

1. The meeting was resumed at 9:05 a.m. on 10.12.2014.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Mr Roger K.H. Luk

Professor Eddie C.M. Hui

Dr C.P. Lau

Ms Anita W.T. Ma

Dr W.K. Yau

Professor K.C. Chau

Mr H.W. Cheung

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Ms Christina M Lee

Mr Stephen H.B. Yau

Mr Francis T.K. Ip

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Principal Assistant Secretary (Transport) 3

Transport and Housing Bureau

Miss Winnie M.W. Wong

Assistant Director/Regional 3, Lands Department

Mr Edwin W.K. Chan

Chief Engineer (Works), Home Affairs Department

Mr Frankie W.P. Chou

Assistant Director (Environmental Assessment)
Environmental Protection Department
Mr K.F. Tang

Director of Planning
Mr K.K. Ling

Presentation and Question Sessions

[Open Meeting]

3. The following representatives from the Planning Department (PlanD), 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), 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-R626, KTN-R179 – Hui Shuk Kwan

FLN-R18684, KTN-R18233 – Olivia To

Mr Roy Ng (The Conservancy Association) – Representers' representative

FLN-R2235, KTN-R1783 – 廖韜

FLN-R18009, KTN-R17558 – Lai Ying Sim

FLN-R19158, KTN-R18707 – Tsang Wai Shing

Ms Connie Tang (東北城規組) – Representers' representative

FLN-R9932, KTN-R9482 – Ruth Chan

Ms Ruth Chan – Representer

FLN-R16578, KTN-R16127 – Alfred Kwok

Mr Alfred Kwok – Representer

FLN-R17750, KTN-R17299 – Johnny Chan

FLN-R17914, KTN-R17463 – Kitty Poon

FLN-R18016, KTN-R17565 – Lam Chak Yan, Jason

FLN-R18826, KTN-R18375 – Robin Zhou

FLN-R18880, KTN-R18429 – Sandra Lee

FLN-R19034, KTN-R18583 – Tam Wai Wah

Mr Lau Yin Chiu (東北城規組) – Representers' representative

FLN-R18334, KTN-R17883 – Liu Ka Ki

Mr Liu Ka Ki – Representer

FLN-R18433, KTN-R17982 – Mak Ka Hei

Mr Mak Ka Hei – 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/NE-KTN/1 and the Draft Fanling North Outline Zoning Plan No. S/NE-FLN/1” (Guidance Notes) which had been provided to all representers/commenters prior to the meeting. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 3,400 representers/commenters had indicated that they would either attend in person or send an authorised representative to make oral submission, it was necessary to limit the time for each oral submissions;
- (b) each representer/commenter would be allotted a 10-minute speaking time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements to allow cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and requesting an extension of time for making the oral submission;

- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Town Planning Board (the Board) during the exhibition period of the respective Outline Zoning Plans (OZPs) or the publication period of the representations; and
- (d) to ensure a smooth and efficient conduct of the meeting, the presenter/commenter should not repeat unnecessarily long the same points which had already been presented by others earlier at the same meeting. Presenters/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 presenters and presenters' representatives 2 minutes before the allotted time was to expire and when the allotted time limit was up.

6. The Chairman said that the proceedings of the hearing would be broadcasted 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 and would not be repeated at the meeting. He would first invite the presenters/presenters' representatives to make their oral submissions, following the reference number of each presenter who had registered with the Board's Secretariat on the day. After all registered attendees had completed their oral submissions, there would be a question and answer (Q&A) session at which Members could direct enquiries to any attendee(s) of the meeting. Lunch break would be from about 1:00 p.m. to 2:00 p.m. and there would be one short break each in the morning/afternoon sessions, as needed.

7. The Chairman then invited the presenters and presenters' representatives to elaborate on their representations.

FLN-R18334, KTN-R17883 – Liu Ka Ki

8. Mr Liu Ka Ki made the following main points:
- (a) he questioned whether there was a need to develop North East New Territories (NENT) and whether the currently proposed new development areas (NDAs) were appropriate for the Fanling North (FLN) and Kwu Tung North (KTN) areas;
 - (b) according to the Hong Kong Housing Authority's (HA) latest figures in September 2014, there were about 263,800 applicants on the Waiting List for public rental housing. About 94.85 ha of land were zoned for residential use in the KTN and FLN NDAs, of which only 20% was for public housing. Although 60% of total flat production i.e. 36,600 would be public flats, it was considered that an additional 20% of residential land should be set aside for public housing to meet the housing demand of the low to medium income group. It was unreasonable to reserve 80% of land for private housing, which would not be affordable to the general public;
 - (c) there was doubt on why the Chief Executive (CE)'s residence in Fanling could not be demolished, and the Fanling Golf Course, which was about 170-180 ha, could not be relocated elsewhere. Those sites should be better utilized for building more housing units. There was also a need to strike a balance between development and conservation of areas of high ecological value such as wetland;
 - (d) as at end 2013, the total area of active farmland was about 726 ha (0.7% of the total area of the territory) and 3,800 ha of land were fallow farmland in the territory. The Government should utilize the fallow farmland in the NENT for local food farming, encourage development of new technology in agriculture and provide subsidies to farmers to increase agricultural production, so that Hong Kong could be more

self-sufficient in food supply and less reliant on the imported food from the Mainland; and

- (e) the Government would gain its reputation if it could withdraw and revisit the NENT NDAs, and revise the development proposals with better supporting facilities and rehousing/reprovisioning arrangement, which would be more acceptable by the general public.

[Actual speaking time: 10 minutes]

[Miss Winnie M.W. Wong returned to join the meeting at this point.]

FLN-R2235, KTN-R1783 – 廖韜

FLN-R18009, KTN-R17558 – Lai Ying Sim

FLN-R19158, KTN-R18707 – Tsang Wai Shing

9. Ms Connie Tang made the following main points:

- (a) she strongly objected to the NENT development. The NENT development, which was originated from one of the ten infrastructural projects in Hong Kong in 2007-08, was intended to plan for ‘quality living space’. She queried for whom such project was planned and whether NENT should be the appropriate area for development;
- (b) about 76% of agricultural land in the New Territories (N.T.) had already been abandoned, and 24% was still under active cultivation, in which the farmlands in the NENT constituted an important portion. The urban development of NENT NDAs would encroach onto those important farmlands. The Government should consider new form of economic development such as rehabilitation of local agriculture, food-waste recycling industry and other related activities. About 97% of vegetable supply in Hong Kong was imported from the Mainland. Hong Kong had potential to revive agriculture to improve food safety and increase local food supply, in particular vegetables;

- (c) although about 34 ha of agricultural land in Kwu Tung South (KTS) was proposed for agricultural resite/rehabilitation for the affected farmers, the effectiveness of the proposal was doubtful as the land owners might not be willing to lease out/sell their land to the farmers. Besides, the results of rehabilitation schemes in agriculture initiated by the Agriculture, Fisheries and Conservation Department (AFCD) in the past twenty years were not significant, and many planning applications for small house development were approved by the Board on the agricultural land in KTS;

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

- (d) Long Valley, which was already under active farming or wetland, should not be considered as land for compensation or rehabilitation of agriculture. The proposed agricultural policy for the NENT could not convince the local people to accept the two NDAs. As Food and Health Bureau and AFCD had commenced the review of agricultural policy for Hong Kong in 2014 and public consultation would be conducted, it would be advisable for the Government to hold up the NENT development pending the completion of the review of agricultural policy. The rural environment in the NENT could not be reconstructed once damaged;
- (e) the conventional approach of new town development such as Tuen Mun and Tseung Kwan O was outdated and not suitable for NENT due to different local contexts. The Government should consider other modes of development by adopting a more diversified development for the NENT, i.e. to encourage agricultural development and preserve the natural ecology in the rural areas. A good example was in Ma Shi Po Village. Opportunity should be taken to test it out in NENT and implement 'seed scheme' or 'pilot scheme';
- (f) it would be the developers, rather than the local people or ordinary Hong

