

**立法會**  
**Legislative Council**

LC Paper No. CB(1)207/15-16  
(These minutes have been seen  
with the Administration)

Ref : CB1/PL/DEV

**Panel on Development**

**Minutes of special meeting**  
**held on Friday, 9 October 2015, at 9:00 am**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present** : Hon Tony TSE Wai-chuen, BBS (Chairman)  
Hon James TO Kun-sun  
Hon CHAN Kam-lam, SBS, JP  
Hon Emily LAU Wai-hing, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon CHAN Kin-por, BBS, JP  
Hon IP Kwok-him, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon Albert CHAN Wai-yip  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon James TIEN Pei-chun, GBS, JP  
Hon WU Chi-wai, MH  
Hon YIU Si-wing, BBS  
Hon Gary FAN Kwok-wai  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan, JP  
Dr Hon Kenneth CHAN Ka-lok  
Hon CHAN Yuen-han, SBS, JP  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Dr Hon Elizabeth QUAT, JP  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP

**Member attending** : Hon Steven HO Chun-yin, BBS

**Members absent** : Dr Hon LAU Wong-fat, GBM, GBS, JP (Deputy  
Chairman)  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon Cyd HO Sau-lan, JP  
Hon CHAN Hak-kan, JP  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP  
Dr Hon Fernando CHEUNG Chiu-hung

**Public officers  
attending** : **Agenda item II**

Mr Eric MA Siu-cheung, JP  
Under Secretary for Development

Mr Michael CHAN Chun-fung  
Principal Assistant Secretary (Planning and Lands)  
Development Bureau

Ms Amy CHEUNG Yi-mei  
Assistant Director/Territorial  
Planning Department

Mr LIU Chun-san  
Project Manager (New Territories West)  
Civil Engineering and Development Department

Mr Michael FONG Hok-shing  
Chief Engineer/New Territories West 3  
Civil Engineering and Development Department

**Attendance by  
Invitation** : **Agenda item II**

Mr Stanley CHAING  
Chairman  
Lok Ma Chau China -- Hong Kong Freight Association

Mr Paul ZIMMERMAN  
Chief Executive Officer  
Designing Hong Kong  
Mr Ivan WONG

Director - Registration Services  
Construction Industry Council

Mr NG Kai-hong  
理事  
Hung Uk Tsuen Merchants Association

Mr TSANG Shu-wo  
Chairman  
Ping Shan Heung Rural Committee

Mr Eric WONG Man-sum  
Council Member  
The Chartered Institute of Logistics & Transport in Hong  
Kong

Mr WAI Chi-chung  
Spokesperson  
Hung Shui Kiu Farmer Group on Restoring Cultivation

Mr LEUNG Wai-kuen  
Spokesperson  
Tin Sum Sun Tsuen Concern Group

Mr HO Hoi-fat  
Spokesperson  
Hung Shui Kiu New Development Joint Village Concern  
Group

Miss CHENG Lai-wo  
小組代表  
田心新村民生關注組

Mr CHAN Moon-chee  
Convenor  
Hung Shui Kiu Po Gwa Ling Residents' Group

Mr TANG Kwan-shung  
Chairman  
The Association of the New Territories Open Storage  
Operators Limited  
Mr FAN Kwok-hom

Operation Officer  
Kanson Crane & Heavy Transport Co. Ltd.

Mr FUNG Hung-pong  
Member  
Shek Po Road Mei Resident Concern Group

Mr CHAN Ka-fai  
Very Good Hong Kong Group Limited

Mr PUN Tak-wai

Mr FU Ka-ho

Mr MOK Peng-lam  
President  
The Chartered Institute of Building (Hong Kong)

Mr Denys KWAN  
Member, External Affairs Committee  
Royal Institution of Chartered Surveyors

