

1. The meeting was resumed at 9:20 a.m. on 14.10.2014.
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

Dr W.K. Yau

Ms Bonnie J.Y. Chan

Professor K.C. Chau

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Lincoln L.H. Huang

Mr Dominic K.K. Lam

Mr Francis T.K. Ip

Mr David Y.T. Lui

Chief Engineer (Works), Home Affairs Department

Mr Frankie W.P. Chou

Assistant Director of Lands/Regional 3,
Lands Department

Mr Edwin W.K. Chan

Director of Planning

Mr K.K. Ling

Presentation and Question Sessions

[Open Meeting]

3. The following government's representatives, representers 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), Planning Department (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 Stephen Leung Senior Engineer/45 (New Territories East Development Office), Civil Engineering and Development Department (CEDD)

KTN-R332, FLN-R780 – Lo Kin Man Ken

KTN-R336, FLN-R784 – Jo Chan

KTN-R340, FLN-R788 – 譚榮禧

KTN-R408, FLN-R855 – 張文祥

KTN-R654, FLN-R1101 – Lee C.L.

KTN-R715, FLN-R1161 – Tong King Tung

KTN-R728, FLN-R1174 – Lui Ping Man

KTN-R801, FLN-R1247 – Michelle Cheng

Mr Tam Kai Hei (東北城規組) - Representer and Representers' representative

KTN-R348, FLN-R796 – Sandy Chan Man Yee

Ms Sandy Chan Man Yee - Representer

KTN-R478, FLN-R925 – 鍾曉晴

Ms Chung Xiao Qing - Representer

KTN-R576, FLN-R1023 – Anthony Liu

KTN-R18596, FLN-R19047 – Tang Hop Woo

Mr Anthony Liu - Representer and Representers' representative

KTN-R591, FLN-R1038 – 黎婉薇

Ms Lai Yuen Mei - Representer

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" 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 that more than 3,400 representers/commenters had indicated to the Town Planning Board (the Board) that they would either attend in person or send an authorised representative to make oral submission, it was necessary to limit the time for making 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 situation, 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.

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.

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

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 representers and representers' representatives to elaborate on their written representations.

KTN-R336, FLN-R784 – Jo Chan

KTN-R340, FLN-R788 – 譚榮禧

KTN-R408, FLN-R855 – 張文祥

KTN-R654, FLN-R1101 – Lee C.L.

KTN-R715, FLN-R1161 – Tong King Tung

KTN-R728, FLN-R1174 – Lui Ping Man

KTN-R801, FLN-R1247 – Michelle Cheng

8. On behalf of one of the representers he represented, Mr Tam Kai Hei said that the rural area should be preserved for public enjoyment and the different ways of life should be respected. The North East New Territories New Development Areas (NENT NDAs) were not supported on grounds of food safety, leisure pursuits, environmental protection and sustainable development. The Government should formulate a long-term plan so as to avoid over development. Relevant polices concerning population and land development matters should be considered comprehensively and carefully.

9. With the aid of a Powerpoint presentation, Mr Tam Kai Hei continued and made the following main points:

Role of the Board and Procedural Injustice

- (a) the Board, which was chaired by a government official and had all non-official members appointed by the Chief Executive, only acted as a “rubber stamp” for the Government’s decisions. The inclusion of non-official members in the Board was only intended to enhance the public perception of its appropriateness and representativeness;
- (b) the decisions made by the Board were biased and unfair as deliberations at the Board meetings were not open to the public and views of individual Members were not disclosed. The approval of a recent s.16 application for four village houses submitted by a senior official of the Lands Department was a good example;
- (c) there was no genuine public consultation even at the subject hearing as the Board was involved in undemocratic and irrational distribution of

political interests. The approval of the funding application for the advance works of the NENT NDAs by the Finance Committee (FC) of the Legislative Council (LegCo), which involved procedural unfairness, would have far reaching implications. The conduct of the relevant FC meetings was not in order and its Chairman's performance was subject to public criticism;

- (d) the Board should duly consider the large number of objections received and should not approve the NENT NDAs;

Procedural Injustice Embodied in the NENT NDAs Project

- (e) the NENT NDAs were both proposed and led by the Development Bureau (DEVB) throughout the planning and decision-making process, which was procedurally improper;
- (f) the senior government officials in DEVB had conflict of interests in relation to the NENT NDAs project. The Secretary for Development who owned some land in NENT would receive a large sum of compensation upon implementation of the NENT NDAs. The Under Secretary for Development once worked as a member in the senior management of a renowned consultancy firm specialised in mega infrastructure projects;
- (g) the Advisory Council on the Environment was a "rubber stamp" for the Government's decisions. The Environmental Impact Assessment (EIA) of the NENT NDAs Study was approved even though the issues related to the agriculture, environmental and social aspects had not been properly addressed. The EIA even allowed residential developments in the "ecological compensation area" which was designated under the Ng Tung River Rural Drainage Rehabilitation Scheme about ten years ago. Such an approach was totally against conservation objectives;
- (h) the procedures in the funding approval for the advance works of the NENT NDAs project were problematic. LegCo Members who had

conflict of interests in the project were only required to declare their interests, but they were still allowed to participate in the decision-making process of the funding application in FC. In particular, the FC Chairman and some LegCo Members were considered as having direct conflict of interests with the NENT NDAs project;

