

1. The meeting was resumed at 9:05 a.m. on 5.11.2014.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Mr Roger K.H. Luk

Professor P.P. Ho

Professor Eddie C.M. Hui

Mr Clarence W.C. Leung

Ms Anita W.T. Ma

Dr W.K. Yau

Ms Bonnie J.Y. Chan

Dr Wilton W.T. Fok

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Mr Stephen H.B. Yau

Mr F.C. Chan

Mr Francis T.K. Ip

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Principal Assistant Secretary (Transport) 3
Transport and Housing Bureau
Miss Winnie M.W. Wong

Chief Engineer (Works), Home Affairs Department
Mr Frankie W.P. Chou

Director of Lands
Ms Bernadette Linn

Director of Planning
Mr K.K. Ling

[As representers/representers' representatives had not arrived, the meeting was adjourned for a break of 20 minutes.]

[Mr Roger K.H. Luk left the meeting temporarily at this point.]

Presentation and Question Sessions

[Open meeting]

3. The following representatives of the Planning Department (PlanD), representer, and representers' representatives were invited to the meeting at this point:

- | | | |
|---------------------|---|---|
| Ms Maggie M.Y. Chin | - | District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FS & YLE), PlanD |
| Mr Otto K.C. Chan | - | Senior Town Planner/Fanling, Sheung Shui 1, PlanD |
| Mr Kevin C.P. Ng | - | Senior Town Planner/Fanling, Sheung Shui 2, PlanD |

FLN R9249, KTN R8799- Lau Yau Chun

Ms Lau Yau Chun - Representer

FLN R9210, KTN R8760-劉國榮

Ms Wong Lai Ming - Representer's representative

FLN R8849, KTN R8399 - 謝文昌

FLN R8865, KTN R8415 - 龍秋汝

FLN R9031, KTN R8581 - 鄭妍虹

FLN R9414, KTN R8964 - 楊煒煒

FLN R9218, KTN R8768 - 劉家儀

Mr Ng Cheuk Hang (東北城規組) - Representers' representative

FLN R9328, KTN R8878 - 廖家葆

FLN R9286, KTN R8836 - 趙惠如

FLN R8641, KTN R8171 - 蕭詠芯

Ms Chan Ka Lam (東北城規組) - Representers' representative

FLN R7234, KTN R6784 - 趙國威

FLN R8537, KTN R8087- Rachel Tang

FLN R8621, KTN R8171 - Wong Shuk Han

Mr Au Kwok Kuen (東北城規組) - Representers' representative

4. The Chairman extended a welcome and explained the procedure of the hearing. He said that the meeting would be conducted in accordance with the “Guidance Notes on Attending the Meeting for Consideration of the Representations and Comments in respect of the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 and Draft Fanling North Outline Zoning Plan No. S/FLN/1” (Guidance Notes) which had been provided to all representers/commenters prior to the meeting. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 3,400 representers/commenters had indicated that they would either attend in person or send an authorised representative to make oral submission, it was necessary to limit the time for each oral submission;
- (b) each representer/commenter would be allotted a 10-minute speaking

time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements to allow cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and requesting an extension of time for making the oral submission;

- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Town Planning Board (the Board) during the exhibition period of the OZP or the publication period of the representations; and
- (d) to ensure a smooth and efficient conduct of the meeting, the representer/commenter should not repeat unnecessarily long the same points which had already been presented by others earlier at the same meeting. Representers/commenters should avoid reading out or repeating statements contained in the written representations/comments already submitted, as the written submissions had already been provided to Members for their consideration.

5. The Chairman said that each presentation, except with time extension allowed, should be within 10 minutes and there was a timer device to alert the representers and the representers' representatives 2 minutes before the allotted time was to expire and when the allotted time limit was up.