Mr Andrew MA Yuen-mo

Mr Tony CHAN Tung-ngok  
Co-opted Councillor  
Heung Yee Kuk New Territories

Mr WONG Kwan-yin

**Clerk in attendance** : Ms Sharon CHUNG  
Chief Council Secretary (1)2

**Staff in attendance** : Miss Tiffany NG  
Research Officer 1

Ms Ivy CHENG  
Research Officer 3  
Mr Fred PANG  
Senior Council Secretary (1)2

Mr Raymond CHOW  
Senior Council Secretary (1)6

Ms Maggie LAU  
Council Secretary (1)2

Ms Christina SHIU  
Legislative Assistant (1)2

Miss Joey LAW  
Clerical Assistant (1)2

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Action

- I Proposal on conducting an overseas duty visit to study development of seawater desalination**
- (LC Paper No. FS07/14-15 -- Paper on seawater desalination technologies prepared by the Research Office of the Legislative Council Secretariat (Fact Sheet)
- LC Paper No. FS08/14-15 -- Paper on seawater desalination in Israel prepared by the Research Office of the Legislative Council Secretariat (Fact Sheet)
- LC Paper No. FS09/14-15 -- Paper on seawater desalination in Singapore prepared by the Research Office of the Legislative Council Secretariat (Fact Sheet)
- LC Paper No. FS10/14-15 -- Paper on seawater desalination in Australia prepared by the Research Office of the Legislative Council Secretariat (Fact Sheet))

The Chairman said that Mr Albert CHAN had proposed in a letter to him (LC Paper No. CB(1)1058/14-15(01)) dated 26 June 2015 that the Panel should conduct an overseas duty visit to Israel to study the development of seawater desalination. At the Panel's meeting on 22 July 2015, members agreed that, to facilitate members to decide whether the Panel should

undertake such a visit, the Research Office of the Secretariat should be requested to prepare Fact Sheets setting out the basic information about desalination in various countries such as Israel, Australia, Singapore and Germany. The Fact Sheets (LC Paper Nos. FS07-10/14-15) had been compiled and circulated to members on 30 September 2015. At the invitation of the Chairman, Research Officer 1 briefed members on the Fact Sheets.

#### Discussion on the proposed visit

2. The Chairman sought members' views on whether the Panel should undertake an overseas duty visit to study the development of seawater desalination and the places to be visited.

3. Mr YIU Si-wing opined that among the three places covered by the Fact Sheets, i.e. Israel, Singapore and Australia, the situation of water supply in Singapore, which depended on local rainfall, seawater desalination and importation of fresh water from Malaysia, was very similar to that of Hong Kong. Therefore, the Panel might consider visiting Singapore to learn about the seawater desalination technologies adopted and how the water supply authority in Singapore optimized the use of water resources. That said, he considered a wholesale replacement of the supply of Dongjiang ("DJ") water by seawater desalination unrealistic.

4. Mr Albert CHAN opined that replacement of the supply of DJ water by seawater desalination would be a long-term way forward for Hong Kong. He was gravely concerned about the pollution of DJ water and its negative impact on the health of those who consumed it. In his view, Hong Kong people were forced to drink "faecal water" and possibly lead-laced water from the Mainland. He hoped that the introduction of seawater desalination in Hong Kong would help improve the quality of the drinking water. As for the places to be visited, Mr CHAN considered it worthwhile to pay a visit to Israel and/or Germany, as Israel had hands-on experience in applying advanced seawater desalination technologies, while Germany had developed and manufactured some state-of-the-art technologies and equipment for seawater desalination. He proposed that the Panel should visit Israel, and either Singapore or Germany, in order to learn more about seawater desalination in two different places.

5. Expressing regret on Mr Albert CHAN's remarks about Hong Kong people being forced to drink "faecal water" and lead-laced water, Mr CHAN Kam-lam considered Mr CHAN's allegation ungrounded. He said that the Mainland authorities had endeavoured to ensure the quality of DJ water over the years. Mr Paul TSE appealed to other members not to use improper language when giving their views at the meeting.

6. Mr CHAN Kin-por noted that apart from desalinated seawater, Singapore also relied on reclaimed water as one of its sources of fresh water supply, and the government of Singapore had planned to produce 55% of its fresh water from water reclamation and 25% from seawater desalination by 2060. He considered that Singapore's experience in the use of reclaimed water was unique among the places covered by the Fact Sheets and therefore the country was worth a visit by the Panel. Subject to the views of Panel members after conducting a visit to Singapore to learn about its experience in optimizing the use of water resources, the Panel might consider visiting Israel, where the desalination cost was low and the desalination technology was advanced, at a later stage. The Chairman said he agreed that the Panel might study various aspects of water resources management (e.g. the development of water reclamation) during a duty visit.