Kong residents, who would benefit from the NENT development. The land interests of individual government officials and Legislative Council (LegCo) members were also involved in the project, which were yet to be resolved and clarified. However, the Government had already sought funding approval from the Finance Committee of the LegCo for the advance works of NENT Development before completion of hearing of representations/comments by the Board. The Board should play its role by listening to the voices of Hong Kong residents and say 'no' to the NENT project from the public interest angle;

- (g) it would be difficult for the local villagers, with their 'roots' strongly tied to the existing villages, to rebuild their homes relocated elsewhere. There were yet appropriate rehousing or relocation arrangements for the affected villagers. She doubted why the project should go ahead if such 'quality living space' was not planned for them. The public was given an impression that the Government was to implement 'uncivilised schemes' through 'civilised procedures'; and
- (h) the Board should consider the following: (i) protecting the unique ecological resources in Hong Kong; (ii) whether the NENT should be the area chosen for development, and whether new town approach was the only option for development; (iii) whether the NENT development could resolve the housing problem of Hong Kong in the long term; (iv) the strong feelings of the local villagers/farmers towards the long history of their villages in the NENT; and (v) holding up the project pending completion of the review of agricultural policy.

[Actual speaking time: 30 minutes]

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

10. The Chairman clarified that the mandate of the Board was to hear and consider the representations/comments and recommend land use proposals in regard of the draft OZPs to Chief Executive in Council (CE in C) for approval. It would be the Government

to decide whether to implement the NENT project.

FLN-R18433, KTN-R17982 – Mak Ka Hei

11. Mr Mak Ka Hei read out a Chinese verse written by a villager of Fu Tei Au Village. He then made the following main points:

- (a) he was a university student and one of the directors of a documentary film of ‘The NENT under a Large Wheel’ to investigate the affected villages in the NENT and consider ‘what was development’ through interviews with the affected local villagers and the intellectuals in 2012. The film had raised some points:
 - (i) majority of the vegetables in Hong Kong were imported from the Mainland, the transportation of which would generate high carbon and ecological footprints. The self-sufficiency rate of agriculture in Hong Kong was only 2.3% (in 2012), which was very low as compared to those of Shanghai (55%) and Singapore (5%). Hong Kong should increase its self-sufficiency rate in local farming to 10% so as to enhance food supply;
 - (ii) the agricultural land, which was of high ecological and educational value, e.g. Mapopo community farm in Ma Shi Po, was important in the NENT. Such rural land was suitable for development of eco-tourism, community farming and recreational farming, which could also facilitate waste food recycling, reduce energy loss/nutrient loss and enhance social bonding;
 - (iii) he quoted a case of an interviewed farmer, who had made an investment of about \$100,000-\$200,000 in agriculture and practised cultivation in the existing farmland for many years. Being affected by the NENT development, she found it difficult to rehabilitate farming in other locations, in particular the loss of social connection to the existing villages. The planning of new

towns should take account of the importance of agriculture;

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

- (iv) there was a problem in land equity. Many developers had amalgamated land in the NENT over the past years, leaving tracts of agricultural land fallow. They had built village houses, which were also left vacant for many years. The NENT development would displace the local villages and benefit those developers, thus encouraging ‘developer hegemony’; and
- (b) in planning the new towns in Hong Kong, the Government should not only consider purely from the economic angle by making the land commercialised, but should consider sustainability of land, taking into account the importance of agriculture and diversification in the utilisation of land.

[Actual speaking time: 9 minutes]

FLN-R626, KTN-R179 – Hui Shuk Kwan

FLN-R18684, KTN-R18233 – Olivia To

12. With the aid of a Powerpoint presentation, Mr Roy Ng made the following main points:

Protection of agricultural land to the north of Long Valley Nature Park (LVNP)

- (a) according to the Environmental Impact Assessment (EIA) report for NENT NDAs, the agricultural land to the north of LVNP was of high ecological value. That area, which was currently occupied by marshes, fish ponds and wet farmland, formed part of the ecological corridor between Long Valley/Ho Sheung Heung and Deep Bay. It was zoned “Agriculture (1)” (“AGR(1)”) on the OZP. However, there was no great difference in the schedule of uses between the

“AGR” zone and “AGR(1)” zone, in particular “House (New Territories Exempted House only)” was a Column 2 use in both zones. As the indigenous villagers could apply for small house development on application to the Board, the “AGR(1)” zoning could not provide sufficient protection to the agricultural land;

- (b) as indicated in the news of 2009, there had been cases in Ho Sheung Heung Village where the lot owners intentionally destroyed the site first and then applied for building small houses. The inclusion of “House (New Territories Exempted House only)” in Column 2 uses under “AGR(1)” zone might give a false impression to the villagers that small houses could be built and attract unauthorized site formation works;
- (c) the farmland to the north of LVNP should be rezoned from “AGR(1)” to “Conservation Area” (“CA”), which could provide better protection for the ecologically important habitat/birds’ flight path in the area. Alternatively, that area could be included in the LVNP and zoned “Other Specified Use” (“OU”) annotated “Nature Park”, in which the land should be resumed and managed by the Government for promoting agriculture and enhancing ecological habitat;
- (d) the planned land uses for areas adjacent to LVNP in particular the two “OU (Business and Technology Park)” zones were not compatible with the ecological wetland of Long Valley. The “OU (Business and Technology Park) 1” zone, which was proposed to accommodate hotel, exhibition and conference facilities, might have possible adverse ecological impacts on LVNP such as glare pollution and impact on the birds’ flight path from Mai Po to Long Valley. In fact, the wildlife in Long Valley such as firefly was currently affected by the glare pollution from the nearby Futian in the Mainland. A precautionary principle should be adopted in planning the land uses of areas adjacent to Long Valley;

- (e) the reduction in the height of the landmark building in the “OU (Business and Technology Park) 1” zone from 16 storeys to 10 storeys could not address the concern on the ecological impact. The natural wildlife such as various bird species in Long Valley, rather than architectural structures, should be the landmark of the area. The building height in “OU (Business and Technology Park)” zones should be reduced to blend in with the nearby rural environment, and the 10-storey landmark building in KTN Area 33 should also be deleted;

Conservation of agricultural land in FLN

- (f) there were active farmlands near Wa Shan in FL Area 7, which were zoned as “Road”, “OU (Sewage Pumping Station)” and “OU (Amenity Area)” on the OZP. As they were not located in the core of the NDA, there should be scope to retain the areas for active farming use. It was proposed that the area be rezoned to “Green Belt” (“GB”) or “OU (Agriculture Priority Area)”.
- (g) agriculture in Ma Shi Po was important as it had a long history of more than 100 years. Although portion of the farmlands was lay fallow, those land resources should be preserved and rehabilitated for agricultural use. In addition, the EIA of “Mainland Drainage Channels for Fanling, Sheung Shui and Hinterland” in 1998 proposed to retain the river meanders and enhance the land on both sides of Ng Tung River to compensate the loss of ecological habitat. The meanders and adjacent areas along Ng Tung River would provide opportunities for green landscaped spaces as well as cultivated land for the farming operators; and
- (h) the river meander near Shek Wu San Tsuen, where currently there were bamboos, orchards, and active farmlands, was zoned “Open Space” (“O”) on the OZP and earmarked for the development of a ‘Central Park’. Instead of providing hard-paved type of gardens in

the planned open space managed by Leisure and Cultural Services Department (LCSD), it was considered that cultivated farms such as those in the “GB” or “AGR” zones would be more desirable in the rural environment. It was proposed that the area be retained for agricultural use, thereby enhancing the ecological value of the area while providing an option to the affected farmers for agricultural rehabilitation in FLN.

