

1. The meeting was resumed at 9:00 a.m. on 7.1.2015.
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 Eddie C.M. Hui

Dr C.P. Lau

Ms Anita W.T. Ma

Dr W.K. Yau

Mr H.W. Cheung

Ms Janice W.M. Lai

Mr H.F. Leung

Mr Stephen H.B. Yau

Mr F.C. Chan

Mr Peter K.T. Yuen

Chief Engineer (Works), Home Affairs Department
Mr Kwan W.C. Martin

Assistant Director (Environmental Assessment)
Environment Protection Department
Mr K.F. Tang

Director of Lands
Ms Bernadette H.H. Linn

Director of Planning
Mr K.K. Ling

3. The Chairman said that no representer had turned up, the meeting would adjourn until the representer arrived.

[The meeting was adjourned at 9:05 am.]

[Ms Janice W.M. Lai, Ms Anita W.T. Ma and Ms Bernadette H.H. Linn returned to join the meeting at this point.]

[The meeting was resumed at 9:47 am.]

4. The following representatives of the Planning Department (PlanD) 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
------------------	---

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

FLN-R5864, KTN-R5396 – Andrew Tsang

FLN-R6035, KTN-R5585 – Hioe Lai Shan

FLN-R6037, KTN-R5587 – Ho Chui Ying

FLN-R6044, KTN-R5594 – Oscar Cheung

FLN-R6477, KTN-R6027 – 羅謙恩

FLN-R6498, KTN-R6048 – Kila Cheung

Mr Yu Wai Pan (東北城規組)	-	Representers' Representative
-----------------------	---	------------------------------

FLN-R6557, KTN-R6107 – 張翠恩

FLN-R6576, KTN-R6126 – Bern Yung

FLN-R6629, KTN-R6179 – Jacky Cheung

FLN-R6684, KTN-R6234 – Wong Chui Ping

FLN-R6745, KTN-R6295 – Lau Po Chun

FLN-R7223, KTN-R6773 – Lo Moon Kin

FLN-R7230, KTN-R6780 – Law Wai

FLN-R7378, KTN-R6928 – Victor Lai

FLN-R7495, KTN-R7045 – Wing Ho

FLN-R7761, KTN-R7311 – Martin Leung

FLN-R7814, KTN-R7364 – Ckl

FLN-R8630, KTN-R8180 – 顧芷晴

Ms Elsa Ko (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 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 presenter/commenter should not repeat unnecessarily long the same points which had already been presented by others earlier at the same meeting. Presenters/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 presenters and presenters' 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 presenters/presenters' representatives to make their oral submissions, following the reference number of each presenter 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. Lunch break would be from about 1:00 p.m. to 2:00 p.m. and there would be one short break each in the morning/afternoon sessions, as needed.

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

10. Mr Yu Wai Pan, the representers' representative, asked about the quorum of the meeting. In response, the Chairman said that in accordance with the Town Planning Ordinance, five Members of the Board should form a quorum of the Board's meeting and there were sufficient Members at the meeting to form the quorum required. In response to Mr Yu's further question on conflict of interest, the Chairman said that Members had already declared their relevant interests at the first session of the hearing for Group 4 and the declarations would be recorded in the minutes which would be made available for public inspection.

FLN-R5864, KTN-R5396 – Andrew Tsang

FLN-R6035, and KTN-R5585 – Hioe Lai Shan

FLN-R6037, and KTN-R5587 – Ho Chui Ying

FLN-R6044, KTN-R5594 – Oscar Cheung

FLN-R6477, KTN-R6027 – 羅謙恩

FLN-R6498, KTN-R6048 – Kila Cheung

11. Mr Yu Wai Pan made the following main points:

- (a) he was a student of the Lingnan University and a believer of Marxism;
- (b) he was dissatisfied with the formation of the Board and composition of its Members as they were not elected by the public but appointed by the Chief Executive. The Board was not representing the interest of the general public and was not a representative of the general public. Some Members, for example, the Vice-chairman owned high-class properties in the Mainland for renting to the former Chief Executive;
- (c) the Board's hearing arrangement, including the 10-minute time limit, was only arbitrarily set and not reasonable to the representers;
- (d) 東北城規組 (the Group) had obtained authorization of 1,340 representers to make oral submissions. However, the Group had still not yet been given their entitled speaking time at the hearing session;