- (i) the development of the NENT NDAs was a top-down political mission, which was to facilitate the legitimate transfer of interests involving a large amount of public fund;

Lack of Vision and Insufficient Information

- (j) the planning of NENT NDAs covered a wide spectrum of topical issues such as housing, public finance and infrastructure, role of urban districts, agriculture, environment and energy which required more detailed study;
- (k) there was insufficient information for the consideration of the NENT NDAs. A lot of useful information was not provided, for example, the future use of vacant land in the urban area, the infrastructure expenditures and public finance in recent years, the risk of merging Hong Kong with the Pearl River Delta, the multi-functional urban planning of Hong Kong, the agriculture in Hong Kong and Guangdong, the energy consumption by infrastructure projects, and the cumulative environmental and ecological impacts generated by the infrastructure projects in recent years;

Reference Materials for the Board

- (l) a list of 17 documents including articles and researches concerning the NENT NDAs reported by or published in the Hong Kong In-media, Hong Kong Economic Journal and Ming Pao mostly from February 2014 and June 2014 was suggested for the Board's reference. Some of the documents were highlighted at the meeting, such as:
 - (i) “用新界(東北)規劃香港，而不是中環” by Yuen Yik Tin, Hong Kong In-media (20 February 2014);

- (ii) “主持審東北撥款 吳亮星被揭三重衝突” by Chu Hoi Dick, Hong Kong In-media (16 May 2014);
- (iii) “新界東北發展竟是「蚊市鎮」” by Chow Sung Ming, Hong Kong Economic Journal (9 June 2014);
- (iv) “新界東北地圖--請用數據來說服我” by Code for Hong Kong, Hong Kong In-media (18 July 2014);
- (v) “歷史延續感與反謀略抗爭--從新界東北與佔中公投談起” by Hui Po Keung, Hong Kong In-media (6 July 2014);
- (vi) “鄉事反對 倉地毋須「犧牲小我」政府擱置元朗橫洲建 17000 單位” by Wong Chun Pong, Hong Kong In-media (25 June 2014);
and
- (vii) “圍地波欠港人 30 萬斤本地菜” by Lau Hoi Lung, Hong Kong In-media (27 June 2014);

Objection Reasons

- (m) protection of one’s home was a basic human right. Planning should be a bottom-up process in which the people should be engaged, and public interest should override private interest;
- (n) the agricultural land in NENT was important to the agricultural sector in Hong Kong. Preservation of the agricultural land was essential for sustaining the local agriculture, which could help enhance the local food supply and food safety. The local agriculture should be protected and further developed as the agricultural conditions in Mainland China were getting worse. The agricultural land, once converted into other uses, would be difficult to restore due to a change of soil nature and a loss of its ecological value;
- (o) the Government was too harsh to the old people by forcing them to be removed from the elderly home in Dills Corner Garden (DCG);

- (p) the development mode of NENT NDAs would easily lead to collusion between the Government and the business sector. It was expected that developers would benefit most from the development;
- (q) the NENT NDAs project at an estimated budget of \$120 billion would turn out to be a “White Elephant”, resulting in a waste of public fund. Owing to insufficient labour supply to support a number of infrastructure projects, it was foreseeable that the construction costs would inevitably increase substantially and over-spending was expected as revealed in a number of ongoing or planned infrastructure projects such as Guangzhou-Shenzhen-Hong Kong Express Rail Link, Hong Kong-Zhuhai-Macau Bridge, Tuen Mun Western Bypass, Tuen Mun-Chek Lap Kok Link, Liantang/Heung Yuen Wai Boundary Control Point, Hong Kong-Shenzhen Western Express Line, the Three-Runway System of the Hong Kong International Airport and the East Lantau Metropolis. As a result, the public fund might not be spent in a proper and efficient way;
- (r) the land for public housing only accounted for about 6% of the total land area in the NENT NDAs which could not be regarded as a new town development;
- (s) Fanling Golf Course instead of the Kwu Tung North (KTN) and Fanling North (FLN) areas should be developed;
- (t) there were about 4,000ha of vacant land in the urban area which could be used for public housing development;
- (u) the NENT NDAs project would only serve to provide an investment opportunity for the local developers and those from Mainland China;
- (v) the need for housing development should not be overwhelming. Nature conservation and protection of the environment were equally important.

