



Research Office
Legislative Council Secretariat

Information Note

Public housing development plan at Wang Chau

IN01/16-17

1. Introduction

1.1 Wang Chau, a rural area of Yuen Long, has been identified by the Government for possible public housing development and a feasibility study on the development project commenced in 2012.¹ Recently, there have been increasing public concerns over this public housing project, including its development scale, consultation process, the existing land uses and other related issues. On 15 November 2016, the Panel on Development and the Panel on Housing will hold a joint meeting to discuss the Wang Chau project. To facilitate Members' discussion, this information note provides the background information on the public housing project at Wang Chau and its recent developments, as well as the major issues of concerns raised in the community.

2. Feasibility study of the Wang Chau project

2.1 In recent years, the Government has adopted a multi-pronged strategy and various short, medium and long-term measures to increase land supply. In 2011, the Planning Department carried out a comprehensive review of the areas zoned "Green Belt" focusing on those lots of land which were no longer green or were spoiled. A number of "Green Belt" and "Open Storage" sites at Wang Chau have been identified as having potential for public housing development.²

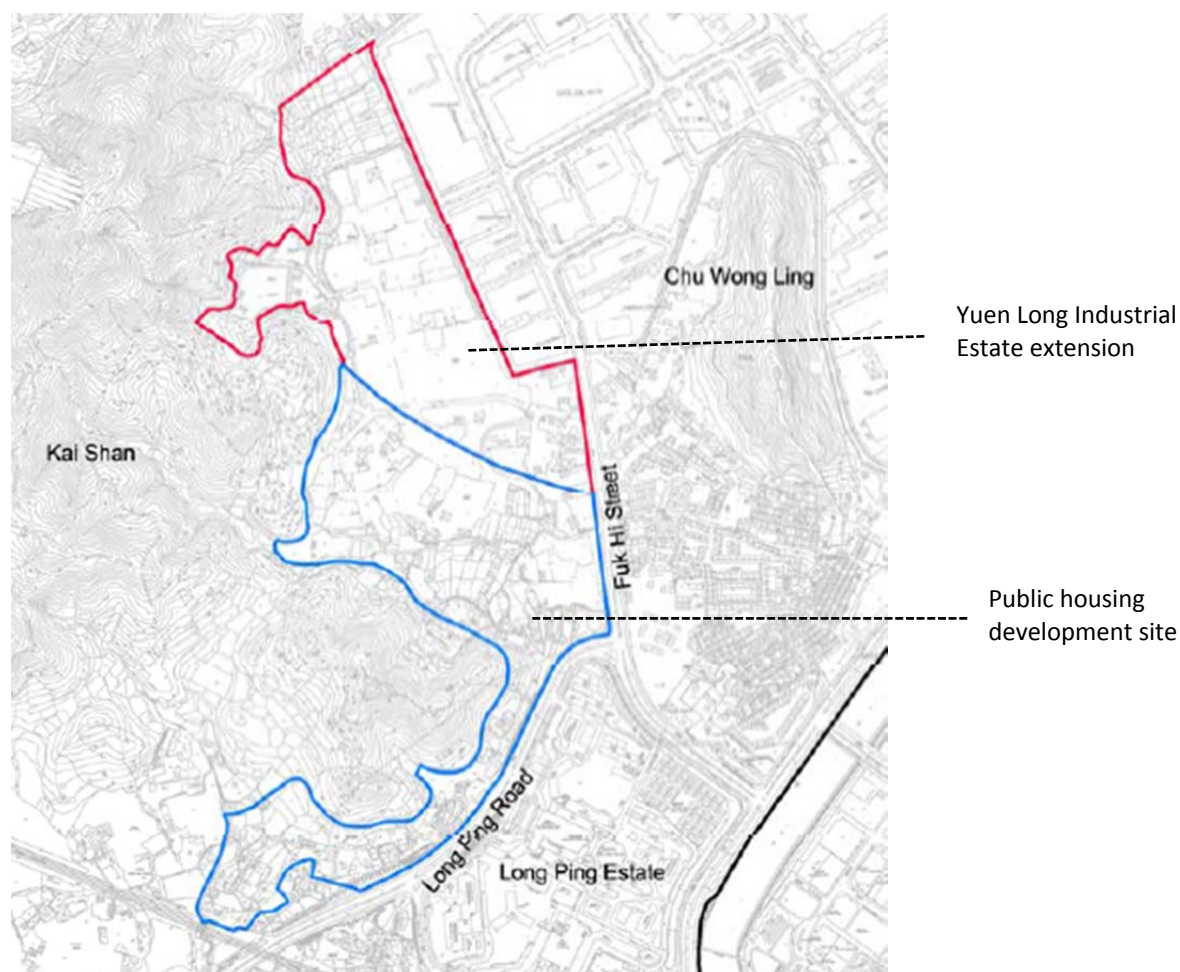
2.2 To develop Wang Chau, the Housing Department commissioned a consultancy study – Planning and Engineering Study for Public Housing

¹ See Planning Department (2014) and Transport and Housing Bureau (2016b).

² Ibid.

Development and Yuen Long Industrial Estate Extension at Wang Chau ("the P&E Study") – in July 2012 in collaboration with the Innovation and Technology Commission. The P&E Study is to ascertain the feasibility of the public housing development at Wang Chau and the Yuen Long Industrial Estate extension at the site, which covers about 34 hectares of land (**Figure 1**).³

Figure 1 – Project site at Wang Chau



Source: Transport and Housing Bureau (2016b).

2.3 The P&E Study was completed in September 2015, but Government has withheld it until most recently upon public request. On 18 October 2016, the Government released the 16 reports of the P&E Study received between 2012 and 2015. These comprise (1) Inception Report; (2) Baseline Review; (3) Option Generation, Evaluation and Preliminary Assessments; (4) Traffic and Transport Impact Assessment; (5) Geotechnical Feasibility and Site Formation

³ See Transport and Housing Bureau (2016a).

