

1. The meeting was resumed at 9:04 a.m. on 19.1.2015.
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

Ms Anita W.T. Ma

Dr W.K. Yau

Ms Bonnie J.Y. Chan

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Mr Stephen H.B. Yau

Mr F.C. Chan

Mr David Y.T. Lui

Chief Traffic Engineer/Kowloon, Transport Department

Mr Wilson W.S. Pang

Principal Environmental Protection Officer (Strategic Assessment),

Environmental Protection Department

Mr Victor W.T. Yeung

Chief Engineer (Works), Home Affairs Department

Mr Martin W.C. Kwan

Assistant Director of Lands/Regional 3, Lands Department

Mr Edwin W.K. Chan

Director of Planning

Mr K.K. Ling

Presentation and Question Sessions

[Open meeting]

3. The following government representatives and commenter's representative were invited to the meeting at this point:

|                     |   |  |
|---------------------|---|--|
| Ms Maggie M.Y. Chin | - | District Planning Officer/Fanling Sheung Shui & Yuen Long East (DPO/FS & YLE), Planning Department (PlanD) |
| Mr Otto K.C. Chan   | - | Senior Town Planner(1)/FS, PlanD   |
| Mr M.T. Law         | - | Chief Engineer/NTE4, Civil Engineering and Development Department (CEDD)                                   |

FLN C6010, KTN C5579- Transport

Planning Alliance

Ms Wong Oi Chu - -

4. The Chairman said that the hearing of the representations in respect of the Draft Fanling North Outline Zoning Plan (OZP) No. S/FLN/1 and the Draft Kwu Tung North OZP No. S/KTN/1 had been completed on 13.1.2015 and the hearing of the comments on the representations would commence at this session. A total of 593 commenters had indicated that they or their representatives would attend the meeting. There was no comment for Group 2. The comments of Groups 1 and 3, and some of those of Group 4 would be heard at this session.

5. The Secretary reported that the declaration of interests made by Members as recorded in paragraphs 11 and 12 of the minutes of the meeting on 8.10.2014 for Group 1 was still valid. As the comment of Group 1 was related to the representation submitted by MTR Corporation Limited (MTRCL) (FLN-R14) and Mr Dominic K.K. Lam had business dealings with MTRCL, Members agreed that Mr Lam should be invited to temporarily withdraw from the meeting.

6. The Chairman 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 commenters and commenter's 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 1 hearing (i.e. 8.10.2014) had been uploaded to the Board's website for the meeting and would not be repeated at the meeting. He would first invite the commenters/commenters' representatives to make their oral submissions, following the reference number of each commenter 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 and afternoon sessions, as needed.

### **Hearing for Group 1**

9. The Chairman then invited the commenter's representative to elaborate on the comment.

#### FLN-C6010, KTN-C5579 - Transport Planning Alliance

10. With the aid of a Powerpoint presentation, Ms Wong Oi Chu made the following main points:

- (a) the commenter disagreed with the representations which objected to the development of Northeast New Territories (NENT) New Development Areas (NDAs). The commenter concurred with other representers' views that a lack of railway and station reserve on the draft Fanling North (FLN) OZP would be a land use plan that had failed to optimize the development potential of scarce and valuable land resources. The commenter considered that the new town development was an efficient and effective way to improve the living quality of the community by providing essential housing and associated facilities in an orderly manner.

The commenter was concerned about inadequate transport infrastructural facilities to support the existing and future population in the area;

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

- (b) with regard to KTN-R-91, the commenter stated that the planned population at Kwu Tung North (KTN) NDA would inevitably bring unbearable pressure to the carrying capacity of the East Rail and that transportation services for the NENT would be paralysed if the East Rail experienced signal failures. The commenter agreed that this could be addressed if the alternative railway line connecting the NDA to the urban area was provided. Noting that Kwu Tung Station and Northern Link (NOL) were recommended in the Railway Development Strategy (RDS) 2014 released in September 2014, the commenter considered that the alignment of NOL should be shown on the OZP;
- (c) the commenter agreed to FLN-R14 submitted by MTRCL which pointed out that NOL should also be extended into FLN NDA in order to achieve good integration of land use and transportation infrastructure to contribute to the sustainable development of the NDA;
- (d) FLN-R45 pointed out that the capacity of the East Rail was already saturated and unable to handle additional commuters arising from the NENT NDAs, and the overcrowded situation of the existing Fanling Station including the entrances/exits, platforms and passageways; and that inadequate design capacity of the existing station would compromise the safety and comfort of passengers. The commenter supported the views of the representer and considered that new railway facilities should be provided in the FLN NDA to cater for the needs of both existing and future population;
- (e) FLN-R539 raised similar concern as KTN-R91 that the high concentration of planned population at the FLN NDA would inevitably bring unbearable pressure to the carrying capacity of the East Rail and

that transportation services for the entire NENT would be paralysed if the East Rail experienced signal failures. The commenter considered that the concern could be addressed if NOL would be implemented concurrently with the FLN NDA. The alignment of NOL should also be shown on FLN OZP to reserve land for it;

