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Panel on Development

Meeting on 25 February 2014

Background brief on the proposed Kwu Tung North and Fanling North New Development Areas

Purpose

This paper provides background information on the proposed Kwu Tung North ("KTN") and Fanling North ("FLN") New Development Areas ("NDAs") and gives a brief account of the views and concerns expressed by Members on the subject at the meetings of the Legislative Council ("LegCo") and the Panel on Development ("DEV Panel") since July 2013¹.

Background

2. The Planning and Development Study on the North East New Territories commissioned in 1998 identified KTN, FLN and Ping Che/Ta Kwu Ling ("PC/TKL") as suitable NDAs for development in one scheme, namely the NENT NDAs. In view of the slower growth of population, the NENT NDAs proposals were shelved in 2003. Four years later, the findings of the "Hong Kong 2030: Planning Vision and Strategy" recommended proceeding with the NDA developments to address the long-term housing need and to create more employment opportunities.

¹ KTN and FLN NDAs are two of the three NDAs (KTN, FLN and Ping Che/Ta Kwu Ling) proposed under the North East New Territories ("NENT") NDAs project. On 4 July 2013, having gone through three stages of public engagement from 2008 to 2012 on the proposed project, the Administration announced that it would first proceed with the planning of KTN and FLN NDAs. The proposed Ping Che/Ta Kwu Ling NDA will be reviewed and re-planned. Therefore, July 2013 marks a watershed in the discussion on NENT NDAs. The discussions at LegCo since then have focused on KTN and FLN NDAs. Past discussions on the proposed NENT NDAs project from 2008 to June 2013 have become not so relevant to the development of the two NDAs. Summaries of the views and concerns expressed at LegCo on the proposed NENT NDAs project during the said period are available in the updated background briefs on the subject issued on 26 October 2012 (LC Paper No. CB(1)61/12-13(06)) and 12 July 2013 (LC Paper No. CB(1)1461/12-13(02)).

The then Chief Executive announced in his 2007-2008 Policy Address that the planning for NENT NDAs was one of the 10 major infrastructure projects to be implemented for economic growth.

The planning and engineering study

3. A funding proposal at an estimated cost of \$54.2 million to facilitate the Administration to carry out a planning and engineering study on NENT NDAs ("the Study") was approved by the Finance Committee in May 2008. The Administration briefed DEV Panel on the three stages of public engagement ("PE") under the Study in November 2008, November 2009 and June 2012 respectively. There was a motion debate at the Council meeting of 24 October 2012 on the Study². On 30 October 2012, the Administration briefed DEV Panel members on the comments received from the Stage 3 PE ("PE3") which had been conducted to gauge views on the Recommended Outline Development Plans ("RODPs") for the three NDAs. During PE3, a lot of comments against the NENT NDAs proposal were received³. The Administration amended the proposal and briefed members on the revised RODPs for KTN and FLN NDAs ("the Revised Proposal") on 15 and 22 July 2013.

The revised Recommended Outline Development Plans

4. Under the Revised Proposal, KTN and FLN NDAs ("the two NDAs") will be developed as an extension to the Fanling/Sheung Shui New Town to form the Fanling/Sheung Shui/Kwu Tung ("FL/SS/KT") New Town for effective sharing of resources. The Administration will re-plan PC/TKL and include it in the planning of New Territories North ("NTN")⁴. The development themes, major land uses and key development parameters of the two NDAs, and the distribution of major land uses in the areas are set out in **Appendices I** and **II** respectively. DEV Panel held four special meetings in late July 2013 to receive public views on the Revised Proposal.

² The original motion and the amendments were negatived.

³ The comments included the allegations/views that developing NENT NDAs was to achieve "Hong Kong-Shenzhen unification", "sell out Hong Kong", serve the rich Mainlanders, uproot the existing agricultural activities in the areas, and adversely affect the livelihood of the existing farmers; that the proposal reflected a lack of policy for sustaining and promoting local agriculture, the public-private housing ratio was inappropriate, and there had been inadequate public consultation, etc.

⁴ According to the Administration, as an on-going initiative under the 2014 Policy Address, the Government has commissioned the Preliminary Feasibility Study on Developing the New Territories North in January 2014 with a view to exploring scope for developing a new town of similar scale as Fanling/Sheung Shui. (Source: LC Paper No. CB(1)925/13-14(06))

One hundred and ninety-four deputations attended the meetings. The views of the deputations are summarized in **Appendix III**.

The Need for the Kwu Tung North and Fanling North New Development Areas

5. While members of DEV Panel in general acknowledged the need to draw up land development plans to address the rising housing demand in Hong Kong, some members queried why the Administration did not first develop the vacant land elsewhere in the territory as a substitute of developing KTN and FLN. The Administration clarified that there was not a substantial quantity of vacant land readily available for housing development in the territory. The figure of 4 000 hectares ("ha") of unallocated or unleased Government land, provided in response to a question raised at a LegCo meeting in October 2012, included many sites which were small or irregular and considered not suitable for development. To enhance land supply, the Administration had adopted a multi-pronged approach, including opening up new land.

6. Considering that the Revised Proposal would affect many local residents and farmers due to the need to carry out land resumption and clearance, some Panel members urged the Administration to resume the site of the existing Fanling Golf Course for housing development so as to obviate the need for developing KTN and FLN. At the special meeting of DEV Panel on 22 July 2013, members passed a motion urging the Administration to, amongst others, include the Fanling Golf Course and the Chief Executive's Fanling Lodge in the planning of the NDAs. In response to the motion, the Administration advised that the two sites would be included in the NTN planning study and explained that the Fanling Golf Course, with an area of 170 ha, might not be able to provide the same development potential as that of the two NDAs. Moreover, as the planning and development of the Fanling Golf Course would take time, the site could not serve as a replacement for the two NDAs.

Housing development and development density

7. To provide more public housing units in the two NDAs, the Administration has proposed to adjust the public-private housing ratio from 43:57 under the RODPs for NENT NDAs to 60:40 under the Revised Proposal. KTN and FLN NDAs together will supply a total of about 60 000 new flats (including 36 600 subsidized housing units and 24 100 private flats) to accommodate a new population of about 174 900. While welcoming the increased proportion of subsidized housing and the Administration's undertaking to apply the "Hong Kong Property for Hong

Kong People" measure to private residential sites in the NDAs⁵, some members cautioned the Administration that over-concentration of public rental housing ("PRH") development, as in the case of Tin Shui Wai, should not be repeated. The Administration advised that in planning the two NDAs, considerations had been given to achieving a balanced development over the entire area of an NDA rather than a small area. As far as subsidized housing was concerned, there was room to adjust the ratio between PRH units and Home Ownership Scheme ("HOS") flats having regard to the situation prevailing at the time of implementation.

Implementation approach

8. The Administration has proposed to adopt an enhanced Conventional New Town ("CNT") approach which allows modification of lease (including in-situ land exchange) applications. Some members opined that the approach would give rise to suspicion that the Administration had succumbed to large property developers who had acquired and hoarded land in the two NDAs. The Administration advised that in the two NDAs, over 70% of land held by private land owners would be resumed by the Administration. The Administration had already set out the criteria (as detailed in **Appendix IV**) that any application for modification of lease for land in the NDAs (including in-situ land exchange) had to meet. In the Administration's view, allowing such applications would help advancing housing land supply without compromising comprehensive planning, certainty and timely provision of supporting facilities, while safeguarding fair treatment to existing occupants on the private land.

Impacts on existing residents

9. Taking into consideration that about 1 000 households would be affected by the project, members of DEV Panel were very concerned about the compensation and rehousing arrangements. They considered it important to rehouse the affected villagers before carrying out land clearance. Some members cautioned that the Administration should offer help to the residents who were forced to move out as a result of land acquisition by private developers.

