

1. The meeting was resumed at 9:00 a.m. on 27.10.2014.
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
Mr Roger K.H. Luk	
Professor S.C. Wong	
Professor Eddie C.M. Hui	
Professor K.C. Chau	
Mr Ivan C.S. Fu	
Mr Sunny L.K. Ho	
Mr Lincoln L.H. Huang	
Ms Janice W.M. Lai	
Mr H.F. Leung	
Mr Stephen H.B. Yau	
Mr F.C. Chan	
Mr. Francis T.K. Ip	
Mr David Y.T. Lui	
Chief Traffic Engineer/Hong Kong, Transport Department	
Mr C.Y. Chan	
Principal Environmental Protection Officer (Strategic Assessment), Environmental Protection Department	
Mr Johnson M.K. Wong	
Chief Engineer (Works), Home Affairs Department	
Mr Frankie W.P. Chou	
Deputy Director of Lands (General)	
Mr Jeff Y.T. Lam	
Director of Planning	

Mr K.K. Ling

Presentation and Question Sessions

[Open meeting]

3. The following representatives of the Planning Department (PlanD) and representer 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-R3531, KTN-R3081 – Mr Cheung Kwan Kei (張肇基)

Mr. Cheung Kwan Kei – Representer

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 circumstances, there were arrangements to allow cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and requesting for extension of time for making the oral submissions;

- (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.

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 representers and the representers' 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 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 one short break each in the morning and afternoon sessions, as needed.

7. The Chairman then invited the representer to elaborate on his written representations.

FLN-R3531, KTN-R3081 – Mr Cheung Kwan Kei (張焯基)

8. Mr Cheung Kwan Kei had no points to add to his representations but would be happy to answer any questions from Members.

[Actual speaking time : 1 minute]

9. In response to the Chairman's question, Mr Cheung Kwan Kei indicated that he was willing to wait for other representers before answering questions from Members.

[Mr H.F. Leung arrived to join the meeting and Mr Ivan C.F. Fu returned to join the meeting at this point.]

[The meeting was adjourned for a break of 20 minutes]

10. The following representers or representers' representative arrived to join the meeting at this point:

FLN-R3549, KTN-R3099 – 楊曉龍

FLN-R3550, KTN-R3100 – 楊曉森

FLN-R3554, KTN-R3104 – 田正春

Ms Vince Cheung (張韻詩) (東北城規組) – Representers' representative

11. The Chairman extended a welcome to the representers' representative who had just arrived to join the meeting and briefly explained to her the procedure of the hearing as recorded in paragraphs 4 to 6 above. He then invited the representers' representative to elaborate on their representations.

12. With the aid of a Powerpoint presentation, Ms Vince Cheung made the following main points:

- (a) protecting North East New Territories (NENT) was the same as protecting local farming in Hong Kong. Making reference to the citation from a famous American ecologist, Adlo Leopold, she said that land in NENT was treated as a 'commodity' which was not efficiently used;
- (b) the Administration should first determine the vision of town planning prior to formulating any development strategy. Other countries had better planning than Hong Kong. Quoting San Francisco as an example, while it was a compact city built on hilly terrain with high population and serious traffic congestion problem, the Government had developed a good cycling network with convenient collection/rental points to encourage people riding bicycle to commute within city, which was a more environmental-friendly mode of transport;
- (c) secondly, the Administration should rethink the purpose of NENT development, i.e. whether the housing development was mainly for people living in Hong Kong or NENT, developers or people from the Mainland. The population intake of NENT New Development Areas (NDAs) development would be year 2022 to 2023 which could not address the current housing shortage problem; and
- (d) there were 10 reasons against the NENT NDAs development: (1) developing NENT NDAs could not address the pressing housing shortage problem; (2) destroying the livelihoods of people residing in the areas; (3) no housing for elderlies; (4) against procedural justice; (5) transferring of benefits through in-situ land exchange; (6) sacrificing local agriculture and rural ecology not justified; (7) doubts on creating employment opportunity; (8) ignoring public objections; (9) money should be spent in a more meaningful way;

and (10) the public should participate in town planning process. Amongst the 10 reasons, she would focus on how the local agriculture and rural ecology would be affected by the NENT NDAs development as follows:

- (i) Hong Kong people were totally not familiar with agricultural activities which had almost diminished for 30 years. They had no idea about where the food came from, who the local farmers were, and what kind of agricultural products was grown in Hong Kong, etc. They even did not visit any local farmers' market. Nowadays, food safety was a problem and everybody wanted to have safe food. However, Hong Kong people should not only rely on food testing to ensure food safety but also on the source of food production. For example, the soil in the Mainland, particularly in the southern part, was seriously polluted;
- (ii) agriculture was not only about food production, but was an important part of the historical culture of rural area. It was unfair to say that the agricultural industry was declining. Without agricultural policy, there were great concerns over the food safety, food security and food sovereignty in Hong Kong. As revealed in the past statistics, the self-sufficiency ratio in food supply in Hong Kong had dropped from 48.7% in 1968 to 11.7% in 1999 and only 2% now. The food security in Hong Kong was volatile as it was too reliable on imported food. Singapore had set a self-sufficiency ratio in food supply of 10%. If the fallow farmland could be rehabilitated, the self-sufficiency ratio in Hong Kong could be increased up to 20%. She doubted if Hong Kong people had the physical and economic access to sufficient, safe and nutritious food to meet the dietary needs and food preference for an active and healthy life. Food sovereignty, which was first launched in the international peasant movement 'La Via Campesina' at the

World Food Summit in 1996, was the on-going global struggle over control of food, land, water and livelihoods;

- (iii) the in-situ land exchange was a kind of collusion between the Government and developers. The NDA development was a waste of public money. It was not planned for the general public of Hong Kong, and would only benefit developers, investors, the high-income class and people from the Mainland. She had doubts on the additional employment opportunities that could be created by the new development;
- (iv) food production and consumption had a bioregional basis. Farmers, consumers, retailers, distributors and other actors who existed in the context of an interdependent community had the opportunity for establishing real relationships. Opportunities existed for the exchange of knowledge and information among all those who participated in the food system;
- (v) out of the 298 ha of cultivated land in Hong Kong, the affected land in NENT NDAs occupied about one fifth, i.e. 65.2 ha (20 ha plus 37.2 ha reserved as nature park in Long Valley). In fact, there were active linkages between the consumers and farmers. There were local farmers' markets and restaurants as well as the community to exchange knowledge, such as Mapopo community farm in Ma Shi Po;
- (vi) while some arable land in Kwu Tung North (KTN) was laid fallow, the Government should ensure that the existing farmers would not be affected. She wondered whether the Government would guarantee that land reserved for agricultural use would be rented to the affected farmers and on the length of tenancy involved;

(vii) the Government should formulate a sustainable agricultural policy for Hong Kong and local agricultural development should be promoted together with organic farming; and

(viii) farmland was irreversible if they were changed to other uses. Many farmers lived in on-farm domestic structures and they stayed close to their farmland. NENT NDAs involved rural areas and the proposals should be revisited.

[Actual speaking time : 30 minutes]

[The meeting was adjourned for a break of 5 minutes]

