

城市規劃委員會

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TOWN PLANNING BOARD

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By Post and Fax – 2845 3489

22 October 2015

Mr. CHAN Mo Po, Paul, MH, JP
Secretary for Development
18/F, West Wing, Central Government Offices
2 Tim Mei Avenue
Tamar
Hong Kong

Dear Mr Chan,

Kwu Tung North and Fanling North Outline Zoning Plans

**Major Issues Concerning Implementation of
the Kwu Tung North and Fanling North New Development Areas**

The Town Planning Board (the Board) is pleased to note that the two Outline Zoning Plans (OZPs) for Kwu Tung North (KTN) and Fanling North (FLN) submitted by the Board have been approved by the Chief Executive in Council (CE in C) on 16 June 2015 under the Town Planning Ordinance. By this letter, the Board would like to draw the Government's particular attention to issues relating to the implementation of KTN and FLN New Development Areas (NDAs) as planned with suggestions for the Government's consideration. The issues and the Board's suggestions are set out in the ensuing paragraphs of this letter and are related to compensation and rehousing, community network, promotion of local agriculture and food supply, environmental issues, employment opportunities, and capacity of transport facilities.

Compensation and Rehousing (C&R) Arrangements

The Board considers that the Government should enhance the dialogue with and disseminate information to the affected residents about C&R arrangements as soon and as detailed as possible. The same suggestion is made for the affected business operators, especially those traditional industries which wish to continue operation elsewhere.

Community Network/Elderly Needs

The Board considers that the Government should pay special attention to the needs of the local community to maintain their present community network and of the elderly. Hence, when the Government draws up the rehousing or other accommodation options for the affected villagers who are eligible for them, efforts should be made to preserve the local community ties as far as possible. The Government should pay special attention to the elderly community at Dills Corner Garden such that the assistance for them would be well coordinated by the government departments concerned. For the purposes, the Board considers that the Government should strengthen the work of the two existing social service teams with a view to enhancing their capacity and effectiveness in disseminating information, reflecting the local concerns, collecting views, and facilitating the communication between the Government and the affected villagers and residents.

Agricultural Resite/Rehabilitation Programme

The Board considers that the Government should consider identifying suitable agricultural land outside the NDAs for farmers who wish to continue farming, taking into account their skills, and matching them with private land owners who are willing to lease their land out for farming. If appropriate, suitable government land outside NDAs should also be identified for agricultural resite/rehabilitation programme.

Importance of Local Agriculture

The Board considers that the Government should take full account of the wishes of some in the community to better preserve local agricultural activities when mapping out the new agricultural policy. In the context of the

NDAs, the Government should explore the viability of integrating farming elements in the detailed design of, for example, the suitable “Open Space” areas such as the central park in the KTN and FLN NDAs.

Capacity of Strategic Rail and Road Networks

The Board considers that the Government should continue to closely monitor the traffic conditions and review regularly the cumulative impacts of major housing projects and other developments under planning in the whole North East New Territories region, and devise appropriate measures, if necessary, to ensure that the strategic road and rail networks are capable of serving the anticipated developments in the years to come. Local road improvements should be carried out to tie in with the population intakes of the NDAs. The Government should also closely monitor the demand for and supply of public transport services to cater for the needs of the future population of the NDAs.

Environmental Issues

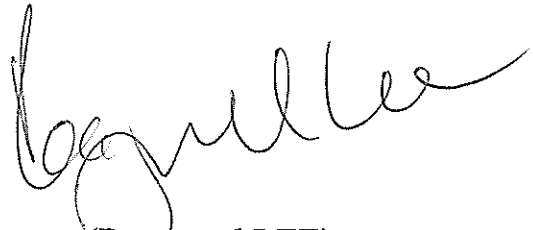
The Board considers that the Government should ensure that the Environmental Impact Assessment (EIA) approval conditions, including the submission of detailed soil contamination treatment plan, detailed proposal of relocation of Rose Bitterling at Ng Tung River and monitoring strategy, detailed proposal for the establishment of alternative egret sites and a monitoring programme, will be fulfilled. The proposed mitigation measures for the NDAs development as recommended in the approved EIA Report, especially those for the protection of Ma Tso Lung Stream and Long Valley Nature Park, should also be implemented accordingly.

Mismatch of Labour Skills and Job Opportunities

The Board considers that the Government should encourage more diversified economic activities in the NDAs, both for the purpose of creating a relatively balanced community and reducing the need for commuting.

Details of the above issues/concerns raised at the hearing sessions by the representers and commenters have been recorded in the minutes of the 1069th Town Planning Board meeting which have been uploaded onto the Board's web site (http://www.info.gov.hk/tpb/en/meetings/tpb_meeting.html).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Raymond Lee', written in a cursive style.

(Raymond LEE)

Secretary, Town Planning Board

c.c. All Town Planning Board Members