

1. The meeting was resumed at 9:00 a.m. on 12.7.2021.
2. The following Members and the Secretary were present in the resumed meeting:

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

Chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr K.K. Cheung

Dr C.H. Hau

Mr Alex T.H. Lai

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

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Dr Roger C.K. Chan

Dr Venus Y.H. Lun

Mr C.H. Tse

Chief Traffic Engineer (New Territories East),  
Transport Department  
Mr Ken K.K. Yip

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

Assistant Director (Regional 3)  
Lands Department  
Mr Alan K.L. Lo

Director of Planning  
Mr Ivan M.K. Chung

**Agenda Item 1 (continued)**

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments in respect of Draft Ma On Shan Outline Zoning Plan No. S/MOS/23

(TPB Paper No. 10746)

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[The item was conducted in Cantonese and English.]

3. The Chairperson said that the meeting was to continue the hearing of representations and comments in respect of the draft Ma On Shan Outline Zoning Plan No. S/MOS/23 (the draft OZP). It would be conducted with video conferencing arrangement.

4. The meeting noted that the presentation to brief Members on the representations and comments including the background of the amendments, the grounds/views/proposals of the representers and commenters, planning assessments and Planning Department (PlanD)'s views on the representations and comments was made by the government representative in the morning session on 7.7.2021. The PowerPoint and the presentation given by PlanD's representative had been uploaded to the Town Planning Board (the Board)'s website for viewing by the representers and commenters. Members' declaration of interests had been made in the same session of the meeting and was recorded in the minutes of the respective meeting accordingly.

5. Members noted that Messrs Thomas O.S. Ho, Franklin Yu, Y.S. Wong and Gavin C.T. Tse, Dr Lawrence K.C. Li, Dr Lawrence W.C. Poon and Dr Conrad T.C. Wong, who had declared interests on the item, had tendered apologies for not attending the meeting. For those Members had no direct interests or involvement in the submissions of the representations and comments and the public housing development, Members agreed that they could stay in the meeting.

**Presentation and Question Sessions**

6. The following government representatives, representers, commenters and their representatives were invited to the meeting at this point:

## **Government representatives**

### PlanD

- |                     |   |
|---------------------|---|
| Ms Jessica H.F. CHU | - District Planning Officer/Shan Tin,<br>Tai Po & North (DPO/STN) |
| Ms Hannah H.N. YICK | - Senior Town Planner/Shan Tin                                    |
| Mr Adrian H.C. LEE  | - Town Planner/Shan Tin   |

### Civil Engineering and Development Department (CEDD)

- |                       |  |
|-----------------------|--|
| Mr Gabriel T.O. WOO   | - Project Team Leader/Housing<br>(PTL/H) |
| Mr Patrick K.P. CHENG | - Senior Engineer                        |
| Mr Dicky K.Y. MAK     | - Engineer                               |

### Housing Department (HD)

- |                      |                    |
|----------------------|--------------------|
| Mr Forrest K.W. Fong | - Senior Architect |
| Mr Horace K.L. Lai   | - Architect        |
| Ms Elim WONG         | - Planning Officer |

### Agriculture, Fisheries and Conservation Department (AFCD)

- |                   |   |
|-------------------|---|
| Mr Eric Y.H. Wong | - Senior Nature Conservation<br>Officer/Central (SNC/C) |
| Ms C.Y. Ho        | - Senior Nature Conservation<br>Officer/South           |
| Mr Eric K.Y. Lam  | - Nature Conservation Officer/Shatin                    |

## **Representers, Commenters and their Representatives**

### R84/C12–Ma On Shan Village Concern Group (MOSVCG) (馬鞍山村關注組)

[Representers and commenters who had authorised MOSVCG were recorded in the minutes of the afternoon session of the meeting held on 8.7.2021.]

- |                  |   |
|------------------|---|
| Mr Lam Kim Por   | ] |
| Mr Wong Ching Ki | ] |

Mr Wong Yuk Hong	]	
Mr Wong Cheuk Hung	]	
Ms Sze Kai Mui	]	
Ms Wong Mei Fong	]	
Mr Wong Ping Fat	]	Representers, Commenters, and
Mr Leung Yui Hin	]	Representers' and Commenters'
Mr Fan Man Tao	]	Representatives
Ms Chan Yee Ting	]	
Mr Cheung Chun Ming	]	
Mr Lam Cheung Shing	]	
Mr Yung Kai Him	]	
Ms Lai Wing Sze	]	

7. The Chairperson extended a welcome and invited the representatives from MOSVCG to continue with their oral submission made in the afternoon session of the meeting held on 8.7.2021.

8. Mr Wong Cheuk Hung, the Chairman of Ma On Shan Mutual Aid Committee (MOSMAC), made the following main points:

- (a) MOSMAC was established in 1940s/1950s. At that time, some immigrants coming from the Mainland including Sichuan, Shandong and Hunan had first settled down in the Peak District near Ma On Shan Iron Mine (the Mine). Subsequently, those people from Guangdong had resided in the Ma On Bridge District (i.e. Wan Village) while those from Chiu Chow had settled in the Upper and Lower Mid-Level District (i.e. Chiu Chow Village). Shun Yee San Tsuen was located at the foothill in the Pier District, which was built by the Evangelical Lutheran Church after the destruction made by Typhoon Wanda in 1962. The local businesses mainly concentrated in the Pier District;
- (b) during the operation of the Mine, Mutual Trust Company (大公洋行), Evangelical Lutheran Church, St. Francis Church, Red Cross, etc. provided all sorts of support to the villagers, such as employment

opportunities, education, medical, transport and social welfare services;

- (c) after the closure of the Mine in 1976, three organisations were set up/continued to operate, namely MOSMAC, Ma On Shan Residents Bus Management Association Limited and Ma On Shan Elderly Committee to facilitate the provision of continued support to the villagers; and
- (d) the villagers had all along helped one another and created a distinctive community. All the settlements in Ma On San Tsuen (MOST) were interconnected in terms of their unique history, local culture, heritage and social connection, forming an integral part of the local community.

9. With the aid of a PowerPoint presentation, Mr Wong Ching Ki made the following main points:

- (a) global warming was a hot issue nowadays. To reduce the greenhouse effect, tree planting could provide one of the possible solutions and bring positive impact on the environment. As such, the green environment in Ma On Shan (MOS) should be preserved. He played a video clip showing the existing living environment of the area with some people walking safely along MOST Road in the night time;
- (b) there were over 400,000 tons of iron ore extracted from the Mine annually in the 1950s and 1960s. It was estimated that about 54 million ft<sup>3</sup> (or 1.65 million m<sup>3</sup>) of iron ore were extracted. As blasting had previously been used in the Mine for many years, the area was unstable and unsafe, and thus was considered not suitable for residential development. There were 70 reported landslide cases in the area;
- (c) the proposed developments in the area would generate adverse impacts on the surrounding environment, such as water supply (lower water level), tree felling and air ventilation;
- (d) alternative sites for the proposed developments as suggested by an ex-Sha Tin District Council (STDC) member, Mr Yung Ming Chau (R58/C9),

should be considered. For example, Site D, with an area of 2.26 ha, could only provide about 2,700 public housing units. A site at Ma On Shan Road near Kam Chun Court and the temporary works area for the Sewage Treatment Works in Shatin Area 73 were considered more suitable for the proposed residential and school development; and

- (e) a previous proposal put forth by STDC for using the land around Site D for the development of a theme park to promote local culture was supported. MOS culture, which promoted the core value of love and care, should be one of the major cultures that should be preserved. Also, the Chinese Expeditionary Force during World War II (WWII) had once stayed in MOST, which enriched the local history and could be featured in the theme park.