7. Miss CHAN Yuen-han said that Hong Kong should plan ahead to explore new water sources. She suggested that, among the places covered by the Fact Sheets, Singapore was worth a visit by the Panel, given her proximity to Hong Kong and practical experience in seawater desalination. Referring to a funding proposal submitted by the Administration on the development of a desalination plant in Tseung Kwan O for the Panel's consideration in March 2015, Mr Alan LEONG said that it was appropriate for the Panel to obtain first-hand information about seawater desalination technologies by conducting a visit. As regards the place to be visited, he expressed support for visiting Singapore, given the similarities between Hong Kong and Singapore in terms of their geographical locations and the matters for consideration in the course of developing seawater desalination plants.

8. Mr CHAN Kam-lam said that he was opposed to the proposal of conducting an overseas duty visit to study seawater desalination. He opined that, while it was agreeable for Hong Kong to explore seawater desalination as a new water source in the long run, there was no urgent need for Hong Kong to develop large-scale desalination facilities as the desalination cost was still high, and the relevant technologies were under development for the time being.

9. Mr Paul TSE held the view that while Hong Kong should develop alternative water sources like seawater desalination, it was not an opportune time for the Panel to pay an overseas duty visit to study the relevant technologies at the present stage, as the proposal of developing a local desalination plant was still at its initial stage. He opined that, only when the Panel had sufficient information for making a decision on the place(s) to be visited would an overseas duty visit be worth the expenses.

10. Mr WU Chi-wai indicated objection to conducting an overseas duty visit to study the development of seawater desalination. He cast doubt on the effectiveness of such a visit in enhancing members' understanding of seawater desalination technologies. He suggested that the Panel should instead invite representatives of high-technology enterprises engaged in seawater desalination to brief members on the development of the relevant technologies. Mr LEUNG Kwok-hung opined that, unlike a presentation, a visit would enable Panel members to see for themselves the actual operation of seawater desalination plants and the associated systems.

### Conclusion

11. The Chairman advised that, taking into account the time required to make arrangements for an overseas duty visit, it would only be possible to schedule the visit for the Easter break next year. Since 25 March 2016 would be an Easter holiday in some cities, and on 1 April 2016, the Finance Committee would hold special meetings, the proposed visit would be limited to four days, i.e. from 21 to 24, or from 28 to 31, in March 2016. The Chairman sought members' views on whether the Panel should conduct an overseas duty visit to study the development of seawater desalination. Members supported conducting an overseas duty visit for the said purpose.

12. As regards the place(s) to be visited, the Chairman suggested that the Panel might consider visiting either Israel or Singapore, as the experience of these two countries in seawater desalination was more relevant than Australia to Hong Kong. The Chairman invited members to indicate their preferences. Mr Albert CHAN said that it would be difficult for him to make a choice at the present stage, as the details of the visit programme were not yet available. The Chairman said that the Panel might continue the discussion on the place(s) to be visited at the next meeting. Members agreed to the Chairman's suggestion.

**II Receiving public views on "Hung Shui Kiu New Development Area Planning and Engineering Study -- Recommended Outline Development Plan"**

(LC Paper No. CB(1)987/14-15(07) -- Administration's paper on Hung Shui Kiu New Development Area Planning and Engineering Study -- Recommended Outline Development Plan and Stage 3 Community Engagement

LC Paper No. CB(1)1238/14-15(01) -- Administration's paper on Hung Shui Kiu New Development Area Planning and Engineering Study -- Recommended Outline Development Plan and Stage 3 Community Engagement (Follow-up paper)

LC Paper No. CB(1)987/14-15(08) -- Paper on the planning and engineering study for the Hung Shui Kiu new development area prepared by the Legislative Council Secretariat (Updated background brief))

Meeting with deputations/individuals and the Administration

***Submissions from deputation(s)/individual(s) not attending the meeting***

(LC Paper No. CB(1)1016/14-15(01) -- Submission from 天水圍社區發展陣線、社區工藝發展關注組、天姿作圍及關注綜援低收入聯盟 (Chinese version only)

LC Paper No. CB(1)1140/14-15(01) -- Submission from 天水圍社區發展陣線、社區工藝發展關注組、天姿作圍及關注綜援低收入聯盟 (Chinese version only)