6. The Chairman said that the proceedings of the hearing would be broadcast on-line, and the video recording of the presentation made by the representative of PlanD on the first day of the Group 4 hearing (i.e. 13.10.2014) had been uploaded to the Board's website for the meeting and would not be repeated at the meeting. He would first invite the representers/representers' representatives to make their oral submissions, following the reference number of each representer who had registered with the Board's Secretariat on the day. After all registered attendees had completed their oral submissions, there would be a question and answer (Q&A) session which Members could direct enquiries to any

attendee(s) of the meeting. Lunch break would be from about 1:00 p.m. to 2:00 p.m. and there would be one short break each in the morning and afternoon sessions, as needed.

7. The Chairman then invited the representer/representers' representatives to elaborate on the representations.

FLN R9249, KTN R8799 - Lau Yau Chun

8. Ms Lau Yau Chun made the following main points:

- (a) she was the representative of a non-governmental organization in Sham Shui Po. The organization objected to the proposed NENT NDAs which was intended mainly to provide housing land. However, there was insufficient information to demonstrate if there was a genuine shortage of housing land. There were a lot of queries on the need to develop the NENT NDAs, e.g. there was still over 4,000 ha of unallocated/unleased land in the territory and 170 ha of golf course land not used. She cast doubt on the rationale of developing the NENT NDAs which had caused a lot of problems;
- (b) agriculture was important to the community. In recent years, farming activities were growing in NENT. More people were working in that sector. However, due to a lack of agriculture land, it was very difficult for its further growth. The Government should help but not to strangle its development. In 1980s, self-sufficiency rate in agricultural food in Hong Kong was about 30% but currently reduced to 2.6%. Nearby areas in Mainland, e.g. Dongguan and Shenzhen, the rate could be maintained at 30% now. In future, if their food production was reduced, Hong Kong might not have enough food supply. Besides, the agricultural sector could provide jobs to grass-roots people and could help them to improve their living;
- (c) developers had been hoarding up land in NENT in the past two decades. The proposal that owners/developers who owned 4,000m² or above

could develop their land through land exchange with the Government by paying premium was in fact a transfer of benefit. The NENT NDAs involved political and economic collusion;

- (d) the NENT NDAs intended to provide more than 60,000 flats for about 170,000 people. According to the information provided by the Housing Authority in 2013, the number of permanent living quarters was more than the number of 'land domestic household' by about 200,000 which indicated that there were a lot of vacant flats. Vacancy rate had been increasing after rent control policy was abolished. Measures, such as rent control or vacancy tax, should be adopted to tackle the issue of vacant flats and to enhance the utilization of these flats. With that, it would not be necessary to build new flats in NENT NDAs; and
- (e) developing NENT NDAs was not as ideal as presented by government officials. In sum, the representer objected to the NENT NDAs and urged the Government to actively assist the agriculture sector that could provide new job opportunities.

[Actual speaking time: 12 minutes]

FLN R9210, KTN R8760 - 劉國榮

9. Ms Wong Lai Ming made the following main points:

- (a) she did not object to development but the current proposed mode of development (i.e. by clearance of all existing developments) would have wide implications. In NENT NDAs, there were a lot of people living there. Also, there were a lot of economic activities and rare rural industries which had been in existence for a very long time. NENT had a lot of advantages, e.g. agricultural production, natural environment, urban-rural integration, biodiversity, etc. The Environmental Impact Assessment Report of the NENT NDAs did not give much weight to those aspects. There was no social impact assessment done on the

proposed mode of development;