13. The following representers' representatives arrived to join the meeting at this point:

FLN-R3431, KTN-R2981 – 陳占眉

FLN-R3482, KTN-R3032 – 彭敏兒

FLN-R3483, KTN-R3033 – 彭詩雅

FLN-R3484, KTN-R3034 – 陳雪炘

FLN-R3485, KTN-R3035 – 陳文聰

FLN-R3486, KTN-R3036 – 黃汶珍

FLN-R3487, KTN-R3037 – 彭杰新

FLN-R3488, KTN-R3038 – 邱綺敏

FLN-R3470, KTN-R3020 – 許水容

FLN-R3502, KTN-R3502 – 梁滿慶

Ms Tse Yim Ha (謝艷霞) (東北城規組) – Representers' representative

FLN-R3503, KTN-R3503 – 鄭云東

FLN-R3507, KTN-R3507 – 楊月梅

Ms Choi Siu Ying (蔡笑英) (東北城規組) – Representers' representative

FLN-R3527, KTN-R3077 – 楊曉帝

Mr Chan Ping (陳平) (東北城規組) – Representer’s representative

FLN-R3546, KTN-R3096 – 楊曉添

Mr Chan Kwok Wai (陳國偉) (東北城規組) – Representer’s representative

FLN-R3548, KTN-R3098 – 楊曉榮

Ms Chow Koot Yin (周豁然) (東北城規組) – Representer’s representative

14. The Chairman extended a welcome to the representaters’ representatives who had just arrived to join the meeting and briefly explained to them the procedure of the hearing as recorded in paragraphs 4 to 6 above. He then invited the representers’ representatives to elaborate on the representations.

FLN-R3431, KTN-R2981 – 陳占眉

FLN-R3482, KTN-R3032 – 彭敏兒

FLN-R3483, KTN-R3033 – 彭詩雅

FLN-R3484, KTN-R3034 – 陳雪忻

FLN-R3485, KTN-R3035 – 陳文聰

FLN-R3486, KTN-R3036 – 黃汶珍

FLN-R3487, KTN-R3037 – 彭杰新

FLN-R3488, KTN-R3038 – 邱綺敏

FLN-R3470, KTN-R3020 – 許水容

FLN-R3502, KTN-R3502 – 梁滿慶

15. Ms Tse Yim Ha expressed her discontent with the meeting procedure and indicated that she would like to say something not related to the subject NDAs development. She also used rude words when continuing her presentation. At this point, the Chairman reminded her to focus on the points made in the written representations, and asked her to stop swearing at the meeting. She apologised to Members and continued to make the following main points:

- (a) she believed that Members, as educated people, would contribute to

the society. While Members had obtained all the reports and information on the NDAs development, the main problem was that they had not visited KTN personally;

- (b) they had no expectation from the Government and PlanD. The reason for their attending the meeting was merely to express their views and they did not expect any change from the Government as their positions were in two extremes;
- (c) while noting that some people might not support the students in the 'Occupy Central' movement, their action was in fact in support for justice. Quoting Choi Yuen Chuen as an example, it was demolished unfairly for the Express Rail Link project. She was glad that the youngsters were standing out to protect their own land;
- (d) the Legislative Council (LegCo) approved the funding for advance site formation and engineering infrastructure works of the two NDAs on 20 June 2014. Despite their strong discontent with the decision, they trusted that there was still a chance to present their case in front of the Board which was the 'gate-keeper';
- (e) Members were appointed to serve the Board and they should act fairly and make the right decision for Hong Kong; and
- (f) there were not many representers attending the meeting because many of them were involved in the 'Occupy Central' movement. She then described in detail some of the incidents relating to the movement.

16. A Member requested Ms Tse Yim Ha to focus her presentation on matters relating to the NDAs development. Ms Tse continued to make the following main points:

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

- (a) Kwu Tung was originally a large vibrant rural village but was later divided into two due to the construction of the Fanling Highway. There were many agricultural activities in KTN as well as factories making tofu and soy sauce. She asked why the Government had destroyed their livelihood by developing high-class housing such as Valais, which was largely vacant, and which was not serving the need of the general public. It was unfair to develop luxurious housing by destroying the original villages; and
- (b) the land owned by the Secretary for Development was not accessible by roads, and was acquired merely for speculative purpose.