- LC Paper No. CB(1)1273/14-15(12) -- Submission from Hong Kong Logistics Association (Both Chinese and English versions)
- LC Paper No. CB(1)1273/14-15(13) -- Submission from Tuen Mun District Council (Chinese version only)
- LC Paper No. CB(1)1273/14-15(14) -- Submission from The Hong Kong Institute of Surveyors (English version only)
- LC Paper No. CB(1)1273/14-15(15) -- Submission from The Real Estate Developers Association of Hong Kong (English version only)
- LC Paper No. CB(1)1273/14-15(16) -- Submission from The Hong Kong Institution of Engineers (English version only)
- LC Paper No. CB(1)1273/14-15(17) -- Submission from Earthcare (English version only)
- LC Paper No. CB(1)1283/14-15(01) -- Submission from Federation of Hong Kong Agricultural Associations (Chinese version only)
- LC Paper No. CB(1)1295/14-15(01) -- Submission from Democratic Alliance for the Betterment and Progress of Hong Kong (Chinese version only)

13. Members noted the following submissions tabled at the meeting --

- (a) Submission from Hung Shui Kiu New Development Joint Village Concern Group; and
- (b) Submission from the Chartered Institute of Building (Hong Kong).

*(Post-meeting note: The submissions tabled at the meeting were circulated to members vide LC Papers Nos. CB(1)1303/14-15(01) and (02) on 9 October 2015.)*

### Presentation of views by deputations/individuals

14. At the invitation of the Chairman, a total of 21 deputations/individuals presented their views on "Hung Shui Kiu New Development Area Planning and Engineering Study -- Recommended Outline Development Plan". A summary of the views of these deputations/individuals is in the **Appendix**.

### Discussion

#### *Impact of the proposed development project on existing residents*

15. Mr LEUNG Che-cheung urged the Administration to address the concerns expressed by members of the public during the Stage 3 Community Engagement ("ComE3") for the proposed Hung Shui Kiu ("HSK") New Development Area ("NDA") development project ("the proposed development project"). Noting that under the Recommended Outline Development Plan ("the RODP"), some walled villages, such as Ha Tsuen, would be enclosed by new developments, he was worried that such a planning design would restrict the future development of these villages. He opined that the Administration should slightly expand the boundaries of these villages to facilitate their future development, and ensure that there would not be any high-rise development adjacent to these villages.

16. Miss Alice MAK said that, in general, the public were not opposed to the proposed development project, as the project aimed to increase land supply to meet the development needs of Hong Kong and create employment opportunities. However, the Administration should introduce measures to minimize the impact of the project on the existing residents, farmers and business operators.

#### *Compensation and agricultural rehabilitation arrangements*

17. Mr LEUNG Che-cheung expressed concern about the compensation and rehousing arrangements for the residents living in the non-indigenous villages affected by the proposed development project. Mr LEUNG and Mr Steven HO shared the views of some deputations that certain compensation arrangements (e.g. amount of cash compensation for catch pits), drawn up decades ago, had become outdated and needed to be reviewed. Mr HO sought information about the compensation/relocation proposals for the affected poultry farms in HSK and the agricultural rehabilitation arrangements for the affected farmers.

18. Mr Steven HO said that, with reference to past experience, once the Administration had proposed a development project, some landowners would force the tenant farmers to move out before the commencement of the land clearance exercise by refusing to renew the tenancy agreements. The affected farmers would therefore become ineligible for agricultural resite/rehabilitation and/or compensation. Mr HO urged the Administration to make efforts to identify those who were genuinely affected.

19. Miss Alice MAK said that some residents in HSK, such as those living in the non-indigenous villages, also faced the problem of being evicted by the landlords before the land clearance exercise commenced. These residents would then become ineligible for rehousing and compensation. She urged the Administration to offer assistance to these residents. The Chairman asked if there was a mechanism to allow those parties aggrieved by land resumption exercises to voice out their grievances and the authorities concerned to adjudicate such cases.

20. Assistant Director/Territorial, Planning Department ("AD(T)/PlanD"), replied that only about 7.6 hectares ("ha") of active farmland, mainly situated in Tin Sam San Tsuen, which would form part of the town centre of the NDA, would be affected by the proposed development project. The Administration had proposed a site for agricultural use on the Preliminary Outline Development Plan. However, there were views collected during the Stage 2 Community Engagement that the proposed site was not suitable for farming. As a result, the Administration did not make any suggestion in the RODP for provision of agricultural sites within the NDA. That said, the Administration would adopt the special agricultural land rehabilitation scheme drawn up for the implementation of the Kwu Tung North and the Fanling North NDAs, by providing proactive and priority assistance in matching the farmers with owners of idled farmlands nearby.