10. The Administration advised that any land owner who applied for lease modification for land in the two NDAs would be required to offer

⁵ According to the Administration, the "Hong Kong Property for Hong Kong People" measure will apply to private residential sites in the two NDAs to be disposed of through Government land sale subject to the property market situation prevailing at the time when the sites are ready for disposal and other relevant considerations. (Source: LC Paper No. CB(1)1461/12-13(01))

compensation to the occupants who existed on the land on 4 July 2013⁶, and the compensation should be comparable to the prevailing monetary ex-gratia compensation offered by the Administration to other eligible clearerees affected by the project and provided before the execution of the lease modification/land exchange. The Administration would also introduce a special ex-gratia compensation package (as detailed in **Appendix V**) for eligible households in the two NDAs. Qualified households would be offered a special ex-gratia cash allowance of \$600,000. A public housing site each in KTN NDA and FLN NDA would be reserved to provide units for local rehousing. In the interim before the completion of PRH units in KTN, the Administration would find PRH units in Fanling and Sheung Shui to accommodate the eligible affected villagers. On some members' suggestion of arranging village resite for the affected residents in Kwu Tung Village, the Administration explained that as the village was not an indigenous village, the village resite policy was not applicable.

Supply of agricultural land and assistance to affected farmers

11. According to the Administration, to assist affected farmers, the relevant departments have identified about 34 ha of fallow farmland in Kwu Tung South that might be suitable for agricultural rehabilitation/resite. Noting that the Administration had proposed a special agricultural land rehabilitation scheme ("Special Scheme") to facilitate affected farmers to re-establish their farming practices⁷, members cast doubt on the efficacy of the Special Scheme given that most of the fallow agricultural land was owned by private owners who might not be willing to lease out the land for farming on a long-term basis. The Administration advised that consideration would be given to setting out in an Explanatory Note to the relevant outline zoning plan that such farmland could only be used for agricultural purposes. The owners concerned would then well understand that development on their land would not be permitted and should be more willing to lease out/sell their land to farmers. In response to some members' view that the Administration should resume farmland for leasing to affected farmers, the Administration undertook to consider the suggestion.

⁶ 4 July 2013 is the date of announcement of the criteria for application of modification of lease in respect of the KTN and FLN NDAs project.

⁷ Under the Special Scheme, priority assistance will be offered by the Administration to match those landowners who are willing to lease out/sell land in the identified agricultural areas to the farmers affected by the NDAs project.

Employment opportunities and economic development

12. DEV Panel members were in general concerned whether there would be sufficient employment opportunities for the new population in the two NDAs. The Administration admitted that 37 700 job opportunities proposed to be provided in the two NDAs might not be sufficient for the new population intake. However, as 80% of the population in the NDAs would reside within 500 metres of the proposed Kwu Tung Station or a public transport interchange, they would have easy access to public transport nodes for travelling to work outside the NDAs, in particular the Lok Ma Chau Loop Area and the Hung Shui Kiu NDA, which were planned to provide about 29 000 and 100 000 jobs respectively. As regards the space reserved for economic development, the Administration advised that the NDAs would provide new floorspaces for commercial, office, retail and services, research and development as well as community uses.

13. Given the wide geographic coverage of the two NDAs, some members opined that it should be practicable to allow the existing rural activities to co-exist with the new developments, so as to achieve urban-rural integration. The Administration advised that under the Revised Proposal, a large area of land had been designated in the NDAs for agricultural use. Some agricultural land at certain locations could not be preserved because it was situated at the area where major infrastructure developments would be undertaken.

Transport and community facilities

14. Members raised questions at two Council meetings in November 2013 and February 2014 about the Administration's plans to provide transport and community facilities in NENT. Through the questions, concerns have been raised, among others, on how the proposed facilities would cater for the needs of the future population and existing residents in the developed areas of the proposed FL/SS/KT New Town, such as Shek Wu Hui and Luen Wo Hui, having regard to the ageing of the facilities in these old areas. The Administration advised that the FL/SS/KT New Town would be an integrated community with commercial, retail, community, recreational and cultural facilities. The two NDAs would provide a hospital, a polyclinic, schools, etc. The proposed Kwu Tung Station and the Fanling Bypass would enhance the accessibility of the two NDAs. These questions and the Administration's replies are in **Appendices VI and VII**.

Overall public response to the Revised Proposal

15. DEV Panel members noted that although some deputations had expressed support to the proposed development of KTN and FLN NDAs, some had raised objection to the Revised Proposal and demanded "no removal, no demolition". While some members considered that land resumption was inevitable for the development of an area and it was pivotal to offer reasonable compensation and rehousing arrangements for the affected residents, some other members considered that the persistent controversies over the proposed project reflected that the Revised Proposal was not generally accepted and therefore not ready for implementation.

Other concerns

16. In July 2013, there were media reports about the family of the Secretary for Development ("SDEV") owning a piece of farmland in KTN, giving rise to concerns about possible conflicts of interests on the part of SDEV. Discussions had been held at several meetings of DEV Panel on the integrity of SDEV and his suitability to remain in the post to proceed with the KTL and FLN NDAs project. At the special meeting of DEV Panel on 26 July 2013, members passed a motion urging SDEV to resign. In response to the motion, the Administration advised that SDEV had explained in the meetings the report and declaration of interest he had made in accordance with the "Code for Officials under the Political Appointment System" and the "System of Declaration of Interests by Members of the Executive Council" in relation to the farmland concerned. The Administration asserted that SDEV had no plan to resign and would continue to take forward the NDAs project.

Recent developments

17. The Chief Executive stated in his 2014 Policy Address that the NENT NDAs project was essential to Hong Kong's medium- and long-term land supply and would become the major source of housing supply from 2022 onwards.

18. The Administration will seek DEV Panel's support at the meeting to be held on 25 February 2014 for part-upgrading PWP Item No. 747CL for the detailed design and site investigation for the advance site formation and engineering infrastructure works of the two NDAs.

19. A list of relevant papers is shown in **Appendix VIII**.

Council Business Division 1
Legislative Council Secretariat
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Appendix I

Development themes, major land uses and key development parameters of the Kwu Tung North ("KTN") and Fanling North ("FLN") New Development Areas ("NDAs")⁸

	KTN NDA	FLN NDA	Total
Development Theme	Mixed Development Node	Riverside Community	-
Major Land Uses	Residential; Commercial, Research & Development; Long Valley Nature Park; Agricultural Use; Recreational Facilities	Residential; Government Facilities	-
Total Area (hectares)	450	164	614
Developable Area^(a) (hectares)	208	125	333
(% Total)	(46%)	(76%)	(54%)
New Population	101 600	73 300	174 900
New Residential Units	35 400	25 300	60 700
<i>Subsidized Housing Units (including HOS) (% Total)</i>	20 400 (58%)	16 200 (64%)	36 600 (60%)
<i>Private Housing Units (% Total)</i>	15 000 (42%)	9 100 (36%)	24 100 (40%)
Maximum Plot Ratio (for residential and composite developments)	3.5 – 6	2 ^(b) – 6	-
Maximum Building Height (for residential and composite developments)	20 – 35 storeys	12 ^(b) – 35 storeys	-
New Employment	31 200	6 500	37 700

Notes:

(a) Referring to areas for new developments on the revised RODPs

(b) Maximum plot ratio of 2 and maximum building height of 12 storeys are applicable to only one site zoned "Residential 3" at the periphery of the FLN NDA.

⁸ Source: The Administration's paper for the meeting of the Panel on Development on 15 July 2013 (LC Paper No. CB(1)1461/12-13(01))

Appendix II

Distribution of major land uses in the Revised Recommended Outline Development Plans for the Kwu Tung North ("KTN") and Fanling North ("FLN") New Development Areas ("NDAs")⁹

	KTN NDA (ha)	FLN NDA (ha)	Total (ha)
Subsidized Housing (including HOS)	25.5	22.1	47.6
Private Housing ^(a)	34.6	19.4	54.0
Residential land suitable for village resite	1.1	0.3	1.4
Village Type Development	16.6	0.0	16.6
Government, Institution or Community ^(b)	32.8	21.3	54.1
Other Specified Uses (Commercial, Research & Development)	14.1	0.0	14.1
Other Specified Uses (Research & Development)	8.2	0.0	8.2
Other Specified Uses (Nature Park)	37.2	0.0	37.2
Open Space	32.8	25.0	57.8
Amenity	9.2	3.4	12.6
Agriculture	45.5	12.2	57.7
Green Belt	119.1	0.0	119.1

Notes:

(a) Excluding the existing/committed residential developments

(b) Excluding the existing Government, Institution or Community facilities

⁹ Source: The Administration's paper for the meeting of the Panel on Development on 15 July 2013 (LC Paper No. CB(1)1461/12-13(01))

**Special meetings of the Panel on Development on 25, 26, 30 and 31 July 2013
to receive public views on the revised development proposals
for the North East New Territories New Development Areas project
Summary of major views expressed by deputations and the Administration's responses**

A. Supportive views	
1.	The proposed NENT NDAs project could address the housing shortage problem, provide job opportunities, help promote economic and social developments in Hong Kong.
2.	The high property prices and rentals in the urban areas were not affordable to most Hong Kong people. The proposed project would supply housing units in NENT.
3.	Development of high value-added industries in the proposed NDAs would create more job opportunities.
4.	The proposed project would provide an opportunity for the Administration to reserve more land in NENT as "Agriculture" zones for farmers to practise wet agriculture as well as organic farming.
5.	Following its implementation, the proposed project would improve the unsatisfactory living environment of the existing villages in the concerned areas.
6.	The Administration should develop KTN and FLN first as both regions had better transport and infrastructure.