[Actual speaking time : 35 minutes]

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

FLN-R3503, KTN-R3503 – 鄭云東

FLN-R3507, KTN-R3507 – 楊月梅

17. Ms Choi Siu Ying made the following main points:

- (a) she was a resident in Kwu Tung. She used to live in Quarry Bay, but moved to the New Territories since 1972 after giving birth to her first daughter. She and her husband practised farming and chicken/pigs rearing to earn their own living and built their own house without seeking Comprehensive Social Security Assistance from the Government;
- (b) they did not occupy Government land illegally and built their own house. Her husband was doing part-time job even though he was now over 70 years old as they did not want to rely on Government subsidy and their children had their own burden and life. The money they earned was mainly saved for medical purpose, i.e. paying surgery and prescription fees;

- (c) they grew vegetables in the farmland to maintain self-subsistence and they used their own well for water supply. They seldom went to the urban area. They got used to the rural life and could not adapt to a new environment in the urban area. She joined the previous protest in Central just to protect their farmland. They wanted to continue their simple life;

- (d) while agreeing to a certain extent that development through resumption was good to the society, the Government had not thoroughly considered the rehousing issue. Neither the proposed \$600,000 cash compensation nor the allocation of public housing was an option to her family as they could not afford to buy a flat in other areas or pay the rental. She requested the Government not to resume their farmland. In the case that their land had to be resumed, there should be reprovisioning of farmland and accommodation. In addition, she said that non-indigenous villagers were jittery over the lack of information on Government's compensatory plan. Since the meeting venue in North Point was too far away from the elderlies in the NT, she had to present their views on their behalf; and

[Mr Stephen H.B. Yau returned to join the meeting at this point.]

- (e) resumption of such kind of small plot of farmland in Kwu Tung would only contribute to a small amount of housing supply. The housing shortage problem could not be solved if the Government continued to allow people emigrating from the Mainland to Hong Kong, i.e 150 people per day. She demanded the Board to help them continue their current lifestyle.

[Actual speaking time : 20 minutes]

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

FLN-R3527, KTN-R3077 – 楊曉帝

18. Mr Chan Ping made the following main points:
- (a) he shared the views of Ms Vince Cheung about food safety which was closely related to Kwu Tung and NENT areas. Ms Choi Siu Ying had voiced out the villagers' situation and views. Members of the Board were appointed by the Government but did not form part of it, and their responsibility was important and they should not do anything against justice. The decision of the Board was crucial. He doubted why the Government had decided to destroy the villages extensively for housing development despite that there were more than 600 ha of vacant land being left idle and not used for development;
 - (b) the Board should act fairly and should not accept the Government's proposal. He generally supported housing developments, even in the NENT. However, it should not be developed for luxurious housing. There were no people living in the luxurious housing in Kwu Tung South (KTS), such as the "ghost town" of Valais. That area was full of farming activities, especially growing of vegetables, before development. Hong Kong did not need that type of housing;
 - (c) the Government should help to enhance the farming and industrial activities instead of wasting land for luxurious housing which was not affordable to the general public;
 - (d) although Hong Kong might not be self-sustained in terms of food supply, at least it could provide half of the food supply after reviving the farmland. KTN had high potential for developing soy sauce and wine industry with the support of Government;
 - (e) NENT should maintain its status quo. The Secretary for

Development had vested interest in the NENT NDAs development as he owned some land in KTN. As an alternative to the NENT NDAs development, the Fanling Golf Course should be returned to the Government for housing development. However, the reasons given by the Government for not developing Fanling Golf Course, such as lacking of drainage and not easily accessible, were just excuses. The same problems would be equally applicable for implementing NENT NDAs;

- (f) the NENT NDAs would benefit investors from the Mainland and eventually be integrated with Shenzhen. It was just a kind of collusion between Hong Kong Government and the developers from the Mainland.

[Actual speaking time : 10 minutes]

FLN-R3546, KTN-R3096 – 楊曉添

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

- (a) he came from Kwu Tung. In 2012, the District Officer (North) sent a letter to the village representative consulting the villagers on a proposed low-density comprehensive residential development (application no. A/NE-KTN/159) in an area to the west of the elderly home at Dills Corner Garden in Kwu Tung. According to the OZP, the application site was zoned “Comprehensive Development Area” (“CDA”), “Other Specified Uses” (“OU”) and “Government, Institution or Community” (“G/IC”). He enquired whether the application was in conflict with the NENT NDAs development;

[Mr Lincoln L.H. Leung returned to join the meeting at this point.]