10. With the aid of a PowerPoint presentation, Messrs Wong Yuk Hong and Leung Yui Hin made the following main points:

*Impact on the Living Environment*

- (a) given its close proximity to the proposed housing site, Shun Yee San Tsuen would be adversely affected by the construction works arising from the proposed developments nearby;
- (b) villagers enjoyed the tranquil living environment in MOST and treasured the local culture there. Even some villagers who had moved out for work would like to return after retirement. However, the proposed developments would generate adverse impact on their living environment;
- (c) the streams in the area would be affected by the proposed developments. Worse still, the ecology in MOST would also be affected as there would be adverse impact on the “Site of Special Scientific Interest” (“SSSI”) where a lot of special, unique and native plant species such as Hong Kong Azalea (香港杜鵑) were found;
- (d) the Ma On Shan Lutheran New Village Better Living Co-operative Society

Limited was registered under AFCD, and thus if Shun Yee San Tsuen had to be cleared for development, compensation and assistance should be provided to the affected villagers;

- (e) it was noted that one of the natural streams in Site E would be affected by the proposed development there. As there was a policy initiative to promote agricultural development in Hong Kong and MOS was a suitable place for agricultural activities, this area should be retained for agricultural use rather than development; and

#### *Old Village Houses*

- (f) with reference to some site photos taken in the Mid-Level District (within or near Site G), the characteristics of the old village houses could be summarised as follows: built against slopes or bolder stones; use of stones, sand and junk ore; in a symmetrical design with a courtyard in the front and the living/dining room in the middle and the bedrooms on both sides at the back on a slightly raised platform to avoid flooding; windows arranged in opposite direction to facilitate air ventilation; all rooms connected by a covered corridor which was supported by pillars for rain shelter and sun protection; kitchen separated from the living/dining rooms to minimise fire risk and nuisance; and having a pitched roof. Those village houses were built by the villagers themselves together and the owners might also raise fund for building the houses through the rotating savings system.

11. With regard to the maintenance responsibility of the slope behind a village house as shown on one of the site photos just presented, Mr Lam Kim Por clarified that the concerned slope was currently a man-made slope maintained by the Geotechnical Engineering Office of CEDD though it was originally a natural slope.

12. With the aid of a PowerPoint presentation, Mr Lam Kim Por made the following main points:

- (a) there was a temple named South Sky Door the King of the Sky Tin Hau



Mother (南天門天德大帝天后聖母) in MOST. The temple was built by the villagers. Since then, some religious activities had been held in the village;

- (b) there were three major festivals in MOST, namely Earth God Festival (伯公/土地誕), Tin Hau Festival (天后誕) and Festival of the Ghost (盂蘭節), with the former two held in the third month and the latter one in the seventh month of the lunar calendar. Those festivals would attract hundreds of followers coming to MOST including those from the urban area; and
- (c) during the festivals, villagers would be busy preparing the traditional food and related religious rituals while visitors would consume the local food and agricultural produce, which fostered the economic activities in the area.

13. Mr Wong Ping Fat explained that since 1959, the Mine had changed from open-pit mining to underground extraction. Owing to the low technology level at that time, a lot of industrial accidents and casualties occurred. As such, some Chinese operas for appeasing gods (神功戲) were organised in the Lower Mid-Level District as a religious protection for the miners, which reflected the cohesion of the villagers in MOST.

14. Mr Wong Yuk Hong further said that a permanent stage was subsequently built in the Peak District to facilitate the performance of Chinese operas while providing a gathering place for the villagers to hold public meetings/events. Chiu Chow culture was one of the important local cultures in MOST.

15. With the aid of a Powerpoint presentation, Mr Lam Cheung Sing made the following main points:

- (a) his family had been living in the village of the Mid-Level District for a long time, with his grandson being the fifth generation. According to his observation, MOST already existed for over 100 years;
- (b) his family used to operate a butcher shop in MOST to serve the villagers in the area. He witnessed the evolution of the village and relationship

established among villagers. Given its unique history, local culture and harmonious neighbourhood relationship in MOST including the Mid-Level District, the whole area should be preserved in consideration that such important elements could not be found elsewhere in Hong Kong;

- (c) as part of Hong Kong's history, the Mine had once employed more than 3,000 miners and its contribution to the economic development of Hong Kong should not be undermined. Some miners were also buried in the Ma On Bridge District after they had passed away;
- (d) the village houses were built by villagers themselves together, which showed a close relationship amongst them. Such invaluable local attachment and tranquil living environment should be preserved for the villagers and their descendants;
- (e) to his knowledge, MOS was the first place in Hong Kong where goats were raised. The Government should help promote its local history and culture to visitors and provide the supporting facilities in MOST. This could also help preserve the old village houses in-situ;
- (f) there were alternative sites for the proposed housing developments, such as Sheung Shui and Kwu Tung. MOST which lied on a sloping area was not suitable for development, in particular that there was no suitable vehicular access for construction vehicles. It would pose safety risk should the proposed developments be proceeded with; and
- (g) the old villagers would not be able to adapt to the new life in other areas if they had to move out due to the proposed developments.

[Dr Frankie W.C. Yeung joined this session of the meeting at this point.]

16. With the aid of a Powerpoint presentation, Mr Fan Man Tao and Ms Chan Yee Ting, representatives of the Evangelical Lutheran Church of Hong Kong (ELCHK) (Grace Youth Camp) (基督教香港信義會恩青營(鞍山探索館)), made the following main points:

- (a) Mr Fan, representing ELCHK (Grace Youth Camp), was also the adviser for a study on “A multi-dimensional “point-line-plane” approach for industrial heritage conservation in Hong Kong: A case study of Ma On Shan Iron Mine” (the case study) conducted by Professor Ng Mee Kam. The study area comprised four districts: “Peak District” which contained most of the historic buildings/structures; “Ma On Bridge District” where Wan Village was located; “Mid-Level District” where most Chiu Chow people settled; and “Pier District” where Shun Yee San Tsuen was located, which functioned as the transportation hub for shipping the iron ore overseas. The villagers’ views should be respected and they should be allowed to choose to stay or leave. To strike a balance between conservation and development, a compromise in consultation with the stakeholders should be made;
- (b) according to the Study on Landscape Value Mapping of Hong Kong conducted by PlanD, the Mine and the nearby village settlements possessed unique natural and man-made environment. Whilst the prevailing conversation policy only focused on individual buildings, the historical value of the entire Mine area should not be overlooked, taking into account its rich local customs and implication to the society;
- (c) the Mine contributed to both the local and overseas iron ore supply before and after WWII. The large number of immigrants from the Mainland between 1949 and 1953 provided a lot of cheap labour for the mining industry. In the 1950s and 1960s, the most advanced mining technology had been transferred from Japan to Hong Kong, and thus the output of the iron ore reached about 4 million tons during that period. It recorded the glorious years of the mining industry in Hong Kong. The Mine was also mentioned in some textbooks. In the early 1970s, the skilled miners also participated in the construction of the Lion Rock Tunnel;
- (d) the living/working environment in the Mine was poor, and life was hard for the miners and their families. The two religious institutions, St. Francis’ Church and ELCHK, provided the much needed services/support to the villagers on education, medical, financial, social welfare, etc.

Throughout the years, very strong ties of relationship had been established between the villagers and the church. This kind of unique culture in MOST could also be shared with other people in Hong Kong;

- (e) ELCHK (Grace Youth Camp) aimed to promote the Mine area into a 'living museum' so as to facilitate the community to have a better understanding of the local culture of the village (e.g. Chiu Chow culture), increase the community's awareness on conservation of the village (e.g. experiencing the culture through workshops) and organise more stakeholders' activities (involving both villagers and expertise such as scholars and artists);
- (f) ELCHK (Grace Youth Camp) would endeavour to promote conservation of the Mine, such as promoting grading of the historic buildings (e.g. Mutual Trust Company's Clinic), documentation of relevant information and preservation of existing structures/buildings. Stakeholders would be engaged in their conservation scheme, like guided tours and workshops. Other NGOs would also be invited to participate in their programmes. Reference would be made to Pokfulam Village in Hong Kong as well as other similar conservation schemes in Hexing Mine (和興礦洞) and Treasure Hill (寶藏巖) in Taiwan; and
- (g) the most valuable historical value of the Mine was not just the historic buildings but also the local culture and many stories that should be passed on to the future generations.