[Actual speaking time: 20 minutes]

FLN-R9932, KTN-R9482– Ruth Chan

13. Ms Ruth Chan made the following main points:
- (a) golf courses in Hong Kong such as those located in Fanling, Sheung Shui and Discovery Bay generally occupied large pieces of land. Playing golf was a type of luxurious sports activity, which would not be enjoyed by the general public. The Government should fully utilize the precious land resources and consider using part of the existing golf courses, for instance, by taking out five from ten golf courses for public housing and other public facilities, or land sale for other developments;
 - (b) twenty or thirty years ago, the Government had granted rural land in the N.T. to the local villagers without rental payment for cultivation, fisheries and poultry rearing. The villagers were self-sufficient in food supply and could sell the surplus agricultural products in the market. Nowadays, the farming activities in the N.T. had progressively ceased and Hong Kong had to rely on the imported agricultural products from the Mainland. In fact, Hong Kong could provide a safe food environment, and the Government should encourage local farming, fisheries and poultry rearing in the N.T.;
 - (c) many lands in the N.T. were government land. The Government

had the right to resume the fallow farmland, abandoned fishponds, and even small houses for public housing and other public facilities purposes;

- (d) if the local villagers wished to apply for land for small house development, it was suggested that the government land involved should be sold at 50% of the market price; and
- (e) she considered that it was legally not proper for the indigenous villagers to sell the small houses built on government land to developers and suggested that law should be enacted forbidding the local villagers selling their small houses to developers.

[Actual speaking time: 12 minutes]

FLN-R16578, KTN-R16127– Alfred Kwok

14. Mr Alfred Kwok made the following main points:

- (a) as the total planned population of the two NDAs was about 170,000, he had concern on the adequacy of the transport facilities to support the increase in population and the possible traffic congestion, in particular the East Rail and Fanling Bypass had reached their capacity;
- (b) he noted that the two NDAs would provide about 38,000 new employment opportunities to promote the industries that Hong Kong enjoyed clear advantages. However, he considered that agriculture in the NENT should be developed as an advantageous industry. The Chinese University had conducted scientific researches in 2010 to improve the 'rice genome' for the Mainland. Agricultural development in Hong Kong would not only help to safeguard food supply, but also encourage other types of related industries such as research in farming development and food safety;

- (c) being a worker in a control centre for emergency services, he always received emergency calls from the elderly living in Dills Corner Garden elderly home. He had concern on the impact of the NDAs on the elderly of the home centre. As demolition of the centre would be carried out in two phases, those elderly who remained in the home centre pending relocation would be greatly affected during the demolition period;

- (d) he had concern on the environmental impact on the “CA” zone located in-between Area 2 and Area 4 on FLN OZP as it was very close to the existing Shek Wu Hui Sewage Treatment Works. Also, he doubted whether the capacity of the Sewage Treatment Works could cope with the population increase in the NENT development, and whether Ng Tung Channel would have adverse environmental impact such as odour nuisances on the future residents living nearby; and

- (e) in developing the NENT, the Board should consider other modes of development taking into account the interaction between the urban and rural areas, and promotion of local agriculture in view of occurrence of many natural disasters in overseas countries due to global warming. The decision of the Board would affect the future development of Hong Kong as well the living environment of the Hong Kong residents.

[Actual speaking time: 7 minutes]

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

[Dr C.P. Lau, Ms Anita W.T. Ma, Mr Dominic K.K. Lam, Mr David Y.T. Lui, Mr. Edwin W.K. Chan and Mr Frankie W.P. Chou left the meeting temporarily at this point.]

FLN-R17914, KTN-R17463 – Kitty Poon

FLN-R18016, KTN-R17565 – Lam Chak Yan, Jason

FLN-R18826, KTN-R18375 – Robin Zhou

FLN-R18880, KTN-R18429 – Sandra Lee

FLN-R19034, KTN-R18583 – Tam Wai Wah

15. Mr Lau Yin Chiu made the following main points:

- (a) he had moved from Tseung Kwan O new town to Lamma Island after his marriage. He gave up the convenience of living in urban new town due to the peaceful and spacious living environment of the rural area. Being a rural resident and Hong Kong citizen, he could represent the NENT residents to give views on the NENT development;

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

- (b) a total of 20,668 representations and 21,117 comments were received in respect of the two OZPs, among which only 7 representations and 1 comment supported the OZPs while the remaining opposed to the OZPs. Despite the large number of adverse representations/comments received, i.e. over 40,000, which indicated that the two OZPs were not acceptable to the general public, the Government still proceeded with the project by seeking funding approval from the Finance Committee of LegCo for the advanced works of the NDAs;

[Mr Dominic K.K. Lam and Mr. Edwin W.K. Chan returned to join the meeting at this point.]

- (c) the responses of the PlanD to representations and comments on the OZPs in paragraph 5.4.2 of the TPB Paper 9748 gave an impression that the representers and commenters should ‘take the two OZPs on board first’. He quoted the following extracts from the TPB Paper

about PlanD's responses to the representations/comments:

- in paragraph 5.4.1 E(h) regarding the village reprovisioning: "land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs ...";
- in paragraph 5.4.2(26) regarding local business/industries: "compensation and reprovision of affected business are matters outside the scope of the subject OZPs";
- in paragraph 5.4.2 (28) regarding land acquisition/reprovisioning: "the concerns on land acquisition/exchange would be dealt with at the implementation stage of the NENT NDAs and are not related to the OZPs...";
- in paragraph 5.4.2 (54) on other aspects: "the concerns on various policies and ordinances are outside the scope of the OZPs....".

The above indicated that the Government had adopted a piece-meal approach by requesting the public to take on board the draft OZPs first and have the issues dealt with during the implementation stage of the NDAs;

- (d) land use planning was not just the drawing up of plans, but it involved culture, economics, politics/policy, history, people's livelihood and public views. The NDAs would demolish the local villages and affect the local industries. It was unreasonable for the affected villagers and business operators to accept the OZPs first while the issues, such as compensation, reprovisioning, acquisition and fairness in the procedures, were yet to be resolved and addressed;
- (e) paragraph 5.4.2A(2) mentioned that NENT NDAs were a major source of land supply for accommodating various land uses to meet

Hong Kong's medium to long-term housing, economic and social needs. The Government was required to review its housing policy as it was not a housing land supply problem, but one that involved the speculation of properties. It should be noted that there were 4,000 ha of vacant land in the territory. The total land in the two OZPs covered only 614 ha. Utilisation of the 803 ha of brownfield sites in the N.T. would be adequate to meet the housing and economic needs;

- (f) paragraph 5.4.2B (24) mentioned that 17.5 ha of land was zoned as "OU (Business and Technology Park)" and "OU (Research and Development)", which were industries in which Hong Kong enjoyed clear advantages. Such top-down planning for high technology industry would only benefit the large developers. Some previous examples were the Science Park, the West Kowloon development and Cyberport development. Putting the land under planning control would encourage land assembly, rent increase and redevelopment by the developers;