- (b) only 6% out of the 610ha land in NENT NDAs was for public rental housing or Home Ownership Scheme (HOS). The remaining 94% was not for the general public; and
- (c) she was very concerned about agriculture. In Hong Kong, over 90% of vegetables were imported. Due to the safety problem of Mainland vegetables, the Government had been promoting hydroponic agriculture. However, there were a lot of shortcomings and hydroponic agriculture could not substitute traditional/sustainable farming. Hydroponic would aggravate food safety problem. The process of producing nutrition for hydroponic, through mining and chemical industry, would generate a lot of environmental pollution. Organic farming could recycle the wastes it produced but hydroponic would produce non-recyclable wastes. Besides, hydroponic vegetables were expensive. The species that could be produced by hydroponic were very limited, for example rhizome vegetables could not be produced by hydroponic. Hydroponic vegetables were neither tasty nor good for health.
- (d) In Hong Kong, the ratio of agricultural land of 0.7% was much lower than that of many other large cities such as 52% in Paris, 24.7% in Beijing, 1.1% in Singapore, etc. Many large cities had policy to promote local agriculture, e.g. Paris and Singapore. Singapore intended to raise its self-sufficiency rate in food supply to 10%. Hong Kong could not rely on imported vegetables from Mainland or hydroponic vegetables. Hong Kong needed its own agriculture for producing much needed safe and healthy vegetables. In 2012, there was 294 ha of land used for agriculture, self-sufficiency rate in vegetables was 1.8% (55 metric tons or 16,300 tons per year). There was 3,843 ha of abandoned arable land. If all were put for agricultural use, then 229,364 metric tons of vegetables could be produced and the self-sufficiency rate could reach 27%. The price of developing the NENT NDAs by destroying local agriculture would be huge. Local food production problems

should be carefully considered. There were only 4,700 farmers now. If self-sufficiency rate was increased to 20% through traditional/ecological farming, then there would need to be about 47,000 farmers. The agriculture sector could re-utilize abandoned arable land to provide much needed jobs, protect biodiversity, reduce waste by recycling, improve people's health, and reduce medical cost of the society. The Government should withdraw the NENT NDAs.

[Actual speaking time : 13 minutes]

[Ms Bonnie J.Y. Chan, Mr Ivan C.S. Fu and Ms Bernadette H.H. Linn returned to join the meeting at this point.]

FLN R8849, KTN R8399 - 謝文昌

FLN R8865, KTN R8415 - 龍秋汝

FLN R9031, KTN R8581 - 鄭妍虹

FLN R9414, KTN R8964 - 楊煒煒

FLN R9218, KTN R8768 - 劉家儀

10. Mr Ng Cheuk Hang made the following main points:

- (a) the venue of the hearing meeting was too far away from the affected villagers living in NENT. It took them two hours to commute to the venue. Many old villagers did not have internet service/facility at home and were unable to see online broadcast of the meeting. He urged the Board to conduct the hearing at the affected villages in NENT or North District;
- (b) in the past years, he had been deeply involved in the issue of NENT NDAs. During the process, he learnt that the elderly villagers had a lot of worries on the development plans. The draft FLN and KTN OZPs would almost destroy all the villages, such as Kwu Tung and Ma Shi Po, and would uproot their homes. During the Secretary for Development

(SDEV)'s visit to Kwu Tung Village in November 2013, a villager from 古洞北發展關注組 told SDEV that non-indigenous villagers had gone through very difficult times in building up their villages and the NENT NDAs would destroy all the efforts made by their ancestors. The Government only reiterated that the impacts had already been minimized, and that resumption and demolition of the village was inevitable. Although the Government said that Kwu Tung Area 24 and Fanling Area 15 were reserved for the relocation of eligible villagers, that might not be what the villagers wanted. Elderly villagers were afraid of living in high-rise buildings;

- (c) meeting the demand for public housing, solving the needs of growing population and promoting economic integration between Mainland and Hong Kong were justifications adopted by the Government to clear out the land which was currently occupied. The villagers who had been living there since they were born had housing needs as well. He asked why villagers were forced to adapt to a new living environment and why the weak and the elderly had to sacrifice;
- (d) the NENT NDAs would destroy rural life and community network as well as the lifestyle of expanded family. Different from people living in urban area, villagers had strong emotional connection with the land where they produced food to feed themselves and others. Each brick and tile carried their family culture, their love to the land, their living and the efforts they made. The value of a home to a villager could not be quantified. To destroy one's home was not a just decision. One should consider what a people-oriented land use planning should be;
- (e) Mr Ng presented a five-minute video with some villagers telling their stories and views on the NENT NDAs. One of the villagers had been living in Kwu Tung Village for four generations but the land of his house was planned as a planter in the KTN NDA. A ninety years old woman said that she would not leave the village unless someone forced to carry her away. Another elderly woman who had been living in Kwu Tung