B. Objecting views		Administration's responses
1.	The NENT NDAs project should be withdrawn.	<p>Though the development period for opening up new land was long, it was necessary to address the root of the housing problem by increasing housing land supply. The provision of about 60 000 flats, comprising some 36 000 public housing units (both PRH units and HOS units), in KTN and FLN NDAs ("the two NDAs"), was more or less the Administration's targeted number of housing units to be supplied in one and a half years.</p> <p>Existing land immediately available for large-scale housing development was limited. The figure of 4 000 ha of unallocated or unleased Government land, provided in response to Members' questions raised at a LegCo meeting in October 2012, included many sites which were small or irregular and considered not suitable for development.</p>
2.	The proposed project could not provide an immediate solution to meet the pressing housing demand. The Administration should first develop vacant land in the developed areas instead of proceeding with the proposed project.	
3.	The proposed project would extinguish the non-indigenous villages and destroy the farming business in the concerned areas.	
4.	The Fanling Golf Course as well as the site of the Chief Executive's Fanling Lodge should be resumed and developed for providing housing, hence saving the need to develop NENT NDAs. The Fanling Golf Course should not be included in the New Territories North ("NTN") Planning Study.	<p>The Fanling Golf Course and the Chief Executive's Fanling Lodge would be included in the NTN Planning Study. The Home Affairs Bureau was reviewing the policy on private recreational leases. If the Fanling Golf Course site was required for development, the Administration could resume the land under the relevant provisions in the land lease. However, the planning study for the development of the site would take at least three years. As such, even if the Fanling Golf Course site was subsequently proved to be suitable for housing development, it was no substitute for the NENT NDAs project.</p>

B. Objecting views		Administration's responses
5.	The proposed project was intended for "unification of Hong Kong and Shenzhen".	<p>NENT NDAs would be developed to be Hong Kong people's new towns. The Administration had not proposed to integrate NENT with Shenzhen by opening up the frontier area.</p> <p>There would be an increase of 1.4 million people in the coming 30 years, and a decline in the average household size. Developing NDAs was the most efficient way to supply land to meet housing needs.</p>
6.	Many villagers currently residing within the areas proposed for development had expressed strong objections to the proposed development. They demanded 'no removal, no demolition' and withdrawal of the proposed project. They would not accept any compensation and resettlement arrangements.	It was inevitable that some residents would be affected due to the implementation of the project. The Revised Recommended Outline Development Plans ("RODPs") ("the Revised Proposal") had already incorporated the public comments received in the Stage Three public engagement ("PE3") as far as practicable and the Administration would continue to listen to any suggestions which would minimize the impact of the project on those affected.

C. Other views	Administration's responses
<u>Impacts on existing residents, compensation and rehousing</u>	
1. The proposed project would disrupt the livelihood of local villagers and destroy their homes. The Administration should allow villagers to stay at areas near their homes and maintain their custom and social networks.	<p>For the some 1 000 households which would be affected by the Revised Proposal, the Administration would strive to meet their needs in terms of compensation, rehousing and agricultural rehabilitation.</p> <p>Under the enhanced Conventional New Town approach, a criterion to be met for applications for modification of land lease by land owners was that they must offer land occupants a compensation package that was comparable to the prevailing monetary ex-gratia compensation that would be granted by the Administration to other eligible clearerees affected by the proposed project in the case of land resumption. This requirement would enhance the protection of the occupants.</p>
2. The Administration should address the issue of eviction of local villagers and farmers by property developers in the development process.	
3. The proposed project only protected the interests of indigenous villagers and disregarded the needs of non-indigenous villagers and farmers.	
4. The Administration should provide special ex-gratia compensation to households who had moved into the proposed NDAs after 1985 and before 1996.	<p>The special ex-gratia compensation package for the KTN and FLN NDAs project would apply to "licensed" temporary structures or "surveyed" (registered) domestic squatter structures covered by the 1982 Squatter Structure Survey. The occupiers of "licensed" structures, the households living in "surveyed" structures who had been registered in the 1984/85 Squatter Occupancy Survey would be entitled to the special ex-gratia cash allowance up to \$600,000. SDEV had the discretion to decide whether a household not meeting all the prescribed criteria should be eligible for the special</p>
5. Provision of ex-gratia compensation could not address request of local villagers/farmers for in-situ resettlement.	
6. The proposed special ex-gratia compensation of \$600,000 under the Revised Proposal was insufficient.	

C. Other views		Administration's responses
		<p>ex-gratia compensation package. As a guiding reference, a household continuously occupying in a licensed or surveyed domestic or non-domestic structure for domestic use for 10 years or more immediately preceding the date of the pre-clearance survey might be eligible, with suitable adjustment to the amount.</p> <p>The present proposals to extend the scope and enhance the amount of ex-gratia allowances ("EGAs") were the results of a recent review taking into account the experience of clearance exercises in recent years. The basis of the rate of EGA for permitted occupiers had been increased from 36 months' rental value to 72 months' rental value.</p>
7.	There must be proper resettlement for local villagers before demolition took place.	In the interim before the completion of the PRH units in KTN, the Administration would liaise with the Hong Kong Housing Authority to find PRH units in Fanling and Sheung Shui for accommodation of eligible affected villagers.
8.	The Administration should allow the residential care home for the elderly at Dills Corner Garden in KTN to continue its operations.	The Social Welfare Department would assist in making transfer arrangements for the elders to other residential care homes should they so request.
<u>Impacts on farmers and supply of agricultural land</u>		
9.	It would be difficult for the affected farmers to find land to resume their agricultural activities. The Administration should address the needs of affected villagers/farmers and assist them in agricultural	Under the Revised Proposal, apart from the 95 ha of agricultural land in the two NDAs to be preserved, about 34 ha of farmland in Kwu Tung South were lying fallow and suitable for agricultural rehabilitation purposes. The

C. Other views		Administration's responses
	rehabilitation.	<p>Administration would consider setting out in an Explanatory Note to the relevant outline zoning plan that such land could only be used for agricultural purposes in the long term.</p> <p>To further assist the relocation of affected farmers, a special agricultural land rehabilitation scheme would be introduced. Under the scheme, the Administration would accord priorities to lining up the farmers with the owners who were willing to lease out/sell their farmland in NENT.</p>
10.	The affected farmers, in particular the elderly ones, should be allowed to continue their agricultural practices in-situ.	
11.	Farmers who were required to move to other places to continue their farming practices should be entitled to a reasonable amount of compensation and be allowed to start their farming practices in the new places prior to clearance of the existing farmland.	
12.	The Administration should formulate a sustainable agricultural policy for Hong Kong.	Agricultural policy was under the purview of the Food and Health Bureau ¹⁰ .
<u>Employment opportunities and economic development</u>		
13.	The Administration should provide sufficient employment opportunities in KTN and FLN NDAs.	<p>The two NDAs would offer new floorspaces for various uses, such as commercial, office, retail and services, research and development and community uses, to provide about 37 700 employment opportunities.</p> <p>A majority of the population in the two NDAs would reside within 500 metres of the proposed Kwu Tung Station or a public transport interchange. They would have easy access to public transport nodes for travelling to work outside the</p>
14.	The Administration should consider measures to facilitate the conversion of old/vacant industrial buildings in Fanling to help create jobs.	
15.	The development of Lok Ma Chau Loop Area should take into account the employment need of	

¹⁰ According to the 2014 Policy Address, the Administration will review its agricultural policy to enhance productivity and promote sustainable development.