Assessment; (6) Natural Terrain Hazard Study; (7) Drainage Impact Assessment; (8) Sewerage Impact Assessment; (9) Water and Utility Impact Assessment Report; (10) Environmental Impact Assessment Report; (11) Air Ventilation Assessment; (12) Land Requirement Plan; (13) Tree Survey Report; (14) Financial Assessment; (15) Preliminary Recommended Option; and (16) Implementation and Costing.

3. Previous discussions at the Legislative Council

3.1 The housing development project at Wang Chau has never been submitted as a standalone agenda item for discussion at the Legislative Council. However, the related public works projects were included in the block allocations under the Capital Works Reserve Fund for endorsement of the Public Works Subcommittee and approval of the Finance Committee in the past few years, for example, under the items "planning and engineering study for public housing site at Wang Chau" and "site formation and infrastructural works for development at Wang Chau, Yuen Long".

3.2 Yet the Wang Chau project was mentioned in a number of government papers. For example, it was included in the list of new housing projects submitted to the Panel on Housing in February 2015, in which the project was stated as "Wang Chau Phase 1" without mentioning the number of units planned to be built.⁴ The project was also included in the list of major future development proposals in Northwest New Territories submitted to the Panel on Transport for discussion in July 2015. According to the discussion paper, the Wang Chau housing project was expected to accommodate a population of 12 000 in "Phase 1" whereas the population to be accommodated in "Phase 2/3" was "to be confirmed".⁵

3.3 In the reply to a question raised by a Member about potential housing development sites during the examination of Estimates of Expenditure 2015-2016, the Government stated that the "[Housing Authority] only plans to develop a site for a public housing project of around 4 000 flats at this stage", and that "the contents of the Study Report"⁶ are no longer applicable". In another reply to a Council question on 25 February 2015 about the provision of residential sites, "Wang Chau North/South Phase 1, Yuen Long" was mentioned.

⁴ See Transport and Housing Bureau (2015b).

⁵ See Transport and Housing Bureau (2015a).

⁶ The Study Report refers to the P&E Study reports as mentioned in paragraph 2.2.

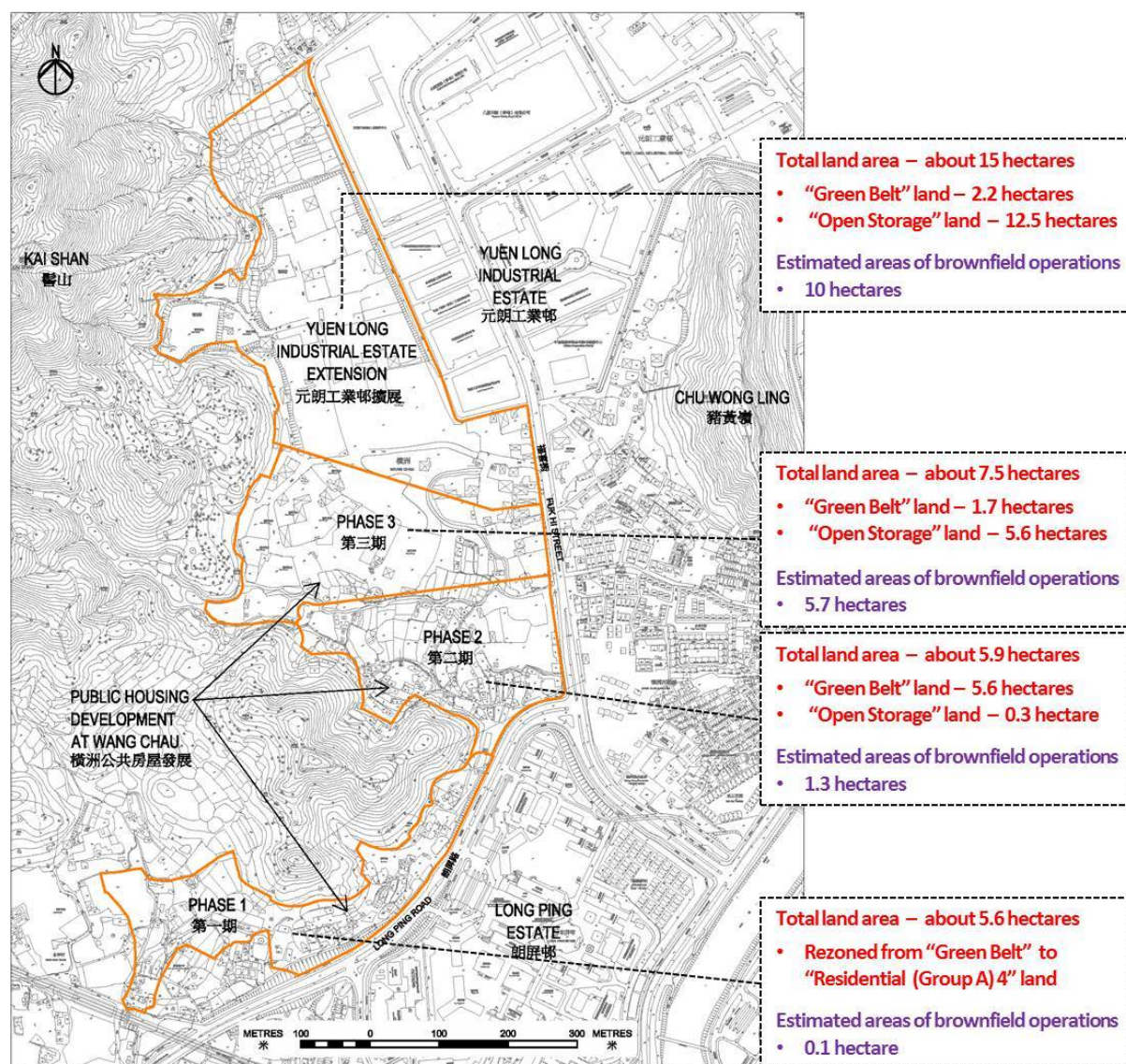
3.4 More recently, a Member expressed at the Panel on Development meeting on 23 February 2016 that "the media had reported a case in which the Administration had changed its plan from providing 17 000 public housing units at a potential housing site in Wang Chau to providing only a few thousand units because of the opposition of some people who had interest in the site", and that "as reported, the site had been suspected to be illegally occupied for making profits, and expressed doubt on whether the Lands Department had dutifully performed its work against illegal occupation of Government land". He suggested that the related matters be discussed at a Panel meeting as soon as possible.⁷ Against this, the Government was requested to provide a response.