- (b) the LegCo had recently approved the “Advance Site Formation and Engineering Infrastructure Works” of the NENT NDAs

development and it was likely that the Government would proceed with the investigation works in KTN. It should be noted that there was a large underground water pipe of 2.2m in diameter running through the Kwu Tung area, starting from the border area of Lo Wo and passing through Sha Ling, Ng Tung River to Ma Tso Lung leading to Tai Lam Chung Reservoir. If the water pipe was damaged during site investigation, Kwu Tung would be flooded; and

- (c) there were some charity organisations in Kwu Tung which should be retained, such as (1) the Enchi Lodge located at the entrance of Yin Kong Village at Castle Peak Road which was established to house the alcoholic and drug-addicted people; (2) the Home of Loving Faithfulness which provided life-long services for mentally and/or physically handicapped children; and (3) the elderly home in Dills Corner Garden (石仔嶺安老院) which housed about 1,000 elderly. They got used to the current environment and might not be able to adapt to a new living environment. Members should reconsider the need to extensively remove the Kwu Tung Village.

[Actual speaking time : 10 minutes]

[Ms Janice W.M. Lai and Mr. H. F. Leung left the meeting at this point.]

FLN-R3548, KTN-R3098 – 楊曉榮

20. Ms Chow Koot Yin (周豁然) made the following main points:

- (a) it seemed that the Government's town planning had adopted the New Town approach developed in the 70s/80s, such as Shatin and Tuen Mun. However, the Government should rethink whether that approach, i.e. extensive site formation and reclamation, should still be applied nowadays and determine how to achieve 'people-oriented' approach in planning new development area instead of destroying the natural environment to make way for new

land for development;

(b) the NENT NDAs development was planned using the new town development concept in the 1970s. She showed Members an article the main points of which were summarised as follows:

- (i) there were a lot of high-class residential developments in NENT, such as the low-rise development of Valais at Castle Peak Road which was a “ghost town” as the owners only stayed there during holidays and weekends. At the same time when the Government introduced NENT NDAs proposal, some developers had already submitted planning applications within Kwu Tung for low-rise residential developments, such as ‘Italian Farm’ which was located next to her home, residential developments next to Fanling Golf Course in KTS which were the extension of Valais. In view of the above, it seemed that the whole NENT NDAs development was inclined towards private developers and their high-class developments instead of catering for the needs of the general public. Out of the compensation of \$4 billion, only \$60 million would be passed to the non-indigenous villagers; and
- (ii) having shown a video at the meeting, she told Members that there were still a lot of farming activities in KTN. In quoting the example of Mr. Cheng in the video, she said that many people in NENT were used to the village environment and might not be able to adapt to a new environment should they be relocated elsewhere.

[Actual speaking time : 10 minutes]

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

21. The meeting was adjourned for a short break of 5 minutes.

22. As the representers/authorised representatives' presentations had been completed, the Chairman invited questions from Members.

23. The Vice-chairman raised the following questions related to compensation and agricultural rehabilitation:

- (a) whether it was feasible to transfer agricultural activities from one area to another given the different environment and soil types. How the Government could ensure that the villagers could rent private land zoned "Agriculture" ("AGR") and the type of assistance that would be provided;
- (b) apart from the home for the elderly, whether there were re-provisioning proposals for the charity organisations which would be affected by the NENT NDAs development as mentioned by Mr Chan Kwok Wai; and
- (c) an account of the community supporting facilities, such as community hall, nursery and medical services that would be provided within the NENT NDAs development.

