

1. The meeting was resumed at 9:00 a.m. on 13.10.2014.
2. The following members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow	Chairman
Mr Stanley Y.F. Wong	Vice-chairman
Professor S.C. Wong	
Professor Eddie C.M. Hui	
Dr C.P. Lau	
Dr W.K. Yau	
Ms Bonnie J.Y. Chan	
Professor K.C. Chau	
Mr H.W. Cheung	
Mr Sunny L.K. Ho	
Mr Lincoln L.H. Huang	
Ms Janice W.M. Lai	
Mr Dominic K.K. Lam	
Mr Stephen H.B. Yau	
Mr F.C. Chan	
Mr Francis T.K. Ip	
Mr David Y.T. Lui	
Deputy Director of Lands (General)	
Mr Jeff Y.T. Lam	
Chief Engineer (Works), Home Affairs Department	
Mr Frankie W.P. Chou	
Principal Environmental Protection Officer (Strategic Assessment), Environmental Protection Department	
Mr Johnson M.K. Wong	

Director of Planning
Mr K.K. Ling

Hearing for Group 4 (TPB Paper No. 9748)

Draft Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/1

Representations

R1 to R4, R15, R18 to R23, R25 to R26, R28 to R30, R33 to R50, R52 to R72, R74 to R92, R95 to R165, R167 to R20727, and R20729 to R20779

Comments

C1 to C5549, C5551 to C5594, C5596 and C5598

Draft Fanling North OZP No. S/FLN/1

Representations

R1 to R3, R15, R18 to R27, R29, R34, R39 to R40, R42 to R43, R47 to R52, R54 to R56, R58 to R77, R81 to R87, R89 to R99, R539 to R540, R543 to R612, and R614 to R21229

Comments

C1 to C5563, C5986 to C5996, and C5998 to C6008

Presentation and Question Sessions

[Open meeting]

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

- | | | |
|---------------------|---|---------------------------------------------------------------------------------------|
| Ms Maggie M.Y. Chin | - | District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FS&YLE), PlanD |
| Mr Otto K.C. Chan | - | Senior Town Planner/Fanling, Sheung Shui 1, PlanD |
| Mr Kevin C.P. Ng | - | Senior Town Planner/Fanling, Sheung Shui 2, |

PlanD

Mr M.T. Law - Chief Engineer/New Territories East 4
(CE/NTE4), CEDD

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

FLN-R15, KTN-R15 – Green Sense

FLN-R1636, KTN-R1187 – 鍾永康

FLN-R18553, KTN-R18102 – Mo Kwan Tai, Michael

Mr Tam Hoi Pong - Representers' representative

FLN-R81, KTN-R66 – Au Hei Man

FLN-R82, KTN-R67 – 區流根

FLN-R83, KTN-R68 – 羅瑞心

FLN-R84, KTN-R69 – 區浩旻

Ms Au Hei Man - Representer and Representers'
representative

FLN-R91, KTN-R76 – Yu Kin Kan

Mr Yu Kin Kan - Representer

FLN-R539, KTN-R91 – Neo Democrats

Mr Fan Kwok Wai, Gary - Representer's representative

FLN-R546, KTN-R98 – Wright Fu

Mr Wright Fu - Representer

FLN-R556, KTN-R108 – Jim Y. Wan

FLN-R566, KTN-R118 – Edward C.Y. Yiu

FLN-R611, KTN-R164 – Cho Kai Kai

Miss Cho Kai Kai (東北城規組) - Representer and Representers'
representative

FLN-R567, KTN-R119 – Leung Yuk Cheung

FLN-R577, KTN-R129 – Leung Yuk Cheung (東北策略召集人)

FLN-R584, KTN-R136 – 皇府山業主委員會

FLN-R605, KTN-R158 – 楊美芬

FLN-R607, KTN-R160 – 廖潔荷

FLN-R619, KTN-R172 – Alison

FLN-R639, KTN-R192 – 趙倩瑩

FLN-R643, KTN-R196 – 羅世恩、潘忠賢、梁玉祥、陳旭明、劉其烽

FLN-R2548, KTN-R2096 – Olivia Yuen

Mr Leung Yuk Cheung - Representer and Representers' representative

FLN-R573, KTN-R125 – Chu Yiu Kwong

Mr Chu Yiu Kwong - Representer

FLN-R594, KTN-R147 – Keith Au

Mr. Keith Au - Representer

FLN-R612, KTN-R165 – Chang Ka Chun

Mr Chang Ka Chun - Representer

FLN-R636, KTN-R189 – Chan Chor See

FLN-R740, KTN-R292 – Jamie Wan

Ms Chan Chor See - Representer and Representers' representative

FLN-R660, KTN-R213 – Kwan Mei Ling, Rowena

Ms Kwan Mei Ling, Rowena - Representer

FLN-R680, KTN-R233 – Yuen Ka Lee

Mr Tam Kit (東北城規組) - Representers' representative

5. The Chairman extended a welcome and explained the procedure of the hearing.

He said that the meeting would be conducted in accordance with the “Guidance Notes on Attending the Meeting for Consideration of the Representations and Comments in respect of the Draft 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 some 3,400 representers/commenters had indicated that they would either attend in person or send an authorised representative, it was necessary to limit the time for making oral submissions;
- (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 for extension of time for making the oral submissions;
- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Town Planning Board (the Board) during the exhibition period of the respective 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 of arguments which had already been presented by others 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.

[Mr Lincoln L.H. Huang, Ms Janice W.M. Lai and Mr Francis T.K. Ip returned to join the meeting at this point.]

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

7. The Chairman said that the representatives of PlanD would first be invited to make a presentation and the issues to be considered under Group 4. After that, the representers/authorized representatives would be invited to make oral submissions following the reference number of each representer. After all attendees had completed their oral submissions, there would be a Question and Answer (Q & A) session in which Members could direct question(s) to any attendee(s) of the meeting. Lunch break would be from about 1:00 p.m. to 2:00 p.m and there might be one short break in the morning and one to two short breaks in the afternoon, as needed. He then invited the representatives of PlanD to brief Members on the representations and comments in respect of the draft Fanling North OZP and the Kwu Tung North OZP under Group 4.

8. With the aid of Powerpoint presentation, Ms Maggie M.Y. Chin, DPO/FS&YLE, made the following main points as detailed in the Paper and the replacement pages of the Paper :

Background

- (a) the Kwu Tung North (KTN) and Fanling North (FLN) OZPs were prepared on the basis of the North East New Territories New Development Areas Planning and Engineering Study (the NENT NDAs Study) with a view to formulating a planning and development framework for the NDAs to meet the long-term housing, economic and environmental needs of Hong Kong;
- (b) a 3-stage public engagement (PE) process had been carried out since

the NENT NDAs Study began in 2008 to consult the public as well as the concerned parties. The planning of the NDAs had been adjusted taking into consideration the public comments received, e.g. the plot ratio (PR) of the two NDAs had been increased for more housing supply and the proportion of public/private housing had been adjusted to 60:40. There would also be an increase in the job opportunities;

- (c) technical assessments (including transport and traffic, drainage and sewerage, ecology, environment, engineering, sustainability, and air ventilation assessments) had been carried out to confirm the feasibility of the land use proposals of the two NDAs. An Environmental Impact Assessment (EIA) prepared under the Environmental Impact Assessment Ordinance (EIAO) had been conducted to ensure that the proposed KTN and FLN NDAs development was environmentally acceptable. On 9.9.2013, the Advisory Council on the Environment (ACE) considered and endorsed the NENT NDAs Study EIA Report (the EIA Report) with conditions and recommendations. Approval of the EIA Report was given by the Director of Environmental Protection (DEP) on 18.10.2013;

- (d) the KTN NDA would take advantage of the Kwu Tung Station with high-density residential and commercial developments within the 500m catchment of the railway station. A range of community and recreational facilities as well as economic development would be planned for to provide different employment opportunities. The ecologically sensitive areas, e.g. the wetland in Long Valley, would be preserved and a considerable amount of land had been reserved for agricultural use;

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

- (e) the FLN NDA at the peripheral area of Fanling and Sheung Shui New Town would be developed as a riverside town with two development nodes comprising a mix of high-density residential development,

commercial and government, institution or community (GIC) facilities within the 500m catchment of the two public transport interchanges (PTIs) and a riverside promenade, taking into consideration the natural features of Ng Tung River;

Representations and Comments

- (f) during the public inspection period of the two OZPs, a total of 41,785 valid representations and 11,603 valid comments were received in respect of the FLN and KTN OZPs. The representations and comments would be considered in 4 groups and Group 4 consisted of 41,512 representations and 11,180 comments, which were all related to some general issues and proposals. Amongst the 41,512 representations, 7 supported the two OZPs and the remaining representations either objected to the development of the NDAs or offered comments on different proposals of the OZP. Many of the representationis were submitted in similar emails/letters;

Supportive Views and PlanD's Responses

- (g) R1 to R4 and C5598 of KTN OZP and R1 to R3 of FLN OZP submitted by individuals supported the OZPs. The supportive views of the representers and commenter were set out in paragraphs 3.2.1 and 4.2.1 of the Paper and summarised below :

The NENT NDAs development was necessary

- (i) the NENT NDAs development was necessary as it would offer long-term benefits and conserve the ecology, as well as providing housing for Hong Kong residents;

Provision of residential development and employment opportunities

- (ii) the NENT NDAs would release more land for a better rural

area in the future, create more job opportunities for Hong Kong citizens and provide more public housing to improve the living environment for those in need. Shek Wu San Tsuen was one of the affected villages under the NENT NDAs development plan. The once prosperous village had been ruined by the developers. The NENT NDAs plan which would provide better living environment was supported;

The NENT NDAs should be implemented immediately

- (iii) the NENT NDAs should be implemented immediately to provide housing and job opportunities;

Existing local industries should be moved to designated industrial area

- (iv) in order to protect and develop local industry and agriculture, the existing local industries should be moved to designated industrial areas;

Village reprovioning

- (v) land should be reserved for the affected villagers to rebuild their homes with special characteristics;

PlanD's responses

- (h) the responses to the supportive views of the representers and commenter were set out in paragraphs 5.4.1 and 5.5.1 of the Paper and summarised as follows :
 - (i) the necessity of NENT NDAs development was noted;
 - (ii) the NENT NDAs would provide about 60,000 new flats (36,600 subsidised housing and 23,300 private housing or a

ratio of about 60:40) to accommodate about 173,000 population. Land for commercial, office, retail and services, and research and development uses would provide a total gross floor area of about 837,000m² to create about 37,700 new employment opportunities. There would be about 58 ha of open space, and 225 ha of agricultural land, green belt, conservation area and Nature Park. GIC and community facilities would also be provided;