- (g) one of the key features of KTN NDA stated in paragraph 5.2.3(d) of the TPB paper was the pedestrian shopping street on both sides of the town plaza, which would add vibrancy to the town centre. Paragraph 5.3.2 of the paper also stated that the FLN would be developed into a 'Riverside Community' providing a mix of residential, commercial and agricultural uses as well as retail and services, community and government facilities. In the planned new towns such as Tseung Kwan O, apart from shopping malls, there was no district landmark or identity. In fact, only those old districts such as Sai Ying Pun where there were spontaneous small shops would find street vibrancy. The shopping malls in the new towns were dominated by the large chain shops operated by developers, and small business operators could not survive due to the high rent. Also, for the planned areas, there was little variety in commodities for sale as the hawkers' business was not allowed. In quoting the

example of Tin Shui Wai new town, he said that the licensed hawker project of Tin Sau Bazaar by Tung Wah Group in 2013 under government control, which replaced the Tin Shui Wai ‘dawn market’, was a failure. The NENT NDAs would only be a duplication of the Tin Shui Wai new town;

- (h) the policy would allow the land owners with their land holding greater than 4,000m² to apply to the Government for in-situ land exchange for development. Under such an approach, it would be the big developers, rather than the indigenous villagers, who would benefit from the NDA project. Moreover, many developers had already amalgamated land in KTN and FLN. The Government would resume the assembled land from the developers and then tender the resumed land for development. The developers would benefit twice from the whole land development process;
- (i) the relocation of elderly residents of Dills Corner Garden elderly home would be carried out in two phases, with phase 1 in 2018. The elderly residents would be adversely affected by the environmental nuisances during the demolition period of phase 1. The elderly had established their neighbourhood connection in the area and requested for “no removal, no clearance”. He doubted why the peaceful livelihood of the elderly had to be disrupted. In addition, there was an interface problem in relocation as the new purpose-built complex of the elderly homes could only be completed in 2023. Resumption and relocation of Tsoi Yuen Tsuen for the Express Rail Link was already a case of failure.

[Professor K.C. Chau left the meeting temporarily at this point.]

16. Mr Lau tabled the lyrics of a hymn ‘This Earth’ and sang out the hymn. He then read out the names of the Board Members. He considered that the duty of the Board Members was not to handle the project of the two OZPs but to deal with people, who were individuals with identities. The Board should genuinely report the public views to the CE

in C that the two OZPs should be withdrawn.

[Actual speaking time: 60 minutes]

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

17. As the representers and their representatives had completed their presentations, the Chairman invited questions from Members.

18. The Chairman and a Member asked Mr Roy Ng of the Conservancy Association the following questions relating to LVNP:

- (a) the view on the objections of many representers opposing to the proposed Nature Park in Long Valley;
- (b) noting that most of the farmlands in Long Valley were already under active cultivation, whether land resumption by the Government in the area for future management would enhance sustainability in agriculture as well as conserve the ecological wetland habitat in Long Valley, and whether the increasing number of visitors to the Nature Park would cause disturbance to the natural ecology; and
- (c) noting that farming practice which was conducive to natural ecology should be encouraged, and some representers' request that the existing farming practice should be continued in Long Valley, there was concern on how to strike a balance between those two views.

19. In response, Mr Roy Ng made the following main points:

- (a) the LVNP involved resumption of private land by the Government for future management under AFCD. Previous experience indicated that the effectiveness of rehabilitation schemes initiated by

AFCD was not remarkable. The Government was required to adopt new concept of integrating agriculture with ecology in Long Valley, i.e. how to preserve agriculture while maintaining the ecological value of wetland habitat in the area. The resumed land in the Nature Park should be used for promoting agriculture, instead of a wetland park managed by the LCSD for tourist visit purpose. In addition, the land use of the areas adjacent to Long Valley should be retained as rural areas for compatibility with the Nature Park, and stepped-height developments were considered not necessary. The Government should also take the lead to resume the private land within the neighbouring areas of LYNP for agricultural use so as to promote active cultivation;

[Mr Edwin W.K. Chan left the meeting temporarily at this point.]

- (b) land resumption by the Government for agriculture use in Long Valley could help enhance sustainability in agriculture for two reasons. Firstly, the private land owners could refuse to lease their land to the farming operators or lease the land at high rent. Secondly, although non-government organizations such as Conservancy Association were assisting some farming operators in organic farming in the area, there were still many active farmlands operating in conventional farming practices which required transference to organic farming. Most of the visitors to Long Valley were bird watchers, which would inevitably cause disturbance to the natural ecology. He considered that details of management plan of the Nature Park had to be worked out by the government departments for the integration of wet cultivation with the ecology so as to enhance sustainability in both agriculture and wet habitat. He emphasized that large-scale developments in the vicinity of Long Valley should be avoided as they would affect the micro-climate in the area; and
- (c) there was not much abandoned land for agricultural rehabilitation in

Long Valley. In addition, as Long Valley was only suitable for wet cultivation, rehabilitation of agriculture for the affected farmers, e.g. those relocated from Ma Shi Po, might not be feasible from ecological point of view. The management plan for Long Valley should be further reviewed by the Government.

20. The Chairman remarked that there were areas other than Long Valley proposed for agricultural rehabilitation. He then requested DPO/FS&YLE to respond to the queries raised by the representers. Ms Maggie M.Y. Chin, DPO/FS&YLE, made the following main points:

- (a) the set-up of the LVNP aimed to preserve the natural habitat. As part of the NENT NDAs Planning and Engineering Study, there were early dialogues held among the concerned departments, the Conservancy Association, and those who were actively participating in agricultural activities in Long Valley, on the issues about the implementation of the LVNP. Under the Advanced Works Study of NENT Development, the concerned departments would continue to consult the stakeholders, and to examine the possible measures to fulfil the function of LVNP as an area for agricultural activities whilst also upholding nature preservation;
- (b) the Nature Park with about 37 ha of land in Long Valley was intended for long-term conservation and compensation of wetland loss due to NDAs development. According to the EIA report, the ecological value of the area to the north of Long Valley, which was mainly used for wet cultivation, was higher than that of the area to its south, which was used for dry cultivation. The “AGR(1)” zone for the northern portion had responded to the need for strengthening the planning control. The planning intention of the zone was to serve as a buffer to give added protection to the LVNP. The tightened planning control included, for example, the need to apply for planning permission from the Board for any filling of land not exceeding 1.2m high for cultivation, which was always

permitted in the standard “AGR” zone;

- (c) the “OU (Business and Technology Park) 1” zone to the south of LVNP was to provide land to meet the economic need of Hong Kong. The site was already formed. According to the EIA report, the ecological value of the site was not high, and the zoning was environmentally acceptable. The zone had provided measures to mitigate adverse environmental impact towards LVNP, which included a stepped building height profile decreasing from the proposed Town Centre towards the Sheung Yue River. In addition, the 60m wide Sheung Yue River and the “OU (Amenity)” zone would serve as buffers to LVNP. It was expected that developments in the “OU (Business and Technology) 1” zone could capitalize on LVNP, and the proposed ‘Hotel’ use aimed to offer accommodation and hospitality for the visitors and tourists of the nearby LVNP. Furthermore, an urban design and landscape framework would be formulated to guide the future development, and submission of a master layout plan by the project proponent for development on individual site would be required to ensure an integrated and compatible layout;

[Mr Sunny L.K. Ho left the meeting temporarily at this point.]