A balance should be struck between development and conservation;

The Law and Right to Live

- (w) according to the International Covenant on Economic, Social and Cultural Rights and Article 11 of the Basic Law, the right to live should be protected. Property right should also be protected unless there was a very strong justification. However, such right had not been protected in some previous development projects in Hong Kong such as Tai Hom Village and Choi Yuen Tsuen. The former site had only been developed about 10 years after clearance while the relocation of the latter had taken place about four years ago but new homes were still not yet completed. Similar situation should not be repeated in DCG and the elderly people should not be relocated;

Local Agriculture, Food Supply and Energy Saving

- (x) as energy was vital to support daily life, efforts should be made to save its consumption. Energy could be saved by reducing those unnecessary infrastructure projects, and it could also be saved by increasing the local agricultural produce such that the reliance on imported food could be reduced and less energy would be consumed on their transportation. To achieve that, land should be used for growing food but not development;
- (y) in order to promote sustainable development in Hong Kong, local agriculture should be encouraged and local agricultural produce should be increased so as to support the community. The rural area should be preserved for the local villagers to maintain their local community and rural life; and

Conclusion

- (z) Members were requested to resign from the Board, not to attend the remaining hearing sessions, and not to endorse the NENT NDAs.

KTN-R348, FLN-R796 – Sandy Chan Man Yee

10. Ms Sandy Chan Man Yee made the following main points:
- (a) she lived in Kowloon but she was engaged in art education in NENT;
 - (b) in deciding whether the NENT NDAs should proceed, the Board should give consideration to preservation of the local villages and improvement to the quality of life, among other things. The proposed development would affect not only the people living in the villages but also the natural environment and ecology of the area;
 - (c) she met with some local villagers and youngsters in the NENT area during her daily work. She read out/described a few articles/pictures from the youngsters, expressing their views/feelings on those affected residents especially the elderly. The articles/pictures conveyed the following key messages: Some existing residents claimed that many generations of their families had been living in the area, and they expressed strong feeling and emotional attachment towards their homeland. Strong memory was linked to the place. They hoped that the simple lifestyle that was close to the natural environment could be maintained. They were worried that the harmony and peaceful lifestyle and the social network of the local community would be destroyed by the NENT NDAs;
 - (d) she urged Members to pay a visit to NENT and to communicate with the villagers;
 - (e) although she and her parents lived in the urban area, they enjoyed spending their leisure time in Ma Shi Po and appreciated the simple rural lifestyle in the area. The rural area, which served as a good place providing leisure activities for many people in Hong Kong, should be preserved. Housing development was not the sole objective of Hong

Kong. She considered that the urban and rural developments could co-exist and a balance should be struck; and

- (f) she objected to the NENT NDAs and urged the Government to pay more respect to the different ways of life.

[Actual speaking time : 10 minutes]

[The meeting adjourned for a short break of 5 minutes.]

[Professor K.C. Chau and Mr Frankie W.P. Chou left the meeting temporarily at this point.]

KTN-R478, FLN-R925 – 鍾曉晴

11. Ms Chung Xiao Qing made the following main points:

- (a) she was a villager of Kwu Tung Village;
- (b) the villagers of Kwu Tung Village were not willing to be relocated. They strongly requested “No removal, No clearance” as many generations of their families had been living in the area, and had strong feeling and emotional attachment towards their homeland. The residents in the area also contributed to the economic growth of Hong Kong by engaging in farming and rural industries. With increasing urbanisation, Hong Kong had undergone transformation and relied heavily on the tertiary sector, leading to a decline of the primary and secondary sectors, which weakened the competitiveness of the local economy. In Kwu Tung, there still existed some local factories producing soya sauce, flour, soaps, wood products, etc. No suitable sites could be identified elsewhere in Hong Kong for their relocation. Local industries and agriculture should be protected and further developed;
- (c) strong memory was linked to the place. The local villagers wished to maintain the simple lifestyle that was close to the natural environment.

The existing residents especially the elderly were socially tied to the local community and would find it difficult to adapt to the new environment after relocation. Over 1,000 households who currently lived and worked in Kwu Tung would be affected. The harmony and peaceful lifestyle and the social network of the local community would be destroyed by the NENT NDAs. The land to be resumed for development was mostly agricultural land, which was also homeland for the local residents in the NENT. Those people would lose their jobs as farming was their primary means of living. In particular, the education level of some farmers was relatively low and it would be difficult for them to work in other sectors;

- (d) construction works for the NENT NDAs would expose the soil containing high concentration of toxic substance (Arsenic), which would cause environmental health and food safety problems. The pollutant in the soil might diffuse into the air and underground water/drinking water, which would have disastrous environmental and health impact as well as adversely affect the agricultural land. Such problems were inevitable even if proper construction management measures were taken; and
- (e) the transportation capacity in particular the East Rail Line was inadequate to support the increased population generated by the NENT NDAs. Even with the implementation of Fanling Bypass and other road improvement works, the traffic problem could not be resolved as people would still rely heavily on the railway system. As such, there were concerns whether the railway capacities could support the increased population along the East Rail Line.