[Mr Alex T.H. Lai and Ms Sandy H.Y. Wong left this session of the meeting during Mr Fan and Ms Chan's presentation.]

[Mr Stephen L.H. Liu left and Mr L.T. Kwok joined this session of the meeting at this point.]

17. As the presentations from the representatives of MOSVCG in the current session of the meeting had been completed, and noting that the representatives of ELCHK (Grace Youth Camp) would not be able to attend the afternoon session, the Chairperson suggested and Members agreed to proceed to the question and answer (Q&A) session and that questions for

ELCHK (Grace Youth Camp) should be raised first. The Chairperson explained that Members would raise questions and the Chairperson would invite MOSVCG's representatives and/or the government representatives to answer the question. 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. The Chairperson then invited questions from Members.

*General Site Context*

18. Some Members raised the following questions:

- (a) the location of different districts mentioned by the representers and commenters and their representatives, and whether the amendment items fell within those districts/villages;
- (b) whether there was water and electricity supply in the area; and
- (c) whether there was any recognised village in the area.

19. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD made the following main points:

- (a) according to a plan presented in the case study, there were four major districts in the Mine area: (i) "Peak District" (including most of the graded historic buildings, open-pit/underground mining area and 240ML/192ML Tunnels); (ii) "Ma On Bridge District (including Wan Village); (iii) "Mid-Level District" (including Chiu Chow Village); and (iv) "Pier District" (including Shun Yee San Tsuen, 110ML Tunnel and Mineral Preparation Plant). Sites C and D were located adjacent to Shun Yee San Tsuen in the Pier District while Site G fell within Chiu Chow Village in the Mid-Level District. The ELCHK (Grace Youth Camp) was located in the Peak District. No amendment items were proposed in the Ma On Bridge District and the Peak District;
- (b) there was water and electricity supply in the area; and

- (c) there was only one recognised village in the area which fell outside the amendment items.

*Issues related to Site G*

20. Some Members raised the following questions:

- (a) the rationale for delineating the boundary of the amendment items, particularly Site G;
- (b) the land status of Site G;
- (c) whether any stream would be affected by the proposed development at Site G;
- (d) whether any existing farm would be affected by the proposed development at Site G;
- (e) any historic buildings falling within Site G; and
- (f) noting that the Antiquities Advisory Board (AAB) had not yet discussed and endorsed the findings of the case study, whether the proposed development in Site G would pre-empt the conservation plan once endorsed.

21. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD, Mr Gabriel T.O. Woo, PTL/H, CEDD and Mr Eric Y.H. Wong, SNC/C, AFCD made the following main points:

- (a) in general, the boundary of the amendment items was delineated mainly based on the development constraints and opportunities of the sites, taking into account the site conditions, topography, accessibility, land status, existing uses, technical feasibility, etc. Regarding Site G, as shown on Plan H-2c of the Paper, there was about a 10m buffer between Site G and Ma On Shan Country Park (MOSCP) to its east across MOST Road. Besides, both Site G and the proposed road would not encroach onto any

grave or temple;

- (b) Site G fell entirely on government land with some temporary structures only;
- (c) there were streams running through Site G. The affected stream(s) would be diverted by nullah or culvert and reconnected to the lower stream, and thus the impact on the stream would be insignificant. The same approach were adopted for other development sites;
- (d) AFCD did not have information of registered farms in Site G handy; [Post-meeting notes: according to AFCD's record, there was one registered crop farm in Site G under the Local Vegetable Farm Voluntary Registration Scheme.]
- (e) Plan H-5 of the Paper showed the graded historic buildings in the area, which included Site Structure at Mining Settlement, the Mine (including Shun Yee Shan Tsuen (Grade 3), Mineral Preparation Plant (Two Sites) (both Grade 3) (including piers of the Mineral Preparation Plant), Exterior Wall of Mines 110ML Ma On Shan (Grade 2), Exterior Wall of Mines 240ML Ma On Shan (Grade 2), Lutheran Yan Kwong Church (Grade 3) and St. Joseph's Church (Grade 2),. All graded historic buildings fell outside Site G. Besides, the ungraded structures related to the Mine as identified by The Conservancy Association (R49) and ELCHK (Grace Youth Camp) (C13) were marked in brown and green on Plan H-6 of the Paper, also all fell outside Site G. As confirmed with Antiquities and Monuments Office (AMO) subsequent to the subject hearing held on 8.7.2021, in respect of the concrete structures mentioned in R49/C13, AMO had not received any grading request for those items; and
- (f) the case study was mainly an academic study and no discussion nor endorsement was made by AAB. In fact, there were only some temporary structures on government land within Site G. The Intangible Cultural Heritage Office of the Leisure and Cultural Services Department also advised that no intangible culture heritage (ICH) item under the

current inventory was related to Site G.

22. As regards a Member's enquiry concerning the prevailing policy on handling repairing/rebuilding of licensed structures on government land and whether those licensed structures were transferrable, the Chairperson said that, under streamlined arrangements announced recently by Lands Department (LandsD), the licensee or occupier of the licensed structure could commence repairing/rebuilding works after notifying LandsD, subject to their fulfilling basic criteria including using the same category of materials (i.e. temporary or permanent materials as recorded) to repair or rebuild the structure. Upon the death of the licensee, the licensed structure was transferable only to eligible family member(s) of the licensee upon application to LandsD.

23. Some Members raised the following questions to MOSVCG's representatives:

- (a) the location of the old village houses presented at the subject hearing meeting, the exact location of a particular house which was built next to a slope as shown on one of the site photos, and any slope safety concern for such a house;
- (b) whether village houses with similar characteristics could be found in other districts; and
- (c) the estimated number of existing households in the Mid-Level District.

24. In response, Messrs Wong Yuk Hong, Lam Kim Por and Wong Cheuk Hung made the following main points:

- (a) those village houses presented at the subject hearing meeting were located within Sites F and G in the Mid-Level District. By referring to Plan H-2c of the Paper, Mr Wong Yuk Hong confirmed that the concerned house fell within Site G, which was located between the western boundary of Site G and the stream running from the south to the north, and the adjacent slope was maintained by the Government. As villagers were used to the situation, they did not see any particular safety concern for a house being located next to a slope;



- (b) most of the village houses were built with similar characteristics in the Mid-Level District and similar houses could also be found in other districts. However, the Peak District generally had a higher population density and the houses might not be the same as those in the Mid-Level District. Besides, Shun Yee San Tsuen in the Pier District was developed by ELCHK, and hence the appearance of the houses might also be different; and
- (c) there were about 200 licensed buildings in all districts in the area around MOST. Based on a rough estimation, there were about 100 households in all districts, including about 20 to 30 households in Chiu Chow Village in the Mid-Level District.

25. Regarding the slope safety issue, Mr Lam Cheung Sing expressed that the Government did not accord priority to carrying out the slope maintenance works not until the commencement of a private development in Wan Village. The Chairperson clarified that there was established mechanism in monitoring slope safety and maintenance.

*Issues related to Other Amendment Sites*

26. Noting that Sites D and E would not encroach onto Shun Yee San Tsuen which was accorded a Grade 3 status, a Member asked MOSVCG's representatives on whether the proposal to rezone Sites D and E was considered acceptable and whether there were other structures that were worth preserving. In response, Mr Wong Cheuk Hung said that Site E was located close to the site of Mineral Preparation Plant which was accorded a Grade 3 status, and there were clusters of related buildings and structures (e.g. electricity supply room, laboratory, maintenance room and piers of conveying belt) in the area that might be worth preserving subject to further investigation. In that regard, the proposed development might jeopardise the conservation of those ungraded structures/buildings at the moment.

