

1. The meeting was resumed at 9:03 a.m. on 16.12.2014.
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 S.C. Wong	
Professor Eddie C.M. Hui	
Dr C.P. Lau	
Ms Bonnie J.Y. Chan	
Mr H.W. Cheung	
Dr Wilton W.T. Fok	
Mr Sunny L.K. Ho	
Mr Lincoln L.H. Huang	
Ms Christina M. Lee	
Mr F.C. Chan	
Mr Francis T.K. Ip	
Mr David Y.T. Lui	
Deputy Director of Lands (General) Mr Jeff Y.T. Lam	
Principal Environmental Protection Officer (Metro Assessment) Environmental Protection Department Mr Ken Y.K. Wong	
Chief Engineer (Works), Home Affairs Department Mr Frankie W.P. Chou	
Chief Traffic Engineer (Hong Kong), Transport Department Mr C.Y. Chan	
Director of Planning Mr K.K. Ling	

Presentation and Question Sessions

[Open Meeting]

3. The Chairman said that the meeting would continue to handle Group 4 hearing first, to be followed by Group 1 hearing for the adjourned presentations by two representers.

4. The following representatives of the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD), and representers in Group 4 and their 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

Mr M.T. Law – Chief Engineer/New Territories East 4 (CE/NTE4), CEDD

FLN-R21100, KTN-R20649 – Kwan Hoi Man

Ms Kwan Hoi Man – Representer

FLN-R3 – Fung Hing Cheung

Mr Fung Hing Cheung – Representer

FLN-R18 – 虎地坳村發展區關注組

Mr Mo Sin Leung – Representer's representative

FLN-R19 – 粉嶺北新發展區寮屋居民關注組

FLN-R23 – 石湖新村街坊組

Mr Lam Yuk Kwan – Representers' representative

FLN-R20 – 馬屎埔環境關注組

Mr Kwan Hon Kwai – Representers' representative

FLN-R21 – 石湖新村(河北段)街坊組

FLN-R1285, KTN-R839 – 禩先生

Mr Cheng Kwok Kee – Representers' representative

FLN-R22 – 天平山村街坊組

Ms Leung Wai Sum – Representers' representative

FLN-R63 – Lam Chak Lung

Mr Lam Chak Lung – Representers' representative

KTN-R45 – Kelvin Chan

Mr Kelvin Chan – Representers' representative

FLN-20191, KTN-R19740 – 張家俊

Mr Chang Ka Chun – Representers' representative

FLN-R20973, KTN-R20522 – 龍秋汝

KTN-R55 – Ken Chan

Ms Sara Lai (東北城規組) – Representers' representative

[Dr C.P. Lau returned to join the meeting at this point.]

5. The Chairman 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 the 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 respective Outline Zoning Plans (OZPs) 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.

6. 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 representers' representatives 2 minutes before the allotted time was to expire and when the allotted time limit was up.

7. 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 at 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/afternoon sessions, as needed.

FLN-R21100, KTN-R20649 – Kwai Hoi Man

8. Ms Kwan Hoi Man made the following main points:

- (a) she was a student and she neither lived in Fanling North (FLN) nor Kwu Tung North (KTN). She objected to the development proposals in the two New Development Areas (NDAs);
- (b) Hong Kong was not self-sufficient in terms of its food supply, and only about 2% of our vegetable consumption were from local farms. The NDAs development would reduce the area of farmland and further affect the shrinking local agricultural industry. Since Hong Kong people relied so much on farmland in the old times, the contributions made by farmers in the past generations should not be forgotten;

[Mr F.C. Chan and Mr Francis T.K. Ip returned to join the meeting at this point.]

- (c) the NDAs development were claimed to be for the future generations of Hong Kong. However, only seven out of more than 40,000 representations received supported the development proposals. Such a large number of objections should have their justifications behind;

- (d) it was claimed that the NDAs development was to help address land and housing shortage problems in Hong Kong. However, many organisations and much information in the internet had suggested other options to increase land supply. The two NDAs had a total land area of about 614 ha. About 400 ha would require resumption but only 96 ha would be used for residential development for a total of about 60,000 flats. Among the 96 ha of land, only about 36 ha or 6% of the total land area would be for public rental housing (PRH) development. The remaining land would be for high-class private residential flats which could not be afforded by the general public;
- (e) one alternative option was to resume the Fanling Golf Course site of about 170 ha which should be more than enough to provide 60,000 flats. She noted that the site included a special condition for resumption, and she could not understand why that option had not been chosen, not to mention that the estimated net market value increase for changing the golf course site for residential use would be over HK\$13.0 billion (from about HK\$31.8 billion to about HK\$45.0 billion). Another alternative option was to develop vacant government land. Although there were sayings that most of the vacant government sites were unsuitable for residential development because of their small size and scattered distribution, the argument was not supported by any hard evidence;
- (f) the NDAs development was in breach of procedural justice. Funding approval was hurriedly obtained from the Legislative Council Finance Committee in June 2014 before the approval of the two related outline zoning plans (OZPs) by the Board;
- (g) she would like to have direct discussions with Members instead of only making one-way representation in the hearing. While invitations for dialogue had been sent to Members before the meeting, no response was received. Members should seriously consider the pros and cons of the project, in particular whether there was any

hidden disadvantage behind and whether it was worthwhile to sacrifice the land and the local agricultural industry for the proposed development; and

- (h) it was not reasonable to hold the hearing in North Point as most representers needed to travel from Fanling to attend the meeting. Besides, many Members did not pay attention to the representations. Some were concentrated at their mobile phones and devices and some were sleeping. All Members were not elected by the public but their decisions would have significant implications on the local villagers, the Hong Kong people and our agricultural industry. She urged each Member to consider all the points she made instead of being a rubberstamp of the Government.

