

1. The meeting was resumed at 9:00 a.m. on 15.10.2014.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Professor S.C. Wong

Professor P.P. Ho

Professor Eddie C.M. Hui

Ms Anita W.T. Ma

Dr W.K. Yau

Ms Bonnie J.Y. Chan

Dr Wilton W.T. Fok

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Lincoln L.H. Huang

Ms Janice W.M. Lai

Mr Stephen H.B. Yau

Mr Francis T.K. Ip

Mr David Y.T. Lui

Principal Assistant Secretary (Transport) 3,
Transport and Housing Bureau
Miss Winnie W.M. Wong

Chief Engineer (Works), Home Affairs Department
Mr Frankie W.P. Chou

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

Deputy Director of Lands (General)/Director of Lands
Mr Jeff Y.T. Lam/Ms Bernadette H.H. Linn

Director of Planning
Mr K.K. Ling

Presentation and Question Sessions

[Open meeting]

3. The following representatives of the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD) were invited to the meeting at this point:

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

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

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

Mr Leung Chiu Keung – Senior Engineer/New Territories East 43 (SE/NTE43), CEDD

4. The following representers or representers' representatives were invited to the meeting at this point:

FLN-R932, KTN-R485 – Ho Ka Ho

Mr Ho Ka Ho

– Representer

FLN-R1567, KTN-R1120 – Winnie Chow

Ms Winnie Chow – Representor

FLN-R1580, KTN-R1133 – 何志美

FLN-R1583, KTN-R1136 – Wong Wai Yan

FLN-R1651, KTN-R1202 – April Lam Man Yi

FLN-R1950, KTN-R1500 – 陳詠琪

FLN-R1612, KTN-1163 – Tai Wai Lan

FLN-R1940, KTN-R1490 – Hung Yat Lan

FLN-R1809, KTN-R1359 – Wong Shing Kay

Mr Lau Hoi Lung (東北城規組) – Representors' Representative

FLN-R1646, KTN-R1197 – 張嘉莉

Ms Clara Cheung – Representor

FLN-R1786, KTN-F1336 – 黃國鉅

Ms Mak Ho Ying – Representor's Representative

FLN-R1677, KTN-R1234 – Chung Wai Kong

Mr Chung Wai Kong – Representor

FLN-R1680, KTN-R1237 – Chung Xiao Qing

FLN-R1678, KTN-R1236 – Tse Yim Ha

Ms Chung Xiao Qing – Representor and Representor's
– Representative

FLN-R1742, KTN-R1292 – Ho Ka Po (Green Sense)

FLN-R1881, KTN-F1431 – Helena Wu

Ms Ho Ka Po – Representor and Representor's
Representative

FLN-R1752, KTN-R1302 – 陳家儀

Ms Chan Ka Yi – Representor

FLN-R2012, KTN-R1562 – 蔡權

Ms Choi Wah

– Representer

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 (OZP) No. S/FLN/1 and the Draft Kwu Tung North OZP 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 that 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 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 to repeat unnecessarily long the same points which had already been presented by others earlier at the

same meeting. Representers/commenters should avoid reading out or repeating statements contained in the written representations/comments already submitted, as the written submissions had already been provided to Members for their consideration.

6. The Chairman said that each presentation, except with time extension allowed, should be within 10 minutes and there was a timer device to alert the representers and the representers' representatives 2 minutes before the allotted time was to expire and when the allotted time limit was up.

7. The Chairman said that the proceedings of the hearing would be broadcast on-line, and that video recordings of the presentation made by the representative of PlanD on the first day of 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 representers/authorized representatives to make their oral submissions, following the reference number of each representer. After all attendees had completed their oral submissions, there would be a question and answer (Q&A) session which Members could direct question(s) to any attendee(s) of the meeting. Lunch break would be from 1:00 p.m. to 2:00 p.m. and there would be one short break each in the morning and afternoon sessions, as needed.

8. The Chairman then invited the representers and their representatives to elaborate on their representations.

[Professor P.P. Ho, Dr W.K. Yau and Mr Francis T.K. Ip returned to join the meeting at this point.]