27. Ms Jessica H.F. Chu, DPO/STN, PlanD, with reference to Plan H-6 of the Paper, supplemented that Sites C to E would not encroach onto the ungraded structures mentioned by R49/C13. Regarding the encroachment by a preliminary alignment of the upgraded MOST Road onto a graded building, i.e. one of the Piers of the Mineral Preparation Plant, Ms Chu clarified that CEDD would later carry out a heritage impact assessment to review

the detailed design of the road alignment and would minimise the possible impact on the graded building as far as practicable. In any case, the amendment items would not have significant impact on the ungraded structures mentioned by R49/C13. Regarding the two piers of the Mineral Preparation Plant as mentioned by R49/C13, CEDD would minimize the impact from the proposed developments, if any, during the detailed design stage.

*Local Culture and Intangible Cultural Heritage in MOST*

28. Some Members raised the following questions to MOSVCG's representatives:
- (a) the tangible/intangible items that should be preserved, and any impact that might be brought by the proposed developments;
  - (b) whether there were any differences between the Peak District and other districts in terms of intangible cultural heritage; and
  - (c) whether the tradition of the Chinese operas for appeasing gods still continued.
29. In response, Messrs Wong Yuk Hong, Leung Yui Hin and Lam Kim Por made the following points:
- (a) Site D might encroach onto some ungraded buildings related to the mine works such as the tram maintenance station for 110ML tunnel and the toilet used by the miners. As some streams in Sites C, D and E would be affected, the living of the villagers would be directly affected;
  - (b) the Peak District mainly comprised immigrants from the Northern Region of the Mainland who were likely to have different culture and cuisine from those coming from the Southern Region and residing in the Mid-Level District. Besides, as the Evangelical Lutheran Church was located in the Peak District, the villagers were influenced by the church and there were more Christians. In general, Chiu Chow people in the Mid-Level District still followed their traditional culture in the Mainland. With the MOSMAC, the villagers in MOST were closely connected and should be

considered as a community as a whole; and

- (c) the tradition of the Chinese operas for appeasing gods still continued but in a smaller scale due to a general lack of expertise and manpower. Those Chinese operas had become less popular due to lapse of time as its original purpose for protecting the miners eroded following the closure of the Mine. It was also cost and time consuming for organising such events.

30. To supplement the intangible cultural heritage in the Peak District, Mr Fan Man Tao, representative of ELCHK (Grace Youth Camp), made the following main points:

- (a) the miners who settled in the Peak District mostly came from the Northern Region of the Mainland and had a culture different from that of Guangdong/Chiu Chow. To his knowledge, the villagers in the Peak District shared similar culture as that in Tiu Keng Leng, and they had connections among themselves;
- (b) under the influence of the church in the community, the local culture and daily life of the villagers to some extent also reflected the characteristics of Christianity such as naming their children in accordance with the characters in the Bible, and when the villagers had gone to work, the Evangelical Lutheran Church would take care of their children;
- (c) although there were different districts in MOST, each district had a role to play and involved in different parts of the mining activities, and after all, they shared the same history. They also shared some common facilities in the Peak and Pier Districts; and
- (d) regarding the intangible cultural heritage, the Mine was an integral part of Hong Kong's history, which represented our social and economic development and international relationship in the old days.

#### *The Mine and Mining Tunnels*

31. A Member noted from Mr Wong Ching Ki's presentation that about 12 million

tons of iron ore, equivalent to 54 million ft<sup>3</sup>, were extracted from the Mine between 1906 and 1970, during which open-pit mining was first undertaken until 1959, followed by underground extraction up to 1970. The Member asked if Mr Wong Ching Ki knew whether the mining tunnels were extended to Sites C to G. In response, Mr Wong said that the estimation was made by him based on the available information issued by the Government such as the volume of mine extracted, but he had no information on the extent of the mining tunnels. The same Member further asked whether 1 ft<sup>3</sup> to 44 pounds as presented was a standard conversion factor for calculating the amount of iron ore extracted. Mr Wong replied that this was a conversion factor commonly used in the United States.

32. With regard to the Member's enquiry on the output of the Mine and the conversion factor, Mr Gabriel Woo, PTL/H, CEDD made the following main points:

- (a) whilst there was no detailed information at hand, a broad-brush estimate could be made based on the density of the rock mass and iron for estimating the volume of extraction. The approximate density of solid rock is 2.5 tonnes per cubic metre whilst that for iron is slightly less than 8 tonnes per cubic metre. Hence depending on the iron content in the ore, the density would be something between the two figures;
- (b) based on a crude figure that the iron ore production from 1950s to 1970s in the Mine was about 200,000 tonnes per year, the average annual volume of iron ore would be a quotient of about 200,000 tonnes with the density of the iron ore being the divider, the higher the iron content in the iron ore, the resultant volume of ore extracted would be lower for the same weight of iron ore extraction; and
- (c) as background information, before WWII, the extraction volume was low by the first mining company (licence obtained in 1931, mainly at open-pit mining area). After WWII, due to immigration from the Mainland, there were a lot of cheap labour and hence the volume of extraction had increased. By 1959, the underground mining activities were carried out mainly in the eastern portion of the Peak District.

33. Regarding the possible location of the mining tunnels, Ms Jessica H.F. Chu,

DPO/STN, PlanD supplemented that underground mining works should take place in areas around the 240ML Portal, and then transported through 110ML tunnel to the Mineral Preparation Plant in the Pier District for shipping the iron ore overseas. As such, it was anticipated that the underground mining tunnels should be located in the eastern portion of the Peak District which was far away from Sites C to G.

*History of the Mine and Conservation Work by ELCHK (Grace Youth Camp)*

34. In response to a Member's enquiry on ELCHK (Grace Youth Camp)'s community network with the Mine and their work on conservation, Mr Fan Man Tao made the following main points:

- (a) since the conservation work started in 2015, they had already contacted about 200 villagers and 150 people from the alumni of the schools established by the church in MOST. These old folks were very glad to tell their stories;
- (b) ELCHK (Grace Youth Camp) in collaboration with the Home Affairs Department and other NGOs had arranged a variety of activities to promote conservation of the Mine. They had also approached some artists, scholars and professionals for participation in their programmes. In 2017, an exhibition was held in Shatin, which lasted for a month and received more than 10,000 visitors; and
- (c) given limited resources, their application for grading of historic buildings submitted to AMO for assessment in 2016/2017 did not cover all items in the Mine. Meanwhile, more information on the ungraded historic buildings had been gathered.

35. Mr Fan Man Tao supplemented that Professor Ng Mee Kam had already submitted the results of the case study to the Government about two weeks before the subject hearing. Ms Jessica H.F. Chu, DPO/STN, PlanD clarified that as confirmed by AMO, whilst the report of the case study was submitted, its findings and recommendations were not yet discussed and endorsed by AAB. That said, the Government was open-minded in considering adoption of a "point-line-plane" approach in conserving the Mine with relevant

stakeholders. The Chairperson remarked that grading of historic buildings was outside the purview of the Board. However, the Board would take into account the graded historic buildings when considering the amendments items on the OZP.

36. Some Members raised the following questions to ELCHK (Grace Youth Camp)'s representatives:

- (a) a brief account of the history of the Mine, and the countries the iron ore were exported to;
- (b) work arrangement for the miners, and relationship between the mining company and the miners/villagers;
- (c) whether there was available documentary information about the mining companies such as Mutual Trust Company, and any connection with their staff;
- (d) operation of ELCHK (Grace Youth Camp) and the number of working staff;
- (e) services provided by ELCHK (Grace Youth Camp) and engagement of villagers in the activities;
- (f) how the villagers could be further engaged in the conservation work;
- (g) noting that there was an approved application No. A/MOS/65 for private residential development, as there were a lot of historic buildings in the Peak District, whether it would be more appropriate to conserve the area as a whole; and
- (h) whether there was any future plan in revitalising the Mine and the village.