- (e) the North East New Territories New Development Areas (NENT NDAs) would affect thousands of people currently residing in the area and it would also involve about \$120 billion and also likely transfer of interests to developers;
- (f) Members of the Board should make their declaration of interests within one month of their appointment in the current term;
- (g) the NENT NDAs had great impact on the livelihood of many people and as such it should be based on a people-oriented principle. However, it was noted that there was not even a comprehensive social impact assessment done for the NDAs;

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

- (h) Fu Tei Au Village was a typical non-indigenous village. In early years, people who failed to find a job in the urban area had moved to the rural area and started to farm in the area. Those villagers witnessed the development of agriculture in Hong Kong. However, increasing urbanization and infrastructure works in the rural area had reduced the area of farmland substantially and affected the communities of those villages. The NENT NDAs would change the area substantially and have great impact on the existing communities in the area especially their style of living. That explained the reason why there were a large number of strong objections to the NDAs;
- (i) it was noted that about 1,000 flats in NENT NDAs had been reserved for accommodating the affected villagers who were eligible for rehousing. However, there were over 1,150 households in Kwu Tung North (KTN). Many villagers who were not land owners were even not eligible for rehousing. It was also noted that the population in KTN and Fanling North (FLN) had decreased from about 8,400 people in the first stage of public engagement of the NENT NDAs Planning and Engineering Study

(the NENT NDAS Study) to about 5,000. Villagers living in the area might have been forced by land owners to leave the area. In addition, there was a very long waiting list for public housing flats and it was doubtful if rehousing within the same district would be feasible;

- (j) for the affected farmers, it was noted that an area in Kwu Tung South had been proposed for agriculture rehabilitation. However, only 5 ha of land in Kwu Tung South were government land;
- (k) who would benefit from the compensation of the NENT NDAs? It would be the rich people including some District Council members, Legislative Council members and even the Secretary for Development who owned land in the area. The System of accountability allowed people from the business sector to join the Government as key officials. That would cause direct conflict of interests as it was not certain how many of those officials had relationship with the developers;
- (l) as indicated in information from the Rating and Valuation Department, there were large amounts of vacant flats yet to be filled up as the flats were not affordable to most people. The soaring property price had created substantial impact on people's livelihood. According to the research, quite a portion of children and elderly in poor families were suffering from malnutrition, as those families had little disposable income because of high rent or property price. They could not spend more on food;
- (m) the Government, other public organizations such as the Urban Renewal Authority and Mass Transit Railway Corporation and even the Board were all responsible for jacking up property prices by approving and implementing development plans which were in favour of developers' interests;
- (n) the appointment of Members of the Board was for their support for government policy. The role of official Members in the Board was also not clear. The Board was not acting in public interests and did not reject

any plan put forward by the Government;

- (o) it was noted that the proposed police facilities in Fu Tei Au would be relocated to elsewhere as there was discussion in the District Council. He questioned whether there would be changes to the concerned OZPs and whether public consultation would be undertaken for the changes; and
- (p) the NENT NDAs put forward by the Government was against public interests, although the Government claimed that it was to address housing needs in particular for the young generation. The NDAs were strongly objected to by young people as it was in favour of the real estate sector and was formulated under an undemocratic process. In addition, the estimation on housing demand was without any basis and the population forecast done by the Government was always not accurate. The ratio of public and private housings in the NDAs was also not clear. The objective of controlling property price by increasing supply of private residential flats was not successful as property price did not come down. There was in fact no shortage of flat supply as demonstrated in the Rating and Valuation Department's information on vacant flats in Hong Kong. The Government was just making use of the existing rules and procedures to justify collision between the Government and the commercial sector.

[Actual speaking time: 60 minutes]

12. In response to Mr Yu's oral representation, the Vice-chairman said that he did not own any property outside Hong Kong. The properties owned by him were all stated in the declaration of interest register of the Board.