[Actual speaking time : 11 minutes]

12. Mr Anthony Liu (KTN-R478, FLN-R925) indicated that he would also like to make a presentation at the meeting on behalf of another representer who had been arranged to attend the meeting on 10.12.2014. The Chairman allowed Mr Liu's request having considered that there were not many representers present at the current session. Mr Liu

agreed to be the last speaker to make the presentation.

KTN-R591, FLN-R1038 – 黎婉薇

13. Ms Lai Yuen Mei made the following main points:

- (a) she was not living in NENT but she was a practitioner in community work related to housing matters. She was concerned about the NENT NDAs because of their far reaching implications;
- (b) the Government's publication on the NENT NDAs was misleading. While the whole development area covered a total area of 600ha, only about 7% of it was proposed for public housing. The NENT NDAs per se could not help resolve the housing shortage problem. The land policy was biased towards the private developers and the urban renewal projects. The current development mode adopted in the NENT NDAs raised suspicion of collusion between the Government and the business sector, and the plan might benefit private developers most instead of the public. Collusion between the Government and the business section should be banned;
- (c) the Hong Kong economy which relied heavily on finance and real estate was unhealthy. Diversification of local industries should be encouraged;
- (d) the local villagers and Mapopo Community Farm were under huge pressure from the intimidation of the developers who wished to force them out. The proposed rehabilitation for agricultural land was not possible as the land was already owned by the developers;
- (e) mutual growth of rural and urban areas should be promoted for a truly sustainable development. The rural lifestyle and agricultural development should be promoted. Agricultural policy should be considered and formulated in order to create an affordable and comfortable living environment and a sustainable city in Hong Kong.

The proportion of local food supply should be set at 30%; and

- (f) given the large number of objections received, the Board should listen to the public's views. A more people-oriented approach should be adopted. Further discussion on the use of land and public resources should be conducted. Since the NENT NDAs were a large scale project involving wide public interest, such a political decision should not be made by the Board. In this regard, the Board was requested to reject or shelve the NENT NDAs.

[Actual speaking time : 13 minutes]

KTN-R576, FLN-R1023 – Anthony Liu

KTN-R18596, FLN-R19047 – Tang Hop Woo

14. Mr Anthony Liu made the following main points:

- (a) he was an indigenous villager of Sheung Shui Village, a member of the Green Living Education Foundation and a raw vegetarian;
- (b) there was no need to build so many housing units in NENT and to convert the last piece of existing agricultural land into residential use. Hong Kong was facing not only the housing problem, but also traffic and employment problems;
- (c) land was purchased from the villagers at low price and amalgamated by private developers but left vacant for years. Such land would be later developed into high-end residential flats. The current development mode was in favour of private developers;
- (d) a comprehensive agricultural development plan for Hong Kong should be formulated before exploiting the existing agricultural land. Local organic food produce was beneficial to public health and the environment and should thus be encouraged;

- (e) the Shek Wu Hui Sewage Treatment Works (STW) would not be able to cater for the planned population. It was suggested that the STW be relocated to a site in Fu Tei Au so as to solve the problem in the long run;
- (f) part of the Fanling Golf Course should be considered for residential development as such proposal would unlikely attract so many objections;

[Mr Ivan C.S. Fu returned to join the meeting at this point.]

- (g) with reference to the Choi Yuen Village case, there appeared no proper arrangement for agricultural rehabilitation/resite. It would be difficult to find suitable land for farming and rehabilitation might not be successful. Therefore, the existing agricultural land should be retained and protected. The use of land for agriculture purpose would have various benefits including better micro-climate;
- (h) the public consultation was not genuine. There had not been adequate consultation with the villagers. Besides, even though there were a lot of objections received during public consultation, the government proposals would still be passed; and
- (i) arable land was important in local agricultural development. Local agriculture should be promoted and its produce should be increased, which could enhance, in particular, food safety. The value of agriculture to the health of Hong Kong people should be ascertained.

[Actual speaking time : 20 minutes]

15. The presentations from the representers and representers' representatives were completed. Before inviting questions from Members, the Chairman explained the role of the Board and purpose of the subject hearing, which covered the following main points:

- (a) the Board was an independent statutory body established under the Town

Planning Ordinance (the Ordinance). One of its main functions was to prepare OZPs, including considerations of representations and comments on the representations in accordance with the Ordinance;

- (b) in relation to the two subject OZPs, the Board received more than 50,000 representations/comments. As all the representers/commenters had already submitted their written submissions, the hearing sessions from October 2014 to February 2015 would be conducted to listen to the oral submissions to be made by representers/commenters. Members would also take the opportunity to make enquiries for the attendees, including the government's representatives, to respond to; and
- (c) the Board would take into consideration all representations and comments as well as relevant planning factors when considering whether any amendments should be made to the two draft OZPs. The Board would then submit its recommendations together with all representations and comments received to the Chief Executive in Council (CE in C) for making a decision on the OZPs.