C. Other views		Administration's responses
	the new residents in the two NDAs.	two NDAs, such as the Lok Ma Chau Loop Area which would offer 29 000 jobs.
<u>Development density and housing development</u>		
16.	The Administration should build more medium- and large-sized public housing units in the two NDAs.	The Administration had increased the development intensity for KTN and FLN NDAs by increasing the maximum total plot ratio to 6 for high-density developments. The proportion of subsidized housing to be provided in the two NDAs had been raised to 60% in terms of housing units.
17.	The Administration should adjust the private-to-public housing ratio in the NDAs to avoid over-provision of public housing	In order to provide more public housing units in the two NDAs, an appropriate increase in the proportion of public housing was necessary. However, there was room to adjust the ratio between PRH and HOS units.
<u>Community and transport facilities</u>		
18.	The Administration should prudently plan the KTN and FLN NDAs by providing supporting facilities in a timely manner and not to repeat the experience of the development of Tin Shui Wai.	The two NDAs will have new facilities including a hospital, a polyclinic, a swimming pool complex, new schools, open spaces and employment clusters to serve the existing and new residents.
19.	It was important to provide good connectivity between the proposed NDAs and the urban areas.	The Transport and Housing Bureau ("THB") was conducting a consultancy study for the Review and Update of the Railway Development Strategy 2000. One of the options was, through the Northern Link, to connect the proposed Kwu Tung Station with the West Rail's Kam Sheung Road Station.
20.	The proposed Northern Link should be implemented as early as possible to complement the	

C. Other views		Administration's responses
	proposed NDAs project and to divert the patronage from the East Rail Line.	THB planned to announce by 2014 the way forward for the railway projects.
21	The Administration should improve the infrastructure and transport facilities for the villages in the areas surrounding the proposed NDAs.	A Fanling Bypass would be constructed to connect the FLN NDA with the Fanling Highway (Tai Po Section). Improvement would be made to the existing road network connecting the NDAs.
<u>Implementation approach</u>		
22.	The adoption of the enhanced Conventional New Town approach would encourage developers to accelerate their land acquisition activities in NENT and give the public an impression that it was another instance of collusion between the Government and business conglomerates.	The accusation that the Revised Proposal was collusion between the Government and business conglomerates was groundless. The Planning Department had proposed the land use of each site within the two NDAs taking into account its geographical location and the optimal layout for various land uses and infrastructural facilities, without regard to the ownership of the land.
23.	The Administration should allow "private sector participation" in implementing the NDAs project.	Out of the 333 ha of developable land in the two NDAs, 162 ha were privately owned, of which 114 ha would be resumed by the Administration for public purposes. The owners of the remaining 48-ha private land could apply for modification of lease if their sites met the specified criteria.
<u>Public engagement</u>		
24.	The Revised Proposal had not undergone thorough discussion. The Administration should re-launch the consultation to fully engage the community and	The Revised Proposal had incorporated the public comments received in PE3 as far as practicable and the Administration would continue to listen to any suggestions which would

C. Other views		Administration's responses
	adopt a bottom-up approach in land development.	minimize the impact of the proposed project on those affected. Public officers would meet the affected residents and explain to them the Revised Proposal.
<u>Environmental impacts</u>		
25.	There should be diversified designs for buildings in the NDAs, and the construction of screen-type buildings should be avoided.	The urban design of the NDAs included the stepped building heights and development intensity concepts which enhanced spaciousness and enriched the urban profile.
26.	Some development proposals might have possible adverse impacts on the ecology and the natural environment. Examples of such proposals included the provision of Police training facilities, the extension to the existing Shek Wu Hui Sewage Treatment Works ("SWH STW") as well as the construction of the proposed Fanling Bypass.	<p>The proposed police facilities would be re-planned. In response to the comments received from residents of Sheung Shui Heung during PE2, the Administration had decided to confine the SWH STW extension to the Government land to the north of Chuk Wan Street in addition to its original site.</p> <p>The construction of the proposed Fanling Bypass would adopt landscape improvement measures and retrofit with noise barriers to minimize the impact on the residents as far as possible.</p>
<u>Development of Ping Che/Ta Kwu Ling</u>		
27.	The proposed Ping Che/Ta Kwu Ling ("PC/TKL") NDA should be retained in the NENT NDAs project.	The Administration would include PC/TKL in the planning of NTN in order to comprehensively review various relevant planning considerations, such as the development potential afforded by possible new rail infrastructure.

Criteria for lease modification applications (including in-situ land exchange) in the Kwu Tung North and Fanling North NDAs¹¹

General Planning Criteria

1. **Location** -- confined to sites planned for private development on the Recommended Outline Development Plans ("RODPs") (and detailed Layout Plans prepared based on the RODPs where available).
2. **Size and ownership** -- the proposed site to be surrendered (i.e. the Proposed Site) should have an area of not less than 4 000 m² (which is a reasonable size to achieve a decent development with supporting facilities) and all private lots contained therein should be under the ownership of a single owner or joint venture owners as the applicant.
3. **Configuration** -- the Proposed Site should be reasonably regular in shape with no intervening private lots not owned by the applicant. Lots to be surrendered comprising the Proposed Site should be contiguous and fragmented lots will not be accepted.
4. **Confinement within the planned private development site** -- only lots lying within a planned private development site on the RODPs (and detailed Layout Plans prepared based on the RODPs where available) will be considered. Surrender of lots lying within an area zoned for public use such as road, Government, Institution or Community use, open space, public/subsidized housing will not be accepted.
5. **Access** -- the provision of proper vehicular access to the Proposed Site is feasible.
6. **Compliance with OZP** -- proposed use and development parameters of the Proposed Site should comply with the prevalent Outline Zoning Plan ("OZP"), i.e. based on the prevailing OZP at the time of application and the approved OZP at the time of execution.
7. **No adverse implications** -- the proposed development at the Proposed Site should not cause insurmountable problems to the planning, layout and

¹¹ Source: The Administration's paper for the meeting of the Panel on Development on 15 July 2013 (LC Paper No. CB(1)1461/12-13(01))

urban design of the surrounding area, and will not jeopardize or hamper the development potential or vehicular access of adjacent lands under different ownerships.

Land Administration Criteria *(The approval of applications for modification of lease including in-situ land exchange is subject to the fulfillment of these requirements.)*

8. **Unification, proof of land titles and vacant possession** -- application may be submitted by a single owner or joint venture with unified land title. Lots to be surrendered should be subject to vacant possession by a specified deadline and free from encumbrances before execution of the lease modification/land exchange¹².

9. **Comparable compensation package** -- the landowner(s) as the applicant should offer a compensation package to the occupants (those occupants who are existing on the land at the time of announcement of this set of criteria). The compensation package offered by the landowner should be comparable to the prevailing monetary ex-gratia compensation (excluding rehousing entitlement) offered by the Government to other eligible clearerees affected by the NDAs development and provided before the execution of the lease modification/land exchange. Compensation to occupants paid by the applicant in securing vacant possession is not a premium-deductible item. As the offer and acceptance of such a comparable package is a matter between the landowner and the occupants, the Government would deem the case as settled if the landowner is able to deliver vacant possession with documentary evidence indicating that the occupants have accepted the package offered.

10. **Time limit** -- the lease modification/land exchange has to be completed within a specified time period and in any event earlier than the government land resumption programme.

11. **Completion Time** -- the time for building completion should be no later than that identified in the implementation programme of the relevant works package of the NDA based on the Conventional New Town approach.

12. Compliance with other general lease modification/land exchange application criteria and requirements promulgated by the Lands Department from time to time.

¹² The lease modification/land exchange application would only be approved by the Lands Department ("LandsD") if the applicant has demonstrated that all occupants have vacated the site. In case there are any disputes between the occupants on site and the applicant, LandsD may suspend the processing of the applications until the disputes have been satisfactorily resolved.

