

1. The meeting was resumed at 9:05 a.m. on 21.10.2014.
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 K.C. Chau

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Lincoln L.H. Huang

Ms Christina M. Lee

Mr F.C. Chan

Mr Francis T.K. Ip

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Deputy Director of Lands (General)

Mr Jeff Y.T. Lam

Assistant Director (2), Home Affairs Department

Mr Eric K.S. Hui

Director of Planning

Mr K.K. Ling

Presentation and Question Sessions

[Open meeting]

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

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

Mr Otto Chan Senior Town Planner/Fanling, Sheung Shui 1, PlanD

Mr Kevin Ng Senior Town Planner/Fanling, Sheung Shui 2, PlanD

FLN-R2215, KTN-R1763 – Chapman Chen

Mr Chapman Chen - Representer

FLN-R3100, KTN-R2650 – Wong Ka Ling

Ms Wong Ka Ling - Representer

FLN-R2729, KTN-R2279 – Ng Ka Kit

FLN-R2911, KTN-R2461 – Leung Mei Ngan

FLN-R3053, KTN-R2603 – Chris Chan

FLN-R3054, KTN-R2604 – Lau Fuk Lik

FLN-R3058, KTN-R2608 – Poon Yu Hin

FLN-R3065, KTN-R2615 – Cheung Wing Kei

FLN-R2767, KTN-R2317 – Fun Lee

FLN-R2764, KTN-R2314 – 吉秋爽

FLN-R3162, KTN-R2712 – 李慧玲

FLN-R3245, KTN-R2795 – 李俊良

Mr Tai Ngai Lung (東北城規組) - Representers' representative

FLN-R3071, KTN-R2621 – Lai Chun Ling

Mr Lai Chun Ling - Representer

4. The Chairman extended a welcome and explained the procedure of the hearing. He said that the meeting would be conducted in accordance with the “Guidance Notes on Attending the Meeting for Consideration of the Representations and Comments in respect of the Draft Kwu Tung North Outline Zoning Plan No. S/NE-KTN/1 and the Draft Fanling North Outline Zoning Plan No. S/NE-FLN/1” (Guidance Notes) which had been provided to all representers/commenters prior to the meeting. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 3,400 representers/commenters had indicated that they would either attend in person or send an authorised representative to make oral submission, it was necessary to limit the time for each oral 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 Outline Zoning Plan (OZP) 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.

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

6. The Chairman said that the proceedings of the hearing would be 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 representers/representers' representatives to make their oral submissions, following the reference number of each representer who had registered with the Board's Secretariat on the day. After all registered attendees had completed their oral submissions, there would be a question and answer (Q&A) session which Members could direct enquiries to any attendee(s) of the meeting. Lunch break would be from about 1:00pm to 2:00pm and there would be one short break each in the morning and afternoon sessions, as needed.

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

FLN-R3071, KTN-R2621 – Lai Chun Ling

8. With the aid of a Powerpoint presentation, Mr Lai Chun Ling made the following main points:

- (a) he lived in the city and only started to become aware of rural matters in 2009 when he participated in the demonstrations and Legislative Council meetings relating to protection of Choi Yuen Tsuen;
- (b) every time they visited Choi Yuen Tsuen, the villagers were very hospitable. He felt a strong bondage with the villagers;

- (c) he had also tried farming for half a year and had visited Ma Shi Po for the first time in 2011. He was concerned about matters relating to agricultural land in the New Territories, such as Ma Shi Po village and the North East New Territories (NENT) New Development Areas (NDAs). He had also participated in the consultation meeting held in Sheung Shui;
- (d) recently he met an old lady who previously lived in Choi Yuen Tsuen. She had to travel a long distance to sell her farm produce in Tsuen Wan. That showed that if the villagers in NENT lost their homes, they would not be able to make a living; and
- (e) the Government should withdraw the OZPs that would destroy the thriving local activities, the relationship among the villagers and the relationship between people and the land.