- (iii) an implementation programme for the NDAs had been formulated. The Advance Works Package was planned to commence in 2014 to enable construction to start in 2018 and first population intake in 2023. The development of the NDAs was expected to be fully completed by 2031;
- (iv) there were about 51 ha of existing open storage and rural industrial uses in the two NDAs. While those uses would not be compatible with the future NDAs development, their role in the economic development of Hong Kong was recognised and sufficient land at appropriate locations, e.g. in proximity to the cross boundary points and strategic road network, had been designated as “Industrial (Group D)” (“I(D)”), “Open Storage” (“OS”) and “Other Specified Uses” (“OU”) annotated “Port Back-up Uses” zones to meet the demand for such uses;
- (v) to help maintain the social fabric of the existing communities, two sites (a residential site in KTN Planning Area 24 and a mixed commercial/residential site in FLN Planning Area 15) had been reserved for local rehousing of eligible clearerees affected by the NDAs development;

Objecting Views and PlanD's Responses

- (i) R15, R18-R23, R25-R26, R28-R30, R33-R50, R52-R72, R74-R92,

R95-R165, R167-R20727, R20729-R20779, C1-C5549, C5551-C5594 and C5596 of KTN OZP; and R15, R18-R27, R29, R34, R39-R40, R42-R43, R47-R52, R54-R56, R58-R77, R81-R87, R89-R99, R539-R540, R543-R612, R614-R21229, C1-C5563, C5986-C5996 and C5998-C6008 of FLN OZP objected to the developments of the NDAs or provided comments on the draft OZPs. The main grounds put forward by the representers and commenters were set out in paragraphs 3.2.2 and 4.2.2 of the Paper respectively and PlanD's responses were set out in paragraphs 5.4.2 and 5.5.2 of the Paper. The main points were summarised below:

A. *Needs for NDA/Intention of the Plans/Land utilisation/Development intensity/ Urban design*

- (i) the NDAs were essentially to integrate Hong Kong with Shenzhen. There was abundant developable land in the urban area with sufficient facilities. Urban regeneration or the use of vacant/under-utilised land should be considered before exploiting the NENT;

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

- (ii) the ratio of public/private housing of the NDAs development was 40:60 only. The NDAs development was suspected to benefit the high-income class, developers, investors and people from the Mainland and hence would not help address the housing problem of the community. All land in the "Residential (Group A)" ("R(A)") and "Residential (Group B)" ("R(B)") zones in the NDAs should be used for public housing development only;
- (iii) the harmony and the social network of the local community would be destroyed by the NENT NDAs development. Local villages should not be removed nor cleared and that the elderly

home at Dills Corner Garden (DCG) should be allowed to stay put;

- (iv) the development intensity of the NDAs should be increased to maximise the development potential of the area;
- (v) a maximum PR should be stipulated for the “Government, Institution or Community” (“G/IC”) sites on the OZPs. Land within the “G/IC” zone should be reserved for building residential care home for the elderly, clinic, international school, community college and waste recycling facilities. Also, the high-density development in the Business and Technology Park was incompatible with the adjacent Long Valley;
- (vi) the NDAs development had no local character and design but with monotonous built-form. The new development would adversely affect the air quality. The building height and density should be restricted to preserve the ridgelines;
- (vii) the green/open space/recreational and supporting facilities were insufficient to serve the additional population;
- (viii) plenty of trees would be destroyed for the development of the NDAs. There would be flooding risk in the NDAs due to poor urban design and felling of trees;

PlanD’s responses

- (ix) to address the housing issue, the Government had adopted a multi-pronged approach in identifying potential housing sites in the short, medium and long terms. NENT NDAs was a major source of land supply for accommodating various land uses to meet Hong Kong’s medium to long-term housing, economic and social needs;

- (x) to provide a balanced population profile for the NDAs, a mix of housing land had been allocated for subsidised housing and various types of private housing to provide a wide range of housing choices for different social sectors. The overall public-private housing ratio of the two NDAs was 60:40, which was in line with the Long-Term Housing Strategy;

- (xi) it would be inevitable that the local community would be affected by land clearance/resumption for the provision of road infrastructure, public housing, public facilities, residential and commercial developments in the NDAs development. Two sites had been reserved in KTN Planning Area 24 and FLN Planning Area 15 for local rehousing for eligible clearerees affected by the NDAs development. Keeping the existing premises at DCG in-situ would adversely affect the planning and implementation of the KTN NDA Town Centre and would not be an optimal use of land resources. Taking into account the wish of the existing elderly residents at DCG for preserving their communities and relocating them in the vicinity, relevant bureau and departments had been examining possible arrangements, including the provision of a purpose-built complex of elderly homes with 1,100 places in KTN in the vicinity of DCG;

- (xii) the public views received during the PE stage to increase the development intensity of the NDAs had been taken into consideration. The PR of the residential sites in the future town centres of the two NDAs had already been increased from 3.5 or 5 to 6 for high-density sites and a PR of 3.5 had been adopted for most of the low-density sites to provide an additional 12,700 flats, bringing the total flat supply from 47,300 to 60,000. Various technical assessments had already been carried out to demonstrate the feasibility of the proposed

level of development. There would be constraints in further increasing the development intensity;

- (xiii) as G/IC uses were of different functions and requirements in terms of building design, layout etc, it was considered not appropriate to restrict the maximum PR for “G/IC” sites so as to allow greater design flexibility. Nevertheless, height restrictions had been stipulated on the OZP to ensure that the concerned developments were in line with the building height profile in the area;
- (xiv) according to the EIA Report, the proposed Business and Technology Park was considered environmentally acceptable, and with all the proposed mitigation measures in place, no significant adverse impacts on Long Valley Nature Park (LVNP) and fauna were predicted. Mitigation measures including building design guidelines, erection of noise/visual barrier during construction stage and wetland compensation in LVNP had been proposed and specified in the Environmental Monitoring and Audit (EM&A) manual for the project proponents to follow;
- (xv) a comprehensive planning and urban design framework optimising opportunities afforded by the NDAs and the adjoining areas, and the surrounding natural and landscape features had been formulated to create a quality and green living environment. In KTN NDA, stepped building height concept had been adopted with building height descending from the Town Centre towards the periphery and the riverside to preserve the visual corridors to the ridgelines. In FLN NDA, the building height reduced gradually from the eastern and western fringes towards the centre and from the south to Ng Tung River in the north to respect the natural ridgelines to the north. Air ventilation factor had also been taken into consideration in

designing the layout of the NDAs. Air paths had been incorporated in the layout in the form of non-building area, open space, terraced podium design and building height profile etc. To improve the wind penetration at pedestrian level, large and bulky podium would be discouraged in the NDAs;

- (xvi) sufficient open space in accordance with the Hong Kong planning Standards and Guidelines (HKPSG) had been reserved. In KTN, riverside promenade would be provided along Sheung Yue River and Shek Sheung River. There would also be a comprehensive network of recreation and green spaces comprising regional, district and local open spaces. The Town Plaza and Fung Kong Shan would be conveniently located for the enjoyment of future residents. In FLN, a Central Park and riverside promenade would be provided. Green corridors in the form of tree avenues, boulevards, pedestrian streets and green walkways were proposed, which would make FLN NDA visually coherent with safe pedestrian access;
- (xvii) based on a very broad brush estimate, about 17,000 trees would be affected by the NENT NDAs project, of which 30% of the affected trees would be retained/transplanted. The trees to be retained would be protected during the construction of the NDAs. Trees unavoidably to be affected by the works would be transplanted while compensatory tree planting for the trees to be felled would be provided. Regarding the issue of flooding, Drainage Impact Assessments had been carried out and mitigation measures would be provided at detailed design and implementation stage;

B. Preservation of local agriculture and local industry

- (i) assistance to farmers and support on agriculture was insufficient. Land proposed for agricultural rehabilitation/ resite was not

suitable for agricultural use. Besides, only a small piece of government land was available in Kwu Tung South, which made it impractical for agricultural rehabilitation in the area. Existing agricultural land should be retained and protected as arable land was important to local agricultural development. Mapopo community farm in Ma Shi Po should be regarded as a model for agricultural planning and rezoned for agricultural use. The agricultural land in FLN NDA should be rezoned as an agricultural priority area to promote agricultural activities and education purposes. The cultivated land in Wa Shan should be preserved and the riverside of Ng Tung River should be planned for organic agricultural activities. To increase incentive for farming, the Government should consider resuming the farmland from landowners and lease it to farmers;

- (ii) there was insufficient land for industrial use. Local business and rural industries should be preserved and current land use should be retained;

PlanD's responses

- (iii) to promote urban-rural integration and to recognise the importance of agriculture in Hong Kong, agricultural land had been retained within the two NDAs to allow continuation of farming practices in the areas. A total of 95 ha of land including 58 ha of land zoned "Agriculture" ("AGR") and "AGR(1)" and 37 ha of land in LVNP had been reserved to allow continuation of current farming activities. There were also about 34 ha of fallow agricultural land in Kwu Tung South that had potential for agricultural resite/rehabilitation. The affected farmers could purchase or rent farmland at suitable locations to continue farming. The Government in particular AFCD, would endeavour to assist the affected farmers to rehabilitate farming and to offer them with reasonable

arrangements and compensation;

- (iv) taking advantage of its strategic location near Lo Wu and Lok Ma Chau Boundary Control Points, Lok Ma Chau Loop, Fanling Highway and the railway station, about 17.5 ha of land was zoned “Other Specified Uses” (“OU”) annotated “Business and Technology Park” and “Research and Development” (“R&D”) in the KTN OZP to provide land for business, office and R&D uses. Sufficient land at appropriate locations had been designated for “I(D)”, “OS”, and “OU” annotated “Port Back-up Uses” on the respective statutory town plans to meet the demand of land for rural industrial uses and open storage/port back-up activities which played an important role in the economic development of Hong Kong. The economic and social facilities such as retail, service industry and community facilities, which would support residential development, would also be available to provide different types of job and to promote the local economy. It was expected that 37,000 job opportunities for both the existing and future residents in the two NDAs would be generated;

C. Land acquisition/Reprovisioning, rehousing and compensation issues

- (i) the current development mode raised suspicion of collusion between the Government and business sector, and the NDAs development might benefit developers most. There was no monitoring on how the residents’ land would be acquired by the developers. The residents were forced to sell the land without any alternative;
- (ii) land was acquired by private developers for the development of high-end housing, which would be left vacant for many years, thus, the NENT NDAs would become a “ghost town” similar to

Valais and Shek Wu San Tsuen;

- (iii) most affected residents were living in squatters and the Government had deliberately avoided indigenous villages in the planning of the NDAs so as to reduce the cost of land resumption and compensation. The compensation was not enough for the affected residents to buy another flat as a replacement. They could not afford the housing developments in the future NDAs. In-situ re-provisioning of public housing and Home Ownership Scheme (HOS) flats should be considered;
- (iv) there were requests that residents should be allowed to choose a smaller amount of compensation in return for exemption from assets test in applying for subsidised housing;

