

1. The meeting was resumed at 9:10 a.m. on 3.2.2015.
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 P.P. Ho

Dr C.P. Lau

Mr Clarence W.C. Leung

Ms Anita W.T. Ma

Professor K.C. Chau

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr H.F. Leung

Mr F.C. Chan

Mr David Y.T. Lui

Director of Lands

Ms Benadette H.H. Linn

Deputy Director of Environmental Protection (1)

Mr C.W. Tse

Assistant Commissioner for Transport/Urban,
Transport Department

Mr Albert W.B. Lee

Chief Engineer (Works), Home Affairs Department

Mr Martin W.C. Kwan

Director of Planning
Mr K.K. Ling

Presentation and Question Sessions

[Open meeting]

3. The following representatives from the Planning Department (PlanD) 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

4. The following commenters and commenters' representatives were also invited to the meeting at this point :

FLN-C1988 , KTN-C1988 – Tsang Kam Kong

FLN-C1981, KTN-C1981 – 佘福生

Ms Yip Mei Yung (東北城規組) - Commenters' representative

FLN-C1472 , KTN-C1472 – Lee Kit Ha

FLN-C5262, KTN-C5262 – Cheng Wai Leung

FLN-C1283, KTN-C1283 – Cheung Shek Kan

Mr Lee Siu Wah (東北城規組) - Commenter's representative

FLN-C1740 , KTN-C1740 – Zhan Yue Ser Joseph

劉百其 (Lau Pak Kei) (東北城規組) - Commenter's representative

FLN-C1466, KTN-C1466 – Law Shun Man

李安然 (Lee On Yin) (東北城規組) - Commenter's representative

FLN-C1950, KTN-C1950 – Carmen Chan

區晞旻 (Au Hei Man) (東北城規組) - Commenter's representative

FLN-C5159, KTN-C5159 – 程秀芳

Angel Chan (東北城規組) - Commenter's representative

FLN-C4493, KTN-C4493 – 張銳焯

區刀 (Au Dou) (東北城規組) - Commenter's representative

FLN-C1542, KTN-C1542 – Martha Yip

Carmen Chen (東北城規組) - Commenter's representative

FLN-C5201, KTN-C5201 – Lau Cheryl

陳飛 (Chan Fei) (東北城規組) - Commenter's representative

FLN-C4905, KTN-C4905 – M K Lam

余煒彬 (Yu Wai Pan) (東北城規組) - Commenter's representative

FLN-C1798, KTN-C1798 – 張永佳

李小萍 (Li Siu Ping) (東北城規組) - Commenter's representative

FLN-C4914, KTN-C4901 – Cheng Sau Mei

蔡卓陽 (Choi Cheuk Yeng) - Commenter's representative
(東北城規組)

FLN-C1788, KTN-C1788 – 唐晉濱

蔡美新 (Joanne Choi) (東北城規組) - Commenter's representative

FLN-C1889, KTN-C1889– Agnes Wong

陳熾平 (Chan Chi Ping) - Commenter's representative
(東北城規組)

FLN-C5387, KTN-C5387 – Lee Wing Fu Joseph

陳熾 (Chan Shum) (東北城規組) - Commenter's representative

FLN-C2331, KTN-C2331 – Remy Lai

黃蕉 (Wong Chiu) (東北城規組) - Commenter's representative

FLN-C1978, KTN-C1978 – 胡合浦

麥家蓄 (Mak Ka Lui) (東北城規組) - Commenter's representative

FLN-C141, KTN-C141 – 鍾華甫

廖思銘 (Liu Si Ming) (東北城規組) - Commenter's representative

FLN-C4381, KTN-C4381– 何詠儀

盧貴生 (Lo Kwai Sheng) - Commenter's representative
(東北城規組)

FLN-C4380, KTN-C4380– 何詠琪

區國權 (Jonathan Au) (東北城規組) - Commenter's representative

FLN-C4378, 4378 – 李有弟

鍾芳 (Chung Fong) (東北城規組) - Commenter's representative

FLN-C4377, KTN-C4377 – 何貴華

FLN-C1947, KTN-C1947 – 李安然

李安然 (Lee On Yin) (東北城規組) - Commenter and Commenter's
representative

FLN-C4379, KTN-C4379 – 何詠珊

黃淑慧 (Wong Suk Wai) - Commenter's representative
(東北城規組)

FLN-C4383, KTN-C4383 – 阿黃

朱瑞英 (Chu Sui Ying) - Commenter's representative
(東北城規組)

FLN-C4125, KTN-C4125 – 林漢堅 (Andrew Lam)

林漢堅 (Andrew Lam) - Commenter

FLN-C4382, KTN-C4382 – 何詠龍

張定邦 (Cheung Ting Pong) - Commenter's representative
(東北城規組)

FLN-C5459, KTN-C5459 – 區傑

盧永燊 (Lo Wing Sun) (東北城規組) - Commenter's representative

FLN-C5464, KTN-C5464 – 區強

葉寶琳 (Yip Po Lan) (東北城規組) - Commenter's representative

FLN-C5463, KTN-C5463 – 林寶珠

區國權 (Au Kwok Kuen) - Commenter's representative
(東北城規組)

5. 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” (the 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 authorised representatives to make oral submission, it was necessary to limit the time for each oral submission;
- (b) each representer/commenter would be allotted a total of 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 for 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 Chairman might request the representer/commenter not to repeat unnecessarily long the same points of arguments which had already been presented by others 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 commenters/authorised representatives to make their oral submissions, following the reference number of each commenter who had registered with the Board's Secretariat on the day. After all registered attendees had completed their oral submissions, presentations, there would be a question and answer (Q&A) session at which Members could direct questions to any attendees of the meeting. Lunch break would be from around 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.

