

1. The meeting was resumed at 9:15 a.m. on 20.1.2015.
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 Eddie C.M. Hui	
Dr C.P. Lau	
Ms Anita W.T. Ma	
Dr W.K. Yau	
Ms Bonnie J.Y. Chan	
Professor K.C. Chau	
Mr Sunny L.K. Ho	
Mr Lincoln L.H. Huang	
Mr F.C. Chan	
Mr David Y.T. Lui	
M. Peter K.T. Yuen	
Director of Lands	
Ms. Bernadette H.H. Linn	
Chief Engineer (Works), Home Affairs Department	
Mr. Martin W.C. Kwan	
Director of Planning	
Mr. K.K. Ling	

Presentation and Question Sessions

[Open Meeting]

3. The following representatives of the Planning Department (PlanD), commenters and commenters' 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

FLN-C511, KTN-C511 – Lam Hoi Ying

FLN-C736, KTN-C736 – Wong Siu Yin

FLN-C1217, KTN-C1217 – Betty Chiu

Ms Lam Hoi Ying (東北城規組) – Commenter and commenters' representative

FLN-C79, KTN-C79 – Chang Ka Chun

Mr Chang Ka Chun – Commenter

4. 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 Board during the exhibition period of the OZP 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.

5. 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 commenter and commenters' representatives 2 minutes before the allotted time was to expire and when the allotted time limit was up.

6. 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 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.

FLN-C511, KTN-C511 – Lam Hoi Ying

FLN-C736, KTN-C736 – Wong Siu Yin

FLN-C1217, KTN-C1217 – Betty Chiu

7. Ms Lam Hoi Ying made the following main points:

- (a) she was against the North East New Territories New Development Area (NENT NDA) development. She was not a local villager in NENT, but was concerned about environmental protection and started appreciating rural living since her time at secondary school. She began to be aware of the NDAs project and the vast area of agricultural land that would be affected when she studied Geography at the university. Agricultural land constituted a major land use in Hong Kong and farming provided an alternative to city life. She learnt farming practice in a local farm there and became aware that agriculture was complementary to urban living and could add variety to a city. Other functions of agriculture included food production, waste recycling, and food education;
- (b) there was injustice in the development process of the NENT NDAs development. Developers started hoarding up land there some ten years ago. Farmers were evicted, leaving behind fallow agricultural land. While it was said that housing land was in short supply in Hong Kong, urban renewal projects and land sale sites in recent years had become luxurious properties. She observed that there was a high vacancy rate in the new private residential developments, illustrating the high level of investment activities in the property market. At the same time, public housings were constructed in the rural areas at the expense of agricultural land and farmers/villagers living thereon. Such injustice of evicting the farmers and villagers for housing development should not continue. The NENT NDAs development would lead to irreversible damage to urban-rural symbiosis;
- (c) instead of developing on the virgin site like farmlands, the Government

should first make use of the 'brownfield' sites which had been converted to car parks or container storage yards. The Government had no long-term population planning. Given the declining fertility rate and ageing population, she doubted whether Hong Kong would still have high population growth. Hong Kong needed to define its own carrying capacity. However, the population policy so far had been used to support the planning projects;

[Ms. Bernadette H.H. Linn returned to join the meeting at this point.]

- (d) she had recently visited two farmer markets, one organized at the Mapopo Community Farm and another organized by a group of farmers who rented a ball court near Fanling MTR Station. The latter market was patronized by a large number of visitors. Local agricultural products were in great demand. Increasing local food production was Hong Kong people's common aspiration. The farmer markets would also serve to provide education for children;
- (e) with the aid of some photos, she said that her wedding ceremony was arranged at a local farm in the NENT. The couple was taught about some traditional virtues of wedding ceremony which should also be transferred to the later generations. Although they aspired to that rural living style and had longed to move in there, it was difficult to rent a suitable place as no additional resources had been put in for renovation in face of the forthcoming redevelopment. Choices were limited to some Small Houses which were unaffected by the NDAs;
- (f) it was expected that more large-scale development projects like Ta Kwu Ling, Hung Shui Kiu, Kam Tin and even Lantau were expected to come on stream after the NENT NDAs development. Their developments should not follow the old development model, i.e. making a plan followed by eviction of local people. That would be equivalent to encouraging the developers to continue to hoard up more land in anticipation of development, thereby leading to even more

damage to the rural areas. Agricultural development should not only be limited to the proposed Agri-Park which only had an area of about 70 to 80 ha, accounting for only a small portion of the 3,000 ha fallow agricultural land; and