Village for fifty years had joined the protest at the Legislative Council on 6.6.2014 in order to protect her home which was embedded with memories of her late husband and son. She would not leave the village as she had nothing except her friends in the local community. A farmer said that development would be necessary, but the Government should pay attention to the non-indigenous villagers and their contribution to the agricultural industry of Hong Kong;

- (f) he pointed out that it was necessary to reflect on what was the meaning of land to its inhabitants. Hong Kong would not be what it was now if without the hardship and contribution of farmers of the last generation;
- (g) although the Government stressed that NENT NDAs was for the young people, according to the survey conducted by the University of Hong Kong, 86% of the young people consulted thought that the existing lifestyle of the villagers in NENT should be respected. Young people should have a right to choose a rural lifestyle. Building a residential block on a piece of land could accommodate hundreds of people, but planting a tree could feed many generations. Sustainable development could only be attained if urban-rural symbiosis was pursued; and
- (h) the protest at the Legislative Council on 13.6.2014 showed that the young generation was not satisfied with the top-down approach to planning. He considered it unjust to impose a time-limit on the oral submission. The Board should listen carefully the views of villagers and the young generation and change the meeting venue.

[Actual speaking time: 50 minutes]

FLN R9328, KTN R8878 - 廖家葆

FLN R9286, KTN R8836 - 趙惠如

FLN R8641, KTN R8171 - 蕭詠芯

11. Ms Chan Ka Lam declared that she was not representing Designing Hong Kong Ltd., i.e. the organization by which she was employed, but 3 representers who authorized 東北城規組 to make representation at the subject hearing session. With the aid of a Powerpoint presentation, Ms Chan made the following main points:

- (a) according to the website of the Board, town planning in Hong Kong aimed to bring a better organized, efficient and desirable place to live and work for the community. However, it was questionable if the NENT NDAs would achieve such aims for the people in NENT. The NENT NDAs (planned for completion in 2031 with the first stage completed in 2022) would accommodate 460,000 persons and provide 60,700 flats and 37,700 jobs. There would be residential, commercial, retail and open space including a promenade in the NDAs with comprehensive transport system, enhanced pedestrian and bicycle network through clearance of 28ha of active agricultural land and many houses. She queried if those were what Hong Kong people needed. A lot of questions were raised by the representers but PlanD's standard responses were similar to those since 2008, and were unable to answer the questions. At the meeting, she wanted to focus on what was town planning, what was good town planning and what was a good planning process. Also, whether land should be used for buildings or for planting;

[Dr. Wilton W.T. Fok left the meeting temporarily at this point.]

- (b) by referring to a paragraph in 《規劃理論》的「評介歐門汀葛的<規劃理論>: 現代主義到後現代主義的跨界對話」, she stated that the planning for NENT NDAs was a top-down process, led by the Government with PlanD to prepare OZP (with support from professional departments, e.g. Civil Engineering and Development Department (CEDD) and Transport Department (TD)) and the Board to vet the OZP. The relationship between the Government and the professionals knotted and not neutral, but the public was excluded from the relationship.