FLN-R1567, KTN-R1120 – Winnie Chow

9. Ms Winnie Chow made the following main points:

- (a) she strongly objected to the NENT development plan. There were many problems in the development plan which were yet to be resolved and it should not be implemented at the present stage;

- (b) there was a lack of consultation on the plan. Though the public had requested for dialogue with the Government for years on different issues, all the requests were ignored. The Board's hearing on the OZPs was not a real consultation as there would not be any dialogue between the representers and Board Members. The hearing arrangement was also unsatisfactory and many affected people, in particular the elderly people, could not come;
- (c) the development plan was not serving the future generations of Hong Kong. It mostly comprised private housings which were not affordable to the young people. In addition, the compensation for clearance was far from adequate for local people to buy a flat. The affected people might need to move to the sub-divided flats in Shum Shui Po and Fa Yuen Street, which was against the objective of the NENT development to address housing needs;
- (d) while the Government had pointed out that NENT development was to address the need of the increasing population, the forecast on population increase in the study was not accurate;
- (e) there were other sites in Hong Kong, such as the Fanling Golf Course, which were available for development. It was not reasonable to displace the NENT which was the home of many people. The development plan would also affect the existing agricultural activities in Fanling area. While agricultural rehabilitation/resite scheme was proposed in Kwu Tung South, it was noted that farmers in Kwu Tung South were also forced to leave the area a few years ago; and

[Mr David Y.T. Lui returned to join the meeting and Dr. Wilton W.T. Fok arrived to join the meeting at this point.]

- (f) notwithstanding that there had been three stages of consultation on the development plan, only one consultation forum was organized for local

people or the general public during each consultation stage. The public was only aware of the development plan during the third stage and the last consultation forum was held on request from the public. The forum was held at a remote location and not all attendees had the chance to speak or give their opinion at the forum. The development plan was a long-term development strategy, and more time should be allowed and more consultation should be conducted for thorough discussion. Face to face discussion should be arranged.

[Actual speaking time: 10 minutes]

FLN-R1646, KTN-R1197 – 張嘉莉

10. With aid of a Powerpoint presentation, Ms Clara Cheung made the following main points:

- (a) a lot of art practitioners were very concerned about the NENT development. Many people were working hard to protect the existing beautiful environment of NENT;
- (b) while it was indicated in the Government's promotional materials that the NENT development was to address housing needs, among the 612 ha of land under the plan, only about 90 ha was for housing use. The other areas were for supporting facilities;
- (c) the top-down approach adopted in the planning process was outdated. Instead, a bottom-up approach with public participation was widely adopted in other areas nowadays;

[Mr Lincoln L.H. Huang returned to join the meeting at this point.]

- (d) the general principle of adopting a people-oriented approach in the NENT development plan was good. However, the current plan was in fact not people-oriented in that local people including those living in the elderly

home were forced to leave their home. It was difficult for the elderly people to adapt to a new environment. Furthermore, farmers who were farming in the area were forced to be resited to other areas. The existing agricultural land and agricultural activities should be protected and retained. Those existing uses should not be displaced, even with compensation;

- (e) in particular, the existing agricultural land should not be displaced for building an open space. There was no need for planned “recreational” facilities in the area. The community had been established and evolved in an organic manner, and not through a top-down plan;

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

- (f) it was not reasonable that the Fanling Golf Course with 170 ha in area could not be released for public use; and
- (g) the birth rate in Hong Kong was decreasing and as such there should not be a substantial rise in housing needs. The population policy including the policy to allow 150 single entry permits per day should be reviewed. In addition, there were many vacant flats in Hong Kong as shown in the Rating and Valuation Department’s survey report. There was no need to clear the whole NENT with an area of 612 ha for development. The existing established community should not be displaced.

[Actual speaking time: 17 minutes.]

FLN-R1742, KTN-R1292 – Ho Ka Po (Green Sense)

FLN-R1881, KTN-F1431 – Helena Wu

11. With the aid of a Powerpoint presentation, Ms Ho Ka Po made the following main points:

- (a) a survey was undertaken by the University of Hong Kong on the public views on the NENT development;

- (b) according to the survey results, most respondents considered it important to preserve the existing living style of the local people. The “people” referring to in the people-oriented approach should be the people currently living in the area. Their existing living, including their living environment and farming activities, and the existing uses on the land should be respected in the first instance;
- (c) the survey results indicated that there was neither a majority support nor objection to the in-situ land exchange scheme under the NENT development plan. That indicated that the public did not know much about the development proposal being put forward and how the development schemes were to be implemented;
- (d) over 60% of the respondents, with different educational background, very supported or supported the release of the Fanling Golf Course for development to replace the NENT NDAs. That suggestion should be considered as it would help retain the existing agricultural activities in NENT and there was no need to relocate the elderly people currently living in the elderly home; and
- (e) she doubted how much public opinion collected during the consultation of the plan had been accepted by the Government. As there were still a lot of problems to be resolved, the NENT development should not proceed for the time being and more consultation should be conducted. The economic benefits to be brought by the development plan should not outweigh all other considerations including the right and wish of the local people to live and farm in the area, and to preserve the local community and local environment and ecology. While the Government stated that the NENT development plan was for the public and the future generations, the Government should understand the majority of public opinions as stated above and take them into account.