PlanD's responses

- (v) to take forward the NDAs development to meet Hong Kong's housing, economic and environmental needs, it was unavoidable that some existing business and residents within the area would be affected. Private land would be resumed for the NDAs development according to the current lands administration policy. The land acquisition/exchange issue would be dealt with at the implementation stage of the NENT NDAs and were not related to the OZPs which were meant to show the broad landuse framework and the planning intention for the area. To help maintain the social fabric of the existing communities, two sites had already been reserved for local rehousing of eligible clearances affected by the NDAs development;
- (vi) there would be 60,000 new flats in the NDAs development, 60% of which would be subsidised housing units. To achieve

early delivery of land to meet the housing and economic needs and to ensure timely provision of a comprehensive range of commercial, retail, open space and G/IC facilities in tandem with the population build-up, an implementation programme with proper phasing and packaging of works for the NDAs development had been formulated. Detailed design for site formation and engineering infrastructural works for part of the housing and supporting facilities included in the Advance Works Package was planned to commence in 2014, to enable construction to start in 2018 and first population intake in 2023;

D. Transport concerns

- (i) the capacity of the planned transport network was not enough to support the increased population generated by the NENT NDAs development. In particular, the capacity of Sha Tau Kok Highway and Tolo Highway was already overloaded and the NDAs would induce significant pressure to the existing congested road network;
- (ii) the roundabout of the Fanling Bypass was located at the centre of Shek Wu San Tsuen where there were some graves and temples. The residents proposed that the construction of the Fanling Bypass should be postponed/withdrawn or that the roundabout of the road project should be relocated to a piece of vacant land away from the existing village clusters, and the alignment should be constructed in the form of viaduct near Ng Tung River and above the maintenance access of the Drainage Services Department;
- (iii) a road section included in the advance works package of the FLN NDA would generate environmental nuisance to Tin Ping Shan Tsuen and Shek Wu San Tsuen, causing pollution to the farmland in the area. The road construction works should be

implemented in phases together with the nearby developments to reduce the overall construction time and disturbance to the residents nearby, and to avoid substantial air pollution and flooding;

- (iv) there were concerns on the rail capacity of the East Rail, particularly at Shatin, Tai Po, Sheung Shui and Fanling stations. The East Rail should be extended and its capacity should be increased. The Northern Link should be extended to include two stations at Fanling North;
- (v) the bus and minibus services would not be able to cope with the demand arising from the increased population. A Bus Rapid Transit (BRT) system to link up the residential areas with the railway station was recommended. The transport facilities in the existing township should also be improved;

PlanD's responses

- (vi) a number of road improvement/widening proposals had been incorporated in the NDAs development, e.g. the Fanling Highway/Tolo Highway widening to be completed by 2019-2023, and a right-turning bypass slip road would be constructed to improve the capacity of the Po Shek Wu Interchange. The proposed Fanling Bypass would provide external traffic link for the FLN NDA and help relieve traffic congestion of the existing Fanling/Sheung Shui New Town. The Traffic Impact Assessment (TIA) under the NENT NDAs Study had confirmed the need for Fanling Bypass to cope with the additional traffic generated from the NDAs development as well as relieving the traffic congestion of the existing Fanling/Sheung Shui New Town;
- (vii) the design and alignment of Fanling Bypass was a subject of

concern during the PE exercises of the NENT NDAs Study. The currently proposed design and alignment had shifted slightly southward to reduce its impact on the existing residents of Shek Wu San Tsuen. It had struck a balance between road safety, transport functioning, existing uses, visual and noise impacts, and interfaces with the connected roads and other infrastructure;

- (viii) the alternative alignments for Fanling Bypass suggested by the representers were considered not acceptable as the footings and superstructure of the proposed alternative alignment option would induce significant drainage and environmental impacts on the Ng Tung River, including ecological impact on the flight-line used by large waterbirds. The visual, noise and air impacts to the proposed housing developments would also be significant. Moreover, the proposed alternative alignment could hinder the existing maintenance access road and affect the daily maintenance of river. The supporting structures would also obstruct the flow of the river. The design and alignment of the proposed Fanling Bypass would be further considered at detailed design and implementation stage;
- (ix) the implementation programme of the proposed highway infrastructure recommended in the TIA under the NENT NDAs Study had taken into consideration a number of factors, including the programme of population intake and the capacity of the existing road networks. Appropriate mitigation measures had been proposed in the EIA Report of the NENT NDAs Study. With the implementation of practical mitigation measures, adverse construction dust impact was not anticipated;
- (x) the Guangzhou-Shenzhen-Hong Kong Express Rail Link and Hung Hom Through Train would help relieve the loading of the cross-boundary service and the Tai Wai to Kowloon Section of

the East Rail respectively. To meet the need, the Government had commissioned the Railway Development Strategy 2014 (RDS 2014) to explore the conceptual proposals of new railway schemes, including the proposed Northern Link (NOL) to connect the existing West Rail Line and the Lok Ma Chau Spur Line. It was expected that the NOL could help re-distribute the railway passenger flows in the northern New Territories;

- (xi) two PTIs had been planned at both the eastern and western parts of the FLN NDA. Long haul public transport service connecting FLN NDA with the urban area as well as shuttle services to Fanling and Sheung Shui Stations of the existing East Rail would be provided. In the FLN NDA, design flexibility would be allowed for possible new rail infrastructure;

E. Sustainability/Ecological concern

- (i) natural resources and the ecological/sustainable system of the area would be destroyed. The balance between agricultural/rural and urban/city developments should be maintained in order to retain diversification;
- (ii) special species of fish were found in Ng Tung River and more than 200 bird species (including 11 endangered or threatened species) were found in the area. The existing farmland at Ma Shi Po should be retained as much as possible to maintain the bird species;
- (iii) the planned police training complex and the Water Supplies Department (WSD) facilities in FLN NDA, together with areas to the south of Ng Tung River and north of Sheung Shui Heung and Long Valley in Kwu Tung North, should be planned for conservation purpose. Fu Tei Au Tsuen should be planned for agricultural use and conservation. The Police Driving and

Traffic Training Complex at Fu Tei Au should be relocated;

PlanD's responses

- (iv) the NDAs development had adopted a 'Green New Town' concept with a view to integrating the existing natural resources such as Long Valley, Sheung Yue River, the fung shui woodland to the west of Ho Sheung Heung together with the new town development. A total of 58 ha of land would be zoned "AGR" and 128 ha would be zoned "Green Belt" ("GB") in KTN and FLN OZPs. The mitigation meanders in Planning Areas 2 and 7 in FLN were designated as "Conservation Area" ("CA"). They were formed as a result of the channelisation of Ng Tung River and were reserved for retaining the uncommon fish species called 'Rose Bitterling' and for the provision of a habitat suitable re-location of the Man Kam To Road egret;
- (v) the Ecological Impact Assessment had confirmed that there were low or low to moderate severity of impacts to birds arising from the NDAs development. However, with the implementation of mitigation measures¹, no significant adverse residual ecological impacts were predicted. The disturbance to the more sensitive species in Sheung Yue and Ng Tung River Channels would be mitigated in full by the provision and management of compensatory wetland habitat within Long Valley. Mitigation measures to reduce the disturbance to waterbirds would also be proposed;
- (vi) the FLN NDA was a natural extension of the Fanling/Sheung Shui New Town. FLN Planning Areas 13, 15, 16 and 17 at

¹ Mitigation measures listed in Table 13.144 of Ecological Impact Assessment include the redistribution of wetland habitats in LVNP, stringent planning control, building setback from Long Valley, no construction during breeding season, creation of green corridors along watercourses, erection of green site barrier fences, pre-works commencement check on watercourses, review design and construction methods for all bridges, avoid removal or interference with green screen planting, and scheduling to avoid overlap in construction of bridges.

Ma Shi Po would be the town centre of the FLN NDA while FLN Planning Area 12 would be a Central Park with recreational facilities. FLN Area 7 was reserved for the provision of GIC facilities to serve the future NDAs development;

- (vii) there were no high ecological value habitats at the sites reserved for the police training complex. For the WSD facilities in FLN Planning Area 1, the OZP was to reflect the existing use and reserve land for future pumping station of the nearby Sheung Shui Water Treatment Works. For the area to the south of Ng Tung River and to the north of Sheung Shui Heung, AFCD confirmed that these areas were not of high ecological or conservation value to justify a “CA” zoning;

F. Environmental nuisance and toxic substance

- (i) there would be environmental nuisance, including potential hazards, noise and traffic impacts to be created by the Police Driving and Traffic Training Complex in Fanling, affecting both residents and birds;
- (ii) the NENT NDAs development would generate significant pollution and daily waste. The toxic substance (Arsenic) in the development area would cause environmental health and food safety problems;

PlanD's responses

- (iii) the two proposed “G/IC” sites for the Police Driving and Traffic Training Complex, and Weapons Training Division development at Fu Tei Au in FLN Planning Area 3 were located to the north of Ng Tung River and at some distance from the major residential areas. They fell within the 1 km

Consultation Zone of the Sheung Shui Water Treatment Works which was a potentially hazardous installation (PHI). Low-density non-domestic uses at the sites were considered more compatible with the adjacent developments and could provide buffer to the residential developments in the vicinity against the Sheung Shui Water Treatment Works. According to the EIA Report, the proposed police training facilities would not have adverse environmental impacts on the areas;

- (iv) a detailed Health Risk Assessment (HRA) on Arsenic had been conducted to determine the acceptable level of Arsenic and devise appropriate and feasible treatment methods for soil with high Arsenic level. Based on the ground investigations conducted during the EIA Study, the extent of potential contamination were relatively localised and could be easily remediated with well established remediation method in the market. The requirements for conducting detailed survey and submission of detailed Arsenic management plan had been included as one of the approval conditions of the EIA Report. There was no insurmountable contamination issue within the KTN NDA;

G. *Insufficient information for public inspection and discussion*

- (i) the plan making process should be more transparent. All the Town Planning Board (TPB) meetings to consider the representations should be made available for public viewing through online broadcasting and for further viewing at a later stage. Newsletters should be published to update the public on the latest situation;
- (ii) there may be conflict of interest and the officials of Development Bureau (DEVB) should not lead the decision-making process. TPB Members should declare

interest before making decisions, and they should not participate in decision-making in case of such conflict. A Task Force on the NENT development should be formed to collect public opinion on the NDAs development;

PlanD's responses

- (iii) the NENT NDAs Study had adopted a 3-stage PE programme to facilitate public discussions and foster consensus building. During the consultation period, surveys, public forums, focus group meetings with different stakeholders were held to collect public views. Also, under the Town Planning Ordinance, the OZPs were exhibited for public inspection for a period of 2 months. Relevant information including the relevant TPB Papers and minutes of meetings were available for public inspection. Regarding the consideration of representations to the draft KTN and FLN OZPs, a dedicated link had been set up on the TPB's website to provide updated information on the consideration of representations;

- (iv) the TPB would consider the representations and comments in accordance with the provisions of the Ordinance. Based on the legal advice, the Chairman's capacity as an official Member of the Board did not constitute conflict of interest. Members of the Board would declare interests in accordance with the Board's Procedure and Practice;

H. Representations related to social/political perspective

- (i) the policies on housing, land, population and agriculture as well as the Buildings Ordinance should be reviewed;

PlanD's responses

- (ii) the concerns on various policies and specific ordinance were outside the scope of the OZPs, which mainly showed the broad land use framework and planning intention of the area;

Representers' Proposals and PlanD's Response

- (j) the representers' proposals and PlanD's responses were set out in paragraphs 3.2.2 and 5.4.3 of the Paper respectively and were summarised below :

P1. Long Valley and its adjacent areas should be rezoned to "CA"

- (i) the agricultural land to the north of Long Valley should be rezoned to "CA" or designated as LVNP;
- (ii) the land reserved for Police Driving and Traffic Training Complex and WSD facilities, areas to the south of Ng Tung River and to the north of Sheung Shui Heung, and the LVNP should be combined for conservation purpose;

[Professor S.C. Wong left the meeting temporarily and Dr W.K. Yau returned to join the meeting at this point.]

