

1. The meeting was resumed at 9:10 a.m. on 4.3.2015.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow	Chairman
Mr Stanley Y.F. Wong	Vice-chairman
Mr Roger K.H. Luk	
Profession S.C. Wong	
Professor Eddie C.M. Hui	
Professor K.C. Chau	
Mr H.W. Cheung	
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 David Y.T. Lui	
Mr Peter K.T. Yuen	
Deputy Director of Lands (General)	
Mr Jeff Y.T. Lam	
Chief Engineer (Works), Home Affairs Department	
Mr Martin W.C. Kwan	
Principal Environment Protection Officer (Strategic Assessment)	
Environmental Protection Department	
Mr Victor W.T. Yeung	
Principal Assistant Secretary (Transport) 3	
Transport and Housing Bureau	
Miss Winnie Wong	
Director of Planning	
Mr K.K. Ling	

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

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

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

FLN-C2775, KTN-C2775 – 司徒薇

Ms Rida Cheung (東北城規組) – Commenter's representative

FLN-C2841, KTN-C2841 – Ip Chi Hin

Mr Ng Chi Fai (東北城規組) – Commenter's representative

FLN-C2995, KTN-C2995 – 何潔泓

Ms Yau Mei Po (東北城規組) – Commenter's representative

FLN-C3115, KTN-C3115 – 蔡芷筠

Ms Ching Hang Ying (東北城規組) – Commenter's representative

FLN-C3199, KTN-C3199 – 陳文威

Mr Au Kwok Kuen (東北城規組) – Commenter's representative

FLN-C3284, KTN-C3284 – Wong Ching Fung

Mr Tam Kwok Sun (東北城規組) – Commenter's representative

FLN-C3346, KTN-C3346 – 劉軒

Ms Christina Sung (東北城規組) – Commenter's representative

FLN-C3384, KTN-C3384 – 周劍豪

FLN-C4101, KTN-C4101 – 黎彩燕

FLN-C4116, KTN-C4116 – 黃永志

Mr Lau Hoi Lung (東北城規組) – Commenters' representative

FLN-C4383, KTN-C4383 – 阿黃

Ms Au Hei Man (東北城規組) – Commenter's representative

FLN-C4382, KTN-C4382 – 何詠龍

Ms Cho Kai Kai (東北城規組) – Commenter's representative

FLN-C5463, KTN-C5463 – 林寶珠

Ms Chu Siu Ying (東北城規組) – Commenter's representative

FLN-C5462, KTN-C5462 – 吳永謀

Mr Chan Chi Ping (東北城規組) – Commenter's representative

FLN-C4377, KTN-C4377 – 何桂華

Ms Yu Lai Yee (東北城規組) – Commenter's representative

4. Before the hearing commenced, a commenter's representative requested for copies of the meeting's seating plan. Those were provided to her by the Secretariat. In response to the enquiry of another commenter's representative, the Chairman clarified that the two newly appointed Town Planning Board Members would not attend the meeting since they had not sat in any of the previous hearings.

5. The Chairman extended a welcome and explained the procedure of the hearing. He said that the meeting would be conducted in accordance with the "Guidance Notes on Attending the Meeting for Consideration of the Representations and Comments in respect of the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 and 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 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.

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 on-line, and the video recording of the presentation made by the representative of PlanD on the first day of the Group 4 hearing (i.e. 13.10.2014) had been uploaded to the Board's website for the meeting and would not be repeated at the meeting. He would first invite the commenters' 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 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 and afternoon sessions, as needed.

8. Since all the commenters' representatives were from 東北城規組, the Chairman confirmed with the representatives that the presentation order would follow the commenters' numbers. He then invited the commenters' representatives to elaborate on their representations.

FLN-C2775, KTN-C2775 – 司徒薇

9. Ms Rida Cheung made the following main points:

- (a) she felt revolted about the North East New Territories New Development Areas (NENT NDAs) plan because it would destroy the agricultural industry and the natural ecology. It was a plan to build luxurious housing, club houses and shopping malls for the rich but the actual needs of the grassroots would be ignored. Hong Kong had much land for development. It had been pointed out repeatedly that the Fanling Golf Course, as one example, should be resumed and redeveloped to address the needs of all the residents. Land should not be reserved just for the privileged;
- (b) for many years, the Board had adopted a delaying strategy without serious consultation. It planned and rezoned land for various uses without going through the proper legislative procedures;
- (c) the Board had not taken into consideration the views and actual needs of Hong Kong people. It only destroyed Hong Kong's many valuable places including the green belts and agricultural land. It had geared for a big China development and had never considered providing Hong Kong with land for food sustainability and preserving places with good

memories;

- (d) the Board including Mr Stanley Wong who was the Director of Housing had always claimed that they would listen and understand. However, Hong Kong people had lost patience and trust in the Government which had only been working for the benefits of business owners, the rich and powerful, and Mainland visitors; and
- (e) the Board was urged to search for appropriate places for development and stop destroying the NENT.

[Actual speaking time : 3 minutes]

10. The Chairman clarified that Mr Stanley Y F Wong was a member of the Housing Authority, not the Director of Housing.

FLN-C2841, KTN-C2841 – Ip Chi Hin

11. Mr Ng Chi Fai made the following main points:

- (a) Hong Kong's economy had been steered by the Government towards a heavy reliance on the financial industry and tourism which were vulnerable to the external economic situation. All countries and places relied on their agricultural and fishery industries for food. To develop NENT by force for housing and shopping centres would stifle the already small agricultural industry. Under the threat of global warming and food shortage, life in Hong Kong would become much more difficult;
- (b) he did not understand why the Government had ignored Hong Kong's desperate need for its green belt areas and agricultural land and decided to resume those land in NENT for development by force;
- (c) in fact, the agricultural and fishery industries could play a role in reviving the economy. They could benefit the development of other businesses

including food waste recycling, the transportation industry and food processing;

- (d) in the past, local food took up 30% of the market share in Hong Kong but now it was 2%. Vegetables from the Mainland were contaminated with pesticides and food prices would increase if there were natural disasters. If Hong Kong maintained its agricultural industry, it could enjoy stable food prices and food guaranteed with good quality. Food was the only element that could sustain a place;
- (e) Hong Kong actually had a lot of abandoned land which could be used for development. The financial industry was well established in Central and there were already a lot of large-scale shopping centres. Yet, the Government had to use NENT for the development of luxurious housing and more shopping centres, with only 6% for public housing developments;
- (f) agricultural land rehabilitation with subsidies had already been promoted in the Mainland, but Hong Kong was going against that policy and trend;
- (g) the innovative technological industries could also be applied to the agricultural industry. The type of industries advocated by the Government under the NENT NDAs development would only pollute Hong Kong;
- (h) according to the Budget recently released, Hong Kong would have a structural deficit in 10 years' time. He queried if the Government had considered what Hong Kong would rely on for food with global warming and global food shortage. He opined that Hong Kong should stop developing NENT and preserve the agricultural land.

[Actual speaking time : 6 minutes]

12. Ms Yau Mei Po requested for an extension of presentation time to 20 minutes. The Chairman and representatives from 東北城規組 agreed to the arrangement. Ms Yau then made the following main points:

- (a) she and the others had come to the meeting to discuss their livelihood and society. The commenters and the Board were not on opposing sides;

Logistics and administrative arrangement

- (b) the Board should be reprimanded for limiting each presentation to 10 minutes. Freedom of speech should have no time limit. The approach of putting the cart before the horse should be revoked;
- (c) the right of representation was granted by the Town Planning Ordinance. If people could not attend specific meetings, the consultation and discussion should be arranged at other times and places;
- (d) instead of requiring residents in NENT to travel all the way from Fanling to North Point to present their views, the Board should have sufficient resources to hold the next round of meetings in the NENT area. It would also help the Board understand local living and sentiment;
- (e) NENT was part of Hong Kong and its people had the right to hear the discussion. The press should be allowed in the meeting room;
- (f) the Board should clarify if any disciplinary action had been taken against Mr C P Ng. She opined that the Police should arrest Mr Ng for assault;

NENT NDAs development

- (g) the purpose of developing Hong Kong was for the next generation. The preservation of agriculture in Hong Kong could provide safe food at a

stable price. In the past, people could enjoy the rice from Yuen Long and Hong Kong had no food supply problem before returning to China. Nowadays, people had given up farming and land had been developed. Hong Kong had to rely on imports from other countries. It was now facing food shortage and food prices were too high for the grassroots;

- (h) air and soil pollution in China was so serious that even Chinese officials would not consume local food. Our Chief Executive (CE) was also growing his own food at home. Hong Kong should not destroy its own food supply;
- (i) the residents of NENT demanded that the NENT NDAs development be withdrawn based on the following reasons:

*NENT development could not solve Hong Kong's housing problem*

- (i) the entire NENT NDAs development involved 614 ha of land of which 400 ha had to be resumed. 96 ha was planned for residential use to provide 67,000 units. With a public-private housing ratio at 4:6, a total of 54 ha of land was mainly designated for low-density luxurious developments and merely 36 ha (i.e. 6% of the total NENT NDAs development) was assigned for public housing or Home Ownership Scheme (HOS);
- (ii) while the NENT NDAs development plan was first announced in 1998, Sun Hung Kai had already started land hoarding in 1996. That was obvious collusion between the Government and private businesses;
- (iii) the Fanling Golf Course was 170 ha in area, which would be more than sufficient to produce 67,000 units. She did not understand why land was reserved for recreation for the privileged while the homes of five generations in NENT had to be destroyed;

*Destruction of homes*

- (iv) the NENT NDAs development would destroy the homes of three generations of more than 10,000 local villagers in the two districts. For the indigenous residents, insufficient compensation did not allow them to rebuild their homes. For the tenants, they were forced to move out. That was unfair treatment to the disadvantaged;
  
- (v) the elderly home at Dills Corner Garden would have to be relocated in phases. Demolition would start in 2018 but the new facility would only be completed in 2023. The elderly people remaining in the home would then be surrounded by construction works with noise and air pollution;
  
- (vi) the NENT NDAs development would also destroy the homes of many other elderly people and physically challenge those currently living in NENT;

*Funding before plan approval*

- (vii) while the Board was conducting hearing of representations and comments on the plan, the Government had already pre-empted the Board's decision by seeking for funding from the Legislative Council, which was against procedural justice;

*In-situ land exchange*

- (viii) only big property developers and indigenous villagers could own more than 4,000m<sup>2</sup> of land to be eligible for the in-situ land exchange scheme. That plan used public money to enable property developers to hoard land at a low price for building high-priced developments;

*Go against sustainable development in Hong Kong*

- (ix) more than one-quarter of Hong Kong's agricultural land would be destroyed under the NENT NDAs development. The Government had never had any long-term policy for sustainable development of the rural area. The remaining land after development would become brownfield sites, subject to further hoarding by private developers or continuous destruction by temporary uses and open storage;
  
- (x) the creation of job opportunities promised under the NENT NDAs development was doubtful;

*Planning in a democratic way*

- (xi) more than 50,000 objections to the NDAs development were submitted and the elderly people from Dills Corner Garden pleaded on their knees in the Legislative Council. The plan should not adopt a top-down approach. Planning in Hong Kong should be carried out in a democratic way with consultation and discussion. The NENT NDAs development was a \$120 billion white elephant project.

13. Ms Yau added that Hong Kong people were merely striving for real autonomy. The CE should stop accusing people of seeking independence from China. The Chinese government should not marginalize Hong Kong and she demanded for universal suffrage.

[Actual speaking time : 20 minutes]

FLN-C3115, KTN-C3115 – 蔡芷筠

14. Ms Ching Hang Ying requested for an extension of presentation time to 15 minutes. The Chairman and representatives from 東北城規組 agreed to the arrangement. Ms Ching then made the following main points:

Logistics and administrative arrangement of the consultation

- (a) the place and time of the hearings were not facilitating. The local residents of the NENT including many elderly people had to travel early from NENT to North Point. She urged that future consultations should take place in the local area;
- (b) the Board should be accountable for and clarify the progress of the incident of Mr C P Ng's rough treatment of a young participant at a previous session;
- (c) according to an online report, one-third of the Board members had not submitted their declaration of interest for public inspection. Such information should be updated and made available for public inspection via a convenient channel;

#### NENT NDAs development

- (d) there were a lot of online articles with detailed information posted by local groups who cared about agriculture in Hong Kong, including an online article entitled “街市行情十問十答：香港為何要農業” from “HK Potato”. There were also many writings on China's agricultural policy as the Chinese Government had assigned top priority to “The Three Rural Issues”, i.e. issues on agriculture, rural land and farmers. Members of the Board should make an effort to read them and understand the current situation;
- (e) in 1980s, Hong Kong's local food supply took up 30% of the market share. It had currently dropped to 1.8%. The Government lacked the vision of a long-term policy to protect agriculture and farmland. Recently, people, in particular the younger generation, recognized the unhealthy development of the society with solely financial industry and tourism. There was a revival of interest in farming, which could be demonstrated by more than 300 on the waiting list of the agricultural land rehabilitation scheme;

- (f) Hong Kong did not lack farmland but those farmlands were hoarded by private developers at low prices and were left fallow;
- (g) the need for Hong Kong to support the development of local agriculture was recognized in the 2015 Policy Address. Referring to the New Agricultural Policy under consultation, an Agricultural Park and a Sustainable Agriculture Development Fund were proposed to “encourage the application of new and advanced technologies to local agriculture and enhance the industry’s overall competitiveness; help farmers move up the value chain and expand the marketing of local agricultural products and brand building; and promote other auxiliary activities which will raise the income of farmers.”;
- (h) Hong Kong had 3,794 ha of fallow farmland. If those lands were rehabilitated, they could satisfy almost 30% of Hong Kong’s demand for vegetables;
- (i) the CE had betrayed the interests of Hong Kong for economic development of China. NENT NDAs development was a destruction of our agricultural land for building houses, commercial offices and shopping centres;
- (j) the land of NENT belonged to Hong Kong people, not the private developers. The Government had the responsibility to protect the farmland to achieve a certain degree of self-sufficiency in food supply as well as to preserve a way of living and culture;
- (k) as an international city, Hong Kong needed a beautiful backyard and rural area and the Board had the responsibility to safeguard it. Planning should not be done sitting in an office and listening to representations with graphs and plans. The Board should visit the local areas of NENT to understand the local culture and values, and guard against the Government’s short-sighted policies;

- (l) Hong Kong should first develop land that was unused or not well-utilized, including 688 ha of golf course, 803 ha of brownfield sites and 2,780 ha of land for military use rather than destroying agricultural land. Such destruction was irreversible;
- (m) according to a survey conducted by the Hong Kong Organic Resource Centre of Hong Kong Baptist University in January/February 2015, 52% of people surveyed opined that farmland should be preserved and a proper balance between housing and agriculture was needed; and more than 80% would choose to buy locally grown vegetables;
- (n) out of the \$120 billion funding for NENT NDAs development, \$30 billion was designated for compensation of which 95% would benefit the few large developers. The money should be put to better use with \$20 billion for promoting the agricultural industry and the remaining \$100 billion invested into public health insurance;
- (o) she opined that the latest “Double South Scheme” (雙南方案) was more preferable as it would achieve housing supply with less disruption to local people’s livelihood; and
- (p) the Board was urged to learn from the lesson of Choi Yuen Tsuen incident. The movie “1+1” on Choi Yuen Tsuen reflected important values and had received much international recognition. The Board should put agriculture in first priority. Development should be based on the principle of not destroying farmland and people’s way of living. Hong Kong’s long-term sustainable development should be protected and preserved.

[Actual speaking time : 18 minutes]

FLN-C3199, KTN-C3199 – 陳文威

15. Mr Au Kwok Kuen made the following main points:

- (a) he was a member of Land Justice League (土地正義聯盟). He noted that after the day's hearing, the Board would deliberate behind closed doors. It was anticipated that unless the Board would uphold the demands of the private developers in expanding Ho Sheung Heung for luxurious property developments or allowing more land for New Territories Exempted Houses in Yin Kong, there would not be any amendments to the OZP;
- (b) the Board should be accountable to the public with regard to the incident of Mr C P Ng who was absent from the day's meeting, on assaulting an unarmed member of the general public;
- (c) there had been many cases of forced eviction within the past year, in particular in Fanling North, due to the in-situ land exchange scheme. While the Director of Lands had promised that she would look into such cases, she was absent from that last day of the hearing;
- (d) the planning for NENT NDAs development had adopted a top-down approach and the public views had been brushed aside;

[Ms Janice Lai returned to join the meeting at this point.]

- (e) he demanded for a reform of the Board with a democratic planning process which was not top-down. Planning should be based on local views collected on-site. Some industries around the planned Kwu Tung Station including a soy sauce factory and wood factory would choose to stay. However, the plan had not taken their livelihood into consideration. They would eventually be displaced;

- (f) Planning Department should provide the public with sufficient information so that they could conduct their own research and assessments. He had submitted written requests as well as oral requests in various hearing meetings for information on the in-situ land exchange scheme, in particular the site area applied by the developers and the land premium involved etc, but without success. Planning Department refused to release basic data including the area of the existing farmland. He opined that the public needed such information to scrutinize any collusion between the Government and private businesses. For example, as private developers had been hoarding a lot of land in Ho Sheung Heung south, the NENT NDAs development in that area had conveniently been planned for luxurious housing;

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

- (g) all the existing farmland in Ma Shi Po, Long Valley, Ma Tso Lung and Kwu Tung should be preserved and all local residents should be allowed to stay if they chose to. The local residents should then be consulted on the use of the remaining land already hoarded and destroyed by private developers. Instead of using all the 614 ha under the NENT NDAs development to satisfy the need of the private developers in the name of providing housing supply, the area of the golf course should be resumed for development;
- (h) they objected to a single development mode in the New Territories. People were fighting for the benefit of the next generation to enjoy a healthy balanced society; and
- (i) the Board was warned that submission of the two Outline Zoning Plans (OZPs) to the CE would deepen social conflict.

