

1. The meeting was resumed at 9:00a.m. on 6.1.2015.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow Chairman

Mr Stanley Y.F. Wong Vice-chairman

Mr Roger K.H. Luk

Professor S.C. Wong

Professor P.P. Ho

Professor Eddie C.M. Hui

Dr C.P. Lau

Mr Clarence W.C. Leung

Ms Anita W.T. Ma

Dr W.K. Yau

Professor K.C. Chau

Mr Sunny L.K. Ho

Mr Lincoln L.H. Huang

Mr Dominic K.K. Lam

Ms Christina M. Lee

Mr H.F. Leung

Mr F.C. Chan

Mr David Y.T. Lui

Chief Traffic Engineer/Kowloon, Transport Department

Mr Wilson W.C. Pang

Chief Engineer (Works), Home Affairs Department

Mr Martin W.C. Kwan

Assistant Director (Regional 3), Lands Department
Mr Edwin W.K. Chan

Director of Planning
Mr K.K. Ling

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

4. The Meeting was resumed at 9:23 a.m.

Presentation and Question Sessions

[Open Meeting]

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

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

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

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

FLN-R2429, KTN-1977 – 鄧歲好

FLN-R2430, KTN-1978 – 鄭鳳嬌

FLN-R2431, KTN-1979 – 李妹

FLN-R2432, KTN-1980 – 李昇駿

FLN-R2433, KTN-1981 – 李耀洪

FLN-R2434, KTN-1982 – 鄭伯祥

FLN-R2435, KTN-1983 – 鄭加其

FLN-R2436, KTN-1984 – 鄭鈞偉

FLN-R2437, KTN-1985 – 曾建榮

Mr Chow Sung Ming (東北城規組) – Representers' Representative

FLN-R2438, KTN-1986 – 蘇敏

FLN-R2439, KTN-1987 – 曾慧瑩

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

- (a) in view of the large number of representations and comments received and more than 3,400 representers/commenters had indicated that they would either attend in person or send an authorised representative to make oral submission, it was necessary to limit the time for each oral submission;
- (b) each representer/commenter would be allotted a 10-minute speaking time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements to allow cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and requesting an extension of time for making the oral submission;
- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Town Planning Board (the Board) during the exhibition period of the 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 each presentation, except with time extension allowed, should be within 10 minutes and there was a timer device to alert the representers and representers' representatives 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' representatives to make their oral submissions, following the reference number of each representer who had registered with the Board's Secretariat on the day. After all registered attendees had completed their oral submissions, there would be a question and answer (Q&A) session at which Members could direct enquiries to any attendee(s) of the meeting.

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

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10. With the aid of a Powerpoint presentation, Mr Chow Sung Ming made the following main points:

- (a) this was his third time attending the representation hearing meeting. There were many reasons why people had made representations and expressed their opinions. Some might just want to fulfil their responsibilities as citizens to take part in the open hearing to express their views and they did not expect that their views would affect the decision of the Town Planning Board (the Board). Some might have strong objections to the North East New Territories New Development Areas (NENT NDAs) development and they wanted to express their views to convince the Board with justifications to make a decision that would be beneficial to Hong Kong in the long-run. For him, he was most concerned about whether people could defend the rights to tell the truth or not. There were many distorted facts in the recent developments in Hong Kong. It seemed that the rights to tell the truth was not something that could be taken for granted. He considered that speaking the truth was particularly important for the next generation who should be honest, brave and true to themselves;

[Ms Christina M. Lee returned to join the meeting at this point.]