[Actual speaking time: 9 minutes]

FLN-R2729, KTN-R2279 – Ng Ka Kit

FLN-R2911, KTN-R2461 – Leung Mei Ngan

FLN-R3053, KTN-R2603 – Chris Chan

FLN-R3054, KTN-R2604 – Lau Fuk Lik

FLN-R3058, KTN-R2608 – Poon Yu Hin

FLN-R3065, KTN-R2615 – Cheung Wing Kei

FLN-R2767, KTN-R2317 – Fun Lee

FLN-R2764, KTN-R2314 – 吉秋爽

FLN-R3162, KTN-R2712 – 李慧玲

FLN-R3245, KTN-R2795 – 李俊良

9. With the aid of some photos, Mr Tai Ngai Lung made the following main points:

Participation in Social Movement

- (a) he first participated in social movement in 1995. At that time, there were plans to develop Fu Tei Chung Tsuen (虎地中村) into the existing Fu Tai Estate (富泰村) in Tuen Mun. The Government originally indicated that Fu Tei Chung Tsuen was a non-indigenous village occupying Government land and no compensation and re-housing were offered to the affected villagers;
- (b) he was a student of Lingnan University at that time. When the then Governor visited their University, they staged demonstrations and passed on the concerns of the villagers to the Governor. Soon after, they were informed that the villagers of Fu Tei Chung Tsuen would be compensated and re-housed. Although some villagers accepted the offer and moved into public housing, many of the elderly people died shortly thereafter as they did not accustom to the change from a rural to an urban way of living. Through that incident, he was enlightened to participate in social movements;
- (c) more and more people in Hong Kong stood up against matters of injustice through street demonstrations. For example, many people stood up to object to the destruction of Choi Yuen Tsuen; and many artists had participated in a signature campaign to oppose the funding proposal for the site formation and engineering infrastructure works for the NENT NDAs. If the Board agreed to the OZPs for the two NDAs, it would only force more people to participate in social movements. In fact, many villages in NENT were also participating in the Occupy Central movement to strive for a better political system that would better protect their interests;

People who would be affected by the NDA development

- (d) he was a photographer and he had taken a photo record of the villagers living in NENT who would be affected by the NDA development. He briefly described some of them as follows:

- (i) an entrepreneur who operated three factories for recycling of electronic games machines in the Kwu Tung area - those factories currently employed about 180 workers. The workers were mainly from nearby areas, including Yuen Long, Sheung Shui and Kwu Tung village. That businessman was born in Kwu Tung and his parents were still living there and he did not want to leave. Even if he was to be offered another site to rebuild his factory, he would not be able to operate without the workers who were familiar with operations of his factories;
- (ii) an elderly man who was residing in an elderly home in Dills Corner Garden - he had previously been forced to move his home twice and that would be the third time. He was currently making a living by operating a store in Dills Corner Garden;
- (iii) a soy sauce factory near Dills Corner Garden – the factory employed some 60 workers. Those workers were mainly Kwu Tung villagers who could not afford to work in other places as they had to look after their families. If the soy sauce factory was forced to move, it would not be able to employ workers with the necessary skills and would have to close down. The existing workers would lose their jobs;
- (iv) a farmer in Ma Shi Po – the farmer currently produced vegetables which were sold in the dawn market in Sheung Shui. If the village was destroyed, he could not make a living and would have to apply for comprehensive social security assistance. The farmer also told him that without land to farm on, he would have less exercise and might die earlier;
- (v) a lady who lived in Ping Che – she was a member of the Ping Che concern group. Before she joined the concern group, she was apathetic to current affairs and would only look after her family, watch television or play mah-jong. However, she had

now become very pro-active in opposing the NENT NDAs;

- (vi) a man who owned property in Kwu Tung – he would be eligible for a reasonable amount of compensation; however, he did not want the cash compensation as his mother still lived in the village and he wanted his future generations to be able to continue to live in Kwu Tung;
- (vii) a newly wedded couple – the couple was highly educated but they had chosen to live a rural lifestyle, engage in farming and had close interaction with nature. They had chosen to hold their wedding activities in NENT including taking wedding photos and holding their wedding banquet there;
- (e) through interaction with the villagers, he understood more about their lives. In fact, some villagers’ ancestors had already settled in Ma Shi Po for a few generations. The NENT NDA would be a major social and political incident that the Government had to tackle;
- (f) when the series of wedding photos he took in NENT for the couple were made public, many other photographers were amazed with the natural beauty of the area. It was very difficult for photographers to find nice places in Hong Kong to take photos as many places had been destroyed due to developments. What was being proposed in NENT would destroy the ecological value and natural beauty of the area as well as the local industries/businesses with economic values. It was exploitation of resources rather than development;