3.5 According to the response provided by the Government in March 2016, the development at Wang Chau could produce a total of 17 000 public housing units and 310 000m² gross floor area for industrial/commercial uses. However, the Housing Authority would first develop the southern part of the Wang Chau site by rezoning the "Green Belt" land for the development of about 4 000 public housing units.⁸ The decision has considered the overall development priority and the time required for clearance of brownfield operations, existing squatters, temporary structures, etc. As shown in **Figure 2** below, there are various brownfield operations within the project site, including vehicle parking, car repairing workshop, logistics operation and recycling.

⁷ See Legislative Council Secretariat (2016).

⁸ See Planning Department (2014) and Development Bureau (2016).

Figure 2 – Development plan at Wang Chau



Source: Transport and Housing Bureau (2016a).

3.6 The reduction of public housing units from 17 000 to 4 000 at Wang Chau, as well as the rezoning of "Green Belt" areas for such development instead of clearing the brownfield sites, have raised public concerns. Some have called on the Government to disclose the reports of the P&E Study to allow the public to have a clearer understanding of the project.⁹ As mentioned above, the Government has responded with the release of the 16 reports of the P&E Study to the Legislative Council and the public, after

⁹ See, for example, 明報：《政府橫洲文件首披露 房署兩摸底後倡先建 1 期張炳良同意》(2016) and 星島日報：《朱凱迪：不急提特權法查橫洲》(2016).

processing the sensitive information such as land matters and financial information.

3.7 This information note traces the development of the Wang Chau project after the commencement of the feasibility study in 2012, based on the information revealed by the Government recently, including the setting up of an inter-departmental task force and the holding of various lobbying sessions. A chronology of events is provided in **Appendix I**.

4. Development of the Wang Chau project

4.1 After the commencement of the P&E Study in 2012, different departments in mid-2013 already had a sight of the preliminary findings and draft information of the Study. An inter-departmental task force, chaired by the Chief Executive, was formed to discuss issues relating to the public housing development at Queen's Hill and Wang Chau. According to the Government, the task force met once on 27 June 2013 to discuss a number of issues about the development plan such as the statutory procedure, consultation, brownfield and environmental protection. After the meeting, the implementation work for the development of the two sites was carried out by the respective departments.

4.2 The Government subsequently carried out a total of four rounds of lobbying sessions which were undertaken mainly by staff of the Housing Department.¹⁰ The first and second rounds were conducted during July-September 2013, followed by a top official meeting, and then the third and fourth rounds in March 2014.

4.3 According to the Government, "[informal] contacts are part of the normal procedures in public housing development projects for which no large-scale consultation exercise is conducted". However, there were no official minutes or notes of meetings. The information about the lobbying sessions was based on the staff's reporting/mentioning in internal e-mails or working documents.

¹⁰ See GovHK (2016n).

First and second lobbying sessions

4.4 The first lobbying session took place on 16 July 2013 and the second on 5 September 2013. At the first session, the Housing Department discussed the housing development proposal at Wang Chau with five local representatives from the Yuen Long District Council and the Ping Shan Rural Committee.¹¹ Local representatives expressed objection against the proposal, raising a number of concerns about developing 17 000 public housing flats at Wang Chau (including the need for infrastructural support, impact on environment and brownfield issues).¹²

4.5 On 5 September 2013, the Housing Department, together with other government departments and parties concerned¹³, met with the same group of local representatives to discuss again the plan of developing 17 000 public housing flats and also the extension of the Yuen Long Industrial Estate at Wang Chau. However, the local representatives raised various concerns and rejected both proposals. They considered that the Government should only proceed with the Phase 1 development.¹⁴

Post-session top official meeting

4.6 According to the Government,¹⁵ the departments concerned discussed the Wang Chau project at end-2013. They viewed that there were various issues associated with the Phases 2 and 3 development, including the sizable brownfield areas requiring to be tackled with a proper accommodation policy. In early January 2014, the Housing Department proposed to the Secretary for Transport and Housing to first start the Phase 1 development and leave Phases 2 and 3 development to later periods in order not to delay the housing supply. The proposal was agreed by the Secretary for Transport and

¹¹ Present were Leung Che-cheung (former Chairman of the Yuen Long District Council), Tang Hing-ip (member of the Yuen Long District Council), Tsang Shu-wo (Chairman of the Ping Shan Rural Committee and member of the Yuen Long District Council), Tang Tat-sin (1st Vice-chairman of the Ping Shan Rural Committee) and Tang Che-keung (Special Councillor of the Heung Yee Kuk representing Ping Shan).

¹² See GovHK (2016j).

¹³ They were the District Office, Innovation and Technology Commission, Hong Kong Science and Technology Parks Corporation and the consultant of the P&E Study.

¹⁴ The Government's press release and other relevant documents about the second lobbying session do not mention any information about Phases 2 and 3 of the Wang Chau development. See 香港房屋委員會(2016) and 運輸及房屋局：《新聞公報：運輸及房屋局局長於橫洲發展記者會的開場發言》(2016).

¹⁵ See 運輸及房屋局：《新聞公報：運輸及房屋局局長於橫洲發展記者會的開場發言》(2016).

Housing, and was put forward for discussion at the top official meeting on 27 January 2014.¹⁶

4.7 As unveiled by the Government,¹⁷ the Transport and Housing Bureau reported at the top official meeting about the strong objection from the local communities on developing 17 000 public housing units at Wang Chau. The Bureau proposed to proceed with building 4 000 public housing units first while keeping the overall supply target of 17 000 units unchanged, considering that time was needed to deal with the brownfield issues.¹⁸ The Chief Executive accepted the Bureau's proposal to implement the housing project in phases in the light of the challenges.¹⁹ That means, the Government would build only 4 000 flats in the initial stage and defer the second and third phases.