16. The Chairman then invited questions from Members.

Shek Wu Hui STW

17. In response to the Chairman's enquiry about the capacity of the Shek Wu Hui STW, Ms Maggie M.Y. Chin, DPO/FS&YLE, said that the expansion of the Shek Wu Hui STW, under the NENT NDAs Study, had been designed to cater for additional sewage flows from the planned population and economic activities. Taking into account all relevant planning considerations such as constraints on ecology, environment and planned development, the proposed relocation of the Shek Wu Hui STW suggested by the representer was considered not appropriate. In addition, according to the EIA Report of the NENT NDAs Study, there were appropriate mitigation measures to avoid and reduce the impacts of the Shek Wu Hui STW. In sum, the Shek Wu Hui STW would have sufficient capacity to cater for the sewage flows from the future development, and in that connection, it would not be practicable to relocate it as requested by the representer.

Need and Urgency for Development

18. Noting the representer's claim that there were about 4,000ha of vacant government land in Hong Kong, the Vice-chairman asked DPO/FS&YLE to explain why the NENT NDAs should be developed. In reply, Ms Chin said that the vacant government land included narrow strips of land alongside existing developments and irregular shape of land most of which were not suitable for development. For those sites that were suitable for development, they would be so planned and rezoned. As there was not sufficient land to meet the housing demand, PlanD had endeavoured to review the land use zones on the OZPs and propose land use changes, where appropriate, to meet the housing supply target. In response to a Member's question, Ms Chin supplemented that land use review was conducted for vacant government land in each district. Technical assessments, if required, would be conducted to confirm the technical feasibility of the proposed housing sites.

19. The Vice-chairman and a Member asked whether there was any urgency for the NENT NDAs. The Member also noted some representers' query about the accuracy of the population forecast. In reply, Ms Chin said that some representers queried whether the population forecast had been over-estimated. According to the estimation, there would be an increase of about 1.4 million population in Hong Kong in the coming 30 years. Beside population growth, the average household size had reduced from 3.1 in 2001 to 2.9 in 2011 and this trend was estimated to continue. As stated in the Long Term Housing Strategy, there should be a supply of 440,000 to 500,000 housing units in the next 10 years. It was in line with the 2014 Policy Address that the Government had decided to adopt 470,000 units as the new public and private housing supply target for the coming 10 years. In addition, there were 125,400 general applications waiting for public rental housing, and there was also demand from the subdivided flat dwellers. In that regard, there was definitely an urgent need to develop the NENT NDAs.

20. In response to the same Member's enquiry on the timetable of implementing the public housing development, Ms Chin said that under the detailed design of the advance works of the NENT NDAs, two public rental housing sites had already been reserved for local rehousing of eligible clearances affected by the NDAs. It was scheduled that the detailed design would commence in late 2014, and the construction works would commence in 2018 for the first population intake in 2023. In response to the Member's

further question, Ms Chin confirmed that the NENT NDAs were to meet the housing needs of both the existing and future population.

Housing Development

21. The Chairman asked Ms Chin to confirm if indeed there was only about 6% to 7% of land proposed for public housing development in the NDAs as claimed by the representers. Ms Chin clarified that the representer's calculation was based on the whole planning scheme area of the OZPs. She pointed out that in view of the aspiration for 'urban-rural symbiosis', large areas were zoned as "Conservation Area" ("CA"), "Green Belt" and "Agriculture" ("AGR") on the OZPs, and the developable land was about 320ha. About 30% of the developable land in the KTN and FLN OZPs was planned for housing development. In terms of land area, the ratio of public/private housing split was about 50:50, i.e. about 43ha for public housing in the two OZPs. Other than residential development, there were also needs for schools, government, institution and community facilities, space for creating employment opportunities, etc., and accordingly, there were zones for meeting different social needs such as "Government, Institution or Community" ("G/IC"), "Other Specified Uses" annotated "Research and Development" ("OU(R&D)"), "Other Specified Uses" annotated "Business and Technology Park", and 37ha of Nature Park which would allow for agricultural activities. Moreover, in order to ensure a balanced and socially integrated community, the public and private housing sites were subject to various development intensities. Taking into account the locality, topography and natural environment, different plot ratio and building height restrictions were imposed on individual sites.

22. A Member noted that some of the affected people could not afford to buy a flat in the market and asked whether more public housing could be provided in the NENT NDAs. Ms Chin said that in response to the requests raised in the Stage 3 Public Engagement of the NENT NDAs Study, the overall public-private housing ratio of the two NDAs had already been increased to 60:40. In 2008, there was a study by a university on the Tin Shui Wai experience. It was found that public housing accounted for 80% of the residential development with very limited economic activities, which could give rise to social problems. The overall public-private housing ratio of 60:40 was considered an appropriate and balanced mix. The Member further asked if it was possible that some residential developments developed by the private developers could be returned to the

Government for allocation. Ms Chin said that this proposal would not affect the land use zoning on the OZPs, and could be explored, as appropriate, with relevant bureaux/departments at the detailed design stage.

