

1. The meeting was resumed at 9:00 a.m. on 25.11.2014.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow	Chairman
Mr Stanley Y.F. Wong	Vice-chairman
Mr Roger K.H. Luk	
Professor S.C. Wong	
Professor Eddie C.M. Hui	
Dr W.K. Yau	
Ms Bonnie J.Y. Chan	
Professor K.C. Chau	
Mr Ivan C.S. Fu	
Mr Sunny L.K. Ho	
Mr Lincoln L.H. Huang	
Mr Dominic K.K. Lam	
Mr F.C. Chan	
Mr Francis T.K. Ip	
Deputy Director of Lands (General)	
Mr Jeff Y.T. Lam	
Assistant Commissioner for Transport/Urban, Transport Department	
Mr Albert W.B. Lee	
Chief Engineer (Works), Home Affairs Department	
Mr Frankie W.P. Chou	
Director of Planning	
Mr K.K. Ling	

Presentation and Question Sessions

[Open meeting]

3. The Chairman said that as no representer had turned up, the meeting would be adjourned until there were representers turning up.

[Mr. Stanley Y.F. Wong left the meeting temporarily at this point.]

4. The meeting was resumed at 9:40 a.m.

5. The following representatives of the Planning Department (PlanD) and the representers' representative were invited to the meeting at this point:

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

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

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

FLN-R12152, KTN-R11701 – Lee Wing Ming

FLN-R12467, KTN-R12016 – Tam Man Ching

Ms Ho Yuen Ting (東北城規組) – Representers' representative

6. 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 Draft Fanling North Outline Zoning Plan No. S/FLN/1” (the Guidance Notes) which had been provided to all representers/commenters prior to the meeting. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 3,400 representers/commenters had indicated that they would either attend in person or send an authorised representative to make oral submission, it was necessary to limit the time for each oral submission;
- (b) each representer/commenter would be allotted a total of 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 submission;
- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Town Planning Board (the Board) during the exhibition period of the respective Outline Zoning Plans (OZPs) or the publication period of the representations; and
- (d) to ensure a smooth and efficient conduct of the meeting, the representer/commenter should not repeat unnecessarily long the same points which had already been presented by others earlier at the same meeting. Representers/commenters should avoid reading out or repeating statements contained in the written representations/comments already submitted as the written submissions had already been provided to Members for their consideration.

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

8. The Chairman said that the proceedings of the hearing would be broadcast

on-line, and the video recording of the presentation made by the representative of PlanD on the first day of the Group 4 hearing (i.e. 13.10.2014) had been uploaded to the Board's website for the meeting and would not be repeated at the meeting. He would first invite the representers' representative to make the presentation. After the oral submission, there would be a question and answer (Q&A) session at which Members could direct questions to any attendees of the meeting.

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

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

FLN-R12152, KTN-R11701 – Lee Wing Ming

FLN-R12467, KTN-R12016 – Tam Man Ching

10. Ms Ho Yuen Ting made the following main points:

- (a) she was an ordinary citizen and was not living in the New Territories. She had read the study reports of the North East New Territories New Development Areas (NENT NDAs) and noted that the main reason for development of the NDAs was to provide land to meet housing needs. She queried why land could not be made available through better utilization of land resources instead of taking away agricultural land. There was plenty of abandoned land in the territory which had not been utilized. Moreover, large pieces of land were allocated to the Fanling Golf Course or other private clubs, the facilities of which could only be enjoyed by a small group of people. She queried if land supply was so important to meet housing demand, why only a small amount of the land, less than 10% in the NDAs, was designated for housing development;
- (b) the agricultural land in the New Territory had been reducing and there were farmers waiting for suitable land to rehabilitate farming so as to grow their own food or provide food supply. Further development on

the rural areas would cause adverse ecological impacts. Since Hong Kong was already crowded with developments, she queried whether development of the NDAs was necessary or whether a land policy to utilize existing land resources would be a better solution; and

- (c) she noted that the development of the NDAs would involve a government expenditure of about \$120 billion, within which a huge sum of money would be spent on land resumption and compensation to the indigenous villagers or large private developers who had accumulated large land reserves. The public had to bear the cost but not everyone would benefit from the future development of the NDAs. She queried whether the public money could be put to better use.

[Actual speaking time : 4 minutes]

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

11. The Chairman said that the points and questions raised by Ms. Ho had been made in the previous meeting sessions, the audio records of which had been uploaded onto the Town Planning Board's website. He invited Ms Maggie M.Y. Chin, DPO/FS&YLE, to provide information in response to the questions raised by Ms. Ho.

