

1. The meeting was resumed at 9:05 a.m. on 22.10.2014.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow	Chairman
Mr Stanley Y.F. Wong	Vice-Chairman
Professor P.P. Ho	
Professor Eddie C.M. Hui	
Ms Bonnie J.Y. Chan	
Mr H.W. Cheung	
Mr. Sunny L.K. Ho	
Mr Lincoln L.H. Huang	
Ms Janice W.M. Lai	
Mr Stephen H.B. Yau	
Mr F.C. Chan	
Mr David Y.T. Lui	
Assistant Director (Environmental Assessment), Environmental Protection Department	
Mr K.F. Tang	
Chief Traffic Engineer/New Territories East, Transport Department	
Mr K.C. Siu	
Assistant Director/Regional 3, Lands Department	
Mr Edwin W.K. Chan	
Director of Planning	
Mr K.K. Ling	

Presentation and Question Sessions

[Open Meeting]

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

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

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

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

FLN-R3321, KTN-R2871 – 張致偉

FLN-R3323, KTN-R2873 – 陳淑芬

Mr Wong Chi Chun (東北城規組) – Representers' representative

3. 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 Meetings for Consideration of the Representations and Comments in respect of the Draft Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/1 and 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 Outline Zoning Plan (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 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.

4. 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 the representers' representatives 2 minutes before the allotted time was to expire and when the allotted time limit was up.

5. 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/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 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 breaks in the morning and afternoon sessions, as needed.

6. The Chairman then invited Mr Wong Chi Chun, the representers' representative, to elaborate on his representation.

FLN-R3321, KTN-R2871 – 張致偉

FLN-R3323, KTN-R2873 – 陳淑芬

7. With the aid of a Powerpoint presentation, Mr Wong Chi Chun made the following main points:

- (a) he was the spokesman of HKWildlife.Net Forum. He would present the ecological information of the North East New Territories (NENT), the loss of farmland habitat in Hong Kong, the difference between organic farming and sustainable farming, the relationship between farmland and the Convention on Biological Diversity, and the problems of the environment impact assessment (EIA) for the NENT New Development Areas (NDAs);
- (b) there were still large areas of paddy fields in Hong Kong in the 1960s and 1970s, but they were all lost gradually in the 1980s and 1990s. However, with recent conservation efforts in Long Valley and Lai Chi Wo, paddy fields reappeared in Hong Kong. Hong Kong had the potential for growing high-quality rice. The Yuen Long Jasmine Rice previously grown in the New Territories used to be a renowned rice species for its good quality;
- (c) agricultural land in Hong Kong were mainly located in NENT and the North West New Territories (NWNT), with NENT having the greatest amount. If NENT was planned as NDAs for development, a large amount of agricultural land in Hong Kong would disappear, causing significant impacts on the farmland habitat;
- (d) when he visited Ma Shi Po at Fanling with his son one night in July

2010, they could find a number of fauna species in the fields there, including *Hoplobatrachus tigerinus* (虎紋蛙), *Gryllotalpa orientalis* (東方螻蛄), *Lariniaria argiopiformis* (黃金肥蛛), leech (水蛭) and other insects and amphibians. Such species were beneficial to the nature and human being. The opportunities to visit farmland allowed people living in the urban environment to rethink how human being should co-exist with the nature;

- (e) many farms in Hong Kong were accredited as organic farms nowadays for they did not use chemical fertilizers and pesticides in the agricultural process. However, most of the organic fertilizers and pesticides used in these farms were imported from abroad, which involved the consumption of excessive energy in the manufacturing and transportation processes. On the other hand, sustainable farms, which were also known as community farms, did not require accreditation by a third party as their organic agricultural practice was trusted by their consumers. Notable examples of sustainable farms in NENT included Mapopo Community Farm (馬寶寶社區農場) and Society for Indigenous Learning (SoIL) (鄉土學社). They helped the community to recycle food wastes into compost for farming use, and practised ecological conservation in their farms;
- (f) while some insects on farm were regarded as pest by people, he would consider those insects as part of the farmland as they only consumed a small portion of crops on the farm. On the other hand, it was the Government and the developers which pursued developments had caused actual destruction to farmland and its associated ecology, food-chain and farm produce;
- (g) the Convention on Biological Diversity (the Convention) was implemented in Hong Kong, and the Agriculture, Fisheries and Conservation Department (AFCD) was developing a Biodiversity Strategy and Action Plan under the Convention. Farmland, which was rich in biodiversity, made up of only about 4% of the land area in Hong

Kong at the moment. Although there were conservation areas in country parks and countryside of the territory, they were highland ecology which was different in nature from lowland ecology, such as farmland. Some fauna species, e.g. *Amphiesma stolatum* (草遊蛇), could be found easily on farmland in the past, but they had become rare now with the loss of farmland. If the remaining farmland in Hong Kong and hence its ecology were not conserved, Hong Kong's overall biodiversity would decrease and could not comply with the Convention;

- (h) there were problems in the EIA conducted for the NENT NDAs. A major problem was that the EIA had not assessed the environmental and ecological impacts under the scenario of not implementing the project or implementing the project at other alternative locations. Although there were many residents and social activities within the study area, the impacts on the local community were totally neglected in the EIA. It was also inappropriate for the EIA to adopt the same criteria as in the assessment of other habitat types, such as secondary woodland, wetland and mangrove marsh, in assessing the ecological value of farmland. The ecological value of farmland would be underestimated in that regard as farmland was intrinsically lower in 'naturalness' and more subject to human disturbance than other habitat types. Moreover, the EIA should not simply categorise farmland habitat as either wet agricultural land or dry agricultural land as whether a piece of farmland would be used for wet or dry agriculture depended mainly on the season and the crops to be grown; and
- (i) instead of pursuing urban development, the planning for NENT should focus on converting the existing brownfield sites into farmland for promoting agricultural production. The existing farmland should remain as farmland, and there should be penalty on people who left their farmland idle or destroyed the farmland. The development of community farms should be encouraged as they could help resolve problem of food waste disposal, reduce the need for distant transportation of food and hence reducing carbon emissions, provide

job opportunities to the local people and provide a stable supply of safe food to the whole community. As farmland in the Mainland had been heavily polluted by chemical pesticides over the decades, the preservation of the unpolluted farmland in Hong Kong was of particular importance for maintaining a sustainable source of food supply and protecting the few remaining farmland habitat in South China.

[Actual speaking time: 20 minutes]

8. As no more representers or their representatives had turned up at this juncture, the Chairman suggested and Members agreed that the meeting be adjourned until 10:00 a.m. to see if any more representers or their representatives would attend the meeting. The meeting was adjourned for 30 minutes.