FLN-R1580, KTN-R1133 – 何志美

FLN-R1583, KTN-R1136 – Wong Wai Yan

FLN-R1651, KTN-R1202 – April Lam Man Yi

FLN-R1950, KTN-R1500 – 陳詠琪

FLN-R1612, KTN-1163 – Tai Wai Lan

FLN-R1940, KTN-R1490 – Hung Yat Lan

FLN-R1809, KTN-R1359 – Wong Shing Kay

12. With the aid of a Powerpoint presentation, Mr Lau Hoi Lung made the following main points:

- (a) he was a committee member of 土地正義聯盟 and member of 本土研究社. He had studied the local agriculture for more than three years;
- (b) according to information from the Agriculture, Fisheries and Conservation Department (AFCD), there were about 198 ha active agricultural land in Hong Kong for growing vegetables. While the Secretary for Development indicated that only about 28 ha of the total active agricultural land in Hong Kong would be affected by the NENT development, it was not clear whether the existing dry agricultural land in Long Valley (about 37.2 ha) would be converted to wetland as that area would form part of the proposed nature park. If the existing dry agricultural land was to be included, a total of 65.2 ha of existing active agricultural land, amounting to 22% of active agricultural land, would be affected;
- (c) Hong Kong should not continue to rely on importing food from the Mainland for the reasons as stated below:
 - (i) the amount of fresh vegetable imported to Hong Kong from accredited farms in China had been declining in recent years due to the reduction in outputs caused by climatic change and pollution problem. Natural disasters happened in the Mainland also affected food price in Hong Kong;

- (ii) the self-sufficiency ratios in food supply in some major cities in the Mainland including Chengdu, Nanjing and Shanghai in 2007/08 were quite satisfactory. However, the self-sufficiency ratio for Shenzhen was very low. One should not expect that the food grown in the Mainland would not be used for local consumption, but to be exported to Hong Kong. In addition, according to comments made by Professor Graeme Land in a seminar, in the longer-term, to maintain self-sufficiency in food supply, intensive peri-urban agriculture would be very valuable. For Shenzhen, it was predicted that by 2024, all golf courses would be forced to be converted into urban farms;
- (iii) people in the Mainland had been increasingly well off and were able to pay for good quality food. There was no reason for farms in the Mainland to supply food and vegetable, in particular those of high quality, to Hong Kong;
- (iv) food should be produced for local consumption. Transportation of perishable food for a long distance from the accredited farms to Hong Kong would involve high energy consumption and was not sustainable. Some of the accredited farms such as those in Yinchuan District were in fact not suitable for growing vegetables, as the soil was dry and suitable for growing fruits only. It was not environmentally friendly to grow vegetables in those areas for the purpose of supplying food to Hong Kong;
- (v) many international cities such as New York, London, Singapore and Shanghai had adopted a major policy on self-sufficiency in food supply and urban farming. However, there was a lack of food and agricultural policy in Hong Kong. In addition, the retention of active farming in Hong Kong would provide channel to absorb domestic organic waste, which would also relieve pressure on waste disposal in Hong Kong;

- (vi) if fallow agricultural land was rehabilitated for active farming, a self-sufficiency ratio of 27.38% could be achieved. The ratio would be increased to 41.06% if one-third of our food was not to be wasted;

- (d) local farming was a land use which possessed multiple functions including economic (economic development, job opportunities and better use of land resources), environmental (improvement of micro climate, conservation of ecology, reduction of transportation needs and utilization of organic waste) and social (food safety and price, community building, health enhancement and food education) functions;

- (e) there was a food-growing nutrient cycle under which domestic waste could be recycled and used as fertilizer for growing food. Farms in NENT such as the Mapopo community farm used domestic waste as fertilizers;

- (f) NENT was one of the important agricultural areas in Hong Kong. The farms in NENT accounted for more than 30% of the total number of farms in Hong Kong. It was not correct to say that the NENT development would not have substantial impact on agriculture in Hong Kong;

- (g) the effectiveness of the agricultural matching scheme currently undertaken by AFCD was doubtful as there was a lack of agricultural land in Hong Kong and about 300 people joining the scheme were awaiting assistance;

- (h) even if the NENT development could help address housing needs of the future generations, the plan should not proceed if the rights of the people who were living and farming in the area were to be sacrificed. Other than housing problem, there were other needs which should also be addressed;

- (i) as shown in a video on the Police action against a protester, he feared that the objectors to the NENT development would receive the same treatment;
and

[Mr Frankie W.P. Chou left the meeting temporarily at this point.]

