to traffic congestion;
- (b) there was a 2.68ha planned deficit of local open space (LO) in Tai Tong. It was essential for LO to be easily accessible by residents from their homes;
- (c) development of MSBs under Item D1 of TYST OZP could provide the drive for brownfield operations to adjust their operations to meet the modern standards and requirements. There might be scope to allow some existing operators to continue their operation while awaiting permanent development through granting of temporary planning permission. She noticed that some of the representers who were brownfield operators might not realise that the OZP amendments mainly dealt with land use zonings rather than compensation arrangements;

- (d) while some villagers objected to zoning some of the land as “O”, it was generally beneficial to the community as all members of the public could enjoy the open space;
- (e) about 60ha of land was zoned “V”, which was the land use zoning occupying the largest area on the two OZPs. It should also be noted that about 14% of the “V” zone on the TT OZP was government land. There were queries on why no “V” zones were being rezoned for public uses. In contrast, many “G/IC”, “O” and “GB” zones were being rezoned for development;
- (f) based on her experience, it was anticipated that only a small amount of compensation would eventually be paid to the affected residents;
- (g) elevated roads should be built so as to minimise the land required for roads;
- (h) agricultural production and preservation of quality farmland should be supported by the Government. The Board should refuse to rezone the farmland for other uses;
- (i) many GIC facilities were under-provisioned in Tin Shui Wai. The Government should ensure that GIC facilities could be provided in time to be commensurate with the population intake in the YLS Development; and
- (j) the Government might try to further increase the PR of the YLS Development in the future, subject to further technical feasibility study. If the population in YLS was further increased, it would create an even heavier burden on traffic and GIC facilities, such as hospitals.

63. As the presentations of PlanD’s representatives, the representers, commenters and their representatives had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions and the Chairperson would invite the representers, commenters, their representatives and/or the government representatives to answer. The Q&A session should not be taken as an occasion for the attendees to direct questions to the Board or for cross-examination between parties.

[Ms Sandy H.Y. Wong and Dr Conrad T.C. Wong rejoined the meeting at this point.]

64. The Chairperson remarked that while the C&R arrangements was not an issue to be dealt with under the planning regime and was outside the ambit of the Board, she had exercised flexibility in giving representers/commenters ample room to express views on the subject during their presentation. Members should nonetheless focus on matters falling within the ambit of the Board during the Q&A session. Noting the many views and grievances expressed by some of the representers/commenters on C&R arrangements, with Members' consent the Chairperson took the opportunity to briefly explain the C&R arrangements before moving on to invite questions on other aspects. In her capacity as a government official from the DEVB, the Chairperson explained that making amendments to the OZPs was one of the many steps to be taken in the early phase of the YLS Development, and the Government's intention was to liaise with the affected stakeholders of the community on the C&R arrangements applicable to individual cases in due course. Noting that there was some misunderstanding of the C&R arrangements and the prevalent feeling of uncertainties, she would work with relevant departments to ensure early liaison with the affected residents on C&R matters in future.

65. The Chairperson further said that the Government had introduced enhancements to the C&R mechanism in 2018, revising the ex-gratia C&R arrangements for domestic occupants in squatter structures and business undertakings affected by the Government's development clearance exercises. It represented an enhancement for occupiers/operators of the sites. Since then, the Government had gained some practical experience in helping the affected residents to relocate to public housing units thereby improving their living environment. Squatter residents were eligible for non-means-tested rehousing to subsidised rental or sale flats in DREs, on the understanding that they did not own any legal properties. For owners of land or other legal properties affected by Government's development projects, monetary compensation, including compensation reflecting the market value of legal properties standing on the private lots, would be offered under the prevailing policy. By comparison, the arrangement of resiting a building lot affected by government projects was available to indigenous villagers, in the form of village resite, mainly as an exceptional arrangement to respect their indigenous status. The same offer could not be extended to lot owners in general as that would go against the overarching objective of consolidating and utilising land resources

effectively. Likewise, for brownfield operators, monetary compensation would be offered and the Government would not offer one-for-one reprovisioning, while assistance would be rendered to the extent possible to facilitate the operators' relocation elsewhere, including possible relocation to MSBs for industrial/logistics purposes. For affected farm owners/operators, the Government could act as a facilitator to match the affected farm operators with owners of agricultural land in other areas so that the farm operators could be relocated. DEVB would further liaise with FHB and AFCD in that regard. All in all, the Government would strive to ensure that the impact on the community would be kept to a minimal and undertake to improve the communications with the affected residents/operators/land owners.