37. In response, Mr Fan Man Tao and Ms Chan Yee Ting, representatives of ELCHK (Grace Youth Camp), made the following main points:

- (a) based on some researches, five to six mining companies had operated in the Mine between 1906 and 1976. In the 1930s and 1940s, the output of iron ore was low due to low technology level. Before WWII, only about 8,000 tons of iron ore were produced per annum for internal use in Hong Kong and/or other cities in the Guangdong Province. During the Japanese occupation period, the Japanese army used the iron ore from the Mine as military supply. During the 1950s, Mutual Trust Company and a Japanese company introduced advanced technology to Hong Kong and the iron ore output reached about 150,000 tons. From 1952 to 1962, with the opening of 240ML and 110ML tunnels for underground mining, the iron ore output reached about 180,000 tons. Most of the iron ore was shipped to Tokyo and Kyushu for redevelopment after WWII while a small amount was re-exported to Taiwan for further processing;
- (b) according to the records of Mutual Trust Company, the miners were hired directly by the company at the beginning. Owing to the increasing number of miners involved, a foreman system was subsequently developed, with the salary paid to the foreman for distribution to individual miners. The relationship between the mining company and the miners/villagers was very well, and they always celebrated special festivals together, e.g. Chinese New Year. The church also served the community by providing various services to the villagers;
- (c) they had collected lots of related documents, old photos and materials. More than 500 items had been collected since 2015. They also managed to contact the previous staff of the mining company and some old miners;
- (d) ELCHK (Grace Youth Camp) spent some \$4 million for the revitalisation project which mainly involved the renovation work and operation costs. Funding was also sought from AMO to renovate the historic buildings. ELCHK (Grace Youth Camp) was basically operated on a self-financing basis, with subsidies from the church. There were currently seven staff members who worked closely with about 80 volunteers including some local villagers;

- (e) currently, there was a café in ELCHK (Grace Youth Camp) which sold some local food and agricultural produce. Workshops were also organised from time to time. Volunteers from villagers mainly served as tour guides;
- (f) similar to the cases in Pokfulam Village and Yim Tin Tsai, the villagers could participate in organising some workshops and activities with NGOs as well as selling their local food/agricultural produce, which could help develop the area into an attractive tourist spot while supporting the local economy;
- (g) according to the case study, conservation should not only focus on the mining industry but also its culture, environment and people. As regards the mining operation, there were not only the extraction activities in the Peak District but also the entire production chain which covered the whole area including the transmission of the iron core to the Pier District via 110ML Tunnel as well as the processing activities in the Mineral Preparation Plant. Every single step counted and they were all interrelated. It was regretful to note that there was an approved private residential development in Wan Village which set an undesirable precedent for other developments. In any case, such development should not be allowed anymore and there was an imminent need to conserve the area as a whole; and
- (h) in the long run, they aimed to conserve such a valuable historical place together with its existing local community. To this end, both the buildings/structures and the local culture should be preserved for sustainable development. However, being a NGO, they did not have a comprehensive plan at the present moment due to various constraints. They hoped that the Government could do more in supporting the conservation of the Mine and the related villages.

[Mr K.K. Cheung and Miss Winnie W.M. Ng left this session of the meeting during the Q&A session.]



38. The meeting was adjourned for lunch break at 1:45p.m.

39. The meeting was resumed at 3:00 p.m.

40. 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 Wilson Y.W. Fung

Mr Stephen L.H. Liu

Mr Peter K.T. Yuen

Mr K.K. Cheung

Dr C.H. Hau

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Daniel K.S. Lau

Mr L.T. Kwok

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Professor Jonathan W.C. Wong

Dr Roger C.K. Chan

Dr Venus Y.H. Lun

Mr C.H. Tse

Chief Traffic Engineer/New Territories East

Transport Department  
Mr Ken K.K. Yip

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

Assistant Director (Regional 3)  
Lands Department  
Mr Alan K.L. Lo

Director of Planning  
Mr Ivan M.K. Chung

41. The following government representatives, representers, commenters and their representatives were invited to the meeting at this point:

### **Government Representatives**

#### PlanD

Ms Jessica H.F. Chu - DPO/STN  
Ms Hannah H.N. Yick - Senior Town Planner/Shan Tin  
Mr Adrian H.C. Lee - Town Planner/Shan Tin

#### CEDD

Mr Gabriel T.O. Woo - PTL/H  
Mr Patrick K.P. Cheng - Senior Engineer  
Mr Dicky K.Y. Mak - Engineer

#### HD

Mr Forrest K.W. Fong - Senior Architect  
Mr Horace K.L. Lai - Architect  
Ms Elim Wong - Planning Officer

#### TD

Mr Daniel S.W. Lam - Senior Engineer/Shatin  
Mr Wilfred H. K. Ngai - Engineer/Ma On Shan

AFCD

Mr Eric Y.H. Wong - SNC/C  
Ms C.Y. Ho - Senior Nature Conservation Officer/South

**Representers, Commenters and their Representatives**

R84/C12 - Ma On Shan Village Concern Group (MOSVCG) (馬鞍山村關注組)

[Representers and commenters who had authorized MOSVCG are recorded in the pm session of the meeting held on 8.7.2021.]

Mr Wong Cheuk Hung, Philip	]	
Ms Sze Kai Mui	]	
Mr Wong Ching Ki	]	
Mr Lam Kim Por	]	
Ms Wong Mun Ching, Venice	]	
Mr Wong Yuk Hong	]	Representers, Commenters, and
Mr Wong Ping Fat	]	Representers' and Commenters'
Mr Leung Yui Hin	]	Representatives
Mr Cheung Chun Ming	]	
Ms Wong Mei Fong	]	
Mr Lam Chor Shing	]	
Mr Wong Siu Kit	]	
Mr Lam Cheung Shing	]	
Mr Ng Cheuk Hang	]	
Mr Yung Kai Him	]	
Mr Lam Chun Fung	]	

42. The Chairperson extended a welcome to the government representatives and the representatives of MOSVCG. She then invited the representatives of MOSVCG to continue their oral submissions.

*Village Life and Community Network*

43. With the aid of PowerPoint slides, Mr Lam Cheung Shing made the following main points:

- (a) his family had been living in the Mid-Level District of MOST for generations. They operated a pork stall in the Pier District since the time of his grandfather and their pork was sold to MOS and Wu Kai Sha. The stall was closed down in 1986 after the clearance of the Pier District for public housing developments (now known as Heng On and Yiu On Estates);
- (b) his family then operated a canteen near Heng On Estate to serve construction workers during the development of Ma On Shan New Town. Given the poor accessibility of MOS at that time, they also sold fresh produces such as fish and vegetables at the canteen to serve local residents. Although he had moved out to Wo Che since 2000, his brothers still lived in MOST and they grew fruits in their farms; and
- (c) a majority of the villagers of Mid-Level District had a common place of origin as migrants from Chiu Chow. Those families had a harmonious relationship with one another and there was a strong spirit of mutual support. Since the miners who worked in the Mine were migrants from different parts of the Mainland, he had the opportunity to learn different dialects during his childhood. The villagers of Mid-Level District of MOST had a strong bonding and those who had already moved out, including himself, would still gather together at the village frequently during festival days. Clearance of the Mid-Level District would destroy their bonding and community network.