[Actual speaking time : 10 minutes]

FLN-C3284, KTN-C3284 – Wong Ching Fung

16. Mr Tam Kwok Sun requested for an extension of presentation time to 20 minutes. The Chairman said that as Mr Tam was also a representative from 東北城規組, and hence his speaking time would be deducted from the total time 東北城規組 was entitled to. Mr Tam then made the following main points:

- (a) he reprimanded the Board for allowing violent behaviour in the hearing. Hong Kong was not a society of violence. It was wrong that the Board thought violence could put a stop to people from attending the meeting and expressing their views. Since the incident, the Board had not taken any further action including disciplinary action against the persons involved. It had reflected that the Board was putting up with the use of violence;
- (b) the Board was reprimanded for limiting each presentation to 10 minutes. On the one hand, the Board would limit the presentation time, but on the other hand, Members queried the accuracy and level of details of presenters' information. If time allowed, more in-depth information could be presented;

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

- (c) when he last attended the meeting, he raised the concern of arsenic found in the soil of Kwu Tung. Since the Planning Department had claimed that such concentration of arsenic was not harmful to human health, it should move its headquarters to Kwu Tung;
- (d) with more than 614 ha of land under the NENT NDAs development, only 100 ha were designated for housing. Yet, those residential developments, in particular public housing, had to be put on land with high arsenic concentration. Much safer places should be planned for housing;

[Mr Sunny L.K. Ho returned to join the meeting at this point.]

- (e) he was a retired Geography teacher with a good understanding of Hong Kong's agricultural industry. With limited land and a total of 7 million population, Hong Kong's agricultural industry could not feed all its people. However, if Hong Kong's local production could reach a fair amount, it could play a role in balancing food prices against competition from the import market. It could also secure some food supplies when import to Hong Kong was affected by natural disasters;
  
- (f) if local agricultural products could not be sustained with a reasonable amount, the situation would resemble our water supply from Dongjiang in which Hong Kong had to purchase low quality water at a very high price. According to some sources, Hong Kong was paying some 260 times of what Singapore was paying for water from Malaysia. Unlike Singapore, Hong Kong lacked negotiating power as it did not have any other sources of water supply except from rain. Recently, Hong Kong exempted the examination of three types of pesticides on vegetables from China. It was a good illustration of our loss of negotiation power on food supply. With more parallel trading, there was less assurance on food safety too. Hong Kong needed a proper agricultural policy to promote the industry;
  
- (g) in Hong Kong, more than half of the farmlands were left fallow. The agricultural industry had much potential for development. The NENT NDAs development, where one-quarter of Hong Kong's farmland was, would destroy most of Hong Kong's agricultural industry.

#### Agricultural Land Rehabilitation

- (h) the media had revealed that the Government had designated land which belonged to private developers for agricultural land rehabilitation; and existing farmers on rehabilitated farmland had also complained that they

had been harassed by suspected criminal organizations which were trying to clear them from the sites. He wondered where those farmers could resume farming after displacement by the NENT NDAs development;

#### Operation of the Town Planning Board

- (i) in contrast to the law courts which allowed the public to attend the hearings, the Board did not allow media attendance during discussions relating to people's livelihood. Deliberations were conducted behind closed doors and the Chairman was a Government official. The credibility of the Board was doubtful;
- (j) the structure of the Board should be reviewed to include members from direct election and the Chairman should not be a government official;

#### Housing supply

- (k) the proportion of public housing in the NENT NDAs development was very small and would not be functional to help those on the waiting list. The Government could resume the Fanling Golf Course with one-year notification to increase public housing supply;
- (l) Hong Kong people could not afford the new luxurious private developments and they could not help to resolve Hong Kong's housing problem;
- (m) Hong Kong had about 4,000 ha of idling land. The Secretary for Development agreed with the information but he claimed that most of the lands were slope areas. He however queried whether it was a justifiable reason for not using those lands. After all, much of Hong Kong Island was developed on slopes and it was technically feasible;
- (n) future residents in NENT NDAs would need to commute to the urban areas every day, much like the current residents of Tuen Mun, Tin Shui

Wai and Sheung Shui. However, much of the idling land was in the urban area where job opportunities were. Provision of housing on those 4,000 ha of idling land would place people closer to work and the benefits would be far greater than developing the NENT; and

- (o) it was not logical that while some indigenous villagers were willing to sell their land for development, the Government insisted on taking the land from those who did not want to relocate.

[Actual speaking time : 25 minutes]

[Mr David Y.T. Lui and Mr H.W. Cheung left the meeting temporarily at this point.]

FLN-C3346, KTN-C3346 – 劉軒

17. Ms Christina Sung made the following main points:

- (a) she was a student and would like to express her views on the Kwu Tung North (KTN) and Fanling North (FLN) OZPs as a Hong Kong resident. Although the reasons of objection which were the views of majority of Hong Kong people had already been presented, she queried if the Board would take them on board;

[Mr David Y.T. Lui returned to join the meeting at this point.]

- (b) property developers had started to hoard land in NENT at a very early stage and were dominating the market. Even though the development plan had yet to be approved, the developers had been forcing the local villagers to move out. There was obviously collusion between government officials and property developers, and conflict of interest was involved. The current planning process lacked transparency;
- (c) the \$120 billion for NENT NDAs development would only benefit those who owned land because of the compensation. Public money could be

put to better use;

- (d) the continuous development of Hong Kong with luxurious flats and big shopping centres in the name of “modernization” disregarded the needs and wishes of Hong Kong people. That was not sustainable development;

[Mr H. W. Cheung returned to join the meeting at this point.]

- (e) planning should be people-based but that approach was not adopted for the NENT OZPs. Building luxurious flats which Hong Kong people could not afford was not the solution to the housing supply problem;
- (f) the NENT NDAs development was another white elephant project. Similar to the Central Ferris Wheel which only followed other countries’ example in setting up a landmark, the development would not bring any benefit to Hong Kong;
- (g) the implementation of the NENT NDAs development plan meant a lot of people would lose their homes. Their daily pressure was unimaginable;
- (h) NENT was an important rural area with farmland, natural ecology and culture which could not be measured by money;
- (i) there would be retribution on humanity, if not on oneself, for damaging the nature. Destruction to the nature was irreversible;
- (j) with an international recognition of the importance of soil, 2015 was designated the International Year of Soils. Hong Kong, on the contrary, destroyed its soils and land in a continuous manner. There should be an awareness and study on how to protect our land; and

- (k) the Board was urged to abort the NENT NDAs development.

[Actual speaking time : 10 minutes]

[A short break of about 5 minutes was taken.]

[Mr. H. W. Cheung left the meeting temporarily at this point.]

FLN-C3384, KTN-C3384 – 周劍豪

FLN-C4101, KTN-C4101 – 黎彩燕

FLN-C4116, KTN-C4116 – 黃永志

18. Mr Lau Hoi Lung made the following main points:

- (a) he was currently conducting research on Hong Kong's agriculture as a research assistant in the Geography Department of the Chinese University of Hong Kong. There had been grave public concerns raised on the impact of the NENT NDAs development on agriculture in Hong Kong and self-sufficiency in food supply. Even with the latest consultation on the New Agricultural Policy, the Government had not made any responses to the public views;

Importance of the agricultural industry

- (b) in the 1980s when China started its economic reform, Hong Kong's vegetable supply came from the Shenzhen Special Economic Zone. Nowadays, Shenzhen, with a population of 15 million, had a larger developed area than Hong Kong and was facing a similar problem of self-sufficiency in food supply. Shenzhen's self-sufficiency in vegetables production was less than 10%;
- (c) at present, Hong Kong's food supply came from many places in China including fringe areas of Guangdong, rice from Jiangxi and vegetables

from Yunnan and as far as Inner Mongolia and Liaoning. The food supply also came from a few accredited farms in the city of Zhongwei, Ningxia which was an oasis surrounded by deserts. It relied on water supply from upstream Huang He. Its suitability for cultivating vegetables of the southern district which needed more water was doubtful. When Hong Kong had contracted out its agricultural industry, it had also transferred its responsibility on Earth at the same time;

- (d) Green Peace had reported earlier that Shanghai was able to consume safer vegetables than Hong Kong as they encouraged local farming supplying food to its local market. On the contrary, agricultural land in Hong Kong was either left fallow or designated for development as in NENT where almost one-quarter of Hong Kong farmland was located;
- (e) agriculture was essential to Hong Kong's continuous development. In the 1967 riot, Hong Kong was supported by local vegetable supply. If nowadays a major natural disaster happened in China, Hong Kong would face competition for food from nearby cities like Shenzhen;
- (f) Hong Kong had 3,794 ha of fallow farmland. There should be a better plan to protect the agricultural industry in Hong Kong;
- (g) NENT played the role of an important buffer between Hong Kong and the much developed Shenzhen. Hong Kong's development had always only benefitted the private developers and investment market rather than providing for the actual needs of Hong Kong and Shenzhen residents;

[Mr. H. W. Cheung returned to join the meeting at this point.]