21. Under Secretary for Development ("USDEV") added that according to the established procedure, a freezing survey to register the parties affected by land resumption could only be carried out after the concerned land development project had been established. USDEV advised members that, same as the arrangements for the Kwu Tung North and the Fanling North NDAs, the Administration would commence the freezing survey for the HSK project once the project was established.

*Impact of the proposed development project on existing business operators*

22. Noting the Administration's proposal to accommodate the existing brownfield operations to be affected by the proposed development project in multi-storey buildings, Mr LEUNG Che-cheung cast doubt on the feasibility of the proposal. He said that there was a lack of communication between the Administration and the affected business operators on the subject matter. In his view, the proposal could only work if it was technically feasible and the affected brownfield operators were willing to relocate their businesses to the sites/buildings arranged by the Administration. Miss Alice MAK requested the Administration to enhance communication with the stakeholders in the logistics industry and seek their views on the proposed relocation arrangements.

23. Ir Dr LO Wai-kwok said that the brownfield operations (e.g. port back-up, recycling industry, and storage of heavy construction materials and machines) in HSK played an important role in supporting the pillar industries in Hong Kong. He enquired about the proposed relocation arrangements for the brownfield operations affected by the proposed development project and asked how the Administration could ensure a seamless relocation of these businesses.

24. Project Manager (New Territories West), Civil Engineering and Development Department ("PM(NTW)/CEDD"), replied that the Administration was going to commence a feasibility study in 2016 to explore the possibility of accommodating brownfield operations in multi-storey buildings. The study would cover the feasibility of storing heavy construction materials in such buildings. A Government-commissioned survey was also being conducted to collect information on the existing brownfield operations within the proposed NDA, including their operational requirements. Moreover, another study was underway to examine the types of land required for the operation of the construction industry (including the land for storing heavy construction machines) in the short-, medium- and long-term. PM(NTW)/CEDD further advised that, to ensure a seamless relocation of the existing brownfield operations in HSK, the Administration planned to relocate the first batch of the businesses affected to temporary sites until the completion of the proposed multi-storey buildings. The Administration had started to identify suitable sites for temporary relocation of the brownfield operations in HSK and conduct the relevant engineering study.

*Transport infrastructure and connectivity of the proposed Hung Shui Kiu New Development Area*

25. Mr LEUNG Che-cheung was concerned that the plans of the MTR Corporation Limited to increase the carrying capacity of the West Rail Line ("WRL") could not cope with the increase in the number of passengers brought about by the various development projects in Yuen Long, including HSK NDA, the developments in Kam Tin South and Pat Heung. He called on the Administration to consider the construction of new roads to alleviate the transport problems in Yuen Long. In this regard, he enquired about the latest status of the proposed Route 11 and its landing point in Yuen Long.

26. Miss Alice MAK shared a similar concern over the inadequate transport linkage between the proposed HSK NDA and other districts. Noting that the Administration had no plan to introduce any new railway or road to improve the connectivity of HSK, she said that a mere enhancement of the carrying capacity of WRL could not address the problem of over-crowdedness in the train compartments. She urged the Development Bureau to collaborate with the Transport and Housing Bureau ("THB") to map out the development of a mass transport system to connect HSK with other districts. Miss MAK also expressed concern about the connectivity between HSK NDA and Tin Shui Wai ("TSW") and enquired how the development of the proposed NDA could address the inadequacy of provision of commercial and community facilities in TSW.

Response by the Administration

27. At the invitation of the Chairman, USDEV gave a consolidated response to the views expressed by deputations and members as follows --

- (a) The 3-month ComE3 had ended in September 2015. During ComE3, the Administration had attended over 40 consultation sessions to exchange views with stakeholders on the RODP and received over 1,300 written submissions on the subject matter. Among the submissions received, most supported the proposed development project on the ground that it would help increase housing land supply and foster the economic development of Hong Kong.
- (b) The Administration understood there was public aspiration for sufficient provision of employment opportunities and community facilities in the proposed NDA to meet the needs of

the residents in the Northwest New Territories ("NWNT"), including those in HSK and TSW. As such, the proposed HSK NDA was positioned as the regional economic and civic hub for NWNT. It was hoped that the creation of diversified employment opportunities and provision of various commercial, government and community facilities in the proposed NDA would be able to cater for the demand of residents in NWNT and reduce cross-district traffic.