- (j) the Board was requested to withdraw the plan.

[Actual speaking time: 69 minutes.]

[The meeting was adjourned for a short break of 10 minutes.]

[Mr Jeff Y.T. Lam, Ms Bonnie J.Y. Chan, Dr Wilton W.T. Fok and Mr Ivan C.S. Fu left the meeting temporarily at this point. Ms Anita W.T. Ma returned to join the meeting at this point.]

FLN-R1786, KTN-F1336 –黃國鉅

13. Ms Mak Ho Ying made the following main points:

- (a) she was from a community organization and had great concern on agriculture and food production in Hong Kong;
- (b) economic return generated from uses of land should not be the main focus. The long-term value of the land in terms of primary, secondary as well as tertiary productions was equally important;
- (c) the NENT development would affect the local environment and local climate. It was noted that an underground cooling system would be provided in the new town. There was in fact no need to have a man-made system to replace the existing natural environment;
- (d) the autonomy on food production and food consumption was important. Hong Kong should not rely on importation of food. A close monitoring system on the quality and safety of the imported food was required. It was much easier to encourage local production in order to control quality and safety of food;
- (e) production in the urban area should not only focus on the secondary and

tertiary sectors, but also on the primary sector. Primary production would require sufficient space and land. There was already a lack of space in Hong Kong. The land should not be converted for development by big developers; and

- (f) farmers in NENT really worried about how their livelihood would be affected if the NENT development plan was to be implemented.

[Actual speaking time: 9 minutes.]

FLN-R1677, KTN-R1234 – Chung Wai Kong

14. Mr Chung Wai Kong made the following main points:

- (a) while the Government said they had done a lot of consultations with village representatives, the local villagers did not know anything about the development plan of Kwu Tung. Many villagers did not know how to use the computer and they could not access the information through internet;
- (b) although Kwu Tung was not an indigenous village, it had a long history and had been resided by villagers of a few generations. The history should not be destroyed because of development;

[Ms Bernadette H.H. Linn returned to join the meeting at this point.]

- (c) there should be alternative solutions to housing problem. There had been a lot of comments that the Fanling Golf Course, which was very close to the NENT NDAs, should be used for housing development to replace the NENT development;
- (d) there was arsenic which was a toxic substance found in the area. The affected area should not be used for development;
- (e) the capacity of the East Rail was already saturated. It was noted that the number of cars for each train in the East Rail would be reduced from 12 to 9

to fit the operation of the Shatin-Central Link under construction, which would further reduce the capacity of the East Rail. There might be measures such as increase in the frequency of trains to increase its capacity. However, some assumptions, such as the carrying capacity of 6 persons per square metre in train car was in fact unrealistic; and

- (f) the Board was requested to withdraw or revise the plan to make it a real plan for the people of Hong Kong.

[Actual speaking time: 10 minutes.]

FLN-R1680, KTN-R1237 – Chung Xiao Qing

FLN-R1678, KTN-R1236 – Tse Yim Ha

15. Ms Chung Xiao Qing made the follow main points:

- (a) primary and secondary productions were important to Hong Kong and should not be ignored;
- (b) instead of proposing a new business and technology park in NENT, consideration should be given to first improving the Science Park in Tai Po and increasing its utilization. The West Kowloon Cultural District could be used for promoting cultural and creative activities. The existing Town Hall in Fanling, which was under-utilized, could also be used to provide a venue for cultural activities. There was no need to provide new facilities in Kwu Tung for such activities;
- (c) the existing natural environment of NENT should be preserved. There was no reason to replace it with a park;
- (d) TPB Members should conduct a site visit to NENT to understand the way of living in Kwu Tung and see for themselves that the area was actively used. It was not reasonable to displace the existing residents and uses, and redevelop the area;

- (e) the carrying capacities of the East Rail and West Rail were already saturated. The increase in frequency of trains could not help as the speed of trains was constrained by the signal systems. In addition, the speed of trains could not be increased in the section of the East Rail from Fanling to Tai Wo because of noise problem. The capacity of the rail network could not support the substantial increase in population in the Kwu Tung area;
- (f) the information of the NENT development was not readily available for public access. Much of the information could not be easily understood. Many people, in particular the elderly people, did not have access to computer. The information in the website was also not complete and updated. The consultation reports of the first and second stages consultation of the NENT development plan were either removed or unavailable. The public should not be asked to support the plan if they were not allowed to have full access to and understanding of the plan;
- (g) the consultation forums should be open to the public. However, quotas were set for the forums. The venue was also not easily accessible;
- (h) she did not agree with DPO's responses on the oral representations made by representers in the previous hearing sessions. She opined that the Fanling Golf Course could be used for development such that the existing villages in Kwu Tung would not be affected. No information was available on the resettlement arrangement. The agricultural rehabilitation scheme was not feasible as agricultural activities were attached to the land and could not be transferred to other area; and
- (i) the Board should withhold the plan and consult the public again with detailed information.