9. The meeting was resumed at 10:00 a.m. The following representers and representers' representatives were invited to the meeting at this point:

FLN-R3316, KTN-R2866 – 彭文英 (Pang Man Ying)

FLN-R3335, KTN-R2885 – 彭生

FLN-R3337, KTN-R2887 – 鄭福帶

FLN-R8569, KTN-R8119 – 彭文珍

Ms Pang Man Ying – Representer and representers' representative

FLN-R3362, KTN-R2912 – 鄭錦蓮

FLN-R3363, KTN-R2913 – 鄭錦雄

FLN-R3364, KTN-R2914 – 鄭錦鴻

Mr Hor Wah (東北城規組) – Representers' representative

FLN-R3365, KTN-R2915 – 劉麗

FLN-R3366, KTN-R2916 – 鄭錦祥

Mr Wong Yiu Ming (東北城規組) – Representers' representative

FLN-R3368, KTN-R2918 – 彭浩棠 (Pang Ho Tong)

FLN-R3417, KTN-R2967 – 奇

Mr Pang Ho Tong – Representer and representer's representative

FLN-R3377, KTN-R2927 – 蔡錦圖

FLN-R3390, KTN-R2940 – 潘有弟

FLN-R3391, KTN-R2941 – 潘明進

FLN-R3418, KTN-R2968 – 石偉業

Mr Lee Siu Wah (東北城規組) – Representers' representative

FLN-R3378, KTN-R2928 – 楊詠彤

FLN-R3379, KTN-R2929 – 楊俊軒

FLN-R3380, KTN-R2930 – 梁順

Ms Li Yin Fong (東北城規組) – Representers' representative

FLN-R3381, KTN-R2931 – 蔡笑英

FLN-R3382, KTN-R2932 – 陳熾平

陳熾平先生 – Representer and representer's representative

FLN-R3384, KTN-R2934 – 陳春艷

FLN-R3386, KTN-R2936 – 林燕儀

FLN-R3387, KTN-R2937 – 李振飛

FLN-R3404, KTN-R2954 – 余映娟

Ms Chow Koot Yin (東北城規組) – Representers' representative

FLN-R3385, KTN-R2935 – 李振邦

Ms Sy Hui Man (東北城規組) – Representer's representative

FLN-R3388, KTN-R2938 – 李思敏

Mr Ngan Fai Ming – Representer's representative

FLN-R3389, KTN-R2939 – 潘麗明

FLN-R3392, KTN-R2942 – 潘明浩

FLN-R3421, KTN-R2971 – 香群順

Mr Chan Kwok Wai (東北城規組) – Representers' representative

FLN-R3394, KTN-R2944 – 吳記才 (Ng Kee Choi)

Mr Ng Kee Choi – Representer

FLN-R3419, KTN-R2969 – 黎錦新 (Li Jinxin)

Ms Li Jinxin – Representer

FLN-R3424, KTN-R2974 – 何麗嫦

高大姐女士 (東北城規組) – Representers' representative

10. The Chairman extended a welcome and repeated the procedure of the hearing as recorded in paragraphs 3 and 4 above. He then invited the representers and representers' representative to elaborate on their representations.

FLN-R3362, KTN-R2912 – 鄭錦蓮

FLN-R3363, KTN-R2913 – 鄭錦雄

FLN-R3364, KTN-R2914 – 鄭錦鴻

11. Mr Hor Wah made the following main points:

- (a) planning and development should be for the benefit of people and advancement of the society. He was dissatisfied that his life was worsened by the current planning of the NENT NDAs as his home at Kwu Tung Village would soon be resumed by the Government;
- (b) the root of Hong Kong's present problem was the unlimited population growth. He recalled that when he was young, the population of Hong Kong was only three million and buildings were not tall at that time. Now buildings were becoming taller and taller and the city was more

and more congested in order to accommodate more people. While the population kept increasing, land area would not increase. If the issue of population growth was not to be tackled, Hong Kong would still be short of land for development even if NENT was developed into NDAs;

- (c) while the Government had a plan to resume his village for the NDAs development, he queried whether there would be reasonable rehousing and compensation arrangements for the affected villagers. According to his understanding, the eligible clearerees would be rehoused to public housing and those ineligible would be given a certain amount of ex-gratia compensation. As he had never requested the Government to resume his house, he should not be subject to those eligibility criteria for rehousing and compensation which were set by the Government and he did not agree to. It was also unfair that the indigenous and non-indigenous villagers were treated unequally as only the powerless minorities had to be sacrificed for the NDAs development but not the indigenous villagers;
- (d) in the 1960s, the fishermen affected by the construction of Plover Cove Reservoir were rehoused to Sam Mun Tsai New Village in Tai Po by the Government. The Government relocated the entire village to a new site and constructed permanent housing for the fishermen. In recent years, the Government allowed the villagers of Choi Yuen Tsuen affected by the Guangzhou-Shenzhen-Hong Kong Express Rail Link project to rebuild their village on a new site. Both the indigenous and non-indigenous villagers to be affected by the Liantang/Heung Yuen Wai Boundary Control Point project would also be relocated by the Government to the new villages. There were only around 1,000 households in Kwu Tung Village. He wondered why the villagers currently affected by the NDAs development would not be all rehoused to a new village by the Government;
- (e) although some of the affected households might opt for monetary compensation, others like himself only wished to have a nice place for

living. The Government only allowed the eligible households to be rehoused to public housing. He was not eligible for public housing as he would not pass the comprehensive means test. However, the compensation payable to him would not allow him to buy a dwelling in view of the current high property price. He did not request to move into public housing and only wanted to maintain his current living in the village;

- (f) most villagers had been living in the village for decades and had a great passion for the area. The NDAs development would affect around 1,000 households and 10,000 people including villagers, workers and business operators. The Government had not tried to understand the actual needs of the local people. Although the Secretary for Development (SDEV) had visited their village and met with the villagers two years ago, there were no further communications with the villagers. He did not object to the resumption of his house but the Government should have dialogue with him. The Government should consider carefully how the affected villagers were to be rehoused. He wondered why some of the planned open space in the NDAs could not be developed as village resites for rehousing the affected villagers;

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

- (g) the Government was not addressing the problems of the society. Most people nowadays could not afford the high property price. There were many problems in the NDAs development too. Otherwise, it would not attract so many people to oppose the proposal. The Government should adjust its population policy and control the immigration of people from the Mainland in order to make Hong Kong a better place to live;
- (h) planning should be for the betterment of the city. The grassroots people should also be respected and not to be exploited by planning. The rezoning of land within the NDAs was unfair as 70% of the

planned housing land was reserved for low-density private residential development and only 30% of the land was for public housing development. The NDAs development was not for the benefit of the general public. There should be more land allocated for public housing so that the future public housing residents could enjoy a more spacious living environment. The amount of land reserved for low-density housing should be reduced accordingly; and

- (i) he was very concerned about the NDAs development once it was announced by the Government and he had participated in all stages of public consultation. He noted that the land within the NDAs was contaminated by arsenic which was poisonous. If the land was excavated for development, arsenic would be exposed to air and affect the lives of many villagers.