44. With the aid of PowerPoint slides, Mr Lam Kim Por made the following main points:

- (a) he was the second generation of a miner and his family previously operated a pig farm which fell within the boundary of Site G. Given the strong spirit

of mutual support among villagers, his father assisted Mr Lam Cheung Shing's father to set up the pork stall by giving them some pigs. He recalled that after his father was later injured severely while working in the mine, he was offered a job at the pork stall operated by Mr Lam Cheung Shing's father in return for his earlier assistance. In addition, villagers also donated money to families with financial difficulties from time to time. Their friendship and harmonious relationship were invaluable;

- (b) he studied at a primary school in the Peak District of MOST and the fathers and sisters of the church were nice to poor villagers. For example, they offered assistance to him for job placement at a pharmacy in Fanling though he eventually decided to study at a secondary school in Sheung Shui; and
- (c) since MOS was remote and inaccessible in the past, he would seek assistance from villagers who had already moved to Sha Tin when boat service ceased due to typhoon. Given the strong bonding and very good relationship, the villagers were always willing to offer free accommodation and meals to him.

45. With the aid of PowerPoint slides, Mr Wong Yuk Hong supplemented that many villagers of MOST reared pigs in the old days and 嘉華農場 was the largest pig farm in the area. The farm was partly within Site G and partly in the vicinity of the temples. It was identified by the Government as a pilot eco-farm project in 1960s. The project which included installation of septic tanks had played an important role in improving water quality in the area. Organic fertiliser was also produced as part of the pilot project. Similar to the ex-dairy farm in Pokfulam, the remaining buildings and structures of 嘉華農場, which were built in a unique style, should be preserved to showcase the cultural heritage of MOST.

46. With the aid of PowerPoint slides, Mr Wong Ping Fat said that his family previously operated a grocery store (林元記) in the Pier District to serve the miners and villagers. He also recalled that the dormitory for the newly arrived miners (潮州工館) was located in the Peak District. Being the head of Chiu Chow Village, he was responsible for maintaining peace and harmony in the village like his predecessors.

47. With the aid of PowerPoint slides, Mr Lam Chor Shing said that his father-in-law had operated a restaurant (飛達茶室) in the Pier District. Although the restaurant had already

closed down, the dim sum trolleys and tableware etc. were kept by his family for memories. Mr Wong Yuk Hong supplemented that consideration could be given to exhibiting those items to showcase the life style and culture of the villagers. Mr Lam Chor Shing added that in his childhood there were limited recreational and leisure facilities in the village and kids often played at the catchwater of the Mine and treated it as a water slide which passed through their village to the Mineral Preparation Plant downhill. They also swam in the water pond and fish pond within Site G while adults would gather at the pavilion nearby for mahjong games and tea breaks.

48. With the aid of PowerPoint slides, Ms Wong Mei Fong made the following main points:

- (a) she was born and grew up in the Mid-Level District of MOST. She always treasured the peaceful environment and close relationship among villagers. The village was a paradise in her eyes. Given the poor living environment in her childhood, the Catholic church in MOST often provided support to her family including child care service for her younger brother when her mother was sick. Despite the tough time, children in the village were willing to share and help one another; and
- (b) she completed her primary education at the former Lutheran School in the Pier District and then completed her secondary education in Macao with assistance from the teachers and sisters of the church. They also arranged helpers to accompany her to Ma Liu Shui for summer. She was grateful to her teachers and sisters of the church for their support and guidance in her childhood.

[Professor Jonathan W.C. Wong left this session of the meeting at this point.]

#### *Contributions of Villagers*

49. Mr Wong Yuk Hong said that villagers of MOST were willing to contribute to the local community. The MOS Mutual Aid Committee with representatives from the four villages often gathered at the ELCHK (Grace Youth Camp) to discuss various village matters. There was another committee responsible for overseeing the operation of shuttle bus service

between the Pier and Peak Districts for the miners and villagers for decades. The shuttle bus service was sponsored by the mining company in the old days, then they received donations from the Jockey Club in recent years to maintain the shuttle bus service which was welcomed by elderly villagers and hikers. The administrative and operational tasks for the shuttle bus service were shared by villagers on a voluntary basis. However, the increase in population associated with the proposed housing developments might overload the shuttle bus service and affect accessibility of the villagers.

[Ms Sandy H.Y. Wong and Mr Wilson Y.W. Fung joined this session of the meeting at this point.]

50. Mr Leung Yui Hin quoted another example of villagers' contribution related to Good Companion Road. The former muddy road which was part of MOST Road was converted to a concrete road by villagers with subsidies from the Good Companion cigarette company. The road itself was a heritage as it was used to transport iron ores to the pier. The road improvement project was an illustration of the joint effort and community spirit of the four villages of MOST. Mr Leung recalled that Typhoon Mangkhut had brought about widespread damages to Hong Kong in 2018. Once again, the villagers of MOST made concerted effort to clear the broken trees along Good Companion Road and other sections of MOST Road immediately after the typhoon. The incident clearly demonstrated the strong bonding and spirit of mutual support among the four villages.

### *Heritage Preservation*

51. With the aid of PowerPoint slides, Mr Lam Chor Shing made the following main points:

- (a) he had previously worked in the Mine. Being the last miner still living in the village, he was concerned that many ungraded mining structures with heritage value would be affected by the proposed developments. These structures included a tram repair area, a toilet used by the miners, part of the catchwater, structure for electricity supply, water tank for washing the iron ores, retaining wall and a pier that supported the tram track; and
- (b) regarding the internal structure of the Mine, the electric trams could transport iron ores between the 110ML Portal and the Mineral Preparation Plant.



There were staircases for miners to travel within the underground mining areas to levels 144 and 192 where they did the digging, and then there were carts to travel to 240ML. The carts were later only used for transporting iron ores and for transporting miners during emergency situations when there were accidents. Vertical shafts were built underground for transferring iron ores and there were rest areas for miners at levels 144 and 192.

52. In response to the Chairperson and a member's question on the meaning of levels 144 and 192, Ms Jessica H.F. Chu, DPO/STN, PlanD and Mr Gabriel T.O. Woo, PTL/H, CEDD explained that open cut mining was carried out near 240ML until 1959. Due to depletion of iron ores in the open cut area, the operator started digging vertical shafts downward at the open cut area, with underground mining levels at 192m and 144m (above sea level). The tunnel portal in the uphill area was at about 240m above sea level, and the iron ores from levels 192 m and 144 m would be transported to the level at 110m via vertical ore pass and then to the 110ML Portal via trams. The total length of the tunnel leading to the 110ML Portal was about 2.2km. The 240ML Portal (and levels 144 and 192 below it) was about 2km away from Sites C, D and E. The 110ML Portal was about 65m away from Site E.

[Dr Jeanne C.Y. Wong joined this session of the meeting at this point.]

53. With the aid of a PowerPoint presentation and a visualiser, Messrs Wong Yuk Hong and Leung Yui Hin made the following main points:

- (a) there was a cluster of buildings/structures with historical value in the Mid-Level District of MOST near Site G including two temples (Tin Hau Temple and 天后古媽). 天后古媽 was originally a villager's house which was later converted into a temple with a Tin Hau statue and other religious fixtures and furniture recovered from a temple in the Kowloon Walled City. Tin Hau was a goddess worshipped by Chiu Chow people;
- (b) there was also an ancient grave which could be dated back to the Qing Dynasty near the proposed cul de sac and elevated road near Site G;
- (c) the catchwater of the Mine along the hill slopes would be affected by the proposed elevated road and road widening works. Although the catchwater

had not been graded, it was closely related to the Mineral Preparation Plant and should be preserved in view of its heritage value as part of the cluster;

- (d) some equipment/structures related to the Mine were found in the hill slopes, e.g. electric pole, crowbar and a part of the tram track. They even found an advertising sign of the Good Companion Company. MOST was an integral part of the Mine heritage. Clearance of the village would wipe out the history of the mine. The cluster of historic buildings/structures related to the mine, the temples and ancient grave should be preserved in view of their heritage value; and
- (e) the Government could make reference to the experience gained from revitalisation of the Blue House in Wan Chai. Adaptive reuse of the Blue House had the merit of retaining the people and preserving the buildings to conserve the cultural and built heritage. Such valuable experience was also applicable to MOST.

[Mr K.K. Cheung left this session of the meeting temporarily at this point.]