66. The Chairperson then invited questions from Members.

67. The Chairperson and some Members raised questions on the following aspects to the government's representatives:

Development Programme

- (a) the overall development programme of the YLS Development;
- (b) whether there was scope to adjust the boundaries between different phases of the YLS Development;

Development Intensity and Technical Feasibility

- (c) whether the proposed PR for residential areas was appropriate;
- (d) from technical and infrastructural perspectives, whether there was scope to adjust the ratio between PRH and SSF if such need arose in the future;

Traffic

- (e) while the idea was for the YLS Development to complement the Yuen Long New Town and GIC facilities provided in YLS could be utilised by residents of Yuen Long New Town, whether there were means for residents of Yuen

Long New Town to access these facilities in YLS and whether it would create additional traffic problems;

- (f) whether the development of Route 11 could alleviate the pressure on traffic, and whether there was any study to show the traffic situation upon completion of the entire YLS Development;
- (g) whether details of the EFTS were available, and whether some installations/equipment would be incorporated in the road design so as to enable the use of electric bus in the future;
- (h) upon completion of the YLS Development, what kind of transport arrangement would be put in place to handle the large number of commuters, and whether a mass transit system would be provided;
- (i) some representers had concerns that a bottleneck might be created upon widening of Kung Um Road and Kiu Hing Road into a 2-lane road each as Tai Tong Road would only have two lanes. In that regard, whether any assessment had been conducted;
- (j) whether widening of Shan Ha Road was required;
- (k) whether there was plan to facilitate cycling in the area, in particular along Kung Um Road upon decking of the nullah and road widening, and whether electric-powered bicycle could be used in the area;
- (l) whether the proposed road near Pak Shan Tsuen should be reflected on the OZP as suggested by R22;

Visual Impact

- (m) whether the visual impact of the YLS Development had been assessed, and the basis for selecting the vantage points for assessing the visual impact;

Social Impact

- (n) whether the social impact associated with the YLS Development had been fully appraised, and the main role of the community service team;

Employment

- (o) noting that 13,600 employment opportunities would be created in the YLS Development while another 150,000 employment opportunities would be provided in the HSK/HT NDA, whether there were more details of the types of jobs to be created;
- (p) whether the projected figures on employment opportunities to be created in the HSK/HT NDA were overly optimistic, and whether the apparent lack of high-end job opportunities in the area would cause issues;
- (q) whether the existing CBP in Item D of the TYST OZP would be affected, and whether the existing jobs therein could be preserved;

MSB

- (r) noting that one of the guiding principles of the YLS Development was giving due consideration to the existing communities and local characters, what the Government had done regarding the existing brownfield sites in the area and their workers;
- (s) whether the MSBs would be developed by the Government or by the private sector;
- (t) whether there was an estimate on the proportion of the existing brownfield operations that were not suitable to be accommodated in the MSBs;

Agricultural Activities and Livestock Farms

- (u) the criteria to determine whether or not the existing pig and chicken farms in the area would be retained;
- (v) whether the land earmarked for agricultural use on the Revised RODP could be used for relocation of affected farms;

STW

- (w) what the rationales behind the proposed location of the STW were;
- (x) whether there was plan to use the treated water from the STW for farming/irrigation purpose;

Others

- (y) the justification(s) for locating four schools in close proximity to one another instead of separating them;
- (z) whether the operator of the CBP, i.e. Golik Holdings Limited, had been consulted on the proposed amendments;
- (aa) whether public market would be provided in the YLS Development; and
- (bb) whether the temple named Yeung Hau Temple in Tong Yan San Tsuen would be affected.