23. Another Member asked whether there were measures to ensure that the private residential development would provide sufficient number of affordable flats for the general public rather than luxurious units. Ms Chin said that under the NENT NDAs Study, the average flat size of private residential development was proposed at about 70m². There could be measures, such as limiting the flat size, to meet the market needs.

Ng Tung River

24. Mr K.K. Ling, Director of Planning, asked Ms Chin to provide advice on whether any land was formed after the training of Ng Tung River and which part was planned for residential development. In response, Ms Chin said that as an ecological valuable and rarely seen freshwater fish had been spotted along Ng Tung River meander within FLN, two meanders in FLN were zoned "CA". Some other meanders along Ng Tung River were zoned "Open Space" ("O") on the FLN OZP, and they would be integrated into the design of the proposed open space as important landscape features. There was one meander partly zoned "O", "Residential (Group B)" and "G/IC" under the draft FLN OZP. According to the EIA Report of the NENT NDAs Study, that meander was of low ecological value. In other words, most meanders were preserved as "CA", "O" or "G/IC".

Implementation Mechanism

25. In response to some Members' queries on whether the implementation mechanism slanted towards developers, Ms Chin said that while the Government would adopt the conventional new town approach as the primary mode for implementation of the NENT NDAs, i.e. the Government would resume land for various developments in accordance with the OZPs, flexibility would be provided for lease modification. The concerns on land exchange would be dealt with at the implementation stage of the NENT NDAs as they were not related to the OZPs which were to show the land use framework and planning intentions for the area.

26. Noting that some representers were concerned about property hegemony, a Member enquired about the amount of land area already resumed by developers. Ms Chin said that the KTN and FLN NDAs were comprehensively planned, taking into account various planning factors such as efficient use of land resources and land use compatibility. Land ownership by individual developers was not a relevant planning consideration in preparing the OZPs. Land resumption issues would be dealt with at the implementation stage.

Compensation and Rehousing Arrangement

27. In response to the Vice-chairman's enquiry on the arrangement for the affected residents, Ms Chin said that there were mechanisms to deal with compensation and rehousing arrangements for the affected residents. Under the NENT NDAs Study, there were also Social Services Teams appointed to assist the affected residents. To help maintain the social fabric of the existing communities, two public housing sites had already been reserved in the KTN and FLN NDAs for local rehousing of eligible clearerees affected by the NDAs. Details of the compensation and rehousing arrangements for the affected households and farmers would be subject to further study.

Urban-Rural Symbiosis

28. In response to the Vice-chairman's enquiry on whether the NENT NDAs were able to achieve a win-win situation of 'urban-rural integration', Ms Chin said that 'urban-rural symbiosis' was one of the major planning objectives for the NDAs. In order to adopt the concept of 'urban-rural integration', the natural environment, such as Ng Tung River's meanders and Long Valley Nature Park (LVNP), had been duly considered in the development of a 'Green New Town'. The preservation of ecological value and character of the area had also been taken into account in the preparation of the OZPs. For example, there were about 45ha of land zoned "AGR" in the north and south of the LVNP in KTN, and there were about 12ha of land at Fu Tei Au retained as "AGR" zone. There would also be detailed planning and design on cycle tracks and pedestrian networks connecting the centres of the NDAs to the rural villages. On improvement of connectivity, the proposal by a representer to reserve some parking spaces at the public transport interchanges for users from the rural area to park their cars and take MTR to other areas would be further studied at the detailed design stage.

Agricultural Policy and Local Agriculture

29. A Member noted that it would be difficult for the affected farmers, especially the tenants, to rent agricultural land in a longer term and enquired if the Government would provide any assistance/arrangement for agricultural rehabilitation and whether there was any government land for agricultural rehabilitation. In response, Ms Chin said that the concern of the affected farmers was noted. In planning the NENT NDAs, measures were adopted to minimise the impacts on the existing farmers as far as possible. There were 37ha of land reserved for the LVNP in which the existing farming activities, including wet agriculture, could be continued. All private land within the LVNP would be resumed by the Government for future management. The Agriculture, Fisheries and Conservation Department (AFCD) and CEDD would continue to liaise with the stakeholders about the future arrangement. Other than the 37ha of land in the LVNP, there were also about 58ha of land zoned “AGR” (including “AGR (1)”) within the NDAs. The planning intention of the “AGR” was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Development within “AGR” zone would be discouraged. If development was needed, planning permission from the Board was required. There were about 45ha of land zoned “AGR” in the north and south of the LVNP in KTN, and there were about 12ha of land zoned “AGR” in Fu Tei Au. To facilitate agricultural resite/rehabilitation for affected farmers, the agricultural land in Kwu Tung South (about 103ha) had been surveyed, of which about 34ha (including about 5ha of government land) were fallow agricultural land that had potentials for agricultural resite/rehabilitation. The Government would endeavour to assist the affected farmers to rehabilitate farming and to offer them with reasonable arrangements and compensation. For private land, the owner could make their own decision for the land. As the land was zoned “AGR”, the planning intention was for the landowners to use the land for agricultural purpose.