- (g) Members should not only focus on the land uses within the two OZPs but the interest of Hong Kong as a whole. The rural areas in NENT served as the buffer zones between Hong Kong and Shenzhen, and could not be treated as a set of hard land use figures presented on OZP. As revealed from the recent hasty funding approval for the Advance Works of the NENT NDAs, the Legislative Council was malfunctioned. The Board should assume the role of safeguarding public interests in terms of protection of Country Parks and rural areas, and such common values as urban-rural symbiosis.

[Actual speaking time 26 minutes]

FLN-C79, KTN-C79 – Chang Ka Chun

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

- (a) he referred to the answer given by PlanD's representative in response to Members' questions in two earlier hearing sessions on why Ma Shi Po area was chosen for development. The representative of PlanD mentioned twice that Ma Shi Po was an 'empty space' fronting the river which acted as a natural boundary, thereby justifying Ma Shi Po's suitability for development. He noticed that the names of the villages in Ma Shi Po were not marked on the map shown in PlanD's powerpoint presentation. There was no wonder why Ma Shi Po was referred to as an 'empty space'. He would like to clarify that Ma Shi Po fell within "Green Belt" ("GB") zone where agriculture use was always permitted. Instead of being an 'empty space', there were village settlement and agricultural land there;

- (b) he quoted a section from the Bible which said ‘...and who knows but that you have come to your royal position for such a time as this? (Esther 4:14)’ (焉知你得了王后的位分，不是為現今的機會嗎？(以斯帖記 4:14)). Members should think of the reason of their appointment. TPB Members were not there merely to listen to representations and cast a vote, but to decide what was the best use of individual piece of land to the benefit of Hong Kong as a whole and to exercise their authority to veto bad land use proposals;
- (c) while acknowledging the need for land use planning in Hong Kong, the current NENT NDAs plan, including the consultation arrangement, planning and design, and compensation package, was immature. There was no justifiable reason to endorse the development per se at the moment. He would render support to the NDAs development if a reasonable and comprehensive proposal was formulated by the Government; and
- (d) similar to Ms Lam, the previous commenters’ representative, he also aspired to village life. However, for local villagers, farmland was all their possession and the villagers would be rendered homeless if their lands were taken away. There was no dispute that land was needed to provide public housing to accommodate street sleepers or people residing in cubicles. Although it might not be Government’s intention to build luxury flats, the hard fact was that the property price was out of everybody’s reach and beyond the Board’s control. The previous experiences in developing New Towns could not be repeated as the threshold of development or urbanization had been reached. The Government should resort to urban renewal in urban areas, for example in Kwu Tung, and each urban renewal project should be carefully considered by the Board. The Board should also carefully consider rezoning applications for individual sites or applications for hotel developments in residential zones.

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

9. As the commenters and commenters' representative had completed their presentations, the Chairman invited questions from Members.

10. The Chairman invited Mr Chang Ka Chun to further elaborate on his disagreement with PlanD's description of Ma Shi Po as an 'empty space'. Mr Chang replied that in an earlier hearing, when PlanD was asked why the Government had to develop the areas to the east of Wu Nga Lok Yeung, PlanD's representative described the area between the existing Fanling New Town and the Ng Tung River as an 'empty space'. He disagreed with such description as the areas comprised a village settlement and agricultural lands. Development proposals on that area had generated much controversy, illustrating that the area was not an 'empty space'.

11. With the aid of Powerpoint slides, Ms Maggie M.Y. Chin, DPO/FS&YLE, said that the areas proposed for Fanling North NDA was a strip of land just outside the boundary of the existing Fanling New Town. The FLN NDA was an extension of the existing Fanling/Sheung Shui New Town such that the NDA could capitalize on the existing infrastructure and rail connection. Besides, the northern part of the FLN NDA, e.g. areas close to Fu Tei Au, had already been used for some 'brownfield' land uses including car parks and open storage yards. Ma Shi Po area was planned to be the town centre of the FLN NDA, which would provide both public and private housing. The entire FLN NDA would accommodate a population of 70,000. Two new public transport interchanges in FLN NDA would provide connection between the eastern and western part of the FLN NDA and the existing Fanling and Sheung Shui Stations. She clarified that there were existing village settlement and agricultural land in the area proposed for the town centre of the FLN NDA.