- (c) Some existing residents, structures and brownfield operations would inevitably be affected by the proposed development project. However, the Administration considered that the existing land in HSK was not fully utilized and hoped that the said project could make better use of land resources through comprehensive planning and infrastructure enhancement.
- (d) The Administration would devise suitable arrangements to minimize the impact of the proposed development project on the existing residents. Apart from the existing compensation and rehousing arrangements, the Administration would consider introducing a special scheme to assist the households affected by land resumption and clearance. The Administration would brief the Panel on the relevant proposals in due course.
- (e) In view of the contribution of the brownfield operations in HSK to local employment and the economic development of Hong Kong, the Administration would conduct a study to explore the possibility of accommodating these operations in multi-storey buildings. Given the large area of the land (i.e. about 190 ha) currently occupied for brownfield operations, the proposed development project would be carried out in phases. It was expected that preliminary works for the project would commence in 2018 or 2019, and the whole project would be completed after 2030. The Administration would strive to ensure a seamless relocation of the brownfield operations in the course of the implementation of the project.
- (f) The Administration would analyze the public views received during ComE3 and take into account these views in refining the RODP. The Administration would continue to engage the stakeholders throughout the process of taking forward the HSK NDA project.

28. PM(NTW)/CEDD supplemented that --

- (a) To improve the connectivity of the proposed HSK NDA, a new HSK Station would be developed on WRL. According to THB, the existing 7-car WRL trains would be gradually replaced by 8-car trains from 2016 onwards, and the hourly train frequency at each direction would increase from 20 to 28. As a result, the carrying capacity of WRL would increase by 60%. The Administration assessed that the enhanced carrying capacity would be sufficient to meet the demand of the future residents in NWNT.
- (b) The Administration considered that the uneven distribution of passengers among train compartments was one of the factors attributing to the problem of over-crowdedness in the trains travelling on WRL. With an increase in the carrying capacity of WRL and better platform management to even out passenger distribution, it was hoped that the congestion in the train compartments would be eased.
- (c) On long-term transport planning, THB would seek resources to commence studies for improving the carrying capacity of the railway in NWNT. These studies included those on improvement of the existing railway lines and the feasibility of developing new railway lines.
- (d) Regarding the construction of trunk roads in NWNT, the Tuen Mun Western Bypass project was currently under consultation and review. It was expected that the project would be completed by 2026. In view of the future developments in NWNT, THB would bid for resources to conduct a feasibility study for Route 11, which would link up North Lantau with Yuen Long.

29. In response to the questions raised by Mr HO Hoi-fat, Spokesperson, Hung Shui Kiu New Development Joint Village Concern Group (LC Paper No. CB(1)1303/14-15(01)), PM(NTW)/CEDD advised that the hourly train frequency of WRL at each direction was 20 during peak hours at present, and the carrying capacity of the "East-West Corridor", consisted of the existing WRL and the Shatin to Central Link under construction, would be increased. PM(NTW)/CEDD added that the traffic impact assessment for the proposed development project had taken into account the passenger flow within HSK

NDA and across different districts. Given that NWNT had a population of over a million with about 34 000 passengers taking WRL per hour during peak hours, the Administration believed that WRL could cope with an increase in passenger flow brought about by the new population of HSK NDA (i.e. about 170 000) after the carrying capacity of WRL was enhanced.

30. AD(T)/PlanD advised that --

- (a) The RODP had taken into account the public views received during the Stage 1 and Stage 2 Community Engagement exercises. Moreover, there had been a thorough discussion among various bureaux/departments on the RODP.
- (b) The Administration noted the public support for better use of the brownfield sites in HSK. To help consolidate the existing brownfield operations and enable the operators to continue their businesses in the same district, about 24 ha of land had been reserved within the proposed NDA for the use of port back-up, storage and workshops. The results of the aforementioned studies on brownfield operations would help the Administration ascertain whether the land reserved in the proposed NDA was sufficient to accommodate the affected operations. If the study results indicated that the land reserved for accommodating brownfield operations was insufficient, the Administration would explore other possible sites for the purpose.
- (c) While the Administration would not rule out the possibility of developing sites in Lau Fau Shan and Pak Nai for accommodating the affected brownfield operations, as suggested by some deputations, it was noteworthy that Lau Fau Shan and Pak Nai were located at the Deep Bay Area, which was generally ecologically sensitive.