**Proposed special ex-gratia compensation package
for the Kwu Tung North and Fanling North NDAs Project¹³**

General Eligibility

- (a) A household is regarded as a qualified household for the special ex-gratia compensation package if:
 - (i) it is covered by the Pre-clearance Survey ("PCS");
 - (ii) the affected structure is either a licensed or surveyed domestic structure not built on building land; and
 - (iii) the household is registered in the 1984/85 Squatter Occupancy Survey ("SOS"), or can produce evidence showing that it has been continuously occupying the affected structure for domestic use for the same duration immediately preceding the date of PCS.
- (b) The household cannot be regarded as a qualified household if any of the members of the household, from the date of PCS applicable to the affected structure up to the date of granting the special ex-gratia compensation package:
 - (i) Owns or co-owns any domestic property in Hong Kong;
 - (ii) Owns more than 50% share in any company that owns domestic property in Hong Kong;
 - (iii) Has entered into any agreement to purchase domestic property; or
 - (iv) Is enjoying any form of subsidized housing or related benefits, or subject to debarment as a result of previous enjoyment of subsidized housing or related benefits.

Discretion of the Secretary for Development

- (c) The Secretary for Development ("SDEV") has discretion to decide whether a household not meeting the criteria in (a) but still meeting those in (b) should be eligible for the special ex-gratia compensation package.

¹³ Source: The Administration's paper for the meeting of the Panel on Development on 15 July 2013 (LC Paper No. CB(1)1461/12-13(01))

As a guiding reference, a household continuously occupying in a licensed or surveyed domestic or non-domestic structure for domestic use for 10 years or more immediately preceding the date of PCS may be eligible.

Special Ex-gratia Cash Allowance

- (d) The level of Special Ex-gratia Cash Allowance ("SEGCA") offered to households affected by the clearance exercises is as follows:
 - (i) For a qualified household meeting the general eligibility as set out in (a) and (b) above, it is to be offered an SEGCA in the form of a lump-sum cash allowance pitched at \$600,000 regardless of the area occupied by the relevant structure. The SEGCA offered will be on a structure or household basis, whichever is smaller. That is, if a household occupies more than one structure, the SEGCA will only be paid once for the household; if more than one household occupies one structure, the SEGCA will only be paid once for the structure, and the households will have to agree amongst themselves on the sharing arrangement.
 - (ii) For an eligible household occupying a licensed or surveyed domestic or non-domestic structure for domestic use at the discretion of SDEV as mentioned in (c) above, the amount of SEGCA receivable will be determined primarily by the length of continuous occupation in the structures concerned for domestic use immediately preceding the date of PCS, with adjustments reflecting other relevant factors. In exercising SDEV's discretion, less favourable consideration would be given to a household occupying a structure converted from a non-domestic structure.

Restrictions

- (e) Households receiving the SEGCA, whether in full or at a level determined at the discretion of SDEV, will be barred from applying for any form of subsidized housing or related benefits for the subsequent three years.

Domestic Removal Allowance

- (f) To acknowledge the clearees' removal needs, all households to be offered SEGCA would be offered this allowance to help them meet the initial costs of moving.

**Written question raised by Hon Chan Hak-kan
at the Legislative Council meeting of 13 November 2013
and the Administration's reply**

North East New Territories New Development Areas

Question:

In July 2013, the Government published the Stage Three Public Engagement Report on North East New Territories New Development Areas Planning and Engineering Study, which proposed that the Recommended Outline Development Plans of the Kwu Tung North and Fanling North New Development Areas (NDAs) be revised. These NDAs, synergising with the existing developments and supported by railway and new road network, can be developed as an extension of Fanling and Sheung Shui New Town with residential-cum-commercial developments and adequate facilities. In the planning of NDAs, sufficient land has already been reserved for the timely provision of transport, health and community facilities, schools, and employment and recreational uses. Apart from serving the future population in NDAs, such facilities will also benefit residents in the neighbouring developed areas. The Government will also increase the development intensity of NDAs to provide additional 13 400 residential flats, and the population of the areas will increase by 40 900. In this connection, will the Government inform this Council:

- (a) whether it has assessed the impacts of the population increase arising from NDAs on the internal and external road traffic of the North District, the carrying capacity of the MTR East Rail Line and the Lok Ma Chau Spur Line, the flood prevention capacity of the drainage system in the surrounding rural areas, and the demand for community and other livelihood facilities; if it has, of the assessment outcome;
- (b) given that some residents in Luen Wo Hui and Shek Wu Hui have indicated that, due to the ageing of the community facilities in the areas, such facilities might not be able to help meet the new demands arising from NDAs, whether the Government has plans to restore or add community facilities in the North District; if it has, of the details; if not, the reasons for that; and

- (c) how the Government will ensure that the future transport, health and community facilities, etc., in NDAs will, apart from serving the local population, also benefit the residents in the neighbouring developed areas?

Reply:

President,

The objective for implementation of the New Development Areas (NDAs) is to cater for the long-term housing demand of Hong Kong residents and the social and economic development. In July this year, we announced the North East New Territories (NENT) NDAs Project (NDAs Project), which has included the results of the Stage Three Public Engagement of the NENT NDAs Planning and Engineering Study (the Study), the revised Recommended Outline Development Plans (RODPs) for the Kwu Tung North (KTN) and Fanling North (FLN) NDAs, as well as the relevant arrangements for implementing the NDAs Project, including the mode of implementation and the compensation and rehousing arrangements for the affected households and farmers. Relevant details concerning the NDAs Project have already been set out in the paper submitted to the Legislative Council Panel on Development on July 15 this year (LC Paper No. CB(1)1461/12-13(01)).

Under the NDAs Project, we will proceed with development of the KTN and FLN NDAs, as extension to Fanling/Sheung Shui New Town, with a view to addressing the housing (particularly subsidised housing) and other development needs of Hong Kong. Upon completion of the NDAs, the overall population of the Fanling/Sheung Shui/Kwu Tung New Town will reach around 460 000 (with an additional population of 174 900 in the KTN and FLN new town extension areas). As the overall development is of a relatively large scale, the areas concerned will be capable of providing comprehensive commercial, retail, community, recreational and cultural facilities, as well as various types of job opportunities, thus realising a more effective sharing of resources.

My reply to various parts of the question is as follows:

- (a) The Consultants have conducted various technical assessments on the revised RODPs for the KTN and FLN NDAs. According to the assessment results, upon completion of the proposed new highways and improvement to the existing road network, together with the proposed drainage works, the NDAs Project will not cause unacceptable impacts upon the internal and external road networks of the North District, the East Rail Line and Lok Ma Chau Spur Line, and the flood prevention capacity of the surrounding rural areas.

Concerning the road networks, the proposed road works cover mainly the following two aspects:

- (i) On external traffic connection, the section of Fanling Highway near Kwu Tung between Pak Shek Au Interchange and Po Shek Wu Interchange will be widened from a dual 3-lane carriageway to a dual 4-lane carriageway. A Fanling Bypass will also be constructed to connect the FLN NDA with the Fanling Highway (Tai Po Section). In future, drivers could use the Fanling Bypass for travelling to and from different parts of the territory, thus reducing impacts on the vehicular traffic of the Fanling/Sheung Shui areas.
- (ii) For internal traffic, improvements will be made to the existing road network connecting the NDAs, which include the Po Shek Wu Interchange, the junction of Sha Tau Kok Road and Fan Leng Lau Road, as well as the junction of Po Shek Wu Road and Po Wan Road. The northbound Jockey Club Road will also be widened to increase the traffic capacity of the road junction.

As regards the East Rail Line and Lok Ma Chau Spur Line, a railway station (i.e. Kwu Tung Station) will be built on the Lok Ma Chau Spur Line within the KTN NDA as soon as possible to tie in with the first population intake in 2023, so that residents could travel to and from different parts of the territory by rail in the future. In the meantime, the Transport and Housing Bureau (THB) is conducting a consultancy study for the Review and Update of the Railway Development Strategy 2000, with a view to updating the long-term railway development blueprint for Hong Kong to cater for the latest development needs of the society. One of the options is, through the Northern Link, to connect the proposed Kwu Tung Station with the West Rail's Kam Sheung Road Station. This will help to divert the East Rail's passenger traffic and to accommodate additional population along the rail line, including the NDAs. THB plans to announce by 2014 the way forward for the railway projects.