PlanD's responses

- (iii) the current "AGR(1)" zoning of the farmland to the north of LVNP had reflected the existing agricultural use, characters and ecological values. It was intended to protect the area under the flight path of birds between Ho Sheung Heung egretty and Long Valley. To ensure that the ecological importance of the area would be maintained, more stringent planning control had been imposed by limiting the development activities in the area, e.g. planning permission from the Board would be required for filling of ponds/land etc. The "AGR(1)" zoning was sufficient

to protect the existing ecological values of the area;

- (iv) there were no high ecological value habitats on land reserved for the Police Driving and Traffic Training Complex and WSD facilities, areas to the south of Ng Tung River and to the north of Sheung Shui Heung, and the Nature Park of Long Valley. The area to the south of Ng Tung River and to the north of Sheung Shui Heung had been zoned “GB” in the Fanling/Sheung Shui OZP;

P2. Central Park in FLN

- (i) the proposed Central Park in FLN was very close to the existing North District Park. It was not necessary to have another park and the area should be rezoned to facilitate organic farming;

PlanD's response

- (ii) the Central Park was centrally located in the FLN NDA in the vicinity of social welfare and other public facilities in the adjoining FLN Planning Area 11 for easy access by the future population in FLN NDA and formed a civic and recreational core of FLN. The Central Park and the north-south running open space spines would serve as major view corridors to protect the long-range views towards the green backdrop in the north. The North District Park was a district open space to serve the existing/planned population of Fanling/Sheung Shui New Town. It generally fell outside the walking distance of the residential development in the FLN NDA;

P3. Traffic network near Ma Tso Lung (MTL) Stream

- (i) the proposed road network near MTL Stream should be deleted from the NDAs development for better protection of the stream;

PlanD's responses

- (ii) the proposed Rural Road R1 was essential for providing access to the Lok Ma Chau Loop Area and the proposed sports ground/sports complex, research and development use and sewerage pumping station at the north-western tip of KTN NDA. The land along MTL Stream in KTN Planning Areas 2 and 8 were designated as "GB" to protect the habitats for wildlife associated with the MTL Stream. The proposed "GB" zoning with implementation of proposed mitigation measures would be environmentally acceptable;

P4. Inclusion of residual area of Tin Ping Shan Tsuen in the NENT NDAs

- (i) there would be severe environmental nuisance during the construction of the NDAs, the residual area of Tin Ping Shan Tsuen should be included in the NENT NDAs development;

PlanD's responses

- (ii) the EIA Report had concluded that with implementation of the proposed mitigation measures, the NDAs development would not have insurmountable environmental problem. Mitigation measures would be taken to ensure that there would not be any adverse environmental impacts during the construction stage;

Public Consultation

- (k) the Northern District Council and the relevant Rural Committees on the two OZPs had been consulted in December 2013 and January 2014 respectively;

Departmental Consultation

- (l) relevant government bureaux/departments had been consulted and their comments had been incorporated into the Paper, where appropriate;

PlanD's Views

- (m) the supportive views of Representations No. R1 to R4 of KTN OZP and R1 to R3 of FLN OZP as well as Comment No. C5598 of KTN OZP were noted; and
- (n) Representations No. R15, R18-R23, R25-R26, R28-R30, R33-R50, R52-R72, R74-R92, R95-R165, R167-R20727, R20729-R20779 of KTN OZP and R15, R18-R27, R29, R34, R39-R40, R42-R43, R47-R52, R54-R56, R58-R77, R81-R87, R89-R99, R539-R540, R543-R612, R614-R21229 of FLN OZP as well as Comments No. C1-C5549, C5551-C5594, C5596 of KTN OZP and C1-C5563, C5986-C5996, C5998-C6008 of FLN OZP were not supported and that the OZPs should not be amended to uphold the representations.

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

FLN-R81, KTN-R66 – Au Hei Man

FLN-R82, KTN-R67 – 區流根

FLN-R83, KTN-R68 – 羅瑞心

FLN-R84, KTN-R69 – 區浩旻

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

- (a) her family lived and had been practising farming in Ma Shi Po since her grand-parents settled in the village. She queried the feasibility of undertaking agricultural rehabilitation in Kwu Tung South as land had been bought up by developers in anticipation of future development and

would not be available for farming. Existing farmers in Kwu Tung South were forced to leave their farms. That incident had already been reported by the In-Media Hong Kong on 13.7.2013. It was impossible for the affected farmers to rehabilitate agriculture there;

- (b) she doubted the feasibility of finding suitable fallow agricultural land for cultivation through AFCD. Hundreds of farmers had applied for assistance by AFCD to find suitable fallow agricultural land and they were told that no suitable fallow agricultural land would be available. It would not be possible for the affected farmers to benefit from the scheme offered by AFCD. Once their land was taken back, it would not be possible to find land for agricultural rehabilitation. She raised doubt on PlanD's statement that there was 34 ha of land in Kwu Tung South for rehabilitation purpose;
- (c) farmland was most important to farmers. It took several generations of villagers in Ma Shi Po to cultivate their land to make it arable, establish connections and outlets for their farm products. It would take a long time to re-establish their farm elsewhere and their means of livelihood would be lost;

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

- (d) agricultural land in Hong Kong should not be given up easily as only 1.8% of the food supply was produced locally. The self-sufficiency rate in food products which dropped from 40% in the 1960s to the current level was dangerous as Hong Kong would suffer from the high cost of importing food. There were also issues on food safety/quality and reliability in supply if the food was not produced locally;
- (e) farming also helped reduce waste and establish social connections. Farmers in Ma Shi Po were practising sustainable farming in recent years which was environmentally friendly. Their practice was contributing to preserve the environment as food waste was collected

from local restaurants for recycling into fertilisers for farming. Guided tours were provided to students and visitors to enhance their understanding of agriculture in Hong Kong and preservation of natural environment. Agriculture and development could co-exist;

- (f) the traditional farming practice of having irrigation channels in between fields was unique in Hong Kong. The contribution of farmers should be respected and the farmland in Ma Shi Po should be retained to allow the farmers to continue the agricultural practice for future generations. Their contribution would be forgotten once they were driven away by the NENT NDAs development;

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

- (g) the farmland had already provided a leisure ground for local residents and the Central Park in the NDA was not required. The farmland was home to the farmers and a part of the community. Farmers should not be deprived of their choice of choosing their life style. Apart from producing food stuff, farming could generate job opportunities for retail outlet, food processing as well as logistics. Its function should not be measured by economic value. Further loss of agricultural land was a loss to Hong Kong as a whole. Once lost, the process could not be reverted;

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

- (h) developers started acquiring land in the area since 1990s when the NENT NDAs development was made known to them. Farmers and villagers were vacated and houses were partially demolished to create a false impression that the vacant land should be developed for more efficient uses. There was nothing good that she could see about the NDAs development. The NENT NDAs development should be carefully considered before it was to be taken forward; and

- (i) in the process of development, while the habitat of rare species might be protected, the homes of villagers would be destroyed. Development should be people oriented. Members were invited to visit Ma Shi Po to have a better understanding of the life style of the villagers.

11. Ms Au handed out some vegetables grown from her family's field to Members and hoped that they could appreciate the contributions of farmers. She reiterated that agricultural rehabilitation was a complicated process. Farmers should not be vacated from their farms as it would take many years to cultivate the land to make it productive.

[Actual speaking time : 35 minutes]

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

FLN-R91, KTN-R76 – Yu Kin Kan

12. Mr Yu Kin Kan made the following main points:
- (a) the development in Hong Kong was geared towards high speed development and was only measured by the economic value it could generate. There were more and more intensive developments, generating more traffic and higher population density. He queried whether this was what people wanted;
 - (b) there were still developable land in the urban area. Housing problems could be solved by utilising the sites in the land sale programme for public rental housing development or HOS development that could be more affordable to an average family than selling them to private developers for developing luxurious flats which only a few could afford. Public/subsidised housing development could also be placed on top of railway depots and in urban renewal sites. NENT NDAs should not be considered unless there was no other alternative for increasing housing land supply;

[Mr F.C. Chan returned to join the meeting at this point.]

- (c) according to statistics, there were more residential units than the number of households in Hong Kong. Yet, there were still housing problems. The Government was urged to resolve the housing problem at its root instead of developing the rural NENT, which would destroy the livelihood of many local residents who had invested their life-time on their farms. Compensatory rehousing in the same area would not bring back the same life-style to the affected residents;
- (d) planning should not only concentrate on infrastructure and housing development, but needed to consider local character and the livelihood of the local residents;

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

- (e) the rural NENT was a green environment, with different kinds of herb grown naturally which were free for the locals. There was no need to develop artificial public open spaces. Also, the rural life-style should be cherished. It was not worth the effort and resources to destroy the existing rural/natural environment and the livelihood of the local residents for an urbanised township; and
- (f) once developments in the rural areas such as Lantau and NENT were completed, all the places in Hong Kong would become urbanised. Without any variety in the development mode, Hong Kong would be unliveable. Once the NENT was developed, the increase in population, high-rise buildings and traffic would inevitably affect the air quality. The Board should visit the villages to have a better understanding of their history and the life-style of the villagers before making a decision. He queried why the use of their land should be determined by the Board.

[Actual speaking time : 10 minutes]

[Dr C.P. Lau and Ms Janice W.M. Lai left the meeting temporarily at this point.]