- (d) regarding the Conservancy Association’s proposal of retaining the land near Shek Wu San Tsuen for agricultural use, it should be noted that the open space provision in FLN Area 12, which was centrally located between the two high-density development nodes in the east and west of the FLN NDA, was required according to the Hong Kong Planning Standards and Guidelines. The current “O” zone earmarked for the Central Park, together with the two “Government, Institution or Community” (“G/IC”) sites in the north, would serve as a civic and recreational core of FLN NDA. Nevertheless, the scope of retaining the existing farming activities within the “O” zone could be examined in the next stage of

detailed design study; and

- (e) with regard to the Conservancy Association's proposal of adjusting the 'Road' area and "OU (Sewage Pumping Station)" zone in the area near Wa Shan in FLN, there was little scope of adjustment. The 'Road' area was necessary as it covered an existing access to Wa Shan Tsuen, which would link up the village with the future FLN new town. As the proposed sewage pumping station was required to be located in a low-lying area to enable effective sewage flow, its current location in Wa Shan was considered appropriate. The technical assessments also confirmed its acceptability from the environmental and traffic points of view; and

- (f) the EIA for the NDAs, which was endorsed by the Advisory Council on the Environment, considered that Shek Wu Hui Sewage Treatment Works in FLN met various environmental standards. It would not cause adverse air and water quality pollution to the adjacent "CA" zone in Area 7. It was also confirmed that the effluent conduit would not be located on land.

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

21. The Vice-chairman raised the following questions:

- (a) whether there was an overriding need for NDAs in Hong Kong and why KTN and FLN were selected for development; whether there was an urgency for NDA development; and whether there were other alternatives such as the Fanling Golf Course and brownfield sites to meet the future needs of Hong Kong;

- (b) the differences between the conventional new town approach and the approach for developing the proposed NDAs;

- (c) the utilization of land resources in the NDAs, the distribution and split of public and private housing;
- (d) preservation of agriculture, surrounding rural landscape and the character of existing natural ecology in the NDAs;
- (e) the employment opportunities in the NDAs; and
- (f) how the NENT development could address the needs of the local people as well as people of Hong Kong.

22. In response to the Vice-chairman's questions and the representations made by the representers, Ms Maggie M.Y. Chin made the following main points:

- (a) Hong Kong's population was expected to increase from 7.1 million to 8.47 million in the coming 30 years. In the 2014 Policy Address, the Government had adopted 470,000 units as the new total housing supply for the coming 10 years. According to HA's information as at March 2014, there were a total of about 250,000 eligible households on the Waiting List for public housing, among which 122,000 were general applicants while 125,000 were non-elderly one-person. The NDAs were a major source of land supply to meet the medium to long-term housing need. To meet the short-term housing need, PlanD had continued to identify suitable sites through various land use reviews and proceed with the rezoning of potential housing sites;
- (b) as early as in 1990s, the NENT was already identified as a strategic growth area under the Territorial Development Strategy Review. The Planning and Development Study on NENT commissioned in 1998 had identified KTN, FLN and Ping Che/Ta Kwu Ling as suitable NDAs. The NENT NDA Study was re-initiated in 2008 with three rounds of public consultation. The land use proposals of the two NDAs were then translated into the two OZPs;

- (c) the KTN NDA would be developed as the a rail-based transit-oriented development, where the high-density residential developments, together with commercial, business and technology park and other G/IC facilities, were planned around the proposed Kwu Tung Station of the Lok Ma Chau Spur Line to capitalize on the public transport network. The FLN NDA would be an extension of Sheung Shui/Fanling new town by utilizing the existing infrastructures and facilities. Two district nodes with high-density residential developments, commercial and G/IC facilities were planned around the two proposed public transport interchanges (PTIs), which would be connected to the existing new towns;

- (d) the NDAs had included about 300 ha of developable land, of which 30% were designated for housing development. The overall public-private housing ratio was 60:40. It was necessary to proceed with the NDAs development to supply land for accommodating various housing and economic needs. The first phase of NDA development would provide about 16,000 flats with the earliest population intake in 2023, among which 13,000 flats were for public housing;

- (e) with regard to the brownfield sites quoted by a representer, out of the 803 ha, about 51 ha were located in the two NDAs. Portions of the 51 ha were currently used for car repairing yards and rural industries in the central part of KTN NDA, while a portion was in the western part of FLN NDA where the proposed PTI would be located. Some of the brownfield sites in other parts of the N.T. were currently used for port back-up purpose, which played a role in Hong Kong's economy. Whether other options of development such as the Fanling Golf Course and brownfield sites could be released for housing development were being examined in the Preliminary Feasibility Study on Developing the New Territories North (NTN Study) as well as Hung Shui Kiu Study/Yuen Long South Study

respectively. Regarding the CE's residence in Fanling, which was assessed by the Antiquities Advisory Board as Grade 1 historic building, would also be included in the NTN Study. The Board and the general public would be consulted on the findings of those studies;

[Mr Stephen H.B. Yau left the meeting temporarily at this point.]

- (f) as for the distribution of public housing, the proposed public housing sites were located at the proposed Kwu Tung Railway Station in KTN and the two PTIs in FLN. In addition, to ensure a balanced development, about 37,700 new employment opportunities would be provided for the local and new residents in KTN and FLN, in which 17,700 jobs would be for business and research technology, and 20,000 jobs for various office, retail and services purposes;
- (g) the NDAs were planned with due respect to existing natural landscape features such as the wet agricultural land in Long Valley/ Fu Tei Au, Sheung Yue River and fung shui woodland. A noticeable difference between the NDAs and other new towns was that about 300 ha of the green spaces, out of 660 ha of the total land area in the NDAs, were protected and zoned "AGR" or "GB" zones on the OZPs. The green spaces would help preserve the existing natural features and farmland upfront;
- (h) as for the concern on relocation of Dills Corner Garden elderly home, the concerned government departments would liaise with the affected operators and occupants and work out the detailed arrangement of relocation in two phases so as to reduce any adverse impact on the elderly during the demolition period. To help the affected residents, a social service team each for KTN and FLN NDAs had been set up respectively; and
- (i) the NDAs should be implemented immediately. Detailed design for

site formation and engineering infrastructural works for part of housing and supporting facilities included in the Advance Works Package was planned to commence in 2014, so as to enable construction in 2018 and first population intake in 2023.

23. A Member enquired why agricultural land to the north of LVNP was not zoned “CA” and why flexibility was allowed for planning application of small houses under “AGR(1)” zoning. Ms Maggie M.Y. Chin replied that the planning intention of “CA” zone was to conserve the existing natural landscape of high ecological value. The EIA report indicated that the farmland to the north of LVNP was not of particularly high ecological value. The “AGR(1)” zone had reflected its planning intention to retain and safeguard the agricultural land and to serve as a buffer to LVNP for protecting the area under the flight path of birds.

24. A Member noted that there were already changes in the rural land uses of NENT, and while some farmlands were still under active cultivation, some rural lands were abandoned or already converted for other economic or G/IC uses. He also learnt that some existing farming operators would require subsidies in order to continue cultivation, which indicated that the local people could hardly rely on cultivation for their living in the rural areas. The Member considered that the OZPs had proposed uses for housing and economic development while retaining the existing cultivated farmlands for agricultural use, however, the representers had not explicitly indicated how the two OZPs could not struck a balance among the interests of different groups of people.

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

25. Two Members asked about: (a) in “CA” zone, ‘Agriculture Use (other than Plant Nursery)’ and ‘Picnic Area’ were included in the Column 1 use, but in “AGR(1)” zone, only ‘Agriculture Use’ but not ‘Picnic Area’ was included in Column 1 use; and (b) the rationale for inclusion of ‘House (New Territories Exempted House only)’ in Column 2 use in both “AGR” and “AGR(1)” zones for the land to the north and south of LVNP respectively.

26. Ms Maggie M.Y. Chin explained that the permitted uses in “CA” zone were

more stringent than those of “AGR(1)” zone. According to Definition of Terms, ‘plant nursery’ was a type of ‘Agriculture’ use. In “CA” zone where the ecological value of the area was high, ‘Agriculture Use (other than Plant Nursery)’ was always permitted, but the development of plant nursery, which might involve erection of structures on hard-paved land, was not permitted. ‘Picnic Area’ use was also permitted as it was in line with the planning intention of CA zone to conserve the existing natural landscape for educational and research purpose. As for the “AGR(1)” zone, the schedule of uses was tailor-made in consultation with AFCD to conform with the planning intention. ‘Agriculture Use’ was always permitted to encourage continuance of existing farming activities, but ‘Picnic Area’ use, which was not conducive to the farming activities, was excluded from Column 1 use.