68. With the aid of some PowerPoint slides and a visualiser, Mr Kepler S.Y. Yuen, DPO/TMYLW and Mr Desmond C.K Lam, CE/W1, CEDD, made the following responses:

Development Programme

- (a) the YLS Development consisted of three stages, namely Stages 1 and 2 and Remaining Stages. The current zoning amendments were for Stages 1 and 2 of the development. Some of the road and drainage works had already been gazetted and construction works were planned to commence in phases starting from 2022. The first phase of public housing development providing a total of about 1,800 units would be completed by 2028. The entire YLS Development was anticipated to complete in 2038;
- (b) the boundaries between different phases of YLS Development were drawn up giving due consideration to the development programme of major infrastructural facilities. Land required for the development of such facilities would need to be resumed first, so as to ensure that the essential infrastructure facilities could be provided in time to be commensurate with population intake. For land not involved in major infrastructural or public facilities, there was scope for further discussion to fine-tune the phasing arrangement;

Development Intensity and Technical Feasibility

- (c) it was announced by the Government in 2018 that the domestic PR for public housing sites should be allowed to increase by up to 30% subject to technical feasibility. The proposed PR for public housing sites (Item A3), i.e. domestic PR of 6.5 and non-domestic PR of 0.5, was in line with the said policy directive. For sites earmarked for MSB developments, a PR of 5 was proposed after reviewing the technical feasibility so as to optimise land resources. For the Remaining Stages of YLS Development, there was scope to review if the PR could be further optimised;
- (d) at present, while the residential sites covered by the proposed zoning amendments had been earmarked for public housing development, the mix between PRH and SSF had yet to be decided. There was scope to further fine-tune the mix as development proceeded. Ancillary and supporting

facilities, including carpark, would be provided taking into account the standards in the HKPSG and the requirements of the relevant government departments;

Traffic

- (e) the planning intention was that the proposed development in YLS and Yuen Long New Town could complement each other and the GIC facilities provided could be enjoyed by all residents of the area. To facilitate travelling between the YLS Development and Yuen Long New Town, improvement works to public transport interchanges (PTIs) would be carried out. In future, traffic from the YLS Development to Yuen Long New Town could utilise proposed Road L1 to access the proposed PTI at Yuen Ching Road without going through the congested central area of Yuen Long New Town. With convenient transportation services to and from the Yuen Long New Town, some of the GIC facilities provided in the YLS Development could also be utilised by residents of the New Town;
- (f) Route 11 and the widening of Yuen Long Highway were being planned to support developments in NWNT. With the planned improvement works to be carried out, the congestion at Tuen Mun Road, Tai Lam Tunnel and Ting Kau Bridge could be mitigated. It was noted that some representers had requested that the road improvement works be carried out as soon as possible. In that regard, some of these road works had already been gazetted and the first stage of the road works would be completed before population intake. Furthermore, the service of WRL would also be enhanced by using 8-car trains and increasing the hourly train service frequency in each direction from 20 to 24 during peak hours;
- (g) studies to investigate the potential EFTS arrangement to connect HSK/HT NDA with the YLS Development were being undertaken by CEDD and details of the EFTS mode were not available at the present stage;
- (h) an EFTS was under study by CEDD and there was scope to provide

connection to link up WRL Station and the HSK/HT NDA;

- (i) connections among the various village clusters had been duly considered in the transport planning stage. Part of Wong Nai Tun Tsuen Road would be widened to enhance the connection between Tai Tong Road and Kung Um Road. Through the proposed D1 and D2 distributor roads, traffic from Tai Tong Road could reach the Tong Yan San Tsuen Interchange and head to various other destinations;
- (j) Shan Ha Road was not planned to be a major traffic distributor in the YLS Development and there was currently no proposal to widen the road to increase its traffic capacity;
- (k) an extensive cycle path network with a total length of 12.5km linking up major activity nodes had been proposed in the YLS Development. As Kung Um Road was surrounded by existing development/roads, there were technical difficulties in providing a dedicated cycle path with a required width of 4m along the northern section of the road as sufficient road space upon road widening had to be reserved to cope with the traffic and for revitalisation of the section of Yuen Long Nullah that ran along Kung Um Road. The use of electric-powered bicycles in Hong Kong was being studied by TD. The feasibility of allowing the use of electric-powered bicycles in YLS Development would be further explored subject to the recommendations/findings of TD's pilot study;
- (l) provision of roads was always permitted according to the Notes of the OZPs. As a usual practice, major roads were reflected on the OZPs. The detailed road network and alignments of YLS Development were still under design and subject to update. The actual alignment of road network upon completion of the development would be reflected on the OZP as appropriate;