9. The Chairman requested Ms Kwan to avoid any unreasonable allegation. He said that Members had all along paid attention to what she said. No Member was sleeping and some Members had used his/her mobile devices to record her points. Ms Kwan apologised and withdrew her allegations against the Members.

[Actual speaking time : 10 minutes]

[Dr Wilton W.T Fok returned to join the meeting at this point.]

FLN-R3 – Fung Hing Cheung

10. Mr Fung Hing Cheung made the following main points:

- (a) he was an old villager in Shek Wu San Tsuen affected by the Northeast New Territories (NENT) NDAs development. He lived there for more than 30 years and he had very good relationship with his neighbours. He was a core member of 街坊組. While he was one of the seven supporters among over 40,000 representations received by the Board, his supporting view was subject to a condition that the Government should reserve some land to resite their village;

- (b) the neighbourhood relationship in Shek Wu San Tsuen was very good, and the villagers were always willing to help one another. The villagers supported him to work for them. If the villagers were moved to high-rise buildings, the existing harmonious neighbourhood relationship would disappear;

[Ms Bonnie J.Y. Chan returned to join the meeting at this point.]

- (c) he queried why Shek Wu San Tsuen could not be resited, noting that not much land would be required. He suggested that all squatters in NDAs covered in the 1982 Squatter Structure Survey should be eligible for resite. He considered that not many villages would satisfy the criteria as the proposal for the Ping Che and Ta Kwu Ling NDA had been withheld and much of the land was already owned by developers. As such, only a small area would be sufficient for the resite, while a large area could be in exchange for new developments. Besides, like some new squatters in Guizhou of the Mainland, the resited villages could become tourist attractions; and
- (d) from the political dimension, the Hong Kong Government should follow the instructions of the Mainland Government by putting more emphasis on livelihood. For the NENT NDAs development, the compensation offered to each affected village household was \$600,000, which would only be enough to pay rents of a flat for two years.

[Actual speaking time : 10 minutes]

FLN-R18 – 虎地坳村發展區關注組

11. With the aid of a Powerpoint presentation, Mr Mo Sin Leung made the following main points:

- (a) he was a villager of Fu Tei Au Tsuen. He was born in the village and had been living there for 50 years;

- (b) locating adjacent to Long Valley, Fu Tei Au Tsuen was part of the wetland near the downstream of Ng Tung River. The village had a very unique geographical setting with hills in the north and Ng Tung River in the south. Farmland and fish ponds were on the northern side of Ng Tung River, while orchards and village settlements were further away. Such a setting had created an edge effect on the ecology of the area which promoted biodiversity. Besides, the greening ratio of the village was very high. Different plants including trees and flowers could be found everywhere;
- (c) in view of the high conservation value of the area, it was considered unsuitable to relocate the Hong Kong Police Driving School (HKPDS) to Fu Tei Au Tsuen. More importantly, the relocation proposal would affect a number of households in the village. If those households were moved out, they might have to compete with others for PRH. That would be contradictory to the intention of developing the NDAs to increase housing supply in the territory;
- (d) the proposed relocation of HKPDS would not be compatible with the nearby "Conservation Area" ("CA") zone in about 120m away. Apart from normal driving skills, that school would teach other skills like braking and turning corner at high speed and drifting. That would create much nuisance to the surrounding areas, especially the birds living in that "CA" zone;
- (e) when compared with Fu Tei Au, the planning of Kwu Tung North was much better. The proposed conservation park in Kwu Tung North was not only much larger than the "CA" zone of Fu Tei Au, but also had farmland in the north and south to serve as buffer areas. He hoped that the relocation site for HKPDS could also be changed to a buffer area of the said "CA" zone;
- (f) urban development in Shenzhen had already made the migratory birds

difficult to fly through. Most of the birds currently found in the wetland in Long Valley and Mai Po were from the northeast. If the Government proceeded to implement the NDAs development, no more migratory birds would come to Hong Kong. It was the Board's responsibility to protect that remaining wetland and roosting site for the birds; and

- (g) there was a recent news report that some villagers in other villages had destroyed a piece of mangrove on their private land to object the government's decision to include their land into Country Park. While the Government could not stop such action on private land, it had the authority to protect Fu Tei Au Tsuen which had high ecological and conservation values.