Government’s Policy to Address Housing Problem

- (g) the Government’s current policy to tackle high property prices was by increasing the supply of housing land, but that might not be the correct approach;

- (h) in the past, he thought that the previous housing policy of setting a housing target of 85,000 target might be the right approach for solving the housing problem. However, after the Asian Financial Crisis, property prices dropped drastically and had led to negative impacts, including negative assets, adverse impacts on cash flow of businesses, etc. He realised that suppressing property prices simply by increasing housing supply was not the correct approach;

- (i) he had done some research on land reforms in the Mainland. In the 1950's, reform was implemented in the rural areas in the Mainland by allocating land from the land owners to farmers so that they could make a living with their own land. Seeing the rural land reform, many people renting flats in the urban areas also refused to pay rent to property owners. As a result, the property owners had to lower their rents and/or to give their properties to the local governments. Rents were suppressed to a very low level, but it led to problems of dilapidation due to insufficient funds for maintenance and over-crowded living environment as more people were forced to live together;

- (j) as for Hong Kong, the public housing programme in Hong Kong started as the Government's strategy to deal with re-housing for those being affected by the major fire in Shek Kip Mei as well as reducing social unrest after the 1967 riots. Rents for public housing were charged based on a 60-year amortisation of the construction cost, management cost and inflation. Public housing was built in locations near the areas planned for industrial development or urban expansion, such as Tsuen Wan, Shek Kip Mei and the Western district. The public housing in those new areas helped to divert lower income groups and those living in poor environment to those new areas, who in turn provided labour force to foster development of those new areas. The Government then gained land revenue by selling land for private developments in the new areas. That strategic approach of providing public housing had allowed provision of housing and maintained property prices in a steady manner whilst ensuring land revenue for the Government and the Housing

Authority;

Support for Local Industries and the Agricultural Sector

- (k) Hong Kong's economy was heavily reliant on the financial and property sectors. The Government should support other sectors, such as the industrial and agricultural sectors, so as to reduce the reliance of the Hong Kong economy on the property sector and, if so, the property sector would gradually shrink and property prices would also drop;
- (l) the Government should provide support to the local industries and the agricultural sectors. There were a number of local industries in Kwu Tung. For example, there was a knife factory in Kwu Tung for a well-known traditional brand and, if Kwu Tung was to be developed, the knife factory would have to cease production. There was also a workshop for production of handmade soap and small craft works. The lady producing handmade toxin-free soap employed some local workers and had established the brand name of her products. Such green products were in demand and her products were being sold in a few shops. That was sustainable development. The Government had not provided any support to sustain those local industries/businesses and, worst still, the proposal for high technology businesses in the NDAs would destroy those local industries/businesses;
- (m) there were organic farms and fruit farms in Kwu Tung. Those agricultural activities were viable and provided a means for people to make a living;
- (n) he knew a couple that practised green living. The wife was active in promoting environmental protection and the husband taught roof-top farming in the university. According to the couple, constant reduction in agricultural land had led to food shortage problem. They wanted to promote roof-top farming as an individual's effort to combat the food shortage problem. It was important to reserve sufficient agricultural

land in the rural areas to ensure local food supply;

- (o) agriculture was important. It helped recycling of resources and ensured that the city could survive and grow;

[Mr K.K. Ling returned to join the meeting at this point.]

High vacancy rate of existing residential development

- (p) there were high vacancy rates in some existing residential developments. An example was the Valais, which was a low-density residential development in Kwu Tung. A photo he took showed that there were only 13 flats with lights on during a weekend evening and the place was virtually a 'ghost town'. According to a magazine article, an artist who lived in Valais indicated that the main reason why he chose to live there was because not many people lived there; another person who owned a house there indicated that he did not live in his property and only used it for financing through multi-mortgaging;
- (q) when the Government claimed that there was insufficient housing, the Valais just opposite to Dills Corner Garden was largely left vacant. Valais covered an area of some 80ha, and those types of high-end housing were very expensive and not affordable to many people in Hong Kong;
- (r) in the KTN NDA, there were large areas of land zoned for low-density residential use that could be developed into similar high-end housing. If so, it might create more 'ghost towns'. Provision of high-end housing would not help to solve the imminent housing problem of the low-income group;
- (s) the proposed mode of development in the NENT NDAs would not help Hong Kong. It would destroy thriving local industries/businesses and agricultural activities. That would reduce employment opportunities for

the low-income group. More people would feel aggrieved and resort to social movements and confrontations with the Government; and

- (t) the Board was urged not to agree to the amendments to the OZPs.