Visual Impact

- (m) a visual impact assessment (VIA) had been conducted and based on its

findings, the YLS Development would not result in unacceptable visual impact. Some of the “O” zones proposed in the development could serve as breezeways and provide visual relief. ‘Low building areas’ with building height of 2 storeys or less were also proposed in public housing sites adjoining existing villages to alleviate potential visual impact. Regarding the selection of vantage points for assessing the visual impact, usually only locations accessible by the public would be selected. For example, one of the vantage points selected in the VIA was the viewing deck of the Aviary Pagoda in Yuen Long Park;

Social Impact

- (n) a SIA had been conducted to assess the impact of the YLS Development on the local community. It concluded that the development would not cause any unacceptable social impact. To provide assistance for the potentially affected residents, facilitate their communication with relevant government departments and allow them to better understand the YLS Development, the Government had engaged Hong Kong Lutheran Social Service to set up a community liaison team to provide assistance to the affectees;

Employment

- (o) the estimated 13,630 jobs to be created in the YLS Development comprised about 9,790 jobs for the commercial sector, 1,760 jobs for the community services and 2,080 jobs for the storage and workshop industry. It should be noted that the YLS Development was not aimed to create an employment node. Those employment opportunities were provided with an aim to encourage local employment of residents thereby reducing the need for long-distance commuting. In contrast, about 150,000 new employment opportunities would be created in the HSK/HT NDA, which was planned to be the regional employment node, and some 64,000 employment opportunities would also be created in the future San Tin/Lok Ma Chau (ST/LMC) Development Node. With those new employment opportunities in the New Territories, It was anticipated that the need for cross-district

commuting to Kowloon or Hong Kong Island could be reduced in the long-term;

- (p) a variety of employment opportunities from different sectors/segments would be provided in NWNT. Among the approximately 150,000 employment opportunities to be provided in HSK/HT NDA, about 75,000 would be from the commercial sector, e.g. offices, hotels and retail, 61,000 were from special industries and 14,000 were from the community service sector. Other job opportunities related to cross-boundary activities would also be provided upon development of the ST/LMC area;
- (q) the site of the existing CBP under Item D1 was earmarked for the development of MSBs to accommodate brownfield operations affected by the YLS Development. The operator of the affected CBP was in discussion with DEVB on suitable measures to facilitate its relocation. There were also other CBPs in Yuen Long and NWNT that could serve the needs of the region. On the other hand, from a general perspective, CBP use could be permitted in the “Industrial” and “Open Storage” (“OS”) zones subject to planning approval from the Board. For the YLS Development, some land was zoned as “OS” (i.e. Item D2);

MSB

- (r) due consideration had been given to the existing developments, village clusters as well as various landscape resources in the area in formulating the proposal for MSB development. It should be noted that the current proposal was to consolidate some of the existing brownfield operations in the New Territories into the MSBs so that those economic activities could be retained while improving the environmental quality of the area;
- (s) the mode of development and operation of the MSBs was being studied by DEVB taking into account various factors including views of the trade. The implementation agent had not yet been determined at the present stage;

- (t) from a technical perspective, most of the general warehouse/storage uses and vehicle repairing related operations should be able to be accommodated in MSBs. About 25% of brownfield operations in YLS Development were involved in construction industry and some of those operations, if involving very large machineries, might not be able to be accommodated in the MSBs. DEVB was liaising with stakeholders to gauge their views on the development of MSBs. In that regard, the Town Planning Board Guidelines No. 13F on Application for Open Storage and Port Back-up Uses was also relevant and could provide guidance to channel such uses to suitable locations;