For flood prevention capacity, drainage facilities in compliance with the relevant criteria and requirements will be reconstructed in the NDAs. Through appropriate land formation, the rainwater within the NDAs will be discharged to the existing main drainage channels. As for the surrounding rural areas, since the catchment area will reduce in size, the discharge load of the drainage systems will also decrease. Moreover, drainage channels will be built along the boundaries between the NDAs and surrounding rural areas to prevent rainwater from discharging to surrounding rural areas.

Adequate land has been reserved for various government, institution and community facilities in the KTN and FLN NDAs in accordance with the Hong Kong Planning Standards and Guidelines and requirements of relevant government departments. Regarding healthcare services, land will be reserved in the NDAs for the development of one hospital, one polyclinic and two clinics. Regarding education, a total of 7 secondary school sites and 12 primary school sites will be reserved, with the provision of 20 kindergartens. Regarding recreational facilities, land has been reserved for various facilities including a standard swimming pool complex, sports ground, sports centre, library and recreation centre, etc. Other community facilities such as residential care home for the elderly, elderly centre, integrated family service centre, integrated children and youth services centre, etc. will also be provided. Besides, there will be retail and commercial facilities offering a variety of job opportunities.

- (b) Under our planning, the KTN and FLN NDAs, being extensions to the Fanling/Sheung Shui New Town, will be developed into a Fanling/Sheung Shui/Kwu Tung New Town in future for more effective sharing of resources. The associated facilities and services in the NDAs will at the same time serve the existing residents of Fanling/Sheung Shui and the future new residents of the NDAs. As mentioned above, more extensive and sufficient community, recreational and cultural facilities have been planned within the NDAs to serve both the old and new residents in accordance with the Hong Kong Planning Standards and Guidelines and requirements of government departments. As the NDAs are in close proximity to the Fanling/Sheung Shui New Town, even the existing residents living in Fanling/Sheung Shui New Town could have more choices with the various facilities in the NDAs. As regards the existing community facilities in the Fanling/Sheung Shui New Town, government departments will renovate or enhance their services in accordance with the needs and resource allocation.
- (c) The Fanling/Sheung Shui New Town is geographically close to the KTN and FLN NDAs. The design of the NDAs has placed emphasis on the integration of the new and existing developments. New community facilities will be located adjacent to the existing communities, as far as possible, for convenient use by residents of both the new and existing communities. In addition, to tie in with the NDAs Project, the government will provide comprehensive pedestrian and cycle track networks to connect the NDAs, the Fanling/Sheung Shui New Town and the cycle tracks of North East New Territories and North West New Territories under construction, together with connecting roads and footpaths. In future, residents of the NDAs, the Fanling/Sheung Shui New Town and the

surrounding villages can travel to different locations of the district and enjoy more convenience use of the community, recreational and commercial facilities within the district via the easily-accessible pedestrian and cycle track networks. The comprehensive networks will facilitate same-district employment as well.

**Written question raised by Hon LEUNG Kwok-hung
at the Legislative Council meeting of 19 February 2014
and the Administration's reply**

North East New Territories New Development Areas

Question:

The Government has repeatedly told this Council and the media that owing to the shortage of land or opposition from the local communities, several projects such as building subvented residential care homes for the elderly ("RCHEs"), columbaria and waste management facilities could not be implemented. Quite a number of members of the public have relayed to me that as most of the areas of the land in the North East New Territories New Development Areas ("NDAs") are undeveloped and NDAs have a relatively smaller population, NDAs can provide the land needed for building the aforesaid facilities, and it is also believed that opposition from the local communities in NDAs would be relatively less than that in other developed areas for implementing such projects. Regarding the land planning of NDAs, will the Government inform this Council:

- (1) as the Government indicated in its reply to a question raised by a Member of this Council in November last year that land would be reserved in NDAs for building RCHEs, of the areas of the lands reserved and the number of subvented RCHEs that can be built, as well as the number of places to be provided by those RCHEs;
- (2) as the Government indicated in its reply mentioned in (1) that land would be reserved in NDAs for the development of a hospital, of the area of the land reserved and the number of beds to be provided in the new hospital; whether the Government has reserved land for building subsidized infirmaries; if not, how the Government solves the problem of the shortage of subsidized infirmary places;
- (3) as the Government indicated in its reply mentioned in (1) that land would be reserved in NDAs for building subsidized housing, of the respective areas of the lands reserved for public rental housing ("PRH") estates and Home Ownership Scheme ("HOS") courts, as well as the respective numbers of flats to be provided in the PRH estates/HOS courts concerned;

- (4) whether the Government has reserved lands in NDAs for building columbaria; if so, of the areas of the lands reserved and the number of columbaria that can be built, as well as the numbers of large and small niches to be provided in those columbaria; if not, how the Government addresses the shortage of niches;
- (5) whether the Government has reserved lands in NDAs for building funeral parlours; if so, of the areas of the lands reserved and the number of funeral parlours that can be built, as well as the number of mourning halls to be provided in those funeral parlours; if not, how the Government ensures that funeral services are adequate;
- (6) as the Government has indicated that there is an urgent need to develop integrated waste management facilities with incineration as the core technology, whether the Government has reserved lands in NDAs for building such facilities; if so, of the areas of the lands reserved, and how many tonnes of wastes can be processed by such facilities each day; if not, how the Government implements projects for building such facilities;
- (7) whether the Government has reserved land in NDAs for developing a new landfill; if so, of the area of the land reserved, and how many tonnes of wastes the new landfill can take in per day; if not, how the Government solves the problem of the existing landfills nearing exhaustion; and
- (8) whether the Government has reserved land in NDAs for building a centralized quarantine centre for live poultry, so as to step up the related quarantine work; if so, of the area of the land reserved, as well as the number of live poultry the quarantine centre can quarantine per day; if not, how the Government addresses the need for quarantine of imported live poultry?

Reply:

President,

The objectives for the implementation of New Development Areas (NDAs) are to cater for the long-term requirement on housing demand of residents and Hong Kong's social and economic development. In July last year, we announced the North East New Territories (NENT) NDAs Project (NDAs Project), which included results of the Stage Three Public Engagement of the NENT NDAs Planning and Engineering Study (the Study), the revised Recommended Outline Development Plans (RODPs) for the Kwu Tung North (KTN) and Fanling North (FLN) NDAs, as well as the arrangements for

implementing the NDAs Project, including the mode of implementation and the compensation and rehousing arrangements for the affected households and farmers. Details concerning the NDAs Project have already been set out in the paper submitted to the Legislative Council Panel on Development on July 15, 2013 (LC Paper No. CB(1)1461/12-13(01)).

Under the NDAs Project, we will proceed with development of the KTN and FLN NDAs, as extension to Fanling/Sheung Shui New Town, with a view to addressing the housing (particularly subsidised housing) and other development needs of Hong Kong. Upon completion of the NDAs, the overall population of the Fanling/Sheung Shui/Kwu Tung New Town will reach around 460 000 (with an additional population of 173 000 in the KTN and FLN new town extension areas). As the overall development will be of a relatively large scale, it will be capable of providing comprehensive commercial, retail, community, recreational and cultural facilities, as well as various types of job opportunities, thus realising a more effective sharing of resources.

After consulting the Food and Health Bureau, Labour and Welfare Bureau, Environmental Protection Department and Planning Department, the consolidated reply to various parts of the question is as follows:

- (1) Accommodation for four Residential Care Homes for Elderly (RCHEs) has been reserved in Areas 13 and 24 in KTN and Area 15 in FLN. The number of RCHEs places to be provided will be confirmed at the detailed design stage.
- (2) A site about 4 hectares (ha) has been reserved for the proposed hospital, polyclinic and general clinic/health centre in Area 28 in KTN. It is expected that the planned hospital could provide 580 beds.