8. The Chairman then invited the commenters/authorised representatives to elaborate on their comments.

FLN-C4125, KTN-C4125 - Andrew Lam

9. Mr Andrew Lam made the following main points:

- (a) he was the curator of Museum of Site (環境藝術館). He considered that the planning concept and mode of development were important considerations for the future development of the NDAs which covered an area of about 600 ha. While the Board was responsible for the plan making process, he questioned whether there would be an authority, like the West Kowloon Cultural District Authority, to monitor the future implementation of the NDAs;
- (b) the NENT NDAs should embrace both 'hardward' and 'software' elements. It should be different from the past new towns which were transport-oriented with developments clustering around transport nodes. A more disperse development pattern should be adopted for the NDAs and the proposed 40 ha of land for housing development should be more sparsely distributed within the 600 ha of land. The existing transport infrastructure should be retained and the social network and traditional cultural of the area should be preserved. Creative

industries, cultural activities and creative farming particularly for young generation should be promoted. With an overall upgrading in the living standard of the local residents, more people would be attracted to move into the NDAs;

- (c) he did not oppose the development of low-rise apartment-type housing in the NDAs but they should not be for luxurious housing. A more humble building design with basic provision was sufficient so as to preserve the living environment and life style of the local residents; and
- (d) the Board should preserve the existing facilities in the NDAs and retain the existing neighbourhood, social network and small local community as far as possible. The Government might consider using one-fourth of the Fanling Golf Course site for development of a small local community with low-rise apartments, hotel, cultural and entertainment facilities, high technology and creative industries, while the heritage of a traditional golf course could still be preserved. That would be a better approach than the one involving clearance and resumption of villages for development and the villagers were forced to move away from their homes.

[Actual speaking time : 7 minutes]

FLN-C1988, KTN-C1988 - Tsang Kam Kong

FLN-C1981, KTN-C1981 - 余福生

10. Ms Yip Mei Yung made the following main points:

- (a) she was affected by the redevelopment of Lee Tung Street in Wan Chai. She considered that from a sustainable development point of view, the NENT NDAs should be mainly for agriculture. She expressed her dissatisfaction that the Government was putting too much emphasis on housing and economic development, and the mode of development involving clearance and resumption of villages for the NDAs. A

similar case had occurred in Choi Yuen Village, where there was resistance from the villagers against the clearance and land resumption for construction of the Guangzhou-Shenzhen-Hong Kong Express Rail Link. Finally, the villagers had to accept the proposal for village resite. They simply wanted to stay in the village and continue farming. She queried whether large-scale new town development was suitable for NENT;

- (b) villagers were using wooden trolleys to transport vegetables to the market in the past. Although there were access roads connecting different villages, she doubted whether the local road networks could support the large-scale new town development. As most of the areas in the villages were already occupied for different uses and even if the road networks were to be redesigned, it would only cause disruption and would not be a good planning;
- (c) large developers had accumulated land at a low price and were waiting for resumption or development of high-rise buildings to make profit. She questioned why economic growth and profit-making were always accorded with high priority in the society. Sustainable development should be people-oriented aiming for a close human relationship and a harmonious society;
- (d) the Government should better utilize the land resource for development. The Fanling Golf Course had an area of about 170 ha, but the facilities there could only be enjoyed by a few people. She also queried the utilization rate of the golf course as most people were now playing golf in the Mainland. The Government should use the golf course, with the size almost equal to the Tsuen Wan District, for housing development. As such, the villagers and their future generations could continue to live and practise farming in their villages. The ecological environment of the NENT NDAs could be preserved;
- (e) many villagers had knowledge on organic farming and they had

established their social network and relationship in the local community. With the NDAs, they were forced to move away from their villages. They did not have other skills or knowledge to enable them to earn a living after relocation and would suffer from financial hardship. She questioned whether that was sustainable development as in the case of Lee Tung Street;

- (f) the Government had proposed an agricultural resite/rehabilitation policy to help farmers to resume farming in other locations. She did not understand the rationale of the Government to identify land for agricultural resite/rehabilitation on the one hand and forcing farmers to abandon their existing farmland and to resume farming in other locations on the other hand. As in the case of Choi Yuen Tsuen, farmers had difficulties in resuming farming after relocation;
- (g) she criticized the representativeness of the Board's Members who were appointed by the Government and not elected; and
- (h) Members should seriously consider that sustainable development was related to transport, land use, community relationship, the well-being of the villagers and their future generations, and the NENT NDAs should be a sustainable development and should not only for the benefits of large developers but the villagers.

[Actual speaking time : 15 minutes]

11. Ms Yip said that Members could ask questions on her oral submission and she also wanted to hear the feedbacks from Members, as she might not be able to wait for the Q&A session. The Chairman explained the hearing procedure and that the Q&A session would be after all the oral submissions were completed.

