

1. The meeting was resumed at 9:07 a.m. on 3.11.2014.
2. The following members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Mr Roger K. H. Luk

Professor S. C. Wong

Professor Eddie C. M. Hui

Ms Anita W. T. Ma

Dr W.K. Yau

Professor K.C. Chau

Mr Sunny L. K. Ho

Mr Lincoln L.H. Huang

Ms Janice W. M. Lai

Mr Stephen H. B. Yau

Mr F. C. Chan

Mr Francis T.K. Ip

Mr. David Y. T. Lui

Mr Peter K. T. Yuen

Principal Assistant Secretary (Transport) 3

Transport and Housing Bureau

Miss Winnie M. W. Wong

Principal Environment Protection Officer (Strategic Assessment)

Environmental Protection Department

Mr Johnson M. K. Wong

Chief Engineer (Works), Home Affairs Department

Mr Frankie W.P. Chou

Assistant Director/Regional 3, Lands Department

Mr Edwin W.K. Chan

Director of Planning  
Mr K.K. Ling

Presentation and Question Sessions

[Open Meeting]

3. The following representatives of the Planning Department (PanD), representer and representers' representative were invited to the meeting at this point:

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

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

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

FLN-R6362, KTN-R5912 – 張詠儀

Ms Cheung Wing Yee      -      Representer

FLN-R5538, KTN-R5088 – Lam Fung Kiu

FLN-R6448, KTN-R5998 – Yip Sheung Man

FLN-R6474, KTN-R6024 – 鄭妍虹

FLN-R15491, KTN-R15040 – 馬偉健

FLN-R20443, KTN-R19992 – 陳詩韻

Mr Wong Ching Fung (東北城規組)      -      Representers' representative

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/KTN/1 and the Draft Fanling North Outline Zoning Plan No. S/FLN/1" (Guidance Notes) which had been provided to

all representers/commenters prior to the meeting. In particular, he highlighted the following main points:

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

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

[Dr W. K. Yau and Mr Lincoln L.H. Huang returned to join the meeting at this point.]

FLN-R6362, KTN-R5912 – 張詠儀

8. Ms Cheung Wing Yee made the following main points:

- (a) there should be a longer and better public engagement (PE) exercise for North East New Territories New Development Areas (NENT NDAs). For example, the Board and the Government should further discuss with the locals, in particular the non-indigenous villagers;
- (b) the existing villages provided an alternative lifestyle and there should be choices for people;
- (c) while there would be agricultural land retained in the NENT NDAs, the proposed development would adversely affect the existing ecology and community of the area;
- (d) if farmland was paved with concrete, it would be irreversible and would affect the food supply. It would be impossible for Hong Kong to

achieve self reliance on food supply, as pointed out by another representer in the earlier session. The public should be informed of the consequence;

- (e) the removal of the farmland as a result of the development of the NDAs would cause concern about food security and safety. Without agriculture, it would also be impossible to resolve the problem of solid waste through composting; and
- (f) it would not be a balanced society if Hong Kong relied only on the tertiary sector to support its economy.

[Actual speaking time: 10 minutes]

FLN-R5538, KTN-R5088 – Lam Fung Kiu

FLN-R6448, KTN-R5998 – Yip Sheung Man

FLN-R6474, KTN-R6024 – 鄭妍虹

FLN-R15491, KTN-R15040 – 馬偉健

FLN-R20443, KTN-R19992 – 陳詩韻

9. Mr Wong Ching Fung made the following main points:

- (a) The NDAs would affect the existing villages which were homes of many people, in particular the elderly. Those people did not want to leave their homes which were full of personal memories and histories. There was also a strong bond between the land and the villagers;
- (b) although the villagers wanted to keep their homes, they were powerless in determining the future of their land which was now in the hands of the privileged classes, i.e. the capitalists and the Government, who were planning to develop luxury housing there. According to David Harvey, the people should have the right to the city and the right to change themselves by changing the city;

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

- (c) A city should have a balanced development and be self-sustained. Hong Kong should not only be a financial centre, and should not neglect small industries and agriculture which were important for making our city self-sustained;
- (d) it was not correct to only consider the functional aspect of development. Shopping malls were functional but not meaningful. On the other hand, the 'home' concept as preserved in the existing villages was important. The villagers, therefore, requested for "no removal, no clearance" to preserve their social linkages and identities;

[Ms Anita W.T. Ma left the meeting temporarily and Ms Janice W.M. Lai returned to join the meeting at this point.]