- (b) the Government just released the public consultation document on "The New Agricultural Policy: Sustainable Agricultural Development in Hong Kong". Unfortunately, it was just a window dressing act. The policy was superficially ideal and it had not addressed the root of the problem. One of the proposed measures of the New Agricultural Policy was the establishment of an Agricultural Park (Agri-Park) with a size ranging from 60 hectares to 80 hectares. In terms of size, scale and setting, he considered that Kwu Tung South was obviously a potential site for development identified by the Government. The establishment of an Agri-Park was to pave way for the Government to acquire the lots required for setting up the Agri-Park through land resumption and put it under the management of the Agriculture, Fisheries and Conservation Department (AFCD). The policy was not a comprehensive one. The formulation of the policy at this juncture was just intended to plug in the public criticism of developing NENT. Again, the Government was not

telling the truth and many facts were hidden from the public;

- (c) to elaborate different urban planning principles, Mr Chow used different Conceptual Plans (CPs) of West Kowloon Cultural Development (WKCD) as examples. Of the three CPs, the one prepared by Norman Foster was selected for implementation. As revealed from the design layout, Foster deployed lots of straight lines to delineate streets and grids to guide the direction and development of the area. The design process adopted a top-down approach. In other words, the impact on the existing community and neighbourhood network had not been taken into account. Despite that WKCD was a reclaimed area without any existing community, such design concept was still subject to criticism as the design layout was similar to that of Tsim Sha Tsui East. The Tsim Sha Tsui East was considered as a planning disaster as it was not people-oriented and the layout was not formulated from the perspective of users/pedestrians;
- (d) as for the CP prepared by Rocco Yim, the layout actually resembled the layouts of existing old districts like Public Square Street (Yung Shu Tau) in Yau Ma Tei, Jordan, and Wan Chai. It was more people-oriented and it was formulated from the users' points of view. The emphasis was on provision of criss-cross and bending roads and pockets of open spaces forging connections and interactions between people. The area was slowly developing in an organic manner with active involvement from the public living in the area;
- (e) in their book titled "Kowloon Cultural District", Esther Lorenz and Li Shiqiao considered that the existing Kowloon District was already a cultural district with diversified street life and rich collective cultural vibrancy. Therefore, there was no need to spend a huge sum of public money to formulate a design for the WKCD. Nonetheless, the rapid developments in the past 20 to 30 years including the West Kowloon reclamation and the refusal to grant hawker licence by the Government resulted in the vanishment of street markets and hawker stalls and loss of

street vitality. In gist, he considered that the planning principle should be people-oriented to meet the needs of the public;

- (f) apart from the PlanD's 2008 study on Tin Shui Wai New Town led by Dr Law Chi-kwong from the University of Hong Kong, Mr Chow stated that Dr. Hendrick Tieben from the Chinese University of Hong Kong in 2013 also compared Sai Ying Pun and Tin Shui Wai in examining the difference in urban form and its impact on economic opportunities and quality of life. Sai Ying Pun was densely developed with irregularities of street orientation, block size and building types. The development sites were comparatively smaller with narrow alleys and criss-cross streets. Jobs could be found closer to the residents' homes. As for the Tin Shui Wai New Town, it was developed based on a Transit-Oriented Development (TOD) approach. It integrated transportation and land use within walking distance of a transit station. The streets were wider in Tin Shui Wai with lots of green spaces separating one area from another area. However, he had doubt on the functions of providing those green spaces without activities in Tin Shui Wai. As far as economic opportunities were concerned, more jobs could be provided in Sai Ying Pun than Tin Shui Wai. The function of the Tin Shui Wai New Town was homogenous in nature. The area was solely for housing and there were no other functions in the area. There was a lack of vitality in the local economy and the lack of competition was quite evident. He considered that economic and employment opportunities were in fact essential factors contributing to the quality of living and sustainable urbanism;

- (g) on the layout and topology, there was not much difference between Tin Shui Wai and the Kwu Tung North NDA. Both layouts were based on the TOD model. Each development plot was extensive in size with lots of open space. It would create a cluster of disconnected community lacking of street life and causal social interactions. Although the Kwu Tung North OZP showed only the broad land use layout for the area, he anticipated that the future development of the areas would be akin to or

even worse than Tin Shui Wai. The parks under the management of the Leisure and Cultural Services Department would only allow walking and occasionally sitting on grass. All the activities would be connected from the underground Kwu Tung railway station to subways or elevated walkways through different shopping malls. People would only use the shopping malls as their areas of activities and people would be forced to patronise in large chain stores. There would be no street life in the area;