FLN-R539, KTN-R91 – Neo Democrats

13. With the aid of a powerpoint presentation, Mr Fan Kwok Wai, Gary made the following main points:

- (a) developments in Hong Kong were controversial and many people had expressed their dissatisfaction in various protests. While the statutory process was followed in processing developments, the Administration had not duly considered the factors of reasonableness and human needs;

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

- (b) government responses to the representations were only on technical aspects and had not considered the fact that the homes, the livelihood and the social connections of the villagers would be destroyed by the NENT NDAs development. The fact that the NDAs development was in favour of property development would not be changed;
- (c) the NENT NDAs development ignored the life-style of the local villagers. The alternatives of developing other areas such as the Fanling golf course and the under-utilised military sites had not been explored. The traffic impact arising from the NDAs development could not be resolved;

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

- (d) he then played a short video clip to illustrate the following main

points :

- (i) the NENT NDAs would benefit investors from the Mainland and eventually be integrated with Shenzhen;
- (ii) the Fanling golf course had an area of about 170 ha, which was enjoyed by some 2,000 golf-club members. About 100,000 to 120,000 people could be accommodated in the area if it was used for medium-density housing development. As an alternative to NENT NDAs development, the tenancy of the golf course could be terminated by giving a one-year notification. The private land of the villagers would not need to be resumed and the organic farms in Hong Kong could be retained;
- (iii) according to statistics, about 10,000 ha of land could still be developed in Hong Kong. Those included government land zoned for residential use, land held by major developers, land under short term tenancy, military sites, railway depot sites and land zoned for village type development, commercial/industrial or GIC uses that could be converted for residential development etc; and
- (iv) the Mapopo organic farm in Fanling had supported several generations of local farmers and their investment should not be destroyed;
- (e) his office had carried out a telephone survey through the University of Hong Kong (HKU) of 1,000 residents in Hong Kong aged over 18. 65% of the responses supported developing the Fanling golf course as an alternative to NENT NDAs development;
- (f) the NENT NDAs would destroy organic farms in the area and

further lower the percentage of self-produced farm products in the market;

- (g) the policy on 'Hong Kong land for Hong Kong people' were not carried through in the NENT NDAs. The public/private housing ratio of 60:40 could not solve the housing problem;
- (h) the upgrading of the signaling system for the railway lines would be completed by 2020. This upgrading work could only relieve the current demand during rush hours. Even with the implementation of the Northern Link, the railway system could not cope with the additional population of 170,000 in the NENT NDAs development;
- (i) there was no in-depth and comprehensive public consultation for the NENT NDAs. Even at the PE3 stage, some non-indigenous villagers had not received any information on the proposed NENT NDAs development; and
- (j) the Board should carefully consider the implications of destroying the local organic farms, the livelihood of villagers and the majority views of Hong Kong residents on alternatives to NENT NDAs development.

[Actual speaking time : 11 minutes]

FLN-R546, KTN-R98 – Wright Fu

14. Mr Wright Fu made the following main points :

- (a) the Board should consider the reasons behind the vast number of objecting representations on the NENT NDAs development;
- (b) the Finance Committee of the Legislative Council (LegCo) passed the funding request for the advance works of the NENT Project on

29.6.2014 despite oppositions raised by some LegCo members. There was strong public reaction to the NENT NDAs development as the views of Hong Kong residents had not been duly considered;

- (c) PlanD had recommended not to uphold the representations. While the Board would consider relevant planning grounds, it should not support the OZPs for the NENT NDAs development, for which funding was approved in a dictatorial manner against the wish of the residents;
- (d) the plan for the NENT NDAs development was flawed and generally not acceptable to the public. That could be demonstrated by the large number of people who were not local villagers objecting to the project. The PE exercise was fake as the public was not aware of the details of the project;
- (e) the NENT NDAs development would disrupt the peaceful life of the elderly who wanted to live in a quiet environment. Development should not be placed above all other considerations. The Board should consider the representations carefully and make a rational decision conscientiously.

[Actual speaking time : 9 minutes]

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

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

FLN-R573, KTN-R125 – Chu Yiu Kwong

16. Mr Chu Yiu Kwong made the following main points:

- (a) it was important to retain the agricultural land in NENT from cultural and educational points of view;

- (b) apart from passing on the knowledge to students, it was important that the students were connected to the local culture. His students were passionate for places like Ma Shi Po and Kwu Tung North as they could visualise the life-style of their grandparents or great grandparents;
- (c) taking the Treasure Hill Artist Village in Taipei (台北寶藏巖藝術村) as an example, the agricultural land in that place was once proposed to be cleared for tourism development. It was eventually preserved as an artist village for cultural tourism and for preserving the local characteristics. He considered that NENT should retain the existing agricultural land to preserve the local character;
- (d) beside conserving building structures with historic value, e.g. ancestral halls and village schools, the life-style of people living in Ma Shi Po and Kwu Tung North should also be preserved. It was important that the local culture be maintained to establish a sense of belonging;
- (e) the proposed NENT NDAs development would change the landuse of the area as well as limiting the choice of the future generations on their way of living;
- (f) the NENT NDAs development might provide housing for the anticipated population. However, there might be an over-provision in housing supply in the NENT NDAs if the anticipated population was not realised;
- (g) agriculture in Hong Kong had been changing constantly to co-exist with the development of Hong Kong at various stages from a small fishing village to a world finance centre. Agricultural activities had flourished in the 1970s, but were overwhelmed by urbanisation in the 1980s. It was already difficult for farmers to make a living and

he could not imagine how farmers could survive if all policies and developments were in favour of the business sector in Hong Kong. The Board was urged to stop the NENT NDAs development so as to give the future generation a wider choice in their way of living.

[Actual speaking time : 10 minutes]

FLN-R556, KTN-R108 – Jim Y. Wan

FLN-R566, KTN-R118 – Edward C.Y. Yiu

FLN-R611, KTN-R164 – Cho Kai Kai

17. Ms Cho Kai Kai (東北城規組) said that 10 minutes of her speaking time would be allocated to FLN-R636 and KTN-R189 and she would only speak for 20 minutes. She then made the following main points:

- (a) she and other voluntary workers of the 東北城規組 had spent considerable time encouraging representers to attend the TPB meeting to make oral presentation, or to give authorisation to 東北城規組 to speak on their behalf. She discovered that the Secretariat of the Board only had records of some of these authorisations and she felt that her effort in collecting authorisation was in vain. She considered that the requirement to submit representations in the prescribed form was a barrier to collecting public views. She was also not satisfied with the hearing arrangement in that the representers were asked to wait all day for their turn to speak and the Secretariat of the Board could not advise them when to show up for their presentation;

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

- (b) she lived in Tseung Kwan O and was not a local villager. She had been criticised by some locals that she was in no position to comment on the NENT NDAs as she did not live there. However, she considered that the mode of development in NENT NDAs could

be applicable to other areas in Hong Kong and such development process should not be adopted;

- (c) the ranking of a city was often measured by its performance in terms of Gross Domestic Product (GDP) or Foreign Direct Investment (FDI). However, these only reflected the financial performance, but could not reflect whether people living in the city were happy;
- (d) the NENT NDAs development was a vicious cycle for bringing in more population, more traffic, more infrastructure, more job opportunities, and hence would generate additional demand for development. She questioned the need for these developments;

18. With the aid of a Powerpoint presentation, Ms Cho continued to make the following main points :

- (a) the NENT NDAs development was supposedly for accommodating population growth, meeting housing demand, increasing land supply and facilitating integration of Hong Kong with Shenzhen. The NENT NDAs development was first proposed to provide accommodation for the forecast population of 8.3 million by 2011. However, the population forecast was inaccurate and the figures were adjusted downward, with a revised population forecast of 8.4 million by 2030, representing an almost 20-year time lag in reaching the anticipated population. There was no policy on population and immigration to provide a framework for forward planning. It was not possible to plan without any knowledge on the future population. A population policy should be formulated to provide a population target for planning purpose instead of relying on an inaccurate forecast based on natural growth; and
- (b) as the NENT NDAs development would only benefit developers and the finance sector, she urged the Board to consider also the views of the local community and all relevant factors before making a

decision on the NENT NDAs development.

[Actual speaking time : 20 minutes]

FLN-R567, KTN-R119 – Leung Yuk Cheung

FLN-R577, KTN-R129 – 東北策略召集人

FLN-R584, KTN-R136 – 皇府山業主委員會

FLN-R605, KTN-R158 – 楊美芬

FLN-R607, KTN-R160 – 廖潔荷

FLN-R619, KTN-R172 – Alison

FLN-R639, KTN-R192 – 趙倩瑩

FLN-R643, KTN-R196 – 羅世恩、潘忠賢、梁玉祥、陳旭明、劉其烽

FLN-R2548, KTN-R2096 – Olivia Yuen

19. With the aid of a Powerpoint presentation, Mr Leung Yuk Cheung made the following main points :

- (a) he grew up in the northern district in the New Territories and his concern group was very concerned with the development of the district. Comments had been made by the group at various PE stages in the NENT NDAs Study;
- (b) the NENT NDAs development should be people-oriented and should fully utilise the existing resources. If the NENT NDAs development were to proceed, the rural characteristics of Ng Tung River would be changed dramatically;
- (c) the PE document stated that NENT NDAs development was to meet the housing demand of Hong Kong, particularly in providing public rental housing. However, from the landuse schedule of the NENT NDAs development, only 115 ha of land out of the 614 ha NENT NDAs development was for residential development, of which, only about 40-50 ha was for public housing. They were dissatisfied that the proportion of land for public housing development was so small,

while the Government had claimed that the NENT NDAs development was needed to shorten the waiting time for public rental housing;

- (d) the NENT NDAs development project was suspended in the 2000s due to the economic down-turn. However, developers continued to acquire land in anticipation that the project would be re-activated. The tenants and farmers were vacated and farmland that was once productive was left idle. It explained why there was not much cultivated land in NENT;
- (e) agricultural land at Ma Shi Po, which was very productive, would be cleared in the NENT NDAs development. The Board should note that the fish pond and farmland to be retained in Fu Tei Au was a different type of farmland not for producing vegetables;
- (f) Ma Shi Po would be cleared at the early phase of NENT NDAs development and the livelihood of farmers would be affected;
- (g) the anticipated population of 8.4 million would only be reached in 2041, which was 10 years behind the forecast year. The urgency for implementing the NENT NDAs development was doubted. The implementation of the NENT NDAs development could be pushed back by 10 years for more thorough public engagement, with suitable revisions incorporated;

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

- (h) the landuse pattern of the NENT NDAs was almost identical to that proposed in 2008 except for some changes to the plot ratio and the ratio of public and private housing mix. The requests from local villagers to retain their home and agricultural land had not been taken into consideration;

- (i) only 50 ha of land was reserved in the NENT NDAs development for public housing development, which could easily be achieved by other means, e.g. from brownfield sites and public rental estate redevelopment projects. It was not necessary to destroy the homes of about 10,000 villagers and the rural NENT for high-density development;
- (j) many villagers had been living in the area for a long time and invested their life-time savings on the agricultural land they acquired. Many of them had resisted selling their land to developers. However, the NENT NDAs development would take away their homes and livelihood. Although land was reserved in the NENT NDAs development to rehouse the eligible residents, rehousing in the high-rise public housing was totally different from their original life-style. Their request for maintaining their livelihood could not be addressed;

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

- (k) over 100 ha of productive agricultural land would be destroyed and that would further reduce the self-sufficiency rate in the vegetables market in Hong Kong and adversely affect the related food processing industry;
- (l) the NENT NDAs development was not sustainable as agricultural land acquired by developers would be left idle to create a false impression that the agricultural land was not active and hence suitable for other development. That approach would affect the agricultural activities in the New Territories in the long term and Hong Kong would rely heavily on imported food;
- (m) only 19.5% of the existing working population in the North District worked in the local area and the remaining 80% or so worked outside the district, about 42% of which worked in the urban areas of

Hong Kong Island and Kowloon. Assuming the same travel pattern for the additional population in the NENT NDAs development, there would be an additional 24,000 people travelling by rail in the morning peak hours. Further developments in Queen's Hill and the northern New Territories would add further pressure on the railway system. This had greatly exceeded the capacity of the rail system;

[Professor C.M. Hui left the meeting temporarily at this point.]