[Actual speaking time: 100 minutes]

[Mr F.C. Chan left the meeting temporarily at this point.]

FTN-R3100, KTN-R2650 – Wong Ka Ling

10. Ms Wong Ka Ling made the following main points:

- (a) she lived in Sam Shing Estate and would often visit the nearby beach. After an embankment was built there a few years ago, fish were trapped by the embankment and there were many dead fish as a result. That showed that a little human intervention could cause irreversible impacts;
- (b) there was no need to build more houses as data showed that there were currently many vacant flats, including both public and private housing flats;
- (c) land should be reserved for businesses with special character. The Government needed to provide opportunities for sustaining non-core businesses so that people with different skills could make a living; and
- (d) it was important to provide opportunities for people to choose different life styles. Not all people like a rigid and standardised life in the urban environment, with a boring job only for paying off mortgages. An urban fringe area should be maintained to provide opportunities for different life style and way of living, such as operating a coffee shop, workshop for homemade productions, etc. That way of living in the urban fringe would be more sustainable in the long term.

[Actual speaking time: 10 minutes]

FTN-R2215, KTN-R1763 – Chapman Chen

11. Mr Chapman Chen made the following main points:

- (a) the NENT NDAs would allow people from the Mainland to come to live in Hong Kong without the need to apply for entry permits. There would be no more boundary control and the ‘One Country, Two Systems’ would be nullified;
- (b) the frontier area and the green rural areas were buffer zones intentionally reserved by the then colonial government. It was important to retain the buffer zone. Otherwise, people from the Mainland would rush into the NENT area in times of unrest in the Mainland. That would cause damage to the lives and properties of Hong Kong people;
- (c) the NENT NDAs were not necessary as the Government had already reserved housing land to meet the flat production target in the next five years. The first phase of the NENT NDAs would only be completed in 2023, and hence it could not resolve Hong Kong’s imminent housing problem;
- (d) the NENT NDAs covered an area of 614 ha of which about 400 ha of land would be resumed. Only 96 ha of land in the NDAs would be for residential use, and the ratio of public/private housing was 40:60. Land for private residential use was mainly for building low-density high-end housing. Only 36 ha of land (about 6% of total area of the NENT NDAs) would be for building public rental housing and home ownership scheme flats. The NENT NDAs would destroy the homes of some 10,000 villagers, and some of them had lived there for a few generations. Although those affected might be non-indigenous villagers, they also had their rights.

The NENT NDAs would also lead to demolition of the elderly home in Dills Corner Garden, and 1,000 odd elderly people currently residing there would lose their homes. Although the Government had agreed to build a new elderly home, it was understood that many of the affected elderly people were not eligible for re-housing;

- (e) the policy to allow land owners with more than 4,000m² of land holding to apply for in-situ land exchange was succumbing to large developers and indigenous villagers with substantial land holdings. The Government would provide infrastructure with public funds, while the land owners only needed to pay some premium to develop land that they hoarded at very low cost for high-end housing. In turn, that would sacrifice the villagers, local agriculture, local industries/businesses and the nature. In fact, the amount of agriculture land affected by the NDA development constituted about 25% of active agricultural land in Hong Kong;
- (f) the Government had failed to draw up sustainable development plans for the rural areas of Hong Kong. As such, in anticipation of future development opportunities, developers would only put rural land under temporary uses;
- (g) the Government claimed that 37,000 new employment opportunities would be provided in the NDAs in areas of research and development, commercial and retail as well as social services. However, he doubted whether the future residents would have the necessary skills to match those employment opportunities;
- (h) the Government had ignored the very strong objection raised by the villagers and the supporting concern groups and the 50,000 objections to the OZPs. The NDA development would be a 'white elephant project' with an estimated development cost of 120 billion, with some 95% of the funds to be used for land resumption to benefit the developers and indigenous villagers with substantial land

holdings; and

- (i) the Board was urged to act in a more transparent manner. It should not be a 'rubber stamp' and should reject the NENT NDAs.

[Actual speaking time: 10 minutes]

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

[Professor K.C. Chau and Mr Eric K.S. Hui left the meeting temporarily at this point.]