[Actual speaking time : 11 minutes]

FLN-R21 – 石湖新村(河北段)街坊組

FLN-R1285, KTN-R839 – 禰先生

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

- (a) he was the village representative of Shek Wu San Tsuen (North Section). His village had a long history and many villagers had lived there for many years with some up to 70 years. The villagers had developed very good relationship. In the past, most of the villagers were farmers and they were not rich;
- (b) geographically, the houses in the village were built along the hill, given the previous flooding risks from Ng Tung River. Before the Government had implemented any flood mitigation measures, the villagers always organized a group of male volunteers to repair footbridges damaged by floods so that farmers could deliver their farm products to Luen Wo Hui for sale. Without the efforts of these

farmers, Hong Kong could not have enough food supply in the past. The contributions made by farmers to Hong Kong in the past should be respected;

- (c) most farmlands in their village had already been resumed by the Government for carrying out flood mitigation measures. As a result, many villagers only had their houses left. Most villagers were dissatisfied with the Government's proposal to offer \$600,000 to further resume these houses. They felt that they had not been respected for their contributions to the society;
- (d) according to the NDAs development, part of the land in his village required for resumption was for a proposed roundabout. Such land was currently occupied by two long-established religious institutions with some Buddha and ancestor worship facilities. In view of the historical and cultural values of these two institutions and the hope to retain the village, the villagers had proposed several alternative locations for the roundabout which were preliminarily considered feasible after meetings with CEDD. One alternative option was to move the roundabout and its connecting flyovers about 50 to 100m near the river. Based on the experience of the West Rail Tuen Mun Station, it should be technically feasible to deck the roundabout over the river channel. While the connecting flyovers in that option might need to be elevated about 10 to 20m above ground, the visual impact was considered not significant and the villagers would accept to live under the flyovers;
- (e) if there was a concern that the said option might affect the migratory birds, the villagers welcomed the Government to relocate the roundabout and the roads underground in the form of tunnels. Alternatively, the villagers had also proposed two other possible locations for the roundabout to CEDD. The first one was on the other side of the hill where there were fewer villagers. The possible noise and visual impacts of that location should not be significant.

The second one was near 小坑水閘 which was considered not feasible by CEDD for some unjustifiable reasons such as the difficulty in obtaining approval from the Board; and

- (f) one villager also suggested relocating the roundabout to a site near Ng Tung River currently being used as a car park and was intended for garden use. If that site was owned by the Government, no resumption would even be required.

[Actual speaking time : 17 minutes]

FLN-R20 – 馬屎埔環境關注組

13. With the aid of a Powerpoint presentation, Mr Kwan Hon Kwai made the following main points:

- (a) he was a villager living in Ma Shi Po for more than 60 years. 馬屎埔環境關注組 was set up in 1997 to monitor town planning in the area. The NENT NDAs development had received much public attention in Hong Kong and the focus was on Ma Shi Po. In the past two years, over 800 guided tours had been organised in Ma Shi Po. Many of them were joined by young people who saw the injustice behind the project, in particular the proposed *in-situ* land exchange arrangement. That would also be the crucial factor leading to the failure of the whole project;
- (b) Ma Shi Po was a pleasant village in the past. Owing to the proposed *in-situ* land exchange arrangement, most villagers were evicted by developers through legal and illegal means. Many village settlements had now become ruins or had been demolished, resulting in a decrease in the number of households in the village from about 200 to around 30 only;

[Ms Christina M. Lee returned to join the meeting at this point.]

- (c) the proposed *in-situ* land exchange arrangement gave much favour to developers. Taking a single-owned site in Shek Wu San Tsuen as an example, the site had for years more than 50 village houses with an overall plot ratio of about 0.5 only. Since the site was subject to *in-situ* land exchange arrangement with an increased plot ratio of 3.6 under the NDAs development, all the villagers were forced to move out by the landowner;
- (d) the success of the NENT NDAs development would be subject to the land resumption arrangements, which the Government should have much experience after 1997. In the NENT NDAs development, an area of less than 1 ha would be required to resite the affected villages, including Ma Shi Po, Shek Wu San Tsuen and Tin Ping Shan Tsuen. This would be equivalent to only 0.6% of the total planned area of the two NDAs. The calculations were based on the criteria adopted in Chuk Yuen Village, i.e. a total resite area of 50,000m² would be required for 100 households, and only those households covered in the 1984 Squatter Occupancy Survey should be eligible. By a rough estimation, only 30% to 40% of the existing households in the said three villages were covered in the 1984 Squatter Occupancy Survey;
- (e) several potential village resite areas were identified, including a 6-ha site in the northern part of FLN NDA, a 7-ha site to immediate west of FLN NDA and a 2.5-ha site to the immediate east of FLN NDA; and
- (f) in preparing development schemes, town planners, apart from technical matters, should also take into consideration the social dimension in their proposals so as to avoid strong objections from the society.

[Actual speaking time : 12 minutes]

FLN-R22 – 天平山村街坊組

14. With the aid of a Powerpoint presentation, Ms Leung Wai Sum made the following main points:

- (a) she got married 36 years ago and the family of her husband had been living in Tin Ping Shan Tsuen for four generations. The squatter where was living were built more than 60 years ago;
- (b) there was a lot of farmland in Tin Ping Shan Tsuen in the past and the area was also the roosting place for many migratory birds in winters. Nowadays, many farmlands had been changed to container yards, open storage godowns and open car parks while a site had been fenced off for unknown use(s);
- (c) the 10-year advanced works for Fanling Bypass would cut across Tin Ping Shan Tsuen with village houses immediately adjacent to the future highways. That was contradictory to the people-oriented planning principles claimed by the Government;
- (d) during the construction period, a lot of trucks would dump soils and debris around the village, causing nuisances and health problems to the villagers. Besides, the proposed Bypass would be elevated at least 8ft above existing levels. During rainy days, the surrounding houses would likely be affected by mudslides;
- (e) Tin Ping Shan Tsuen had encountered a similar situation more than 20 years ago when the Government resumed some of the land for development of the North District Sports Ground and Tsui Lai Garden. While those two developments were not very near to the village houses, the nuisances generated to the villagers during the construction period were significant;
- (f) according to the FLN NDA development, Tin Ping Shan Tsuen would be surrounded by planned high-rise residential developments to the

northeast. That would seriously affect air ventilation in the village;