24. In response, Ms Maggie M.Y. Chin, DPO/FS&YLE, made the following main points:

- (a) having recognised the importance of agriculture to Hong Kong, suitable land had been reserved as much as possible in the two NDAs for agriculture. As an overview, there were about 730 ha of agricultural land under active farming and about 3,800 ha of fallow agricultural land in Hong Kong. The KTN and FLN NDAs covered a total area of about 600 ha. About half the land (i.e. 300 ha in total) was planned for development, one-third of which was reserved for housing development to meet the medium and long-term housing target. The remaining 300 ha of land were

zoned as “Open Space” (“O”), “AGR”, “Green Belt” (“GB”) and “Conservation Area” (“CA”) on the relevant OZPs. Agricultural related zones accounted for about 95 ha, while agricultural use was also permitted in “GB” zones. In that connection, about 58 ha of land were zoned for agriculture purposes on the KTN and FLN OZPs (about 46 ha in KTN and 12 ha in Fu Tei Au), and 37 ha of land were reserved for the Long Valley Nature Park (LVNP) to allow the continuation of farming activities in the areas. To facilitate agricultural resite/rehabilitation for affected farmers, among the 103 ha (about) of agricultural land surveyed in KTS, about 34 ha were fallow agricultural land that had potentials for agricultural resite/rehabilitation. The Government would endeavour to assist the affected farmers to rehabilitate farming and offer them with reasonable compensation and necessary arrangements. A special agricultural land rehabilitation scheme would be introduced to assist and facilitate relocation of the affected farmers by AFCD. Also, AFCD would offer assistance in technical aspects, such as organic farming, high-quality and high-technology farming;

- (b) the larger area covering the Home of Loving Faithfulness was planned for mixed uses, including office, hotel, commercial, etc. That organisation’s intention was to move outside the NENT NDAs and a site in Sha Tin had been identified for the purpose with the policy support of the Labour and Welfare Bureau. Enchi Lodge was situated within a “CDA” site in Yin Kong. According to the Master Layout Plan of the residential scheme approved by the Board in 2009, one of the approval conditions was to retain Enchi Lodge within the “CDA”;
- (c) in accordance with Hong Kong Planning Standards and Guidelines, the major government/institution/community (GIC) facilities to be provided within the NDAs included hospital, polyclinic, general clinic, school, sports centre, indoor sports centre, elderly day care centre, hostel for the mental illness, home care services, etc. Those

facilities would be implemented to tie in with the NENT NDAs development. Moreover, there were two sites in KTN NDA and FLN NDA which would be implemented under Phase 1 to tie in with the rehousing need of those affected by the development. The Government was endeavouring to provide the rehousing at the earliest convenience to meet the needs of the affected residents. PlanD would further liaise with relevant Government departments to ensure that adequate social and community facilities would be provided in the proposed housing developments;

25. A Member asked DPO/FS&YLE to provide figures related to farming population cohort, the ownership of land zoned “AGR”, and whether there would be any guarantee that the villagers could rent the land zoned “AGR”. He also requested the representatives’ representatives to give their views on how the two areas should be planned.

26. In response, Ms Maggie M.Y. Chin said that according to the 2011 Census, there were 65 skilled agricultural and fishing workers within the two NDAs. About 24 ha and 4 ha of agricultural land in the FLN OZP and KTN OZP respectively would be affected by the NENT NDAs development. Among the 24 ha of agricultural land in FLN area, there were 10 ha in Ma Shi Po. Others were also found in Wu Nga Lok Yeung, Tin Ping Shan Tsuen and Shek Wu San Tsuen. Also, about 12 ha of land at Fu Tei Au would be retained as “AGR” zone to allow continuation of the existing farming practices, of which about 7 ha of land were abandoned and considered suitable for rehabilitation. AFCD would liaise with the concerned land owner and farming operators on how the latter could be allocated with suitable land in the area for continuing their farming activities. Ms Chin continued to say that about 70% of land within “AGR” zones on the two OZPs was under private ownership. Moreover, the agricultural land in LVNP (about 37 ha) would be resumed and agricultural rehabilitation/resite for the affected farmer could be facilitated.

27. Ms Tse Yim Ha indicated that they were very familiar with the NENT areas. There was no vacant land in KTS that was not currently used for agriculture. The Long Valley area was currently an agricultural land for growing watercress. She questioned why it was necessary for the Government to resume the land for wetland and agricultural

rehabilitation.