- (h) the Kai Tak Grid Neighbourhood with smaller development sites was a bold and deliberate attempt inspired by the Kowloon City neighbourhood. It advocated vibrant street life, human interaction and harmonious community. However, the concept was distorted after the sharp increase in plot ratios of the development sites;
- (i) although Dr. Tieben strongly criticized the TOD model, Mr Chow considered that it might not be a problem if there was a diversity of activities near the railway station. He used Japan as an example. Although the developments directly above the Japan Rail (JR) stations were monopolized by the railway company, other areas near the railway station could still retain their walkable streets which offered lively and diversified life at street level. People could walk around freely at the street level to and from different directions and it could create lots and many rich and casual interactions. According to “Learning from the Japanese City” and “The Making of Hong Kong : From Vertical and Volumetric” by Barrie Shelton, those old districts in Asian cities had their unique form that created energy in the area. Mr Chow considered that all those could no longer be identified in the new development areas in Hong Kong;
- (j) in her book entitled “The Death and Life of Great American Cities”, Jane Jacobs advocated street life, cross roads, small development sites which could facilitate human interactions. Jane Jacobs considered that more greening and open spaces without human interaction would not lead to

any city life. Jacobs loved sidewalks and hated parks. In her other book “The Economy of Cities”, Jacobs claimed that the rise and fall of an area would depend on the availability of economic opportunities. Mr Chow used Sai Ying Pun and Tin Shui Wai again as examples and pointed out that there were many flexible small and medium-sized enterprises in Sai Ying Pun whereas there were only two big enterprises in Tin Shui Wai. While Sai Ying Pun had shops and services that created jobs for residents living there, there were not enough jobs created in Tin Shui Wai. Sai Ying Pun was not only a district to live, but also a district to work and to produce goods and services. For Tin Shui Wai, commercial activities were concentrated in shopping malls. Many new arrivals in Tin Shui Wai were housewives and they could not afford to work full-time as they had to take care of their children. There was a lack of job opportunities in Tin Shui Wai for them to work part-time.

[Ms Anita W.T. Ma left the meeting temporarily at this point.]

- (k) Mr Chow also used 董富記工場 in Tai Kok Tsui as an example to illustrate that life in a lively and vibrant area could offer rich cultural memories for novelists. Mr Dung Kai-cheung (董啓章) was the third generation of 董富 and his book 《天工開物·栩栩如真》 was about ordinary people of three generations living in Hong Kong. It was a blend of personal growth history, the family history and the history of centuries of development in Hong Kong. Mr Dung’s other book 物種源始·貝貝重生之學習年代》 was about a university graduate engaged in a protest action to protect an existing community in Sai Kung. He said that the situation in that book was somewhat similar to the situation in NENT. Currently, the NENT area could still provide the environment for different forms and styles of living. He said that life should not be pre-arranged by the Government and it should not be regarded as a must or normal for the younger generation to enter big enterprises after graduation and buy flats after working for a number of years. The recent Occupy Central Movement revealed that the city was not dying as there were still youngsters who cared about the future of

Hong Kong. There were also youngsters visiting Ma Shi Po to explore a different form of life style of Hong Kong;

- (l) he was not the kind of person that objected to new town developments for no reasons. He considered that the developments should duly respect the existing community and promote organic life style. The development should take into account the existing scenic view and heritage of the area. The heritage and landscape of the area should be preserved as a whole rather than bits by bits on an individual building basis. Planning should be for the people and by the people, and should integrate people with nature. It should emphasise human interaction. Although large development site could offer high potential for property appreciation, he considered that smaller development sites, with irregularities of streets and provision of shops and services at ground level of buildings was the most appropriate form of urban development;
- (m) Mr Chow considered that housing should be provided to meet the housing needs of the community instead of meeting their desire of owning an apartment. He enquired whether the NENT development was in line with that approach. PlanD should also explain whether the meaning of 50:50 public private housing split was referring to the land area or the number of flats to be provided. Though he understood that housing policy was under the jurisdiction of the Transport and Housing Bureau, the Board should also be accountable. He said he might attend another hearing session to elaborate more on the long-term housing policy; and
- (n) last but not least, he was most concerned about the freedom of speech to tell the truth. There were more and more concealing and confusing facts in Hong Kong. Most of the protesters of the Occupy Central Movement did not use any violence and he did not understand why they were being arrested. He was worried about incrimination for words expressed, the malpractice of law enforcement and how judicial independence could be maintained. He would fight for peaceful appeals to tell the truth and

publish articles. That was important for the next generation.