Third and fourth lobbying sessions

4.8 After deciding to first develop the Phase 1 housing project in January 2014, the Government conducted another two rounds of lobbying sessions in March 2014. The third lobbying session was held on 12 March 2014. The Housing Department, together with the District Office, met again with the five local representatives to update them on the latest plan to build 4 000 public housing units at Wang Chau. Yet the Government said that they did not have further records about the meeting.²⁰

4.9 The fourth lobbying session was conducted on 17 March 2014. Staff of the Housing Department and the District Office met with two other local representatives from the Yuen Long District Council²¹ to discuss the plan of building 4 000 public housing units at Wang Chau. According to the Government, they expressed support albeit with the concerns on issues such as environmental protection and bicycle parking spaces.²²

¹⁶ See 運輸及房屋局：《新聞公報：運輸及房屋局局長於橫洲發展記者會的開場發言》(2016) and 香港房屋委員會 (2016).

¹⁷ See 香港房屋委員會 (2016).

¹⁸ Ibid.

¹⁹ See GovHK (2016a).

²⁰ See 香港房屋委員會 (2016) and 運輸及房屋局：《新聞公報：運輸及房屋局局長於橫洲發展記者會的開場發言》(2016).

²¹ The two District Council members were Kwong Chun-yu and Zachary Wong Wai-yin.

²² See 香港房屋委員會 (2016).

Subsequent formal consultations

4.10 Based on the planned development of around 4 000 public housing units, the Government formally consulted the Ping Shan Rural Committee and the Yuen Long District Council during April-June 2014. According to the Government, their members supported the proposal in principle.²³

4.11 At the meeting of the Yuen Long District Council on 24 June 2014, two members who had previously participated in the first three rounds of the lobbying sessions²⁴ commended the Housing Department for revising the housing development plan and reducing the number of flats in response to the comments received. Another member expressed concern whether the development would affect the "fung shui" of the villages in the vicinity, while some other members expressed disagreement towards the rezoning of "Green Belt" land for residential development. Other comments raised at the meeting included measures to cope with population growth and improvement of the associated traffic and community facilities.²⁵

Planning and infrastructure works

4.12 According to the Government, after deciding in early 2014 to first proceed with the Phase 1 development, it has asked the consultant in charge of the P&E Study to conduct supplementary assessment on the traffic and transport impact, air ventilation, water supplies, environmental impact, etc. to confirm the technical feasibility.

4.13 The Government has also amended the Ping Shan Outline Zoning Plan to rezone the concerned land with a gross area of 5.67 hectares from "Green Belt" to "Residential (Group A)4" for the Phase 1 development.²⁶ It is now proceeding with the detailed design for site formation with a target to complete the construction works in 2025.²⁷

²³ See Yuen Long District Council Secretariat (2014) and Development Bureau (2016).

²⁴ They were Tsang Shu-wo and Tang Hing-ip.

²⁵ See Yuen Long District Council Secretariat (2014), 房屋署 (2014) and Development Bureau (2016).

²⁶ See Development Bureau (2016) and GovHK (2016e).

²⁷ See Development Bureau (2016).

5. Major issues of concerns

5.1 The paragraphs below highlights the major issues of concerns about the public housing project at Wang Chau and the Government's stance on those issues. The Government's stance is cross-referenced to the P&E Study, where applicable, to facilitate a better understanding of the issues.

Explanation for the phased development

5.2 The number of the public housing units coming on stream has been significantly adjusted from the original 17 000 units to 4 000 units, and the Government responded that the 4 000 units was related to Phase 1 only. Against this, there have been criticisms against the Government's withholding of information about the phased development until most recently upon public pressures. While some people have called on the Government to give a full account of the matters, there are others who have doubted if the Government ever had a plan to pursue the remaining 13 000 units.

5.3 According to the Government, it was planned at the beginning of the P&E Study to implement the housing development project at Wan Chau and the Yuen Long Industrial Estate extension together. It further explained that the Phase 1 development was to start first taking into account the long time needed to resolve the issues relating to infrastructural support, impact on environment and brownfield operations.²⁸ The Government contended that the phased development plan has already been reflected in various government papers. For example, in the discussion paper submitted to the Yuen Long District Council in April 2014, it was stated that the Wang Chau site was "Wang Chau Phase 1" and the remaining part was subject to further study.

5.4 In the report on "Option Generation, Evaluation and Preliminary Assessment" of the P&E Study issued in September 2013, the entire housing site was assessed as a whole when formulating initial development options (see A1.1 of **Appendix II**). In the subsequent reports issued in the second quarter of 2014 (e.g. "Land Requirement Plan" and "Implementation and Costing" reports), they mentioned splitting the public housing site into three portions/phases (see A1.2 and A1.3 of **Appendix II**).

²⁸ See GovHK (2016k).

Timetable for Phases 2 and 3 development

5.5 The Government stated that the overall target supply of 17 000 units remained. Some have questioned why the Government did not set out a timetable for the development of the remaining 13 000 units given that the P&E Study had already indicated that there were no insurmountable traffic and environmental problems for developing the entire housing site and had projected the commissioning years for all three phases (see A2.1 and A2.2 of **Appendix II**).

5.6 The Government asserted that the purpose of the P&E Study was to examine the technical feasibility of the development and that even though technically feasible, preliminary procedures and works programme would often take more time than what the technical works assessment expected. While the Government stressed that Phases 2 and 3 development had never been dropped, it declined to set a timetable for the completion of these two phases. Nevertheless, to streamline the process for the two phases to proceed, the Government has undertaken to conduct another technical study and complete it within two years.²⁹

Brownfield issues and opposition from the rural sector

5.7 There have been concerns why the Government prioritizes the construction of 4 000 public housing units on a green-belt site instead of developing "Open Storage" areas with brownfield operations. Some have doubted whether this was due to opposition from the rural leaders who had vested interests in brownfield operations. There have also been allegations that the incident was a case of "government-business-rural-triad collusion/cooperation".