[Actual speaking time: 22 minutes.]

16. In response to Ms Chung Xiao Qing's comments, the Chairman said that the

consultation reports of the North East New Territories New Development Areas Planning and Engineering Study (the NENT NDAs Study) were available at the study website.

FLN-R1752, KTN-R1302 – 陳家儀

17. Ms Chan Ka Yi made the follow main points:

- (a) as she was late to the meeting and missed the introduction of the Chairman on the hearing procedures, she opined that there should be notice on the hearing procedures posted in the hearing venue so that people attending the hearing would have the chance to understand the proceedings;
- (b) she started to understand more about farming and food production three years ago. Food was the basic need of human beings. It would not be sustainable if the production, supply and safety of food were not guaranteed. According to her own experience in running an urban farm on the roof of a building, the cost of growing food to satisfy own consumption was low. The urban farm could also allow recycling of organic waste from food;
- (c) if the NENT development was to proceed, the organic farms established in the area would be displaced. It should be noted that there was a strong relationship between farming and the land. They could not be relocated and re-established in other areas;
- (d) the existing farming activities and other uses in the area were interactive. To displace the existing activities and uses for new development should not be considered as sustainable; and
- (e) to ensure self-sufficiency in food supply should be an integrated part in nowadays urban planning.

[Actual speaking time:10 minutes]

FLN-R2012, KTN-R1562 – 蔡權

18. With the aid of a poster displayed at the meeting, Ms Choi Wah made the following main points:

- (a) “community sustainable farming” was a concept of recycling. Farming and the community had an integrated relationship. Everything in the “sustainable farm” could be recycled. It promoted the reduction of waste, recycling of resources, reduction of carbon emission, public participation, sustainable living, recovery of ecology, preservation of land in accordance with the nature cycle, self-sufficiency, food safety, community building and community economy in relation to the use of land; and

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

- (b) instead of chasing for luxurious livings, Hong Kong people should look for appreciation of the natural environment and health of the soul. The younger generation would not appreciate the development plan as that was not what they were not looking for.

[Actual speaking: 10 minutes]

[Mr Lincoln L.H. Huang left the meeting temporarily at this point.]

FLN-R932, KTN-R485 – Ho Ka Ho

19. Mr Ho Ka Ho made the following main points:

- (a) it was mentioned in a video made by the Development Bureau (DEVB) that the NENT development was to solve housing problem. However, he doubted if the NENT development was the only solution to the problem or whether the objective of the NENT development was really to solve housing problem;
- (b) as indicated in paragraph 3.2.2A(1) of the TPB Paper, one of the concerns

of the representations was that other than NENT, there was alternative land available for addressing the housing need. In response, PlanD stated in paragraphs 5.4.2A(1)&(2) of the Paper that Fanling North and Kwu Tung North were strategically located and suitable for addressing the shortage of housing land. However, that was not answering the question on availability of alternative land;

- (c) regarding the use of vacant government land, according to previous information provided by DEVB to the Legislative Council in July 2012, there were a total of about 4,000 ha of vacant government land. Those vacant sites were mostly located in Yuen Long and Sha Tin and about 1,000 ha were available in the urban area. No reason was given as to why those sites could not be developed first;
- (d) some people living in sub-divided flats would not move to the new towns such as Tin Shui Wai, as the new towns were located far away from their work places in the urban area. The provision of housing land in NENT could not solve housing needs in the urban area. The transport costs and travelling time involved were too high for people living in NENT to work in the urban area;
- (e) no reason was given as to why the Fanling Golf Course could not be used for housing development;
- (f) while it was stated that the NENT development was to address housing need, among the 614 ha of land within the NENT development (within which land resumption of about 400 ha of land was required for development), only 96 ha were for housing development; and
- (g) as stated in the TPB Paper, the public to private housing ratio of the NENT development was about 60:40. However, it had not been explained whether the ratio was referring to the land area or the number of flats to be provided.