- (g) noting that Kwu Tung South was the outside the NDA boundary but would be subject to agricultural resite policy, she requested the Government to include the remaining part of Tin Ping Shan Tsuen into the FLN NDA to allow for village resite. That would be an all-win situation in that: (i) the village could be relocated, (ii) the villagers would not be affected by the nuisances during the construction and operation phases of the NDA development, and (iii) the Government could implement the development according to its programme. As such, she supported R20's suggestion to allocate less than 1 ha of land to resite all affected villages; and
- (h) she also requested that the construction of Fanling Bypass be included in the Phase 5 implementation package which was mainly for the developments surrounding the Bypass. By doing so, the nuisances to the villagers could be delayed for more than 10 years.

[Actual speaking time : 11 minutes]

FLN-R19 – 粉嶺北新發展區寮屋居民關注組

FLN-R23 – 石湖新村街坊組

15. With the aid of a Powerpoint presentation, Mr Lam Yuk Kwan made the following main points:

- (a) the Government claimed that about 34 ha of land had been reserved in Kwu Tung South for agricultural resite. Yet, only 5 ha of the land was government land while the remaining 29 ha was owned by villagers or developers. He doubted whether the owners would be willing to offer their land to facilitate agricultural rehabilitation, bearing in mind that many villagers there were still applying for small house developments. For the developers, they continued to enlarge their land reserve with a view to capitalising a possible railway link between Sheung Shui and Pat Heung running through the area. He

also doubted whether the Government would spend several billion dollars to resume land from the landowners for agricultural rehabilitation;

- (b) each farmer household would require a minimum of 30,000ft² farmland to earn a living. Noting that there were about 40 affected farmer households in the FLN NDA, an estimate of over one million ft² farmland would be required, which would be more than the 5 ha of government land in Kwu Tung South;
- (c) the FLN NDA was proposed to be implemented in six phases. The advanced stage would include a PRH development and some roads, while the area of Shek Wu San Tsuen would not be developed until 10 years later in Phase 4. The villagers therefore had to tolerate the nuisances from the roads for at least a decade, not to mention that the roads would affect the accessibility to the village. Under such circumstances, he considered it appropriate to include the development at Shek Wu San Tsuen into the advanced works package;
- (d) while a Home Ownership Scheme (HOS) development would be provided to rehouse the villagers of Shek Wu San Tsuen, the development would not be available until Phase 2. For those villagers affected by the advanced works package, they could only choose the PRH development which would be subject to income and asset tests. Such arrangements were unfair to Shek Wu Shan Tsuen, especially when compared with those offered to Choi Yuen Tsuen before. The advanced works package should better include a HOS development;
- (e) instead of only requesting the existing villagers to sacrifice, consideration should be given to allocating about 0.6% of the whole NDA area for village resite, regardless of whether the village was indigenous or not. The compensation of \$600,000 was insufficient

for any villager to buy a new flat. The money would only be enough to pay rents of a flat in Fanling/Sheung Shui for several years; and

- (f) for people-oriented planning, the Government should provide different arrangements to suit the needs of the farmers/villagers affected by the NDAs development, such as agricultural resite for the affected farmers, village resite for the affected villagers (including those covered in the 1984 Squatter Occupancy Survey), and PRH and HOS developments for the remaining affected villagers.

[Actual speaking time : 18 minutes]

FLN-R63 – Lam Chak Lung

16. Mr Lam Chak Lung made the following main points:

- (a) he was a villager of Shek Wu San Tsuen. He had been living there since he was born. With a happy childhood in the village, he was reluctant to move out even if a PRH/HOS unit was offered to him for rehousing;
- (b) a compensation of \$600,000 was insufficient for him to resolve his long-term housing problem. To most of the villagers, village resite would be a better option, especially to the elderly who had been living in the village for several decades. More importantly, village resite could help maintain the existing neighbourhood relationship;
- (c) whilst Shek Wu San Tsuen was mainly included in the Phase 4 implementation programme, part of the village fell within the advanced works package. As a result, the whole village would be cut into several parts, and most villagers would have to tolerate the air, noise and other environmental impacts generated from traffic on the new roads to be constructed in the advanced works package;

- (d) he also queried the necessity of the proposed Fanling Central Park at the current location of Shek Wu San Tsuen, having noted that it would be within 10-minute walking distance from the existing North District Park; and
- (e) noting that the North District had already been subject to heavy traffic pressures with long queues at most public transport termini/stations/stops during morning and afternoon peak hours, he doubted whether the Government would be able to tackle the possible additional traffic to be generated from the increased population in the two NDAs.