FLN-C1472, KTN-C1472 – Lee Kit Ha

FLN-C5262, KTN-C5262 – Cheng Wai Leung

FLN-C1283, KTN-C1283 – Cheung Shek Kan

12. Mr Lee Siu Wah made the following main points:
- (a) the Government claimed that the main objective of the NENT NDAs was to resolve housing problem in Hong Kong but it had created problems for the villagers in the NENT. He queried when the Government would help the villagers to resolve their problems;
 - (b) the Government had explained that the use of Fanling Golf Course for housing development would involve complicated issues which would take time to resolve and its future use would be investigated in the planning study for the New Territories North (NTN). On the other hand, however, the Government had resumed within half a year a plant nursery nearby the golf course and sold the piece of land to a developer for a private residential development with about 500 flats. He expressed his dissatisfaction that the Government was misleading the villagers and there was no reason why the Fanling Golf Course could not be used for housing development;
 - (c) the NENT NDAs would force the villagers to move away from their homes and abandon their farmland. Some local industries, such as soy sauce factory and wood crafting factory, were forced to close down. He queried whether the Government had estimated the loss of the villagers and whether Members had conducted site visit to the NENT NDAs to understand better the situation;
 - (d) the Government had promised to communicate better with the local villagers with a view to forging a consensus on the NENT NDAs. However, other than the villagers of NENT, many Hong Kong people had expressed grave concerns on the NDAs. He queried whether the Government had communicated with all the concerned parties and heard their views during the planning of the NDAs;
 - (e) it was unfair and unjust to accuse the villagers who used their own

savings to buy land and build their own houses for occupying the government land. If the villagers did occupy government land, then why did LandsD not take enforcement action;

- (f) there were two “Agriculture” (“AGR”) zones on the KTN OZP and the Government claimed that they would not be resumed for development. However, those “AGR” zones were located adjacent to the land owned by the indigenous villagers and the adjoining “Village Type Development” (“V”) zone of Ho Sheung Heung Village was also enlarged. He queried the real intention of the “AGR” zones;
- (g) the Government had proposed agricultural rehabilitation/resite policy to help farmers to resume farming in other locations. He queried why the Government spent huge sum of public money to resume Long Valley for wet-field-cultivation. There were other areas like Ng Tung River, Sheung Yue River and Shek Sheung River which were also suitable for wet-cultivation. Besides, it was doubtful whether the Long Valley Nature Park was really for a park in future. The clearance of land for agricultural rehabilitation/resite involved tree felling and he queried whether that was illegal;
- (h) the Government claimed that the NDAs were planned for Hong Kong people, but he doubted whether the Government would prohibit new immigrants from the Mainland to live in the NDAs. It was doubtful whether the NDAs were for Hong Kong people. Similarly, parallel trading activities in Sheung Shui, Tuen Mun, Tsuen Wan and Tai Po were affecting the daily life of the local residents and it was Government’s responsibility to take enforcement actions against such activities;
- (i) there was a military site in Kwu Tung which could be used for housing development since 2003. However, it was allocated to the Mass Transit Railway Corporation Limited (MTRCL) for development of railway station. He queried why the Government did not use that

piece of land for housing development years ago;

- (j) the villagers of Kwu Tung Village had previously submitted objection letters to the Government against the land resumption and clearance of the village for the NENT NDAs but their views were ignored. The Government should give an explanation to the villagers;
- (k) the developers had accumulated large amounts of land waiting for development since 1980s. The Government would now spend \$120 billion to resume land from the villagers for public housing development while the developers would be able to develop their accumulated land for private housing to make profit with the supporting GIC facilities and infrastructure provided by the Government. It was unfair and unjust, and the interests of the villagers were being sacrificed;
- (l) for the areas which were zoned “Green Belt” (“GB”) on the OZP, debris of concrete and steel were found and the soil was contaminated. He queried whether the Government had conducted land survey to confirm the suitability of the areas before designating them as “GB”;
- (m) the Government had included Ping Che in the NTN Study without giving an explanation. He criticized that the Government was trying to divide the objecting views of the villagers in the NENT; and
- (n) he considered that the development of the NENT NDAs was unfair and unjust and would adversely affect the livelihood and destroy the homes of many villagers. The Government should seriously consider resuming the Fanling Golf Course for housing development and withholding the NDAs.

[Actual speaking time : 30 minutes]

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

FLN-C1950, KTN-C1950 – Carmen Chan

13. Ms Au Hei Man displayed a video containing an interview with Mrs. Ng, a villager who lived in Fu Tei Au Village. The main points were summarized as follows:

- (a) Mrs. Ng was living in Fu Tei Au Village for over 40 years and she was aged 67. She was a farmer and growing rice, vegetables and fruits without using chemical fertilizers;
- (b) she shared her experience in farming and showed her farm products including jackfruit tree (大樹菠蘿), roselle (洛神花), paederua fietuda (雞屎藤), mulberry tree (桑樹), basil (九層塔), Ipomoea cairica (五爪金龍) and persicaria chinense (火炭母), and stating that eating these fruits/vegetables were good for health; and
- (c) she expressed her hardship in the past. She needed to build her own house using river sand and the Government's requirements were very strict. There was no proper access in the village at that time and all the villagers contributed towards building local access. She and the villagers also suffered from flooding during rainy season. She criticized that the Government had ignored them in the past but to resume the land after the training of Ng Tung River and when the conditions of the village were improved. No reprovision of housing was offered and she was not eligible to apply for public housing. She requested the Government not to resume and clear the village for the NENT NDAs.

14. After the video, Ms Au said that the villagers worked hard and lived in Fu Tei Au Village for generations and they were satisfied with their own homes in the village. The development of the NENT NDAs was unfair and injustice and Members should seriously consider the views of the villagers.

[Actual speaking time (including video display) : 17 minutes]

FLN-C1740, KTN-C1740 – Zhan Yue Ser Joseph

15. Mr Lau Pak Kei made the following main points:

- (a) he was not a resident in the NENT but he had grave concerns on the NENT NDAs and requested the Government to withdraw the current proposal;
- (b) the NDAs covered an area of about 614 ha and the Government would resume about 400 ha of land for development. Only 96 ha were allocated for residential use producing about 60,700 flats. For the whole project, only 6% of the land was allocated for development of public and subsidized housing. It was doubtful why not more public housing was to be provided if the NDAs were to address the housing problem. He queried why the Fanling Golf Course, occupying an area of about 170 ha, could not be used for housing development. Besides, there were about 4,000 ha of vacant government land in the NENT which could be better utilized for housing development;

[Mr David Y.T. Lui left the meeting temporarily at this point.]

