

1. The meeting was resumed at 9:25 a.m. on 21.1.2015.
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

Professor Eddie C.M. Hui

Ms Anita W.T. Ma

Dr W.K. Yau

Professor K.C. Chau

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Lincoln L.H. Huang

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Mr Stephen H.B. Yau

Mr F.C. Chan

Assistant Director (Environmental Assessment)

Environmental Protection Department

Mr K.F. Tang

Chief Engineer (Works), Home Affairs Department

Mr Martin W.C. Kwan

Deputy Director of Lands (General)

Mr Jeff Y.T. Lam

Director of Planning

Mr K.K. Ling

Presentation and Question Sessions

[Open meeting]

3. 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 (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 commenter or commenters' representative were invited to the meeting at this point:

FLN-C1608 and KTN-C1608 – Shek Wai Him, Vivian

Ms Shek Wai Him, Vivian - Commenter

FLN-C1316 and KTN-C1316 – Crystal Yip

FLN-C1497 and KTN-C1497 – Leung Wei Ching

FLN-C1724 and KTN-C1724 – Yip Fu Wing

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

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 Fanling North Outline Zoning Plan No. S/FLN/1 and the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/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 to the Town Planning Board (the Board) that they would either attend in person or send their 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 situations, 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 submissions;
- (c) the oral submissions 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 publication period of the representations;
- (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.
- (e) each presentation, except with time extension allowed, should be within 10 minutes and there was a timer device to alert the representers/commenters and representer's/commenter's representatives 2 minutes before the allotted 10-minute time was to expire and when the allotted 10-minute time limit was up.

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 commenters and commenters' 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 online, 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/authorized 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, there would be a question and answer (Q&A) session which Members could direct enquiries to any attendee(s) of the meeting.

8. The Chairman then invited the commenter and commenters' representatives to elaborate on their comments.

FLN-C1608 and KTN-C1608 – Shek Wai Him, Vivian

9. Ms Shek Wai Him, Vivian made the following main points:

- (a) the Government had emphasised several times that the proposed NENT NDAs were proposed to provide land for residential development to meet the pressing housing need in Hong Kong. To achieve that, however, the Government should first explore other alternatives that would have less adverse impacts instead of exploiting the land in the NENT. One of the alternatives was the vacant or underutilised government land. Another alternative was to better utilise the vacant flats because according to the Rating and Valuation Department, there were 40,000 vacant units in Hong Kong which should be better utilised. Besides, according to the statistics from the Transport and Housing Bureau, there were

currently several thousands of residential units in the market not yet been sold. These housing units should not be left idle;

- (b) it appeared that the current property market was in fact an investment tool for the rich due to the influx of hot money instead of providing housing for the general public. Even with the proposed NENT NDAs, it might not solve the housing problem and lower the property price;
- (c) the 30s Group (三十會) had conducted a survey on hotel operation in Hong Kong and found that there were a lot of unlicensed hotels within the existing residential developments. The Government should critically review the tourism policy in accordance with the existing carry capacity of Hong Kong. It would not help to solve the housing problem by increasing the housing supply but then converting them for guest house use later;
- (d) the NENT NDAs were not the only means to increase land supply. According to the paper on “Study on Brownfields in New Territories and Strategies for Land Development” issued by the Professional Commons in March 2013, there were 800 hectares of brownfield sites in the New Territories, such as North District, Tai Po, Tuen Mun and Yuen Lung, particularly concentrated in Hung Shiu Kiu area which were currently used for container yards, recycling yards and vehicle stripping yards, etc. Since those sites were large in area and normally connected with good transport networks, they could be easily converted for residential development. The Government should give priority to make use of the brownfield sites for development;
- (e) apart from brownfield sites, there were other sites readily available for development. For instance, industrial land in Hong Kong had been diminishing and about 300 ha of industrial land were vacated which could be redeveloped for residential use. Also, there were

still 400 ha of vacant government land zoned “Government, Institution or Community” and “Recreation” that could be released for housing development. Those vacant areas were readily available for other uses and could save a lot of planning and land resumption procedures;

- (f) the Government should review the need of private golf courses in Hong Kong, which were paying very low rent and serving a small group of high-income people only. The Fanling Golf Course was about 170 hectares in area (equivalent to about the size of 9 Victoria Parks) which was not used by most of the Hong Kong people. The Government should consider taking back the golf course site to expedite the land supply for residential development;
- (g) it was doubtful whether there was really an acute housing demand. According to the latest population projection by the Census and Statistics Department, the population was estimated to increase by 1.3 million from Year 2014 to 2039. As an estimate, a total of 3,200 hectares of land should be adequate to cater for the increased population. The available land mentioned above, i.e. brownfield sites, industrial land, the Fanling Golf Course site, etc should be able to provide adequate land for housing development. The NENT NDAs was not a must;

10. As the 10-minute time limit for Ms Shek was up, Mr Au Kwok Kuen offered to give 10 minutes of his allotted time to Ms Shek for her to continue with the presentation. The Chairman agreed. Ms Shek then made the following main points:

- (a) apart from land supply, the Government should consider diversification of industries and create more pillar industries for Hong Kong, particularly promoting agricultural industry. While there were 14 hectares of land reserved for commercial development in the NENT NDAs with the creation of 37,700 employment opportunities, no details had been provided;