Although the Government said that the planning process had started in 1998, the general public had no role to play in the process until the hearing of the representations on the OZPs. The public came in the process only after the OZPs were gazetted and representations were heard by the Board;

- (c) the NENT NDAs had adopted the traditional new town development approach, i.e. resumption, clearance and uprooting everything existed on the site for development. However, the land was not “Ground Zero”. It had something on it;
- (d) by referring to 大衛哈維《新自由主義化的空間》(p. 126-127), she pointed out that the existing NENT was formed by various activities and people living and working in the area. It was not just a piece of land but had its history, meaning, story and living experience. Many generations of local residents had been living in the area and they had strong feeling and emotional attachment towards their homeland. She asked why the established homes, farms and industries could be removed/relocated but not the golf course. The over 20,000 representations were real and representing what people wanted which was different from the planning by the Government that was done through a top-down approach. The representers did not want housing development on the land or roads on rivers. What the Government should do now was to better utilize the existing land. Farmland at urban fringe was rare in the world and such an advantage should be further enhanced. On 8.10.2014, some environmental groups had presented proposals to the Board on how to preserve the area;
- (e) the planning process of NENT NDAs was no doubt a top-down process initiated by the Government. The plan was derived from professional knowledge/considerations. Recently, a change to the plan was submitted to the North District Council on 21.7.2014 by the Government. The proposal was to relocate the Police Driving and Traffic Training Complex, and Weapons Training Division development, which was

originally planned at Fu Tei Au in FLN NDA, to a new place at Kong Nga Po. That indicated that the NENT NDAs was not absolutely unchangeable;

- (f) by citing a pedestrianization scheme of the busiest street at Vienna, she said that the best way to handle objection was to let people to decide. People could make a good decision and plan/develop what they wanted. In the long run, the town planning system should be reformed; and
- (g) by citing a paragraph of <何苦與一代人為敵> wrote by 陳健民, she pointed out that people were expecting something more than just economic development or what the preceding generation had been pursuing. The Board should hear more views of the people.

[Actual speaking time: 31 minutes]

[The meeting was adjourned for a short break of 10 minutes.]

[Professor P.P. Ho, Mr Clarence W.C. Leung, Mr Dominic K.K. Lam and Mr Frankie W.P. Chou left the meeting temporarily at this point.]

FLN R7234, KTN R6784 - 趙國威

FLN R8537, KTN R8087 - Rachel Tang

FLN R8621, KTN R8171 - Wong Shuk Han

12. With the aid of a Powerpoint presentation, Mr Au Kwok Kuen made the following main points:

- (a) he would talk more about the importance of bottom-up approach to planning. He objected to the NENT NDAs, as they would favour developers and would relocate non-indigenous villagers;
- (b) he briefly recapped the history of how the NENT NDAs was evolved and

the background of identifying KTN and FLN as NDAs. The intention of the NDAs was for integration of the Mainland and Hong Kong. The consultation since 2008 was based on the premise that the NDAs had to proceed, and it was focused on the compensation issues but not whether the NENT NDAs were acceptable or not. After 2012, integration of the Mainland and Hong Kong gradually lost support from the public;

- (c) the Government had not disclosed all information to the public. In July 2013, two new sites, one near Wo Hop Shek and Lung Shan, and another at She Leng/Kong Nga Po, Kwu Tung, were included in the Stage 3 public consultation document which was not mentioned in Stages 1 and 2 public consultations. No details were provided for those two sites. At previous consultation stages, the public had not been informed that land zoned “Green Belt” (“GB”) would not be resumed/cleared. Besides, land ownership information within the NDAs, land area proposed for housing use, plans showing the location of cultivated land, ownership information of the land proposed for agricultural rehabilitation in Kwu Tung South, etc. were not made available for the public. Land ownership information was important to show the land hoarded up by developers and their hidden interests. Moreover, most of the land in NENT and Kwu Tung South proposed for agricultural use was also hoarded up by developers which made it impracticable for agricultural rehabilitation. The public had spent a lot of money and resource to obtain the information. Without sufficient information provided by the Government, the public was excluded from participating in the process, providing responses to Government proposals and preparing their own proposals. If the Government agreed that the bottom-up approach to planning was important, all information should be released, including the Powerpoints prepared by PlanD, from the beginning to allow the public to participate. It would be very difficult for local people to make an alternative plan to the Government as they had no resources and information;
- (d) besides, it seemed that any plan should meet some pre-requisites set by