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

13. The Vice-chairman asked DPO/FS&YLE to respond to the queries raised by the representers about the need for the NENT NDAs. In particular, (a) why the NDAs were necessary for satisfying the housing demand; (b) public housing that would be provided in the NDAs; (c) employment opportunities planned in the NDAs; and (d) what measures were proposed to minimise impacts on local residents as well as local industries/businesses and agricultural activities. In response, Ms Maggie M.Y. Chin made the following main points:

- (a) it was projected that the population in Hong Kong would increase by 1.4 million in the next 30 years. According to the Long Term Housing Strategy, the total public and private housing supply target for the coming 10 years was 470,000 units with the ratio of public/private housing being 60:40. There were also about 125,000 outstanding applications on the general waiting list for public rental housing. In view of the above housing demand, the Government had adopted measures to increase the housing supply in the short, medium and long term. The KTN and FLN NDAs were major sources of land supply to meet the medium to long-term housing needs;

- (b) about 37,000 subsidised housing units and about 23,000 private housing units would be provided in the two NDAs. The residential developments would be provided in phases taking into account provision of infrastructure;
- (c) the two NDAs would provide a total of about 37,700 new employment opportunities for workers with different skill levels. In particular, land had been reserved in KTN for business and technology park, and research and development, which would provide about 17,000 employment opportunities. In addition, about 25,000 employment opportunities would be provided by commercial, retail and services uses in the two NDAs, which might be suitable for people with lower skill levels;
- (d) according to the 2011 Census, the rural industries provided about 1,900 employment opportunities in the two NDA areas. The local industries/businesses included open storage and workshops. In addition, according to the baseline study prepared as part of the consultancy study for the NENT NDAs, from 2008 to 2011, there were some 190 rural industrial establishments in the study area. Those establishments included machinery repairs, timber yards, vehicle repair workshops, food production, godown and open storage. It was recognized that the rural industrial uses and open storage/port back-up activities had an important role in the economic development of Hong Kong. Hence, land at appropriate locations had been designated as “Industrial (Group D)”, “Open Storage” and “Other Specified Uses” annotated “Port Back-up Uses” zones to allow for re-provisioning of the affected uses;
- (e) according to the 2011 Census, 65 persons in the two NDA areas were classified as ‘skilled agricultural and fishery workers’. Recognizing the importance of agriculture to Hong Kong, a total of 95 ha of land had been zoned in the two NDAs to allow continuation of farming practices in the area. Those included 37 ha of land

reserved for the Long Valley Nature Park (LVNP); an area to the north of LVNP zoned "Agriculture (1)" ("AGR(1)"); as well as an area to the south of LVNP and an area at Fu Tei Au that were both zoned "AGR";

- (f) there were views that the agricultural activities at Ma Shi Po should be maintained. However, Ma Shi Po was located within an area designated as the extension area of the existing new towns and was most suitable for development of the future town centre and high-density developments. To facilitate agricultural re-site/rehabilitation of affected farmers, about 103 ha of agricultural land in Kwu Tung South had been surveyed, of which about 34 ha were fallow agricultural land that had potential for agricultural re-site/rehabilitation. The Government would endeavor to assist the affected farmers to rehabilitate farming; and
- (g) compensation and re-housing for affected villagers would be in accordance with the existing policies. In addition, two public housing sites had been reserved in the KTN and FLN NDAs respectively to provide re-housing opportunities within the same area.

14. The Chairman asked DPO/FS&YLE to advise on (a) the overall vacancy rate of residential properties in Hong Kong; and (b) whether the type of residential developments in KTN NDA would be low-density high-end housing as claimed by the representers. In response, Ms Chin made the following main points:

- (a) according to the information on hand, the vacancy rate of private residential units in 2011 was about 4.3%. That included the properties pending occupation after obtaining occupation permit and vacant properties between sales and purchase. The vacancy rate was considered not high; and
- (b) the FLN NDA was located in the area between Ng Tung River and

the existing Fanling and Sheung Shui New Towns. It was a natural extension area of the two existing new towns. The residential sites in the town centre of both NDAs were proposed at plot ratios (PRs) of 5 to 6. In KTN, some residential sites were proposed for medium-density developments at a PR of 3.6. A lower PR adopted for those sites was to ensure their compatibility with the building height profile facing Sheung Yue River. The medium-density developments proposed in KTN was different from Valais which was only at a PR of 0.4 with building height of 3 storeys.