54. Mr Yung Kai Him made the following main points:

- (a) he was a member of the MOSVCG. He observed that in Kwun Tong near the ex-Anderson Road Quarry, some stones from the quarry were preserved and placed inside the open space there. However, such arrangement failed to preserve the ambience of the quarry heritage;
- (b) the Mine was an important part of Hong Kong's history. Its output had contributed about 50% of the total gross domestic product of the mining sector in its heyday;
- (c) the Pier District had already been cleared and developed into the Heng On and Yiu On Estates. The Chiu Chow Village at Site G, culture of the miners and charity work of the religious organisations were integral part of the development process of MOS. From the social capital perspective, the bonding between the miners and their cultural origins

from Chiu Chow, Hakka and the northern part of the Mainland should be preserved in order to showcase the unique culture and history and provide an opportunity to connect the old and new communities in the area; and

- (d) the village at Site G was in proximity to MOSCP. Its rural setting and unique cultural background had attracted many hikers to visit the area. The village should be preserved, even though it had not been graded by the AMO at present, because of its unique heritage value, which was similar to Pokfulam Village. The zoning amendment and clearance of the settlements at Site G would affect the historical value of the Mine since the villages and the Mine were an integrated heritage.

55. Mr Lam Chun Fung made the following main points:

- (a) according to the Explanatory Statement of the approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/13 exhibited in 2004, it was stated that MOST was of historical interest and ‘worthy of preservation and thus any development or redevelopment affecting them should be avoided as far as possible’;
- (b) the historical value of the Mine should be assessed based on its contribution to the economy and its unique background. The Mine had contributed significantly to Hong Kong’s industrial production (about 30%) in the past. The Japanese military who occupied Hong Kong had extracted iron ores from the mine to manufacture weapons during the WWII;
- (c) the newspaper article of Wenweipo dated 30.3.2015 reported that the Mine had historical significance related to the history of mining industry and immigrants of Hong Kong, and the recovery and revitalisation of economy from the WWII;
- (d) migrants from the Mainland who lived in the miners’ settlement in MOST were part of the local history and their culture was unique in Hong Kong. The miners built their houses near their work place with rocks extracted

from the hill slopes. The simple and practical architectural style of these rural dwellings reflected the life style and culture of the miners; and

- (e) MOST was an integrated part of the history of the Mine. Clearance of the villages at Sites F and G could provide only 1,040 flats for about 3,120 persons. The opportunity cost was too high as compared with its destruction of a cultural heritage. In addition, there would be environmental impact on the MOSCP, which was only about 10m away from Site G and such zoning amendment was no different from developing the country park. Sites C to G were only some 350m from the SSSI. The MOST and buildings/structures related to the Mine should be preserved as they were of national and local cultural heritage importance.

#### *Procedural Propriety*

56. Mr Lam Chun Fung continued to make the following main points:

- (a) to provide a predictable environment for investors, it was crucial for the Government to uphold procedural propriety and follow the established procedures to formulate policies so that investors could conduct risk assessments before investment. However, the publication of the amendments to the Ma On Shan OZP did not follow the established procedures;
- (b) for example, investors who intended to purchase residential properties in MOS would take into account land available for development and demographic data in conducting their risk assessments. The rezoning of “Green Belt” (“GB”) to residential use would have direct implication on land available for development, that was material consideration for investors and the Government should have followed the established procedures. However, the statutory planning procedures mentioned by DPO/STN, PlanD during the hearing on 8.7.2021 were different from the established procedures;

- (c) according to the established procedures, public consultation with the district council, Heung Yee Kuk and rural committees should be carried out prior to commencement of the engineering feasibility study (EFS). The process should involve several rounds of discussions between the Government and the stakeholders before reaching a consensus on the zoning amendments. The absence of such consensus would result in abortive work and wastage of public resources; and
- (d) the consultation related to the zoning amendments was conducted by the Government after publication of the OZP. The discussion with villagers in November 2020 which lasted for only 1 hour and 45 minutes was not genuine. It was against the established procedures and unfair to villagers affected by the proposed developments. Quoting the example of small-scale projects such as slope maintenance works on Government land, the Lands Department would post site notices and consult local residents at an early stage.

57. Messrs Wong Yuk Hong and Leung Yui Hin concluded that the MOSVCG had expressed their views on various aspects including nature conservation, traffic impact and heritage preservation, etc. There were also alternative sites in Hong Kong to meet the housing demand. For the way forward, the Board should decide whether to proceed with developments or accord priority to preservation. The integrity of the four villages, including the Mid-Level District of MOST, and the Mine should be preserved in a holistic manner.

[Mr Stephen L.H. Liu left and Mr K.K. Cheung rejoined this session of the meeting at this point.]

58. As the presentations of representatives of MOSVCG 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 representatives of MOSVCG and/or the government representatives to answer the question. The Chairperson reminded Members that the Q&A session should focus on those issues which Members considered relevant to their consideration of the amendment items. The Chairperson then invited questions from Members.

*Site Formation Works at Site G*

59. Some Members raised the following questions:

- (a) extent of the proposed site formation works and whether retaining walls would need to be constructed for Site G; and
- (b) whether the stream and MOST Road would be above or below the future site level of Site G and whether the stream needed to be diverted.

60. With the aid of PowerPoint slides, Mr Gabriel T.O. Woo, PTL/H, CEDD and Ms Jessica H.F. Chu, DPO/STN, PlanD made the following main points:

- (a) as shown along a section across Site G, the existing level of MOST Road was about 167mPD and the site formation level of Site G was assumed to be about 160mPD with retaining walls under the EFS. According to the conceptual scheme prepared under the EFS, several platforms could be formed taking account of the existing topography. The proposed site level and the design of the platforms were indicative only. The future developer-tenderer for the proposed private housing development would have flexibility to adjust the site levels provided that the building height restriction stipulated on the OZP was not exceeded; and
- (b) the existing stream at Site G needed to be diverted, and the stream diversion requirement might be incorporated in the land sale conditions.

61. Mr Wong Cheuk Hung, Philip said that the proposed cut slopes at Site G was about 7m tall and three platforms would be formed at different levels. The finished site formation level would likely be lower than the existing stream bed. Mr Wong Yuk Hong supplemented that some aquatic and avifauna species of ecological value were found in the stream. However, the Ecological Impact Assessment conducted by CEDD's consultant did not indicate the existence of those species.

*Visual Impact of Development at Site G*

62. A Member raised the following questions:

- (a) what the proposed building height (BH) for Site G and BH of existing developments in downhill area such as Heng On and Yiu On Estates were;
- (b) whether development at Site G would be fully exposed and visually intrusive; and
- (c) whether photomontage with viewing point from the MTR University Station was prepared.

63. With the aid of PowerPoint slides and a fly-through animation, Ms Jessica H.F. Chu, DPO/STN, PlanD made the following main points:

- (a) development at Site G would be subject to a maximum BH of 250mPD, and the existing maximum BH of Heng On and Yiu On Estates were within the height band of 100mPD to 130mPD. The BH of existing developments in MOS could be divided into a few groups which increased progressively from the waterfront to the uphill area (i.e. not exceeding 100mPD along the waterfront, 100 to 130mPD near Heng On and Yiu On Estates, and 130 to 150mPD near Lake Silver nearer to the hill side); and
- (b) as seen in the fly-through animation from the promenade in Pak Shek Kok near the Hong Kong Science Park, development at Site D would be slightly visible and development at Site G would be seen against the mountain backdrop. The proposed developments were not considered to be visually intrusive. A viewing point from the MTR University Station was not selected as it was quite far away and the view towards Site G would be blocked by high-rise buildings in the locality including the CUHK Medical Centre.