28. Having noted the views from the representers' representatives that the so-called "top-down approach in planning" was not the development mode nowadays, a Member invited Ms Vince Cheung to express her views on a suitable planning approach to resolve the scarce land resources vis-à-vis housing demand and the development of supporting facilities to serve the community need having noted that lots of agricultural land in the NENT were being left fallow.

29. Ms Vince Cheung said that solving the housing shortage problem should not merely hinge on the NENT NDAs development. There were lots of brownfield land in the urban area which had not been developed. The abandonment of agricultural land was due to the lack of agricultural policy in Hong Kong. The Government should determine the percentage of self-sufficiency ratio in food supply, the types of agricultural products that could be grown in Hong Kong and what kind of food that would need to be imported.

30. The same Member followed up to ask Ms Vince Cheung to suggest an appropriate self-sufficiency ratio in food supply and the necessary conditions required to achieve the ratio, e.g the manpower resources required. He also asked PlanD whether the brownfield land in Hong Kong could cater for the acute housing demand.

31. Ms Vince Cheung said that local villagers did not possess the necessary information and authority to participate in the planning process for the two NDAs. She further said that the self-sufficiency ratio in food supply in Singapore was currently 5% and Hong Kong was 2%. In response to the same Member's enquiry on how to determine a meaningful percentage of self-sufficiency ratio in Hong Kong having regard to the need to balance other various needs, including the current imminent housing need, Ms Cheung said that the Government should study and formulate an agricultural policy in order to answer those questions. She did not preclude the imminent housing needs in Hong Kong but she did not agree that the NENT NDAs development should be the solution to the housing problem.

32. On utilizing brownfield sites, Ms Maggie M.Y. Chin said that it was one of the multi-pronged strategies for increasing land supply. Within the NENT NDAs, about 51

ha of brownfield sites including some rural industries would be affected. Releasing brownfield sites for development was also one of the objectives of the Hung Shui Kiu study. A comprehensive planning and engineering studies would need to be undertaken to examine whether the brownfield sites were suitable for development and what supporting infrastructures were required. The target of the Long Term Housing Strategy was to provide 470,000 new housing units for the coming 10 years. In addition, among the 60,000 flats to be provided within the KTN and FLN NDAs, about 60% was reserved for subsidized housing (i.e. 36,600 units). To meet the housing demand whilst recognising the existing agricultural activities in the area, suitable land had been reserved for agricultural use within the two NDAs.

33. Ms Tse Yim Ha said that the decreasing farmer population was due to toilsome work involved in the agricultural processes and the general rise in educational level. While the existing land was owned by indigenous villagers, most land was rented out for farming. Also, given the open policy of importing vegetables from the Mainland, agricultural activities in NENT were greatly affected and diminished. If agricultural land was suitably used, the 20% self-sufficiency ratio in food supply could be achieved. Hence, agricultural land should be retained so that farming could be rehabilitated. It should not be destroyed for housing development as it could not be reverted for agricultural rehabilitation.

34. Mr. Cheung Kwan Kei said that lots of indigenous villagers sold their land to private developers. Other available land such as the existing vacant land in KTN and FLN, vacant military sites, Shek Tsai Ling quarters, etc., should be developed first before exploiting the agricultural land.

35. Referring to a publication with the title ‘重奪新界東北’ which recorded the villagers’ views/representations and Government’s responses with regard to the NENT NDAs development, Ms Chow Koot Yin said that the Shanxi government in 2003 had restricted the development of villas within environmentally sensitive areas. On the contrary, the developments in the NDAs were in favour of private developers. She requested PlanD to provide information on brownfield sites. Quoting an example, she said that there was a brownfield site (about 34 ha) in Wang Chau, Yuen Long which was originally planned for developing 17,000 public housing units. However, the proposal

was dropped due to strong objection from the indigenous villagers. Without a review on the population policy, the Committee should reconsider the need for NENT NDAs development.