- (n) the capacity of East Rail Line (ERL) was already saturated in 2013. The future Shatin to Central Link (SCL) would only ease the pressure for stations to the south of Tai Wai as the SCL would terminate at Tai Wai. The number of train carriages on the ERL would have to be reduced from 12 to 9 to accommodate shorter trains going to Admiralty Station. That would effectively reduce the train capacity by 25%. Although the train frequency would be increased correspondingly, there would not be any increase in the capacity;
- (o) the Northern Link was proposed in the Rail Development Strategy 2014 to re-distribute passengers from the West Rail Line to the ERL. It was apparent that the ERL had already been subject to great demand. As the problem of inadequate rail capacity could not be solved, the NENT NDAs development should not proceed;
- (p) there was no incentive to attract businesses to new towns and it was likely that the 33,000 job opportunities in the NENT NDAs could not be realized. Instead of developing a new town to create job opportunities, policy should be formulated to attract businesses to the New Territories to create job locally for the existing population;
- (q) there was a population of about 880,000 in the North District and Yuen Long in 2011, out of which about 170,000 were students.

Those students would be in the labour market in 10-20 years' time. It was not necessary to develop NENT NDAs for additional population to take up the jobs. Better infrastructure should be provided to attract businesses to the area for local employment, which would relieve the pressure on the commuting traffic;

- (r) whilst noting the need to provide more subsidised housing, the NENT NDAs development would move the lower income group to NENT and further deprive them of job opportunities;
- (s) there was no urgency to develop the NENT NDAs and the project should be delayed by 10 years, or there should be a fundamental change in the mode of the NENT NDAs development. As Ma Shi Po was agricultural in nature, it should be maintained for organic farming while housing development should be planned at its peripheral area;
- (t) if agricultural land use in Ma Shi Po was retained in the NENT NDA development, it would not be necessary to expand the sewage treatment plant to cater for the additional population. Considering the inadequate rail transport capacity and job opportunity, the NENT NDAs development would create other social problems. Retaining the agricultural activities in NENT would be more acceptable to local residents and should be adopted as the basis in the planning of the NENT NDAs;

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

- (u) the Government had been promoting the recycling of food waste to fertilizer in order to ease the pressure on landfill. However, without any agricultural activities, the un-consumed fertilizer would end up in the landfill. Retaining the agricultural land in Ma Shi Po would provide an alternative to importing farm products, enhance food safety, consume the organic fertilizer generated from the

organic waste and help reduce the carbon footprint generated from the transportation of foodstuff;

- (v) after several rounds of public engagement, the landuse proposals of the current NENT NDAs project almost remained the same as that proposed in 2008. The local residents' request had not been taken into consideration. Since vast amount of agricultural land and existing village development would be cleared for development, there was no urban/rural integration as claimed; and

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

- (w) it was proposed that the NENT NDAs development should be withdrawn or amended to take into consideration the request of the villagers. The development should be human based and agriculture oriented for the co-existence of rural and urban development. Land should be acquired by the Government to prevent land hoarding by developers. Instead of rehousing the affected residents in high-rise public housing development, which was significantly different from the life-style they had for the past several decades, more rehousing options should be offered to the affected villagers, especially the elderly in order to maintain their social network. The Government should formulate an agricultural policy and encourage agricultural activities for a more sustainable development. A NENT development committee should be established to collect public views using a bottom-up approach and review the capacity of various infrastructural provision, especially the rail system.

[Actual speaking time : 73 minutes]

20. The meeting was adjourned for lunch break at 12:55 p.m.

21. The meeting was resumed at 2:20 p.m. on 13.10.2014.
22. 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
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	
Mr Dominic K.K. Lam	
Mr Stephen H.B. Yau	
Mr F.C. Chan	
Mr David Y.T. Lui	
Mr Frankie W.C. Yeung	
Principal Assistant Secretary (Transport) 3, Transport and Housing Bureau Miss Winnie M.W. Wong	
Principal Environmental Protection Officer (Strategic Assessment), Environmental Protection Department Mr Johnson M.K. Wong	
Assistant Director/Regional 3, Lands Department Mr Edwin W.K. Chan	
Director of Planning Mr K.K. Ling	

Presentation and Question Sessions

[Open meeting]

23. The following government representatives, the representers and their representatives were invited to the meeting at this point:

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

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

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

Mr M.T. Law - Chief Engineer/New Territories East 4 (CE/NTE4), Civil Engineering and Development Department (CEDD)

FLN - R594, KTN - R147 - Keith Au

Mr Keith Au - Representer

FLN- R612, KTN - R165 - Chang Ka Chun

FLN- R667, KTN- R220 – 鐘智豪

Mr Chang Ka Chun - Representer and Representer's representative

FLN- R636, KTN - R189 – Chan Chor See

FLN- R740, KTN- R292 – Jamie Wan

Ms Chan Chor See - Representer and Representer's representative

FLN – R660, KTN – R213 – Kwan Mei Ling, Rowena

Ms Kwan Mei Ling, Rowena - Representer

FLN – R680, KTN – R233 – Yuen Ka Lee

Mr Chan Ping (東北城規組) - Representer's representative

FLN- R15, KTN - R15 – Green Sense

FLN- R1636, KTN- R1187 – 鐘永康

FLN- R18553, KTN - R18102 – Mo Kwa Tai, Michael

Mr Tam Hoi Pong (Green Sense) - Representers' representative

24. The Chairman extended a welcome and then invited the representers and their representatives to elaborate on the representations.

FLN - R594, KTN - R147 - Keith Au

25. Mr Keith Au made the following main points:

- (a) the hearing arrangement by the Board's Secretariat was improper. Some representers and commenters did not receive notification letters for the hearing. The Board's Secretariat did not reply telephone calls or answered telephone calls in an impolite manner;
- (b) PlanD had covered up many information on the proposed NENT NDAs. For example, the ratio of public and private housing was only released to the public upon enquiry by the Legislative Council;
- (c) Board members should consider resigning from the Board, as their decisions on the NDAs were against the villagers' interests;
- (d) his mother was an indigenous villager of the Sha Tau Kok village. He was very familiar with the living environment of Kwu Tung North (KTN) and Ping Che which was tranquil and simple. The emergence of open storage uses in the area was mainly due to failure of Government policy. In reality, most villagers wished to continue their farming practices in the area;

- (e) he had reservation on the effectiveness of the proposed agricultural land rehabilitation scheme in Kwu Tung South (KTS). In case of Choi Yuen Village, many elderly villagers were forced to move away from their homeland. However, difficulties were subsequently encountered in constructing the new Choi Yuen Village;
- (f) most of the agricultural land in KTS were under private ownership of the developers. It was doubtful if developers would be willing to lease/sell their land to farmers for their continuation of farming practice;
- (g) there was no public vehicular access in the area. Future access had to pass through private land and would thus lead to conflicts among villagers;
- (h) apart from meeting housing demand, the NDAs development should take into account the aspiration of the next generation for a green and sustainable living environment;
- (i) the Government should make use of the existing land resources for public housing development so as to meet the housing demand, e.g. the ex-North Point Estate site, the Ho Man Tin site, the golf course site and other proposed luxury housing sites; and
- (j) to ensure a better living environment and good air quality, all green belts and agricultural land in the NENT NDAs should be retained. The current planning proposals in KTN were only in favour of big developers.

[Actual speaking time : 7 minutes]

FLN- R612, KTN - R165 - Chang Ka Chun

FLN- R667, KTN- R220 – 鐘智豪

26. Mr Chang Ka Chun made the following main points:

- (a) he doubted if the public consultation process was meaningful as there was no change to the NDAs development scheme even after public consultation. The Board was requested to take into consideration the views of the representers and commenters during the hearing process;
- (b) PlanD should first explain why it was necessary to implement NENT NDAs. There were other vacant land and the golf course site that could be used for housing development. The inspection and study of the golf course site for housing development should be more simple and straight-forward as compared with that for the existing agricultural land and areas already occupied. It was unreasonable for the Government to state that such study would take about ten years to complete. Besides, taking into account the population growth rate, there was no urgency for the NDAs development;
- (c) planning should be conducted for the city as a whole rather than on a district basis. Besides, it should accommodate other public needs, apart from housing demand. Agriculture was essential for a balanced development of a city. There was a need for local agricultural development so as to enhance local food supply and a diversification in job opportunities, especially for low education level and low-income groups as well as the elderly;
- (d) unfortunately, under the current NENT NDAs proposal, there was no compensation for the loss of agricultural land in Ma Shi Po. The agricultural land rehabilitation scheme in KTS might not be feasible if the existing landowners were not willing to lease out land to the farmers affected by the NDAs. Besides, while there was in-situ reprovisioning of housing for the villagers affected by NDAs, they would be too far away from the rehabilitated agricultural land in KTS. It would be difficult for farmers to transport their farming equipment and materials

to the farmland. Once the agricultural land was developed for housing, it would be irreversible;

- (e) while PlanD claimed that the NENT NDAs would generate more than 30,000 job opportunities, the basis of this calculation was unclear;
- (f) there was doubt on how the residential, commercial and agriculture uses could coexist in the proposed 'Riverside Community'. Besides, while majority of land within the 'Riverside Community' was for residential use, PlanD would not be able to control the type of residential use. They would all become luxury flats when sold by the developers, irrespective of their sizes and heights. The Government should consider imposing conditions to control them;
- (g) the ecosystem of the area comprised the whole river system and other natural resources. It was doubtful whether they could be preserved after the completion of the NDAs;
- (h) there might be problems caused by human errors during construction, which would lead to pollution and release of toxic substance to the rivers and environment;
- (i) the elderly home in Dills Corner Garden (DCG) would be affected by the KTN NDA. It was unlikely that a similar living environment could be provided to rehouse the elderly;
- (j) there were 41,505 objecting representations and 11,179 objecting comments and only 7 representations and 1 comment were in support of the NDAs. If the Board endorsed the OZPs, there would be doubts on the purpose of the public consultation; and
- (k) all the adverse impact generated by the NDAs in relation to agricultural, environmental and social aspects would be irreversible if the OZPs were approved.

[Actual speaking time : 20 minutes]

FLN- R636, KTN - R189 – Chan Chor See

FLN- R740, KTN- R292 – Jamie Wan

27. With the aid of a Powerpoint presentation, Ms Chan Chor See made the following main points:

- (a) although she was not living in NENT, she was very concerned about the proposed NENT NDAs and objected to the current proposals;
- (b) the meaning of “land” should not be just limited to “land use zoning”. It should relate to the land and people living there. Planning should cater for the need of the residents in the area. The NDAs would have a far-reaching impact on the land and local residents;
- (c) according to Annex III-1 of the Paper, there would be a total of 95 ha of land including about 58 ha of land zoned “Agriculture” (“AGR”) and 37 ha of land reserved for Long Valley Nature Park to allow farmers to continue their farming practice. Yet, she had reservation on how the proposed mechanism would actually work to achieve the stated purpose;
- (d) she appreciated that PlanD had provided figures to facilitate public understanding of the impact on farming activities. According to Annex III-1 of the Paper, it was estimated that about 4 ha of active agricultural land in Fung Kong and Tung Fong in KTN NDA and about 24 ha in Ma Shi Po and Tin Ping Shan in FLN NDA would be affected (less than 4 % of total active agricultural land in Hong Kong). Besides, about 12 ha of land in Fu Tei Au were retained and there were about 34 ha of fallow agricultural land in KTS;
- (e) she had previously attended the Arts Festival organized in Choi Yuen Village and was fascinated by the farming activities in Hong Kong.