[Actual speaking time: 29 minutes]

FLN-R3368, KTN-R2918 – 彭浩棠 (Pang Ho Tong)

FLN-R3417, KTN-R2967 – 奇

12. Mr Pang Ho Tong made the following main points:

- (a) he wondered whether the NDAs development proposals were viable and if there was any scope for amendment. The Government should listen to the views of the villagers and allow them to stay in the NDAs as most of them had been living in the villages for many years. The affected villagers should be exempted from the comprehensive means test and be rehoused to public housing;
- (b) the Government could go to their village to hear the representations of the villagers instead of asking the villagers to come to North Point for attending the meeting. Most of the villagers were workers and needed to apply for leave from their employees to attend the hearing. They also needed to spend their time and travelling cost. The Government

should go to their village and negotiate with the villagers and business operators on the rehousing and compensation arrangements;

- (c) the need for development for addressing the acute housing demand was acknowledged as most people in Hong Kong could not afford the high property price and many of them had to live in subdivided flats. However, other places in the New Territories, e.g. Fanling Golf Course and Lok Ma Chau Loop, could be developed first. Lok Ma Chau Loop had been vacated for nearly a decade but there was still no development there. Fanling Golf Course had a large area of 187 ha. If half or one-third of the area of the golf course was developed, it could greatly resolve the current housing problem in Hong Kong. Unlike the NDAs, the development of the golf course would not affect any residents. The flat terrain and extensive area of the golf course also made it readily available for development. The Government should prioritise the housing need of the general public over the recreational need of a few affluent people who could still play golf in other golf courses in the Mainland.

[Actual speaking time: 10 minutes]

FLN-R3419, KTN-R2969 – 黎錦新 (Li Jinxin)

13. Ms Li Jinxin made the following main points:
- (a) she was under great stress when she learned that her house would need to be resumed for the NDAs development. She inherited the house from her grandfather and it was recently renovated. She was unwilling to move out as she needed the place to bring up her children who were still young. Her livelihood would be affected if she could not stay in the village and make a living by farming. She also worried that the public housing unit to be allocated to her family was too small for them; and

- (b) she urged the Board to rethink prudently if the NDAs development should be pursued. She hoped that the tranquil and green village environment could be preserved.

[Actual speaking time: 8 minutes]

14. The meeting was adjourned for 30 minutes as the representers and representers' representatives had to leave the meeting temporarily for attending a press conference on the ground floor.

[Professor P.P. Ho and Mr David Y.T. Lui left the meeting temporarily at this point.]

15. The meeting was resumed at 11:30 a.m. The Chairman invited the representers and representers' representative to elaborate on their representations.

FLN-R3316, KTN-R2866 – 彭文英 (Pang Man Ying)

FLN-R3335, KTN-R2885 – 彭生

FLN-R3337, KTN-R2887 – 鄭福帶

FLN-R8569, KTN-R8119 – 彭文珍

16. Ms Pang Man Ying made the following main points:

- (a) her parents came to Hong Kong from the Mainland in the 1950s. They built their house in Kwu Tung Village and decided to settle down in the village. They made their living through manual work and raised the family. Now her parents were old and sick. They could not come to the meeting to make their representations themselves. They also could not comprehend the voluminous documents prepared by the Government. Other old villagers of Kwu Tung Village faced similar difficulties as her parents. The Board should not expect the old people to understand the information provided in the documents;
- (b) the NDAs development affected the lives of many old people, including those residing in the elderly homes in the area. The Government had

no plan to help settle the old people;

- (c) livestock were reared by many households in the village. The Government also had no plan to help settle down the livestock;
- (d) although her family lived in a squatter structure, their home was big enough to allow them to have gathering with other family members every week with a few tables for dinner. If their home was demolished, they would no longer have a spacious place for family gathering and they could not afford to buy a flat elsewhere. The ex-gratia allowance of \$600,000 per squatter offered by the Government could only allow them to rent a flat for a limited period of time. The eligibility for rehousing was also too restrictive for the affected villagers as most of them would not pass the comprehensive means test. Although the Government said that it had reserved sites for local rehousing of the eligible clearerees, those rehousing units would only be completed in 2023. She queried whether such local rehousing arrangement was realistic and where the affected clearerees could live during the interim period;
- (e) if the Government had to spend money to conduct investigation studies for the NDAs development, it should use those money to rehouse the affected villagers. She queried why the Government could seek funding for the detailed design and site investigation of the advance works for the NDAs from the Legislative Council (LegCo) before the Board had agreed to the proposals of the OZPs. That might imply that the Board had already decided to agree to the OZPs notwithstanding the objection from the representers;
- (f) she had participated in every consultation of the NDAs development since the Stage Three Public Engagement of the Planning and Engineering Study for the NDAs as far as she could. She and other representers had spent their time and put a lot of effort in the preparation of the representations. The consultation forums were fake

and only part of the government procedure as the Government did not genuinely hear the views of the public or address the concerns of the villagers. SDEV's visit to their village was also useless as no promise on any satisfactory compensation and rehousing arrangements could be given to the villagers;

- (g) it was normal for families to have some savings. If the affected clearerees were not eligible for rehousing because of their savings, the Government was forcing people to spend all their money and rely on social security;
- (h) she learned that there was a suitable site in Yuen Long which could be used for public housing development for providing around 17,000 flats. However, as there were objections from the village tycoons, the Government abandoned that housing project and identified another green belt site for the project which could only provide around 4,000 flats. That resulted in the loss of a green belt site and illustrated why Hong Kong always lacked public housing units;
- (i) her family could now grow vegetables and fruits for their own consumption in their land so that they did not need to consume the polluted produce from the market. In future, they would even not have a place to live in, not to mention if they could still grow their own vegetables;
- (j) the current planning on the OZPs was heavily slanted towards the interest of the consortiums at the expense of ordinary people's interest. The clearance of the homes of the villagers for development was a transfer of benefits to the consortiums which had already assembled large pieces of land in the area. While the Government alleged that the NDAs development was to meet the long-term need of the society, the land area reserved for private and public housing developments was at a ratio of 70% to 30%, which was leaned towards the affluent people;