[Actual speaking time: 13 minutes]

20. As the presentation from the representers and their representatives had been completed, the Chairman invited questions from Members.

21. In response to the suggestion of Ms Chan Ka Yee to post a notice on the hearing procedures in the hearing venue, the Chairman said that a copy of the guidance notes on the hearing procedures had been sent to each representer attending the meeting. The guidance notes were also available at the Board's website for information of the public.

22. The Vice-chairman noted some of the representers' comments that there was not adequate consultation on the NENT development. He asked the representatives of PlanD to explain the whole consultation process of the development plan, and in what way the comments received during the consultation process had been addressed and whether amendments were incorporated into the current OZPs.

23. Ms Maggie M.Y. Chin, DPO/FS&YLE, made the following main points:

- (a) the NENT NDAs Study commenced in 2008 and a three-stage Public Engagement Programme (PE) had been adopted with a view to soliciting views from different stakeholders in the community. The Stage 1 PE was to solicit public views on the visions and aspirations for the NDAs. Having taken into account public views during PE1, development options such as maintaining agricultural activities while developing the new town, had been put forward in Stage 2 PE to gauge the public views on the Preliminary Outline Development Plans (PODPs) and Stage 3 PE to gauge public views on the Recommended Outline Development Plans (RODPs) of the NDAs. The public views such as the conservation of the Ma Tso Lung Stream, the increase in the proportion of public housing (i.e. a public to private housing ratio of 60:40 in terms of the number of flats to be provided) to ensure a balanced and socially integrated community and the minimization of impact on villages had been taken into account in revising the RODPs. During the consultation periods, opinion surveys, public forums and focus group meetings with different stakeholders were held;

- (b) it was noted in the comments made by some representers that only about 90 ha of land out of about 600 ha in the NDAs were planned for housing use. Members might note that about 40%-50% of the land in the NDAs would be reserved for conservation purpose including green belts and agricultural uses. About 37 ha of land in Long Valley would be preserved for farming use including wet agriculture. The detailed implementation of the wetland farming and the agricultural rehabilitation scheme would need to be further studied in the later stage;

- (c) results of the three stages of PEs were incorporated in the consultation reports; and the amendments to the RODPs in response to public views collected during the public consultation periods were shown in a plan incorporated in the consultation report for public information. For instance, in Kwu Tung North, the rural road R1 was realigned to conserve Ma Tso Lung Stream; the maximum plot ratio for high-density residential sites were increased from 5 to 6; land reserved for private housing was revised; Long Valley was zoned as Long Valley Nature Park, the existing Kwu Tung Vegetable Marketing and Credit Co-operative Society were relocated to an area next to Yin Kong; and green buffer was provided. In Fanling North, the plot ratio of private housings had been increased and measures to conserve the river meanders were also incorporated;

- (d) taking into account the wish of the existing elderly residents at the Dills Corner Garden (DCG) for preserving their communities and relocating them in the vicinity, relevant bureau and departments had been examining possible arrangements, including the provision of a purpose-built complex of elderly homes with 1,100 places in Kwu Tung North in the vicinity of DCG. To minimize the impact on the elderly residents, development of the town centre would be carried out in two phases with the first phase in 2018 and the second phase in 2023. That could help allow early relocation of the elderly residents to the new elderly home; and

- (e) the OZPs were to indicate the land uses of the NDAs and detailed

implementation would need to be followed-up and studied by relevant government departments.

24. The Chairman asked Mr Lau Hoi Lung to further explain his objection against the proposed Long Valley Nature Park where the wet farming had generated the high ecological value as it provided feeding grounds for birds.

25. In response, Mr Lau Hoi Lung said that as indicated in the representation made by the Conservancy Association, it was not necessary to convert the whole Long Valley to wetland. The ecosystems of dry and wet agricultural land were different. Maintaining both agricultural practices would help diversify the ecosystems. Dry agricultural land, though created a lower ecological value than wet agricultural land, might also be feeding grounds for some birds. If a large area of farmland was maintained, the amount of agricultural products lost to the natural environment, i.e. eaten by migratory birds, would be low (around 10%). The real problem was the reduction of the overall area of farmland owing to human activities.

26. Ms Maggie M.Y. Chin said that for Long Valley, 33% of the land was wet farms and 25% was other types of wetland. Parts of the area were dry farms. There was at present no detailed conservation arrangement for the Long Valley area and whether the dry agricultural land in the area would need to be converted to wet farming was still subject to further study. Relevant stakeholders would be engaged to work out the implementation of the proposed Long Valley Nature Park and its long-term management mechanism.