#### Food safety

- (h) vegetables were supplied to Hong Kong via three routes: (i) through Chinese farms registered with The Federation of Vegetable Marketing Co-operative Societies Ltd. (FVMCS) to Cheung Sha Wan Wholesale

Market and then distributed to all places in Hong Kong via Vegetable Marketing Organization; (ii) direct supply from supermarkets which had farms in China; and (iii) transportation from Mainland farms to various dawn markets then to Hong Kong's wet markets. All the above three routes went through Man Kam To with checks by the Centre for Food Safety. However, he estimated that only 3,300 vegetables and fruits were sampled by the Centre for Food Safety in November 2014. Based on the total supply from China, the sampling rate was very low at 0.0016%. With so many cross-border points, serious food check would involve high costs;

- (i) another source would be via various food processing companies which also had the licence to supply vegetables from the Mainland. While the original purpose was for food processing, there was no checking that those vegetables would not be sold to the market direct. The last source from smuggled vegetables would not pass through food check at all;
- (j) in 2011, there was an outbreak of *Escherichia coli* O104:H4 infections in Europe with 3,000 infected and more than 50 deaths. The actual cause was a supply of infected seeds from Egypt to Germany a year before, which proved that overseas supply might not be as safe as expected;
- (k) the solution to Hong Kong's food safety, however, was not to spend more resources on improving and upgrading the checking system. Such effort had limited effects. The only guarantee for food safety in a cost-effective way was through a revival of local agricultural industry. The local farmers as well as the local system of food production and control should be trusted. Unlike tenant farmers in the Mainland, local farmers lived next to their fields. They tended to be more cautious in applying pesticides which would be harmful to them;

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

Agricultural Park and NENT NDAs Development

- (l) it was proposed in the New Agricultural Policy that public money be used to resume 70 to 80 hectares of private farmland for an Agricultural Park. However, the land involved constituted less than 10% of our fallow farmland. Also, it appeared that no administrative measures had been considered in encouraging rehabilitation of fallow farmland before the proposal in using public money was taken forward;
- (m) according to the Secretary for Food and Health, the location of the Agricultural Park was negotiable. If the Agricultural Park was to be located in Long Valley, it would only become an opportunity for the land owners to grab financial gains from the Government since Long Valley had already been frozen from development based on its ecological value. It was suspected that the Agricultural Park was only a compensation plan for NENT NDAs development rather than part of a true agricultural policy;

[Professor S. C. Wong returned to join the meeting at this point.]

- (n) the simple-minded approach in buying out land for farming and then charging tenant farmers at prevailing market rate was impracticable. If the higher end of the market rate was charged, the average rent for farmland in Hong Kong would be pushed up; on the contrary, farmers in the Agricultural Park would out-compete the other farmers and push them out of business if a lower end of the market rate was charged. Such partial subsidies would lead to unhealthy competition in the industry. If Hong Kong was to revive the agricultural industry for stable local food supply, the Agricultural Park was not the solution;

Agricultural land in Hong Kong

- (o) further reducing agricultural land for development was not sustainable

and it went against the trend of promoting agriculture in China;

- (p) Hong Kong's development should be prioritized, i.e. development through urban redevelopment and use of the few thousand hectares of idle land including idling military land and brownfield sites, should take priority before development on the farmland, green belt and country parks could be considered. He opined that Hong Kong would not be a sustainable living space if it had to utilize the said last three land sources for development;

#### Sustainable development

- (q) at present, the farmers in NENT had achieved urban-rural symbiosis with the neighbouring urbanized areas like Fanling and Sheung Shui. He quoted the example of Mapopo Community Farm which was collecting food waste from Luen Wo Hui for agricultural use. He opined that if that model of sustainable agriculture was practised in the rest of the 3,000ha of farmland, about one-third of Hong Kong food waste could be processed. It would reduce 1200 tons of waste which otherwise would end up in the landfills;
- (r) the overseas model of cooperative farming was in fact being tried out in Mapopo Community Farm. However, since the middle of last year, the farm had been under pressure from Henderson Land Development Company (Henderson) to move out so that the land could be used for the in-situ land exchange scheme;
- (s) the current method of calculating crop compensation was outdated. The major part of the compensation went to the land owners. The farmers were unfairly treated with exceptionally low crop compensation;
- (t) there should be cooperation amongst Government bureaux and departments to plan for Hong Kong's sustainable development. Farming could in fact take place on land zoned "Agriculture", "Green

Belt”, “Recreation” or even country park. However, the New Agricultural Policy was formulated without complete information on the land status, etc;

- (u) people had roots in Hong Kong and would strive to improve it in all aspects for its sustainable development. However, more people had found it less a liveable place;

Other issues

- (v) he replayed a news report on an incident of violence at a previous Town Planning Board hearing session and he was concerned about the use of violence which might be repeated during the process of village clearance in the NENT; and
- (w) the Board should not be a rubber stamp. It should have heard all the concerns in the representations and seen the effort of the public in putting a stop to the NENT NDAs development. Decisions by the Board should be based on rational considerations rather than political factors such as avoiding conflicts with the indigenous villagers but evicting other local residents. There was still the chance to revert and withdraw the NENT NDAs plan.

[Actual speaking time : 58 minutes]

[Mr Roger K.H. Luk and Mr H. W. Cheung left the meeting temporarily at this point.]

FLN-C4383, KTN-C4383 – 阿黃

19. Ms Au Hei Man made the following main points:

- (a) she was a resident of Ma Shi Po village;
- (b) while the Secretary for Development had said that the Government would

only seek funding for NENT NDAs development in 2017, the villagers were already being evicted under the in-situ land exchange scheme. Representatives from Henderson told the villagers that in order to participate in the in-situ land exchange scheme, they had to accumulate land under vacant possession. There had been no stopping of villagers receiving notifications from the private developers and court letters ordering them to vacate their homes;

[Mr Roger K.H. Luk and Mr H. W. Cheung returned to join the meeting at this point.]

- (c) the Agricultural Park was supposed to accommodate the existing farmers displaced by the NENT NDAs development. However, its location and programme had yet to be finalized. On the one hand, the Government said that agriculture in Hong Kong should be promoted, whilst on the other its in-situ land exchange scheme was encouraging private developers to evict existing farmers from their land; and
- (d) the Government had been providing the same empty replies to villagers' complaints on the developers' approach by repeating the criteria for in-situ land exchange and that the private developers would have to compensate the villagers at a comparable rate to be offered by the Government for land exchange. However, the Board had yet to deliberate on the NENT NDAs plan, its funding had yet to be approved and the Government compensation plan had yet to be negotiated and finalized at the present stage. The villagers were already being forced out and they were feeling helpless. She did not want any compensation but her home in Ma Shi Po.

20. Ms Au started crying and could not continue her presentation further. The Chairman asked her to remain calm and asked Secretariat staff to pass her a bottle of water.

[Actual speaking time : 14 minutes]

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

21. In response to Mr Au Kwok Kuen's accusation of the Board Members' display of inappropriate responses during Ms Au's presentation, the Chairman reassured Mr Au that the Board had been listening to the public views very carefully since the beginning of the hearing for 45 days. The Board's deliberation would take into account every point raised in both the written and oral submissions.