5.8 The Government declined the allegation of "government-business-rural-triad cooperation/cooperation".³⁰ It stressed that rezoning land on the southern part of the site was an easier option to kick-start the Wang Chau project (先易後難) given less brownfield operations in the areas. In addition, the Government asserted that brownfield operations had provided employment opportunities and they should be handled more properly.^{31, 32}

²⁹ See GovHK (2016c).

³⁰ See 香港特別行政區政府：《行政長官於行政會議前會見傳媒談話全文》(2016) and 香港特別行政區政府：《新聞公報：行政長官於橫洲發展記者會的開場發言》(2016).

³¹ See GovHK (2016i) and GovHK (2016j).

5.9 There is a mention of brownfield sites in the P&E Study reports which also suggested that adequate development should take place to fully utilize the brownfield sites and enhance its land value (see A3.1 of **Appendix II**). According to the "Environmental Impact Assessment Report", there were a total of 99 premises with various industrial activities involving a footprint area of over 180 000m² (see A3.2 of **Appendix II**). However, access to these areas for environmental site investigation was limited as they were within private lots (see A3.3 of **Appendix II**).

Land resumption

5.10 Speaking at a public forum held by RTHK on 25 September 2016, an academic attributed the failure to take forward the Phases 2 and 3 development to matters of land resumption and disagreement over the compensation by the Government.³³ Another speaker at the forum, a rural leader, responded that the Government had already put in place an established compensation policy whereby rural people could seek recovery through legal channels if they were dissatisfied with the amount of compensation.³⁴ The Government has also reportedly indicated that the compensation matters had not been discussed during the previous lobbying sessions.

5.11 In the report on "Implementation and Costing" of the P&E Study, sensitive information on land and costing was concealed (see section A4.1 of **Appendix II**). There has been a view that the Government should unveil the information in order to alleviate the public concern whether the amount of compensation was the culprit for the failure to develop all three phases together.³⁵

³² The Government indicated that it had established an inter-bureaux/departments task force on brownfield operations in 2014, exploring effective policies and practicable measures to handle brownfield operations including studying practicable measures to accommodate some brownfield operations in suitable multi-storey compounds. See Development Bureau (2016).

³³ 香港電台(2016).

³⁴ See 東網：《橫洲棕地問題 姚松炎歸咎收地價未達共識》(2016).

³⁵ See 信報財經新聞：《云爾錄：姚松炎質疑橫洲收地價高礙發展》(2016).

Illegal occupation of government land

5.12 Another issue raised recently was the illegal occupation of government land at Wang Chau. In February 2016, the Lands Department received complaints about illegal occupation of government land located north of the area earmarked for the Phase 1 development. The site, totalling 3.8 hectares, had been illegally occupied with containers and unauthorized structures. In September 2016, the Lands Department gave a detailed explanation of law enforcement action taken on the case. It has sealed off 2.6 hectares of land in question, while granting short-term tenancies for the remaining 1.2 hectares. According to the Lands Department, the 1.2-hectare plots were "unlikely to be separately alienable in the market through open tender due to their topography, location and size, and the land is not required for any public purpose in the short term".

5.13 The above case of illegally-occupied government land in Wang Chau has reportedly been in existence since 1990.³⁶ The Government has been criticized for not making good use of government land with inadequate enforcement effort, while letting the people concerned to continue to use the land through short-term tenancies without punishment. Recently, the Office of the Ombudsman has also pinpointed the inadequacies of the Government's enforcement against illegal occupation of government land and its system of regularization of such irregularities.³⁷

Approach to consultation

5.14 There have been grave concerns over using informal consultation as a replacement of public consultation in the Wang Chau project, as local representatives being consulted might involve possible conflict of interest. Furthermore, those villagers affected by the development were not properly consulted on the plan.³⁸ Some have also criticized the lack of transparency in the informal consultation process, particularly the lack of complete records of the lobbying sessions, thereby making the public hard to understand the truth leading to the phased development of the Wang Chau project.³⁹

³⁶ See 星島日報：《橫洲車場霸官地 逾 16 年涉 3.8 公頃 地署收地後 部分竟批予續租》(2016).

³⁷ See Office of the Ombudsman (2016).

³⁸ See, for example, 信報財經新聞：《摸底摸出橫禍 重回諮詢正軌》(2016), 信報財經新聞：《4 度摸底 鄉事反對 改計劃張炳良否認隱瞞有二三期》(2016) and 明報：《橫洲發展無諮詢公眾 官：摸底非勾結 朱：對象多權貴》(2016).

³⁹ See 蘋果日報：《高官鬥推波 真相未解又如何(時事評論員 林忌)》(2016).

5.15 Against the above, the Government responded that "[informal] contacts are part of the normal procedures in public housing development projects for which no large-scale consultation exercise is conducted".⁴⁰ Some rural representatives, when interviewed by the media, commented that informal contact was "initial consultation" (初步諮詢) but not "soft lobbying" (摸底), which had all along been an effective communication.⁴¹ As to the lack of proper consultation with the affected villagers, the Government argued that formal consultation had already taken place during the stage of statutory town planning procedure at which the public was able to give views.⁴²

5.16 As revealed in the Inception Report of the P&E Study dated December 2012, the launch of a public consultation was initially planned as part of the study (see A5.1 of [Appendix II](#)). However, in the report on "Implementation and Costing" issued later in May 2014, the implementation programme covered only consultation with the Ping Shan Rural Committee and District Council (see A5.2 of [Appendix II](#)). According to the Government, because of the decision not to implement the entire housing site and the Yuen Long Industrial Estate extension together, the Study had not gone further on the public consultation required for such development.

Inter-departmental task force chaired by the Chief Executive

5.17 There have also been concerns about the setting up of an inter-department task force on Wang Chau development chaired by the Chief Executive and its function. There are already two committees established for matters on land supply, namely the Steering Committee on Land Supply (chaired by the Financial Secretary) and the Committee on Planning and Land Development (chaired by the Secretary for Development). Besides, some have questioned about the role of the Chief Executive in the task force, including whether he had exerted any influence over the decision to develop 4 000 housing units at Wang Chau.⁴³

⁴⁰ See GovHK (2016g).