[Actual speaking time : 92 minutes]

FLN-R2438, KTN-1986 – 蘇敏

FLN-R2439, KTN-1987 – 曾慧瑩

11. Mr Au Kwok Kuen said that it was his third time attending the representation hearing meeting. Apart from representing 東北城規組 (the Group), he was also a member of 古洞支援組. On the issue related to the request of some representers or their representatives made on the morning of 5.1.2015, Mr Au made the following main points:

- (a) he would like to echo the reasonable request of those representers or their representatives to arrange the time slots for more than 1,000 representers to attend the hearing. He considered that the request was made in accordance with the procedures of the Board. If their request was not acceded to, it would contravene the Town Planning Ordinance and they would not pre-empt the possibility to seek application for a judicial review;
- (b) upon the gazetting of the relevant statutory plans on 20.12.2013, actions had been taken to solicit views of different parties and eventually more than 3,000 representations and comments were submitted to the Board. According to the procedures and practice of the Board, each representer was entitled to attend the meeting to make an oral submission of 10 minutes. That was their rights. He had already reflected his views to the Secretariat. Those representers were prepared to attend the hearing, but many of them might not be able to take leave from work and therefore only some could actually attend the hearing session. He considered that the arranged time slots and the meeting venue did not suit those representers living in Kwu Tung and Fanling North. He requested the Board to schedule hearing sessions for the some 1,000 representers, and a direct and clear response from the Chairman as a record to serve as a basis for subsequent legal proceedings;

- (c) a lot of time had been taken by them to explain the function and procedures of the Board to the representers. However, the Board suddenly changed the rule of hearing and compressed the hearing time at the expense of the representers so that the OZPs could be submitted to the Chief Executive in Council (CE in C) for approval as soon as possible. It was a shame that the Board had restricted the rights of representers. If arrangement was not made to schedule hearing sessions for the some 1,000 representers, it might force or push the public to take more vigorous actions to express their dissatisfaction with the Government; and
- (d) he was also dissatisfied about PlanD's response to his request for the Powerpoint presentation by PlanD. Although the presentation was available for viewing on the internet, it was a video and he had difficulty downloading the Powerpoint for analysis. He said that PlanD had tried to deprive his right to know the contents.

12. Mr Au then made the following points on the development proposals shown on the OZPs:

- (a) many developers had hoarded land in most of the areas near Ho Sheung Heung in Kwu Tung with scenic view of Long Valley. The "Residential (Group A)" ("R(A)") and "Residential (Group B)" ("R(B)") zonings in Ho Sheung Heung, which were the subject of proposed amendments made by some representers, were in favour of the developers. Those areas would finally become areas for luxury residential developments;
- (b) as no railway station was proposed in its proximity, the "R(A)" zoning at Ho Sheung Heung could not be justified. The capacity of the planned transport network was insufficient to support the increased population generated by the NENT NDAs. The increase in traffic would cause serious congestion to the road network. With the additional Kwu Tung station, the capacity of the East Rail Sheung Shui Station would also be

overloaded;