- (c) the Government would demolish the elderly home in Dills Corner Garden in two phases and about a thousand of elderly people would be affected. The first phase of demolition would commence in 2018 and only eligible elderly people would move to the new building in 2023. The demolition and construction works would cause environmental and noise problems which would adversely affect the livelihood of the elderly people;
- (d) the land owners who possessed land with an area of over 4,000m² could apply for a land exchange. However, only large developers or indigenous villagers could possibly own land of such a size. The Government used public money to develop infrastructure, while the

developers who accumulated land cheaply only needed to pay an insignificant amount of land premium to develop the land. The interests of the villagers were being sacrificed;

- (e) the NENT NDAs would cost about \$120 billion to develop, of which about \$40 billion were for infrastructure works and about \$30 billion were for land resumption and compensation. However, about 95% of the land was owned by large developers and indigenous villagers. Instead of using huge sum of public money for the NDAs, the Government could use that amount of money more wisely such as establishing a pension system, building public or subsidized housing, buying back the Link or the tunnels, or developing green industry. Such plans were considered more beneficial to the Hong Kong people; and
- (f) he did not object to the NDAs but the Government should work out a more desirable proposal, such as better utilization of the Fanling Golf Course for housing development.

[Actual speaking time : 5 minutes]

[Mr Clarence W.C. Leung left the meeting temporarily at this point.]

FLN-C1889, KTN-C1889 – Agnes Wong

16. Mr Chan Chi Ping made the following main points:

- (a) he realized that housing development was unavoidable due to rapid population growth. However, the valuable land resource in the NENT should be carefully planned. He was worried that the NDAs would become another Tin Shui Wai new town. He doubted whether the proposed high technology industry in the NDAs would match with the employment needs of the local residents who were less educated and had less skill. He considered that the NDAs were premature and

should be postponed for 30 years;

- (b) the Government claimed that using the Fanling Golf Course for development would require resolution of complicated issues and the provision of supporting infrastructure which could not be realized shortly. However, a plant nursery nearby the golf course was recently sold to a developer and construction had commenced. He expressed his dissatisfaction that the Government was misleading the villagers and ignoring their views;

[Professor P.P. Ho left the meeting temporarily at this point.]

- (c) the land resource in the NENT should not be used for development and the Government should identify other suitable locations. For example, the Government might consider decking over sections of the railway line between Sha Tin and Tai Po stations for development;
- (d) Hong Kong was an industrial city with textile and shipping industries in the past but the Government neglected their importance to the economy. For example, a lot of shipyards were closed down for the development of Disneyland. Similarly in the NENT NDAs, many people were working in small-scale industries. The NDAs would lead to closing down of those industries and the workers would lose their jobs. He queried whether the Government had conducted survey to assess the situation;
- (e) he criticized that cycling was not allowed in most areas of the NENT NDAs and there were insufficient provision of cycle tracks and parking facilities;
- (f) he expressed his dissatisfaction that the development of the NDAs was unfair and unjust, and the interests of the non-indigenous villagers were being sacrificed. They were forced to move away from the village and suffer from financial hardship. Moreover, most of the villagers in Ma

Shi Po Village were farmers but the developers had acquired their farmland for development. The villagers, particularly the young generation, had lost their expectation on the Government; and

- (g) he queried the fairness and justice of the Board in processing the representations and comments, as the allotted time of 1,000 representations authorizing 東北城規組 was taken away. It was also unfair that no photo-taking and video-taking were allowed at the meeting. He requested the Board to provide responses to all the questions raised by the representers and commenters.

[Actual speaking time : 10 minutes]

FLN-C1947, KTN-C1947 – 李安然

FLN-C4377, KTN-C4377 – 何貴華

17. Mr Lee On Yin requested the Chairman to respond to some legal questions before he proceeded with his oral submission. He stressed that it was important to clarify whether the Board had considered relevant factors in preparing the draft OZPs and whether the interpretation of the Town Planning Ordinance (Cap 131) (the Ordinance) was legally proper. The Chairman explained that the procedure for the hearing should be followed and it was not appropriate to discuss legal matters at the meeting, in particular, 東北城規組 had indicated that they would possibly lodge a judicial review. He also reminded that the oral submission should be confined to the grounds of the written comments already submitted to the Board.

18. With the aid of a Powerpoint presentation, Mr Lee On Yin made the following main points:

- (a) according to section 3(1) of the Ordinance, the Board when preparing the draft plans should consider the health, safety, convenience and general welfare of the community. He queried whether the Board in determining the amount of land zoned “AGR” on the OZP had

considered: (i) the food production to meet local needs; (ii) the food safety including stability in food supply, reserve, price and safety standard; (iii) population growth and demand for food; and (iv) public hygiene such as spreading of disease;