27. As for the inclusion of ‘House (New Territories Exempted House only)’ in Column 2 use under “AGR” and “AGR(1)” zones, Ms Maggie M.Y. Chin responded that it was to allow flexibility for the indigenous villagers. Nevertheless, small house planning applications submitted to the Board required strong justifications and various technical assessments to demonstrate that the proposed development would cause no adverse impacts on the existing environment, and each case would be considered by the Board on individual merits.

28. In response to a Member’s enquiry on urban-rural integration of the NDAs, Ms Connie Tang said that the vacant land in the urban areas could be used for housing and there would be no need to develop the NENT. Although the proposals in the two OZPs appeared to have taken into account the interests of various groups, the NDAs were undesirable as the proposed developments in the rural areas would affect the micro climate, natural ecology, air and soil of the rural land, which were not conducive to agricultural development.

29. In response to the Chairman and a representer’s queries on the vibrancy of the pedestrian shopping street of the town plaza in KTN NDA, Ms Maggie M.Y. Chin said that a large open space would be developed at the Kwu Tung Station to serve as a civic core. Pedestrian shopping streets were proposed within that large open space mainly for commercial use. To enhance vibrancy of the civic core, the podium design and setback requirement could encourage commercial uses located on the ground level, hence livening up the pedestrian environment. Cycle tracks and cycle parking areas were also planned

along the open space spines connecting to other parts of the town. As for FLN NDA, pedestrian shopping street with terraces lined with retail shops and restaurants were also planned in the District Centre to promote street vibrancy.

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

31. The meeting was adjourned for lunch break at 1:15 p.m.

32. The meeting was resumed at 2:35 p.m. on 10.12.2014.

33. 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 Clarence W.C. Leung	
Mr H.W. Cheung	
Mr David Y.T. Lui	
Mr Frankie W.C. Yeung	
Mr Peter K.T. Yuen	
Deputy Director of Lands (General) Mr Jeff Y.T. Lam	
Assistant Director (Environmental Assessment) Environmental Protection Department Mr K.F. Tang	
Principal Assistant Secretary (Transport) 3 Transport and Housing Bureau Miss Winnie M.W. Wong	
Director of Planning Mr K.K. Ling	

Presentation and Question Sessions

[Open Meeting]

34. The following representatives of 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
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(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

35. The following representatives of the representers were invited to the meeting at this point:

FLN-R5 – Charter Rank Limited

FLN-R6 – Joy Cultivation Co. Limited

FLN-R7 – Double Gain Limited

FLN-R8 – Best Galaxy Limited

Mr Phill Black) Representers' representatives

Mr Kenneth Chan)

KTN-R8 – Jaff Investment Limited

KTN-R20728 – Team Glory Development Limited

Mr Chan Kim On) Representers' representatives

Mr Chan Ka Chi)

36. The Secretary reported that the Board agreed at the meeting held on 8.10.2014 to defer consideration of 6 representations in Group 3 on the Draft Kwu Tung North (KTN) Outline Zoning Plan (OZP) No. S/KTN/1 and the Draft Fanling North (FLN) OZP No. S/FLN/1 as some of them were not in Hong Kong while others could not attend the meeting on medical grounds. That session was to consider those representations deferred by the Board. The declarations of interests made by Members as recorded in paragraphs 3 and 5 of the minutes of meeting on 8.10.2014 were still valid.

37. Members noted that as the representations in Group 3 were concerned with housing policy in general and not specific housing projects undertaken by HKHA, a direct conflict of interest did not arise. Members also noted that Mr Dominic K.K. Lam, Mr

Patrick H.T. Lau, Mr Ivan C.S. Fu, Ms Janice W.M. Lai and Dr Eugene K.K. Chan, Mr Roger K.H. Luk, Professor P.P. Ho, Ms Julia M.K. Lau, Professor K.C. Chau, Dr W.K. Yau, Professor S.C. Wong, Dr Wilton W.T. Fok, Mr H.F. Leung, Ms Christina M. Lee and Mr. Eric K.S. Hui had tendered their apologies for being unable to attend the meeting. Members considered that the interest of Mr Clarence W.C. Leung was indirect as the donations made by the family member of the Chairman of HLD were made to his organisation only and unrelated to the agenda of the meeting. Members agreed that he could stay for the meeting.

38. 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 the Draft Fanling North Outline Zoning Plan No. S/FLN/1” (Guidance Notes) which had been provided to all representers/commenters prior to the meeting. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 3,400 representers/commenters had indicated that they would either attend in person or send an authorised representative to make oral submission, it was necessary to limit the time for each oral submission;
- (b) each representer/commenter would be allotted a 10-minute speaking time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements to allow cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and requesting an extension of time for making the oral submission;
- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Town Planning Board (the Board) during the

exhibition period of the respective Outline Zoning Plans (OZPs) or the publication period of the representations; and

- (d) to ensure a smooth and efficient conduct of the meeting, the representer/commenter should not repeat unnecessarily long the same points which had already been presented by others earlier at the same meeting. Representers/commenters should avoid reading out or repeating statements contained in the written representations/comments already submitted, as the written submissions had already been provided to Members for their consideration.

39. 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.

40. 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 3 hearing (i.e. 8.10.2014) 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.

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

[Miss Winnie M.W. Wong returned to join the meeting at this point.]

FLN-R5 – Charter Rank Limited

FLN-R6 – Joy Cultivation Co. Limited

FLN-R7 – Double Gain Limited

FLN-R8 – Best Galaxy Limited

42. With the aid of a Powerpoint presentation, Mr Phill Black made the following main points:

- (a) while the major grounds of representations were set out in the written submissions and summarized in the Town Planning Board Paper, two major areas of concern were commonly raised by the representers :
 - (i) the OZPs should provide greater clarity and guidance on the design and implementation matters of the FLN District Centre as well as the recommendations of the urban design study; and
 - (ii) not all situations in terms of ‘new town’ planning could be addressed through the planning application system;

Guidance on design and implementation matters

- (b) the FLN District Centre, comprising 4 private high-density residential/commercial sites and a public transport/Home Ownership Scheme (HOS) site, should be the key component and the focal point of the NDA. Yet, the OZP could not provide the level of clarity, certainty and guidance on how stakeholders were expected to implement the major planning themes to make the district centre a vibrant, commercial and community hub;
- (c) the Explanatory Statement (ES) of the OZP should be amended to provide better coordination in the design and implementation of pedestrian connections, guidance on the implementation of the planned pedestrian shopping street, and more flexibility in the design of terraced podium fronting public open space;
- (d) at-grade pedestrian linkages were planned for the FLN District

Centre while pedestrian footbridges and underground passages would require planning application. The representers queried the necessity of such a requirement and requested that those essential pedestrian linkages should be taken into consideration in the urban design study;

- (e) the pedestrian shopping streets fronting the residential/commercial sites in the FLN District Centre were to promote street vibrancy. However, it was not clearly explained in the ES of the OZP on how the pedestrian shopping street concept could be implemented. There was no definition of the pedestrian shopping street and there was no explanation on how they could be integrated with the public open space corridor and the terraced podium in the private developments while meeting building requirements on fire escape, emergency vehicular access (EVA) and air ventilation/natural lighting. A 6m wide pedestrian shopping street designation on the OZP was proposed and a clear guidance in the ES should be provided on the design intent necessary to resolve the residential/open space interface problem;
- (f) restricting the terraced podiums to conform with only one set of height and setback dimensions under the OZP would not support the planning intention of promoting street vibrancy. Taking into consideration the length of the terraced podium being over 1 km and varying width of the public open space, flexibility should also be allowed in the design of the terraced podium to heighten visual interest. Those should also be considered in the forth-coming urban design study for the FLN District Centre;