- (k) she hoped that Members could respect the views of the villagers who came to the meeting from a long distance. The villagers only needed a home. If the OZPs were agreed by the Board at the end, the villages within the NDAs would all be bulldozed in 2017 and disappear;
- (l) the farmers in the area were also working hard in their fields and making contributions to the community by providing safe food for Hong Kong people. Those farmers should be allowed to continue their farming practices. However, the land identified by the Government for the farmers for rehabilitation were not suitable for farming;
- (m) she attended several LegCo meetings on the funding application for advance works of the NDAs and expected that the LegCo would do justice for the villagers. However, the LegCo members who supported the villagers and opposed the NDAs development were always restrained by the chairman. Although the meetings were held under a peaceful ambience, the Government exercised rigorous security measures, inducing the students' resentment and assault. The students and villagers only wanted to arouse the public's awareness that the NDAs development was irrational;
- (n) the poisonous materials that existed in the earth of the NDAs would affect not only the villagers but also the workers who would work on the NDAs development in future. She queried if the workers would be made aware of the potential risk involved and if the Government would provide any protection to the workers;
- (o) the public consultations on the NDAs development by the Government were not well publicised and the consultation periods were always short. Many of the affected people were not aware of the consultations or they could hardly follow the consultation procedure. For the OZPs, there were only seven representations in support of the NDAs development and the remaining representations were all in opposition. However,

the Board might still agree to the OZPs at the end despite the strong opposition. For genuine consultation, the Board should hear the views of the representers conscientiously; and

- (p) the Government should make proper arrangements for the affected villagers. In particular, there were many old people in the villages and many generations of their families had been living in the area. In the rebuilding of Choi Yuen Tsuen, the Government provided very little assistance to the villagers. Some of the old villagers passed away before they could move to the new village. The Government should maintain the social network of the local community and not just pay compensation to evacuate the villagers.

[Actual speaking time: 30 minutes]

FLN-R3365, KTN-R2915 – 劉麗

FLN-R3366, KTN-R2916 – 鄭錦祥

17. Mr Wong Yiu Ming made the following main points:

- (a) he hoped Members could understand the difficulties faced by the villagers under the NDAs development. Most of the villagers were old or in their mid-life. They had some savings which were not a large amount, but that would make them unable to pass the comprehensive means test for rehousing; and they would become homeless very soon;
- (b) people living in the villages had their own way of living. If Kwu Tung Village was demolished for development, the villagers might not be able to adapt to a new life in other places;
- (c) different people had different roles in the society. The industrial operations in Kwu Tung had their role to play and they were contributing to the success of the society, while the agricultural sector

in Kwu Tung also contributed to the society by provided safe food for Hong Kong people. Although Hong Kong could import most of its food from the Mainland and abroad, it should retain its own agricultural sector in order to maintain a food supply to its people;

- (d) one of the reasons for developing the NDAs was to provide housing land supply to Hong Kong. The root of Hong Kong's housing problem was the high population, which also created other problems to the society. However, the Government still encouraged people to give birth to more children at the moment. The villagers in Kwu Tung were the first to be exploited for resolving Hong Kong's housing problem, which was unfair to the villagers. While the Government alleged that the land vacated would be used for development of public housing, most of them were for development of luxury housing and Small Houses;
- (e) on the land issue, the Government had decided to allow land exchange applications from the developers if the land they held was not less than 4,000 m². He worried that the developers and landowners would force the villagers and tenants to sell or leave their land by violence;
- (f) he wondered whether Hong Kong really did not have alternative land for housing development. There was an extensive area of land at Fanling Golf Course near Kwu Tung. If part of the golf course was developed, it could provide ample space for development of public housing. The car park of the golf course itself was sufficient for the development of a public housing estate. The existence of the golf course made Fan Kam Road very narrow, impeding also the development of the nearby areas;
- (g) on the issue of agricultural rehabilitation, although the Government alleged that the fallow agricultural land in Kwu Tung South had the potential for agricultural resite/rehabilitation, many agricultural land in Kwu Tung South had been acquired by developers. It was not easy for

the affected farmers to rent land from the developers at a reasonable price. The setting up of a farm required the availability of road access and irrigation sources. If the land was not accessible by vehicles, a farm could hardly be set up. He had tried to re-establish his farm, which was resumed by the Government some years ago. However, AFCD could not offer much help to him as the land recommended to him was usually under high rental. As most of the vacant agricultural land in the New Territories were already under the ownership of the developers, it would be more and more difficult for the farmers to re-establish their farms due to the lack of supply of suitable agricultural land. Most farms in Hong Kong were family businesses, which were set up and improved progressively over years. If the farms in Kwu Tung were cleared, they would be closed down perpetually as it was not financially viable for the farmers to re-establish similar farms at the current level of high land price;

- (h) the eligibility criteria for rehousing were too strict as most of the affected villagers could not pass the comprehensive means test. The villagers might only receive a little amount of removal allowance ultimately. The amount of compensation payable to them could not be weighed against the loss of their homes which were priceless. As most of them were already in their mid-life, they might not be able to bear the big impact on them;
- (i) as the homes of some residents in Kwu Tung were on government land, some people might perceive that the villagers were occupying the government land illegally. In his opinion, land was created by god. The first person who made use of the land did not need to purchase the land. When the villagers moved in Kwu Tung many years ago, there were no people living there. The villagers were the first people to develop and cultivate the land. It was unfair to regard the villagers as illegal occupiers at the moment; and
- (j) the land acquisition process was also unfair as some people could have

access to internal information and acquire the land in advance with a view to making huge profit.

[Actual speaking time: 17 minutes]

[Ms Bonnie J.Y. Chan left the meeting temporarily at this point.]

FLN-R3377, KTN-R2927 – 蔡錦圖

FLN-R3390, KTN-R2940 – 潘有弟

FLN-R3391, KTN-R2941 – 潘明進

FLN-R3418, KTN-R2968 – 石偉業

18. Mr Lee Siu Wah made the following main points:

- (a) he did not understand what the Government had been doing for the NDAs development since 2008. Although the Government was depicting a beautiful picture about the NDAs development to the Hong Kong people, it did not present the real situation. If the development of NDAs was for satisfying the housing need of Hong Kong people, it should have been done 10 years ago and it should not choose Kwu Tung North and Fanling North as the locations for the NDAs. The Government should seize the opportunity to develop Fanling Golf Course when its government lease expired three years ago;
- (b) when the Government kept encouraging people to give birth to more children, it should also have good planning on housing provision and education. The education system of Hong Kong was poor. Even with 20 or 30 years of education, a university graduate could not comprehend the planning documents of the Government and understand why the homes and livelihood of the villagers would be destroyed by the current planning of the Government. Nevertheless, he respected the Board and appreciated that he was given the opportunity to present to the Board at the meeting how bad the planning of the NDAs was;