[Actual speaking time : 7 minutes]

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

KTN-R45 – Kelvin Chan

17. Mr Kelvin Chan made the following main points:

- (a) he was not a villager and he had no relation with the villagers in NENT. He lived in a village in Tuen Mun for a few years when he was a child. He attended the hearing mainly because he would like to know how the Board operated;
- (b) he considered that the existing Government was not authorised by the public, and he doubted whether the Board had any mandate to plan the NENT NDAs and resume land from the villagers. While the previous British Government also did not have such a mandate in Hong Kong before 1997, they conducted much better public consultation before implementing their policies;
- (c) with only seven supportive representations out of the total of 40,000 received, the public views towards the NDAs development should be very clear and it was a waste of time to conduct the subject hearing;

- (d) if such a case happened overseas, the concerned government leaders such as state/province governor or city mayor would first obtain a mandate during his/her election. Alternatively, he/she might arrange a referendum on the issue. If such a referendum were conducted in Hong Kong, he was of the view that most of the people would choose to reclaim the Deep Bay in the Southern District or to resume the land of Fanling Golf Course for housing development;
- (e) whilst land resumption also occurred in the village where he lived in his childhood, objections from the villagers there were not as strong as those against the NENT NDAs development; and
- (f) Members could choose to make a humane decision with regard to the NDAs development, just like some soldiers of West Germany who chose to miss shooting the refugees from East Germany at the Berlin Wall. To conclude, he shared the quote “the hottest place in hell is reserved for those during moral crisis preserve the neutrality” from Dante’s Inferno with Members.

[Actual speaking time : 10 minutes]

[The meeting was adjourned for a 10-minute break.]

[Professor S.C. Wong, Mr Lincoln L.H. Huang, Mr H.W. Cheung, Mr Sunny L.K. Ho and Mr Frankie W.P. Chou left the meeting temporarily at this point.]

FLN-R20191, KTN-R19740 – 張家俊

18. Mr Chang Ka Chun made the following main points:

- (a) he would like to make his representation from three angles, the past, the present and the future;

[Dr C.P. Lau left the meeting temporarily at this point.]

The Past

- (b) the planning process of the NENT NDAs development had lasted for about 10 years. During the process, many government departments including PlanD undertook a number of studies. It was interesting that based on the same set of study findings and data, different alternative schemes could be prepared by different people;
- (c) many villagers including indigenous and non-indigenous ones had put much effort into their villages over the years. Before implementing the NDAs development, the first thing that the Government should do was to help the affected villagers to resite their villages and farmland;
- (d) the NDAs development had been receiving much public attention, especially in the past few years. Many people expressed concern on how the areas were planned, how the villagers would be affected and how the local agricultural policy should be formulated;

The Present

- (e) developers did a lot to destroy existing villages while many people did a lot to provide new facilities for existing villages. He met a farmer in Fanling the day before who was moving some food waste collected from the new town back to his farm. That was the so-called “urban-rural symbiosis”, like the concept of mutualism in biology;
- (f) noting that “urban-rural symbiosis” already existed in NENT, the Government should seriously consider whether the current NDAs development was outdated and should be reviewed;
- (g) he objected to the FLN and KTN OZPs because the plans were outdated. More updated data was required to facilitate the

preparation of new plans;

The Future

- (h) similar to a single gene in genetics, a single mode of development would not be successful. That was also why biodiversity was needed in our ecology;

[Dr C.P. Lau returned to join the meeting at this point.]

- (i) the situation was much worse in the agricultural industry. There might be argument that only about 4% of the farmland in Hong Kong would be affected by the NENT NDAs development. However, the fact was that if the 4% of farmland was lost, Hong Kong people would have to rely more on imported foods, especially those from the Mainland which might not be reliable;
- (j) as regards the agricultural resite proposal, only 5 ha out of 34 ha of the land identified in Kwu Tung South were owned by the Government. Since most of the framers were not rich, it would be difficult for them to buy the remaining land from the landowners. As such, unless the Government was willing to put in the required resources, it was unlikely that the proposal could be taken forward; and
- (k) if the Government considered that it had no responsibility to look after the affected farmers, by a similar logic, the Government should also have no responsibility to guarantee the profits of the developers who owned land in NDAs. On the other hand, if the Government really wanted to take forward the agricultural resite proposal in Kwu Tung South, it should retain the existing “Agriculture” zoning of the land and resume the land from the developers.

[Actual speaking time : 12 minutes]

FLN-R20973, KTN-R20522 – 龍秋汝

KTN-R55 – Ken Chan

19. With the aid of the video clips from two movies, namely Soylent Green and Fly Away Home, Ms Sara Lai made the following main points:

- (a) she was not a villager but a university student studying English and a part time English teacher. She would like to use the literature angle to give some views on whether the NENT NDAs development was for the future generations;
- (b) Soylent Green was a 1973 American anti-utopia science fiction movie. The movie was about the world of the future in which no more fresh foods were available because of global warming and overpopulation. Human beings could only eat a kind of rations made from beans. The living environment was very poor and the sky was filled with dusts. Most of the buildings were dilapidated and overcrowded. One of the scenes described a person who chose to commit suicide to relieve the pressure of the society. In exchange, he was given a chance to enjoy the natural environment which he had never seen before. The ending of the movie was horrible as it was found that the rations people ate were actually made from human remains;
- (c) if the natural environment of Hong Kong was destroyed continuously, the situation would not be much different from that in Soylent Green. At present, Hong Kong relied heavily on the Mainland for the food and fresh water supply. As at end 2013, about 95% of the live pig supply, 100% of the live cattle supply, about 33% of the chicken supply, 100% of the river seafood supply, about 90% of the vegetable supply and about 70% of the flour supply were from the Mainland. All these required a lot of resources and carbon footprint to transport the foods to Hong Kong, not to mention the freshness and taste of the foods after long distance travel. In addition, the quality of the foods

from the Mainland might not be reliable in view of its frequent problematic food incidents in recent years;