15. The Chairman said that some representers had indicated that the NDA developments would affect the local industries. While it was understood that the soya sauce factory that required a large site might be more difficult to relocate, he asked the representers and representers' representative to comment on whether it was essential for the other local industries/businesses such as the knife factory and the soap making workshop to operate at the existing locations and whether such uses might be relocated into factory buildings. The representers indicated that they had no comment on the question.

16. A Member asked whether the 65 workers in the agricultural sector mentioned earlier by DPO/FS&YLE covered only those working in Ma Shi Po. Ms Chin said that that figure from the 2011 Census covered both NDA areas.

17. The Chairman said that Ms Wong Ka Ling (FLN-R3100, KTN-R2650) had indicated in the presentation that having locally produced food was important from food safety perspective. In that regard, he asked Ms Wong what should be an appropriate proportion of locally produced food in Hong Kong's context. Ms Wong said that according to sustainable development principles, the proportion of locally produced food should be as high as possible. In other countries, there were efforts to increase locally produced food by growing food in abandoned factories or land covered by disused railways or roads. Locally grown food would ensure a higher level of food safety as it would be easier to track the source of production. In the 70's to 80's, about 50% of our food was grown locally, but now it was only about 2%. It appeared to be reasonable to increase the proportion of locally grown food to 5% to 10%.

18. Ms Wong continued to say that there were already many buildings in Hong Kong and she doubted why active agricultural land in Ma Shi Po, which was very far from the existing railway stations, would have to be used for development. In response, Ms Chin said that the FLN NDA was a natural extension of the Fanling and Sheung Shui New Towns. The area in the immediate vicinity of the Fanling and Sheung Shui railway stations were already developed. The FLN NDA would utilize the road infrastructure and Government, institution and community (GIC) facilities in the existing new towns. Additional housing with a planned population of about 70,000 would be provided in the FLN NDA. In addition, GIC facilities and road improvement works had been planned to serve both the existing and planned population. Two public transport interchanges had been proposed in the FLN NDA to improve its connection with the existing new towns. Pedestrian network and cycling tracks were planned to better connect the surrounding village areas with the NDA.

19. A Member said that some representers had indicated that only a small proportion of land in the two NDAs would be used for housing, and asked DPO/FS&YLE to explain the planning principles in drawing up the OZPs in particular the proportion of low-density residential uses and other ancillary facilities. In response, Ms Chin made the following main points:

- (a) the extent and land use proposals for the two NDAs were drawn up based on the “NENT NDAs Planning and Engineering Study”, and had taken into account the local character, planned population, road and sewerage infrastructure capacities and urban design considerations;
- (b) for the KTN NDA, the key land use proposals were explained as follows:
 - (i) the area around the planned Kwu Tung Station on the Lok Ma Chau Spur Line was planned for high density private/public housing at PR of 5 to 6. More than 80% of the future population in the NDA would reside within

walking distance from the railway station;

- (ii) medium-density residential development was planned in the area further northeast of the railway station that were near Sheung Yue River, the existing villages and a fung shui woodland. The medium-density residential development was planned at PR of 3.5, that was very different from the low-density development (at PR of 0.4) in Valais;
 - (iii) land was zoned for agricultural use, which included land reserved for the LVNP and agricultural land to its north and south;
 - (iv) some areas at the northern and western portions of the NDA were zoned “Green Belt” (“GB”) covering hills and fung shui woodland. The “GB” area served as a green buffer for the NDA;
 - (v) areas would also be reserved for commercial and retail uses as well as GIC facilities including a hospital and primary and secondary schools; and
 - (vi) about 11.7 ha of land near the strategic road network in the southern portion of the NDA were zoned for business and technology park use. An area of about 5.8 ha in the northern portion of the site, that was close to the Lok Ma Chau Loop, was zoned for research and development purpose; and
- (c) for the FLN NDA, it was mainly intended to be a natural extension of the existing Fanling and Sheung Shui New Towns, utilizing its proximity to the two railway stations. Flexibility has been provided for future extension of the Northern Link to serve the FLN NDA.

Some land at Fu Tei Au was zoned for agricultural use.

20. In response to the Chairman's question, Ms Chin said that the two NDAs would provide a total of about 60,000 new flats (with public/private housing at a ratio of 60:40). The planned population was 173,000.

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

22. The meeting was adjourned at 12:05 p.m.