- (b) according to the TPB Paper, about 4% of total active agricultural land in Hong Kong would be affected by the NDAs. However, in accordance with section (4)(1)(h) of the Ordinance, the Board should make provision for village type development, agriculture or other specified rural uses. In view of the limited active agricultural land in Hong Kong, the Board should consider increasing agricultural land to ensure food production, safety and hygiene;
- (c) Hong Kong's food supply was mainly from the Mainland and it was closely related to the food safety in Hong Kong. He quoted a news article from Xinhua Net (新華網) (17.2.2013) stating that 64% of the underground water in the Mainland were polluted and only 3% met the water quality standard, and another news article from AM 730 (2.2.2015) revealing that out of 29 Mainland cities, the fresh water in only 15 cities were clean. Besides, he quoted a news articles from Apple Daily (19.1.2015) reporting that the intake of contaminated Chinese long beans would adversely affect human health, and a report from Green Peace (22.1.2015) revealing that the food samples in Shanghai, Beijing and Guangzhou contained residues of pesticide. He queried why the TPB Paper did not contain any information or assessment on food safety issue;
- (d) he continued to quote a news article from i-cable (15.5.2014) stating that the National Food Quality Supervision and Inspection Centre (國家食品質量監督檢測中心) had requested the Government to release the standard for testing of pesticide for imported vegetables, and a local farm news reported that a very low percentage (0.0016%) of imported vegetables were collected for testing of pesticide. Besides, he quoted a news article from Economic Daily (8.8.2014) stating that there was

influx of uninspected vegetables to Hong Kong. He queried whether PlanD and the Centre for Food Safety had provided relevant information for consideration of the Board. He was worried that if the agricultural land in the NENT was reduced due to land resumption for development, the reliance on the Mainland for food supply would further increase. That would threaten the health of Hong Kong people;

- (e) he quoted another news article from AM730 (26.1.2014) stating that the flowering cabbage in Hong Kong were imported far away from the Ningxia Province. That might be due to the lack of uncontaminated farmland and clean irrigation water in the Mainland provinces near Hong Kong. He considered that if Hong Kong were to be self-sustainable in farm production, the reliance on food supply from the Mainland should be reduced. That would in turn help release the pressure on the Mainland for food production. He queried whether PlanD had considered the food safety issue in planning for the agricultural land;
- (f) with the rapid growth of industrial activities in the Mainland, the pollution problem would become more serious. He noted from two news article from AM 730 (2.2.2015) and Apply Daily (26.9.2013) stating that the Mainland Government had growing concern on food safety and they had rented large pieces of agricultural land in Ukraine to ensure a steady food supply. He considered that the loss of agricultural land in the NENT could not be compensated by agricultural rehabilitation/resite. The Board should seriously consider the food supply issue and the need to increase agricultural land; and
- (g) he said that the food safety crisis was not limited to Hong Kong and the Mainland and a report from Oxfam Hong Kong (30.4.2013) stating that malnutrition became a worldwide problem particularly in Asian countries. Hong Kong should be self-reliant on food supply and develop its own farming industries. The Board should seriously

consider the above four important factors in determining the amount of land zoned “AGR”. Besides, according to the TPB Paper, about 95 ha of land could continue to be used for farming. He had interviewed the local farmers and not all 95 ha of land were suitable for farming. The Board should clarify with PlanD on the information and amend the OZPs to substantially increase the land for “AGR” zone from 95 ha to 150 ha to ensure a safe food supply.

[Actual speaking time : 26 minutes]

19. Mr Lee On Yin enquired whether he could submit further written comments to the Board. The Chairman replied that the statutory period for submission of written comments had expired. In response to Mr Lee’s further request, the Chairman said that the Board would not respond to any legal questions and, if he considered it necessary, he could leave the Powerpoint to the Secretariat for reference of Members.

FLN-C4380, KTN-C4380 – 何詠琪

FLN-C1788, KTN-C1788 – 唐晉濱

20. Mr Jonathan Au made the following main points:

- (a) he spoke on behalf of the villagers in the NENT NDAs, their supporters and those who had concern on the future of the NDAs. Members should seriously consider the views of the villagers, understand their worries in losing their homes, and withdraw the two OZPs;
- (b) he mentioned two Japanese dramas which revealed some social phenomenon, such as aging problem, urbanization and declining of village, that were also occurring in the NENT NDAs. The first Japanese drama was named “限界集落株式會社”. It was about a village with over half of the population were elderly people. Most of the villagers were engaged in organic farming but their farm products could not compete with other large farms and they were suffered from great difficulties. It was not until the introduction of new farming

methods that their farm products were improved and the village was revitalized. He used that example to explain that many villages in the NENT NDAs were regarded as having no value and were removed to make way for property development. The making of town plans was involved those changes and he asked whether it had deviated from the social core value. Members should exercise their value judgement and seriously consider whether the interests of the villagers and the social value should be sacrificed for the NDAs;

- (c) he quoted a poor experience of urban redevelopment at Lee Tung Street where the local shops and businesses were closed down to make way for the redevelopment. The street had been renamed as Avenue Lane (囍歡里). The old buildings were replaced by high-rise but poorly design buildings, and the character of the area was destroyed. He criticized the negative effects of urban gentrification. He considered that planning and development in Hong Kong were putting too much emphasis on economic benefits that leading to the loss of many important values;

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

- (d) with the rapid development of the society, it was more difficult for the low income group to earn a living. The villagers worked hard to build their own homes and they simply wanted to continue to stay in the NENT. However, they were accused of slowing down economic development and provision of land for public housing development. The Board should seriously consider the needs and well-being of the villagers and to preserve those values for people to continue to live for; and

[Professor S.C. Wong left the meeting temporarily at this point.]

- (e) he mentioned another Japanese firm named “戀上春樹”. It was about the aging problem and the declining of timber industry in Japan, like

the wood crafting industry in Kwu Tung. A youngster, who worked in the timber industry, realized the value of local industries and extensive tree felling would destroy the forest and affect the future generations. It was a choice on whether to earn more in the short run or to be sustainable in the long run. Similarly, the NDAs would destroy the homes, lifestyles and living environment of many villagers. The Board should seriously consider the importance of sustainable development and withdraw the two OZPs.

[Actual speaking time : 23 minutes]

[Mr Ivan C.S. Fu left the meeting temporarily and Professor S.C. Wong returned to the meeting at this point.]