30. A Member enquired where most of the vegetables and food was produced in Hong Kong and how much vegetables and food was produced in the NENT NDAs. Ms Chin replied that according to the information provided by AFCD, there were about 4,500ha of agricultural land in Hong Kong. Among them, there were about 700ha active agricultural land and 3,800 fallow agricultural land. It was estimated that about 4ha of

active agricultural land in the KTN NDA and about 24ha in FLN NDA would be affected, i.e. about 28ha in total, which accounted for less than 4% of the total active agricultural land in Hong Kong. Regarding the production of vegetables and food from the NENT NDAs, Ms Chin said that she did not have such information in hand but the relevant information could be provided for Members' reference after checking. The Chairman further asked whether the agricultural land within the NENT NDAs was the last piece of agricultural land in Hong Kong. Ms Chin said that according to her best knowledge, active agricultural land could also be found in other areas including Hok Tau, Ping Che and Kam Tin South.

31. Another Member asked whether there was any agricultural policy in Hong Kong, in particular, its impact on the agricultural development within the NENT NDAs. In response, Ms Chin said that AFCD and relevant government departments supported agricultural development in Hong Kong. The Government endeavoured to provide assistance to farmers, such as in support of organic farming.

32. A Member enquired about the total number of farmers that could be absorbed by the LVNP. Ms Chin explained that the management agreement of the LVNP would be explored in detail by concerned government departments. The Member further asked whether AFCD provided assistance to farmers in identifying suitable agricultural land for rehabilitation. Ms Chin said that liaisons with different stakeholders were on-going to address the farmers' concerns. AFCD was actively involved in liaising with farmers and identifying suitable agricultural land for them.

Ma Shi Po

33. A Member noted that there were some existing agricultural land in Ma Shi Po and Kwu Tung Village, and if more agricultural land had to be resumed for development, more agricultural resite/rehabilitation would then be required. In other words, resuming less agricultural land would alleviate the pressure of providing agricultural resite/rehabilitation. The Member enquired whether Ma Shi Po and Kwu Tung Village could be preserved as requested by some representers. In reply, Ms Chin said that 24ha of active agricultural land including those falling within Ma Shi Po and Kwu Tung Village would be affected. However, there was other land for agricultural purpose in the KTN and FLN NDAs for the affected farmers to continue their farming activities. A special

agricultural land rehabilitation scheme would also be introduced to assist and facilitate relocation of the affected farmers. Land use had been efficiently planned between Ng Tung River and Fanling/Sheung Shui New Town, and the FLN NDA would accommodate about 71,200 people. Among them, about 40,000 population would be accommodated in the Ma Shi Po area. The social and community facilities, schools and other facilities could serve not only the population in the FLN NDA, but also the population in Fanling/Sheung Shui New Town. Therefore, the FLN NDA would be an extension of Fanling/Sheung Shui New Town and Ma Shi Po would inevitably be affected.

34. Ms Chin continued to say that regarding Kwu Tung Village, there was a Kwu Tung railway station which was already planned in the design of Lok Ma Chau Spur Line. High-density development would be clustered near the Kwu Tung railway station and about 80% of the population were planned within the walkable distance from the station. For the affected villagers and residents, there would be appropriate compensation and rehousing arrangements. Sites had already been reserved for local rehousing of eligible clearances affected by the NDAs in public housing estates.

35. Another Member asked if it was possible to adjust the FLN NDA so that Ma Shi Po could be integrated with the green and non-developed land to the north rather than an extension of the Fanling New Town and whether the District Centre could be located somewhere else. The Member further asked whether, as Mapopo Community Farm was located in the District Centre of FLN, it was possible to integrate the "G/IC" zone with some farms and to allow for agricultural use in the "O" zone. Ms Chin explained that the open space along Ng Tung River was very narrow and elongated in shape, and could not be used for residential development. Other than the open space along Ng Tung River, there was a Central Park in the FLN NDA. As to whether the District Centre and Central Park could be swapped, the Central Park was easily accessible by most of the future population in the FLN NDA and located in the vicinity of social welfare and other public facilities, forming a civic and recreational core of FLN for the enjoyment of the new and existing communities for the wider district. The Central Park was centrally located in the FLN NDA and within walking distance of the residential development of the FLN NDA. If the Central Park was shifted eastward or westward, it would be too far away to serve the communities of the future FLN NDA. Moreover, stepped building height concept had been adopted and building height restrictions were imposed descending from the district