27. The Chairman asked Ms Mak Ho Ying to elaborate on her comments on the cooling system mentioned in her oral representation.

28. Ms Mak Ho Ying said that she was referring to the cooling system proposed to be provided in the new town. She considered there was no need to have a man-made system to replace the existing natural environment.

29. Ms Maggie M.Y. Chin said that the proposed district cooling system was to make use of a centralized cooling system to serve all the commercial developments in the NDAs, which would be more energy efficient and environmentally friendly. However, its

feasibility and implementation details were subject to further studies. Land reservation was made in the OZP to allow installation of such a system if found feasible.

30. In response to a Member's questions on the self-sufficiency ratio in food supply in Hong Kong and whether there was any information on ratio of food consumed in Hong Kong which was grown locally and the ratio of supply from NENT, Ms Maggie M.Y. Chin made the following main points:

- (a) according to information from AFCD, there were about 730 ha of active agricultural land and about 3,800 ha of fallow agricultural land in Hong Kong. About 24 ha of active agricultural land in Fanling North NDA and about 4 ha in Kwu Tung North NDA would be affected by the new town development; and
- (b) according to information from AFCD, local production accounted for about 2% of the food crop supply in 2013. However, there was no information on the proportion of food supply from Kwu Tung North and Fanling North NDAs.

31. A Member asked, according to the current land use proposals shown on the OZP, whether all the active agricultural activities in NENT would need to be relocated and whether the agricultural land affected would be resumed. This Member also enquired on the number of elderly people who would be affected owing to the relocation of the DCG.

32. In response, Ms Maggie M.Y. Chin made the following main points:

- (a) a total of about 28 ha of active agricultural land in the two NDAs would be affected. According to the current plan, a total of 37 ha of land in Long Valley would be preserved as a nature park where agricultural activities could be retained. In addition, a total of about 46 ha of agricultural land under "AGR(1)" and "AGR" zonings intended for agricultural use had been reserved to the north and south of the future nature park at Long Valley respectively. 12 ha of agricultural land were also retained in Fu Tei Au. A total of about 128 ha of land were zoned "GB" in Fanling North and Kwu

Tung North NDAs where agricultural use was always permitted;

- (b) the proposed Fanling North NDA was to make use of the land area between the existing Fanling and Sheung Shui New Town and Ng Tung River to form a natural extension of the existing new town area, and to provide housing land for about 70,000 population. Two public transport interchanges (PTIs) would be provided in the Fanling North NDA, with one in the eastern part at Ma Shi Po serving also the nearby villages. Existing agricultural land was scattering within the NDA. About 10 ha of agricultural land in Ma Shi Po would be affected by the new town development and about 12 ha in Fu Tei Au would be retained;
- (c) there was no information on the number of farmers who would be affected; and
- (d) as at March 2014, 958 elderly people were living in DCG. The impact on those elderly people would be minimized through the proposed phased development as mentioned in the earlier response.

[Ms Janice W.M. Lai left the meeting temporarily at this point.]

33. Mr Lau Hoi Lung responded that the 730 ha of active agricultural land mentioned by DPO/FS&YLE had included land currently used for growing market garden crops and field crops. Agricultural land was used for different agricultural activities according to the condition of the land. As such, those agricultural activities could not be relocated to other areas as land in the relocation sites might not be suitable for the original types of agricultural activities.

34. The Chairman asked DPO/FS&YLE to provide response to the comment made by Mr Ho Ka Ho on whether NENT NDAs were the only land available for addressing housing need. Ms Maggie M.Y. Chin said that to address the acute housing need and the long waiting list of public housing in Hong Kong, NENT NDAs could not be and was not the only solution space. The Government had adopted a multi-pronged approach in identifying potential housing sites in the short, medium and long terms. In the short term, land in the

urban area had been identified for rezoning for housing use. In the medium to long term, NENT NDAs were a major source of land supply for accommodating various land uses to meet the housing, economic and social needs. The New Territories North Study currently undertaken by the Government, which covered the Fanling Golf Course site, would also explore the opportunity of meeting the longer-term housing needs.

35. Noting the comments made by Mr Lau Hoi Lung on the use of domestic waste for pig rearing, a Member asked Mr Lau if there was any information on the use of domestic waste for feeding pigs in Hong Kong. Referring to Mr Lau's statement that Hong Kong needed to improve its self-sufficiency in food supply, the Member also asked if there were enough farmers in Hong Kong.