- (c) the report on site investigation of the NDAs commencing in 2007 was just released by the Government the day before. Members' attendance at the meeting was supposed to collaborate with government officials to see how NENT should be developed and how the planning proposals of the OZPs should be refined. While PlanD and the Civil Engineering and Development Department had spent seven years to do the investigation of the area, the Board only allowed 10 minutes for the representatives to present their views on the planning of the NDAs. Even if he could speak for 40 minutes with the authorizations from other representatives, he could only present part of his views on the NDAs development within the said period;

- (d) the middle part of the Kwu Tung North OZP was planned for the development of public housing, and Kwu Tung Village would be extinguished for the development. A population of 110,000 would be accommodated within less than 40 ha of land. The Government tried not to repeat its planning mistakes in Tin Shui Wai and Tseung Kwan O which did not provide adequate job opportunities for the local population. On the other hand, there were three full 18-hole courses at Fanling Golf Course. If one of the three courses was resumed for development, it could already provide sufficient housing for the public. However, the Government did not do the planning three years ago when the lease of the golf course expired and only advocated the NENT NDAs development. So far, only the plant nursery of the golf course was sold and developed for housing purpose. The NDAs development was not for the benefit of all Hong Kong people as alleged by the Government but only some of the people, as at least the villagers of Kwu Tung would not be benefited. The villagers were facing a planning proposal which would destroy their homes and threaten their livelihood;

- (e) the Government only requested the villagers to stay calm when they attended the LegCo meetings which considered the funding application

for advance works of the NDAs. He had attended more than ten consultation events of the Government on the NDAs development since 2008. Every time, he presented his views and persuaded the government officials to do better for the area. People in Hong Kong, including himself, were in support of development. However, the current development proposal would make a group of people suffer as their homes would be destroyed;

[Mr Lincoln L.H. Huang left the meeting temporarily at this point.]

- (f) the two NDAs would accommodate a total population of about 170,000 and provide about 60,000 employment opportunities. The Board should have full knowledge of the details of the project, including how the natural habitats, the environment and the existing population would be affected, the types of industries to be accommodated and the types of jobs to be created. If say 30,000 people had to commute from other outside districts to the NDAs for work every day, a mobile population of 30,000 would result. Many of the affected villagers were old and received little education. They were the lowest class of people in Hong Kong as they did not know how to participate in the consultation forums and how to express their opposition to the Board;
- (g) the EIA report for the NENT NDAs was endorsed by the Advisory Council on the Environment with conditions last year. He queried why the endorsement was subject to conditions in relation to the establishment of alternative egret sites and the detailed survey of soil profile for high arsenic concentration. If the project was found not complying with all the environmental and ecological requirements, it should not be allowed to commence;
- (h) the current planning led to the extinguishment of Kwu Tung Village. He queried why only the Chairman of Sheung Shui District Rural Committee was consulted but not the affected villagers. He also queried why the hearing of the villagers' representations could not be

held at Kwu Tung Village and on weekends. Most of the younger villagers needed to work and could not come to the meeting. He came to the meeting for his family and the elderly of his village. He had no regret to oppose the NENT NDAs development, not only for Kwu Tung Village but also for Hong Kong's future development. He wanted Members to know what Hong Kong actually needed;

- (i) the villagers only wished to maintain their current lifestyle peacefully. However, the Government was now creating problems but not resolving problems. Government officials were supposed to be elites but they just followed the established rules to work. The planning documents presented to the Board just addressed a framework of set issues;
- (j) SDEV once said that Hong Kong needed to have land reserve but there was no land reserve on the OZP as every piece of land was zoned for specific purpose. Long Valley used to be a good piece of paddy field for growing rice but its function was altered after the river channel was diverted by the Government in the 1980s. Long Valley could hardly be a Nature Park if it would be so close to the highly urbanised NDAs which would inevitably create light, noise and air pollution. Hong Kong needed land for housing than for a park;
- (k) the villagers were thought to be greedy for compensation by some people as they might consider that the houses in which the villagers lived were squatter structures erected on illegally-occupied government land. It was unfair that only the villages of the non-indigenous villagers had to be extinguished and sacrificed for the NDAs development while the villages of the indigenous villagers could be retained. It was also unfair that the developers could exchange for development land if they held land of not less than 4,000 m². The indigenous villagers and developers would not object to the OZPs, and would be against those people who objected to the OZPs;

- (l) the Board should not expect that they could have a fruitful discussion with the villagers on how the NDAs could be better planned and developed at the meeting as the planning proposals were to extinguish the homes of the villagers;

- (m) the freezing survey and registration carried out by the Lands Department (LandsD) were done arbitrarily. The staff of LandsD should not go to their village without prior notification. They should make prior appointment with the villagers and the villagers would co-operate with their work. He would investigate and complain against the staff of LandsD who had made a mark on his house; and

- (n) if it was for the benefit of Hong Kong people, the Government should withdraw the proposal immediately and not to further waste public money on the project. The planning was totally unjust to the villagers. If Hong Kong had an acute demand for housing land, it should develop two-thirds of Fanling Golf Course first and not to extinguish Kwu Tung Village. The villagers could not agree to the planning proposal and would strike back by all means. The Government should be responsible for any drastic action as it was the Government which initiated the unrightful planning and stirred up the confrontation. The Board should not be the Government's rubber stamp and should rationalise the irrational planning proposals.

[Actual speaking time: 38 minutes]

19. The meeting was adjourned for lunch break at 1:00 p.m.

20. The meeting was resumed at 2:30 p.m. on 22.10.2014.

21. 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 Clarence W.C. Leung	
Ms Janice W.M. Lai	
Mr F.C. Chan	
Mr Peter K.T. Yuen	
Assistant Director (Environmental Assessment) Environmental Protection Department Mr K F Tang	
Director of Lands Ms Bernadette H.H. Linn	
Director of Planning Mr K.K. Ling	

Presentation and Question Sessions

[Open Meeting]

22. The following representatives of the Planning Department (PlanD), representers and 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/Fanlin, Sheung Shui 1, PlanD
Mr Kevin C.P. Ng	Senior Town Planner/Fanling, Sheung Shui 2,

PlanD

FLN-R3378, KTN-R2928 –楊詠彤

FLN-R3379, KTN-R2929 –楊俊軒

FLN-R3380, KTN-R2930 –梁順

Ms Li Yin Fong (東北城規組)

- Representers' representative

FLN-R3381, KTN-R2931 –蔡笑英

FLN-3382, KTN-2932 –陳熾平

陳熾平先生

- Representer and representer's representative

FLN-R3384, KTN-R2934 –陳春艷

FLN-R3386, KTN-R2936 –林燕儀

FLN-R3387, KTN-R2937 –李振飛

FLN-R3404, KTN-R2954 –余映娟

Ms Chow Koot Yin (東北城規組)

- Representers' representative

FLN-R3388, KTN-R2938 –李思敏

Mr Hor Wah(東北城規組)

- Representer's representative

FLN-R3389, KTN-R2939 –潘麗明

FLN-R3392, KTN-R2942 –潘明治

FLN-R3421, KTN-R2971 –香群順

Mr Chan Kwok Wai (東北城規組)

- Representers' representative

FLN-R3424, KTN-R2974 –何麗嫦

高大姐 (東北城規組)

- Representer's representative

23. The Chairman extended a welcome and explained the procedure of the hearing. He then invited the representers and representers' representatives to elaborate on their written representations.