FLN-C4382, KTN-C4382 – 何詠龍

22. Ms Cho Kai Kai made the following main points:

- (a) there were 37 Town Planning Board Members. Out of the 20 members present at the day's meeting, six were official members who played a double role of pushing forward the NENT NDAs plan for the Government and deliberating on the plan as a Board Member;
- (b) other organizations, for example, Housing Authority, Urban Renewal Authority and Liquor Licensing Board, had provided information about their members on their websites including brief introduction and photos. However, no such information was available on the Town Planning Board website. She requested that improvements should be made;
- (c) she gave a summary of the background of each Town Planning Board Member based on her online search. She queried how and why some Members would qualify to be appointed into the Town Planning Board and make decisions on planning related matters. Based on their background, she queried that Members' values and political inclination would affect their decisions; and
- (d) as some Members were absent from some of the hearing sessions, they had not heard all the views and she queried how they would deliberate on the plan without a full picture in mind. Quoting a recent court judgment that the Town Planning Board did not have sufficient time to vet the relevant documents presented for their consideration, she queried whether

the Members, who often held many other public or private positions, would have the time to study the NENT NDAs plan and read other public opinion available online in any detail. As Members were not elected by the public, she opined that the Town Planning Board was not representative;

23. The Chairman reminded Ms Cho to focus on the NENT NDAs development in giving her oral submission.

24. Ms Cho continued and said that the decision of the Town Planning Board would affect the long-term welfare of some people. Ma Shi Po villagers had been facing 20 years of forced eviction. Yet, the Government claimed to be not responsible.

[Actual speaking time : 18 minutes]

FLN-C5463, KTN-C5463 – 林寶珠

25. Ms Chu Siu Ying made the following main points:

- (a) as a social worker, a mother, a Christian and Hong Kong resident, she was very concerned about the NENT NDAs development. She was encouraged that the younger generations and Hong Kong residents were standing up to voice their views at the meeting;
- (b) Hong Kong did not lack land. Otherwise, urban renewal would not have stopped for 10 years. However, while 300,000 people were on the waiting list for public housing, only a very small amount of land in NENT would be dedicated for public rental housing and HOS;
- (c) with her experience as a social worker who had participated in the Kwun Tong renewal project, she understood the enormous pressure faced by the residents who would be evicted and who might have a tendency to commit suicide. In particular, the NENT NDAs development would displace about 1,000 elderly people. The financial compensation in the

NENT NDAs development would all go to the land owners and the evicted residents could not afford accommodation in other places. The Government would push those people into a desperate situation;

- (d) human relationship should be more important than monetary returns. Nowadays, Hong Kong people were discontent with the Government. Hong Kong's property prices had become unreasonable and unbalanced. The younger generations had less hope as they faced a gloomy future with soaring property and rental prices which no one could afford. Unfairness in society had led to incidents like Occupy Central Movement; and
- (e) the Board had the authority to plan for Hong Kong's future. It had the responsibility to listen to public views and plan for a good living place for the people of Hong Kong. The Board should comprise members from various disciplines, in particular those who were more concerned about the welfare of Hong Kong people rather than one's own interests and benefits.

[Actual speaking time : 11 minutes]

FLN-C5462, KTN-C5462 – 吳永謀

26. Mr 陳熾平 made the following main points:

- (a) he was a resident of the NENT for 45 years. He fully supported the development of NENT. However, it should not follow the development model of Tin Shui Wai, bulldoze the land and evict the residents;
- (b) in the past, local vegetables provided for more than half of the consumer's market. What the Government was doing nowadays had no future and would kill Hong Kong for the following reasons:
  - (i) under the rule of the British Government, farmland could not be

converted into other uses unless with permission. Any destructed farmland had to be reinstated. However, the current Government encouraged property developers to secretly acquire land for development;

- (ii) Hong Kong people were working very hard just to pay for a home. But the financial gains from the NENT NDAs development would all go to private developers and Government;
- (iii) the NENT NDAs development had not taken care of the affected local residents. In particular, the farmers, who were not well educated, would not be able to change profession to work in the financial sector or estate development business. They would lose their livelihood;
- (iv) all of NENT should be developed into farmland or for local industries to provide employment opportunities;
- (v) Tin Sam area, for example, was a valuable agricultural area in the past. It was now occupied by vacant luxurious buildings. The same would be repeated in the NENT NDAs development; and
- (vi) Hong Kong had an unhealthy government led by a poor CE. The Board held the key to the survival of people living in the NENT and was Hong Kong's last hope. Although most Members had conflict of interests, he still appealed to their conscience in making the decision in planning for Hong Kong and NENT. It should not be driven by political inclination.

[Actual speaking time : 13 minutes]

FLN-C4377, KTN-C4377 – 何桂華

27. Ms Yu Lai Yee made the following main points:

- (a) she was not a New Territories resident. However, she learnt during a guided tour in the NENT that people had been living there for five generations and their livelihood relied on farming. She did not understand why the Government should force them to farm elsewhere;
- (b) farming was sustainable development. The Government's so-called development projects all these years were only property developments, which did not cater for Hong Kong people's needs. Once those lands were destructed, they could not be restored;
- (c) to some people, farming was their only way of living. There were more than 300 on the waiting list for agricultural land rehabilitation. However, farmers were assigned agricultural land in Lantau. She wondered how the farmers could transport their produce to the market;
- (d) better planning should be done to take into account the needs and wishes of the local people. Compensation for the development should not go to the property developers, but the local residents;
- (e) the traditional neighbourhood and way of living should be preserved. The development plan would however encourage the indigenous villagers to sell their family land to make money. The traditional neighbourhood, kinship and way of living would be stifled;
- (f) under-used military land and low-density developments, for example in Kowloon Tong, should be resumed for building taller buildings to meet the housing needs of the community; and
- (g) the composition and operation of the Board should be reviewed to allow people with heart to do planning for Hong Kong.

[Actual speaking time : 7 minutes]

28. The Chairman said that the meeting would be adjourned for a lunch break and would be resumed at 2:00 p.m.

29. The meeting was adjourned at 1:00 p.m.

30. The meeting was resumed at 2:00 p.m. on 4.3.2015.

31. 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

Dr C.P. Lau

Dr W.K. Yau

Professor K.C. Chau

Mr H.W. Cheung

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 David Y. T. Lui

Mr Peter K.T. Yuen

Deputy Director of Lands (General)

Mr Jeff Y. T. Lam

Chief Engineer (Works), Home Affairs Department

Mr Martin W.C. Kwan

Chief Traffic Engineer/Hong Kong

Transport Department

Mr C.Y. Chan

Principal Environmental Protection Office (Strategic Assessment)

Environmental Protection Department

Mr Victor W.T. Yueng

Director of Planning  
Mr K.K. Ling

[As commenter/commenters' representatives had not arrived, the meeting was adjourned for a break of 15 minutes.]

Presentation and Question Sessions

[Open meeting]

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

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

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

FLN-C4760, KTN-C4760 – 李燕芳

Ms Li Yin Fong - Commenter

FLN-C4766, KTN-C4766 – 林觀妹

FLN-C5159, KTN-C5159 – 程秀芳

FLN-C5164, KTN-C5164 – Wong Pik Man

FLN-C5201, KTN-C5201 – Lau Cheryl

FLN-C5208, KTN-C5208 – Yuen Ka Keung

FLN-C5244, KTN-C5244 – Chung Sin Ting

Mr Ho Ka Ho (東北城規組) - Commenters' representative

FLN-C5245, KTN-C5245 – Tai Ngai Lung

FLN-C5462, KTN-C5462 – Tam Ming Keung

FLN-C5285, KTN-C5285 – Helex Chan

FLN-C5363, KTN-C5363 – 嚴敏華

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

FLN-C5460, KTN-C5460 – 區祖德

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

FLN-C5464, KTN-C5464 – 區強

Ms Wong Siu Kuen (東北城規組) - Commenter's representative

FLN-C5465, KTN-C5465 –區強兒子(區先生)

FLN-C5466, KTN-C5466 – 區強女兒(區小姐)

FLN-C5467, KTN-C5467 – 曾練洪

Ms Fung Jun Yi (東北城規組) - Commenters' representative

FLN-C5468, KTN-C5468 – 李瑞卿

Mr Ngau Fai Ming (東北城規組) - Commenter's representative

FLN-C5469, KTN-C5469 – 曾國生

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

FLN-C5470, KTN-C5470 – 梁桂培

Mr Tam Kai Hei (東北城規組) - Commenter's representative

FLN-C5473, KTN-C5473 – 陳鍵婷

FLN-C5474, KTN-C5474 – 羅柳鶯

Ms Jannie Kwan (東北城規組) - Commenters' representative

FLN-C5476, KTN-C5476 – 鄧玉蓮

FLN-C5477, KTN-C5477 – 張步科

Ms Maggie Wu (東北城規組) - Commenters' representative

33. The Chairman extended a welcome and then invited the commenter and commenters' representatives to elaborate on their written comments.