However, agricultural land in Choi Yuen Village was destroyed by the railway project without reasonable compensation from the Government. She was concerned that the same situation might occur for the NDAs;

- (f) PlanD stated that a special agricultural land rehabilitation scheme would be introduced to assist and facilitate relocation of affected farmers and that priority assistance would be offered by the Government to match with those landowners who were willing to lease/sell their land to the farmers affected by the NDAs. However, the scheme might not be feasible as there was no guarantee that landowners would be willing to do so;
- (g) agricultural land should be preserved as far as possible as they were important to enhance local food supply and livelihood of farmers. The NDAs would affect about 4% of the total active agricultural land in Hong Kong and the impact was not insignificant;
- (h) she did not agree with the point in Annex III-1 of the Paper that public concerns on various policies and other ordinances were not related to the OZPs and would not be considered by the Board. On the contrary, these policies were important for the public to assess whether the rezoning of agricultural land to other uses on the OZPs was acceptable;
- (i) although it was stated in Annex III-1 that there was no area zoned “Industrial (Group D)” (“I(D)”) or other zones on the KTN and FLN OZPs in which ‘vehicle repair workshop’ and ‘container vehicle park’ uses were always permitted, a lot of the sites zoned “AGR” were currently used as vehicle repair workshops and container vehicle parks. That phenomenon was a result of the Government’s policy;
- (j) even though there were only about 150 households in Choi Yuen Village, the plan for rehabilitation of their farming activities had not yet been implemented after so many years. In that regard, it would be even more difficult to implement rehabilitation of farming activities in the NDAs;

- (k) local agriculture was important for the public to better understand and appreciate the natural environment as well as to ensure sufficient and safe local food supply. She had visited the farmland in Ma Shi Po before and bought some organic farm products from Mapopo community farm;
- (l) many elderly residents in the NENT were not willing to move away from their homeland and therefore participated in the public gatherings against the NDAs. It would be difficult for them to adapt to a new living environment after relocation;
- (m) even though the Government had agreed to minimize the impact on the elderly home in DCG, it had stated that it was impossible to keep the existing premises in-situ without adversely affecting the planning and implementation of the KTN NDA town centre. The Government, however, did not explain why there was a need for a town centre and whether it would serve the elderly;
- (n) the local residents and public had already spent a lot of effort and time in the public gatherings against the NENT NDAs. The proposals would destroy the existing life style and social network of the local community. The Government should duly consider those objecting views; and
- (o) the existing character of KTN and FLN should be retained so as to allow public to better understand the city, local culture and the natural environment. The Board should reject the NENT NDAs.

[Actual speaking time : 20 minutes]

[Mr Dominic K.K. Lam left the meeting temporarily at this point.]

FLN – R660, KTN – R213 – Kwan Mei Ling, Rowena

28. Ms Kwan Mei Ling, Rowena made the following main points:

- (a) although she was living in Tseung Kwan O, she was very concerned about the NENT NDAs;
- (b) the public in general did not support the NDAs. If the Board approved the proposals, it would lead to more protests within the community;
- (c) the general public had no trust in the government's proposals. The documents and assessments presented by PlanD were also too complicated for the public to understand;
- (d) with reference to the future population growth, PlanD should explain why the existing vacant land in the urban areas could only be used for short-term development whereas the NENT NDAs were necessary for long-term development;
- (e) to cater for future housing and development needs, the Government should be fair to both poor and rich people. It was unfair for the Government to take away agricultural land owned by local farmers and villagers for the development of low-rise housing for rich urban people;
- (f) urban renewal always destroyed the existing social fabric of the community. Compensation was not enough for the affected residents to buy a new flat in the same district. The new development would only cater for the housing needs of the rich and middle-income groups, and improve their living conditions; and
- (g) the urban planning for Tseung Kwan O was very poor. Residents living there had to suffer from severe congestion on the MTR line and could not afford the high living costs there.

[Actual speaking time : 10 minutes]

FLN – R680, KTN – R233 – Yuen Ka Lee

29. Mr Chan Ping made the following main points:
- (a) he was 74 years old and a villager of Kwun Tung village. He strongly opposed the NDAs which involved large-scale land resumption and huge public funds. The proposal was not for the interests of the villagers but developers;
 - (b) he was very disappointed with the Government. Hong Kong people were living under great pressure and in poor living conditions under the current Government. He appreciated the young people making the effort to raise their objection against the Government's policy. The Board should take care of the need of the future generation and should not support the NDAs;
 - (c) the local residents and villagers affected by the NDAs were not aware of the proposal in the past, despite the claim of the Government that public consultation had been undertaken;
 - (d) the Mapopo community farm was precious and should be preserved. It would become irreversible if the farm was converted to residential development, just like the ex-Tai Koo dockyard and ex-Whampoa dockyard; and
 - (e) the current NENT areas with industrial and farming activities provided jobs for a large amount of skilled workers with low education level in Hong Kong. The agricultural activities there also provided local food supply to the community. The Government should not develop the NENT areas and should consider making use of other vacant land for development instead.

[Actual speaking time : 10 minutes]

[Mr Stephen H.B. Yau and Mr Lincoln L.H. Huang left the meeting temporarily at this point.]

FLN- R15, KTN - R15 – Green Sense

FLN- R1636, KTN- R1187 – 鐘永康

FLN- R18553, KTN - R18102 – Mo Kwa Tai, Michael

30. With the aid of a Powerpoint presentation, Mr Tam Hoi Pong made the following main points:

- (a) he was very disappointed with the current planning system and considered that the Board did not properly discharge its duty in monitoring government's proposals. There were too many official members within the Board. Hence, Government's proposals and projects were normally approved by the Board or its Committee. The Board's meetings were meaningless;
- (b) the Chairman, as PSPL, should declare his interest in the subject hearing. Otherwise, there could not be a fair hearing of the representations and comments for the NENT NDAs; and
- (c) he did not believe that the NENT NDAs would benefit Hong Kong. There was strong public aspiration for better living quality and protection of the natural environment rather than pure residential development.

31. Referring to a photo shown by Mr Tam on the Powerpoint, a Member clarified that the representatives of PlanD who presented the case at the Rural and New Town Planning Committee should not be regarded as members of the Board. Mr Tam agreed.

32. With the aid of a Powerpoint presentation, Mr Tam Hoi Pong continued to make the following main points:

- (a) he objected to the NDAs which were in favour of developers. The

Government should listen to public views. According to a survey conducted by the University of Hong Kong in 2013, the majority of the public considered that it was important to preserve the existing living mode of the local villagers when developing the NENT areas;

- (b) the Government had not addressed some crucial issues related to the NDAs. He considered that the Government should develop the existing golf course site, rather than implementing the NDAs. That would avoid conflicts and minimise grievances within the society;
- (c) in July 2013, the representer (Green Sense) submitted an alternative proposal for the NENT NDAs – “「城鄉共存，夢想之都」” to all the senior officials of the Development Bureau and PlanD. The proposal was prepared by some planners, architects and transport consultants;
- (d) it was suggested in the alternative proposal that part of the golf course site be prepared so as to replace KTN and FLN NDAs. It would only take one year to take back the site according to the lease;
- (e) the concept of the alternative proposal was to protect the agricultural land and rural living mode, and to promote ‘urban-rural integration’ (城鄉共存). As the golf course site did not involve land resumption, huge resumption cost and negotiation with the developers could be avoided. Early provision of housing units could be ensured. The aspiration of villagers in the KTN and FLN areas for ‘no removal, no clearance’ (不遷不拆) could also be met. The agricultural land could be protected to promote agricultural development and enhance local food supply;
- (f) as the golf course site was already formed, it would be easier to develop it. Residential developments, green spaces, clinics, commercial offices and a transport interchange were proposed on the site. Street stalls, bazaars and night markets, rather than large commercial centres, were proposed to preserve street culture and to provide opportunities for new

businesses;

- (g) the size of the site would allow the development of a good housing mix including subsidized flats for elderly and young people. The buildings would be 12 to 28 storeys with adequate building gaps to ensure good air ventilation and sunlight penetration;
- (h) the proposed number of flats was 27,850 with an estimated population of about 80,000. In fact, he doubted if the capacity of the existing railway network could accommodate the proposed population of 170,000 under the Government's proposal;
- (i) community farms were proposed to ensure local food supply, agricultural rehabilitation and job opportunities for the community. One-third of golf course would be preserved, and the existing trees and grassland would also be preserved as far as possible. On the contrary, under the Government's proposal for NENT NDAs, it would fell a total of 12,000 trees;
- (j) the golf course site was close to Sheung Shui railway station, a Bus Rapid Transit system was proposed to link up the existing station with the new development areas. Cycling tracks were also proposed;
- (k) in the alternative proposal, land was reserved for light industries such as paper recycling centres, food waste recycling centres and agricultural produce processing factories. Offices would also be provided. Proposed retail facilities would be for small retail businesses rather than large shopping malls. By preserving the existing agricultural land, local organic farming could be promoted;
- (l) as compared with the alternative proposal, the Government's proposal would create severe congestion on the railway network, destroy many villages and families in KTN and FLN, involve huge land resumption cost, run a high risk of judicial review and challenge of collusion

between the Government and developers;

- (m) the Board was requested to suspend the development option which would involve the destruction of villages in KTN and FLN areas and to ensure urban-rural integration; and
- (n) in view of numerous planning problems in Hong Kong, there should be a reform in the current planning system and the operation of the Board.

[Actual speaking time : 20 minutes]

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

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

Impact on Agriculture

34. In response to a Member's question, Mr Leung Yuk Cheung (FLN R567, KTN R119) said that the figure of 45 tonnes of agricultural produce quoted by him was related to the output of Hong Kong as a whole. It was based on the information from the Agriculture, Fisheries and Conservation Department (AFCD) which, however, did not have information on the amount of agricultural produce generated from the NENT area alone.

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

35. The Vice-chairman noted that despite that a total of 95 ha of land were reserved for the continuation of farming activities, about 28 ha of active agricultural land would still be affected. Although some could be relocated to the existing fallow agricultural land in KTS, some representers had raised concerns on that mechanism as the land involved might be owned by developers who would be unwilling to lease or sell their land for farming use. As such, he asked PlanD whether there was any practical method to implement the proposed agricultural rehabilitation scheme.