- (d) Fly Away Home was a 1996 drama movie directed by Carroll Ballard. The story was about a girl and her father teaching a group of geese to migrate from Canada to North Carolina of the United States of America. The movie dramatised the actual experience of an artist who was also an ultralight aircraft enthusiast;
- (e) the situation of Fly Away Home was similar to her experience as a volunteer farmer in one of the villages in NENT. She met two little girls in the village who had a dog. Those two girls had great empathy with the natural environment and they were not afraid of animals. They grew up with the environment and there was no need to teach them environmentalism. Such a childhood was much better than attending a summer fieldtrip overseas; and
- (f) she lived in Sha Tin New Town. While she could easily access to the rural areas from her home, the neighbourhood relationship in her community could not be compared to that in the rural villages. She always admired her cousins who were living in villages. In order to have a sustainable development for the future generations, she considered that the Government should stop destroying rural areas and evicting villagers from their homes for developing new towns. Instead of having more developments, Hong Kong people should protect what they had already possessed.

[Actual speaking time : 20 minutes]

20. As the representers and their representatives had finished their presentations, the Chairman invited questions from Members.

21. The Chairman requested the representatives of PlanD and CEDD to elaborate on the details of the proposed Fanling Bypass.

22. In response, Ms Maggie M.Y. Chin, DPO/FS&YLE, PlanD, clarified that only board land use zonings and road network were shown on the FLN and KTN OZPs which were small scale plans. Flexibilities to refine the zoning boundaries and road alignments were still available and the exact alignment of the Fanling Bypass would be subject to the Detailed Design Study.

23. With the aid of some Powerpoint slides, Mr M.T. Law, CE/NTE4, CEDD, made the following main points:

- (a) Fanling Bypass was recommended in the traffic impact assessment undertaken in the NENT NDA Planning and Engineering Study (P&E Study) with a view to addressing the increased traffic arising from the future population in the two NDAs. The road would not only directly bring traffic away from NDAs, but also help divert the traffic generated from the Fanling/Sheung Shui New Town. In order to join up Fanling Highway via Man Kam To Road and Sha Tau Kok Road, the Bypass would have to be located to the north of Ng Tung River. A number of possible locations for the roundabout of the Bypass had been considered, and the road alignment had been discussed several times with Mr Cheng Kwok Kee, representative of FLN-R21 and FLN-R1285 & KTN-R839. Taking account of the views received in Stage 3 Public Engagement of the P&E Study, the existing road alignment had already been shifted towards Ng Tung River so that the number of affected households in Shek Wu San Tsuen could be reduced from more than 30 to about 20;
- (b) with the commencement of CEDD's Detailed Design Study in November 2014, the study consultants had already been requested to give priority to review the alignment of the Bypass, in particular the roundabout. CEDD and the consultants would also continue to discuss with Mr Cheng and arrange site visit with him to further review the options suggested by him. CEDD had confidence to further reduce the impact on the households of Shek Wu San Tsuen.

Nevertheless, it should be noted that the Bypass would be a major and necessary transport infrastructure alongside with FLN NDA. It would inevitably cause visual impacts and environmental nuisances, in particular traffic noise, on the surrounding residents, even after implementing appropriate mitigation measures such as noise barriers as suggested in the environment impact assessment (EIA); and

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

- (c) as regards the advanced works package for FLN NDA, it included a main road to connect the proposed developments in the east and a sewerage treatment plant in the north which would be another important infrastructure in the NDA. The EIA undertaken had already taken into account the possible environmental impacts of the project by phases. The conclusion was that no insurmountable impact was expected subject to implementation of appropriate mitigation measures. To address the concerns raised by Ms Leung Wai Sum, representative of FLN-R22, hoarding would be set up to separate the works site from the adjacent area. Besides, contractors would be requested to take appropriate measures during the construction stage to minimise the possible environmental impacts on the surroundings.

24. Noting that some representers had requested for inclusion of their land into the NDAs, the Vice-chairman requested DPO/FS&YLE to explain: (a) the rationale behind the boundaries of FLN and KTN NDAs; and (b) the proposed phasing of the development and its relations with the rehousing arrangements and traffic provision in the area.