34. Ms Wong Siu Kuen made the following main points:

- (a) she identified herself as a resident in Kowloon;
- (b) besides housing and rising transport expenses, she was worried about food safety which might pose long-term health risks to the Hong Kong people at large;
- (c) through town planning, land should be specifically provided in the communities to offer safe food to Hong Kong people, especially the ordinary residents;
- (d) while she enjoyed city living, she considered that a healthy community should have a balance of urban and rural areas;
- (e) agricultural land that was under active cultivation should not be destroyed to make way for development. If it was because of the lack of land for housing, sites that were previously occupied by temporary public housing should be used instead;
- (f) the Town Planning Board (the Board) had approved and rejected various development proposals. She asked what criteria the Board had adopted in considering the proposals. The goal of pursuing economic development would be hindered by the fact that people were living in an unhealthy environment;
- (g) land within the North East New Territories (NENT) New Development Areas (NDAs) was valuable and should be cherished. It should not be developed purely for high monetary return. Town planning should not be economically driven;
- (h) destroying natural greenery was not difficult, but reinstating the area

would be. Many gardens in the urban areas were decorative and became run down due to the lack of maintenance; and

- (i) Members should consider the needs of the Hong Kong residents, not those of developers. Members should make a good decision in respect of the NENT NDAs that would benefit many people.

[Actual speaking time: 8 minutes]

[Mr Stanley Y.F. Wong returned to join the meeting at this point.]

FLN-C4760, KTN-C4760 – 李燕芳

35. Ms Li Yin Fong made the following main points:

- (a) the public had raised many queries and concerns in respect of the NENT NDAs, which involved a large sum of public money for resumption and elimination of many tracts of agricultural land, and would leave people without homes;
- (b) the Secretary for Development (SDEV) had indicated that application for obtaining the public revenue of \$120 billion would not take place before 2015/16. It could be envisaged that between now and 2015/16, developers would force villagers to move out from their homes. She wondered whether that could be regarded as transfer of interests from the Government to developers or collusion between them;
- (c) Members should seriously consider whether the NENT NDAs were designed for Hong Kong people as only a small number of public housing units would be provided. Recent land sales alone amounted to \$10,000 per sq ft, which had cast doubts on the affordability of the future housing units in the NDAs;

- (d) the Government had put up various sites for land sale, which could be used for providing public/subsidised housing. Hong Kong people should be aware that there was no justification for developing the NENT NDAs;
- (e) for sites that were proposed for public housing, they were located in remote locations. People had to commute long distances to work; and

[Dr W.K. Yau returned to join the meeting at this point.]

- (f) she strongly objected to the NENT NDAs. As many homes would be affected, Members should consider withdrawing the NDAs.

[Actual speaking time: 6 minutes]

FLN-C5245, KTN-C5245 – Tai Ngai Lung

FLN-C5462, KTN-C5462 – Tam Ming Keung

FLN-C5285, KTN-C5285 – Helex Chan

FLN-C5363, KTN-C5363 – 嚴敏華

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

FLN-C5460, KTN-C5460 – 區祖德

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

- (a) he raised many questions in the previous hearing session. He hoped that government officials could answer those questions at the end of the session or let the public know afterwards the facts concerning the NENT NDAs;
- (b) firstly, the reason for putting up for sale the site previously let to Fanling Golf Course for use as a plant nursery should be provided. He had previously put forth at a public forum that the site could be developed first. Such proposal was however deemed not feasible

by SDEV for a number of reasons concerning the lack of infrastructure, etc. Shortly afterwards, the site was put up for sale and was currently under construction for a residential development by Henderson to provide over 500 units;

- (c) secondly, how the zoning boundaries on the draft Kwu Tung North (KTN) and Fanling North (FLN) Outline Zoning Plans (OZPs) were formulated should be explained. It was observed that agricultural lands adjoining the land of indigenous villagers were zoned “Agriculture” (“AGR”) while the “Village Type Development” (“V”) zone enclosing Ho Sheung Heung had been dubiously enlarged;
- (d) there were other queries concerning the OZPs. The Long Valley Nature Park (LVNP) would be implemented through land resumption. It was uncertain whether any potential problems would arise. PlanD or the other concerned departments should respond accordingly;
- (e) the NENT NDAs entailed transfer of interests from the Government to developers and collusion between them. The Government had bullied the weak, while turning a blind eye on those making a profit on the NENT NDAs;
- (f) he doubted if there was a good policy as on one hand, there were people being forced to leave their homes, while on the other hand, there were people making profits through land resumption. Plainly speaking, the Government had been lying about the NENT NDAs but the local villagers were asked to stay calm. How could the local villagers stay calm in the face of their homes being demolished? It was totally unjustified;
- (g) contrary to the Government’s saying that land was lacking for housing, an international school application in Kwu Tung South was being processed by the Board, which had nothing to do with meeting

the housing shortage problem;

- (h) what was the reason for having an additional video recorder in the meeting room? Since the hearing session was open to the public, it was unreasonable that journalists were not allowed in the meeting room. The Board meetings should be highly transparent since problems of social concerns relating to Hong Kong were being addressed at the meetings and that the public could apply to attend the meetings. After all, it was due to poor town planning that they had to attend the meeting;
- (i) while he strongly objected to the NENT NDAs, he was not against development itself. He supported the development of the agricultural industry at Ma Shi Po village;
- (j) if the Government wished to develop Kwu Tung, it should have done so 20/30 years ago, tying in with the construction of the railway station;
- (k) Kwu Tung had many factories, including soy sauce factories. The largest one had an area of 30,000 ft<sup>2</sup>, which however did not fulfill the land requirement of not less than 40,000 ft<sup>2</sup> for entering into land exchange with the Government. In that regard, many factories would not be able to continue to operate in Hong Kong after they were demolished/resumed. He queried whether the factories were consulted; the zoning(s) for the area occupied by the factories; and the right of the Government in terminating the factories? If it was for public interest as public housing would be provided, then the plant nursery site previously leased out to the Fanling Golf Course should have been selected for such purpose. He considered that safeguarding the production of various sauces for consumption by Hong Kong people should also be regarded as a public interest;

- (l) only 6% of the land of the NENT NDAs would be developed for public housing and villagers' land would be used for providing infrastructural support for the public housing. The Government should publish the information on land ownership within the NDAs as a whole. He was a land owner himself and should not be considered as occupying government land; and
- (m) local villagers enjoyed their simple way of life in the NENT and did not want to leave their homes. He asked what planning had been proposed for his home.

37. At this point, Mr Lee threatened that he would ambush the Chairman and Members if there were no laws in Hong Kong. He added that many villagers' homes would be destroyed and that they might use liquefied petroleum gas cylinders and knives to attack the Chairman and Members. At this juncture, a Member raised concerns over the life threatening remarks made by Mr Lee and said that Mr Lee should not be allowed to threaten the Chairman and Members at the meeting. The Chairman said that he shared the concerns raised by the Member and he himself also felt threatened. He asked Mr Lee to be careful with what he said. Mr Lee said he would apologize and would take back the words he said. In the meantime, the Chairman also reminded other attendees to behave orderly. In response to Mr Lee's suggestion that the Member should apologize to him for interrupting his oral submission, the Chairman said that he gave consent to the Member before the Member spoke. Mr Lee then continued and made the following main points:

- (a) in the previous new town developments, local factories could be set up with the support of cheap labour and land. Food supply was also provided locally. The new towns of Tin Shui Wai and Tseung Kwan O did not have such arrangement and had demonstrated the failure of new town development;
- (b) he wondered whether the rail and road transport provision could cater for the future population of the NENT NDAs. In the absence of industries in the NDAs, residents would need to commute to work outside the NDAs, increasing the number of commuters during rush

hours;

- (c) it was unsure how the skills of the existing villagers/residents would match with those skills required by the jobs planned in the NENT NDAs;
- (d) without jobs, safe food and homes, he wondered what kind of life could the villagers have in future;

[Dr C.P. Lau returned to join the meeting at this point.]

- (e) Mr Lee wondered whether non-indigenous villagers had no right at all. Villagers of She Ling in Ma Tso Lung were not consulted until the third round of consultation as their area was not included in the NDAs until then;
- (f) he expressed anger at how the elderly villagers had been treated under the NENT NDAs. Many of them were still unaware of the project. He was uncertain if he could take care of his elderly parents as his home would be destroyed. While he was not eligible for public housing and could not afford private housing, he would also be unemployed due to the NENT NDAs;
- (g) villagers should be duly informed/consulted on any proposals affecting them. Members were requested to respect the villagers;
- (h) the problems associated with the NDAs could not be covered up. The planning of the NENT NDAs would eliminate agricultural and other industries. It was questionable if resite for agriculture would work and whether the farmers had been consulted. Deliberations on the OZPs behind closed door would not be the solution;
- (i) he noted that regardless of the nature of the views expressed by commenters on the NENT NDAs, their views had been counted as

supportive comments for the OZPs;

- (j) the Lands Department (LandsD) should be requested to explain the English letters marked on his house. It could be considered as a form of vandalism. Legal action might be taken accordingly;
- (k) the number of residents in the area had increased before any freezing survey was conducted. The concerned departments should take appropriate actions. He would fully cooperate with the Government in providing the information required; and
- (l) the NENT NDAs should be withdrawn.