- (c) PlanD could not provide any explanation on why the land use planning had not taken into account the existing community there and the overall community needs. Both the zonings and their boundaries were tilted in favour of developers and the privileged. The overall land use proposals were not formulated by adopting a bottom-up planning approach and it was not people-oriented. PlanD should explain the land use planning principles;
- (d) the Vice-chairman had previously made a remark in the media that some sectors of the community would need to make sacrifice so that the overall housing needs in the territory could be met. He considered it irresponsible to mislead the public by making such a vague statement. He questioned why the local people, particularly those in Kwu Tung and the non-indigenous villagers, should make such sacrifice but not those developers hoarding their land and those privileged;
- (e) many farmers and tenants living in squatters in NENT were now subject to exploitation by land owners because of the absence of rent control. Currently, owners were free to adjust the rents and some would unreasonably increase rents even to a level higher than the market value. There were incidents that the rental was jacked up from \$650 a year to \$1,200 a month and the tenancy term for a farming operation was shortened from 5 years to 1 year only. Due to the uncertainty and the absence of rent ceiling control, the farmers and tenants could see no hope to plan their future. 古洞支援組 would later take actions to request the Lands Department and the Government to amend the Landlord and Tenant (Consolidation) Ordinance to provide protection for the farmers and tenants;
- (f) the Government should retain those areas like Mapopo Community Farm in Ma Shi Po for agricultural use, instead of formulating an agricultural policy to identify other areas for agriculture use;

- (g) planning in Kwu Tung North should not be done in an isolated manner without considering its surrounding areas. As luxurious housing had been or would be provided in Sheung Shui, Fanling and Kwu Tung South, there was no such need in Ho Sheung Heung. The Government should consider the preference of those existing residents. If they would like to stay in the area, the Government should provide upgrading works to improve their living environment;
- (h) the Government should consider using those brownfield sites for development of government, institution or community (GIC) facilities like schools or hospitals to meet the community needs;
- (i) there were many planned commercial developments along Castle Peak Road. The farm near the home for the elderly in Kwu Tung had now been rezoned to facilitate a commercial development. There was no information as to whether a land exchange for the development had been in process. If not, he would raise suspicion of collusion between the Government and the business sector. The rezoning actually benefitted the developer. He also considered that the whole NENT development had been planned for the benefit of the developers; and
- (j) in view of the above, he urged Members not to agree to submit the OZPs to the CE in C for approval.

13. In conclusion, Mr Au made the following requests:

- (a) the Board should respect the rights of some 1,000 representers and schedule hearing sessions for them to make their oral submissions. Otherwise, they would not pre-empt the possibility of instigation of legal proceedings;
- (b) the planning approach for NENT development should be bottom-up and people-oriented, and should adopt the planning principles advocated by

the previous representers' representative, Mr Chow Sung Ming;

- (c) if there must be sacrifice to meet the overall housing needs, it should be those real estate developers hoarding the land instead of those underprivileged farmers and villagers. The people currently living in the area, their existing living, including their living environment and farming activities, and the existing uses on the land should be respected in the first instance;
- (d) the Landlord and Tenant (Consolidation) Ordinance should be amended to protect the farmers and tenants living in squatters in the New Territories; and
- (e) the Government should protect agricultural land in the areas. The areas should be retained for agriculture use instead of luxurious housing.

[Actual speaking time : 19 minutes]

14. As the representers' representatives had completed their presentations, the Chairman invited questions from Members.

15. The Vice-chairman said that Mr Chow Sung Ming's persistence to tell the truth was appreciated. Noting Mr Chow's views on the New Agricultural Policy made earlier, he asked for Mr Chow's views on the merits and the demerits of the proposed Agri-Park under the New Agricultural Policy, assuming that the Agri-Park would be implemented in NENT NDAs development.

16. In response, Mr Chow Sung Ming made the following main points:

- (a) the management of the Agri-Park, if by the Agriculture, Fisheries and Conservation Department (AFCD), would be under strict regulation. The function of the Agri-Park would be homogenous. It would advocate high technology modernized farming only and would not suit the operations of those small-scale farms currently practising in an

already well-established interactive community in harmony with the nature; and

- (b) according to AFCD, there were around 4,500 ha of agricultural land in Hong Kong. The Agri-Park, with an area of about 60 to 80 ha, accounted for only a very small amount of the total agricultural land. On the one hand, the Agricultural Policy seemed to promote agricultural development on 80 ha of agricultural land, but on the other hand, it just provided justifications to release more than 4,400 ha of agricultural land for other uses or developments. The Government owed the public a detailed explanation on how those 4,400 ha of agricultural would be used.