*Heritage Preservation*

64. In response to a Member's questions on the locations and heritage gradings of the former Lutheran School and St. Joseph School, Ms Jessica H.F. Chu, DPO/STN, PlanD advised that the former Lutheran School and St. Joseph School were Grade 3 and 2 historic buildings respectively. She added that the locations of those two buildings were shown on Plan H-5 of the Paper, and they were not within the Sites of the zoning amendments. Site D had also excluded the graded structures at Shun Yee San Tsuen and CEDD advised that the alignment of MOST Road could be adjusted to avoid affecting the pier. Mr Wong Cheuk Hung, Philip supplemented that the Lutheran School had been converted to the ELCHK(Grace Youth Camp) and the St. Joseph School was currently occupied by St. Joseph's Church in the Peak District.

*Accessibility of Site G*

65. The Chairperson and some Members raised the following questions:

- (a) noting that there were existing settlements abutting the western boundary of Site G, how pedestrian access from MOST Road could be retained with the development at Site G;
- (b) whether residents of those settlements had to travel a longer distance from MOST Road upon completion of development at Site G and the feasibility of providing pedestrian routes through Site G; and
- (c) whether barrier-free access would be provided upon completion of development.

66. In response, Mr Gabriel T.O. Woo, PTL/H, CEDD and Ms Jessica H.F. Chu, DPO/STN, PlanD made the following main points:

- (a) the downhill section of the MOST Road to be upgraded with a width of 7m to 7.9m including elevated sections would be constructed connecting to Site G. The existing section of MOST Road along the eastern boundary of Site G and its uphill section to the south of Site G would not



be affected. The existing pedestrian route to the village was along MOST Road in the form of ramps and staircases. A new 2.75m-wide footpath with staircase would be provided along its western boundary for access to settlements outside Site G and the temples;

- (b) the walking distance along the new footpath from MOST Road would be longer than the current routes within the village. Appropriate conditions might be incorporated in the land lease to require reservation of pedestrian routes through Site G for access to those settlements; and
- (c) the feasibility of incorporating barrier-free access would be dealt with at detailed design stage.

67. Mr Wong Cheuk Hung, Philip said that as compared to the existing routes through Site G, the new footpath was a detour which required more walking distance and time and would pose difficulties for the elderly. He also doubted that the private development would allow villagers to freely access and pass through.

#### *Government, Institution and Community Facilities*

68. The Chairperson asked how the proposed primary school (Item E) and Water Supplies Department (WSD)'s facilities (Items C and F) were related to the proposed housing developments. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD said that the proposed water pumping station at Site C and the service reservoirs at Site F had to be developed in parallel to support mainly the proposed public housing development at Site D and were not required to support the developments at Sites A and B1. The proposed 30-classroom primary school at Site E was intended to serve all housing developments at Sites A, B1, D and G.

69. Some Members asked whether the requirement for provision of elderly facility at Site G would be stipulated under lease; and whether the elderly facility would be subject to the restriction stipulated under the Hong Kong Planning Standards and Guidelines (HKPSG) that no part of the facility should be at a height more than 24m above ground level. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD said that about 33% of the population in Sha Tin District (including MOS) would be aged over 64 in 2036 and there was a pressing

need to provide more elderly facilities to serve the local community. The requirement for the provision of a Residential Care Home for the Elderly (RCHE) with 150 places would be included in the land lease conditions for Site G. The RCHE upon completion would be handed back to Government. She also said that the 24m height restriction stipulated under the HKPSG would be applicable to the proposed RCHE at Site G.

70. Regarding the need for developing a fresh water service reservoir and a salt water service reservoir at Site F, Mr Wong Cheuk Hung, Philip said that there was an existing service reservoir in the Peak District near St. Joseph's Church and he doubted whether additional ones were necessary to support the new housing developments. Besides, there was an alternative site for developing the service reservoirs in the uphill area. In response, Mr Patrick K.P. Cheng, SE/2, CEDD advised that various options had been considered under the EFS and Site F was considered the most suitable location for the proposed service reservoirs. The main reasons were that Site F was outside the MOSCP and according to WSD, the altitude of Site F was suitable for developing the service reservoirs. With regard to the proposed alternative site in uphill area with an altitude over 200mPD, it was not preferred from engineering point of view.

#### *Development near Country Park*

71. The Chairperson and some Members raised the following questions:

- (a) whether there were precedent cases for residential developments in close proximity to country parks and inner portions of "GB" zone;
- (b) whether the Board had rezoned sites very close to country parks for private developments in recent years; and
- (c) in comparison with Site G, whether the private residential development at Tai Wo Ping mentioned by some representers earlier had similar buffer distance to the country park nearby.

72. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD made the following main points:

- (a) the Hong Kong Parkview was in close proximity to the Tai Tam Country Park but the approval for that development was not granted by the Board. Another example was the Shui Chuen O Estate that was about 10m to 20m from the MOS and Lion Rock Country Parks. Another example was a public housing development in Tuen Mun that was in proximity to the Tai Lam Country Park. That site was rezoned from “GB” to “Residential (Group A)” in 2018;
- (b) the Board had not rezoned sites very close to country parks for private developments in recent years; and
- (c) in comparison with Site G, the private housing development in Tai Wo Ping was further away from the Lion Rock Country Park. She had no information at hand on the buffer distance between that development and the country park.

73. The Chairperson said that the buffer distance for the Tai Wo Ping development could be provided by the Secretariat to Members after the meeting.

[Post-meeting note: The buffer distance between the private residential development zoned “Residential (Group C)13” at Tai Wo Ping and the Lion Rock Country Park was about 75m.]

#### *Procedural Propriety*

74. In response to the views expressed by Mr Lam Chun Fung on the procedure and adequacy of public consultation, Ms Jessica H.F. Chu, DPO/STN, PlanD said that the EFS conducted by CEDD was based on information available during the study period which had taken into account relevant factors such as heritage preservation and ecological impact, etc. As a general rule, public consultation would not be conducted prior to completion of the EFS because the environmental acceptability and technical feasibility of the proposed developments had yet to be ascertained. Upon completion of the EFS, PlanD and CEDD had taken the initiative to inform and exchange views with representatives of the villagers in November 2020 about the proposed amendments to the OZP. Consultation with the Sai Kung North Rural Committee, STDC and Tai Po District Council were also conducted by PlanD and CEDD jointly in June and July 2020. The comments collected from the

consultations were included in the RNTPC Paper for Members' consideration of the proposed amendments. They had taken the efforts to inform the MOSMAC in October 2020. The publication of the OZP for the public to submit representations and comments under the Town Planning Ordinance was also an integral part of the public consultation procedure. The Government had therefore followed the established procedures in conducting consultation during the plan-making process.

*Other Aspects*

75. A Member raised the following questions:

- (a) the existing condition of Shun Yee San Tsuen near Site C;
- (b) the formal address of the village at Site G; and
- (c) whether villagers would conduct ceremonies nowadays similar to those previously conducted by them to pay tribute to miners who died in serious accidents at the Mine.

76. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD advised that Shun Yee San Tsuen was a Grade 3 built heritage and the existing licenced buildings/structures were on Government land. Mr Wong Cheuk Hung, Philip supplemented that many former villagers had returned to live in Shun Yee San Tsuen these days and about 16 to 17 houses had formed a co-operative and had obtained licences issued by the AFCD in connection with agricultural activities in the village. Regarding the formal address of the village at Site G, Mr Wong said that the Chiu Chow Village was also known as Ma On Shan Upper Mid-Level Village. There was no ceremony to pay tribute to the deceased miners since closure of the mine in 1976.

77. As Members had no further questions to raise, the Chairperson said that the hearing procedures for the presentation and Q&A sessions had been completed. The Board would deliberate on the representations and comments in closed meeting and inform the representers and commenters of the Board's decision in due course. The Chairperson thanked the representatives of MOSVCG and government representatives for attending the meeting. They left the meeting at this point.

78. As the meeting had run for three days and Members would need time to organise the information and views received, the Board agreed to adjourn the meeting and conduct the deliberation in another session.

79. The meeting was adjourned at 6:50 p.m.