36. Ms Maggie M.Y. Chin, DPO/FS&YLE, said that agricultural land in the two NDAs would be retained as far as possible. About 95 ha of agricultural land including 58 ha zoned “AGR” and “AGR(1)” and 37 ha of land reserved for the Long Valley Nature Park (LVNP) would allow continuation of farming practices in the areas. While about 28 ha of active agricultural land would be affected (including 24 ha of land in FLN NDA and 4 ha in KTN NDA), the Government had made effort to identify potential agricultural rehabilitation land in KTS. About 103 ha of agricultural land in KTS had been surveyed, which included substantial fallow agricultural land with potential for agricultural rehabilitation. Further discussion between AFCD and stakeholders would be carried out to facilitate agricultural rehabilitation for the affected farmers. The 24 ha of affected land in FLN NDA was required for development because it was located to the immediately north of the Fanling/Sheung Shui New Town which had locational advantage to form a natural extension of the Fanling/Sheung Shui New Town.

37. A Member asked about the amount of Government land that could be provided for agricultural rehabilitation. Ms Chin replied that about 37 ha of private land would be resumed by the Government for the LVNP. AFCD and CEDD would continue to discuss with the existing farmers on the detailed mechanism for rehabilitation. For the areas zoned “AGR(1)” and “AGR” on the northern and southern side of the LVNP respectively, most of them were private land. Those zones were intended primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. The area zoned “AGR(1)” was also designed as a green buffer for the LVNP.

38. In response to another Member’s question, Ms Chin said that “OU(Nature Park)” was a new designated zoning in Hong Kong which aimed at compensating the impact of the NDAs on the ecology of the area and protecting the Long Valley. Land would also be resumed by the Government within the area for conservation purposes. For “AGR(1)” zone, it was tailor-made for the preservation of the area to the north of the Long Valley.

Transport Concerns

39. The Vice-chairman noted that to cope with future traffic demand generated by

the additional population of about 200,000, the existing carrying capacity of the East Rail was already saturated and a Kwu Tung station was provided in KTN NDA. There would also be provision of two public transport interchanges in FLN NDA. He asked whether a new railway station would be provided in the FLN NDA or any upgrading of the existing transport network would be undertaken if the future traffic condition got worse. Ms Chin said that public concerns on the carrying capacity of the East Rail especially in view of the increasing number of cross-boundary passengers in future were acknowledged. It should be noted that the Guangzhou-Shenzhen-Hong Kong Express Rail Link and Hung Hom Through Train would help relieve the loading of the cross-boundary service while the Shatin to Central Link would help relieve the loading of the Tai Wai to Kowloon Section of the East Rail Line. Besides, according to the Railway Development Strategy (RDS) 2014 (RDS 2014), the proposed Northern Link (NOL) would be implemented to tie in with the development programme of KTN NDA and flexibility had been reserved to allow the NOL extension in the FLN NDA. The proposed NOL, which would connect the existing West Rail and Lok Ma Chau Spur Line, would help re-distribute the passenger flows in the northern New Territories and divert some of the passenger loading of East Rail. Furthermore, various highway network improvement works would be implemented, such as the proposed Fanling Bypass and the Po Shek Wu Road Interchange improvement works. Design flexibility had been allowed for possible new rail infrastructure in FLN NDA.

Impact on Dills Corner Garden Elderly Homes

40. The Vice-chairman asked whether there were any concrete proposals and arrangement to minimise the impacts on the elderly at DCG elderly homes. In response, Ms Chin said that further special arrangements were being explored to minimize the impacts on the elderly at DCG elderly homes including the adoption of a phased development. Phase 1 would be implemented in 2018 while Phase 2 would be postponed to 2023. A total of 1,100 places for elderly homes were planned to be provided nearby in 2023 to rehouse the affected elderly. Such arrangement could match with the schedule of the clearance plan in a coordinated manner. The concerned departments/bureaux were liaising with the operators of the elderly homes on the possibility of accommodating the Phase 1 affected elderly in the other elderly home spaces within DCG when Phase 1 was under development.

41. Another Member asked if the reprovisioned elderly homes would be able to provide better living environment than the existing DCG elderly homes, e.g. in terms of living space and facilities and if yes, whether R612 would accept the reprovisioning arrangement. In response, Ms Chin said that the DCG site was a former military barrack owned by the Government and rented out for elderly home services. The Chairman supplemented that there was no lift facility in the existing DCG elderly homes which were modified from a former military barrack, whereas new reprovisioned elderly homes would be designed according to the latest standards and requirements. Ms Chin said that the new reprovisioned elderly homes would provide modern facilities to the elderly and the provision would be subject to detailed design and further discussion with stakeholders.

42. In response to the Member's question above, Mr Chang Ka Chun (R612) said that the current DCG elderly homes had provided a very good living environment to the elderly. The Government should ensure that the same living environment in terms of space and supporting facilities would be provided to the elderly in the newly reprovisioned elderly homes.

Employment Opportunities

43. A Member asked about the number of existing jobs in Kwu Tung, jobs that would be displaced by the NENT NDAs and new jobs that could be created after the completion of the NDAs. Ms Chin replied that according to the survey conducted in 2011 under the NENT NDA Study, about 50 ha of land with rural industries (including port back-up and open storage sites) would be affected by the NDAs. She had no readily available information on the numbers of jobs that would be affected but the NDAs would provide about 37,700 new employment opportunities of which about 17,000 jobs would be related to business, technology, research and development whereas the remaining related to commercial, retail, services and community services.

Urban-rural Integration

44. A Member asked whether and how the concept of 'urban-rural integration' had been applied in the planning of the NDAs, in particular for the FLN NDA. In response,

Ms Chin made the following points:

- (a) the concept of ‘urban-rural integration’ was generally applied in the design of the NDAs as there would be good connection and integration between the proposed new towns, the existing villages and natural environment nearby;
- (b) in planning the NDAs, a ‘Green New Town’ concept had been adopted with a view to integrating the existing natural resources, such as Ng Tung River, Long Valley, etc. together with the new town development. In particular, FLN NDA would be developed into a ‘Riverside Community’ making the best use of its beautiful riverside scenery and hilly backdrop to provide a quality living environment;
- (c) appropriate building height restrictions had been imposed to ensure compatibility between the new towns and surrounding rural areas. For KTN NDA, stepped building height concept had been adopted with building height restrictions descending from the Town Centre towards the rural periphery and riverside. High-density development would only be developed around the proposed Kwu Tung railway station. In FLN NDA, in order to respect Ng Tung River and the natural ridgelines to the north, the building heights reduced gradually from the District Centres towards the eastern and western fringes and from the south to Ng Tung River in the north;
- (d) a comprehensive planning and urban design framework had been formulated to create a quality and green living environment and socially integrated communities. To ensure good integration of new and old communities, and enhance the connectivity and integration of FLN NDA with the existing new town, green spines were provided extending from the riverside promenade to the Fanling/Sheung Shui New Town;
- (e) a comprehensive pedestrian and cycle track network had been planned to ensure good connectivity between the new towns and the existing rural

areas nearby. Further study on the detailed alignment would be carried out at the design stage; and

- (f) with a view to promoting ‘urban-rural integration’ and recognising the importance of agriculture to Hong Kong, agricultural land was retained within FLN and KTN NDAs to allow continuation of the existing farming practice. About 12 ha of land in Fu Tei Au were retained as “AGR” zone in FLN and another 46 ha of land zoned “AGR” and “AGR(1)” in KTN. The existing ‘dawn market’ would also be reprovided within FLN NDA.

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

45. With the aid of some Powerpoint slides, Mr. Leung Yuk Cheung (FLN R567, KTN R119) said that the concept of ‘urban-rural integration’ was an important part of his proposal but that concept could not be achieved in the current NDAs, as the farmland and the living area of farmers had to be put together. The proposed FLN NDA would entirely destroy the rural character including the existing cottages and farmland in Ma Shi Po (including the Mapopo community farm) by turning the area into high-rise residential developments and roads. Similarly, some rural cottages in KTN would also be destroyed, even though some farmland and fishponds would be preserved. Mr. Leung further stated that the proposed LVNP in KTN was only artificial, similar to the existing Wetland Park in Tin Shui Wai. Mr K K Ling clarified that the proposed Nature Park would be managed by AFCD for continuation of wetland agriculture and was different from the Wetland Park in Tin Shui Wai.

46. In response to the representers’ suggestion to retain the rural character of Ma Shi Po (including the Mapopo community farm), Ms Chin said that FLN NDA including the Ma Shi Po area was planned as a natural extension of the Fanling/Sheung Shui New Town in view of its proximity to the existing new town and Fanling railway station. The Ma Shi Po area would become the District Centre of FLN NDA which would blend in with the existing new town and optimise the current infrastructure facilities. Medium to high-density residential development was proposed in the area to meet future housing demand. As the area was close to the existing Luen Wo Hui, the development in FLN NDA could also enhance the growth of the local economy.

47. Mr Tam Hoi Pong said that with the demolition of the existing villages, ‘urban-rural integration’ would not be possible under the current NDAs development proposals. Agricultural land and villages were integral parts of the rural character. To achieve ‘urban-rural integration’, the Board should consider amending the current NDAs to minimize the demolition of existing villages and to retain the Mapopo community farm.

Tree Preservation

48. In response to a Member’s question on tree preservation proposal, Ms Chin said that according to the Landscape and Visual Impact Assessment under the Environmental Impact Assessment, a broad brush tree survey had been carried out within the NDA. Based on a very broad brush estimate, 17,000 trees would be affected by NENT NDAs of which 30% would be retained/transplanted. Existing trees to be retained within NENT NDAs would be carefully protected during construction stage. Trees unavoidably affected by the construction works would be transplanted as justified while compensatory tree planting for felled trees would be provided. Major and secondary green corridors were designed in the form of tree avenues, boulevards, pedestrian streets and green walkways to allow continuous and safe pedestrian access throughout the NDAs.

District Centres

49. A Member asked about the estimated population of the two District Centres proposed in FLN NDA and how vibrancy of those nodes could be ensured. With the aid of some Powerpoint slides, Ms Chin said that two District Centres with a mix of high-density residential development, commercial and GIC facilities would be developed around the two proposed PTIs at the eastern and western parts of FLN NDA. The two centres would accommodate a total population of about 70,000. For the eastern District Centre located at the existing Ma Shi Po area, it would accommodate a population of about 47,000 with a proposed Central Park, pedestrian shopping streets, retail shops and eating places to enhance the vibrancy of the area. Pedestrian network would be provided to connect the new activity node with the existing market town in Luen Wo Hui. For the western District Centre, a “Riverside Community” along Ng Tung River would be developed to the north of the existing Tin Ping Shan Tsuen and would accommodate about

23,000 population. Again, pedestrian shopping streets and retail shops would be developed to enhance the vibrancy of the area. The two District Centres would form an extension to the existing Fanling/Sheung Shui New Town.

50. As all the representers and representers' representatives scheduled for the session had completed their presentation and Members had no further question to raise, the Chairman thanked the representers, representers' representatives and the government representatives for attending the meeting. They all left the meeting at this point.

51. The meeting was adjourned at 5:00 p.m.