Limitation of the planning application system

- (g) while only matters that were minor in nature could be addressed through the planning application system, many other desirable design elements could not be achieved in that way. An example

was the exclusion of 'road' in the covering Notes of the FLN OZP, which included footbridges, pedestrian subways, footpaths and pedestrian area by definition. The inclusion of 'road' in the covering Notes of the OZP was integral to the implementation of the NDA. There was no need for any planning application for road access, elevated pedestrian linkage and subway and would facilitate the development of early housing sites. Such a provision would be expected in the FLN OZP which was for new town development. Without the provision of 'road', early housing sites such as the site fronting Ma Sik Road would be substantially delayed in view of the uncertainty of access road provision; and

- (h) noting that commercial developments within the FLN District Centre would be permitted as of right, it was desirable to incorporate measures, e.g. making reference to the proposed urban design study, in the ES of the OZP to encourage the stakeholders to coordinate the design and implementation of public and private spaces in the development proposals.

[Actual speaking time : 16 minutes]

KTN-R8 – Jaff Investment Limited

KTN-R20728 – Team Glory Development Limited

43. With the aid of a Powerpoint presentation, Mr Chan Kim On made the following main points on the representation made by KTN-R8 :

- (a) KTN-R8 hoped that through the re-configuration of various zonings on the OZP, a more efficient land use and better utilisation of the land resource could be achieved to meet the pressing demand for housing supply;

[Mr Frankie W.C. Yeung left the meeting temporarily at this point.]

- (b) the proposed zoning changes were the result of minor re-alignment of various road sections, i.e. the straightening of Road D3, and shifting sections of Road L3, L6 and L7 eastward. Those adjustments would result in an improvement to the function and use of various land plots, resulting in a reduction of land area used for road and a corresponding increase in the amount of land for other uses. In gist, there would be an increase in land area for “Residential (Group A)1” (“R(A)1”), “R(A)3”, “Government, Institution or Community” (“G/IC”) and “Open Space” (“O”) while a reduction of land for “R(A)2”, “Residential (Group B)” (“R(B)”) and ‘Road’;
- (c) the site configuration of the revised land plots was of considerable size and shape for development. KTN-R8 disagreed with PlanD’s response that the revised site configuration and zoning would divide the original development sites into irregular shapes, create unnecessary development constraints and reduce the effectiveness of the use of the remaining portions of the concerned area;
- (d) the proposal would put land into a more efficient use and produce an additional 1,000 residential units. That was considered a sustainable measure in better land utilisation. KTN-R8 queried PlanD’s response that the proposal would disrupt the integrity of the NDA and not in line with the development parameters;
- (e) KTN-R8 also disagreed with PlanD’s response that the proposed alternative cycle track along the northern boundary of the Town Plaza was not desirable. As the Town Plaza had an overall width of about 60m to 120m, there would be ample space within the Town Plaza to accommodate the cycle track, which could co-exist with other pedestrian activities in the Town Plaza harmoniously, as illustrated by overseas experience. The Town Plaza should not be used exclusively by pedestrian. The proposed alternative cycle track along the Town Plaza and the open space corridor leading to

Fung Kong Shan Park would avoid causing nuisance to the residential developments in terms of noise, safety and privacy problems on either sides of Road L7;

- (f) it was proposed that an elevated section or underpass should be provided to Road D3 across the open space corridor to promote connectivity. Such an arrangement would not have any impact on the free-flow of the traffic on the future Road D3;
- (g) there would be an increase in the land area designated for “G/IC” use by 2,200m², which was contrary to PlanD’s response that the proposed road re-alignment and zoning adjustment would reduce the amount of land for “G/IC” use. A 40m wide open space strip was proposed along the western side of Road P2, which would act as a buffer to the future schools to be developed in the “G/IC” zone and further improve the environment; and
- (h) he urged the Board to support KTN-R8’s proposal which would enhance the overall planning of the area and flat production.

44. With the aid of another Powerpoint presentation, Mr. Chan made the following main points on the representation made by KTN-R20728 :

- (a) KTN-R20728’s lot fell within the Advance Works Package area of the KTN NDA. The portion of the lot located to the north of Road L1 had an area of about 5,300m². However, that portion of the lot was partly zoned “R(A)1” and “Other Specified Uses” (“OU”), resulting that the land area under each zoning would have an area of about 2,700m², which did not meet the criteria of 4,000m² to apply for land exchange under the Lands Department’s Practice Note No. 1/2014 – Application for Lease Modification including land Exchange for Development of Land within Kwu Tung North and Fanling North New Development Areas. In that regard, the Lands

Department had refused to process the representer's application for land exchange;

- (b) it was hoped that PlanD would flexibly consider the representation and adjust the zoning boundary at KTN-R20728's lot for timely implementation of the Advance Works Packages;
- (c) the representer acknowledged that land ownership would normally not be taken into consideration in landuse planning. However, given the acute housing demand and the clear policy objective of increasing land supply for housing development, flexibility should be given in adjusting the zoning boundary at the representer's lot to enable the representer to develop his lots at an early stage as his lots was of reasonable size and would not adversely affect the overall planning of the NDA;

[Mr Frankie W.C. Yeung returned to join the meeting at this point.]

- (d) in that regard, KTN-R20728 proposed to rezone about 1,400m² of his lots from "OU" to "R(A)1" to make up a total land area of 4,000m² to meet the land exchange criteria for development. The site zoned "OU" for future public transport interchange (PTI) would still have an area of 19,730m², which would be more than enough for PTI development as compared to the scale of some existing PTI developments throughout Hong Kong. As the development intensity of the "R(A)1" and the "OU" zones was identical, the proposed rezoning would not affect the development scale of the NDA;
- (e) if necessary, a clause could be incorporated in the lease to require that 1,400m² of the regrant site be reserved for the development of facilities to compliment the adjoining PTI; and

- (f) there should be flexibility in the OZP to respond to the need of the society.

[Actual speaking time : 20 minutes]

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

46. A Member asked how the development intensity and the design of development within KTN-R20728's lot would be affected by rezoning land from "OU" to "R(A)1" and the amount of additional gross floor area (GFA) that could be achieved. In response, Mr Chan Kim On said that the development intensity of the "R(A)1" and "OU" zones was identical. The rezoning would not increase the GFA of his client's site but would enable the formation of a site of 4,000m² under the same zoning that would meet the land area criteria for land exchange.