To meet the community's health-care needs, the Hospital Authority (HA) would continue to closely keep in view and conduct projections on the demand of medical services in various districts, including the NENT NDAs, and plan for the provision of various health-care facilities. In planning for the provision of public health-care services and facilities, including the number and types of beds, such as acute, specialist, rehabilitation/convalescence, infirmary, palliative care, day beds, etc., HA will take into account various factors, including forecast of demand for medical services of the district according to population growth and demographic changes; growth rate and forecast of service needs for specialist services; and possible changes in the utilisation patterns, etc.

To meet the future health-care needs of the North District as a whole, we have also reserved a site adjacent to the North District Hospital (NDH) on top of the site reserved for medical use in NENT NDAs. The site adjacent to NDH, which has an area of approximately 30 000 square meters, could facilitate the future expansion of NDH to provide additional beds and increase the service capacity when such a need arises. The medical services as well as the number and type of beds to be provided will be planned according to the prevailing demand.

- (3) KTN and FLN NDAs will provide a total of about 60 000 new flats. The ratio of public to private housing for the KTN and FLN NDAs would generally maintain at about 60:40 to ensure a balanced and socially integrated community. About 39 ha of land in KTN and FLN NDAs have been reserved for subsidised housing, providing about 36 600 subsidised housing units. In order to enhance the flexibility, about 33 ha of the land are reserved for public rental housing/home ownership scheme (PRH/HOS) use or a mix of them, providing about 31 700 flats. The mix of PRH and HOS units within individual sites could be further determined by the Transport and Housing Bureau at the time of implementation of the developments taking account of the demand. The remaining about 6 ha of land are reserved for HOS development which could supply about 4 900 flats.
- (4) According to the information from the Food and Health Bureau, to increase the supply of public niches, the Government has been promoting the district-based columbarium development scheme. In this connection, we have identified 24 potential sites in 18 districts for columbarium development. Whether these 24 potential sites could eventually be used for developing columbarium facilities will depend on the results of the technical feasibility studies or traffic impact assessments (where applicable). Upon completion of the relevant studies, we will consult the relevant District Councils (DCs) before going firm on developing the sites for columbarium use. Subject to the support of DCs and the Legislative Council for the projects currently under planning, the supply of new niches will cumulatively increase to hundreds of thousands by 2031. No more land in KTN and FLN NDAs has been reserved for columbarium facilities.

While the Government is making every effort to increase columbarium facilities to meet public demand, we are taking steps to promote "green burial" and encourage community acceptance of this more environmentally friendly and sustainable means of disposal of human ashes. Our work includes constructing new gardens of remembrance, providing free ferry service for the public, launching Internet Memorial Service for paying

tribute to the deceased on the Internet, and stepping up public education, with a view to foster a change in mindset and culture to encourage community acceptance of "green burial" as one of the mainstream approaches.

Rising to the challenges posed by the scarcity of land resources, we see a case for encouraging public deliberations on new and unconventional measures to sustain the supply of niches to meet demand. These include setting limits on worship periods during the Ching Ming and Chung Yeung Festivals, and introducing time-limited (but renewable) terms for occupation of newly allocated niches.

- (5) According to the Food and Health Bureau, at present, there are seven licensed funeral parlours in Hong Kong. These funeral parlours provide more than 130 funeral halls with an average usage rate of about 70%.

To meet future demand, the Government plans to develop public funeral services in the Sandy Ridge cemetery. The site will be able to accommodate a funeral parlour (providing about 30 funeral halls), as well as other crematorium and columbarium facilities. It will allow us to provide one-stop service at Sandy Ridge to meet the medium and long term demand. The project is expected to be completed by phases from 2022 onwards. No more land in KTN and FLN NDAs has been reserved for funeral parlour.

- (6) No land has been reserved in KTN and FLN NDAs for waste management facilities. Notwithstanding this, the Preliminary Feasibility Study on Developing the New Territories North, commenced in January this year, would include assessments on the demand and feasibility of developing modern waste management facilities in the areas, such as refuse transfer station, recycling centre, food waste treatment facility, waste incineration facility etc.
- (7) According to the information from the Environmental Protection Department, the existing NENT Landfill is expected to be exhausted in a few years. To cope with the continuing demand for waste disposal services in the northern-eastern part of the territory as well as the entire region of Hong Kong, the Government has been proposing the NENT Landfill Extension project to the southeast of the existing NENT Landfill. The NENT Landfill Extension covers about 70 ha of land (including 38 ha of land locating within the boundary of the existing NENT Landfill and 32 ha of additional land), providing about 19 million cubic metres of landfill

capacity. However, the above piece of land does not fall into KTN and FLN NDAs.

- (8) No land has been reserved in KTN and FLN NDAs for centralised quarantine centre for live poultry. According to the Food and Health Bureau, at present, all live poultry supplied to Hong Kong markets (including local and imported ones) are subject to stringent inspection and quarantine procedures. Before leaving the farms, poultry ready for sale must be quarantined for five days and pass both the avian influenza (AI) Polymerase Chain Reaction (PCR) test and the serological test to show that they have an adequate level of H5 antibodies and are not carrying any AI virus (including H5 and H7 sub-types) or having any AI clinical symptoms.

For chickens kept on local farms, Agriculture, Fisheries and Conservation Department (AFCD) officers will collect their tissue and blood samples on site for AI tests by AFCD's Veterinary Laboratory. Only when the test results are found satisfactory will the AFCD Senior Veterinary Officer concerned issue a blood test certificate and poultry transportation authorisation for the consignment of chickens, which can then be delivered to the Cheung Sha Wan Temporary Wholesale Poultry Market (Wholesale Market).

All live poultry imported into Hong Kong must come from registered farms in the Mainland. The relevant Mainland entry-exit inspection and quarantine authorities will conduct AI tests for live poultry on these farms and issue animal health certificates to consignments of live poultry with satisfactory test results before they are delivered to Man Kam To Animal Inspection Station (Man Kam To). The Centre for Food Safety of the Food and Environmental Hygiene Department will once again collect tissue and blood samples from live poultry at Man Kam To for AI tests by AFCD's Veterinary Laboratory. To safeguard public health, the consignments of live poultry will only be delivered from the Wholesale Market to the retail outlets after test results are available.

The above testing arrangements have been operating smoothly in the past years. The Government has no plan to separately set up a central poultry quarantine centre. Notwithstanding this, on January 27, 2014, the Government confirmed a number of positive samples tested with H7 PCR test in batch of live chickens imported from a registered farm in Guangdong. In response to the requests of the poultry trade, the Government is actively exploring the feasibility of the separate holding of imported and local live poultry before the AI test results are available.

Appendix VIII

Proposed Kwu Tung North and Fanling North New Development Areas

List of relevant papers

Council/Committee	Date of meeting	Paper
Panel on Development	26 February 2008	<p>Administration's paper on "North East New Territories New Development Areas -- Planning and Engineering Study" (LC Paper No. CB(1)860/07-08(03)) http://www.legco.gov.hk/yr07-08/english/papers/plw/papers/dev0226cb1-860-3-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1276/07-08) http://www.legco.gov.hk/yr07-08/english/papers/plw/minutes/de080226.pdf</p>
Public Works Subcommittee	23 April 2008	<p>PWSC(2008-09)2 on the funding proposal on "Review studies on North East New Territories New Development Areas: consultants' fees and site investigation" http://www.legco.gov.hk/yr07-08/english/fc/pwsc/papers/p08-02e.pdf</p> <p>Minutes of meeting (LC Paper No. PWSC93/07-08) http://www.legco.gov.hk/yr07-08/english/fc/pwsc/minutes/pw080423.pdf</p>
Finance Committee	9 May 2008	<p>FCR(2008-09)7 on "Recommendations of the Public Works Subcommittee made at its meeting held on 23 April 2008" http://www.legco.gov.hk/yr07-08/english/fc/fc/papers/f08-07e.pdf</p> <p>Minutes of meeting (LC Paper No. FC12/08-09) http://www.legco.gov.hk/yr07-08/english/fc/fc/minutes/fc080509.pdf</p>