- (f) the commenter considered that the Board should take into account the information available after the gazette of the OZPs including (1) the Legislative Council Paper (No.: CB(1)980/13-14(03)) in February 2014 where the Transport and Housing Bureau had admitted that the East Rail was operating at 100% capacity during morning peak hours; (2) 北區交通幹道樞紐汽車流量調查 (the Traffic Report) issued by the North District Council in March 2014 which found that some road junctions and roundabouts in Fanling and Sheung Shui were already operating at or exceeded capacity during weekday peak hours and some improvement measures were proposed in the Traffic Report; (3) public housing development at Queen's Hill announced in June 2014 which proposed to accommodate 11,000 residential flats with a population of 33,000 persons; and (4) RDS 2014 released in September 2014 where NOL and Kwu Tung station were recommended with flexibility to extend NOL to serve FLN and Peng Che/Ta Kwu Ling. According to RDS 2014, subject to the actual implementation of the KTN NDA, an indicative implementation window from 2018 to 2023 for the NOL and Kwu Tung Station was recommended. RDS 2014 also pointed out the need to retain flexibility for extending the NOL to serve the potential developments in NT;

[Mr David Y.T. Lui returned to join the meeting at this point.]

- (g) the commenter considered that the Board should take into account the aforesaid information. The improvement measures proposed in the Traffic Report prepared by the North District Council would unlikely be adequate to cope with the new population of the NENT NDAs. The

land of FLN was not optimized (FLN NDA : 164 ha with a population of 71,400 whereas Queen's Hill development : 16 ha with a population of 33,000) due to lack of railway/station. Queen's Hill development would further add burden to the East Rail and the existing Fanling Station, and therefore it would be necessary to extend NOL to FLN;

- (h) in RDS 2014, the alignment of NOL including Kwu Tung Station and proposed extension to serve FLN/Ping Che/Ta Kwu Ling was shown. On the current FLN and KTN OZPs, there were no indicative alignment and programme of NOL. Transport-oriented Development (TOD) was fundamental to the planning of all new urban areas in Hong Kong and should not be excluded from the OZPs. It was important to protect the route of NOL. A consistent approach should be adopted for including alignment of possible future railway line on the OZPs, as in North Point OZP on that North Island Line was indicated; and
- (i) the commenter proposed that an indicative alignment and implementation timetable of NOL should be added in the KTN OZP to meet the representation/comment. For FLN OZP, it was proposed to add an indicative alignment, two stations and implementation timetable of NOL on the OZP to meet the representation/comment.

[Actual speaking time: 10 minutes]

11. Members had no question.

12. As there was no further commenters of Group 1 arrived, the Chairman said that the hearing of the Group 1 comments had been completed. He thanked the commenter's representative and government representatives for attending the meeting. They all left the meeting at this point.

[Mr Dominic K.K. Lam returned to join the meeting at this point and Professor S.C. Wong left the meeting temporarily at this point.]

13. As there was no commenter of Group 3 attending the session, the Chairman suggested and the Meeting agreed to proceed with the hearing of the Group 4 comments.

#### **Hearing for Group 4**

14. The following government representatives, commenters and commenters' representatives were invited to the meeting at this point:

Ms Maggie M.Y. Chin - DPO/FS & YLE, PlanD

Mr Otto K.C. Chan - Senior Town Planner)/FS1, PlanD

Mr M.T. Law - Chief Engineer/NTE4, CEDD

#### FLN-C22, KTN-C22- Wong Tin Yau

Ms Leung Tak Man (東北城規組) - Commenter's representative

#### FLN-C72, KTN-C72 – Chan Chor See

Ms Chan Chor See - Commenter

#### FLN-C86, KTN-C86 – Leung Yuk Cheung

Mr Leung Yuk Cheung (東北策略) - Commenter

#### FLN-C142, KTN-C142 – Ho Yee Yan

#### FLN-C150, KTN-C150 - 勞協

Ms Ho Yee Yan - Commenters' representative

15. The Chairman extended a welcome and then repeated the procedure of the hearing as recorded in paragraphs 6 to 8 above except that the video recording of the presentation made by the representative of PlanD on the first day of the Groups 4 hearing (i.e. 13.10.2014) had been uploaded to the Board's website.



16. The Secretary reported that the declarations of interests made by Members as recorded in paragraph 11 of the minutes of the meeting on 8.10.2014 for Group 4 were still valid.