FLN-C141, KTN-C141 – 鍾華甫

21. Ms Liu Si Ming made the following main points:

- (a) she moved from Taiwan to Hong Kong since the age of 21 and now she was aged 60. She had lived in a squatter in Ping Che for many years and reared pigs. She had visited Kwu Tung and found that it was a local community with its own history as well as the history of Hong Kong. There were timber factories in Kwu Tung producing good furniture. She did not understand why the Government chose to remove the villages there to make way for development;
- (b) she had been engaged in farming activities and it took time and effort to make a piece of land suitable for farming. It was a great pity that the Government would resume large pieces of active agricultural land for development. The agricultural land was important due to the issue of food safety;
- (c) she had lived in Tin Shui Wai for several years. At that time, many people were not want to move to Tin Shui Wai due to its inconvenience

in transport and the property price was low. Now the property price had kept rising and people were unable to afford it. She expressed her dissatisfaction against the Government; and

- (d) she strongly objected to the KTN NDA and Members should conduct a site visit to Kwu Tung to understand the situation. As most people were now playing golf in the Mainland, the Government should use the Fanling Golf Course for development.

[Actual speaking time : 10 minutes]

[Ms Anita W.T. Ma left the meeting temporarily at this point.]

FLN-C5159, KTN-C5159 – 程秀芳

22. Ms Lee Yin Fong made the following main points:

- (a) she spoke on behalf of a villager in Kwu Tung Village named Ms Ko (高大姐) who needed to work and was unable to attend the meeting. She said the NENT NDAs would destroy Ms Ko's home and Ms Ko did not want to leave Kwu Tung. She asked how the Chairman could assist Ms Ko;
- (b) she said that there were many elderly people in the NENT NDAs who also wished to attend the meeting to express their views. However, it was difficult for them to travel a long distance from their homes to attend the meeting for only a few minutes of speaking time. Members should conduct a site visit to FLN and KTN to meet with the elderly people and hear their views to have a better understand of their needs;

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

- (c) the Government had explained that the use of Fanling Golf Course for housing development would require the provision of transport and

supporting infrastructure. However, a plant nursery nearby the Fanling Golf Course was sold to a developer and construction works had commenced. She asked the Chairman to explain why private developer could proceed with development without provision of transport and supporting facilities;

- (d) she liked to grow vegetables in her own backyard and that was her choice and right;

[Ms Anita W.T. Ma returned to join the meeting at this point.]

- (e) a military site in Kwu Tung had been abandoned for many years and it was recently allocated to the MTRCL for development. She queried why that piece of land could not be used for public housing;
- (f) the KTN OZP covered a large area but only a small portion of land was allocated for housing development and that was a waste of land resource;
- (g) there were other more suitable areas for development. For example, the Government could consider the resumption of the old market in Luen Wo Hui, Fanling for public housing development. However, that piece of land was sold to a private developer for development;
- (h) the Government always claimed that there was a shortage of land supply for housing development and more than 200,000 applicants were on the general Waiting List for public housing. That was an excuse to resume the land from the non-indigenous villagers and the land would eventually be put up for land sale;
- (i) the Government proposed the establishment of an Agricultural Park and she queried whether Members knew about the details of the proposal. She had heard that a person who wished to become a farmer was asked to give up farming due to the long waiting list of people applying for a

farming licence; and

- (j) she asked the Chairman to respond to the request of Ms Ko and her questions.

[Actual speaking time : 10 minutes]

23. In response to Ms Lee's request, the Chairman said that the Board would continue to hear the oral submissions and after that, there would be a Q&A session. The Board would take into account all the written and oral submissions in its deliberation later on.

FLN-C4905, KTN-C4905 – M K Lam

24. Mr Yu Wai Pun made the following main points:

- (a) it was the fourth time that he was attending the hearing. He expressed his dissatisfaction that each time he needed to travel a long distance from Lingnan University in Lam Tei and only 10 minutes speaking time were allowed. Other representers and commenters even had to travel a long distance from Ping Che, Kwu Tung and Sha Tau Kok to attend the hearing. However, the Board had not responded to any of the questions raised by the representers/commenters. Moreover, the hearing had continued even when there was not enough quorum;
- (b) he criticized that the town planning system in Hong Kong and the setting up of the Board was not democratic. All Members of the Board were appointed by the Government and could not represent the general public;
- (c) he quoted a report from Oxfam Hong Kong stating about one-sixth of the children in poor family suffered from malnutrition. He also noted from another source that for about 10% of the low income families, their expenditure on food was lower than 10% to 15% of their income.

That was due to the need to pay for the high property prices and rent;

- (d) he criticized that town planning and development of new towns were focused on profit-making and only beneficial to large developers and land owners. The needs of the people were ignored;
- (e) he considered that the Board was not simply dealing with technical matters of planning but also political issues. The only way to resolve the political problem was to reform the Board by democratizing the town planning system and the composition of the Board; and
- (f) the Board should seriously consider the withdrawal of the NENT NDAs.

[Actual speaking time : 10 minutes]

25. In response to Mr Yu Man Pun's query, the Chairman said that the Board had conducted its meeting in accordance with the quorum as stated in the Ordinance.