17. A Member asked Mr Chow Sung Ming whether it was possible to integrate both the TOD approach to develop the areas above and around the railway station, and the people-oriented approach to respect the characteristics of the local community in the NENT NDAs development. The Member considered that both approaches could bring vitality to the development area. The Member also asked whereabouts in the NENT was appropriate for such integrated approach so that a more diversified and energetic community could be established. Apart from areas reserved for agriculture, the Member also asked Mr Chow's views on how other parts of NENT could be better utilized so that more Hong Kong people could benefit from the NDAs.

[Professor Eddie C.M. Hui and Mr Clarence W.C. Leung left the meeting temporarily at this point.]

18. In response, Mr Chow Sung Ming made the following main points:

- (a) city development in Hong Kong had been overwhelmingly affected by the railway alignments and stations. Taking Tin Shui Wai as an example, the Light Rail Transit stations had an overriding impact on the design layout of the new towns. He also considered that the railway company used the profit gained from property developments along the railway lines to subsidize the fare prices. For instance, he was puzzled why the Pat Heung railway depot would require tens of hectares of land,

which was equivalent to almost the size of a small new town. The housing policy was simply tilted in favour of the railway company to provide private and luxury housing developments above the railway stations. From his point of view, although both Japan and Hong Kong adopted the same TOD approach, the development in areas around the JR station could still respect and retain the characteristics of the local neighbourhood;

- (b) apart from old districts like Sai Ying Pun and Kowloon City in the urban areas, there were also other good examples of vibrant neighbourhoods in the New Territories such as Tai Ming Lane in Tai Po and Pau Cheung Square in Yuen Long. Those areas usually had wide footpaths next to a rest garden with street level shops promoting diversified street life and casual social interactions. Those were vivid examples to illustrate how an area could have vitality;
- (c) there were about 90 ha of land in NENT reserved for housing. Coupled with about 120 ha of land for providing supporting and infrastructure facilities, the NENT only required around 200 ha instead of 612 ha of land as currently proposed. Besides, he considered that the existing Fanling Golf Course, with an area of about 170 ha, was big enough for a new town development. He also doubted whether the scale to accommodate a population of 170,000 and a working population of 37,000 in a 200-ha new town was appropriate or not;
- (d) instead of a large new town, new towns of a smaller size with 30 to 40 ha of land accommodating a population of 30,000 to 40,000 like Wang Chau in Yuen Long would be more problem-free. The small new town would exert less pressure on the need to create sufficient job opportunities for its residents. Moreover, the demand for associated GIC facilities, the need to provide additional traffic infrastructure and the disturbance to the rural environment would all be minimized. He also believed that development of several small new towns would not cause strong social controversy like the NENT NDAs development; and

- (e) it was easier to find areas of smaller size for small town development. Consideration should also be given to utilize those brownfield sites.

19. With regard to Mr Chow Sung Ming's presentation, a Member made the following points:

- (a) the rapid development of Hong Kong in the past decades had caused a decline of old districts like Wan Chai, Kowloon City and Hung Hom. Most ground floor shops were vacant with few pedestrians walking on the streets. Elderly or handicapped people were living in aged tenement buildings without lifts. The environment was in fact not that livable. Planning was therefore required because there was a need to improve the environment and the facilities for the public;
- (b) parks or open spaces, though may be perceived as homogenous in function and subject to a lot of restrictions on their usage, were actually frequently used by the elderly, students and children; and
- (c) for the NENT development, only part of the 612-hectare land was reserved for development purpose. The remaining parts were either for the provision of supporting infrastructure and GIC facilities, or even not intended for any development. If sufficient areas were not reserved for the provision of supporting facilities at an early planning stage, he considered that it would result in lots of problems after the population intake and it could not facilitate any economic activities.