FLN-R3378, KTN-R2928 –楊詠彤

FLN-R3379, KTN-R2929 –楊俊軒

FLN-R3380, KTN-R2930 –梁順

24. Ms Li Yin Fong made the following main points:

- (a) she was dissatisfied with the meeting arrangement, in particular, the 10-minute time limit for oral presentation. With such a time limit, Members of the Board would not be able to hear the views of the representers;
- (b) she was a local villager. She questioned the Government's justifications for the North East New Territories New Development Areas (NENT NDAs) which would be at the expense of the local villagers. The Fanling Golf Course was a readily available alternative for the NDAs;
- (c) with the NDAs, the villagers' homes and lifestyle would be sacrificed. Villagers, especially the elderly who had been living there for a long time, would be affected and it was not just about houses being demolished but also their living, not to mention the animals living there;
- (d) the offer of rehousing at public housing estate or cash compensation were totally unacceptable to the villagers. What they wanted was to continue their existing way of living;
- (e) both the proposed public and luxurious private housing in the NDAs would not benefit the local people. The Government did not care for their future and they had been treated unfairly;
- (f) she queried how much public money would be used for the resumption of Long Valley Nature Park, and what the assessment criteria for determining that the NENT NDAs was worth pursuing;

- (g) the NDAs would destroy the local farmlands which provided good quality vegetables for low income people. The loss of the farmlands would affect not just the existing community but also their future generations. The land earmarked for agricultural rehabilitation/resite was inaccessible and unsuitable for agriculture;
- (h) the NDAs would destroy the local industries, such as the timber factory and the soy sauce factory and also the livelihood of those people who were employed by those factories. The elderly home would also be destroyed;
- (i) Members should take a visit to KTN to understand its existing situation and how the living of the villagers would be destroyed. She demanded for “no removal, no clearance” and that the Board should not approve the OZPs.

[Actual speaking time : 30 minutes]

FLN-R3381, KTN-R2931 –蔡笑英

FLN-3382, KTN-2932 –陳熾平

25. Mr Chan Chi Ping [transliteration] made the following main points:

- (a) he was a villager and would speak on behalf of two old villagers (Ms Lai and another old man) who were unable to come to the meeting. Mr Chan read out a poem told by the old village man about his wish to tell his sufferings to officials who could resolve his predicament;
- (b) Ms Lai was a local villager who lived in Kwu Tung for over 45 years and was devastated to hear the Government’s plan to demolish her home without any details of the rehousing arrangement. She questioned the Government’s justification to develop the NENT NDAs but not to

resume the Fanling Golf Course for development. It was ridiculous for the Government to explain that there was no infrastructure to support new housing development at the Golf Course site;

- (c) the NDAs would destroy the local industries which were still flourishing despite the lack of Government support in the past. Those working in the local factories would become unemployed. It seemed that the Government had determined to sacrifice the local industries and had not even considered relocating them elsewhere;
- (d) the Government's policy was tilted towards favouring developers. It never helped to relieve local people's burden but only made their lives more difficult;
- (e) Members should rethink their responsibility in the planning for NENT NDAs, consider what detriment the NDAs would bring to the local villagers, and assess the real urgency for resuming land for development. The Government should consider other options and postpone the development programme of the NDAs;
- (f) he then spoke of another old lady who was about 70 years of age and was unable to attend the meeting nor to express herself. The old lady lived alone on basic subsistence such as food, shelter and medical care. He asked what rehousing arrangement the Government would make for her; and
- (g) the Government should not destroy the local industries and should withdraw the NDAs. He invited Members to visit the area to see what a vibrant community it was. The meeting venue being so far from the affected community appeared to be a deliberate act to discourage people from attending the hearing to express their views.

[Actual speaking time: 30 minutes]

FLN-R3384, KTN-R2934 –陳春艷

FLN-R3386, KTN-R2936 –林燕儀

FLN-R3387, KTN-R2937 –李振飛

FLN-R3404, KTN-R2954 –余映娟

26. Ms Chow Koot Yin made the following main points:

- (a) she was a university graduate who finished her studies in the summer of 2014 and had been residing at Kwu Tung since early 2014. She decided to attend the meeting after learning how Members had listened attentively to the views expressed and asked various questions at the hearings;
- (b) she spoke of her views on the administrative system of Hong Kong and about a fair and just society. The meaning of any dialogue would depend on what the final decision was, i.e. whether it was a political decision or a fair and just decision;
- (c) she was involved in the stage 3 public engagement of the NENT NDAs and deeply felt that the Government policy had deviated from the fundamental principles of civil rights. They had come to offer support for the villagers in NENT because they wanted to uphold the principles of a fair society and people's right to live in dignity;
- (d) she read the preface of a book about the moral of politics and freedom. She urged Members to use their capacity to protect a free and fair society and the citizens' right to choose. Members' decision would not only directly affect the people in NENT, but would also reflect Hong Kong's core values, i.e. a free and fair society and civil rights. Although the Government said its policy was based on a 'People First' principle, she could not see how public comments were taken into account;
- (e) she spoke of the Occupy Central movements and described how the movements as well as those movements in relation to NENT NDAs had raised the political awareness and participation of Hong Kong people;

- (f) she could not accept sequential and gradual changes. Villagers of Choi Yuen Village and those in NENT did not want the Government to use delaying tactics. The Government should implement a real 'People First' plan. She played a recorded video clip about the movements in relation to the NENT NDAs. One year had passed since the villagers last met with government officials. She hoped that the Government would respond to the views of the villagers but to her disappointment, it did not respect the people's basic dignity as could be seen in the implementation of the NENT NDAs;
- (g) she played a recorded video clip about the views expressed outside the LegCo meeting held in June 2014 when the funding application for the advanced works for the NENT NDAs was approved; and
- (h) she urged Members to protect the villagers' rights, stop collusion, withdraw the NENT NDAs and adopt a 'People First' and 'Bottom-up' approach for the planning of the NENT NDAs.

[Actual speaking time : 40 minutes]

[The meeting was adjourned for a 5-minute break.]