17. The Chairman then invited the commenters and commenters' representatives to elaborate on the comments.

FLN-C22, KTN-C22 - Wong Tin Yau

18. Ms Leung Tak Man made the following main points:

- (a) there were a lot of brownfield sites where the environment had already been destroyed. To resolve the housing problem, the first priority should be to develop those brownfield sites;
- (b) Mr CY Leung, Chief Executive, had stated that Hong Kong was not in lack of land but the problem was that a lot of land was planned for non-residential development or low-density development. Mr CY Leung had stated that there were still a lot of government land that could be developed. According to Mr Yiu Chung Yim of Chinese University Hong Kong, there were about 2,100 ha of vacant government land. Taking into account railway-related developable land (500 ha), unused quarry and brownfield sites (3,000 ha) (i.e. farm land in New Territories being used for illegal container storage or vehicle park), the total amount of land available were about 6,000 ha which could accommodate 4 million persons;
- (c) the operation of the existing businesses, e.g. open storage, on brownfield sites had caused contamination to the land and pollution to surrounding environment and affected the living environment of local people. Concerned land owners also wanted to develop brownfield sites. The Government should make plan for development of brownfield sites as soon as possible. That option could avoid the need for resumption of active farm land for development. As stated in the third Policy Address

of Mr CY Leung, the Government would actively study the feasibility of developing brownfield sites to increase land supply. That was also the main land resource of Hong Kong in the medium-term. The commenter considered that the direction was correct but existing businesses on those brownfield sites should be properly relocated;

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

- (d) farm land should be protected as it could provide food and was a main component of the ecological and sustainable development systems. There was a need to develop Hong Kong's own agriculture to provide safe and healthy food as well as more diverse job opportunities. For food supply, we should not rely totally on the Mainland and other countries. Importing food from other places would consume a lot of energy and create pollution problem;
- (e) agriculture was the best solution for food waste. According to the Environmental Protection Department, 3,300 tonnes of food waste were disposed in landfills every day in Hong Kong. That had caused much pressure on the capacity of the landfills. Food waste was organic waste and could be decomposed and turned into compost for recycling. Without agriculture, food waste could only be disposed at landfills causing environmental pollution; and
- (f) there were 4,843 ha of farm land in Hong Kong. Food self-sufficiency rate could be increased from 2.3% to above 20%. At present, only 450 ha were under active farming. The quality of farm land in the Mainland was deteriorating. We should not rely too much on the food supply from the Mainland. There were a lot of farm land in NENT. The Government should formulate appropriate population policy, food policy, housing policy and agriculture policy so as to protect farm land in Hong Kong.

[Actual speaking time : 10 minutes]

FLN-C86, KTN-C86 – Leung Yuk Cheung

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

- (a) 東北策略 (the Concerned Group) was established to monitor the NENT NDAs from the policy point of view to better utilize resources. The NENT NDAs were originated from the Hong Kong 2030 Study, and the proposal was withheld until 2008 because of the economic situation. The purpose of NENT NDAs was to meet the housing and employment needs due to the increase in population and to take advantage of the economic connection with the surrounding areas. According to the latest proposal, the total area of the NDAs would be 614 ha, providing 68,000 housing units to accommodate a population of 175,000. 115 ha of land would be used for residential development, but only 40-50 ha would be allocated for public housing;
- (b) according to the Census and Statistics Department, the population of 8,400,000 predicted in Hong Kong 2030 would not be attained until 2041. Therefore, the Concerned Group considered that it was possible to defer the development of the NDAs by 10 years so as to allow the Government, residents and other stakeholders to participate in and improve the design of the NDAs. The Government claimed that the NDAs would solve the shortage problem of public housing. However, there would only be 69 ha of land for public housing development, covering only 11% of the NDAs. The Government could use the approximately 1,000 ha of existing vacant residential sites, brownfield sites and redevelopment sites to provide land for residential use to avoid using green or undeveloped areas;
- (c) the NENT NDAs would have a serious impact on the residents of North District or even residents of all the areas to the north of Tai Wai. There

were currently 300,000 people living in North District and there would be an additional of 170,000 people should the NDAs be implemented. The capacity of each train of East Rail after operation of Shatin to Central Link (SCL) would decrease to 75% as the number of carriages of each train would be reduced from 12 to 9. If the NDAs were implemented, the demand for railway transportation would increase by 50% and the overall patronage of SCL would be double of its original design capacity. According to the Secretary for Transport and Housing, Mr Anthony Cheung, NOL could divert passengers of West Rail to East Rail. That would add pressure on the carrying capacity of East Rail. Although Express Rail Link might provide an alternative, it could not help relieve the pressure on East Rail during peak hours. The Government had not considered the impact of the NENT NDAs on the railway and the overall transport network, which could be significant to the residents of North District;