nodes towards the periphery and riverside. If the Central Park was to be shifted outwards, the overall building height profile would not be in line with the urban design concept for the FLN NDA. A comprehensive planning and urban design framework had optimised the opportunities afforded by the FLN NDA and the adjoining Fanling/Sheung Shui New Town. With the public engagement exercise and detailed technical assessments undertaken in the last few years, the proposed land use was appropriately planned in terms of land use compatibility and technical feasibility. Regarding integrating the “O” zone for agricultural use, the planning intention of “O” was to provide passive and active recreation opportunity for the general public enjoyment. However, the Leisure and Cultural Services Department had launched the “Community Garden Programme” at selected parks in all districts by phases with the objective to encouraging the public to participate in greening activities. Community farming activities could be further examined at the detailed design and implementation stage.

Planning Considerations

36. A Member asked if a balance had been struck amongst different constraints and opportunities in the planning of the NENT NDAs. Ms Chin explained that the NENT NDAs Study, which commenced in 2008, had taken into consideration various aspects, including local characteristics and development scale. For example, the FLN NDA would be developed into a ‘Riverside Community’ and as a natural extension of the Fanling/Sheung Shui New Town. Fanling/Sheung Shui New Town currently was quite small with an existing population of about 250,000 and planned population of about 330,000 with two railway stations. For the FLN NDA which would be developed along Ng Tung River, a stepped height profile was adopted in the district node of the east. In addition to residential development, there were also open space and road infrastructure. The public transport interchange in the east of FLN would provide public transport services to serve about 50,000 population. For the farmers affected by the NDAs, the Government would endeavour to assist them for agricultural rehabilitation. All in all, effort had been made to balance amongst various considerations and to work out the best proposal for the future development of Hong Kong.

View Corridors

37. In response to a Member’s question on whether building height restrictions

were imposed on the view corridors, Ms Chin said that the view corridors to the ridgelines were preserved by imposing relevant building height restrictions. There were also roads, open space spines and green fingers which would form part of the view corridors within the NDAs.

Fanling Golf Course

38. A Member asked whether half of the Fanling Golf Course could be used for development as suggested by some representers. Ms Chin explained that the area of Fanling Golf Course was about 170ha. The development opportunities and constraints of Fanling Golf Course and Fanling Lodge were being examined under the Preliminary Feasibility Study on Developing the New Territories North (NTN Study) that had commenced in January 2014. The development potential of those sites for housing development had not yet been confirmed. Similar to the NENT NDAs Study that commenced in 2008, there would be technical assessments and public engagement exercises for the NTN Study. In addition to residential development, other land uses were required to support the residential development, such as infrastructure, road network, schools, community and other facilities. The total area for development of the two NDAs was about 300ha. The area of 170ha in Fanling Golf Course could not replace the NENT NDAs in terms of timing and development scale.

39. Another Member noted that although Fanling Golf Course was beyond the boundary of the NENT NDAs, it was in the vicinity of the NENT NDAs. In case the Government released part of the golf course site for development when the NENT NDAs were already in the pipeline of implementation, whether it would affect the overall planning of the area, particularly in transport network, distribution of housing development and agricultural land. Ms Chin reiterated that the development opportunities and constraints of Fanling Golf Course and Fanling Lodge were being examined under the NTN Study. Even if Fanling Golf Course could be used for housing development, the planning required time and it could not be a replacement for KTN and FLN NDAs. It should also be noted that in addition to the residential development, there were also other land uses for economic development such as “OU(R&D)” in the NDAs. Whether housing development at the golf course site and the NDAs would have synergy effect in terms of transport and infrastructure would be subject to further study. In the NENT NDAs Study, detailed studies had been conducted and they demonstrated that there would

be no insurmountable technical problems.

Further Views of Representatives

40. A Member invited the representatives to express their views, if any, after listening to the further explanation given by the government's representatives. Mr Tam Kai Hei (KTN-R340, FLN-R788) commented that the planning process was not transparent and there was insufficient information for the consideration of the NENT NDAs. He also reiterated some of the points he made earlier at the meeting, which touched on issues such as preservation of local agriculture, protection of the homes of the affected people and conflict of interest of government officials. He requested that the Board should recommend CE in C not to approve the OZPs.

41. Ms Sandy Chan Man Yee (KTN-R348, FLN-R796) said that Mapopo did not represent Ma Shi Po. Mapopo Community Farm was set up by a group of farmers and villagers, and provided a pleasant place for leisure activities, such as leisure walking, cycling and fishing in the river. The place should be preserved for public enjoyment. Besides, the agricultural land was important to support local agriculture by increasing the local food supply and thus was worth preserving.

[Mr Dominic K.K. Lam left the meeting temporarily at this point.]

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

43. The meeting was adjourned at 1:20 p.m.