⁴¹ See 星島日報：《姚松炎引兩案例 政府有權收回棕地》(2016), and 星島日報：《橫洲公屋十幢變九幢 梁福元：唔出奇》(2016).

⁴² See 香港特別行政區政府：《新聞公報：橫洲發展記者會答問全文》(2016).

⁴³ See 信報財經新聞：《梁另設工作小組架床疊屋》(2016) and 信報財經新聞：《疑團多未解 非建制不收貨》(2016).

5.18 The Government explained that the inter-departmental task force for the development of Wang Chau and Queen's Hill had met only once on 27 June 2013 discussing various issues such as plot ratios, statutory procedure, consultation and brownfield.⁴⁴ The Chief Executive further clarified that he "did not take part in any of the consultation with, or the lobbying of, anyone outside of the Government" but confirmed it was his decision to implement the housing project in phases on the proposal of the Transport and Housing Bureau and the Housing Department.

5.19 The Government said that large-scale development projects usually involve multiple government departments, so high-level, cross-bureau co-ordination and facilitation were necessary. However, there has been a comment that the delineation of responsibility among the various committees and task forces on land supply, planning and housing development was unclear.⁴⁵

Prepared by Tiffany NG
Research Office
Information Services Division
Legislative Council Secretariat
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Tel: 2871 2122

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⁴⁴ See 香港特別行政區政府：《新聞公報：行政長官於橫洲發展記者會的開場發言》(2016).

⁴⁵ See 香港經濟日報：《打破橫洲困局 成立土地發展局》(2016).

Chronology of major events

Date	Events
July 2012	The Housing Department, in collaboration with the Innovation and Technology Commission, commissioned a feasibility study, namely Planning and Engineering Study for the Public Housing Development and Yuen Long Industrial Estate Extension at Wang Chau ("P&E Study").
27 June 2013	An inter-departmental task force on Wang Chau and Queen's Hill ("Task Force") chaired by the Chief Executive met.
16 July 2013	The first lobbying session was conducted to discuss with five local representatives the proposal of developing 17 000 public housing units at Wang Chau. Local representatives raised various concerns and opposed to the proposal.
5 September 2013	The second lobbying session was conducted with the same group of local representatives to discuss the plan of building 17 000 public housing units as well as extension of Yuen Long Industrial Estate. They objected to both proposals and viewed that the Government should only proceed with the Phase 1 development.
25 September 2013	The Government revealed to the media about its plan to build 17 000 public housing units at Wang Chau.
3 January 2014	The Housing Department proposed to first start the Phase 1 development in order to avoid delay. The Secretary for Transport and Housing agreed.
27 January 2014	The Transport and Housing Bureau proposed at the top officials meeting to start the Phase 1 development first while keeping the overall supply target unchanged. The Chief Executive accepted.
11 March 2014	The Chief Executive in Council referred the approved Ping Shan Outline Zoning Plan to the Town Planning Board for amendment for the Phase 1 housing development.
12 March 2014	The third lobbying session was held with the same group of five local representatives to discuss with them the updated plan to build 4 000 public housing units at Wang Chau. No further records about this lobbying session were found by the Government.
17 March 2014	The fourth lobbying session was conducted to discuss with two other local representatives from the Yuen Long District Council on the plan to build 4 000 public housing units at Wang Chau. They expressed support but had concerns on such issues as environmental protection and bicycle parking spaces.
29 April 2014	The Yuen Long District Council discussed the overall housing development plan in Yuen Long. The discussion paper submitted by the Development Bureau and the Planning Department included the housing development plan at Wang Chau, mentioning "Wang Chau North/South Phase 1, Yuen Long" with the number flat units to be produced at an estimated 4 000.

Chronology of major events

Date	Events
23 May 2014	The Government formally consulted the Ping Shan Rural Committee about the 4 000 units building plan. Members of the Committee supported the proposal in principle.
24 June 2014	The Government formally consulted the Yuen Long District Council on the 4 000 units building plan. Members showed support in principle but expressed various concerns about traffic and communities facilities, etc.
17 October 2014	Town Planning Board discussed the proposed amendments to the approved Ping Shan Outline Zoning Plan. The discussion paper submitted by the Planning Department stated that "[t]he Housing Department would take forward the housing development in phases. A site to the west of Long Ping Estate and currently zoned "GB" in Wang Chau will be rezoned first for public housing development".
31 October 2014	The draft Ping Shan Outline Zoning Plan was exhibited for public inspection, with major changes related to the rezoning of "Green Belt" to "Residential (Group A) 4" for public housing development.
November 2014 to February 2015	The Town Planning Board received 109 representations on the draft Ping Shan Outline Zoning Plan, which were published for comments. Two comments on the representations were received.
10 April 2015	The representations and comments on the representations were heard by the Town Planning Board.
May 2015	The Civil Engineering and Development Department briefed the Ping Shan Rural Committee and the Yuen Long District Council on the road works required for the Phase 1 development.
June 2015	The Ping Shan Outline Zoning Plan was approved by the Chief Executive in Council.
October 2015	The Lands Department conducted a freezing survey to ascertain the number of affected households in the concerned areas for the Phase 1 development at Wang Chau. Villagers were reportedly told to move out by the Lands Department by January 2018.
21 December 2015	A group of villagers affected by the housing development at Wang Chau sought redress from the Public Complaints Office of the Legislative Council.
February 2016	The Lands Department investigated into a filed complaint regarding illegal occupation of government land at Wang Chau.
March 2016	The Lands Department placed notices requiring land occupiers to cease the irregularities and remove the structures before deadlines.
July-August 2016	A candidate for the 2016 Legislative Council Election, Chu Hoi-dick, raised in his election platform the unfairness of the housing development plan at Wang Chau and claimed that it involved "government-business-rural-triad collusion".