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

20. In response, Mr Chow Sung Ming made the following main points:

- (a) he was not a romantic person. What he advocated was the gradual transformation of an area to absorb new elements for revitalization of the area. Wuhu Street in Hung Hom was a typical example where new

shops and services catering for the needs of students from the Hong Kong Polytechnic University were opened. The important thing was how to keep the place alive by allowing different possibilities that could lead to the development of the area in an organic manner. He did not see such possibilities in the NENT NDAs; and

- (b) the Urban Renewal Authority (URA) adopted a "4R" strategy, i.e. Redevelopment, Rehabilitation, Revitalisation and pReservation to regenerate the old urban areas. However, he noted that URA only focused on redevelopment through amalgamation of sites and replacement of old buildings. To improve the living environment of the elderly in aged tenement buildings, he considered that URA should step in to rehabilitate the buildings. For urban renewal, more consideration should be given to respect the needs of the residents rather than paying monetary compensation to force them to leave the neighbourhood. There was no need to stick to the two extremes, i.e. total demolition of buildings or maintaining the status quo of the buildings. URA should be more meticulous in examining each and every old building to explore the opportunities for proper repair and maintenance.

[Professor K.C. Chau and Dr W.K Yau left the meeting temporarily at this point.]

21. A Member said that planning had its limitations and the ambience of an area such as Pau Cheung Square was created due to a number of factors. As far as urban planning was concerned, he opined that the development of NENT was not necessarily purely bottom-up or top-down as either might not be suitable for NENT NDAs development. It could be a combination of both. He asked Mr Chow Sung Ming for his view on the appropriate planning approach that should be adopted for the NDAs development.

22. Mr Chow Sung Ming agreed that urban planning was a continuous planning process. The area should be developed continuously with interactive elements. Planning should be forward looking to envisage the development of the area in 30 to 50 years and should take note of the history of the community in the past decades. The existing interactive communities should be respected in drawing up the plan for the organic growth of

the area. According to the current layouts for Kwu Tung North and Fanling North, it adopted a top-down approach and the layout had not taken into consideration the interactive elements like the history, the culture and the existing communities.

[Mr H.F Leung left the meeting temporarily at this point.]

23. In response to Mr Au Kwok Kuen's views on the hearing arrangement, the Chairman said that the meeting arrangement was agreed after detailed discussion by Members, though it was understood that the Group might have a different view on it. As already explained at the meeting held on 5.1.2015, the hearing session on 17.12.2014 was arranged to hear the representations of the representers who had authorized the Group to make oral submission on their behalf. Well before the scheduled meeting, the Board had instructed the Secretariat to obtain a list of authorizations from the Group so as to better arrange the meeting. However, since the list was not available before 17.12.2014, the Secretariat could only ask the original representers to attend the meeting but was unable to estimate the amount of time required to hear the representations from the Group. On 17.12.2014, the Secretariat was finally able to obtain a list of authorizations from the Group. After checking the list, it was noted that among the 292 representers, 252 representers had not attended the hearing before and additional hearing sessions for 5 days (starting from 5.1.2015) had been arranged to hear the remaining 252 representations. The Board considered that the arrangement made was in accordance with the provisions under Town Planning Ordinance (the Ordinance) and the Guidance Notes and Procedures for the hearing. The Chairman hoped that Mr Au could understand the rationale of the Board in making the arrangement.

24. In response, Mr Au made the following main points:

- (a) his statements were not views, but the rights of those representers. He had previously informed the Secretariat that over 300 representers and others in their own capacities would attend the hearing sessions after 17.12.2014 for making oral submission. According to his understanding, some representers would like to attend the hearing in person. Although only a few actually turned up in the additional hearing sessions, that might be due to the communication problem with the Secretariat;

- (b) in any case, the hearing arrangement should allow all representers to attend the hearing. That would be in line with the provisions of the Ordinance. The current arrangement by the Board would affect the rights of the representers and thus was not in accordance with the provision of the Ordinance; and
- (c) based on the minutes of the hearing sessions, further action would be taken by the Group.

25. Members noted the comments made by Mr Au.

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

27. The meeting was adjourned at 12:00 noon.