FLN-R3388, KTN-R2938 –李思敏

27. Mr Hor Wah made the following main points:

- (a) he could not accept the Government's explanation that Fanling Golf Course was unsuitable for development due to the lack of infrastructure. There was no proposed upgrading or widening of the section of Castle Peak Road near Kwu Tung North (KTN) to cater for the proposed NDAs. If Castle Peak Road was sufficient to support the NDAs, it should be able to support the proposed development at Fanling Golf Course which was

only a small distance away from KTN along Castle Peak Road. Similar facilities were available to both areas, such as rail services from Sheung Shui station. The Government's position to reject the proposed development at the Fanling Golf Course due to lack of infrastructure was immediately ridiculed when the Fanling Golf Course nursery site was sold for private housing development; and

- (b) Castle Peak Road was too narrow and would require widening to cater for the additional population of the NDAs. The provision of public transport services would also be required.

[Actual speaking time: 10 minutes]

FLN-R3389, KTNR2939 –潘麗明

FLN-R3392, KTNR2942 –潘明治

FLN-R3421, KTNR2971 –香群順

28. Mr Chan Kwok Wai made the following main points:

- (a) he was a villager of Kwu Tung Village (KTV) and had lived there for 30 years. KTV was a non-indigenous village formed over 100 years ago. He gave a brief description on the geographical setting and the history of KTV, the special landmarks in KTV and its local economic activities developed over the years, etc. to demonstrate the unique characteristics of KTV;
- (b) there were many other options that the Government might pursue to make land available for development, such as developing the Fanling Golf Course or other idling brownfield sites, redeveloping old public housing estates, and increasing the plot ratio of new developments. Good utilisation of land resources to provide housing for the lower income groups instead of building luxurious houses could address the current shortage of land which was mainly a direct result of allowing the developers to build up their own land banks. The Government should

levy a new tax on land hoarding by private developers and the levy could be used for building public housing. Land information including ownership and distribution should be made available to the public such that the public could monitor if the Government was utilising land effectively;

- (c) the Government should also increase the supply of public rental housing. The NENT NDAs and the proposals at Anderson Road Quarry were examples in which public or subsidised housing made up only a small portion of the proposed development;
- (d) the right to adequate housing, defined as the right to live somewhere in security, peace and dignity, was one of the human rights recognised by the United Nations. The set of criteria defined by the United Nations under 'adequate housing' included the security of tenure, availability of services, materials, facilities and infrastructure, affordability, accessibility, location and cultural adequacy. KTV met all those criteria;
- (e) the average living space per person in Hong Kong was about 150-170 ft², which was lower than that in Singapore, Shanghai and Tokyo. The Government had persistently projected a shortage of land for development but without providing any concrete data on the vacancy rate of public housing when questioned by various parties such as Legislative Council members, district council members, and academic and non-government organisations; and
- (f) he invited Members to visit Kwu Tung and the NENT. There were many interesting places to see, such as the nearby villages and the famous Police post at Sha Tau Kok, Hoo Hok Wai for viewing Shenzhen River, and Liu Pok Hill for viewing Fook Tin in Shenzhen. He asked Members to treasure Kwu Tung and not to destroy it. With reference to a booklet named "People and events of NENT: Kwu Tung North", he started to read out the relevant sections of the booklet on the history and places of Kwu Tung.

29. The Chairman intercepted by saying that Mr Chan's elaboration seemed unrelated to the written representations he represented. He reiterated that the oral submission should be confined to the grounds of representations in the written representations already submitted. Mr Chan noted and had no further point to make.

[Actual speaking time: 20 minutes]

FLN-R3424, KTNR2974 –何麗嫦

30. Ms 高大姐 made the following main points:

- (a) she was a villager of KTV and had lived there for 30 years. Her husband died already and she wanted to live in the village until her death, as KTV was her root;
- (b) she asked what the Government would do to help her, being an old woman living alone and illiterate. If her home was demolished, she queried how she could go on living. She wanted a concrete answer if the Government would look after her;
- (c) she never asked for help from the Government, not even when her husband was very sick and her family was going through a very difficult time. She was devastated to learn that her home would be demolished for development. Being illiterate, she could not adapt to a city life or live in a housing estate alone. She felt that being a nobody, she had been unfairly treated; and
- (d) she invited Members to KTV to listen to the stories of the villagers.

[Actual speaking time: 10 minutes]

31. As the presentation from the representers and representers' representatives had

been completed, the Chairman invited questions from Members.

32. The Chairman asked DPO/FS&YLE to explain whether very little land was allocated for public rental housing development and most land was allocated for luxurious private housing as claimed by some representers and what the land uses were in NENT NDAs. In response, Ms Maggie M.Y. Chin said that the total area of NDAs is 612 ha and about 300 ha of that were designated for housing development and the supporting facilities. 30% of those 300 ha of land were designated for housing development. The public and private housing ratio was 60:40, rather than 30:70 as stated by some representers. In terms of site area, 43 ha of land were for public housing while 44 ha of land were designated for private housing. Hence, the ratio of public and private housing in terms of land area was about 50:50. Ms Chin continued to say that within the NDAs, land was also designated for government and community facilities such as school, hospital, recreational facilities, economic activities such as commercial and research and development and infrastructures such as roads and sewage facilities. A Nature Park (NP) was proposed to respect the uniqueness and ecological value of the Long Valley (LV) Wetland and the farming practice within the area would be preserved by the provision of the LVNP. About 95 ha of land in the two NDAs were designated for agricultural use. In addition, the remaining areas were zoned as “Open Space”, “Green Belt” (“GB”) and “Conservation Area” (“CA”) to serve as green buffers of the NDAs, for example, Ma Tso Lung stream and its surrounding riparian vegetation were zoned “GB” on the KTN OZP. Regarding the low-rise development within the NDAs, the housing development sites along Sheung Yue River and Ng Tung River were subject to a plot ratio of 3.5 in order to ensure that they would be compatible with the characteristic of the surrounding rural area. There was a good mix of land use proposals in the NDAs, and the low-rise development was only one of the components.

33. The Chairman asked Ms Li Yin Fong if she was opposed to the development of the NP as she questioned why the Government had to spend money to create such a NP. Ms Li replied that she was opposed to the idea as the NP was just the same as the existing agricultural land.