Appendix I (cont'd)

Chronology of major events

Date	Events
Early September 2016	Chu Hoi-dick won the election but revealed that he was facing death threats. It was reported that Chu believed that the threat was due to his involvement in the housing development plan at Wang Chau with the advocacy against "government-business-rural-triad collusion".
9 September 2016	The Chief Executive ordered an investigation into reported threats.
11 September 2016	Over a thousand people reportedly gathered at the Police Headquarters to protest against violence.
13 September 2016	The Chief Executive met the media mentioning the development plan at Wang Chau and denied the allegation of "government-business-rural-triad cooperation".
14 September 2016	Member-elect Chu Hoi-dick together with the villagers affected by the Wang Chau project staged a protest at the Central Government Complex.
15 September 2016	The Secretary for Development and the Secretary for Transport and Housing met with two Members-elect Chu Hoi-dick and Dr Yiu Chung-yim to exchange views on the development of Wang Chau. Meanwhile, the Lands Department reported that it had initiated prosecution against the occupiers of two government sites at Wang Chau.
17 September 2016	A local newspaper uncovered information about the setting up of Task Force by the Government and the dates of holding the lobbying sessions. In response, the Government explained the background and developments of the housing project.
18 September 2016	The Chief Executive's Office issued a statement saying that the target supply of 17 000 housing units remaining unchanged.
19 September 2016	The Chief Executive met the media to further explain the Wang Chau development project and Task Force he chaired. He said that a press conference would be held within few days to thoroughly clarify the matter after processing the related information.
21 September 2016	The Government held a press conference to further explain the matter.
28 September 2016	The Government agreed to make available the P&E Study reports to the public and Legislative Council after processing sensitive information.
30 September 2016	The Government indicated that it had not decided on the actual number of flats and the proportion of rental housing and subsidized sales flats on the Phase 1 development, and explained the technical considerations that led to the decision to proceed with the Phase 1 development first.
18 October 2016	The P&E Study reports were released to the public.

Extracts of the P&E Study reports relevant to the major issues of concerns discussed in section 5 (English version only)

A1. Housing site

A1.1 Extracts of the report on "Option Generation, Evaluation and Preliminary Assessments" issued in September 2013.

2.4.1.2 Proposed Land Use Options

The PH site has a site area of 18.69 ha. Two options are proposed for the concerned development and their variation in terms of development intensity and land requirements (for residential and school uses) are elaborated as below.

Option 1

To better integrate with the existing communities and development in Yuen Long, residential development in Option 1 opts for a plot ratio (PR) of 5.5 with building height ranging from 26 to 36 storeys. In this land use option, a total of 15,615 flats will be provided and a total of 47,938 population can be accommodated (**Figure 2.4.1a**).

Approximately 14.44 ha of land is planned for the public housing development and 1.96 ha of land is reserved for 3 school sites.

Option 2

Built upon the development parameters of Option 1, this option intends to reach for the possibility to maximize housing supply in response to the territorial need for housing. A PR of 6.0 with building height ranging from 26 to 41 storeys is thus proposed, providing a total of 16,245 flats to cater for around 49,872 population (**Figure 2.4.1b**).

In terms of the land requirements, residential use in this option occupies around 13.75 ha and a total of 4 school sites would take up around 2.65 ha.

Appendix II (cont'd)

Extracts of the P&E Study reports relevant to the major issues of concerns discussed in section 5 (English version only)

A1.2 Extracts of the report on "Land Requirement Plan" issued in April 2014.

2.2.1.3 The PH site can be roughly divided into three portions. The southwestern portion of the PH site consists of the area around residential blocks 1 to 10 (Phase 1), the middle portion consists of the area around residential blocks 11 to 17 (Phase 2), and the northern portion consists of the area around buildings 18 to 24 (Phase 3). The middle and northern portions are bisected by the proposed northern local access road.

A1.3 Extracts of the report on "Implementation and Costing" issued in May 2014.

3.3 Development Phasing/Package

3.3.1.1 It is proposed that the PH site would be implemented in 3 phases and the YLIEE site would be developed in a single phase (**Figure 3.3.1**). The site formation works and essential infrastructure works will be carried out by CEDD; while the piling and building works for PH site will be carried out by HKHA.

Extracts of the P&E Study reports relevant to the major issues of concerns discussed in section 5 (English version only)

A2. Technical feasibility and projected commissioning years for Phases 2 and 3

A2.1 Extracts of the report on "Option Generation, Evaluation and Preliminary Assessments" issued in September 2013.

Option 1 also performs better than Option 2 in terms of environmental performance. Option 2 with more population would attract and generate more traffic, and hence the extent of mitigation measures required to mitigate the road traffic noise impacts is likely more than that of Option 1. Despite Option 2 would require larger extent of mitigation measures, both options are considered feasible from environmental noise point of view. On landscape and visual, Option 2 is likely to be more visually intrusive as the built form will be taller while Option 1 is likely to generate a lower level of visual impact as result of the reduced building heights.

In summary, Option 2 outperforms Option 1 in terms of urban planning and design and Option 2 can provide more flats to help alleviate strong public housing demand in the territory. On the other hand, the traffic and environmental concerns are not insurmountable and they could be addressed properly with appropriate traffic improvement works and environmental mitigation measures. In this connection, it is considered that Option 2 is the preferred option for the PH site.

A2.2 Extracts of the report on "Implementation and Costing" issued in May 2014.

3.4 Implementation Programme

- 3.4.1.1 The original programme aims to achieve operation of YLIEE in 2022, Phase 1 of PH site in 2024, and Phase 2 and Phase 3 of PH site in 2026. After soft lobbying with the community leaders in July and September 2013, objections to both the public housing development and YLIEE at Wang Chau were encountered. As a result, there is slight delay on the commissioning years of the public housing development.

Extracts of the P&E Study reports relevant to the major issues of concerns discussed in section 5 (English version only)

A3. Brownfield sites and industrial activities

A3.1 Extracts of the report on "Preliminary Recommended Option" issued in May 2014.

3.5.1.8 Adequate development should take place at the Project Site to fully utilize the brownfield site and enhance its land value, as well as improving social harmony and inclusion, whereby individuals in the community can gain access to community services/facilities and employment opportunities.