FLN-R6557, KTN-R6107 – 張翠恩

FLN-R6576, KTN-R6126 – Bern Yung

FLN-R6629, KTN-R6179 – Jacky Cheung

FLN-R6684, KTN-R6234 – Wong Chui Ping

FLN-R6745, KTN-R6295 – Lau Po Chun

FLN-R7223, KTN-R6773 – Lo Moon Kin

FLN-R7230, KTN-R6780 – Law Wai

FLN-R7378, KTN-R6928 – Victor Lai

FLN-R7495, KTN-R7045 – Wing Ho

FLN-R7761, KTN-R7311 – Martin Leung

FLN-R7814, KTN-R7364 – Ckl

FLN-R8630, KTN-R8180 – 顧芷晴

13. Ms Elsa Ko made the following main points:

- (a) she was a volunteer worker of the Group;
- (b) she appreciated Members' effort in making contribution to Hong Kong. She had resided in US for some time but decided to move back to Hong Kong because of the good community relationship here, just like that in NENT;
- (c) she came to know the NENT through a guided tour. There were large pieces of green area with active cultivation. The farmers were growing organic vegetables there;
- (d) the price of organic food rose substantially over the years. One of the reasons was due to the distribution of land resources for different uses;
- (e) there were in fact a lot of land available in Hong Kong. There were about 2,000 ha of unallocated and unleased land. If those areas could be better utilized, there was no need for the NENT NDAs;
- (f) there was no need to use each and every piece of land for development in Hong Kong, but the green area in NENT should be retained to provide fresh air for the people. Given that Shenzhen had been highly developed and the air pollution problem was very serious, the green area in NENT was a very important buffer for purifying the air;
- (g) her brother-in-law once suffered from cancer, but was able to survive

through a healthy diet such as organic food. The living environment and food were very important to health. It was therefore doubtful if it was necessary and beneficial to Hong Kong people to develop NENT;

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

- (h) many people were doing farming and enjoying a healthy life. Many farms like Mapopo in NENT practised organic farming and the farmers there collected food waste from nearby restaurants to be used as fertilizers;
- (i) developers had bought the abandoned farmlands in NENT and then left them vacant pending future development. Those farmlands should be made available for farmers to cultivate. The Government should encourage rehabilitation of abandoned farmlands in particular for organic farming through a proper agricultural policy. To retain agricultural activities including vegetable growing and poultry/fish rearing would help guarantee the quality of food. By doing so, Hong Kong people could enjoy more organic and good quality food. She then quoted examples of her relatives and friends to demonstrate the feasibility of practising local agricultural activities and organic farming in Hong Kong;

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

- (j) town planning should cover both urban and rural planning. If all the rural areas were used for development, there would be problems on preservation of green area and provision of good food;
- (k) she was doing community work and had been handling cases related to land disputes in NENT recently. The NENT NDAs were a very large-scale development and thus it would involve a lot of private interests and therefore land disputes. To facilitate future development, there were cases of developers using illegal methods/uncivilized ways to force those who had been residing there for a very long time to move out. While there was a policy on adverse possession, a balance had to be struck between land

owners' right and the living of the villagers;

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

- (l) for the NENT NDAs, there were still many problems yet to be resolved, as many people's homes would be affected. In particular for the elderly, there was concern on how they would be relocated. That was against the original intention of the NDAs which was to improve the living of Hong Kong people;
- (m) that was similar to the urban renewal schemes in the urban area where people were forced to move out from their homes but they were unable to buy a new home within the same locality after redevelopment. Ways to address the issue should be considered, for example 'flat for flat' scheme or 'shop for shop' scheme in Prosperous Garden at Yau Ma Tei or 'buy back' scheme in Jubilant Place at Ma Tau Wai; and
- (n) Hong Kong was an international city. We should plan better for the people of Hong Kong and for improving their living environment rather than destroying it. The plan for the NENT NDAs had to be improved and enhanced.

[Actual speaking time: 119 minutes.]

14. As the presentation from the representers' representatives had been completed, the Chairman invited questions from Members. As Members had no questions to raise, the Chairman thanked the representers' representatives and the PlanD's representatives for attending the meeting. They all left the meeting at this point.

Any Other Business

[Closed meeting]

15. The Chairman said that the Group submitted a letter yesterday night regarding the allocation of speaking time for the Group. The letter was sent to Members and copies

were tabled at the meeting for Members' information. The Chairman said that the Secretariat would draft a reply along the Board's decision of 6.1.2015. The draft reply would be made available for Members' consideration during the regular meeting of the Board on 9.1.2015.

16. As there was no other business, the meeting was adjourned at 12:51 p.m.