the Government such as facilitating integration of the Mainland and Hong Kong, and resolving current housing problem. To make a bottom-up plan feasible, the Government should give up the pre-requisites, and adopt the principles of sustainable development and allow diverse employment opportunities to include agriculture, light industry, tourism, etc. The Government should work with the local community to draw up a plan with the retention of the existing agriculture and industries. The NENT NDAs was intended to benefit the high-income class, developers and investors and could not solve the housing problem. The NENT NDAs should not be required for resolving housing problem as there was other land that could be used, such as golf course and land for luxury housing in Kwu Tung South. Luxury housing could not address the current housing problem and land should be reserved for public housing instead of private housing; and

- (e) a top-down plan could not resolve any problems. The plan should be people-oriented. If the Board believed in the bottom-up approach, Members should listen to the villagers' stories/views and PlanD should release more information. He hoped that the Board would reject/defer the NDAs to allow local farming and existing industries to stay and further develop. There was no place to relocate them as the proposed land at Kwu Tung South was already bought by developers and there was no vehicular access.

[Actual speaking time: 23 minutes]

13. As the representer/representers' representatives had completed their presentation, the Chairman invited questions from Members.

14. The Chairman said that the Board was to hear all representations and comments, and consider whether or not to propose amendment(s) to the OZPs to meet the representations. The Board was not to approve or reject the KTN and FLN OZPs. After completion of the hearing, the recommendations of the Board on the OZPs would be submitted to the Chief Executive in Council for consideration.

15. In response to a Member's enquiry about the 200,000 vacant permanent living quarters, Ms Lau Yau Chun said that the figure was from a statistic released by the Hong Kong Housing Authority (HKHA) in 2013. Living quarters included different types and the vacancy rate of Type E, large quarter, was higher. In response to the Chairman's enquiry on the same subject, Ms Maggie M.Y. Chin, DPO/FS&YLE, said that according to the Rating and Valuation Department, the vacancy rate of private housing units in Hong Kong in 2011 was 4.3%. That included the units under decoration. The vacancy rate of 9.23% from HKHA mentioned by the representer Ms Lau also included the vacant units in elderly homes, residential institution, staff quarters and units in industrial buildings for domestic use. The two figures were not readily comparable. Mr K.K. Ling, Director of Planning, said the total number of permanent living quarters included those units that were built for domestic use but later changed to non-domestic use, e.g. the commercial uses at upper floors of the residential blocks in Causeway Bay. They would unlikely be reverted to domestic use. The vacancy rate of 4.3% was very low, basically representing a structural vacancy rate.

16. In response to the Vice-Chairman's enquiry on the two sites at Lung Shan and Kong Nga Po mentioned by Mr Au Kwok Kuen, Ms Chin said that the areas of Lung Shan and Kong Nga Po as shown in the figure of the NENT NDAs Study were the service reservoirs to serve the NDAs but were not included in the KTN and FLN OZPs.

17. While it was hoped that the living condition of the households in inappropriate residences could be improved by developing the NENT NDAs, the Vice-chairman asked why the ways of living in NENT NDAs had to be changed and why the brownfield sites and golf course could not be used as alternative. In response, Ms Chin said that NENT NDAs was a major source of land supply for accommodating various land uses to meet Hong Kong's needs. The KTN and FLN NDAs together would provide a total of about 60,000 new flats including 36,600 subsidised housing units and 23,300 private housing units. Developing NDAs was the most efficient way to supply land for meeting the housing needs, especially public housing needs. The area of Fanling Golf Course was about 170 ha. Its development opportunities for housing production was being examined under the 'Preliminary Feasibility Study for New Territories North' (NTN Study). Similar to the NENT NDAs Study commenced in 2008, it would take time for the technical

assessments and public engagement exercises for the NTN Study. As regards the formulation of the two OZPs for the NDAs, the public were engaged in various stages to formulate various proposals, while more in-depth consultation was conducted with the local stakeholders. The Fanling Golf Course site could not replace the NENT NDAs in terms of implementation time and scale. Major construction works of the NDAs were anticipated to commence in 2018 to allow the first population intake in 2023. The first batch of 16,000 units would include 13,000 public housing units. It was hoped that the works could be completed at the earliest convenience for the relocation of eligible affected residents.