36. In response, Mr Lau Hoi Lung made the following main points:

- (a) NENT including Peng Che, Kwu Tung South, Ta Kwu Ling and Hok Tau was a large agricultural area. The agricultural land in the area accounted for about 30% of all agricultural land in Hong Kong. The development in NENT would not only affect the agricultural land in the NDAs, but also those farms in the surrounding areas such as Kam Tin because of spillover effect of development pressure;
- (b) while many farms in Hong Kong required importation of labours, there was a long waiting list (over 300) for allocation of land under the agricultural rehabilitation scheme being processed by AFCD. For the reasons he mentioned in his oral representation, there was a need to improve the self-sufficiency ratio on food supply. To achieve that, it was necessary to have a steady supply of agricultural land in Hong Kong; and
- (c) some pig farms in Lau Fau Shan and Kwu Tung used domestic waste to feed pigs.

37. In response to the same Member's question on the presence of toxic substance in the area, Ms Maggie M.Y. Chin said that a detailed Health Risk Assessment (HRA) on arsenic had been conducted to determine the acceptable level of the substance. According

to the assessment, intake of a total of 1,220 mg/kg of arsenic-containing dust for at least ten years would create the worst impact on human beings. Based on the ground investigations conducted during the Environmental Impact Assessment (EIA) study, among the 437 samples taken, only three had a concentration of arsenic of over 1,000 mg/kg. The three samples were taken from 10m below soil surface. The findings indicated that the extent of potential contamination was very low. The contaminated samples were located in the outer area of the NDAs which was designated mainly for road use. According to HRA of the EIA, detailed assessments had been undertaken and remedial measures proposed, such as in-situ solidification/stabilization treatment. In the advance works, the mapping and investigation works for arsenic soil would be included. The management and monitoring requirements for conducting the detailed survey and submission of detailed arsenic management plan would be undertaken in accordance with the EIA report.

38. In response to a Member's questions on the uniqueness of the agricultural activities in Ma Shi Po and why it could not be replaced, Ms Choy Wah said that Ma Shi Po was at a special location where existing residential estates in Luen Wo Hui was located just across a road. That was a meeting point where interactive communication between the rural and urban livings took place. People living in the surrounding residential estates could easily buy the products grown in the organic farms in Ma Shi Po, while the farmers could easily collect organic waste from restaurants in the area for converting to fertilizers used in the organic farms. It would be difficult to re-establish such interactive community if the organic farms were to be relocated elsewhere. It was not reasonable to destroy the already well-established community for the development of a new town. In addition, Ma Shi Po was a large remaining piece of flat land suitable for growing of vegetables.

39. Mr Lau Hoi Lung said that Ma Shi Po was a landmark agricultural area which had received much attention. There had already been much interaction between rural and urban livings in the area. He considered that the planned town centre could be easily relocated to the southwest at the Fanling Golf Course.

40. With the aid of Powerpoint slides, Ms Maggie M.Y. Chin provided the following responses to a Member's question on whether the land uses including the proposed central park in the area could be adjusted to avoid affecting the existing agricultural land:

- (a) the proposed Fanling North NDA was to make use of the land area between the existing Fanling and Sheung Shui New Town and Ng Tung River to form a natural extension of the existing new town area, and to provide housing land for about 70,000 population. The area around Ma Shi Po would be the future town centre where new public housing developments and a PTI would be located. There would also be other community facilities to be provided in the area;
- (b) the proposed central park was located at Shek Wu San Tsuen area to the northeast of Tin Ping Estate which was a high-density public housing development. According to the Air Ventilation Assessment (AVA), the central park would also serve as a major breezeway and view corridor from northeast to southwest to improve air ventilation and provide visual relief in the area. The central park together with the lower-intensity government, institution or community developments providing various civic and community facilities adjacent to the central park would form a focal point in the Fanling North new town. Although existing agricultural land would be affected for the development of the central park, community farming activities could be further examined at detailed design and implementation stage of the central park; and
- (c) as for Ma Shi Po, it was a large piece of land between the existing new town and Ng Tung River suitable for developments. The area was planned as the town centre with a local rehousing site for those affected by the NDAs. Community facilities such as park and schools would also be provided. A PTI would be located in this town centre area. With the comprehensive local road network to be provided, people living in the nearby villages could have easy access to the facilities to be provided in the new town area. In terms of location and other considerations, Ma Shi Po was suitable to be developed as the future town centre.

41. In response to a Member's question on whether the Fanling Golf Course which had an area of about 170 ha could help meet the development need, Ms Maggie M.Y. Chin said that in terms of land area and the time required for detailed studies, the Fanling Golf

Course could not replace the NENT NDAs.

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

43. The meeting was adjourned at 1:50 p.m.