- (e) the villagers had not been involved in determining the planning of the area, and the proposal now was to demolish their homes, together with their memories, for the development of shopping malls, etc.;
- (f) rehousing was a good arrangement if it was a house for a house arrangement and not a flat. The request was not for a bigger house but to maintain the current village setting and social network. The villagers should have the right to plan for themselves and their places. Their aspiration and feelings should be respected;

[Dr W. K. Yau left the meeting temporarily at this point.]

- (g) NENT was only a spatial or development concept, which had neglected the identities of local people;
- (h) Hong Kong still had much land for development, like brownfield sites but a government policy was lacking. It was not justified to take the village land for the NDAs; and

- (i) the Board should meet with the villagers directly to understand the community there. The villagers were not mob as perceived, but they were oppressed without any way out.

[Actual speaking time: 36 minutes]

[The meeting adjourned for a 6-minute break.]

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

10. As the presentations from the presenter and the presenters' representative had been completed, the Chairman invited questions from Members.

11. A Member asked Mr Wong Ching Fung whether there would be a compromised solution between implementing the NDAs and the request for 'no removal, no clearance'. In response, Mr Wong made the following points:

- (a) given the ratio for public and private housings in the NDAs was 60 : 40, too much land had been reserved for luxury housing which would only be used for property speculation, causing high vacancy. Ideally, all residential developments should be for public housing as the Government had the responsibility to provide shelters for the people;
- (b) even though the Government proposed to rehouse the affected villagers within the same locality, they would still be subject to means test and therefore might not be eligible for rehousing. In addition, there was no information on the rehousing arrangement for the affected villagers during the construction stage and how long they needed to wait for permanent rehousing; and
- (c) there should be 'no removal, no clearance' and the development of the NDAs had ignored the feelings of the affected villagers.

12. On Mr Wong's claim of high vacancy of the private housing, Ms Chin said

that according to the Rating and Valuation Department, the vacancy rate of the private housing as at 2012 was only 4.3%.

13. Noting that some representers and their representative had raised the point that there was not sufficient public consultation, the Vice-Chairman requested DPO/FS&YLE to brief the Board on the PE exercise undertaken for the NDAs and give examples of how the public views were taken into account in the planning process of the NDAs. With the aid of some Powerpoint slides, Ms Maggie M.Y. Chin, DPO/FS&YLE, briefly recapped that the development potential of KTN and FLN NDAs was identified in 1998. The two NDAs were subsequently incorporated into the development strategy of the Hong Kong 2030 Study for meeting the medium to long term housing need. In 2008, the Planning and Engineering Study for NENT NDAs commenced. During the course of the study, three extensive PE exercises had been undertaken. The Stage 1 PE started in November 2008 and ended in March 2009. In addition to the meetings with professional groups, the District Council, Heung Yee Kuk and Rural Committees, there were meetings at KTN and FLN and a community workshop at Luen Wo Hui for direct discussions with villagers. During the Stage 2 PE which was undertaken between November 2009 and March 2010, among others, meetings with villagers were organised. For the Stage 3 PE held from June 2012 to December 2012, 35 briefing sessions/meetings had been arranged, including those for individual villages. During the PEs, more than 10,000 submissions were received. Details of all PE activities were uploaded to PlanD's website for public access.