[Actual speaking time: 57 minutes]

FLN-C5473, KTN-C5473 – 陳鍵婷

FLN-C5474, KTN-C5474 – 羅柳鶯

38. Ms Jannie Kwan made the following main points:

- (a) she read out a self-written poem for the Board, which called for the withdrawal of the NENT NDAs;
- (b) the betterment of Hong Kong would only benefit the Mainland;
- (c) freedom of speech in Hong Kong was under threat; and
- (d) people should act conscientiously and decisions that were made to gain short-term benefits without considering the consequences would only serve to bring about adverse outcome, jeopardizing everyone's welfare.

[Actual speaking time: 18 minutes]

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

FLN-C5469, KTN-C5469 – 曾國生

39. Mr Cheung Ting Pong made the following main points

- (a) since 1841, Hong Kong had relied on agriculture, fishing, mining and manufacturing as its main sources of income. However, the Government had attempted to eliminate both agriculture and manufacturing industries in recent times, adversely affecting the livelihoods of those who depended on them;
- (b) while the Hong Kong Government had called for the revitalization of agriculture and manufacturing, there was nothing to support or sustain those industries. Manufacturing of electronics was the main source of income for Korea. Hong Kong should learn from Korea by setting up various factories for manufacturing electronics products;
- (c) it was unclear as to why the business and financial services had now become the major sources of income for Hong Kong;
- (d) the local residents would lose their homes should the NENT NDAs be implemented. If they were to move to an urban area, given their skills and age, they would not be able to find jobs in the business sector;
- (e) it was unacceptable that the Government had neglected social and environmental considerations in the pursuit of economic development, which was not sustainable. Equal weights should be given to social, environmental and economic considerations;
- (f) the Government had planned to absorb the elites from the Mainland and would develop areas in Tai Po, Tuen Mun and Yuen Long to accommodate them;

- (g) NENT was part of Hong Kong and he enjoyed living in the area. Human relationships, including social networks, sense of belonging and acceptance could not be bought and took a long time to develop. They were fragile and could be easily destroyed by the NENT NDAs; and
- (h) he had personally experienced eviction from his home by developer and did not wish the same experience to be repeated in the NENT NDAs in future.

[Actual speaking time: 10 minutes]

FLN-C5465, KTN-C5465 –區強兒子(區先生)

FLN-C5466, KTN-C5466 – 區強女兒(區小姐)

FLN-C5467, KTN-C5467 – 曾練洪

40. With the aid of four video clips showing the meetings of the Finance Committee of the Legislative Council (LegCo) in respect of funding approval for the advanced works of the NENT NDAs, Ms Fung Jun Yi made the following main points:

- (a) the Chairman of the Finance Committee of LegCo did not listen to the requests of some LegCo members nor those of the villagers. LegCo members were given limited time to give their oral submissions. The Chairman of the Finance Committee had handled the matter in a dictatorial manner. It was totally unfair that the funding for the advance works was approved;
- (b) while only funding for the advanced works had been approved, letters from solicitors had already reached many homes of the local residents, urging them to leave;
- (c) there was no need to develop NENT NDAs as there were many brownfield sites that could be developed for meeting housing needs.

Forcing farmers out of their homes would deprive them of their source of income;

[Mr Roger K.H. Luk left the meeting temporarily at this point.]

- (d) representers and commenters had raised many questions and queries which should be addressed at the meeting, including compensation and rehousing arrangements. The villagers of Choi Yuen Tsuen who had to leave their homes due to the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) were still living in temporary housing accommodation;
- (e) she asked whether the request for getting back the outstanding speaking time in respect of the authorisations to 東北城規組 would be acceded to;
- (f) and whether Members had visited the NENT NDAs or the villages being affected. Those villages were close-knit communities. Villagers had not been consulted and there was no communication from the government officials; and
- (g) Members should seriously consider if destroying people's homes would address the housing shortage problem. The NENT NDAs should be withdrawn.

[Actual speaking time: 32 minutes.]

FLN-C5470, KTN-C5470 – 梁桂培

41. Mr Tam Kai Hei requested for 15 minutes in addition to the allotted time of 10 minutes and the Chairman acceded to his request. He made the following main points:

- (a) a public consultation exercise could only be meaningful if the results of the consultation were respected. There were about 50,000

objecting views and 7 supporting views received in respect of the two OZPs. Under normal circumstances, the Board would need a very special reason to override the overwhelming public objections from the consultation;

- (b) in view of the results of the consultation, the Development Bureau (DEVB) had the responsibility to withdraw the plan for NENT NDAs and not to pass the responsibility to Members;
- (c) Members should consider whether consultation was cosmetic or had a substantive meaning under the Town Planning Ordinance (the Ordinance) and the extent to which the consultation was legally binding;
- (d) noting that the current session for hearing comments was the last session, he asked whether the deliberation session for the two OZPs would be a new meeting and if it was, when the associated agenda would be released to the public. He asked that the documents for the deliberation should be made available for public inspection. The public had the right and responsibility to point out any mistakes and misleading information in the documents, if any, and to check if the documents submitted were appropriate. Members would need sufficient time to digest the information contained in the documents for the deliberation;
- (e) whether the deliberation would be conducted behind closed door and if affirmative, the legal basis and justifications for it. Meetings of the LegCo involving deliberation were open to the public, as issues concerning the public were involved. As the Board's decision would have implications on the public revenue of \$120 billion, the future of Hong Kong and many families as well as the agricultural industry, the public had a monitoring role to play in respect of the deliberation process, for example, the documents submitted, the cross arguments put forth by Members and the issues deliberated.

He saw no justifications supporting the Board's closed door deliberation;

- (f) he believed that as the Chairman of the Board was the Permanent Secretary for Development (Planning and Lands), the Chairman would insist on the need for the NDAs and as such the forging ahead with the OZPs. He asked if the Board had any true independence from a legal perspective and if the opinion of the Chairman would need to be strictly followed in making the decision on the OZPs. Furthermore, he asked whether the OZPs could be amended back to their original state before submission to the Chief Executive in Council and if the Board had the independence to make such amendment. He wished to be informed should there be a legal advice addressing the above;
  
- (g) in late 2014, the Government had included the Fanling Golf Course site in the New Territories North (NTN) Study and called for the proposed establishment of agricultural park in the review of the agricultural policy, which he considered to be interim policy measures to address the public concerns on the NENT NDAs. Since the representations and comments made on the OZPs had not been based on those policy measures, the public should be given a new opportunity to make a new round of representations/comments. Members should disregard those two policy measures in the deliberation of the OZPs as they could be short-lived. If they were to be taken into account in the deliberation, he saw no reason why the consultation procedure should not be restarted afresh;
  
- (h) in respect of the review of the agricultural policy, he expressed doubts on the safety of water and vegetables from the Mainland and suggested that Hong Kong needed to help itself by setting its food self-sufficiency ratio of 30% to 50%;

- (i) he requested that the following information be made available to the public:
- (i) the number of hearing sessions held and attendance of Members during the hearing sessions. Such information should be provided on-line, if not already;
  - (ii) the full listing of the 4,000 ha vacant sites, information on brownfield sites and sites of government land that were under short-term tenancies (STT). Only if they had been fully assessed to be non-viable should the NENT NDAs be considered;
  - (iii) information on social impact assessment for the NENT NDAs, if any; and
  - (iv) information on traffic impact assessment (TIA) for the NENT NDAs concerning the East Rail; and
- (j) while he personally would not lodge a judicial review against the Board's decision on the two OZPs, he believed that many residents would not agree should the OZPs be given the green light.

[Actual speaking time: 29 minutes.]