18. Ms Chin further said that many of the brownfield sites were predominated by recycling facilities and open storage uses. The Government had been closely monitoring the feasibility of housing development on brownfield sites. There were several undergoing studies including the Hung Shui Kiu NDA Study, which involved 250 ha of “Open Storage” and “Port Back-up” uses, and Yuen Long South Study. As there were some squatters and residences in these brownfield sites, existing residents and industrial operations would be affected by development on brownfield sites. Compensation and relocation/rehousing arrangements would also be involved, and technical studies would still be required. The findings of the studies on Hung Shui Kiu NDA and Yuen Long South would be submitted for consideration of the Board in due course.

19. In response to the Vice-Chairman’s further enquiry on rural-urban balance in planning of the NENT NDAs and how to strike a balance between development to resolve housing need and retention of the farming lifestyle in NENT, Ms Chin said that in planning the NDAs, ‘Green New Town’ concept was adopted. One of the major planning themes adopted in the NDAs development was promoting urban-rural integration and respecting nature. In KTN NDA, natural and landscape resources, including the Long Valley, Sheung Yue River, would be preserved to provide a diversified townscape. The FLN NDA would be developed as a ‘Riverside Community’ making the best use of its beautiful riverside scenery and hilly backdrop. Ng Tung River and the natural ridgelines to the north had been respected in the layout design of the FLN NDA. Whilst about 600 ha of land was included in the NDAs, about 300 ha of which was zoned “GB”, “Conversation Area” (“CA”), “Open Space” or “Agriculture” (“AGR”). Having recognized the importance of agriculture, it was the first time that large pieces of agricultural land were

incorporated in new town development. This included Long Valley Nature Park (LVNP) currently with wet and dry farming activities and the two “AGR” zones to its north and south, as well as 12 ha of agricultural land in Fu Tei Au in FLN. Besides, a total of about 128 ha of land (about 21% of the area of KTN and FLN NDAs) were zoned “GB” to define the limits of development areas and preserve existing natural features. No resumption and clearance would be required for the “GB” zoning. Of the about 300 ha land planned for development, about 30% was planned for residential use and the remaining was for the required Government, institution and community (GIC) facilities such as schools and community facilities and infrastructure to meet the needs of the population. To better utilize the existing and planned infrastructure and minimize impact on the existing community, high-density residential development, commercial and GIC facilities were confined to areas around the proposed railway station and public transport interchanges. In KTN NDA, more than 80% of the population would reside within its 500m catchment area of the railway station.

[Ms Janice W.M. Lai and Mr F.C. Chan left the meeting temporarily at this point.]

20. In response to the Chairman’s enquiry on whether there would be enough farmers to support the proposed increase in self-sufficiency rate in food supply, Ms Wong Lai Ming stated that if self-sufficiency rate was increased to 20%, then about 47,000 farmers would be needed. It was only a simple calculation based on the existing ratio of farmers to self-sufficiency rate. The higher self-sufficiency rate would be the better. More land was required for agriculture to achieve a higher self-sufficiency rate.

[Dr W.K. Yau left the meeting temporarily at this point.]

21. A Member commented that there were a lot of brownfield sites which were underutilized without proper planning and difficult for agricultural rehabilitation. The Member asked if replanning of brownfield sites could be expedited and whether part of the developable land in the NDAs could be replaced by some brownfield sites. In response, Ms Chin said that studies had been carried out on the brownfield sites. Large-scale studies included the two Studies at Hung Shui Kiu NDA and Yuen Long South, which would involve many brownfield sites. As regards individual districts, some brownfield sites had been recommended to the Board for rezoning for residential development. It was also

noted that 51 ha of brownfield sites would be affected in the KTN and FLN NDAs, including open storage, wood factories, sauce factory, etc. There was also concern from a representer about the impact on his business. Therefore, it was not true that only agricultural land had been sought for development in NENT NDAs. A multi-pronged approach was adopted to supply land for development in the short, medium and long term. Mr K.K. Ling supplemented that brownfield sites were generally abandoned agricultural land currently used by other activities, e.g. container depot, open storage, rural industries and squatters. Development of brownfield sites would also involve land resumption, clearance and rehousing.