26. The meeting was adjourned for a lunch break at 1:00 p.m.

27. The meeting was resumed at 2:12 p.m. on 3.2.2015.

28. 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 P.P. Ho

Dr W.K. Yau

Ms Bonnie J.Y. Chan

Professor K.C. Chau

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr H.F. Leung

Mr F.C. Chan

Mr Peter K.T. Yuen

Chief Engineer (Works), Home Affairs Department

Mr Martin W.C. Kwan

Deputy Director of Lands (General)

Mr Jeff Y.T. Lam

Deputy Director of Environmental Protection (1)

Mr C.W. Tse

Chief Traffic Engineer/Kowloon, Transport Department

Mr Wilson W.S. Pang

Director of Planning

Mr K.K. Ling

Presentation and Question Sessions

[Open Meeting]

29. The following representatives from the Planning Department (PlanD), commenters and commenters' representatives were invited to the meeting at this point:

Ms Maggie M.Y. Chin – District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FS&YLE), PlanD

Mr Otto K.C. Chan – Senior Town Planner/Fanling, Sheung Shui 1, PlanD

Mr Kevin C.P. Ng – Senior Town Planner/Fanling, Sheung Shui 2, PlanD

FLN-C4381, KTN-C4381 – 何詠儀

Mr Yu Wai Pun (余偉彬) (東北城規組) – Commenter's representative

FLN-C4493, KTN-C4493 – 張銳焯

Mr 蔣幸晏 (東北城規組) – Commenter's representative

FLN-C11798, KTN-C11798 – 張永佳

FLN-C4914, KTN-C4914 – Cheng Sau Mei

Mr Lee Siu Wah (李肇華) (東北城規組) – Commenters' representative

FLN-C4382, KTN-C4382 – 何詠龍

Mr Cheung Ting Pong (張定邦) (東北城規組) – Commenter's representative

FLN-C5459, KTN-C5459 – 區傑

Mr Lee Siu Wah (李肇華) (東北城規組) – Commenter's representative

30. The Chairman then invited the commenters and commenters' representatives to elaborate on their representations.

31. Mr Yu Wai Pun (余偉彬) made the following main points:

(a) he had spent more than an hour on travelling to attend the hearing meeting. No matter how much speaking time was allotted to him, he did not think his views could change the North East New Territories New Development Areas (NENT NDAs) Plan. There were over forty thousand objections against seven supportive representations. He remarked that even though there was sheer public objection against the NENT NDAs development, the Plan could not be influenced or changed at all, not to mention withdrawal of the Plan;

(b) there was no real public participation under the current rule of game. The public had no right to oversee or to take part in the decision-making process. The Town Planning Board (the Board) was actually taking part in pushing up the property price. As there was no democratic element in the Board, its legitimacy was disputable. It was necessary to democratise the Board;

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

(c) the speculative nature of land, property and development had turned a basic need for housing into a tradable commodity beyond affordability. That was an illustration of a contradiction that could not be resolved in a capitalist society;

(d) the affected population was about 8,000 as quoted in the Stage 1 Public Engagement document of the NENT NDAs Study, but was only about 5,000 as quoted in Stage 2 Public Engagement document. He said the reduction of about 3,000 persons was a result of forced displacement of local residents and occupiers by the land owners who were eager to dispose of their land for the development of NENT NDAs;

- (e) the compensation policy was skewed towards the rich, i.e. the land owners. Lucrative compensation and ex-gratia packages were for the eligible land owners only. For the indigenous clans who owned considerable area of agricultural land in NENT, the compensation could amount to \$10 billion. Whilst agricultural land remained at about \$200 per square foot only, the rate of ex-gratia payment had increased significantly from less than \$700 per square feet to more than \$900 per square feet under the current term of office of the Secretary for Development;

- (f) on the other hand, the tenants and residents, who settled and built their homes in NENT about 50 years ago could not benefit from the compensation policy. If they could not pass the income and asset mean test, they would not be eligible for public rental housing. The only housing choice left would be private housing or transit housing. Whilst private housing was unaffordable to many, the rental of transit housing would be at market rate, which had been pushed up by land speculation; and

- (g) the Government always claimed that the public had been thoroughly consulted on the NENT NDAs development. The parties officially consulted were the North District Council, and Legislative Council, and the advisory bodies established by the Government etc.. Those parties were dominated by those who had interests in the NENT. As the beneficiaries from the NENT NDAs development, the key consultees would no doubt render their full support to the proposal. In sum, the whole NENT NDAs Development was merely a transfer of benefits to the indigenous villagers, land owners and those who have interests in the NENT, it was purely collusion between Government and the capitalists.

[Actual speaking time : 10 minutes]

[Professor P.P. Ho returned to join the meeting at this point.]

FLN-C4493, KTN- C4493 – 張銳焯

32. Mr 蔣幸晏 made the following main points:

- (a) he was from the Mainland and he conducted various researches with themes of politics, economics, culture, religion, education, environment and ecology, etc. ;
- (b) the urban layout in Hong Kong was too crowded; and the flat size was too small for human inhabitation. The air ventilation was poor; and the pollution and emission, including those from the mass transit system, had serious impacts on the environment and ecology of Hong Kong;
- (c) the traffic management system, particularly the traffic signalling system in Hong Kong was not efficient. It was difficult for him to comprehend the rationale behind the traffic management arrangement;
- (d) a holistic and district-based approach should be adopted for planning in Hong Kong. He noted that there was a lot of abandoned land which was left vacant, there should be better utilisation of the land resources; and
- (e) he expressed his views on the political system, legal system, economy, education, social security, religion, public health system, etc. in Hong Kong. There was disharmony in the society. Ultimately, people should seek for integration of human with the universe; and only at that stage, all the contradictions and problems could be resolved.