Council/Committee	Date of meeting	Paper
Panel on Development	25 November 2008	<p>Administration's paper on "North East New Territories New Development Areas -- Planning and Engineering Study -- Stage One Public Engagement" (LC Paper No. CB(1)232/08-09(12)) http://www.legco.gov.hk/yr08-09/english/papers/dev/papers/dev1125cb1-232-12-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)817/08-09) http://www.legco.gov.hk/yr08-09/english/papers/dev/minutes/dev20081125.pdf</p>
Panel on Development	24 November 2009	<p>Administration's paper on "North East New Territories New Development Areas -- Planning and Engineering Study -- Stage Two Public Engagement" (LC Paper No. CB(1)396/09-10(09)) http://www.legco.gov.hk/yr09-10/english/papers/dev/papers/dev1124cb1-396-9-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1124/09-10) http://www.legco.gov.hk/yr09-10/english/papers/dev/minutes/dev20091124.pdf</p>
Panel on Development	28 June 2012	<p>Administration's paper on "North East New Territories New Development Areas -- Planning and Engineering Study -- Recommended Outline Development Plans and Stage Three Public Engagement" (LC Paper No. CB(1)2207/11-12(03)) http://www.legco.gov.hk/yr11-12/english/papers/dev/papers/dev0628cb1-2207-3-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)2599/11-12) http://www.legco.gov.hk/yr11-12/english/papers/dev/minutes/dev20120628.pdf</p>

Council/Committee	Date of meeting	Paper
Council Meeting	11 July 2012	<p>Hansard -- written question (No. 10) on "North East New Territories New Development Areas Planning and Engineering Study" (p.18516 - p.18521) http://www.legco.gov.hk/yr11-12/english/counmtg/hansard/cm0711-translate-e.pdf</p>
Council Meeting	17 October 2012	<p>Hansard -- written question (No. 16) on "Land reserve and land supply" (p.164 - p.174) http://www.legco.gov.hk/yr12-13/english/counmtg/hansard/cm1017-translate-e.pdf</p> <p>Hansard -- written question (No. 18) on "Land for residential development" (p.178 - p.181) http://www.legco.gov.hk/yr12-13/english/counmtg/hansard/cm1017-translate-e.pdf</p>
Council Meeting	24 October 2012	<p>Hansard -- oral question (No. 2) on "Developing new development areas" (p.544 - p.556) http://www.legco.gov.hk/yr12-13/english/counmtg/hansard/cm1024-translate-e.pdf</p>
Council Meeting	24 October 2012	<p>Motion on "North East New Territories New Development Areas Planning and Engineering Study" and amendments to the motion http://www.legco.gov.hk/yr12-13/english/counmtg/motion/cm20121024m1.htm</p>
Panel on Development	30 October 2012	<p>Administration's paper on "North East New Territories New Development Areas Planning and Engineering Study -- Public comments received from Stage 3 Public Engagement" (LC Paper No. CB(1)61/12-13(05)) http://www.legco.gov.hk/yr12-13/english/papers/dev/papers/dev1030cb1-61-5-e.pdf</p>

Council/Committee	Date of meeting	Paper
		<p>Minutes of meeting (LC Paper No. CB(1)288/12-13) http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20121030.pdf</p> <p>Administration's follow-up response to the meeting of 30 October 2012 on "North East New Territories New Development Areas Planning and Engineering Study" (LC Paper No. CB(1)203/12-13(01)) http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev1030cb1-203-1-e.pdf</p>
Council Meeting	31 October 2012	<p>Hansard -- written question (No. 8) on "Residential development in the North East New Territories New Development Areas" (p.1061 - p.1066) http://www.legco.gov.hk/yr12-13/english/counmtg/hansard/cm1031-translate-e.pdf</p>
Council Meeting	5 December 2012	<p>Hansard -- written question (No. 15) on "North East New Territories New Development Areas" (p.3074 - p.3076) http://www.legco.gov.hk/yr12-13/english/counmtg/hansard/cm1205-translate-e.pdf</p>
Panel on Development	8 and 15 December 2012	<p>The Panel discussed with the Administration and deputations on the subject of "North East New Territories New Development Areas Planning and Engineering Study"</p> <p>8 December 2012 http://www.legco.gov.hk/yr12-13/english/panels/dev/agenda/dev20121208.htm</p> <p>15 December 2012 http://www.legco.gov.hk/yr12-13/english/panels/dev/agenda/dev20121215.htm</p> <p>Minutes of meeting of 8 December 2012 (LC Paper No. CB(1)1759/12-13) http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20121208.pdf</p>

Council/Committee	Date of meeting	Paper
		<p>Minutes of meeting of 15 December 2012 (LC Paper No. CB(1)173/13-14) http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20121215.pdf</p> <p>Administration's follow-up response to the motion passed on "North East New Territories New Development Areas Planning and Engineering Study" at the meeting on 15 December 2012 (LC Paper No. CB(1)412/12-13(01)) http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev1215cb1-412-1-e.pdf</p>
Panel on Development	22 January 2013	<p>Administration's paper on "2013 Policy Address -- Policy Initiatives of Development Bureau" (LC Paper No. CB(1)428/12-13(03)) http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0122cb1-428-3-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)735/12-13) http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130122.pdf</p>
Council Meeting	3 July 2013	<p>Hansard -- oral question (No. 2) on "Increasing retail facilities and floor area" (p.14916 - p.14926) http://www.legco.gov.hk/yr12-13/english/counmtg/hansard/cm0703-translate-e.pdf</p>
Panel on Development	15 and 22 July 2013	<p>Administration's paper on "North East New Territories New Development Areas Project" (LC Paper No. CB(1)1461/12-13(01)) http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0715cb1-1461-1-e.pdf</p> <p>Minutes of meeting on 15 July 2013 (LC Paper No. CB(1)282/13-14) http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130715.pdf</p>

Council/Committee	Date of meeting	Paper
		<p>Minutes of meeting on 22 July 2013 (LC Paper No. CB(1)640/13-14) http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130722.pdf</p> <p>Administration's follow-up response on North East New Territories New Development Areas Planning and Engineering Study (LC Paper No. CB(1)124/12-13(01)) http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev1208cb1-124-1-e.pdf</p> <p>Administration's response to the motion passed on "North East New Territories New Development Areas Planning and Engineering Study" (LC Paper No. CB(1)125/13-14(01)) http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0722cb1-125-1-e.pdf</p>
Panel on Development	22 July 2013	<p>Administration's paper on "Proposed enhancements to the general ex-gratia compensation and rehousing arrangements for development clearance exercises" (LC Paper No. CB(1)1543/12-13(02)) http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0722cb1-1543-2-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)640/13-14) http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130722.pdf</p> <p>Administration's follow-up response (LC Paper No. CB(1)315/13-14(01)) http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0722cb1-315-1-e.pdf</p>

Council/Committee	Date of meeting	Paper
Panel on Development	25, 26, 30 and 31 July 2013	<p>The Panel discussed with the Administration and deputations the revised development proposals for the North East New Territories New Development Areas project.</p> <p>25 July 2013 http://www.legco.gov.hk/yr12-13/english/papers/dev/agenda/dev20130725.htm</p> <p>26 July 2013 http://www.legco.gov.hk/yr12-13/english/papers/dev/agenda/dev20130726.htm</p> <p>30 July 2013 http://www.legco.gov.hk/yr12-13/english/papers/dev/agenda/dev20130730.htm</p> <p>31 July 2013 http://www.legco.gov.hk/yr12-13/english/papers/dev/agenda/dev20130731.htm</p> <p>Administration's response to the motion passed at the meeting on 26 July 2013 on "the request for the Secretary for Development, Mr Paul CHAN Mo-po, to resign so as to avoid causing adverse impact on the North East New Territories New Development Areas project" (LC Paper No. CB(1)126/13-14(01)) http://www.legco.gov.hk/yr12-13/english/papers/dev/papers/dev0726cb1-126-1-e.pdf</p>
Council Meeting	13 November 2013	<p>Hansard -- written question (No. 16) on "North East New Territories New Development Areas" (p.2531 - p.2535) http://www.legco.gov.hk/yr13-14/english/counmtg/hansard/cm1113-translate-e.pdf</p>

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Council Meeting	19 February 2014	Written question (No. 21) on "North East New Territories New Development Areas" http://www.info.gov.hk/gia/general/201402/19/P201402190310.htm