#### Concluding remarks

31. Concluding the meeting, the Chairman thanked the deputations/individuals who attended the meeting to give views on the RODP.

### **III Any other business**

32. There being no other business, the meeting ended at 11:44 am.

Council Business Division 1  
Legislative Council Secretariat  
27 November 2015

**Panel on Development**

**Special meeting on Friday, 9 October 2015 at 9:00 am**

**Meeting to receive views on**

**"Hung Shui Kiu New Development Area Planning and Engineering Study --  
Recommended Outline Development Plan"**

**Summary of views and concerns expressed by deputations/individuals**

<b>No.</b>	<b>Name of deputation / individual</b>	<b>Submission / Major views and concerns</b>
1.	Lok Ma Chau China -- Hong Kong Freight Association	<ul style="list-style-type: none"> <li>• The freight industry in general had no objection to the proposed Hung Shui Kiu ("HSK") New Development Area ("NDA") project, provided that the Administration would offer replacement sites to operators of the freight industry in HSK.</li> <li>• The Administration should allow the logistics industry to operate on vacant land with no ecological value and at a distance from residential areas.</li> <li>• It would be difficult to accommodate some of the logistics operation systems and construction equipment/materials, due to their bulky volumes, in multi-storey buildings.</li> </ul>
2.	Designing Hong Kong	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)1273/14-15(01) (English version only)</li> </ul>
3.	Construction Industry Council	<ul style="list-style-type: none"> <li>• The proposed development project would provide an opportunity for the construction industry to develop in a sustainable manner.</li> <li>• To serve as a role model for the construction industry, the construction projects in the proposed NDA should adopt new concepts/practices, such as low carbon emission, new technologies, and wide use of prefabricated components.</li> </ul>

No.	Name of deputation / individual	Submission / Major views and concerns
		<ul style="list-style-type: none"> <li>• More incentives should be introduced to encourage property developers to obtain green building certification for their building projects in the proposed NDA.</li> </ul>
4.	Hung Uk Tsuen Merchants Association	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)1273/14-15(02) (Chinese version only)</li> </ul>
5.	Ping Shan Heung Rural Committee	<ul style="list-style-type: none"> <li>• The deputation had no objection in principle to the proposed development project. However, the resumption of land in Ping Shan Heung for the development of undesirable facilities was unacceptable.</li> <li>• The Administration should make clear to the public the mechanism for determining the amount of compensation for landowners affected by the resumption of land. The compensation rate should be consistent throughout different phases of the resumption exercise.</li> <li>• Apart from developing high-rise buildings for housing the general public, the Administration should also consider slightly expanding the boundaries of the villages in the proposed HSK NDA, so that more village houses could be constructed.</li> </ul>
6.	The Chartered Institute of Logistics & Transport in Hong Kong	<ul style="list-style-type: none"> <li>• To accommodate the existing logistics facilities operating in the area affected by the proposed development project, the Administration should develop at least two multi-storey buildings at the sites in the proposed NDA reserved for logistics use.</li> <li>• To facilitate manpower training for the logistics industry, land sites should be reserved for the Vocational Training Council to develop a logistics training and research institute.</li> <li>• The Administration's proposal on reserving about 24 hectares ("ha") of land in the</li> </ul>