[Actual speaking time: 10 minutes]

FLN-C11798, KTN- C11798 – 張永佳

FLN-C4914, KTN-C4914 – Cheng Sau Mei

33. Mr Lee Siu Wah made the following main points:

- (a) the following zoning proposals for agricultural land in the NENT NDAs development were questionable:
- (i) the designation of a nature park in the middle of agricultural land meant huge amount of public money would be spent on resumption of the land for the establishment of the nature park. He would like to know who owned those agricultural land and he said that such rezoning would be subject to judiciary review;
 - (ii) the “Village Type Development” (“V”) zoning proposed for certain agricultural land would mean giving away the agricultural land to the indigenous villagers for extension of their “V” zone;
 - (iii) “Green Belt” zoning was proposed in areas with existing agricultural land. He queried whether the land concerned was totally free of active cultivation. If there was still active cultivation thereon, the zoning of the land concerned should remain as “Agriculture”;
- (b) the odd-shaped area proposed for the firing range was quietly included in the northern part of the proposed Kwu Tung NDA during the Stage Three Public Engagement of the NENT NDAs Study. The public was not consulted on the proposed firing range in Stages One and Two Public Engagement and it was unfair to the affected residents. The rules of the consultation process were unfair and unrighteous and they were set by those who had access to power;
- (c) according to the consultancy report of the NENT NDAs Study, about forty thousand trees were surveyed. There would be much more trees yet to be surveyed. While there were tens of thousands of trees in NENT, the official document mentioned preservation of five Old and Valuable Trees only. The tree protection proposal for NENT was problematic;

- (d) the Government had adopted the outdated design of the 1970's and 1980's in planning the roads and highways in NENT. There was no reason for providing winding and bending roads. Signal-controlled junction should be replaced by roundabout for better traffic flow; and car parking should be provided underneath the elevated roads for resolving the problem of illegal parking;
- (e) he supported development, but not the NENT NDAs development as its planning was problematic. The lands under the ownership of developers were planned for lucrative private residential use while those under the ownership of individual villagers were for infrastructure, road side amenities, public facilities and public rental housing, etc.. The NENT NDAs development represented a structural exploitation: the rich and the powerful could use their resources to suppress the poor and the needy. The development proposal was not righteous, the impact was irreversible and very far-fetching, affecting each and every one in Hong Kong;
- (f) the consultation process was not conducted well, and the Government should inform the residents how they would be affected and where they would be relocated to. A lot of villagers were still unaware of the consultation exercise, had no idea of how they would be affected, not to mention what options were available to them. Even though the procedures and hearing process of representation /comments conducted by the Board were unfair and unreasonable, he and the other representers/commenters had still followed these rules. Nevertheless, the ten-minute speaking time restriction was not fair at all. He repeated his request for allotting additional speaking time to 東北城規組 who had obtained some 1,000 authorisations from the representers/commenters; and
- (g) whilst only ten minutes were allowed for each of the speaker to make the representations, he doubted how many Members actually understood the situation faced by the local villagers/residents in the NDAs area and the sentiments involved. A lot of residents settled and built their homes in

NENT from scratches, which did not come easy at all. The NENT NDAs development would destroy the homes of many and should be withdrawn. However, he anticipated that none of the Members would have the courage to reject the NENT NDAs Plan as they were commissioned to approve it. He said he was ready to sacrifice himself to defend NENT, and would not let Members and officials off easily.

[Actual speaking time : 20 minutes]

FLN-C4382, KTN-C4382 – 何詠龍

34. Mr Cheung Ting Pong made the following main points:

- (a) He asked whether Members would accede to the request for allotting additional speaking time to those with some 1,000 authorisations from representers/commenters;
- (b) the Chief Executive was trying to surrender the land from Ta Kwu Ling to Mai Po to the Mainland in the form of a special district for inhabitation of imported labour from the Mainland. That would set back the boundary and shrink the territory of Hong Kong; NENT should not be given away as a gift to the Mainland;
- (c) various parts of Hong Kong, particularly the areas along the East Rail Line had already been overwhelmed by the parallel goods traders. The NENT NDAs development would only worsen the situation by attracting even more such traders to Hong Kong;
- (d) the Government should focus on other more important areas of urban planning in Hong Kong, such as urban renewal, redevelopment of Kwun Tong, replanning for Mong Kok, etc., instead of working on the problematic NENT NDAs development;

- (e) it would take more than ten years to provide public rental housing and subsidised housing, and hence, the re-housing needs of those to be affected by the NENT NDAs development could not be met in a timely manner. The huge rehousing demand of the displaced residents would in turn lengthen the overall waiting period for public rental housing. Even if public housing was readily available, say from the future development at Anderson Road, it would not be easy for the villagers to get used to the urban environment. For those who were used to making a living from farming, they would not have the skills to secure employment in the manufacturing and services sectors in the urban area. He queried why the Government had not planned to develop the more ready Fanling Golf Course, but chose to destroy the rural communities and homes in NENT; and
- (f) the NENT NDAs Development would wipe out agriculture and village settlements, and the younger generation would never have the chance to know the rural environment and local agriculture. Besides, Hong Kong would become totally dependent on imported produce.

[Actual speaking time : 10 minutes]

FLN-C5459, KTN-C5459 – 區傑

35. Mr Lee Siu Wah said that besides the villagers and residents,, tens of thousands of dogs and cats would also be affected by the NENT NDAs Development. Whilst some of the affected villagers/residents could be rehoused to the public rental housing or subsidised housing, dogs and cats would not allowed therein. He asked whether there was any solution offered for the problem of abandoned dogs and cats.

36. He went on to ask the Chairman when the additional speaking time for some 1,000 authorisations would be allotted to them. He banged his hand on the table and shouted that it was their right to make representations. At this point, nearly all the commenters and their authorised representatives shouted the slogan ‘Withdraw the Plan!’ (「撤回計劃!」), left their seats and ran towards the Chairman and blocked all the exits of

the meeting room while the security guards were trying to rush in. The commenters and their representatives kept on shouting and the situation began to run out of control. Some climbed onto the tables and others were shouting and trying to rush through the security guards.

37. The Chairman appealed to the group to keep the meeting order but his repeated appeals were ignored. He announced adjournment of the meeting at 3:08 p.m.