14. With the aid of some Powerpoint slides and the visualiser, Ms Chin quoted the following examples to illustrate how public comments were taken into account in the planning process:

- (a) the road alignments at Ma Tso Lung and Fu Tei Au Villages were adjusted;
- (b) high density developments were proposed with a maximum plot ratio of 6 in the vicinities of railway station and public transport interchanges with easy access to the public transport and a plot ratio of 3.5 at peripheral areas for compatibility with the surrounding rural settings. In KTN, with the high density cluster concept, 80% of the residents of the NDA would



live within the walking distance of the railway station;

- (c) to increase the share of public housing provision, the plot ratio of public housing developments was increased. Nevertheless, according to the experience of Tin Shui Wai, an exceedingly high percentage of public housing provision (80% in Tin Shui Wai) would cause social and economic problems. There should be a variety of housing provision to meet different housing needs. The mix of public and private housing at the NDAs, i.e. 60 : 40 , was considered appropriate and also in line with the target of the Long Term Housing Strategy;
- (d) recognising the importance of agriculture and the urban-rural integration, a new approach was adopted in the OZPs by retaining 95 ha of land for agricultural purposes through incorporating appropriate zones on the OZPs; and
- (e) there would be a well-connected cycle and pedestrian networks serving the residents.

15. In response to the Vice-chairman's enquiries on the rehousing arrangement, Ms Chin made the following points:

- (a) Advance Works would be undertaken for, among others, rehousing of eligible villagers within the same locality in the NDAs. About 13,000 out of the 16,000 residential units to be provided under the Advance Works would be public housing. To facilitate early rehousing, the works programme had been compressed, with the major works commencing in 2018 and the first population intake in 2023;
- (b) on compensation for land resumption and the means test for rehousing, the Government was aware of the concerns raised by the representers and actively investigating other possible measures to address these concerns; and

- (c) the Government had already set up social service teams to provide assistance to the villagers, in particular the elderly.

Ms Chin also pointed out that a total of nine new towns had been developed since 1970s which provided homes for about 50% of the current population. To meet the future needs, the NDAs were necessary.

16. The Chairman asked Mr Wong Ching Fung whether he had any views on the means test for rehousing noting that it was necessary to be prudent in using public resources. Mr Wong said that he had no view to offer as it was the Government's responsibility to resolve any problems arising from the NDAs. He also doubted whether his views, if any, would be taken seriously as it was his observation that, while many PE meetings had been held for the NDAs, they did not seem to be useful.

17. A Member asked whether Mr Wong Ching Fung could elaborate on how the views of the villagers were not respected. In response, Mr Wong said that while the villagers requested for 'no removal, no clearance', the Secretary for Development already took a stand that the request was not feasible before the consultation. There was no real public consultation. Another example was that the consultation materials were prepared only in English and that showed no respect to the villagers.

18. In response to the Chairman's enquiry on the language of the consultation materials, Ms Chin said that all PE materials were prepared in both Chinese and English. Ms Chin also reiterated that the Government had direct discussions with the villagers on various occasions during the PE exercises.

19. In response to a Member's questions, Mr Wong Ching Fung made the following points:

- (a) he was a student of cultural studies in the Chinese University of Hong Kong;
- (b) he had not contacted the next generation of the villagers. He considered that the current generation's perception of their homes should be the

focus, and any linkages to the next generation would be destroyed if the NDAs were to proceed; and

- (c) he had no information to compare the current village living in KTN with that in the past.

20. Ms Cheung Wing Yee asked whether she could raise any questions. The Chairman explained that the Q&A session was for Members to direct questions to representers/representers' representatives and government representatives, and that had been clearly set out in the Guidance Notes.

21. In response to a Member's enquiry, Ms Chin said that the dual-2 lane trunk road connecting the Heung Yuen Wai Boundary Control Point with Fanling Highway would not directly link to FLN NDA.

22. Making reference to Mr Wong Ching Fung's presentation earlier, a Member said that the Board respected the villagers and did not have any perception that they were mob. In response, Mr Wong said that the statement in his presentation was referring to the general public only and not the Board.

23. As the representer and the representers' representative attending the meeting had completed their presentations and Members had no further question to raise, the Chairman thanked the representer, the representers' representative and the PlanD's representatives for attending the meeting. They left the meeting at this point.

24. The meeting was adjourned at 10:42 a.m.