A3.2 Extracts of the "Environmental Impact Assessment Report" issued in May 2014.

12.3.2 Potentially Contaminated Premises

A total of 99 premises with various industrial activities and extents has been identified from observations during site surveys. The identified industrial premises are mainly vehicle and construction equipment repairing / maintenance workshops, open storage areas, container yards, unpaved car parks with traces of contamination, and waste recycling workshops. The details of the identified industrial premises (i.e. WC01 to WC99) and the locations of these premises are given in the CAP (Appendix 12.1).

Extracts of the P&E Study reports relevant to the major issues of concerns discussed in section 5 (English version only)

A3.3 Extracts of the "Environmental Impact Assessment Report" issued in May 2014.

12.2.3.2 The areas currently being occupied by industrial premises cover almost the entire YLIEE site (except the agricultural land at the northern portion), the central and northern portions of the PH site, as well as some scattered and individual areas in the southern portion of the PH site. According to the land ownership of the Assessment Area, the majority of area where there are industrial activities actively being operated within the Site Boundary are private lots. Although other areas are on government lands, they were also being occupied for industrial uses. Liaison with the operators for getting the access for site appraisal has been taken several times during the period of August 2012 to June 2013. All the operators have refused any access to their premises for site appraisal and taking photographs inside. On the other hand, attempts have also been made to seek assistance from the respective District Land Office (DLO) and District Office (DO). However, they have also advised not to enter the industrial premises at the entire Wang Chau area at this stage before land resumption. Hence, due respect has been paid to the operators. Considering the issue on safety, privacy and rights of the land ownership, site inspection and photographs could only been taken outside the boundary of the industrial premises.

Extracts of the P&E Study reports relevant to the major issues of concerns discussed in section 5 (English version only)

A4. Land resumption

A4.1 Extracts of the report on "Implementation and Costing" issued in May 2014.

6.1 Land Resumption Cost

6.1.1.1 The land resumption cost is based on the proposed land resumption boundary presented in TR3 Land Requirement Plan. It should be noted that the land resumption boundary is still being reviewed by LandsD, CEDD, HD and HKSTPC and hence the cost will be subject to change upon finalization of the land resumption boundary.

6.1.1.2 According to the Zonal Plan for Calculation of Compensation Rates – Yuen Long District (valid from 1st April 2013), all private lots affected by the PH and YLIEE development sites fall within “Zone C”. However, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

6.1.1.3 No projection for the ex-gratia compensation rate has been made in this assessment and the current ex-gratia compensation rate has been adopted. The current basic rate for [REDACTED] (valid from 1st April 2013) is \$[REDACTED] per sq ft. The compensation for agricultural land in [REDACTED] is [REDACTED]% of the basic rate. Therefore, the ex-gratia zonal land compensation rate adopted for the agricultural land is \$[REDACTED] per sq ft and for building land is valuation price plus \$[REDACTED] per sq ft.

6.1.1.4 **Table 6.1.1** presents the land resumption cost for different development phases for PH and YLIEE site. The proposed temporary works areas for supporting infrastructure works outside the Project development boundary are within the existing roads and no private land will be affected.

Table 6.1.1 Land Resumption Cost for the Project

Land resumption cost	PH site			YLIEE site
	Phase 1	Phase 2	Phase 3	
Price at 2013 (HK\$)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
MOD price (HK\$)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Extracts of the P&E Study reports relevant to the major issues of concerns discussed in section 5 (English version only)

A5. Public consultation/engagement

A5.1 Extracts of the "Inception Report" issued in December 2012.

1.4 The Study Assignment

The Study is divided into two phases, namely Phase 1- Technical Feasibility Study Stage and Phase 2 - Public Consultation, Rezoning and EIAO Stage. Phase 2 Study will have two options, namely Phase 2A - Public Consultation, Rezoning and EIAO Stage for both public housing site and YLIEE site and Phase 2B – Public Consultation, Rezoning and EIAO Stage for public housing site only.

A5.2 Extracts of the report on "Implementation and Costing" issued in May 2014.

Table 3.4.1: Key dates for implementation

Item	Tasks	Proposed target date
1.	Ping Shan RC and DC consultation	Mar 2014 – Apr 2014
2.	Approval of EIA	Jun 2015
3.	Issue of EP	Jul 2015
4.	Approval of rezoning application	Apr 2015
5.	Submission of final CAF	Nov 2014
6.	Completion of land resumption and site clearance for PH site Phase 1	Oct 2017
7.	Completion of land resumption and site clearance for PH site Phase 2 and 3	Oct 2018
8.	Completion of land resumption and site clearance for YLIEE site	Mar 2018
9.	Submission of PDS	Feb 2014
10.	Submission of TFS	Jun 2014
11.	Approval of road gazette	Mar 2016
12.	Include into Cat C	Aug 2014
13.	Upgrade to Cat B	Oct 2014
14.	Detailed design for site formation and infrastructure works (including WoCA and compensatory planting plan)	Apr 2015 - Aug 2019
15.	Upgrade to Cat A (PH site Phase 1)	Jul 2018
16.	Upgrade to Cat A (PH site Phase 2 and 3 and external works)	Jul 2019
17.	Upgrade to Cat A (PH site Phase 1)	Dec 2018
18.	Detailed design for housing site	Nov 2017 – Apr 2024
19.	Detailed design for YLIEE ecological compensation area	Apr 2021 – Mar 2022
20.	Site formation and infrastructure works for PH site Phase 1	Jan 2019 – Dec 2021
21.	Piling and building works for PH site Phase 1	Jan 2022 – May 2025
22.	Site formation and infrastructure works for PH site Phase 2 and 3	Jan 2020 – Dec 2023
23.	External infrastructure works	Jan 2020 – Dec 2022
24.	Piling and building works for PH site Phase 2 and 3	Jan 2024 – Jun 2027
25.	Site formation and infrastructure works for YLIEE site	Jun 2019 – Dec 2022
26.	Landscaping works for YLIEE site	Sep 2022 – Dec 2022

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