- (b) the Government should promote agriculture as there was increasing demand for farming. Within the NENT NDAs, only 58 hectares of land in Kwu Tung North (KTN) and Fanling North was reserved for agriculture purpose which was insufficient to cater for the increasing demand for farmland and about one fourth of the existing agricultural land would be destroyed by the NENT NDAs. Existing agricultural land should be retained as it was not only a source of food supply but also had great ecological value, such as providing habitat for birds (i.e. over 200 bird species were found in Long Valley), stabilising ecosystem, retaining as green buffer and reducing the heat-island effect. While some scholars considered that agricultural activities had low economic return in terms of GDP, it should be noted that food was essential to human beings and even the GDP generated by agricultural activities was low (only contributing 1% to 2%), there were other by-products that were not counted towards GDP, such as food-processing industries, production of pesticides and hobby farms. The development of local farming industries could also help maintain a good food safety standard; and
- (c) the East Rail, which was the only public transport connecting the NENT and Kowloon, already had a very high patronage rate. It could not cope with the increased population arising from the NENT NDAs.

[Actual speaking time : 18 minutes]

FLN-C1316, KTN-C1316 – Crystal Yip

FLN-C1497, KTN-C1497 – Leung Wei Ching

FLN-C1724 , KTN-C1724 – Yip Fu Wing

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

- (a) his presentation would be focusing on Kwu Tung area. He noted that Group 1 representations and the Rural Committee were concerned about the capacity of East Rail which was not enough to support the increased population and the Transport Planning Alliance was concerned about traffic impact of the NENT NDAs. He did not support MTR Corporation's proposal to provide park and ride facilities, and any proposed increase in building height and plot ratio of the NENT NDAs;
- (b) given that Ma Tso Lung was a valley and occupied by agricultural activities and close to rural area and frontier area, he supported R27, R31 and R32's views that the traffic linkage to KTN near Ma Tso Lung Stream, i.e. Road R1, should be replanned for better protection of the stream. The representers suggested rezoning the area to "Green Belt" ("GB") but that was not supported by PlanD without giving any reasons;
- (c) the second group of representations was mainly concerned about the conservation of Long Valley and Ma Tso Lung area, including Designing Hong Kong Limited, World Wide Fund for Nature Hong Kong, Hong Kong Bird Watching Society, the Conservancy Association, etc. R16, R17, R93 and R94 requested rezoning the land along Ma Tso Lung stream from "GB" to "Conservation Area" ("CA") due to the high ecological value of the area. However, that proposal was not supported by PlanD. The purpose of Long Valley Nature Park was not clear. Long Valley should retain status quo or be rezoned to "CA" or agricultural protection area. PlanD had neglected all the proposals put forward by the representers;
- (d) many representers' supportive views and suggestions had their own agenda, such as R9 supported the NENT NDAs and proposed to increase the PR which was neglecting the surrounding rural character of the area, R8 was already owned by developers and

therefore asked for an increase in PR, and R7 requested for enlarging the “Village Type Development” zone which would affect the Long Valley, etc;

- (e) he requested PlanD to provide information on the location and number of land exchanges in the NENT NDAs under processing;
- (f) the majority of Group 4 representers objected to the NENT NDAs and did made recommendations, such as designating agricultural protection areas for Ma Shi Po, Long Valley, Ho Sheung Heung and Ma Tso Lung, Dills Corner Garden Elderly housing, rail capacity problem, ecological problem, toxic materials in Kwu Tung. However, all those proposals were not supported by PlanD mainly due to political considerations. No proposed amendments would be recommended as PlanD did not want to delay the whole planning process with a view to helping the Government to implement the NDAs;
- (g) PlanD had not provided information and its powerpoint presentation to the public. The link on the Board’s website was directed to youtube. Other information such as existing arable land and existing/future drainage plans was not provided; and
- (h) all in all, he reserved the right for legal proceedings as some Members of the Board had failed to declare interest in the hearing of the representations and comments in respect of the KTN and Fanling North OZPs which were related to the subsidiary companies such as 財宏有限公司、綠野田園有限公司、培豐有限公司、祺星有限公司、泰陽有限公司、置富投資有限公司、大輝行有限公司、添永發展有限公司, the Secretariat had not allotted enough time and made proper meeting schedule, and PlanD had not provided sufficient information to the public.

12. The Chairman said that the applications for land exchange was outside the ambit of the Board and asked Mr Au to follow up with the Lands Department on the required information. In response to the Chairman's enquiry, Ms Maggie M.Y. Chin, DPO/FS&YLE, made the following main points:

- (a) various issues raised by Mr Au, such as the alignment of Rural Road R1 at Ma Tso Lung and conservation of Long Valley, had been mentioned in Group 1 and Group 2 representations on the two OZPs. Detailed information and PlanD's responses had been provided in the four Town Planning Board Papers and their annexes. Detailed responses to the oral submissions by representers and their representatives, such as the concerns on Ma Tso Lung Tsuen and Long Valley by green groups, had also been provided in various sessions, and the relevant information were made available on the Board's web site. The four Town Planning Board Papers were also distributed to each representer/commenter of respective groups, and were also available on the Board's website; and
- (b) regarding the information required by Mr Au, in fact, some members of the general public had also requested for some information, such as baseline information from the NENT NDA Planning and Engineering Study. PlanD had already replied to those requests.

13. As Members had no further question to raise, the Chairman thanked the commenter/commenters' representative and PlanD's representatives for attending the meeting. They all left the meeting at this point.

14. As no more representatives had arrived to attend the session, the meeting was adjourned at 10:06 a.m.