- (d) low income population not living in public housing was concentrated in two areas, i.e. North and Yuen Long Districts as well as Sham Shui Po. The poverty of the low-income residents in Sham Shui Po would become more serious if they were to be relocated to the public housing in NDAs which had less job opportunities. Most of the residents in North District needed to commute to urban area for work. That would add pressure to the railway network. The poverty of the grassroots would not be solved if they were relocated to peripheral areas of Hong Kong. If we were to help the poor, we should allow them to stay in urban area or New Towns or urban fringe areas where more jobs were provided;
- (e) for FLN NDA, although PlanD mentioned that the decrease in active agricultural land was not significant, about 100 ha of agricultural land in 2001 (but left vacant now) would be affected by the NDA. Currently, active agricultural land had been reduced to 28 ha because of the long planning history of the FLN NDA. After the proposal was announced in 1998, many private agricultural land was sold to developers and the land was left vacant. This situation was also happening in Ma Shi Po

and would happen in Ping Che/Ta Kwu Ling in future; and

- (f) the Board should withdraw the NENT NDAs and re-plan it. Agricultural industry should be adopted as a main development direction to facilitate Hong Kong's future development.

[Actual speaking time : 10 minutes]

FLN-C142, KTN-C142 – Ho Yee Yan

FLN-C150, KTN-C150 – 勞協

20. Ms Ho Yee Yan made the following main points:

- (a) some residents of Sham Shui Po recently visited Ma Po Po Farm and found that the farm was not only producing food but also making compost. The farm collected food waste and green waste from the community and recycle them as fertilizer. That helped the community to get rid of such wastes as well as showed the connection between the Farm and the community. The Farm also practised sustainable agriculture;
- (b) to work as a farmer required a lot of knowledge. Apart from producing food, they needed to know how to sell the produce, how to integrate into the community and to farm in a sustainability way, etc;
- (c) the Government stated that the land in NENT NDAs was required for housing use. There was still other land available for housing development. In Sham Shui Po and Shek Kip Mei, there were old residential buildings being redeveloped for hotel but not residential use;

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

- (d) Ms Ho presented a five-minute video with 古洞北發展關注組李肇華

先生. The video was about a factory producing sauces in Kwu Tung and the concerns of the villagers on the NDA. It was queried that the NDA was for building luxury housing but not to solve the housing needs of local people and grassroots. As villagers did not know when the proposed development would take place, they had stopped renovating their houses since 1980s. The Government should communicate better with the villagers. It was also raised that the Fanling Golf Course site could provide the needed housing land and the Government should examine that option;

- (e) more affordable housing should be built. Sham Shui Po residents wanted a small public housing flat in urban area where their community network was established. A public housing flat in NENT NDAs was not what they wanted. Developing brownfield sites and land above MTR stations should be considered. There were many urban renewal projects in urban area, but they were redeveloped for luxury flats and none of them was for the local people. That approach of urban renewal should be reviewed, as the objective was to meet the housing need of the local people instead of making profit; and
- (f) in view of many problems/queries, the NENT NDAs should be withheld and reviewed. A new development approach to the planning of a community other than a railway-led development approach should be explored.

[Actual speaking time : 20 minutes]

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

FLN-C72, KTN-C72 – Chan Chor See

21. Ms Chan Chor See made the following main points:

- (a) the OZP and town planning system were very difficult to understand. It

would be very difficult for general people to participate in the planning process and for representer/commenter to express their views in 10 minutes' time. Although some problems might not be a town planning matter, such as agricultural policy, they were interconnected and town planning would affect the daily living of the residents;

- (b) the NENT NDAs would have to clear the houses of many villagers and affect their life and work. There was no agricultural policy in Hong Kong. It needed to have its own agricultural policy which was relevant to food safety and food self-sufficiency rate. The NDAs would destroy many farm land and that could not be compensated by roof-top farming;
- (c) she objected to the reduction of green belt arising from the NENT NDAs. Green belt was the buffer between developed area and the nature; and
- (d) due to the NENT NDAs, land was hoarded up by developers. As land use planning would affect many aspects, she suggested that agricultural land should be protected for rural-urban symbiosis and sustainable development. Local industry and agriculture should also be protected for the existence of diversified industries, and it was important for people to have a diversified life.

[Actual speaking time : 10 minutes]

22. The oral submissions were completed. Members had no question to raise.

23. As no further commenters of Group 4 had arrived, the Chairman said that the hearing of the Group 4 comments in that session had been completed. He thanked the commenters/commenter's representatives and government representatives for attending the meeting. They all left the meeting at this point.

24. As there were still no commenters of Group 3 turning up at the session, the Chairman said that the meeting was adjourned and would resume at 9:00am on 20.1.2015.

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