22. In response to the same Member's enquiry on whether bottom-up planning had been undertaken in the NENT NDAs and whether the views of local community had been fully considered, Ms Chin said that the needs of different stakeholders for different land uses had been carefully assessed. During the consultation period, surveys, public forums, focus groups meetings were held to engage more stakeholders including the Legislative Council, District Council, Heung Yee Kuk New Territories and the local residents in order to solicit the public views and build consensus.

23. Ms Chin further said that taking into account the public views, the proposed land use and development scale of the NDAs were suitably adjusted. For instance, extensive comments were received during the Stage 3 Public Engagement for increasing supply of public housing to meet future needs. The plot ratio of some particular sites were amended accordingly to achieve a public-private housing ratio of 60:40; road alignments were adjusted if technically feasible; suitable adjustment in land use was also made to strike a balance between housing needs, economic development and nature conservation of the rare species as discovered by green groups.

[Mr Roger K.H. Luk returned to join the meeting at this point.]

24. Ms Chin added that as a new attempt in the two NDAs, two teams of social workers were engaged. They acted as a bridge for conveying messages amongst the Government and affected residents/stakeholders. It was hoped that the communication with the villagers could be enhanced.

25. Regarding the top-down and bottom-up approaches to planning, Mr K.K. Ling said that the two approaches were not dichotomous, but were iterative. For large-scale developments, they had to be initiated by the Government as it would require a systematic study and a comprehensive planning of infrastructural support. Bottom-up approach would usually be adopted in community improvement schemes.

26. In response to the Chairman's enquiry, Ms Chan Ka Lam said that whether a process was top-down or bottom-up would be decided not by the one who was initiating it but by people who wanted it, be it the Government or the community, and whether the process was an iterative one. For the case of Vienna pedestrianization scheme, it was a top-down scheme proposed by the Government but there was a lot of interaction between the Government and the stakeholders, and was finally decided by the stakeholders. Bottom-up planning sometimes found in community developments, e.g. arts programme and beautification programme. Planning application was a kind of bottom-up planning but it was bounded by the provision of the OZP. It was important how "top" and "bottom" interacted and integrated. For the NENT NDAs, the affected villagers were not consulted. The reasons provided by the Government could not justify the need for the NDAs and why it could not be replaced by other areas. Mr Au Kwok Kuen supplemented that the community did not have sufficient information to make their own plan. For example, the information of how many owners owned more than one flat was important to make an assessment on the housing deficit but the community had no resource to work out such an information. Without the information, it would be difficult for the community to participate in the process. The Powerpoints that PlanD presented to the Board should be released. In response, Ms Chin said that her Powerpoint presentation on Group 4 representations had already been uploaded to the Board's website.

27. Mr Au Kwok Kuen further said that the Government should facilitate further development of the existing agriculture and light industry in NENT to provide diverse employment opportunities. Ms Lau Yau Chun added that the Government should provide more simplified information to facilitate the public to understand the complicated issues. She pointed out that farmland was irreversible once it was developed. Ms Wong Lai Ming supplemented that the Government should learn from the Tin Shui Wai new town experience where no jobs were provided and residents needed to commute a long distance to work. Besides, she had doubt on the practicability of the proposed land for agricultural

rehabilitation.

28. As Members had no further questions to raise, the Chairman thanked PlanD's representatives, representers and representers' representatives for attending the meeting. They left the meeting at this point.

29. The meeting was adjourned at 12:40 p.m.