FLN-C5476, KTN-C5476 – 鄧玉蓮

FLN-C5477, KTN-C5477 – 張步科

42. With the aid of the visualiser, Ms Maggie Wu made the following main points:

- (a) although she was not a resident in the NENT, she started to care about the subject when the funding for the advance works of the NENT NDAs was approved;

- (b) out of the 614 ha of land within the NENT NDAs, only 6% of the total area (i.e. 36 ha) was proposed for public/subsidized housing development, which could not address the housing shortage problem. The justification for the NDAs to meet housing needs as put forth by the Government was totally unfounded;
- (c) Hong Kong people were unwilling to spend a large amount of public revenue for the NENT NDAs, which she considered would be developed as an economic zone providing convenience for the Mainlanders. The low-density housing to be provided in the NDAs was also designed for wealthy Mainlanders. The average Hong Kong people would not be able to buy those prestigious low-density residential developments;
- (d) the NENT NDAs involved transfer of interests between the Government and developers as well as conflict of interest of a number of LegCo members. Many had benefited from the so-called 'high land price policy'. They should take up social responsibility by helping the poor, rather than destroying people's homes;
- (e) while the site of the Fanling Golf Course had a site area of 170 ha and could provide 70,000 housing units, the site was reserved for playing golf by the wealthy and villagers were forced to leave their homes. There were also 4,000 ha of vacant government land and should be developed instead of the NENT NDAs;
- (f) \$120 billion for the NENT NDAs could help build 2,400 elderly homes of 100 beds each. The cost of the NENT NDAs might in fact increase later, similar to the XRL project which had severe problem of overspending public money. The NENT NDAs needed to be stopped; and

- (g) although there had been a progressive integration between Hong Kong and the Mainland since the handover, she asked whether Hong Kong people needed to accept everything from the Mainland. It was unfair that Hong Kong had to pay a tremendous amount of money for water from Dongjiang. The Chairman and Members should consider whether it was normal if the Hong Kong market was flooded with fake products from Mainland. Instead of being an individual problem, the NENT NDAs concerned everyone. The Chairman and Members should act with conscience and not be a rubber stamp or culprit for the NENT NDAs.

43. At this point, Ms Wu said that a government officer in the recent hearing session had involved the use of violence and asked the Chairman if the matter had been properly handled by the Government. Upon Chairman's remarks that the hearing session was to hear comments and that opportunity would be given to respond on issues if raised by Members after completion of the oral submissions by commenter/commenters' representatives, she indicated that she had completed her oral submission.

[Actual speaking time: 15 minutes.]

FLN-C5468, KTN-C5468 – 李瑞卿

44. Mr Ngau Fai Ming made the following main points:

- (a) whether Members who had not attended the hearing sessions could still have the right to vote or participate in the decision making for the OZPs. If so, the Chairman should consider making some improvements to the mechanism;
- (b) while he strongly objected to the NENT NDAs, he queried whether his attendance as a commenter's representative was appropriate as based on his understanding, any comments on the NENT NDAs would be counted as supporting the OZPs even though they were

opposing views;

- (c) as regards the OZPs, he queried the standard of 1,000 beds for the proposed elderly homes and considered that the existing North District Hospital should be expanded instead;
- (d) there was a lack of industries in the NENT NDAs, considerations should be given to developing industries concerning poultry, fishery, tourism and high technology;
- (e) the NENT NDAs would reduce valuable land resources for future development of various industries;
- (f) the existing buildings in Sheung Shui, Fanling and Tai Po should be revitalized, especially the old tenement buildings as they were low-rise in nature; and
- (g) he reiterated his objection to the NENT NDAs.

[Actual speaking time: 5 minutes.]

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

FLN-C4766, KTN-C4766 – 林觀妹

FLN-C5159, KTN-C5159 – 程秀芳

FLN-C5164, KTN-C5164 – Wong Pik Man

FLN-C5201, KTN-C5201 – Lau Cheryl

FLN-C5208, KTN-C5208 – Yuen Ka Keung

FLN-C5244, KTN-C5244 – Chung Sin Ting

45. With the aid of a Powerpoint presentation, Mr Ho Ka Ho made the following main points:

- (a) he expressed his dissatisfaction about the time and efforts spent in

attending the various hearing sessions;

- (b) the Government needed to understand what village lifestyle and social networks were and what villagers were sacrificing to make way for the NENT NDAs. The Government's response had been that it was inevitable;
- (c) with reference to a set of photographs taken in FLN and Ping Che and slides shown in the Powerpoint, he said that the locals enjoyed their way of life, which evolved around natural stream courses, simple houses, farming on patches of land near their homes, open green fields and mountain views, local school and temple and the pursuit of hobbies including keeping of bees, dogs and goats, etc. Hong Kong people could have this option of rural living. The NENT NDAs would diminish people's choices for different lifestyles;

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

- (d) referring to various interpretations of 'the right to the city' by academics including Henri Lefebvre and David Harvey, he asked if Hong Kong people could decide how they should live. As shown in the wording of the national anthem of China, people had the right to rebuild their new city. The Government had forced the NENT NDAs upon the people of Hong Kong, despite numerous objections received from the public. The funding approval of the advanced works for the NENT NDAs had shown that the affected local residents had no say in the matter at all;
- (e) if the Board was to give green light to the OZPs, it would diminish 'the right to the city' for the Hong Kong people;
- (f) if the NENT NDAs were for building a new city for Hong Kong, the Government should learn from the people and go through a thinking process to understand their needs/desires. The Government should

try to understand the concerns of the people including villagers so as to answer their questions. To the contrary, the Government had not understood nor responded correctly to the concerns raised, including those of a local group 「懶人包」 relating to public housing versus private housing, the area occupied by the public housing within the NDAs and the Fanling Golf Course site;

- (g) he was worried that the NENT NDAs had fallen into the hands of mindless individuals whose actions were questionable. For example, the arrangements of the hearing session on 17.12.2014 and 3.2.2015 were questionable nor feasible since a large number of representers/commenters and their representatives were scheduled to attend the sessions; and

[Dr C.P. Lau returned to join the meeting at this point.]

- (h) Members should seriously consider the reasons behind the actions taken by the local residents and villagers and that 東北城規組 had done all it could to help them. The Government would encounter strong public reaction or social unrest should the public views be ignored and that the NENT NDAs be given the go ahead signal. The Board should not be a rubber stamp and should act conscientiously.

[Actual speaking time: 58 minutes.]

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

- (a) the Board was a statutory body established under the Ordinance. The conduct of the Board was subject to the provisions of the Ordinance. One of its main functions was to prepare OZPs, including consideration of representations and comments on the

representations in accordance with the Ordinance;

- (b) upon gazettal of the KTN and FLN OZPs, members of the public were invited to give representations on the OZPs and the representations were published for public inspection. The public were given the opportunity to make comments on the representations to the Board. Subsequently, the representers, commenters or their representatives were invited to attend the hearing for giving oral submissions;
- (c) according to Section 2C(3) of the Ordinance, the Board could determine its practice and procedure for its meetings. In view of the large number of representations and comments received for two OZPs, and the large number of representers and commenters who would attend the meeting or send authorised representatives, it was necessary to limit the time for making each oral submission and each representer/ commenter/representative was allotted a total of 10-minute speaking time. The speaking time was aimed at giving the representer/commenter/ representative an opportunity to further elaborate the grounds contained in the written representation/comment already submitted to the Board. It was not for presenting representations/comments afresh. Members could also take the opportunity to make enquiry about the issues in the written submissions and as elaborated by the representers/commenters/ representatives;
- (d) regarding the concern raised by a commenter's representative in the morning session on the same day that Members had queried him on a number of issues, it should be noted that Members had the responsibility to clarify issues of concern, and that the enquiries would be directed to government representatives and representers/ commenters/representatives, as needed. That should not be mistaken as Members challenging the representers/commenters/their authorised representatives;

- (e) as for the queries raised by another commenter's representative, it should be clarified that the deliberation on the two OZPs would not be open to the public as in accordance with Sections 2C(1) and 2C(2)(a) of the Ordinance. The minutes of all the hearing sessions would indicate attendance of Members and that they would be uploaded to the Board's website upon confirmation by the Board; and
- (f) the Board was not the authority for approving the OZPs. It would take into consideration all representations and comments as well as relevant planning factors when considering whether any amendments should be made to the two draft OZPs. The Board would then submit its recommendations together with all representations and comments received to the Chief Executive in Council for making a decision on the OZPs.

47. The Chairman then invited questions from Members.

48. The Chairman asked Ms Maggie M.Y. Chin to explain again if indeed there was only about 6% of land proposed for public housing development in the NDAs as claimed by a number of the commenters' representatives. With the aid of some Powerpoint slides, Ms Chin pointed out that in view of the aspiration for urban-rural symbiosis, large areas were zoned as "Conservation Area", "Green Belt" and "AGR" on the OZPs, and the remaining developable land was about 300ha, out of a total area of about 612 ha for the two OZPs. About 30% of the developable land in the KTN and FLN OZPs, i.e. about 90 ha was planned for housing development. In terms of land area, the ratio of public/private housing split was about 50:50, i.e. about 42.8 ha for public housing and about 43.6 ha for private housing in the two OZPs. Other than residential development, there were also needs for schools, government, institution and community facilities, space for creating employment opportunities, etc., and accordingly, appropriate zones were imposed for them. She added that in respect of the queries raised by the commenter/commenters' representatives on traffic impact of the NDAs, the government representatives from the Civil Engineering and Development Department and Highways

Department had provided relevant responses and information on the past hearing sessions in respect of the TIA of the NENT NDAs including the impact on the East Rail and the related transport provision. The audio recording of the hearing sessions could be retrieved from the Board's website.

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

50. The meeting was adjourned at 6:30 p.m.