36. A Member said that a balanced approach meeting various needs of the society should be adopted for the NENT NDAs development so as to achieve a win-win situation.

37. A Member enquired whether the current practising farmers were consulted on the planning of NENT NDAs and the compensation policy and how the existing farmers could rent the land zone “AGR”. This Member also asked whether relevant information, such as the resumption of LVNP, had been relayed to the local villagers and requested for DPO’s response to the claim of some representers that there was insufficient information available for public inspection and discussion.

38. In response to the query on the resumption of LVNP, Ms Maggie M.Y. Chin said that it was stated in paragraph 12.8.17 of the Explanatory Statement of the KTN OZP that all private land within the LVNP would be resumed by the Government for future management under the AFCD. The OZP was a statutory plan and the representers and others could refer to the plan for details of the NDAs development. She then gave an account of the public consultation process with the stakeholders as follows:

- (a) the NENT NDAs Planning and Engineering Study had commenced in 2008. In-depth consultation on various issues with different organisations and members of the public such as the Rural Committees and local villagers and representatives of the relevant local villages such as Kwu Tung Village, Tin Ping Shan Tsuen, Shek Wu San Tsuen and Ling Shan Tsuen and the professional bodies were carried out;
- (b) during the Stage 1 Public Engagement, the public was engaged on their visions and aspirations for the NDAs. During the process, PlanD consulted the professional bodies, District Council, Rural Committees, Heung Yee Kuk N.T. and organised meetings for the villagers, such as that for Kwu Tung Village. Workshops organised in the locality were participated by Ma Shi Po Concern Group, villagers of Kwu Tung

Village, committee members of various villages and indigenous villagers;

- (c) LegCo, Town Planning Board, professional institutes, District Council, Rural Committees as well as Kwu Tung Village, Tsung Pak Long Tsuen, Ma Shi Po, Sheung Shui Heung, Shek Wu New Village etc. were consulted on the Preliminary Outline Development Plans (PODPs) for the NDAs during the Stage 2 Public Engagement;
- (d) in-depth discussions with FLN NDA Squatters Concern Group and owners of the wood factories in KTN, Kwu Tung Village and Tsung Pak Long Tsuen etc. were conducted during the Stage 3 Public Engagement. 35 briefing sessions and meetings were held and about 10,000 comments had been received. All the reports regarding the public engagement were available for downloading on the Study website; and
- (e) AFCD had invited affected farmers to discuss the future operation and implementation of the Nature Park, as well as the matching of agricultural land. AFCD had discussed with the Conservancy Association and the current farmers at Long Valley regarding the future implementation and operation. AFCD's advice was needed if they had any discussion with Mapopo Community Farm and other farmers at Ma Shi Po and the information would be submitted later if required.

39. Noting that high-rise developments were planned in the vicinity of mass transportation network and agricultural activities were located in the periphery areas, a Member enquired on the compatibility of the two uses and how to balance the high-rise residential developments and low-value agricultural activities in order to achieve urban-rural integration. In response, Ms Maggie M.Y. Chin said that promoting urban-rural integration and respecting nature was one of the major planning themes adopted in the NDAs development. Agricultural land had been retained within the two NDAs to allow farmers to continue their farming practices. The detailed implementation mechanism and the technical issues involved, such as the operation of LVNP, would be further studied by AFCD at the next stage of the NDAs development.

40. With regard to public consultation, Ms Chow Koot Yin said that the so-called consultation was merely notification. Besides, the Government would normally first approach the village representatives who might have already formulated their positions. Moreover, the information might not be filtered through to the villagers and views of the village representatives and villagers might not be the same. Taking Ta Kwu Ling and Ping Che as an example, while those two areas were previously involved in the NDAs development but were subsequently excluded, the non-indigenous villagers in the two areas were only aware of the original proposed inclusion through their relatives and not from the village representative.

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

42. As no more representers/ representers' representatives had arrived to attend the session, the meeting was adjourned at 1:20 p.m.