Agricultural Activities and Livestock Farms

- (u) with reference to Plan-H6 of TPB Paper No. 10728, one chicken farm and one pig farm (No. 1 and 4 on the plan respectively) could not be retained in the current round of zoning amendments due to environmental and locational considerations, in that retention of the farms would significantly hinder the integrity of the proposed land uses around the farms. For farms marked No. 2, 5 and 6 on the plan, they were not included in the current round of zoning amendments but it was unlikely that they could be retained in the YLS Development due to reasons similar to the above. For the chicken farm in Tai Tong marked No. 3, it was proposed to be retained as part of the YLS Development;
- (v) in formulating the land use proposals, the guiding principles included giving due consideration to existing communities and local characters and preserving active agricultural land. In that regard, it was proposed to retain 10ha out of the 15ha of active farmland in the area. Most of the agricultural land to be retained were concentrated in an area to the west of Shan Ha as shown on the revised RODP. It should be noted that those agriculture land were not covered by the current round of zoning amendments. The farmers could continue to use the land for agricultural purposes;

STW

- (w) in the ODP of the YLS Development, a STW with a smaller footprint was proposed in the more central part of the development. During the Stage 2 community engagement of the YLS Study, there were views that the STW should be located further away from the residents to minimise potential environmental nuisance. The currently proposed location of the STW near the southern end of Kung Um Road, approximately 2 km away from residential developments in the YLS Developments, had taken into account the public views expressed and other technical considerations. Furthermore, there was a proposed reedbed near the proposed STW that could facilitate polishing of the effluent;
- (x) at present, the plan was to use the treated water for flushing of toilets and the treated water was not suitable for agricultural irrigation;

Others

- (y) locating the schools in a cluster could offer the opportunity for sharing some facilities. There were also views from the public as expressed during the community engagement and YLDC consultation that the schools should be located in proximity to one another;
- (z) based on records, the operator of the CBP, i.e. Golik Holdings Limited, had not participated in any of the focus group meetings or public forums under the YLS Study. However, it was understood that the operator of the CBP had begun liaison with DEVB after gazettal of the draft OZPs;
- (aa) a public market was proposed in the area zoned “Residential (Group A)3” in which market use was always permitted under the Notes of the OZP. The Government would explore whether additional market should be provided. If such facility was required to be provided in a public housing development, the details could be specified in the Planning Brief; and

(bb) the Yeung Hau Temple in Tong Yan San Tsuen was a Grade 3 historic building proposed to be retained. The temple was not covered in the current round of zoning amendments. There was scope to optimise the land use around the temple as detailed planning proceeded.

69. A Member asked the representers/commenters whether they had more information regarding 'vertical farms'. Ms Yau Ching Woon (C165 of TT OZP) replied that compared with traditional farms, vertical farms had reduced footprint and represented an approach to better utilise scarce land resources. Many modern technologies could be employed in vertical farms to ensure/improve the quality of products. There were many successful examples of vertical farms in the Mainland as well as overseas.

70. A Member raised a question to Mr Cheung Chi Kai (C72 of TYST OZP) on whether the Tai Ping Ching Chiao Festival of Shan Ha would be affected by the YLS Development and whether any particular measures should be adopted to facilitate preservation of the traditional activity. Mr Cheung replied that the Tai Ping Ching Chiao Festival parade of his village usually went past a number of locations in the area before arriving at Yeung Hau Temple near Sha Tseng Road. In recent years, the number of villagers participating in the parade had decreased and some of the celebration activities might need to be changed in future.

71. In response to a Member's question to Mr Anson Chan (R55 of TYST OZP) and Mr Johnson Chan (R56 of TYST OZP) on their proposal to retain the Chan's Memorial Hall, in particular what the significance of the Memorial Hall was and the justifications for its preservation, Mr Ho Shek Tim, the representative of the two representers, said that the Memorial Hall was built in memory of an ancestor of the representers and carried tremendous meaning to the their family. The land where the Memorial Hall was located was acquired by the Chan's family before 1949 and it was hoped that a non-in-situ land exchange could be offered by the Government so that they could rebuild the Memorial Hall somewhere else.

72. As Members had no more question to raise, the Chairperson said that the hearing procedures had been completed. The Board would deliberate the representations/comments in closed meeting and would inform the representers/commenters of the Board's decision in due course. The Chairperson thanked the representers/commenters and their representatives and the government's representatives for attending the hearing. They left the meeting at this

point.

[Dr Frankie W.C. Yeung and Mr Thomas O.S. Ho left the meeting during the Q&A session.]

73. As the meeting had run for about eleven hours and it was late in the evening, the Board agreed to adjourn the meeting and conduct the deliberation in another session.

74. The meeting was adjourned at 8:00 p.m.