47. In response to the Chairman's enquiry, Ms Maggie M.Y. Chin, DPO/FS&YLE made the following comments on the proposals raised by the KTN-R8 and KTN-R20728 :

- (a) in preparing the KTN OZP, relevant technical assessments including traffic and air ventilation had been carried out to demonstrate the feasibility of the NDA. KTN-R8 proposed to straighten Road D3 and to shift sections of Road L3, L6 and L7 eastward in order to re-configure some land plots for development. However, there was no information submitted in the representation to demonstrate that the re-configured site layout would not have any adverse impact on the environment, particularly on the Long Valley Nature Park;
- (b) the "G/IC" site located to the north-east of Road L6 was designated for the development of three schools. Although the size of the re-configured "G/IC" site would be the same in terms of land area, there was no site layout to demonstrate that the planned schools could be accommodated;

- (c) the Town Plaza would be an important focal point in KTN with vibrant pedestrian streets alongside commercial/retail developments in the adjoining area. An urban design study would be commissioned in the Advance Works Package, which would be completed in early 2017, to provide guidelines on how developments could integrate with the Town Plaza;
- (d) although it was claimed that KTN-R8's proposal would release more land for development, it would divide the original development sites into irregular shapes and create unnecessary development constraints. While the development potential of some sites would be increased, the proposal would reduce the site-efficiency of the remaining sites;
- (e) the major road network of the KTN NDA was planned at the periphery of the NDA in order to reduce the traffic through the NDA. KTN-R8's proposal to re-align Road D3 would disrupt the east-west traffic circulation route of KTN NDA, resulting in a long detour. There was also no information in the representation to demonstrate the feasibility of an elevated or underpass section for Road D3 across the open space corridor; and
- (f) KTN-R20728 had acknowledged that land ownership was not a planning consideration in determining the landuse of KTN NDA. The proposed rezoning of about 1,400m² of the PTI site to "R(A)1" for development would result in an irregular shaped site for the PTI, which was not desirable and would affect the development of the PTI to serve the future MTR Kwu Tung Station located to the north.

48. Ms Chin also made the following responses to the main points raised by the representative of FLN-R5 to FLN-R8 :

- (a) regarding the issue on connectivity and the flexibility of design for the pedestrian shopping street and commercial podium in the KTN NDA, the NDAs Study recommended that a Town Plaza be

provided for pedestrian use to direct pedestrian from the future MTR Kwu Tung Station and the adjacent PTI to the retail shops and the residential area to create a vibrant pedestrian area. The same principle also applied to the FLN NDA, which was the area of concern by FLN-R8 whereby pedestrian would be able to walk freely at the street level as well as the commercial podium. Partially amending the 5m high, 10m setback restriction would disrupt the overall coherence of the area. Nevertheless, the flexibility of varying the design element of the Town Plaza could be considered in the forthcoming urban design study; and

- (b) regarding the inclusion of 'Road' in the covering Notes of the OZPs, the KTN and FLN area were previously covered by some rural OZPs. In the preparation of the OZP for the KTN and FLN NDAs, reference was made to the Master Schedule of Notes (MSN) for rural OZP. For the construction of footbridges, road works and such other public works co-ordinated or implemented by Government was always permitted. Footbridge connections between individual developments, which was scheme-based in nature, should be considered by the Board through the planning application system. Nevertheless, the main consideration of the KTN and FLN OZPs were on landuse. Without any justification, it would be premature to determine at this stage whether the variation in the design proposed by FLN-R5 to FLN-R8 was a better scheme.

49. The Chairman asked Mr Chan Kim On to clarify the number of additional units that could be provided under his proposal, and whether consideration had been given to the infrastructural provision for the additional flats as PlanD had previously indicated that the number of population in the KTN and FLN NDAs could not be further increased due to constraints imposed by the capacity of the planned infrastructure.

50. With the aid of the visualiser, Mr Chan explained that the proposed land re-configuration would result in an increase in flat production in some zones while decreasing the flat production in other zones, with an overall increase of about 1,000 flats

with a population of 2,700. However, assessments had not been made on the infrastructure provision for the additional flats produced. He said that the representer's proposal was only conceptual and for the Board to consider. While it was noted that the planned population of the NDAs was constrained by infrastructure provision at this stage, it could be subject to review as planning progressed and more infrastructure could be provided.

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

51. The Chairman asked whether the additional number of flats resulted in KTN-R8's proposal would have any impact on the infrastructure provision. In response, Ms Chin said that the planned developments in KTN and FLN NDAs had taken up the capacity of all infrastructures, particularly that of the sewage treatment. There were concerns from other representatives on the capacity of road network and railway system. Technical assessments were required to examine the impact of the additional flats on the infrastructure. KTN-R8 had not provided any such assessments in his representation to demonstrate that the additional flats would not have any adverse impact on the infrastructure capacity.

52. Mr Black asked DPO/FS&YLE to confirm the completion date of the urban design study for the NDAs and the Chairman explained that the Q&A session was only for Members to direct their questions to the representatives/their representatives or government representatives to clarify their points raised in their presentation. Mr Black said that as PlanD had indicated that an urban design study would be carried out, which would cover a number of design issues raised in his representation, it would be useful if PlanD could explain how the findings of the urban design study to be completed in 2017, especially on the district centre area, could be related to the OZP which would be submitted to the Chief Executive in Council for approval before the completion of the study.

53. The Chairman asked Ms Chin to respond to the comments made by Mr Black. Ms Chin said that planning was a continuous process and the OZP could be revised/amended according to changes in circumstances. The urban design study was included in the Advance Works Package to provide comprehensive urban design for the district centres in KTN and FLN to promote the vibrancy and character of the areas to form

a landmark/focal point to pedestrian movement. The urban design study was anticipated to be completed in February 2017. The land parcels affected by the FLN District Centre were not included in the Phase 1 development of the NDA scheduled for commencement in 2018. The footbridges and detailed urban design elements would not be indicated in the OZPs, which were mainly concerned with the broad landuse zoning. Such detailed information would be incorporated in Outline Development Plans or Layout Plans. The progress and findings of the urban design study would be reported to the Board, if necessary.

54. Mr Black considered that there was private land in the district centre covered by the urban design study. Instead of waiting a couple of years for the findings of the urban design study, the Board should clarify whether the nature of the urban design study and the design intent would be made know to the public and whether the stakeholders could participate and provide inputs to the study.

55. In response to the request of the Chairman, Ms Chin said that the Government was considering an urban design competition for the district centres of the two NDAs to solicit public views on the urban design. The representers might discuss their views on the urban design aspect with PlanD. The implementation of the two NDAs would be carried out by the Government. Any development for public purpose or for public housing development would be carried out by land resumption by the Government.

56. Mr Black asked whether the Government's initiative for the NDAs development by land resumption referred to the sites in the district centre. The Chairman explained again that the Q&A session was not for the representer to ask questions. However, the representer might respond to the points made by PlanD. Mr Black explained that he would like to make sure that the initiative for district centre development was not based on land resumption by the Government. Mr K.K. Ling, the Director of Planning, clarified that PlanD would conduct public engagement in accordance with the established procedure in carrying out the urban design study and stakeholders would have a chance to provide their comments and input.

57. Regarding the exclusion of 'Road' in the covering Notes of the OZP, Mr Black considered that the FLN NDA would be a new town accommodating a planned population

of 60,000. Therefore, he did not agree with PlanD's response that the FLN NDA was rural in character and hence the FLN OZP should be based on the MSN of the rural OZP, which did not have provision of 'Road' in the covering Notes. He considered that the concept of the FLN OZP should be clarified. The Chairman said that the Board would listen to the views of all the representers and commenters, and a deliberation session would be held. All the views, including that regarding the 'Road' provision, and the points made in the written and oral submissions, would be considered by the Board at that time.

58. Mr Chan said that the proposed rezoning of about 1,400m² of the planned PTI site to "R(A)1" would not have any adverse impact on the future PTI development as the site configuration would not be drastically changed and the residual land area of 19,730m² of the PTI site was significantly larger than the 6,000m² site area requirement for an average PTI. The rezoning would enable the representer to amalgamate land under his ownership under the same zoning to meet the site area requirement for land exchange to facilitate early development. As it would be difficult to join other land owners for development under the same zone, the land would be left idle if his rezoning proposal was not supported by the Board.

59. Since Members had no further question to raise, the Chairman thanked the representers' representatives and the PlanD's representatives for attending the hearing. They left the meeting at this point.

60. The meeting was adjourned at 3:50 p.m.