25. In response, Ms Maggie M.Y. Chin, DPO/FS&YLE, made the following main points with the aid of some Powerpoint slides and extracts of the Explanatory Statement of the FLN OZP:

- (a) the boundaries of FLN and KTN NDAs originated from the P&E Study commissioned in 2008. The Study had taken into account a

number of factors, including geographical features, existing road network, land use pattern, urban design and technical feasibilities, in delineating the concerned boundaries. Upon full development, the two NDAs together with Fanling/Sheung Shui New Town would accommodate more than 400,000 population;

- (b) For KTN NDA, an underground space for platform structure of a railway station had been reserved during the construction of Lok Ma Chau Spur Line. High-rise residential developments were planned around the station. In order to have balanced development and to be self-contained within the NDA, there were also sites reserved for government, institution and community (GIC) uses, research and development facilities, and business and technology park, with a view to providing more than 30,000 employment opportunities. Altogether, the two NDAs were expected to have more than 37,000 employment opportunities, among which about 20,000 would be retail and service-related jobs while the remaining 17,000 would be related to the research and development facilities, and business and technology park;

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

- (c) FLN NDA would utilise the existing railway and transport network in Fanling/Sheung Shui to develop a new town extension between the existing new town and Ng Tung River. Two public transport interchanges would be provided in the NDA. High-rise residential developments would be in the east and west with supporting GIC facilities to accommodate a planned population of about 70,000;
- (d) the NDAs development endeavoured to achieve a good balance between urban and rural uses. About 300 ha of developable land in the two NDAs were designated for green belt, leisure and conservation uses. Only about 90 ha were reserved for housing developments, accounting for 30% of the total developable land;

- (e) as regards Tin Ping Shan Tsuen, the village currently fell within Fanling/Sheung Shui New Town and was zoned “Village Type Development” on the Fanling/Sheung Shui OZP. A “Green Belt” zone was proposed as a buffer between the village and FLN NDA. A land use review on the area was being undertaken and the villagers would be consulted at appropriate time;
- (f) land had been reserved in the two NDAs in the first phase development for subsidised housing to rehouse the affected villagers. The actual commencement of the subsidised housing developments would depend on the implementation programme of the Hong Kong Housing Authority. As regards whether village resite was feasible, it involved rehousing and compensation matters which should be handled by the relevant bureaux/departments; and

[Professor Eddie C.M. Hui left the meeting temporarily at this point.]

- (g) for the affected agricultural land, apart from preserving 95 ha of land in the two NDAs for agricultural development, an area in Kwu Tung South had been identified for agricultural resite. So far, a total of about 103 ha of the land in Kwu Tung South had been surveyed by the Agriculture, Fisheries and Conservation Department (AFCD). After taking into account factors like water supply and supporting infrastructure, about 34 ha were confirmed to be suitable for agricultural resite. On the other hand, the Government had been considering the provision of a special programme for the resite, and representative from AFCD had joined the hearing session on 24.11.2014 to make responses to some representers on the matter. Noting that huge resources and investments might be required for agricultural resite to virgin land, AFCD would under the existing policy provide suitable means to help farmers such as lending out some agricultural machines, offering low interest loans and providing technical supports and advice.

26. The Chairman asked Mr Fung Hing Cheung, FLN-R3, for his views on the proposal of providing a subsidised housing block to rehouse the affected villagers.

27. In response, Mr Fung Hing Cheung said that rehousing to a subsidised housing block was not comparable to village resite. For the former, the households of each unit might not know one another even after living in the same building for a long time. For the latter, neighbourhood relationship would be much better, not to mention the rural setting that the villagers had all along been enjoying. As such, he would still request the Government to reserve land for village resite.

28. The Chairman asked Mr Lam Yuk Kwan, representative of FLN-R19 & R23, on what basis a farmland of 30,000ft² was required for resiting a farmer household even if the current farmland was of a smaller size.

29. Mr Lam Yuk Kwan reiterated that 30,000ft² was the minimum size of farmland required by a farmer household to earn a living. As regards whether the existing households had such size of farmland, he urged the Government to urgently conduct a freezing survey, noting that many landowners had already stopped renting their land to the tenant farmers.

[Dr C.P. Lau left the meeting temporarily at this point.]

30. The Chairman requested DPO/FL&YLE to further explain the planning considerations for providing a Central Park in FLN NDA and advise whether it was justified to zone the relocation site for HKPDS in Fu Tei Au as "CA" as proposed by some representers.

31. With the aid of a Powerpoint slide and a plan, Ms Maggie M.Y. Chin explained that the planned Central Park site together with the GIC facilities (including schools, clinic and indoor sports centre) to its north would form the Civic Core of FLN NDA. The area would mainly serve the future residents of NDA in the east and west within 500m walking distance. The proposed location and size of the Central Park had taken into account the requirements of the Hong Kong Planning Standards and Guidelines,

including the planned population of 70,000 for FLN NDA. For the North District Park to further south, it was intended to serve the residents of the Fanling/Sheung Shui New Town.

32. With the aid of an aerial photo, Ms Maggie M.Y. Chin further said that the relocation site of HKPDS in Fu Tei Au was currently occupied by some squatters, open storage, rural industries, farmland, ponds and woodland. According to AFCD, the ecological value of the site was not high, rendering it not suitable to be zoned "CA". Since the site was near to the future Fanling Bypass with a roundabout, it was considered suitable for some large-scale GIC facilities such as HKPDS. Nevertheless, noting that the site was adjacent to an "Open Storage" and an "Other Specified Uses" annotated "Port Back-up Uses" zones, some non-governmental organisations had suggested transforming the area for some industrial-related GIC uses. That suggestion would be further considered at the next stage of the NDA development. Besides, PlanD was in parallel undertaking a study covering the existing police facilities in Kong Nga Po. Subject to the outcome of that study, the proposal of relocating HKPDS to Fu Tei Au would be further reviewed.