No.	Name of deputation / individual	Submission / Major views and concerns
		<p>proposed NDA for port back-up and storage was not practical, as it would be costly to deliver the containers between the Kwai Tsing Container Terminals and HSK. The Administration should instead designate other sites, such as those in the vicinity of Stonecutters Island, for port back-up and storage uses.</p>
7.	Hung Shui Kiu Farmer Group on Restoring Cultivation	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)1273/14-15(04) (Chinese version only)</li> </ul>
8.	Tin Sum Sun Tsuen Concern Group	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)1273/14-15(05) (Chinese version only)</li> </ul>
9.	Hung Shui Kiu New Development Joint Village Concern Group	<ul style="list-style-type: none"> <li>• LC Papers Nos. CB(1)1273/14-15(06) and CB(1)1303/14-15(01) (Chinese version only)</li> </ul>
10.	田心新村民生關注組	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)1273/14-15(07) (Chinese version only)</li> </ul>
11.	Hung Shui Kiu Po Gwa Ling Residents' Group	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)1273/14-15(08) (Chinese version only)</li> </ul>
12.	The Association of the New Territories Open Storage Operators Limited	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)1273/14-15(09) (Chinese version only)</li> </ul>
13.	Kanson Crane & Heavy Transport Co. Ltd.	<ul style="list-style-type: none"> <li>• The Administration should provide replacement sites to the open storage and logistics operators affected by the proposed development project.</li> <li>• HSK was not the most suitable location for logistics development. The Administration should explore the feasibility of earmarking land sites in Lau Fau Shan and Pak Nai for logistics development as these two places were near the Kong Sham Western Highway, which would provide direct connection to the Mainland.</li> </ul>

No.	Name of deputation / individual	Submission / Major views and concerns
		<ul style="list-style-type: none"> <li>To ensure a smooth land resumption process for the proposed development project, the Administration should formulate the implementation plan and the schedule for the land resumption exercise carefully.</li> </ul>
14.	Shek Po Road Mei Resident Concern Group	<ul style="list-style-type: none"> <li>LC Paper No. CB(1)1273/14-15(10) (Chinese version only)</li> </ul>
15.	Very Good Hong Kong Group Limited	<ul style="list-style-type: none"> <li>The Administration should explore the feasibility of earmarking land sites in Lau Fau Shan and Pak Nai for logistics development as these two places were close to the Kong Sham Western Highway. Logistics operations in those areas would not cause traffic congestion affecting local residents.</li> <li>The Administration should adopt a flexible approach in handling land resumption, so as to achieve a win-win situation for all parties, including the affected landowners.</li> </ul>
16.	Mr FU Ka-ho	<ul style="list-style-type: none"> <li>While the Recommended Outline Development Plan ("the RODP") for the HSK NDA had attempted to address some of the public concerns expressed during the previous consultation exercises, new areas of concerns had arisen during the Stage 3 Community Engagement. Given that the planning concept for the proposed HSK NDA had changed, i.e. from developing HSK as a gateway town to making it a new town for the next generation, the Administration should conduct a consultation afresh to seek public views on the new positioning of the proposed NDA.</li> <li>The Panel should arrange another meeting to receive public views on the proposed development project on a weekend to</li> </ul>

No.	Name of deputation / individual	Submission / Major views and concerns
		facilitate the participation of the villagers affected by the project and members of the public who were not available on weekdays.
17.	The Chartered Institute of Building (Hong Kong)	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)1303/14-15(02) (English version only)</li> </ul>
18.	Royal Institution of Chartered Surveyors	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)1305/14-15(01) (English version only)</li> </ul>
19.	Mr Andrew MA Yuen-mo	<ul style="list-style-type: none"> <li>• The Administration's proposal to relocate the existing brownfield operations in HSK to new multi-storey buildings in the proposed NDA was impractical. While these operations currently occupied over 190 ha of land, under the RODP, the area of the sites reserved for port back-up, storage and workshop uses in the proposed NDA was only about 24 ha. Moreover, there would be practical difficulties in accommodating those operations in multi-storey buildings.</li> <li>• The Administration should inform the existing open storage operators about the arrangements and schedule of the relocation exercise, and commission a study on land supply for open storage yards as soon as practicable, so that the business operators concerned could have sufficient time for business planning.</li> </ul>
20.	Heung Yee Kuk New Territories	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)1273/14-15(11) (Chinese version only)</li> </ul>
21.	Mr WONG Kwan-yin	<ul style="list-style-type: none"> <li>• The implementation of the proposed development project would increase housing supply and create more job opportunities for local residents.</li> <li>• The Enhanced Conventional New Town Approach should be adopted for the</li> </ul>

<b>No.</b>	<b>Name of deputation / individual</b>	<b>Submission / Major views and concerns</b>
		<p>proposed development project to expedite housing land supply.</p> <ul style="list-style-type: none"><li>• The Administration should address the concerns raised by other deputations on the connectivity of the proposed NDA and land resumption matters.</li></ul>

Council Business Division 1  
Legislative Council Secretariat  
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