12. The Vice-chairman referred to the concern raised by Ms Lam Hoi Ying, the first commenter, in that other agricultural land outside the Agri-Park would be ignored. He asked if there were planning measures through which the TPB could exercise control on change of use of agricultural land outside the Agri-Park. Ms Maggie M.Y. Chin replied that a total of 95 ha of farmland would be retained within the NDAs, of which 37

ha would be conserved as the Long Valley Nature Park (LVNP), and farming could continue on those farmlands. Areas to the south and north of the LVNP were zoned "Agriculture" ("AGR") and "AGR(1)" respectively. Agricultural land at Ho Sheung Heung to the north of LVNP was subject to stricter planning control in that even land filling would require planning permission from the TPB. Another 12 ha of "AGR" land would be preserved in Fu Tei Au. However, some areas like Ma Shi Po and Kwu Tung Village, given their proximity to the rail stations, were considered suitable for high-density developments to maximize housing production. Resumption and clearance for those areas were therefore unavoidable. The Government would provide basic farming infrastructure like irrigation at the Agri-Park and the Agriculture, Fisheries and Conservation Department (AFCD) would offer assistance in terms of farming techniques and technology to farmers opting for rehabilitation. Vast areas in Kwu Tung South and Kam Tin were retained as "AGR" zones. For "AGR" zones outside the Agri-Park, planning intention for agricultural use was clearly specified in the Notes of the statutory OZPs. Any change of use within the "AGR" zone required planning permission from the TPB through which TPB could exercise planning control.

13. A Member enquired whether there were local or overseas examples where an existing village settlement would be removed or retained if it was affected by new town development. In response, Ms Maggie M.Y. Chin said that under the existing Sheung Shui OZP, existing indigenous village like Sheung Shui Heung was already retained and zoned as "V". The village settlement at Sheung Shui Wah Shan would also be retained. However, certain village settlements like Kwu Tung Village and Ma Shi Po Village, given their proximity to the planned Kwu Tung and Sheung Shui Stations respectively, might unavoidably be affected. Whether a village settlement could be retained or needed to be cleared had to be considered on individual basis. There were overseas experiences in in-situ protection of the village settlement, for example in Germany. However, they might be different from Hong Kong which generally adopted high-density living while protecting a high proportion of land area as Country Parks or Green Belts. To strike a balance between development and conservation, about half of the total areas of the two NDAs (300 hectares) were reserved as "AGR", "GB", LVNP and "Recreation" zones. Regarding housing development, about one-third of the developable area (90 hectares) would be planned for housing development. The remaining portion of the developable area would be used for various supporting facilities such as hospital, school, other

government/institution/community uses, and the business and technology park in addressing the needs of various land uses. In developing the NDAs, the Government had proposed a range of compensation arrangements including local rehousing in the earliest phase of NDAs for eligible residents and rehabilitation scheme for farmers. Besides, according to Government's survey, some 34ha of the 103 ha agricultural land in Kwu Tung South were fallow and had potentials for agricultural resite/rehabilitation. The Chairman added that there might be different planning contexts between Hong Kong and foreign countries. There were both examples of preservation and clearance of existing settlements to make way for development.

14. In response to a Member's question, Mr Chang Ka Chun said that there was no outright objection to any New Town development, but just the NENT NDAs development per se. There was strong reservation about any future New Town development proposal that would make use of agricultural land or Country Parks.

15. A Member referred to the representation made by Mr Chang Ka Chun who quoted a Bible verse and said that the Board Members treasured and listened attentively to the views expressed by representers and commenters in the hearing process. Having operated a stall at the farmer market himself for seven years, the Member was aware of the great demand for local agricultural products.

16. As Members had no further questions to raise, the Chairman thanked PlanD's representatives, commenter and commenters' representative for attending the meeting. They left the meeting at this point.

Any Other Business

[Confidential Item. Closed Meeting]

17. The item was recorded under confidential cover.

18. The meeting was adjourned at 10:20 a.m.