33. The Chairman requested Ms Leung Wai Sum, representative of FLN-R22 to further elaborate on her request for inclusion of Tin Ping Shan Tsuen into the FLN NDA.

34. Ms Leung Wai Sum said that Tin Ping Shan Tsuen was located in Sheung Shui and would be cut across by the proposed Fanling Bypass. Based on those facts, she did not understand why PlanD responded in paragraph 7.2.5 of the TPB Paper that "Tin Ping Shan Tsuen fell within the area of Fanling/Sheung Shui OZP rather than FLN OZP". She quoted a case of two adjoining houses in her village. The house owned by the little brother would be resumed for constructing the Bypass while the house owned by the elder sister would be retained but was expected to be very close to the future road. Since all the retained houses would be lower than the road levels, it was likely that they would be subject to air ventilation and flooding problems. Besides, many villagers had already been forced to evict by landowners. Since much of that land would subsequently be used for private residential developments, such eviction was in fact a kind of collusion between the Government and the developers. In order to protect the interest of the villagers, she urged the Government to urgently freeze the population of all affected villages and

allocate land of about 1 ha for village resite.

35. As Members had no further question to raise, the Chairman thanked the government representatives, the representers and the representers' representatives for attending the hearing. They all left the meeting at this point.

[The meeting was adjourned for a 5-minute break.]

[The Vice-chairman and Mr F.C. Chan left the meeting temporarily at this point.]

Hearing for Group 1

36. The Secretary said that the meeting would continue to handle Group 1 hearing for the adjourned presentations by two representers. The interests declared by Members on the first day of Group 1 hearing on 8.10.2014 were still valid.

37. The following government representatives and representatives of two representers in Group 1 were invited to the meeting at this point:

Ms Maggie M.Y. Chin – DPO/FS&YLE, PlanD

Mr Otto K.C. Chan – STP/FS1, PlanD

Mr Kelvin C.P. Ng – STP/FS2, PlanD

Mr M.T. Law – CE/NTE4, CEDD

FLN-R41 – 香港中旅(集團)有限公司

Mr Wong Hoi Pan – Representer's representative

KTN-R24 – 馬草壟村代表

Mr Wong Woon Chuen – Representer's representative

38. The Chairman extended a welcome and explained the procedures of the

hearing as indicated in paragraphs 5 to 7 above.

39. The Chairman then invited the representers' representatives to elaborate on their representations.

KTN-R24 – 馬草壟村代表

40. Mr Wong Woon Chuen made the following main points:

- (a) the proposed rural road to a planned sports ground would affect seven households in Ma Tso Lung Tsuen. So far, only one household had raised no objection to moving out while the remaining six households refused to do so; and
- (b) realignment of the road as shown in the written representation could avoid affecting the seven households in the village.

[Actual speaking time: 1 minute]

FLN-R41 – 香港中旅(集團)有限公司

41. Mr Wong Hoi Pan made the following main points:

- (a) the representer owned a site of about 200,000ft² near On Lok Tsuen Industrial Area and Tong Hang. The site was currently used as a container vehicle park but would be cut across by the proposed Fanling Bypass. That would not only affect the representer's business operation, but also the land value of the site;
- (b) since the representer's site was quite flat and not far away from East Rail Fanling Station, it was considered suitable for low-rise residential development. Based on the assumed plot ratio of 0.2 under the existing "Recreation" zoning and an assumed average flat size of 500ft², the site could provide a total of 80 units. If the plot ratio could be

increased up to 0.5, the number of units would be increased to 200; and

- (c) in the light of the above, the Government should realign the Fanling Bypass to avoid cutting across the representer's site.

[Actual speaking time : 3 minutes]

42. As the representers' representatives had finished their presentations, the Chairman invited questions from Members.

43. A Member requested the representative of CEDD to further explain the issues raised by the two representers.

44. In response, Mr M.T. Law, CE/NTE4, CEDD, made the following main points with the aid of some Powerpoint slides:

- (a) the road referred by KTN-R24 was Road R1 which was planned to connect to a proposed sports ground and some development sites in the north of KTN NDA. The existing road alignment had already been shifted eastward after taking account of the views received in the Stage 3 Public Engagement of the P&E Study and at meetings with the representer's representative. Realignment of the road to further east was considered not feasible as it would be too close to the Ma Tso Lung River which was of high ecological value with the existence of some rare species in the upstream section as confirmed by the completed EIA. The EIA recommended providing some buffer areas along the river even in the subject midstream section. Nevertheless, the final alignment of Road R1 would be further refined subject to the Detailed Design Study; and
- (b) as regards the section of Fanling Bypass near Tong Hang, the road alignment would unavoidably have to go through the site owned by FLN-R41 as there were some village houses on the one side and some existing developments on the other side. While such alignment would

be reviewed in the Detailed Design Study, impacts on the representer's site were considered inevitable.

45. Ms Maggie M.Y. Chi clarified that the site owned by FLN-R41 was covered by the Lung Yeuk Tau and Kwan Tei South OZP rather than the subject FLN and KTN OZPs.

46. As Members had no further question to raise, the Chairman thanked the government representatives and the representers' representatives for attending the meeting. They left the meeting at this point.

47. The meeting was adjourned at 12:50 p.m.