34. Noting that the NP proposal was a new idea, the Vice-chairman asked DPO/FS&YLE to explain how the NP could compensate the local wildlife and the wetland

and how the “Other Specified Uses” annotated “Nature Park” (“OU (Nature Park)”) zoning could minimise the impact of development on the local wildlife. In response, Ms Chin said that the proposed LVNP fell within the boundaries of one of the twelve Priority Sites for Enhanced Conservation promulgated under the New Nature Conservation Policy in 2004. Detailed ecological surveys in the NDAs had been conducted during the NENT NDAs Planning and Engineering Feasibility Study (NENT NDA Study) and the ecological importance of LV was confirmed. It was the largest area of freshwater wetland habitats in Hong Kong, especially for waterbirds. 37 ha of land at the core of LV were zoned as “OU (Nature Park)” including 25% wetland and 33% wet farmland. To implement the LVNP, the Government would resume the land to preserve the existing wetland cultivation activities. The Agriculture, Fisheries and Conservation Department and the Civil Engineering and Development Department would continue to discuss with the existing farmers, with a view to providing detailed management plan for the agricultural activities in the next stage of the development of the NDAs. The Environmental Impact Assessment (EIA) associated with the NENT NDAs Study had concluded that the proposed development would be environmentally acceptable with the implementation of the proposed mitigation measures during the construction and operation phases. Impacts would be mitigated by the provision and management of compensatory wetland habitat within LV while mitigation measures to reduce the negative impacts would be proposed for other waterbirds as recommended by the EIA which was approved with conditions by the Director of Environmental Protection.

35. Mr Lee Siu Wah suggested that the egretty at the roundabout of Man Kam To Road might be preserved and he doubted whether the feasibility of relocating the egretty had been scientifically proven. Ms Chin responded that the option of preserving the egretty near the roundabout had been considered but found unsatisfactory. The EIA findings confirmed that it would be acceptable to zone the meanders in FLN NDA as “CA” to provide a habitat to relocate the Man Kam To Road egretty. Furthermore, a detailed Egretty Habitat Creation and Management Plan would be submitted for setting up the new egretty site, prior to commencement of the construction works.

36. The Chairman asked Ms Chin to explain whether the transport network, in particular the road system, would be adequate to accommodate the new population of the NDAs. In response, Ms Chin said that the KTN NDA would be developed as a rail-based transit oriented development. Commercial and GIC facilities would be developed around

the proposed railway station where about 80% of the population would be resided within the walking distance of the railway station. To accommodate the traffic demand, the Fanling Highway/Tolo Highway including the section of Fanling Highway from Pak Shek Au to Po Shek Wu would be widened from dual 3-lane to dual 4-lane carriageways.

37. The Chairman asked if Mr Pang Ho Tong was able to clarify what exemptions he was referring to when talking about compensation and rehousing issues. Mr Pang said that the normal limit of savings by the applicants for public rental housing as stipulated by the Housing Department (HD) should be exempted and if not, the villagers might have to pay double rents. It would be unfair to the old villagers if they should lose their rehousing rights because of their savings exceeding HD's limit. He stressed that he owned no properties and, if he did, he would not be living in KTN.

38. The Chairman asked DPO to explain why the Golf Course site could not replace the NENT NDAs. In response, Ms Chin said that the Fanling Golf Course had an area of 170 ha. The Government was aware that the public was concerned about its potential for housing development. The development opportunities and constraints of the Fanling Golf Course site were being examined under the 'Preliminary Feasibility Study on Developing the New Territories North' (NTN Study). Detailed study and technical assessments on different development proposals would be conducted. To accommodate the population of 170,000 of the two NDAs together with sufficient supporting facilities such as schools, recreational facilities etc. and land for employment and economic activities, about 300 ha of land would be required. Moreover, the NENT NDAs/studies had taken years to complete and those for NTN had only just begun. Hence, the NDAs could not be replaced by the Golf Course site in terms of its scale and timing. Nevertheless, the potential of the Golf Course site for housing development was being examined separately.

39. The Chairman asked whether the current proportion of public housing/subsidised housing could be further increased as suggested by Mr Chan Kwok Wah. In response, Ms Chin said that during the Stage 3 Public Engagement, a number of public comments were received which suggested increasing public housing supply within the NDAs. The housing mix with public and private housing ratio of 60:40 was subsequently proposed to align with the recommendation of the Long Term Housing Strategy for the

territory. Further increase in the proportion of public housing might affect the provision for supporting facilities and the variety of housing types. The public housing would be clustered near the KTN railway station and the FLN public transport interchanges. The current proposed housing mix would enable a stepped building height profile with good urban design and layout. Further increase in the proportion of public housing would also put pressure on the infrastructure and supporting facilities, and the resultant housing mix would be less desirable.

40. A Member asked that given many villagers had lived in the village for a long time and would prefer a rural living, whether there were any options other than rehousing in public rental estates and what support would be given to the villagers who were to be relocated to the public housing. In response, Ms Chin explained that the concerns of the affected residents on the rehousing and compensation arrangement were noted. A special ex-gratia compensation package, subject to LegCo approval, had been devised for the eligible households to assist their relocation. For the affected villagers, local rehousing would be provided to help maintain the social network of the existing communities subject to eligibility under the public housing programme. One site in FLN NDA and one site in KTN NDA had been reserved for local rehousing for eligible clearerees affected by the NDAs. Two social service teams had been deployed to provide support to the villagers affected by the two NDAs.

41. A Member asked for the programme of the NTN Study. Ms Chin replied that the NTN Study had commenced earlier in the year and would examine the development opportunities and constraints of the study area including the Fanling Golf Course site. The land requirement for supporting facilities would also be examined. Detailed study and technical assessments on different development options would be conducted and the results would be released for public consultation in due course.

42. On the issue of egret relocation, Mr Lee Siu Wah queried how the relocation of egrets to FLN could be achieved. He also queried how many NDAs would need to be built in order to satisfy the 200,000 units of public housing demand, since the NENT NDAs would only provide 20,000 units of public rental housing. Mr Lee further said that Mr Chan Kwok Wai, a representer's representative, should be allowed to elaborate on his points which were related to Kwu Tung's special characteristics. Although it might

sound irrelevant, they were precisely the reasons for his objection to the NDAs. The Chairman explained that as stated in the guidelines, the oral representation was for the representer to convey the main points of his own representation or those of the representer(s) he represented. The issues raised at the Question and Answer session would be further considered by the Board.

43. On traffic issue, Mr Hor Wah queried whether the widening proposal of Fanling Highway would be sufficient as the section near Lok Ma Chau was often congested due to cross-border traffic. In response, Ms Chin reiterated that the district distributors and strategic highways had been comprehensively reviewed and the traffic assessment had taken into consideration the growth in population and economic activities. To accommodate the traffic demand, the Fanling Highway/Tolo Highway including the section of Fanling Highway from Pak Shek Au to Po Shek Wu would be widened from dual 3-lane to dual 4-lane carriageways to tie in with the population intake of the NDA.

44. As the representers and representers' representatives attending the meeting had completed their presentations and Members had no further question to raise, the Chairman thanked the representers, representers' representatives and PlanD representatives for attending the meeting. They all left the meeting at this point.

45. The meeting was adjourned at 5:36 p.m.