12. With the aid of a Powerpoint presentation, Ms Maggie M.Y. Chin made the following main points regarding the land use distribution of the Kwu Tung North (KTN) and Fanling North (FLN) NDAs :

- (a) for KTN NDA, developments would be located mainly around the railway station. With a view to efficiently utilizing the land resources, high-density residential developments with a plot ratio of 5 to 6 would be provided around the Kwu Tung Station. KTN would accommodate a population of about 100,000 persons to help meet the medium to long-term development needs of the territory;

- (b) the FLN NDA was a natural extension at the periphery of the Fanling/Sheung Shui New Town bounded by Ng Tung River. To better utilize the existing infrastructures, developments in the FLN NDA would centre around the two Public Transport Interchanges;
- (c) compared with other new towns, it was unique that there were some areas zoned “Agriculture” (“AGR”) in the two NDAs. The wetland at the Long Valley Nature Park (LVNP) with wet cultivation would be conserved. The area to its north near Ho Sheung Heung would be zoned “AGR(1)”, while the area to its south near Yin Kong would be zoned “AGR”, so as to provide buffer area and to preserve the existing agricultural uses. Together with the “AGR” zone at Fu Tei Au Village, a total of about 100 ha of agricultural land would be provided in the two NDAs. There were also areas zoned “Green Belt” (“GB”) on the KTN and FLN Outline Zoning Plans (OZPs) to conserve the rural features such as feng shui woodlands and the Ma Tso Lung River. Land within the “GB” zone would not be resumed; and
- (d) housing development, community facilities such as school, hospital, clinic and community hall and other supporting facilities serving the daily needs of the future population would be provided in the developable area of the two NDAs. In line with the future economic development of Hong Kong, the “business and technology park” and “research and development” uses would provide about 17,700 employment opportunities. Together with about 20,000 employment opportunities from other sectors such as commercial and retail, a total of about 37,700 employment opportunities would be provided in the two NDAs. About 90 ha, i.e. 30% of the developable land of 300 ha, would be designated for housing development, rather than 10% of the NDAs area.

13. At the request of the Chairman, the Secretary showed the webpage containing the percentage of different land uses of the whole territory for information of Ms. Ho.

14. Regarding Ms Ho's concern on the cost of \$120 billion, Ms. Maggie M.Y. Chin explained that the amount included the cost for advanced works such as site formation. According to the estimate of the NENT NDAs Planning and Engineering Study, the basic infrastructures would cost about \$41 billion, while other public facilities such as government, institution or community facilities would cost about \$48 billion.

15. As for Ms Ho's concern on the feasibility of adopting alternatives such as the Fanling Golf Course (FGC) to minimize impact on agricultural land, Ms. Maggie M.Y. Chin said that the public views were noted and its feasibility for housing development would be examined under the 'Preliminary Feasibility Study for New Territories North (NTN)'. Like the two NDAs, to assess the development potential of the FGC for housing development, various aspects such as traffic, sewerage, environment, the employment and educational needs of future population had to be comprehensively assessed. While the public would be consulted on the study findings once available, the NENT NDAs development could not be replaced as it was ready for implementation to meet the housing need. From 2008 to 2014, there were extensive consultations with three stages of public engagement on the NENT NDAs. Amendments had been made to the proposals with regard to the needs of various stakeholders and were reflected on the OZPs. It was hoped that the OZPs could be adopted as early as possible so that the first phase of work could commence in 2018 for the first intake of population in 2023. Among the 16,000 new units to be provided in the first phase of development, about 13,000 were public housing units. Currently, there were 125,000 applicants on the general Waiting List for public housing. It was hoped that the housing production could be provided timely.

16. The Chairman pointed out that the Fanling Golf Course was operating under private recreational lease and a review on the current policy of the private recreational lease was being conducted by the Home Affairs Bureau. Subject to the findings of the review, the relevant bureau/department would examine if follow up work was required on the land use aspect.

17. The Chairman asked Ms. Maggie M.Y. Chin to provide information on areas within the NDAs which were not planned for development.

18. With the aid of a Powerpoint presentation, Ms. Chin said that out of the 610 ha of land within the two NDAs, about 300 ha of land was zoned “Open Space” (“O”), “AGR”, “GB” and “Conservation Area” (“CA”). The LVNP with an area of 37.5 ha would be resumed by the Government while the peripheral areas including the “AGR” zones to the north and south of Long Valley, and the “GB” zones conserving the rural environment such as the feng shui forests and the Ma Tso Lung River would not be resumed. Given that the two NDAs were located at the northern part of the New Territories adjoining the rural environment, the proposed green areas as mentioned above could serve as a buffer where the existing natural habitat could be conserved. The existing activities and residents in those areas would not be affected.

19. The Chairman asked Ms. Maggie M.Y. Chin to explain the agricultural resite/rehabilitation policy and the arrangement for the affected farmers. In response, Ms. Chin said that about 4 ha of agricultural land in KTN and about 24 ha located at the two future town centres of FLN would be affected. Whilst it was inevitable that active agricultural land would be affected for the NDAs development, there was close cooperation with the Agriculture, Fisheries and Conservation Department (AFCD) to arrange for agricultural resite/rehabilitation at Kwu Tung South. About 103 ha of agricultural land in Kwu Tung South was surveyed, of which about 34 ha were fallow agricultural land that had potentials for agricultural resite/rehabilitation in terms of the soil property and supporting facilities.

20. At the request of Ms. Ho Yuen Ting, the Chairman allowed her to make a final point. Ms. Ho said that while the Government intended to develop the NDAs to meet the housing need, it would destroy the homes of many people who were living there and the loss could not be compensated.

21. As Members had no further questions to raise, the Chairman thanked PlanD’s representatives and the representers’ representative for attending the meeting. They all left the meeting at this point.

22. The meeting was adjourned at 10:10 a.m.